



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT REPORT**

▶ **FILE #:** 4-D-17-SP **AGENDA ITEM #:** 37
 POSTPONEMENT(S): 4/13/2017 **AGENDA DATE:** 5/11/2017
 ▶ **APPLICANT:** ECG MARTIN MILL LP
 OWNER(S): ECG Martin Mill LP

TAX ID NUMBER: 109 A K 00202 & 007 [View map on KGIS](#)
 JURISDICTION: Council District 1
 STREET ADDRESS: 2712 E Martin Mill Pike
 ▶ **LOCATION:** Northeast side E. Martin Mill Pike, northwest side Lippencott St.
 ▶ **APPX. SIZE OF TRACT:** 6.4 acres
 SECTOR PLAN: South City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via E. Martin Mill Pike, a minor collector street with 22' of pavement width within 35-50' of right-of-way, or Lippencott St., a minor collector street with 20' of pavement width within 60' of right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Tennessee River

▶ **PRESENT PLAN AND ZONING DESIGNATION:** MDR (Medium Density Residential) and MU-SD (Mixed Use Special District) (SC-4) / C-4 (Highway and Arterial Commercial)
 ▶ **PROPOSED PLAN DESIGNATION:** HDR (High Density Residential)
 ▶ **EXISTING LAND USE:** Vacant land
 ▶ **PROPOSED USE:** Apartments
 EXTENSION OF PLAN DESIGNATION: No
 HISTORY OF REQUESTS: None noted
 SURROUNDING LAND USE AND PLAN DESIGNATION: North: Businesses / MU-SD (SC-4)
 South: Lippencott St., apartments / MDR
 East: Vacant land / MDR
 West: Businesses / MU-SD (SC-4)
 NEIGHBORHOOD CONTEXT This property is located between commercial business to the west along Chapman Hwy., zoned C-4, and residential development to the south and east, zoned R-2.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #4-D-17-SP, amending the South City Sector Plan to HDR (High Density Residential), and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.**

This site is located in the vicinity of other attached multi-dwelling development and is close to Chapman Hwy., where transit service is available, as well as having commercial services within walking distance. The location is appropriate for high density residential development.

COMMENTS:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been recently made to E. Martin Mill Pike or Lippencott St., but the streets are adequate to serve the recommended commercial uses. There is a traffic signal at the intersection of Lippencott St. and Chapman Hwy. to allow easier access to the main thoroughfare in the area. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There are no apparent errors in the plan. The current sector plan designates the site for MDR (Medium Density Residential) uses, recognizing that the current C-4 zoning of the site is not appropriate. High density residential is also appropriate for this site, based on its location.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

No change in public policy directly impacts this plan amendment, but the site is appropriate for the development of high density residential uses.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

No new information has become available to reveal the need for a plan amendment. The current zoning pattern of higher intensity residential uses has long been established in this area, making this site appropriate for high density residential uses.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: 1715 (average daily vehicle trips)

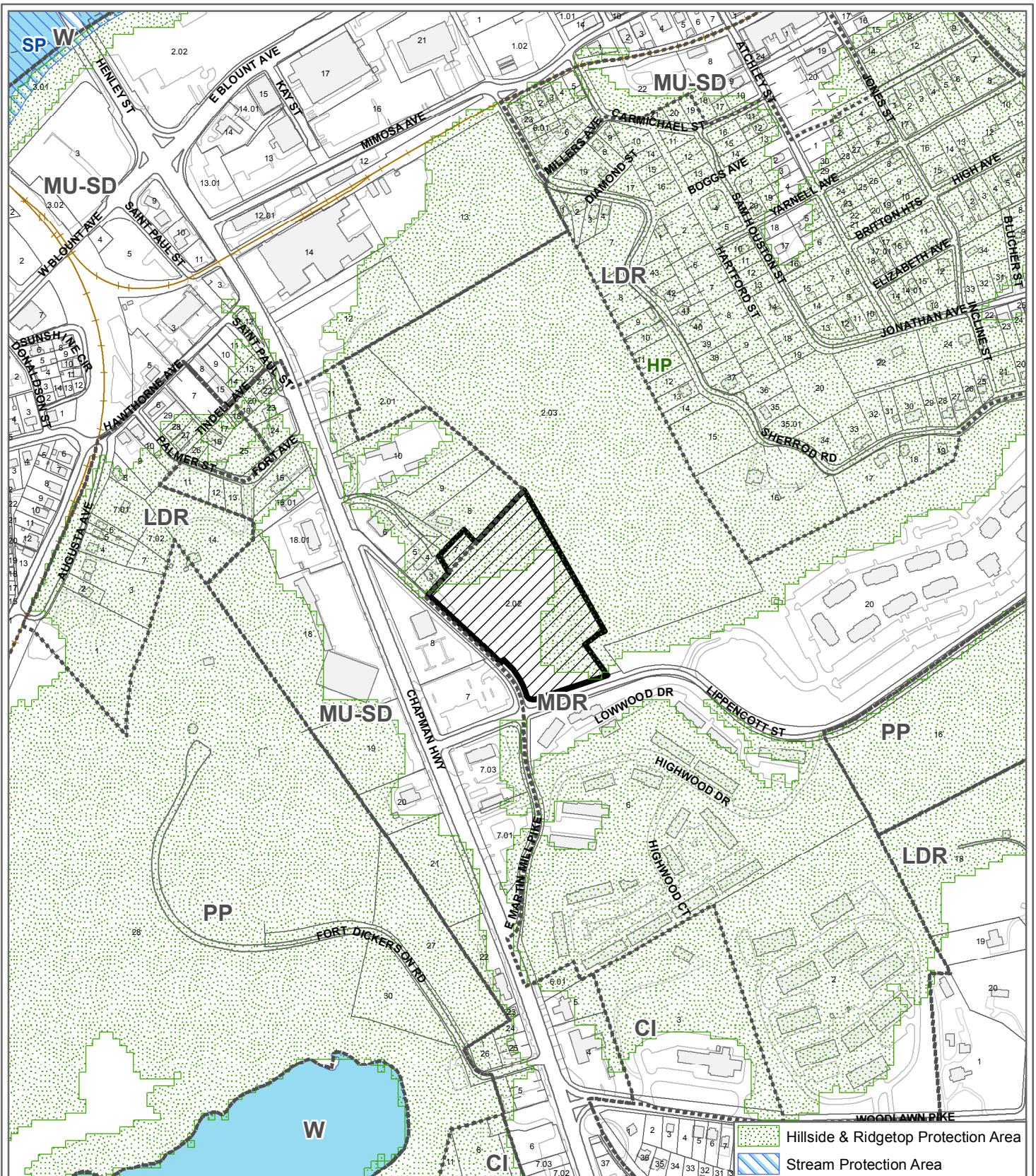
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.



ESTIMATED STUDENT YIELD: 66 (public and private school children, ages 5-18 years)

Schools affected by this proposal: South Knoxville Elementary, South Doyle Middle, and South Doyle High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knoxville City Council for action on 6/6/2017 and 6/20/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



 Hillside & Ridgetop Protection Area
 Stream Protection Area

**4-D-17-SP
SOUTH CITY SECTOR PLAN AMENDMENT**

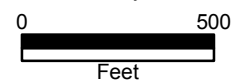


From: MDR (Medium Density Residential) and MU-SD (Mixed Use Special District) (SC-4)
 To: HDR (High Density Residential)

Petitioner: ECG Martin Mill LP

Map No: 109

Jurisdiction: City



Original Print Date: 3/14/2017

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTH CITY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the South City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, ECG Martin Mill LP, has submitted an application to amend the Sector Plan from Medium Density Residential and MU-SD (SC-4) to High Density Residential, for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the South City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Metropolitan Planning Commission, at its regularly scheduled public hearing on May 11, 2017, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the South City Sector Plan, with its accompanying staff report and map, file #5-D-17-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



KNOXVILLE COUNTY
MPC
 METROPOLITAN
 PLANNING
 COMMISSION
PLANNING
COMMISSION
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37802
 865 • 215 • 2500
 FAX • 215 • 2068
 www.knoxmpc.org

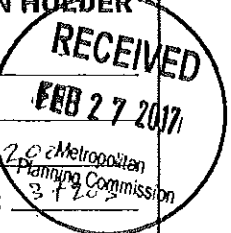
REZONING **PLAN AMENDMENT**

one year

Name of Applicant: ECG Martin Mill LP
 Date Filed: 2/27/17 Meeting Date: Apr 13 2017
 Application Accepted by: Brousseau (4-D-17-SA)
 Fee Amount: \$920 File Number: Rezoning 4-D-17-RZ
 Fee Amount: \$800 File Number: Plan Amendment 4-B-17-PA

PROPERTY INFORMATION
 Address: 2712 E. Martin Mill Pike
 General Location: E of Chapin Hwy
~ 2,300 ft S of Henley St. Bridge
NE side Martin Mill Pike, E of Chapin Hwy
 Parcel ID Number(s): 109AK00202 + Hwy
109AK007
 Tract Size: ~ 6.4 ac.
 Existing Land Use: vacant
 Planning Sector: South City
 Growth Policy Plan: Inside City
 Census Tract: 8.00
 Traffic Zone: 29
 Jurisdiction: City Council 1st District
 County Commission 9 District

PROPERTY OWNER **OPTION HOLDER**
 PLEASE PRINT
 Name: John Shepard
 Company: ECG Martin Mill LP
 Address: 118 16th Ave S, Ste 200
 City: Nashville State: TN Zip: 37203
 Telephone: 615.922.2218
 Fax: _____
 E-mail: jshepard@clmingtoncapital.com



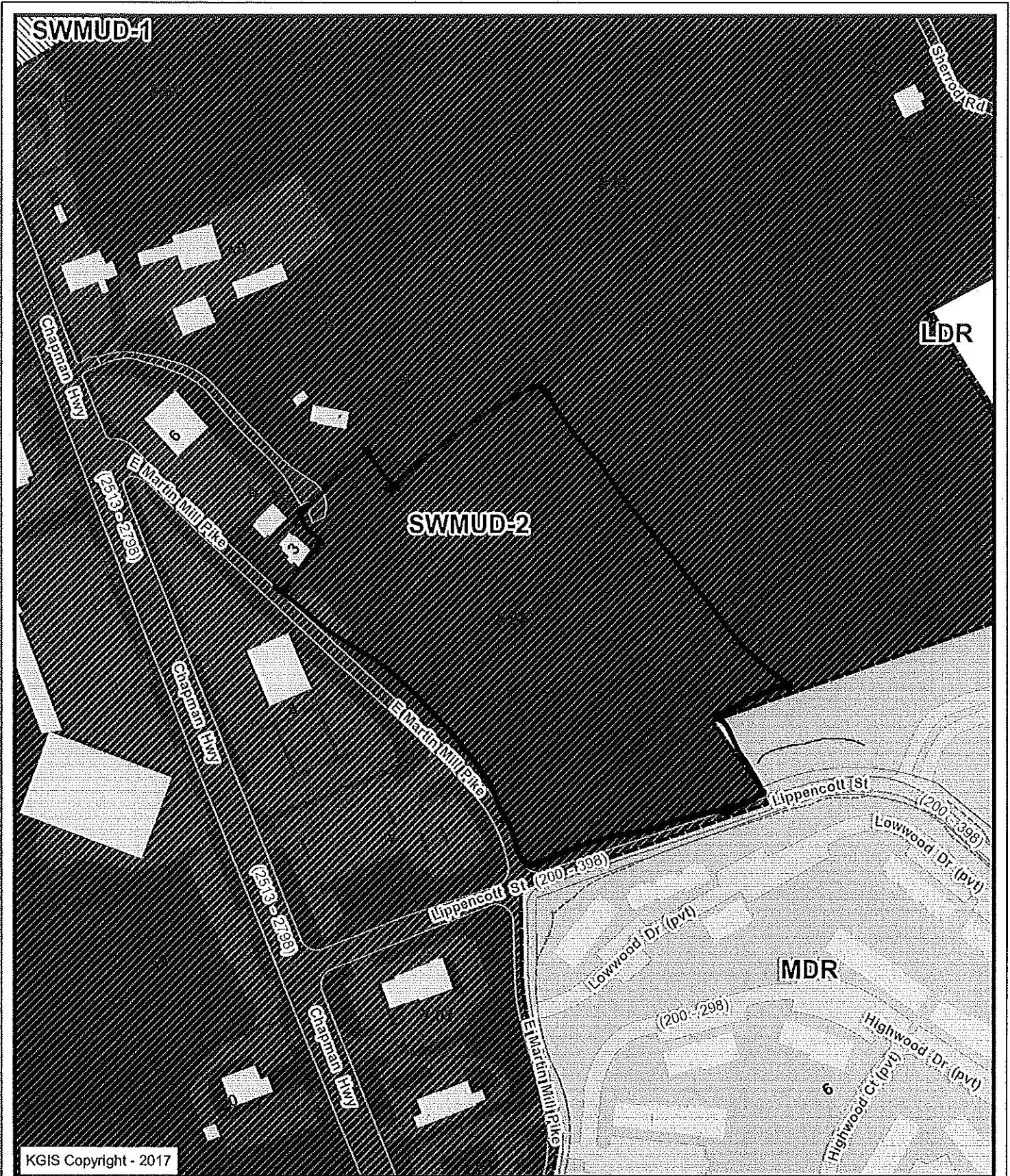
Requested Change
REZONING
 FROM: C-4
 TO: RP-2
PLAN AMENDMENT
 One Year Plan Sector Plan
 FROM: SW MUD-2 SC-4 MDR, MV-S
 TO: HDR HDR

APPLICATION CORRESPONDENCE
 All correspondence relating to this application should be sent to:
 PLEASE PRINT
 Name: John Shepard
 Company: ECG Martin Mill LP
 Address: 118 16th Ave S, Ste 200
 City: Nashville State: TN Zip: 37203
 Telephone: 615.922.2218
 Fax: _____
 E-mail: jshepard@clmingtoncapital.com

PROPOSED USE OF PROPERTY
Apartment complex
 Density Proposed 30 Units/Acre
 Previous Rezoning Requests: None noted

APPLICATION AUTHORIZATION
 I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.
 Signature: John Shepard
 PLEASE PRINT
 Name: John Shepard
 Company: ECG Martin Mill LP
 Address: 118 16th Ave S, Ste 200
 City: Nashville State: TN Zip: 37203
 Telephone: 615.922.2218
 E-mail: jshepard@gmail.com

047

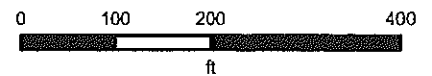


KGIS Copyright - 2017

Letter Portrait

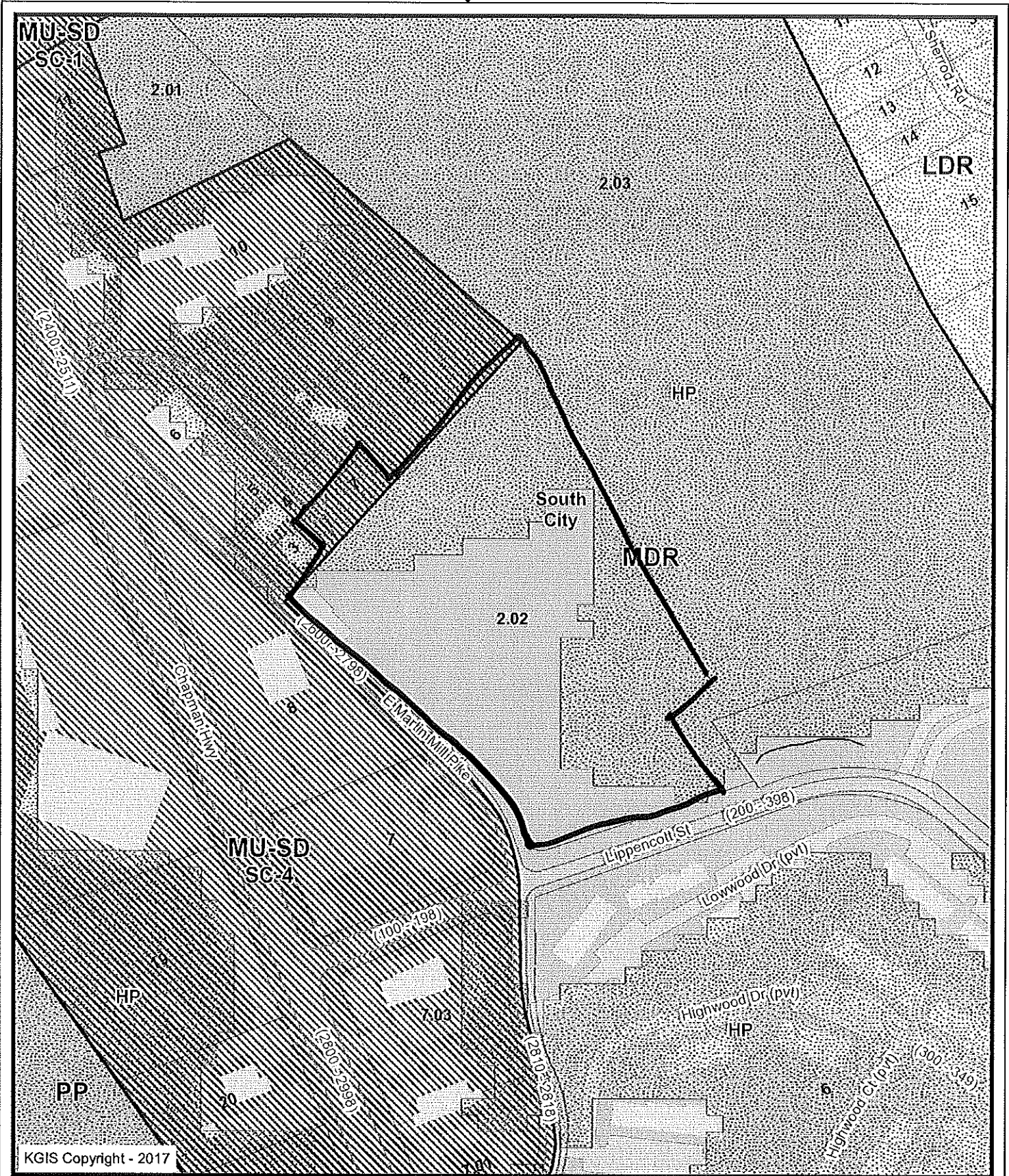
Printed: 2/27/2017 at 9:23:19 AM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

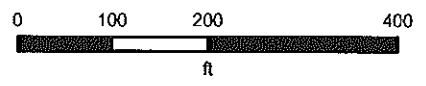
SP



Letter Portrait

Printed: 2/27/2017 at 9:23:01 AM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 4-D-17-RZ
 4-B-17-PA

AGENDA ITEM #: 37
AGENDA DATE: 5/11/2017

POSTPONEMENT(S): 4/13/2017

▶ **APPLICANT:** ECG MARTIN MILL LP
 OWNER(S): ECG Martin Mill LP

TAX ID NUMBER: 109 A K 00202 & 007

[View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 2712 E Martin Mill Pike

▶ **LOCATION:** Northeast side E. Martin Mill Pike, northwest side Lippencott St.

▶ **TRACT INFORMATION:** 6.4 acres.

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via E. Martin Mill Pike, a minor collector street with 22' of pavement width within 35-50' of right-of-way, or Lippencott St., a minor collector street with 20' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **PRESENT PLAN DESIGNATION/ZONING:** SWMUD-2 (South Waterfront Mixed Use District II) / C-4 (Highway and Arterial Commercial)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** HDR (High Density Residential) / RP-2 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Apartments

DENSITY PROPOSED: 30 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Businesses / SWMUD-2 / C-4 (Highway & Arterial Commercial)
 South: Lippencott St., apartments / MDR / R-2 (General Residential)
 East: Vacant land / SWMUD-2 / R-2 (General Residential)
 West: E. Martin Mile Pike, restaurants / SWMUD-2 / C-4 (Highway & Arterial Commercial)

NEIGHBORHOOD CONTEXT: This property is located between commercial business to the west along Chapman Hwy., zoned C-4, and residential development to the south and east, zoned R-2.

STAFF RECOMMENDATION:

► **RECOMMEND that City Council APPROVE HDR (High Density Residential) One Year Plan designation.**

This site is located in the vicinity of other attached multi-dwelling development and is close to Chapman Hwy., where transit service is available, as well as having commercial services within walking distance. The location is appropriate for high density residential development.

► **RECOMMEND that City Council APPROVE RP-2 (Planned Residential) zoning at the requested density of up to 30 du/ac, subject to 1 condition.**

1. Within the areas depicted on the attached map as non-disturbance areas, no clearing or grading shall occur, with the exception of kudzu removal, if desired.

With the recommended condition, this site is appropriate to be developed under RP-2 zoning at up to 30 du/ac. The property is currently zoned C-4, which could lead to extensive clearing and grading of the steeper portions of the site for any number of commercial uses, with no review required by MPC. The recommended rezoning will prevent further, unnecessary commercial development in the area, prevent the clearing and grading of the hillside, and allow compatible infill development at an appropriate location.

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

- A. **AN ERROR IN THE PLAN** - There are no apparent errors in the plan. The current One Year Plan designates the site as SWMUD-2 (South Waterfront Mixed Use District 2). This district only allows consideration of planned zoning districts. The requested RP-2 zoning is a planned district, so the requested zoning is consistent with the One Year Plan. If approved, the requested amendment will bring the plan into consistency with the actual zoning and development of the site.
- B. **A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA** - No known improvements have been recently made to E. Martin Mill Pike or Lippencott St., but the streets are adequate to serve the recommended commercial uses. There is a traffic signal at the intersection of Lippencott St. and Chapman Hwy. to allow easier access to the main thoroughfare in the area. Public water and sewer utilities are available to serve the site.
- C. **A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN** - No change in public policy directly impacts this plan amendment, but the site is appropriate for the development of high density residential uses.
- D. **NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT** - No new information has become available to reveal the need for a plan amendment. The current zoning pattern of higher intensity residential uses has long been established in this area, making this site appropriate for high density residential uses.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. RP-2 zoning at the recommended density is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Rezoning of the site for this planned residential development will prevent this site from being developed with C-4 commercial uses, which would likely involve extensive grading of the site, with no review by MPC.
3. Staff has produced the attached slope analysis for the site, showing steep slopes in the northwest and northeast portions of the site. Based on that slope analysis map and the attached topography map, staff has recommended that those steepest areas remain undisturbed. A condition is recommended that those areas remain undisturbed, with the exception of kudzu removal. There is significant kudzu growth on the hillsides of the site. The applicant has provided the attached conceptual drawing of the proposed development and it appears that no development is proposed within the recommended non-disturbance areas.
4. The RP-2 zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. RP-2 zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that RP-2 is the most appropriate zone for this development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The recommended RP-2 zoning is compatible with the surrounding land uses and zoning pattern.
2. RP-2 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing minor collector streets with a traffic signal to access Chapman Hwy. are adequate to handle the additional traffic generated by allowing high density residential uses on the site.
4. The proposed RP-2 zoning at a density of up to 30 du/ac would allow for a maximum of 192 dwelling units to be proposed for the site. That number of detached units, as proposed, would add approximately 1715 vehicle trips per day to the street system and would add approximately 66 children under the age of 18 to the school system.
5. A traffic impact study will be required to be submitted along with the development plan if the proposed development is projected to generate 750 trips per day or more.
6. The RP-2 zoning district stipulates that the amount of land set aside for permanent usable open space and recreational use shall be 15 percent of the gross developable area. Staff will expect that the development will include some recreational space in addition to the open space that will be required in within the recommended non-disturbance areas.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended amendment to the City of Knoxville One Year Plan to high density residential on the accompanying application (4-B-17-PA), RP-2 zoning will accurately reflect the zoning and future development of the site.
2. With the recommended amendment to the South City Sector Plan to high density residential on the accompanying application (4-D-17-SP), RP-2 zoning at the requested density would be consistent with the plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended RP-2 zoning does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 1715 (average daily vehicle trips)

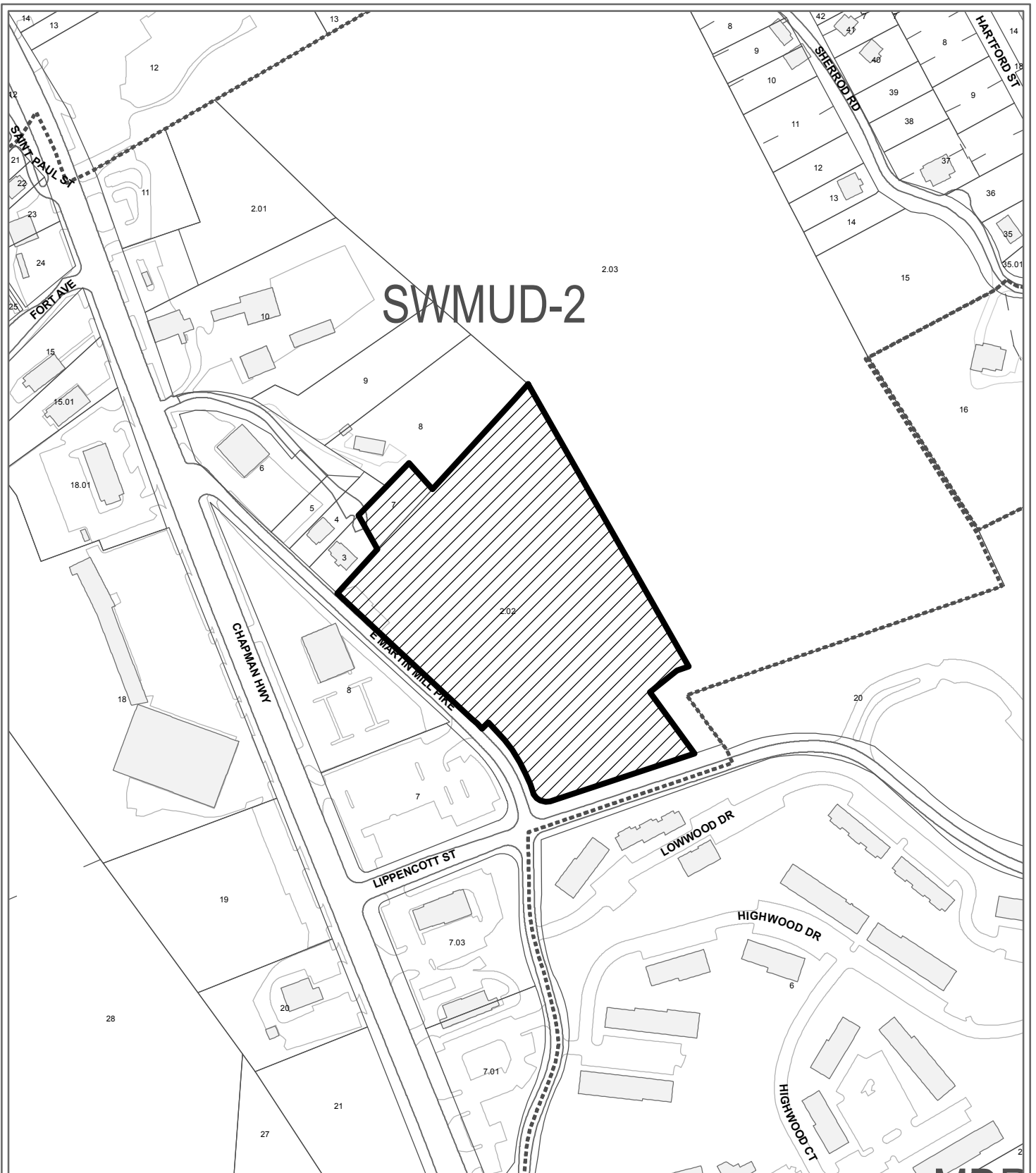
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 66 (public and private school children, ages 5-18 years)

Schools affected by this proposal: South Knoxville Elementary, South Doyle Middle, and South Doyle High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knoxville City Council for action on 6/6/2017 and 6/20/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



SWMUD-2

**4-B-17-PA / 4-D-17-RZ
PLAN AMENDMENT**

From: SWMUD-2 (South Waterfront Mixed Use District II)
To: GC (General Commercial)



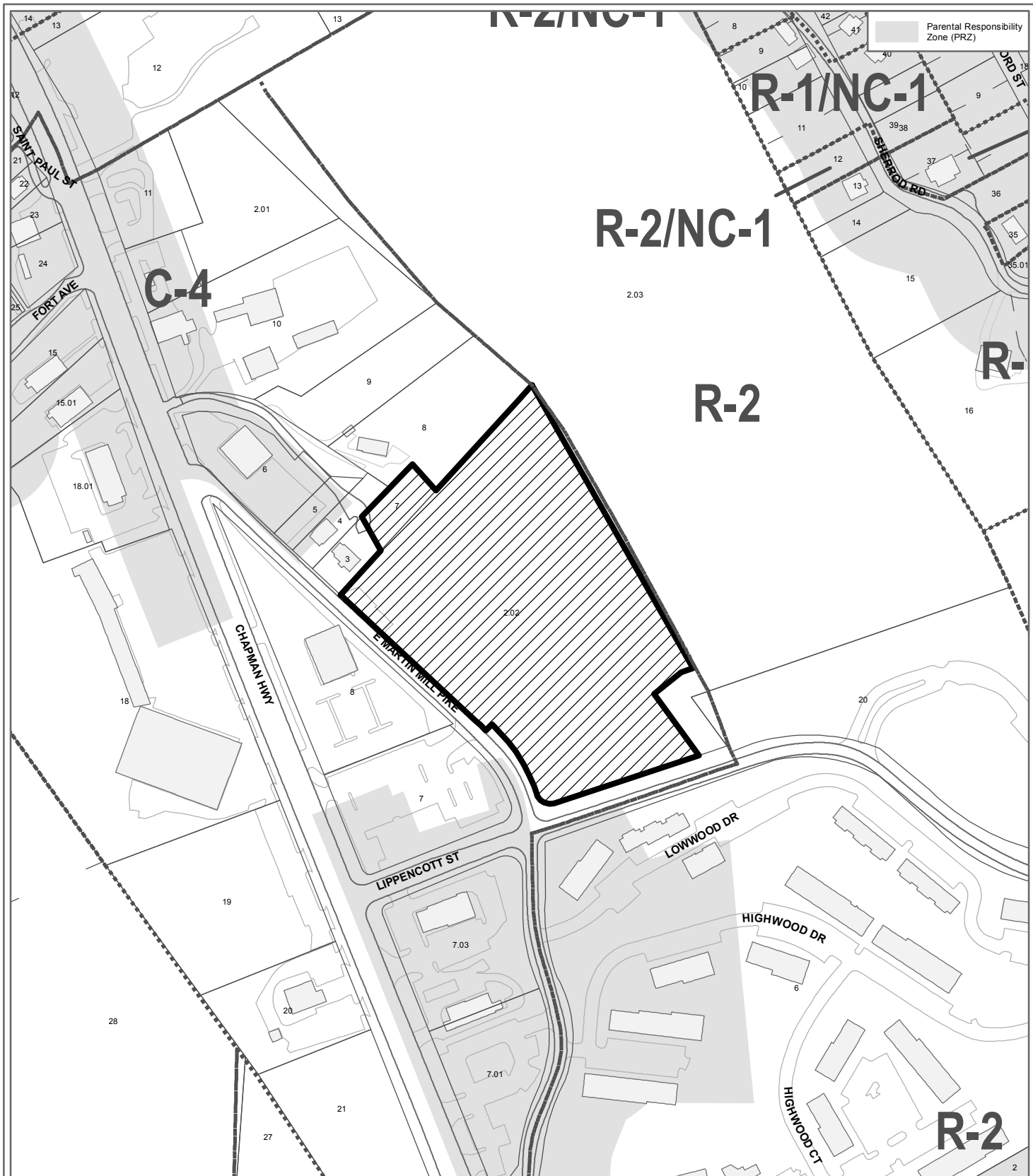
Petitioner: ECG Martin Mill LP

Map No: 109

Jurisdiction: City



Original Print Date: 3/14/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



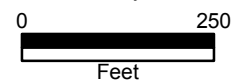
**4-D-17-RZ
REZONING**

From: C-4 (Highway and Arterial Commercial)
To: RP-2 (Planned Residential)

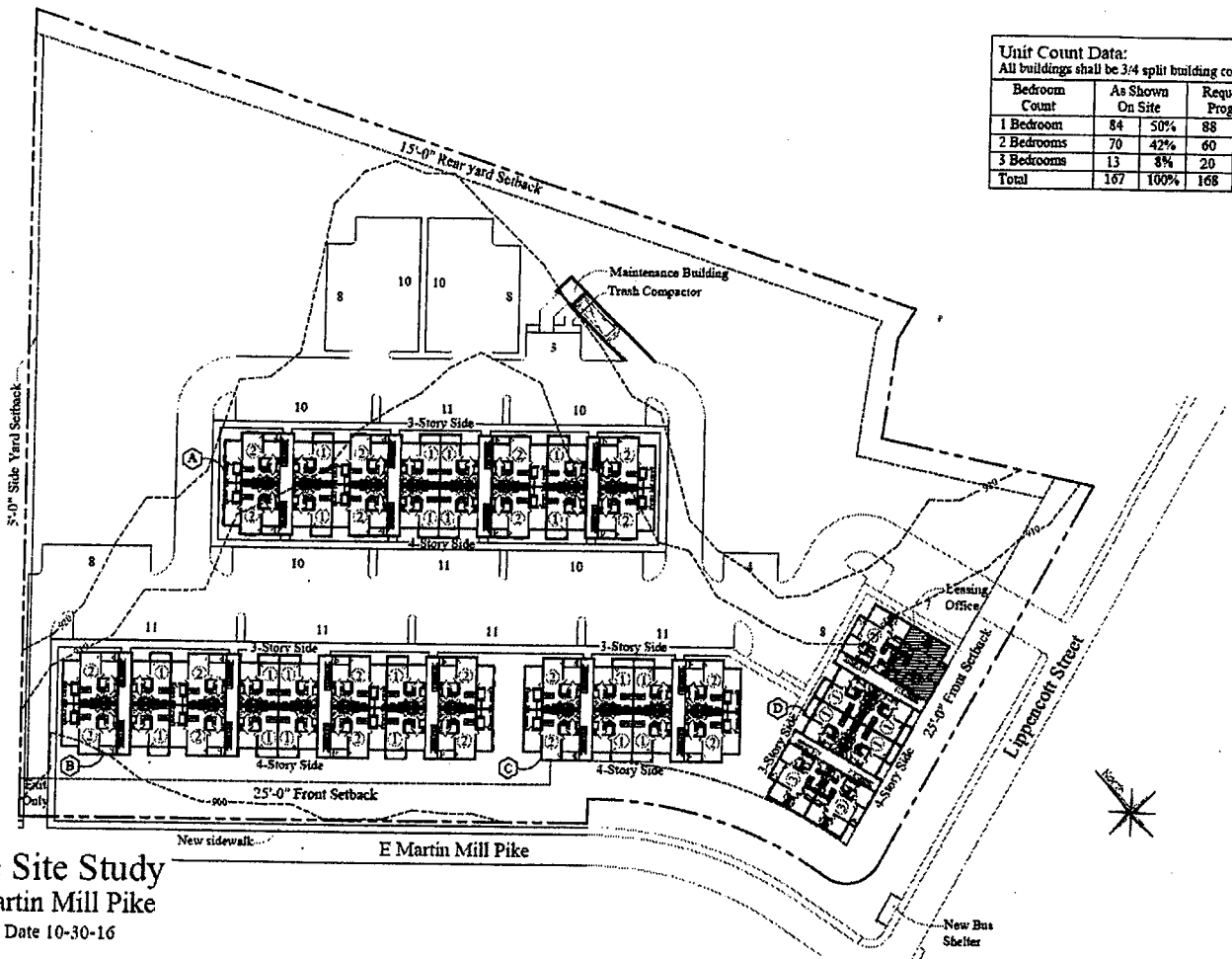


Petitioner: ECG Martin Mill LP

Map No: 109
Jurisdiction: City



Original Print Date: 3/14/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

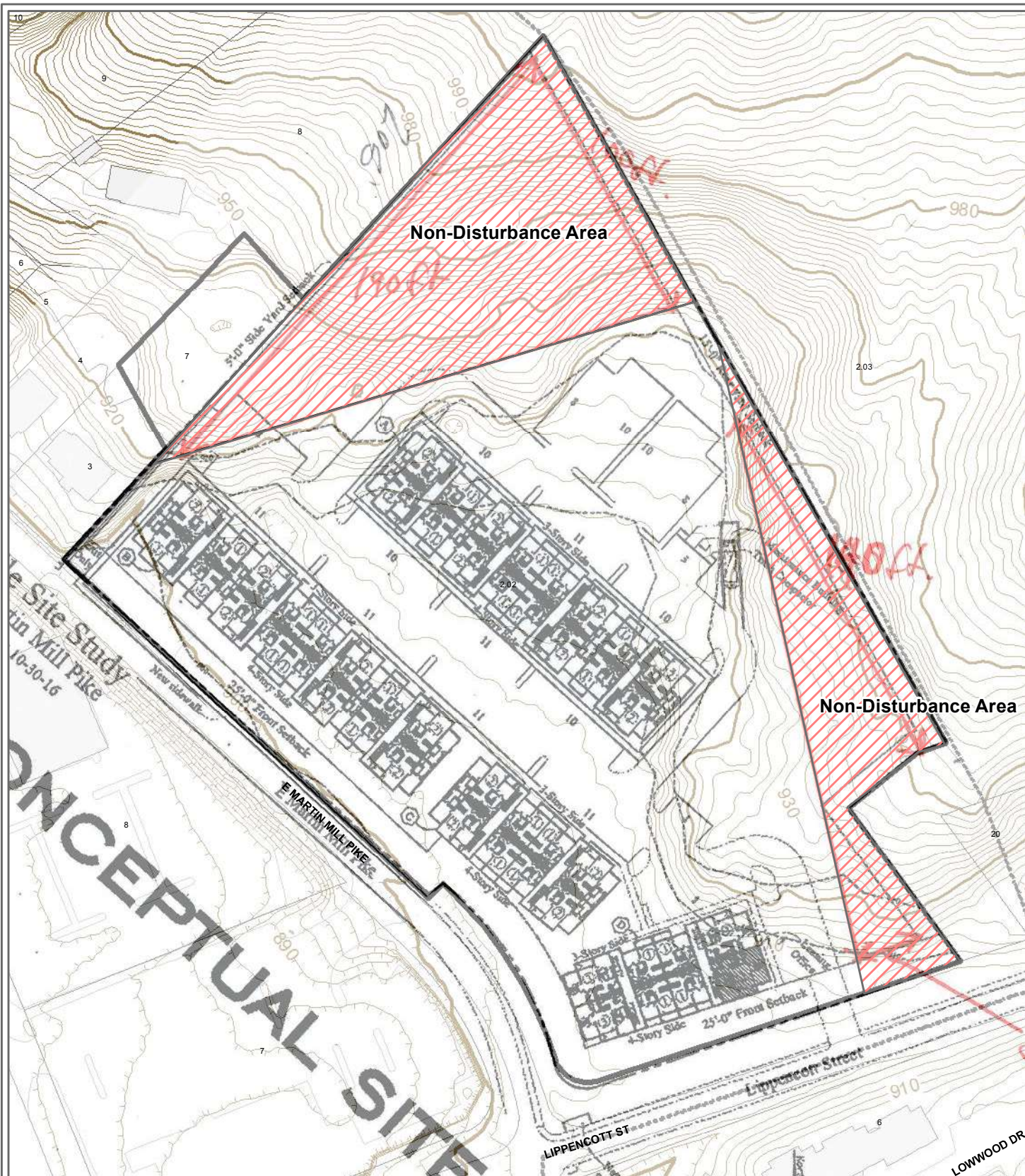


Unit Count Data:
All buildings shall be 3/4 split building concept

Bedroom Count	As Shown On Site	Requested Program
1 Bedroom	84 50%	88 52%
2 Bedrooms	70 42%	60 36%
3 Bedrooms	13 8%	20 12%
Total	167 100%	168 100%

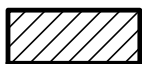
Knoxville Site Study
2717 East Martin Mill Pike
Scale: 1" = 60'-0" Date 10-30-16

CONCEPTUAL SITE PLAN



**4-D-17-RZ
REZONING - TOPOGRAPHY**

From: C-4 (Highway and Arterial Commercial)
To: RP-2 (Planned Residential)



Petitioner: ECG Martin Mill LP

Map No: 109
Jurisdiction: City



Original Print Date: 3/29/2017
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



one year

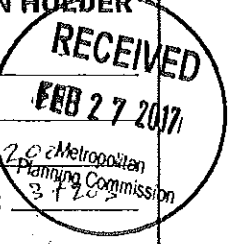
KNOXVILLE COUNTY
M P C
METROPOLITAN
PLANNING
COMMISSION
S U B M I T T E R S S E R V I C E
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37802
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

REZONING **PLAN AMENDMENT**

Name of Applicant: ECG Martin Mill LP
Date Filed: 2/27/17 Meeting Date: Apr 13 2017
Application Accepted by: Brousseau (4-D-17-SA)
Fee Amount: \$920 File Number: Rezoning 4-D-17-RZ
Fee Amount: \$800 File Number: Plan Amendment 4-B-17-PA

PROPERTY INFORMATION
Address: 2712 E. Martin Mill Pike
General Location: E of Chapin Hwy
~ 2,300 ft S of Henley St. Bridge
NE side Martin Mill Pike, E of Chapin Hwy
Parcel ID Number(s): 109AK00202 + Hwy
109AK007
Tract Size: ~ 6.4 ac.
Existing Land Use: vacant
Planning Sector: South City
Growth Policy Plan: Inside City
Census Tract: 8.00
Traffic Zone: 29
Jurisdiction: City Council 1st District
 County Commission 9 District

PROPERTY OWNER **OPTION HOLDER**
PLEASE PRINT
Name: John Shepard
Company: ECG Martin Mill LP
Address: 118 16th Ave S, Ste 200
City: Nashville State: TN Zip: 37203
Telephone: 615.922.2218
Fax: _____
E-mail: jshepard@clmingtoncapital.com



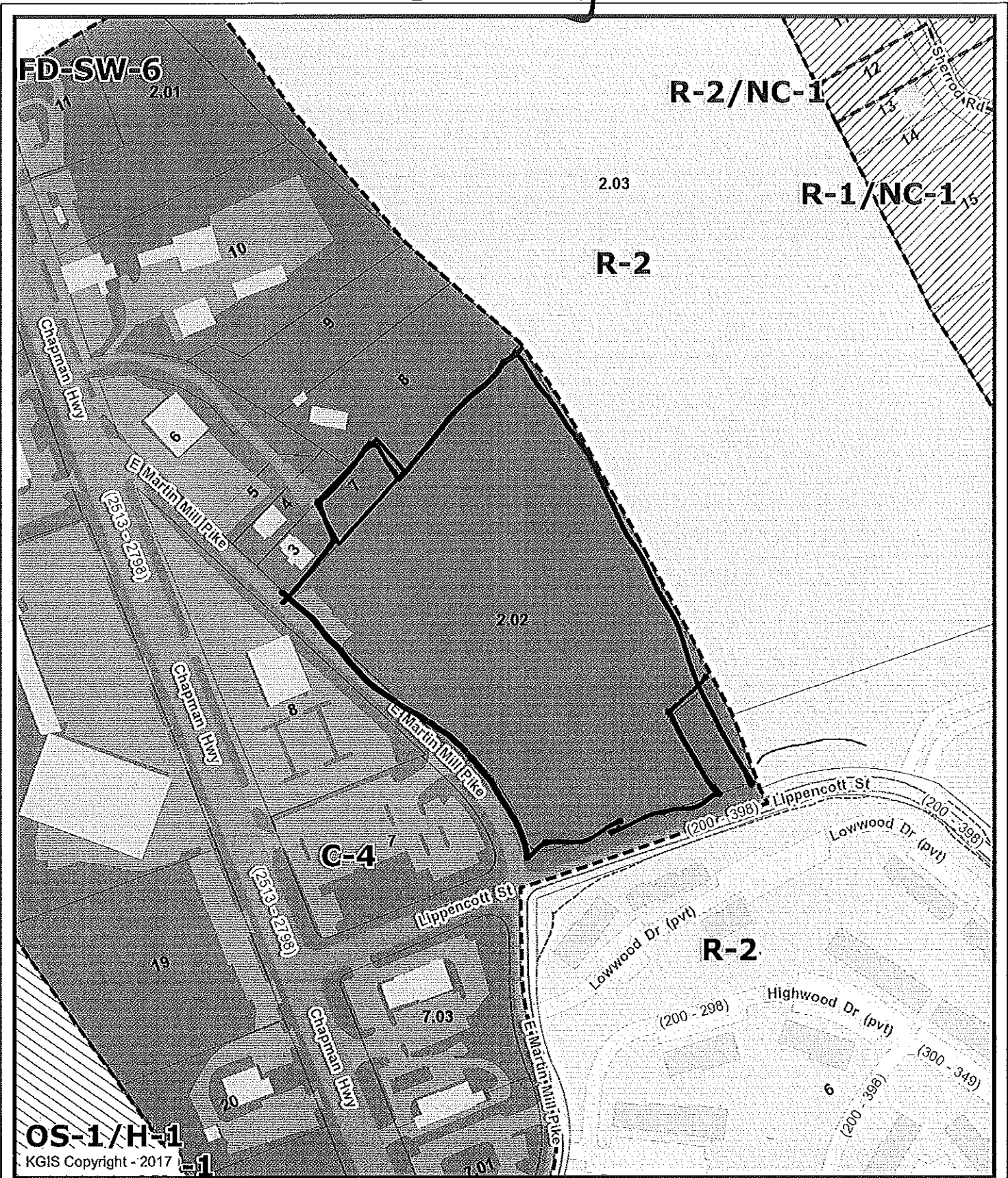
Requested Change
REZONING
FROM: C-4
TO: RP-2
PLAN AMENDMENT
 One Year Plan Sector Plan
FROM: SW MUD-2 SC-4 HDR, MV-S
TO: HDR HDR

APPLICATION CORRESPONDENCE
All correspondence relating to this application should be sent to:
PLEASE PRINT
Name: John Shepard
Company: ECG Martin Mill LP
Address: 118 16th Ave S, Ste 200
City: Nashville State: TN Zip: 37203
Telephone: 615.922.2218
Fax: _____
E-mail: jshepard@clmingtoncapital.com

PROPOSED USE OF PROPERTY
Apartment complex
Density Proposed 30 Units/Acre
Previous Rezoning Requests: None noted

APPLICATION AUTHORIZATION
I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.
Signature: John Shepard
PLEASE PRINT
Name: John Shepard
Company: ECG Martin Mill LP
Address: 118 16th Ave S, Ste 200
City: Nashville State: TN Zip: 37203
Telephone: 615.922.2218
E-mail: jshepard@gmail.com

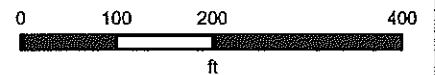
Zoning



Letter Portrait

Printed: 2/27/2017 at 9:18:05 AM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

047

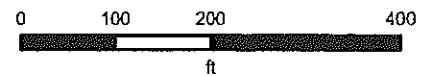


KGIS Copyright - 2017

Letter Portrait

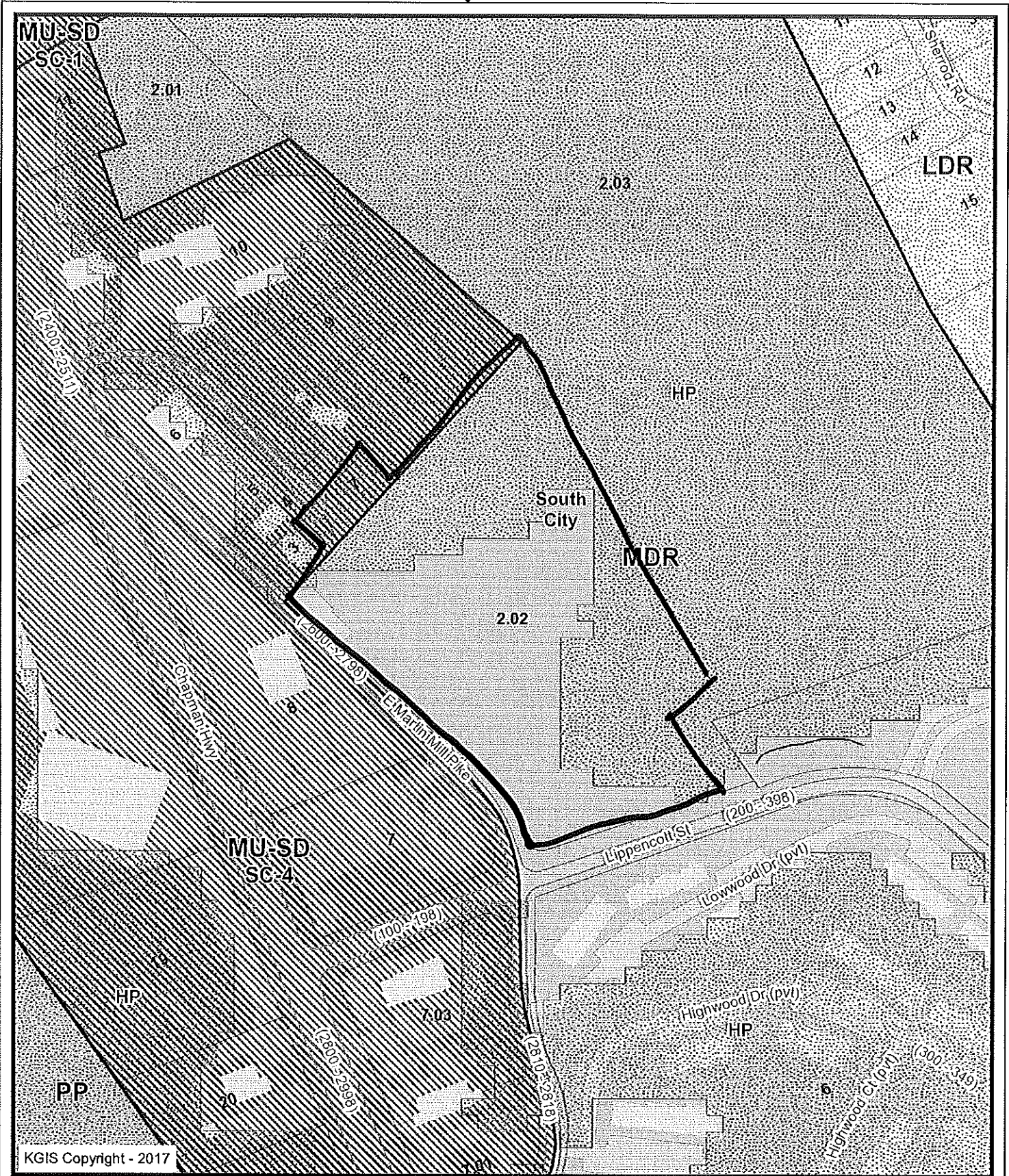
Printed: 2/27/2017 at 9:23:19 AM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

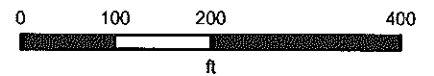
SP



Letter Portrait

Printed: 2/27/2017 at 9:23:01 AM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

Concept		Final		Use On Review		Variance		Exempt Plat		Rezoning	x
---------	--	-------	--	---------------	--	----------	--	-------------	--	----------	---

Addressing Street/ Road and Subdivision Name Review

Subdivision names and all street names must conform to the Knoxville/Knox County Street Naming, Addressing Ordinance and Subdivision Regulations and the Administrative Rules of the Planning Commission.

These corrections **MUST** be made before the addressing staff, can sign-off on the S/D plat.

Plats **MUST** be signed before plat is certified for recording. The Addressing Department will sign-off before or after the MPC Meeting.

Web Site: www.knoxmpc.org has list of existing street names and list of available street names.

Date Submitted To Addressing for Review	27Feb17	Owner Developer Applicant		Surveyor Architect Engineer Applicant	John Shepard	Phone	615 922 2218
						Fax email	jshpard@gmail.com
Subdivision Name	Proposed Apartments 4-D-17-RZ			Unit or Phase		Tax ID	109AK00202

Street / Road Name	1. Duplication / Phonetic 2. Existing Road 3. Needs Correction 4. Does not conform to Addressing Regulations	Results of Review	Date Added to Reserve File	Approved Denied Pending correction
E Martin Mill Pike	2			
	If approved you will need to come	Up with an apartment name and you will		
	Have to name interior drives	Submit proposed road names in writing		
		25 or more addresses \$150.00 fee		
	If any questions please call the	Addressing Dept. 865.215.2507		

*MPC does reserve the right to modify these comments as new information comes to our attention from field review and/or requirements from other government review agencies.

			Date Completed		Reviewed by	Donna Hill 215 3872	Date Completed	10Mar17
--	--	--	----------------	--	-------------	------------------------	----------------	---------

addressing@knoxmpc.org / donna.hill@knoxmpc.org fax 215 2237

Metropolitan Planning Commission ADDRESSING DEPARTMENT