



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

▶ **FILE #:** 7-A-18-SP

**AGENDA ITEM #:** 32

**AGENDA DATE:** 7/12/2018

▶ **APPLICANT:** **ELMINGTON CG, LLC**  
OWNER(S): Hunter Nelson Ellington CG, Inc.

TAX ID NUMBER: 109 O A 007 [View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 121 E Young High Pike

▶ **LOCATION:** **Northwest side E. Young High Pike, northeast side Chapman Hwy.**

▶ **APPX. SIZE OF TRACT:** **5.28 acres**

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via E. Young High Pike, a major collector street with 23' of pavement width within 35-45' of right-of-way, or Chapman Hwy., a major arterial street with 4 lanes and a center turning lane within 100' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **MU-SD (Mixed Use Special District) (SC-5) / C-3 (General Commercial)**

▶ **PROPOSED PLAN DESIGNATION:** **HDR (High Density Residential)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Attached multi-dwelling residential**

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Sam Duff Memorial Park / PP  
South: E. Young High Pike, AT&T facility, office and residences / MU-SD (SC-5), LDR  
East: U.S. Post Office / MU-SD (SC-5)  
West: Retail businesses / MU-SD (SC-5)

NEIGHBORHOOD CONTEXT This site is located to the rear of commercial businesses on the east side of Chapman Hwy. This site and the businesses are currently zoned C-3. Other uses in the area include an AT&T facility, a post office, residential uses and a park, zoned C-3, O-1 and OS-2.

**STAFF RECOMMENDATION:**

- ▶ **ADOPT RESOLUTION #7-A-18-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 close to Chapman Hwy., where transit service is available and commercial services are within walking distance. The site is currently zoned C-3, which is a more intense zone than the requested RP-2 zone. The adopted plans designate this site for mixed uses, including medium density residential (MDR). However, the proposed density exceeds what is allowable within the MDR designation. Since the site is relatively flat and the location meets general criteria for higher density infill development, it 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. Young High Pike or Chapman Hwy., but the streets are adequate to serve the recommended high density residential uses. There is a traffic signal at the intersection of E. Young High Pike 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 One Year Plan designates the site as MU-SD (SC-5). This district allows consideration of medium density residential zoning districts, but not high density. Since the site is relatively flat and the location meets general criteria for higher density infill development, it is appropriate to be considered for high density residential development.

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. However, the intensity of the surrounding development makes it reasonable to consider high density residential development at this location.

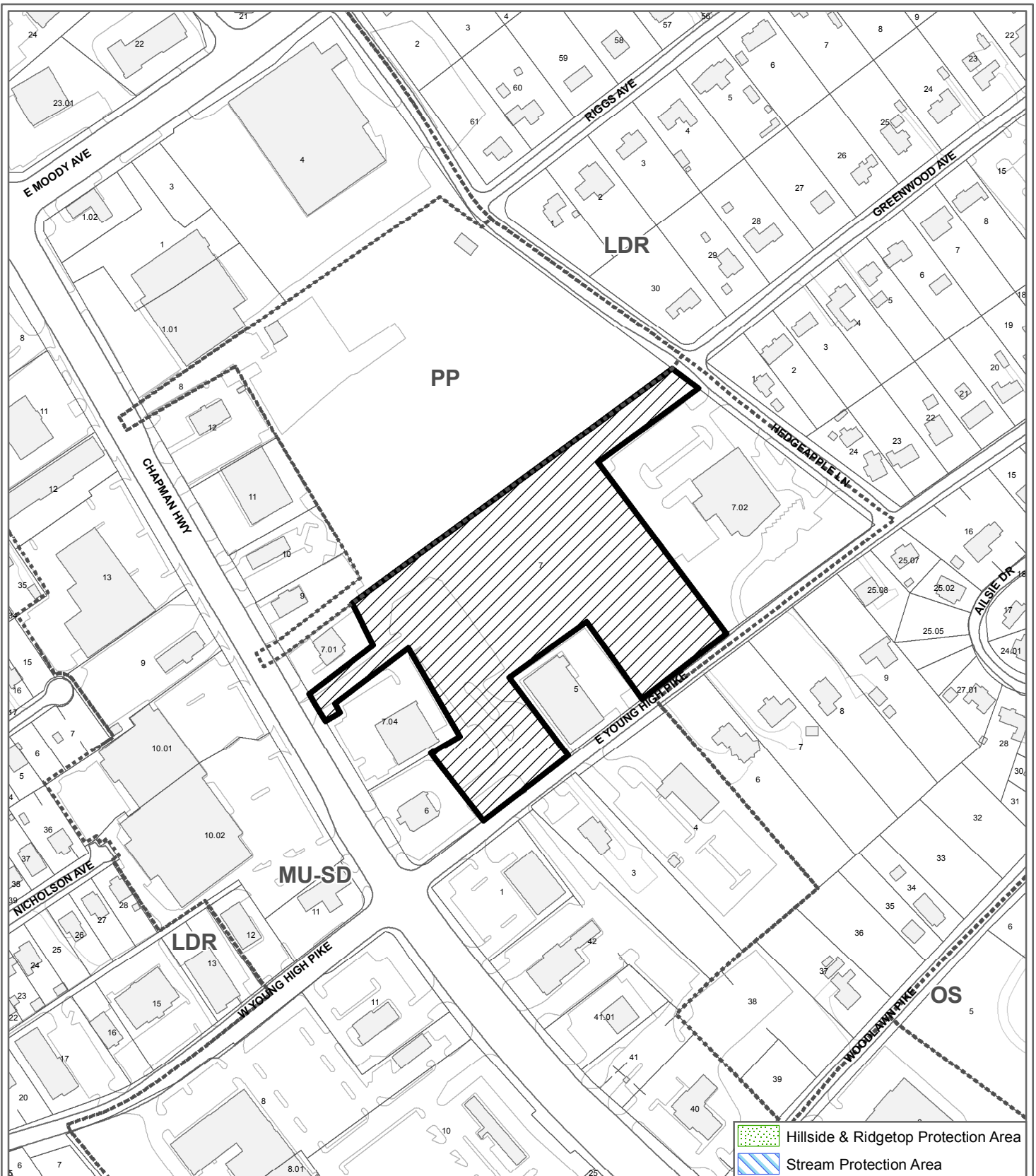
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

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: Not required.

ESTIMATED STUDENT YIELD: Not applicable.



If approved, this item will be forwarded to Knoxville City Council for action on 8/14/2018 and 8/28/2018. 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.



**7-A-18-SP  
SOUTH CITY SECTOR PLAN AMENDMENT**

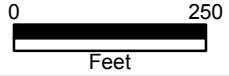
From: MU-SD (Mixed Use Special District) (SC-5)  
To: HDR (High Density Residential)



-  Hillside & Ridgetop Protection Area
-  Stream Protection Area

Petitioner: Elmington CG, LLC

Map No: 109  
Jurisdiction: City



Original Print Date: 6/20/2018      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, Elmington CG, LLC, has submitted an application to amend the Sector Plan from MU-SD (SC-5) 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 July 12, 2018, 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 #7-A-18-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

# M P C METROPOLITAN PLANNING COMMISSION T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

## REZONING      PLAN AMENDMENT

Name of Applicant: BLUNTINGTON **RECEIVED**  
 Date Filed: April 25 2018 Meeting Date: ~~April 11 2018~~ 7/12/18  
 Application Accepted by: M. Payne  
 Fee Amount: 864 <sup>00</sup>/<sub>100</sub> File Number: Rezoning ~~7-A-18-RZ~~  
 Fee Amount: 800 <sup>00</sup>/<sub>100</sub> File Number: Plan Amendment 7-A-18-PA  
7-A-18-3P

### PROPERTY INFORMATION

Address: 121 E. YOUNG HIGH PK  
 General Location: YOUNG HIGH  
PK AT CHAPMAN HWY  
N/S Young High Pk, NE/S Chapman Hwy  
 Parcel ID Number(s): 1090A 007  
 Tract Size: 5.28 ACRES  
 Existing Land Use: VACANT  
 Planning Sector: SOUTH CITY  
 Growth Policy Plan: CITY OF KNOXVILLE  
 Census Tract: 23  
 Traffic Zone: \_\_\_\_\_  
 Jurisdiction:  City Council 1st District  
 County Commission \_\_\_\_\_ District

w/s  
Hedgeapp

### PROPERTY OWNER    OPTION HOLDER

PLEASE PRINT  
 Name: HUNTER NELSON  
 Company: BLUNTINGTON CG, LLC  
 Address: 18 6TH AVE SOUTH, SUITE 200  
 City: NASHVILLE State: TN Zip: 37203  
 Telephone: 615-982-6452  
 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

### APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:  
 PLEASE PRINT  
 Name: JUSTINE G. STEYKOWICZ  
 Company: FRANTZ RECORDS & SERVICES  
 Address: P.O. BOX 39  
 City: KNOXVILLE State: TN Zip: 37901  
 Telephone: 546-9321  
 Fax: 637-5249  
 E-mail: AJSTEYKOWICZ@FRANTZREC.COM

### Requested Change

#### REZONING

FROM: C-3  
 TO: FRANKLIN RESIDENTIAL

#### PLAN AMENDMENT

One Year Plan     Sector Plan  
 FROM: \_\_\_\_\_  
 TO: ADD

### PROPOSED USE OF PROPERTY

ADULT FAMILY RESIDENTIAL  
 \_\_\_\_\_  
 Density Proposed 30 Units/Acre  
 Previous Rezoning Requests: NONE KNOWN

### 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: \_\_\_\_\_  
 PLEASE PRINT  
 Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 E-mail: \_\_\_\_\_



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

▶ **FILE #:** 7-A-18-RZ  
7-A-18-PA

**AGENDA ITEM #:** 32  
**AGENDA DATE:** 7/12/2018

▶ **APPLICANT:** ELMINGTON CG, LLC  
OWNER(S): Hunter Nelson Ellington CG, Inc.

TAX ID NUMBER: 109 O A 007 [View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 121 E Young High Pike

▶ **LOCATION:** Northwest side E. Young High Pike, northeast side Chapman Hwy.

▶ **TRACT INFORMATION:** 5.28 acres.

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via E. Young High Pike, a major collector street with 23' of pavement width within 35-45' of right-of-way, or Chapman Hwy., a major arterial street with 4 lanes and a center turning lane within 100' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MU-SD (Mixed Use Special District) (SC-5) / C-3 (General Commercial)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached multi-dwelling residential

**DENSITY PROPOSED:** 30 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Sam Duff Memorial Park / PP / OS-2 (Parks & Open Space)  
South: E. Young High Pike, AT&T facility, office and residences / MU-SD (SC-5), LDR / O-1 (Office, Medical & Related Services) and R-1 (Low Density Residential)  
East: U.S. Post Office / MU-SD (SC-5) / C-3 (General Commercial)  
West: Retail businesses / MU-SD (SC-5) / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This site is located to the rear of commercial businesses on the east side of Chapman Hwy. This site and the businesses are currently zoned C-3. Other uses in the area include an AT&T facility, a post office, residential

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**STAFF RECOMMENDATION:**

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

This site is located close to Chapman Hwy., where transit service is available and commercial services are within walking distance. The site is currently zoned C-3, which is a more intense zone than the requested RP-2 zone. The adopted plans designate this site for mixed uses, including medium density residential (MDR). However, the proposed density exceeds what is allowable within the MDR designation. Since the site is relatively flat and the location meets general criteria for higher density infill development, it 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 one condition.**

1. No access shall be permitted to Chapman Hwy.

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-3, which is more intense than the requested zoning and allows for any number of commercial uses, with no review required by MPC. The recommended rezoning will prevent further, unnecessary commercial development in the area 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 MU-SD (SC-5). This district allows consideration of medium density residential zoning districts, but not high density. Since the site is relatively flat and the location meets general criteria for higher density infill development, it is appropriate to be considered for high density residential development.
- 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. Young High Pike or Chapman Hwy., but the streets are adequate to serve the recommended high density residential uses. There is a traffic signal at the intersection of E. Young High Pike 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. However, the intensity of the surrounding development makes it reasonable to consider high density residential development at this location.

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. The current C-3 zoning would allow additional commercial development on the site that does not appear to be needed along Chapman Hwy., considering the amount of unused commercial property in the area.
3. 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 major collector street with a traffic signal to access Chapman Hwy., a major arterial street, is 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 158 dwelling units to be proposed for the site. That number of attached, multi-dwelling units, as proposed, would add approximately 1440 vehicle trips per day to the street system and would add approximately 3 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, which appears likely.
6. Staff has recommended no access to the development directly from Chapman Hwy. The site also has access to E. Young High Pike, which has the benefit of a traffic signal to get onto Chapman Hwy. With the number of units that will be possible if this rezoning is approved, it is preferable for that additional traffic to access Chapman Hwy. via the existing traffic signal. An additional curbcut to Chapman Hwy. is undesirable, considering the number of units possible and considering the number of individual curbcuts that are already located along Chapman Hwy. Staff may request two access points to the site, because of the number of units, which may exceed 150. This would be possible, since the site has access to E. Young High Pike at two separate locations.
7. 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/open space to address this requirement.

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 (7-A-18-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 (7-A-18-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: 1440 (average daily vehicle trips)

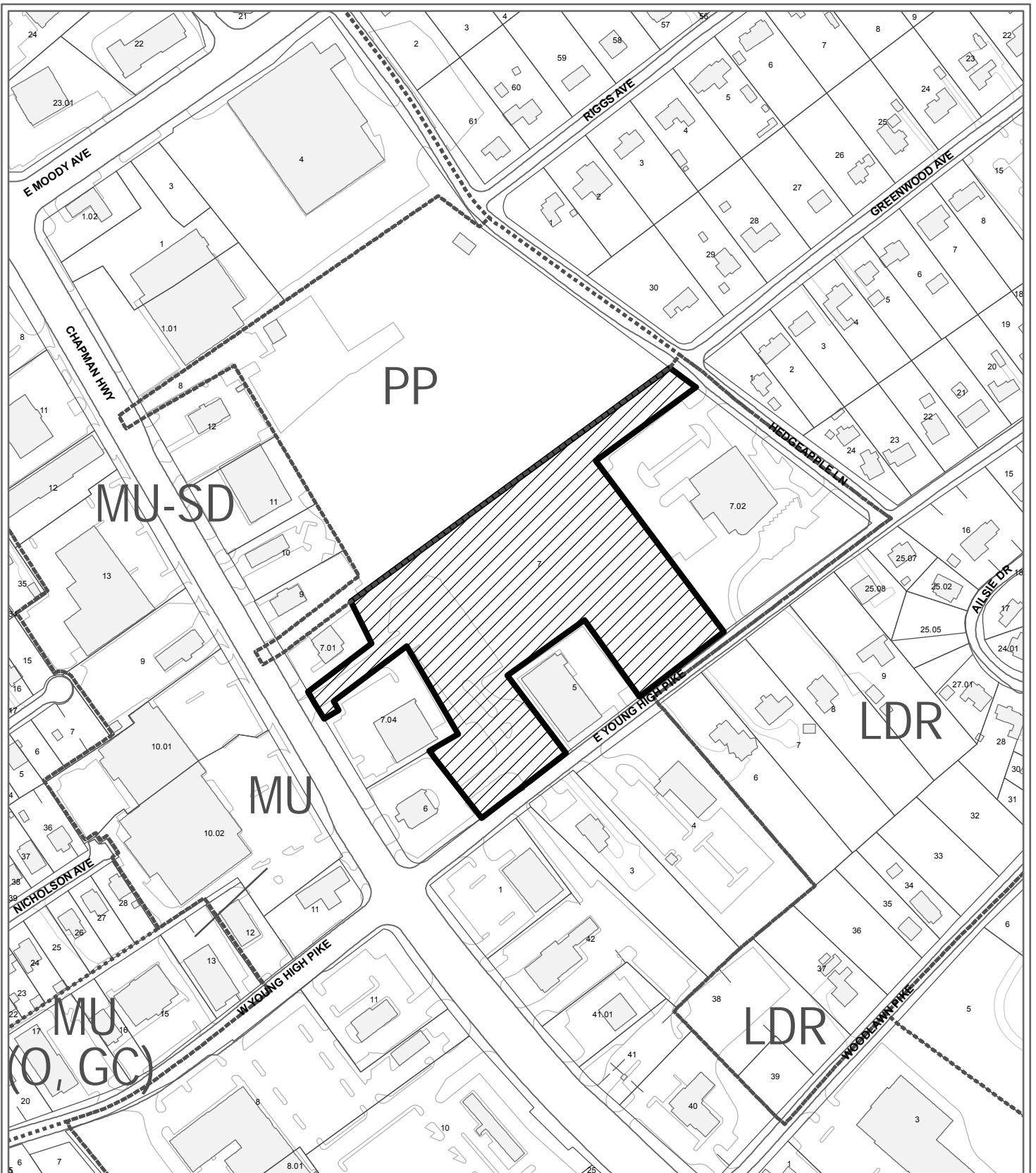
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (public school children, ages 5-18 years)

Schools affected by this proposal: Mooreland Heights 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.
- 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.

If approved, this item will be forwarded to Knoxville City Council for action on 8/14/2018 and 8/28/2018. 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.



**7-A-18-PA / 7-A-18-RZ  
PLAN AMENDMENT**

Petitioner: Elmington CG, LLC

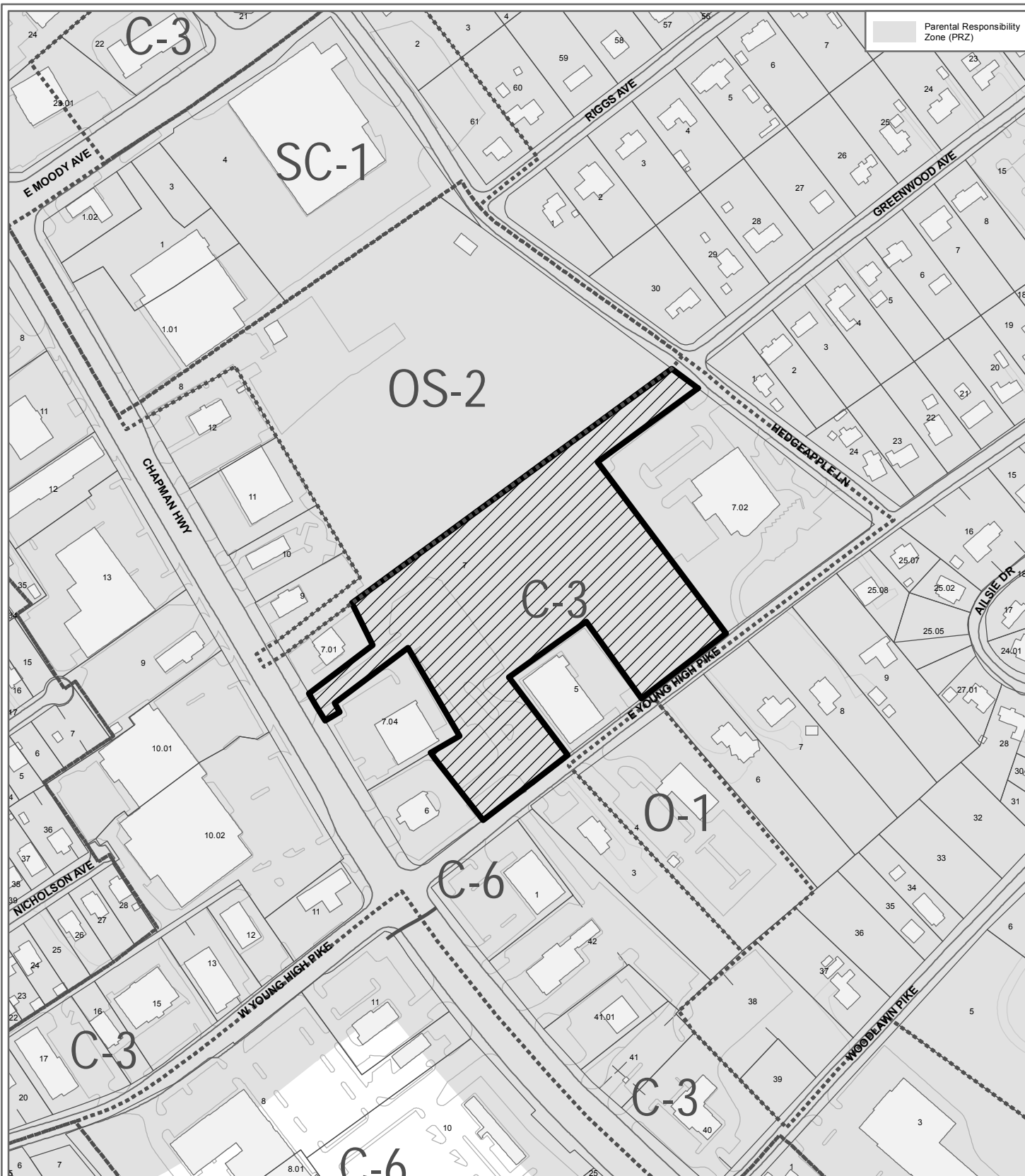


From: MU-SD (Mixed Use Special District) (SC-5)  
To: HDR (High Density Residential)

Map No: 109  
Jurisdiction: City

Original Print Date: 6/20/2018  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**7-A-18-RZ  
REZONING**

From: C-3 (General Commercial)

To: RP-2 (Planned Residential)



Original Print Date: 6/20/2018      Revised:      Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

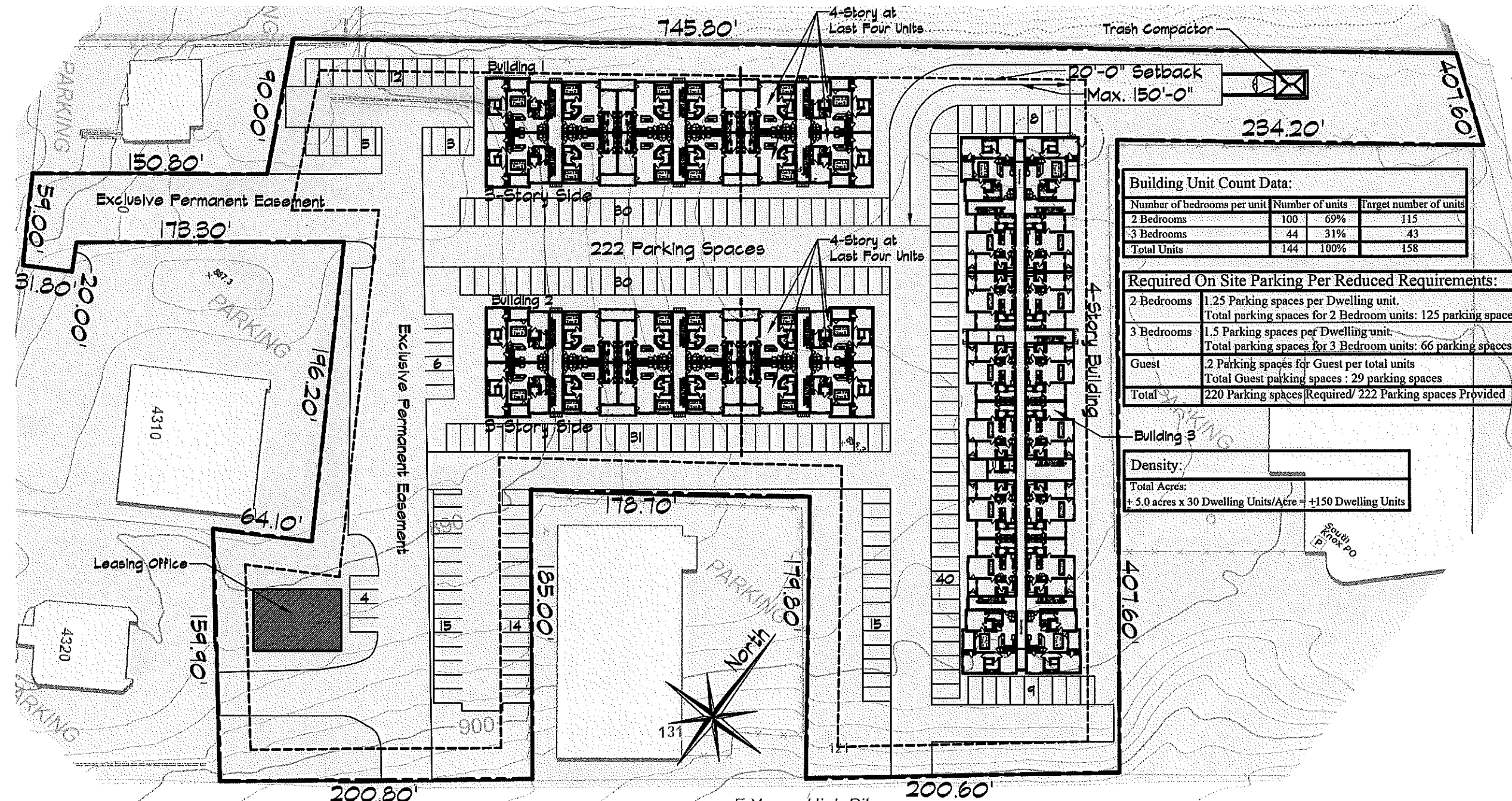
Petitioner: Elmington CG, LLC

Map No: 109

Jurisdiction: City



7-A-18-RZ/7A-18-SP



**Building Unit Count Data:**

Number of bedrooms per unit	Number of units	Percentage	Target number of units
2 Bedrooms	100	69%	115
3 Bedrooms	44	31%	43
<b>Total Units</b>	<b>144</b>	<b>100%</b>	<b>158</b>

**Required On Site Parking Per Reduced Requirements:**

2 Bedrooms	1.25 Parking spaces per Dwelling unit.
Total parking spaces for 2 Bedroom units: 125 parking spaces	
3 Bedrooms	1.5 Parking spaces per Dwelling unit.
Total parking spaces for 3 Bedroom units: 66 parking spaces	
Guest	2 Parking spaces for Guest per total units
Total Guest parking spaces : 29 parking spaces	
<b>Total</b>	<b>220 Parking spaces Required/ 222 Parking spaces Provided</b>

**Density:**

Total Acres: \_\_\_\_\_

+ 5.0 acres x 30 Dwelling Units/Acre = +150 Dwelling Units

**Proposed Site Plan**

**Elmington - Young High Pike**

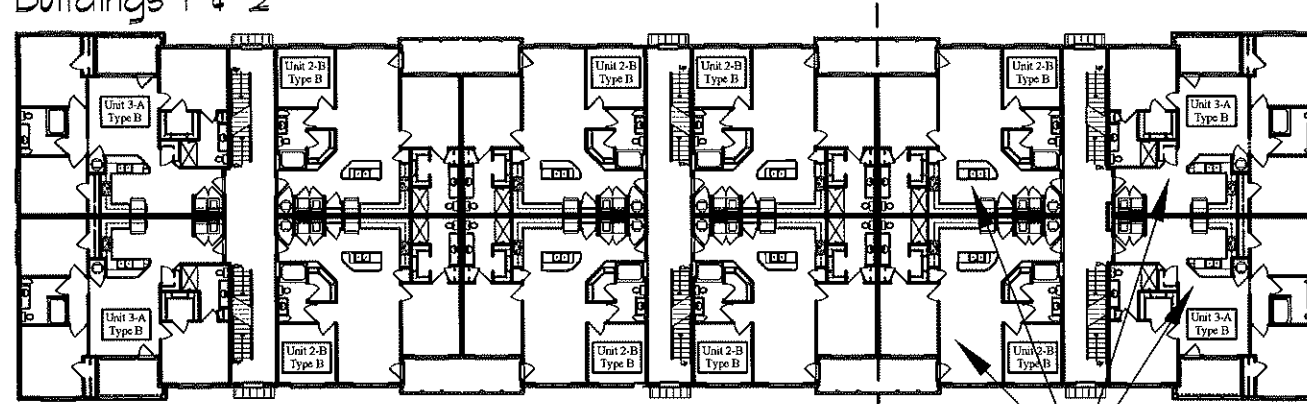
Shapiro & Company Architects, Inc.

February 23, 2018

Graphic Scale



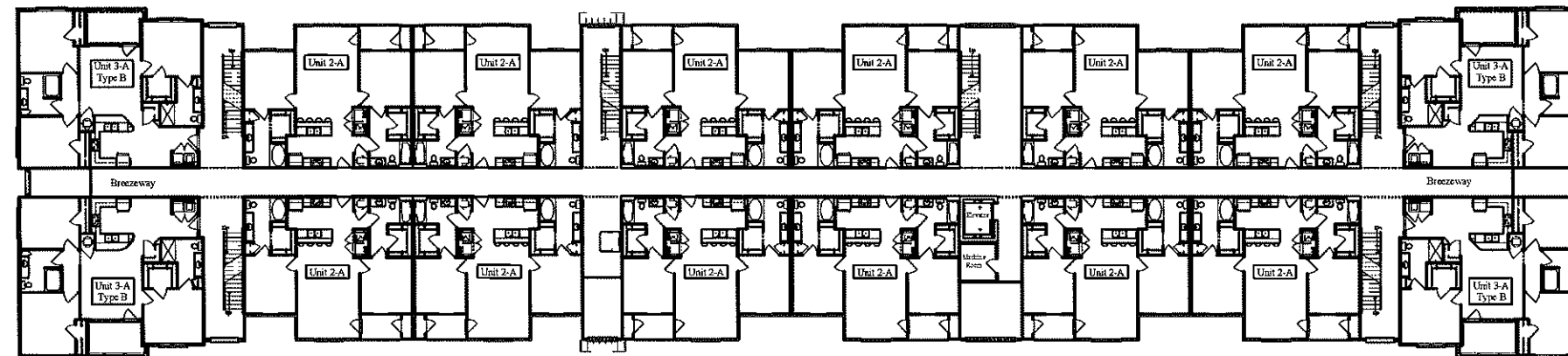
Buildings 1 & 2



3-Story Side

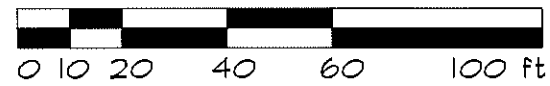
4-Story at Last Four Units

Building 3



4-Story Building

Graphic Scale



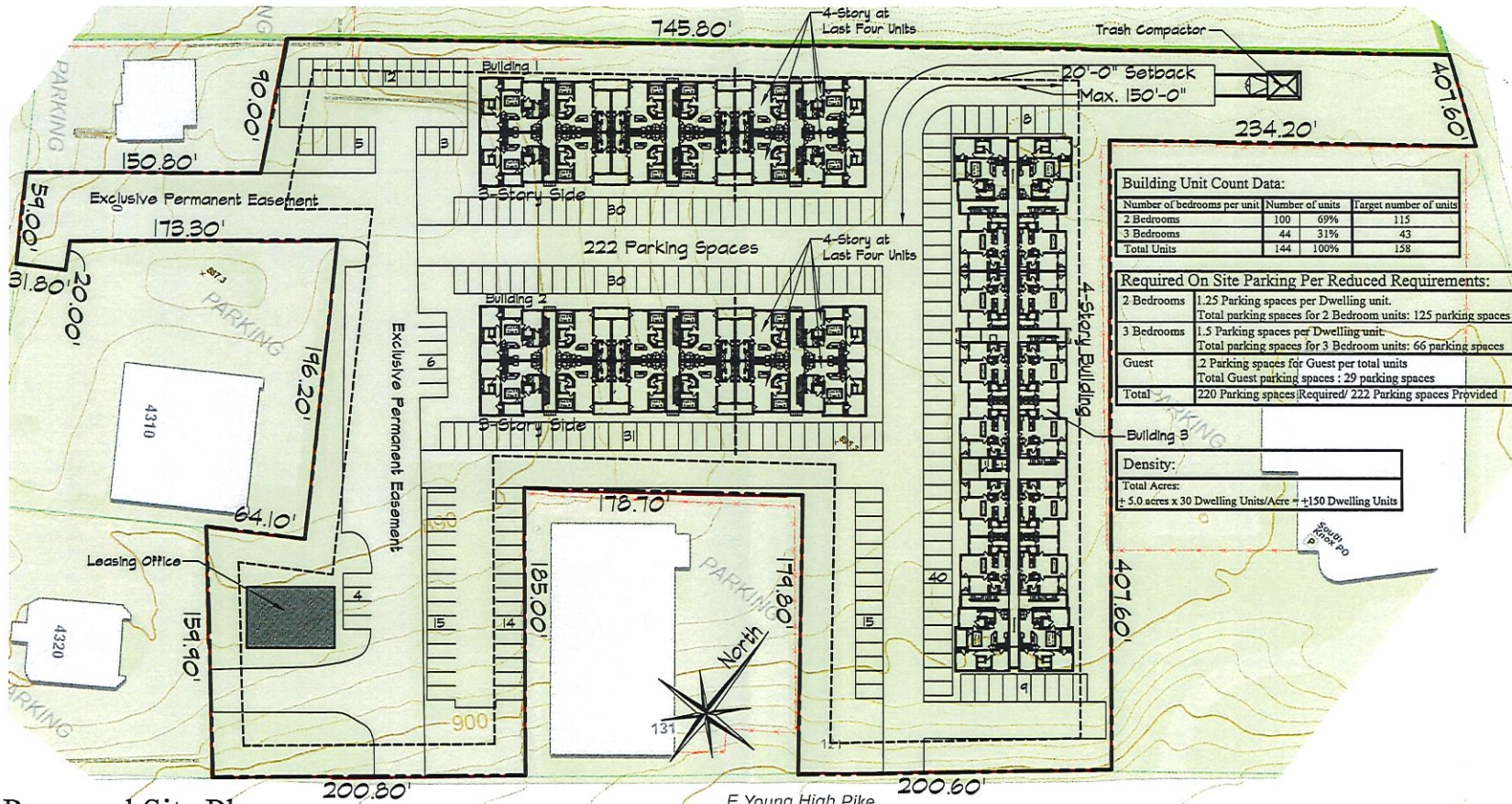
## Building Plans

### Elmington - Young High Pike

Shapiro & Company Architects, Inc.

February 23, 2018

7-A-18-RZ / 7-A-18-SP



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<b>Total</b>	<b>220 Parking spaces (Required/ 222 Parking spaces Provided)</b>

Density:	
Total Acres:	
± 5.0 acres x 30 Dwelling Units/Acre = ±150 Dwelling Units	

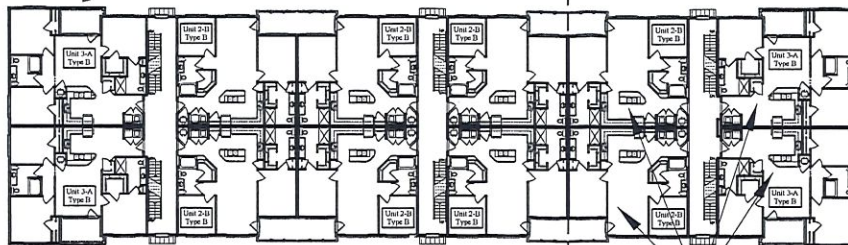
**Proposed Site Plan**

**Elmington - Young High Pike**

Shapiro & Company Architects, Inc.  
February 23, 2018



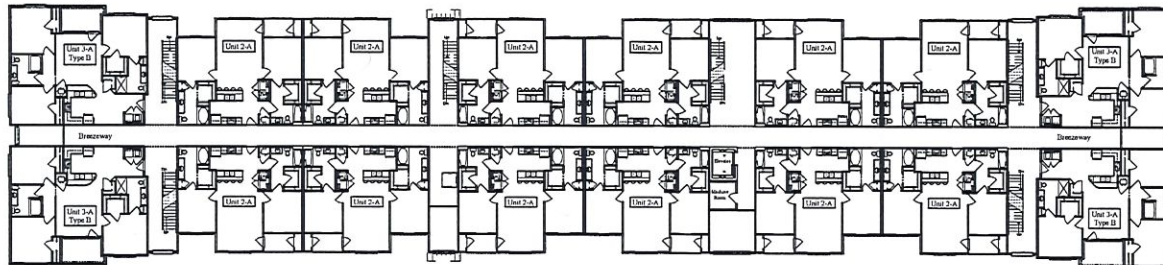
Buildings 1 & 2



3-Story Side

4-Story at Last Four Units

Building 3



4-Story Building

Graphic Scale



## Building Plans

### Elmington - Young High Pike

Shapiro & Company Architects, Inc.  
February 23, 2018



**SC-2: Potential Addition to the South Waterfront District**

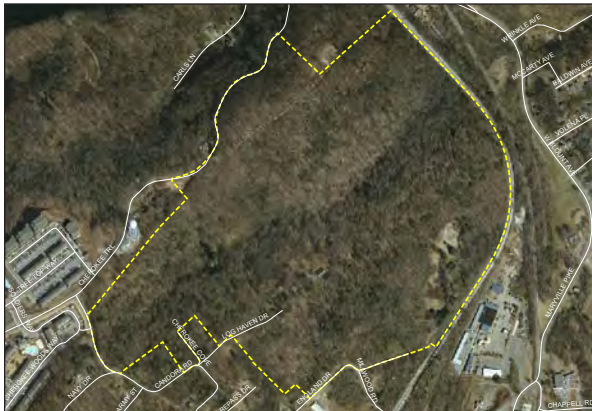
**Recommended Uses:** This area currently contains commercial, office, industrial, and medium-density residential land uses, but the current zoning is I-3 and R-2. A continued mix of uses is appropriate but the physical layout and buffering of these uses is important because of its proximity to low density residential uses and the South Waterfront area. If the South Waterfront Plan is updated, this area should be incorporated in the new plan. In the meantime, conditions should be placed on rezoning decisions to insure proper buffering from the adjacent neighborhood.

**Rezoning Recommendations:**

Interim = Any SW Zone, any planned zone or

R-1, R-1A, R-2, I-3, C-3

Long-term = A South Waterfront form-based zone



*Log Haven District: Conservation of existing woodlands is recommended during the development process.*

**SC-3: Log Haven District**

**Recommended Uses:** The previous sector plan calls for low density residential and commercial at the 800 English Road site. It is important to maintain the tree canopy in this area and any uses that would jeopardize large clearing of the land would not be recommended.

**Rezoning Recommendations:** RP-1, OS-1, R-1, R-1A

**SC-4: Chapman Highway District (Downtown to Martin Mill Pike)**

**Recommended Uses:** Higher intensity mixed use development that takes advantage of the proximity to downtown and the South Waterfront. The form of development should borrow from the South Waterfront's form district. Potential redevelopment area could be created to help implement change in the area.

**Rezoning Recommendations:**

Interim = R-1, R-1A, R-2, C-3, C-4, O-1

Long-term = Form-based zone

**Transportation Improvements:**

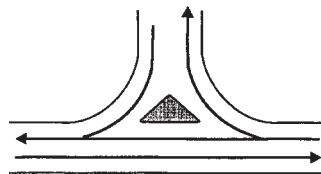
- Access management
- Bus shelters and bus pull offs
- Extend existing sidewalks in Vestal to Chapman Highway

**Community Facility Improvements:**

- Improve the entrance to Fort Dickerson



*Techniques to manage access near Fort Avenue could include driveway treatments (shared access and restricted turning movements; see below), internal circulation improvements and construction of a backage road.*



*Example of a driveway channelizing island to discourage left-turn egress and ingress maneuvers*

**SC-5: Chapman Highway District (Taliwa Court to Fronda Lane)**

**Recommended Uses:** Moderate intensity of vertically oriented mixed use developments including commercial, office, and medium density residential uses that would form a Town Center. Uses that are not compatible with the Town Center setting should be discouraged. These include commercial uses such as self-storage that are not oriented to pedestrians. Higher residential densities that support walk-in retail should be encouraged. A more urban form of development should take place where parking would occur to the side and rear of development.

**Rezoning Recommendations:**

Interim = C-3, C-4, C-6, SC-2, SC-3, OS-1, TND-1, TC-1

Long-term = Form-based zone

**Transportation Improvements:**

- Provide street furniture, such as benches and waste receptacles
- Increase internal access between businesses, eventually developing a grid pattern of local streets and eliminating individual curb cuts along Chapman Highway, especially near intersections
- Study Moody Avenue extension options to Maryville Pike
- Bike lanes should be extended through this segment

**Community Facility Improvements:**

- Park improvements and greenway connections
- Create better visual connection between Chapman Highway and Sam Duff Memorial Park, which could be the centerpiece of the Town Center

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

REZONING  PLAN AMENDMENT

Name of Applicant: BLUNKSTON  
Date Filed: April 25 2018 Meeting Date: 7/12/18  
Application Accepted by: M. Payne  
Fee Amount: 864 <sup>00</sup>/<sub>100</sub> File Number: Rezoning 7-A-18-RZ  
Fee Amount: 800 <sup>00</sup>/<sub>100</sub> File Number: Plan Amendment 7-A-18-PA  
7-A-18-SP



PROPERTY INFORMATION

Address: 121 E. YOUNG HIGH PK  
General Location: YOUNG HIGH  
PK AT CHAPMAN HWY  
N/S Young High Pk, NE/S Chapman Hwy  
Parcel ID Number(s): 1090A 007  
Tract Size: 5.28 ACRES  
Existing Land Use: VACANT  
Planning Sector: SOUTH CITY  
Growth Policy Plan: CITY OF KNOXVILLE  
Census Tract: 23  
Traffic Zone: \_\_\_\_\_  
Jurisdiction:  City Council 1st District  
 County Commission \_\_\_\_\_ District

w/s  
Hedgeapp

PROPERTY OWNER  OPTION HOLDER

PLEASE PRINT  
Name: HUNTER NELSON  
Company: BLUNKSTON CG, LLC  
Address: 18 6TH AVE SOUTH, SUITE 200  
City: NASHVILLE State: TN Zip: 37203  
Telephone: 615-982-6492  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:  
PLEASE PRINT  
Name: JUSTINE G. STEYKOWICZ  
Company: FRANTZ RECORDS & SERVICES  
Address: P.O. BOX 39  
City: KNOXVILLE State: TN Zip: 37901  
Telephone: 546-9321  
Fax: 637-5249  
E-mail: AJSTEYKOWICZ@FRANTZREC.COM

Requested Change

REZONING

FROM: C-3  
TO: FRANKLIN RESIDENTIAL

PLAN AMENDMENT

One Year Plan  Sector Plan  
FROM: \_\_\_\_\_  
TO: ADD

PROPOSED USE OF PROPERTY

ADULT FAMILY RESIDENTIAL  
Density Proposed 30 Units/Acre  
Previous Rezoning Requests: NONE KNOWN

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: \_\_\_\_\_  
PLEASE PRINT  
Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

# KNOX COUNTY TENNESSEE

400 MAIN STREET • KNOXVILLE, TN 37902 • 865-215-2000

## Knox County Property



General Information

Help

City Tax Lookup

Detailed Information

Property Map

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**Back**

	Property Data
Property ID	1090A-007
Owner 1	CCSD LLC
Owner 2	N/A
Owner 3	N/A
Owner 4	N/A
Address 2	N/A
Address 1	150 MAJOR REYNOLDS PL
City	KNOXVILLE
State	TN
Zip	37919
Property Address	121 E YOUNG HIGH PIKE
Appraisal	\$425,000.00
Assessment	\$170,000.00
Total Balance Due	\$0.00
Tax Rate	2.12%

**Property Details**

Tax Year	Status	Date Paid	Net Billed	Charges	Payments	Balance Due
2017	PAID	12/14/2017	\$3,604.00	\$0.00	\$3,604.00	\$0.00
2016	PAID	12/16/2016	\$3,944.00	\$0.00	\$3,944.00	\$0.00
2015	PAID	12/15/2015	\$3,944.00	\$0.00	\$3,944.00	\$0.00
2014	PAID	12/22/2014	\$3,944.00	\$0.00	\$3,944.00	\$0.00
2013	PAID	12/23/2013	\$3,944.00	\$0.00	\$3,944.00	\$0.00
2012	PAID	12/31/2012	\$4,012.00	\$0.00	\$4,012.00	\$0.00
2011	PAID	12/30/2011	\$4,012.00	\$0.00	\$4,012.00	\$0.00
2010	PAID	12/29/2010	\$4,012.00	\$0.00	\$4,012.00	\$0.00
2009	PAID	12/31/2009	\$4,012.00	\$0.00	\$4,012.00	\$0.00
2008	PAID	12/31/2008	\$4,304.00	\$0.00	\$4,304.00	\$0.00
2007	PAID	12/28/2007	\$4,304.00	\$0.00	\$4,304.00	\$0.00
2006	PAID	02/28/2007	\$4,304.00	\$0.00	\$4,304.00	\$0.00
2005	PAID	02/16/2006	\$9,745.33	\$0.00	\$9,745.33	\$0.00
2004	PAID	02/11/2005	\$1,979.65	\$0.00	\$1,979.65	\$0.00
2003	PAID	02/24/2004	\$1,979.65	\$0.00	\$1,979.65	\$0.00



CITY OF KNOXVILLE

City Real Estate Property Taxes

<a href="#">New Search</a>	<a href="#">Return To Results List</a>		
<p>Taxes are levied for the calendar year and billed October 1. Taxes become delinquent on March 1.</p>		Current Tax Year	2017
Property Address:	121 E YOUNG HIGH PIKE	Appraised Value:	\$425,000.00
Owner Names:	CCSD LLC	Assessed Value:	\$170,000.00
Owner Address:	150 MAJOR REYNOLDS PL KNOXVILLE TN 37919	Tax Rate:	\$ 2.4638 / \$100
Property ID / Ward	109OA007 / 25	Tax Levy:	\$4,188.46
Subdivision:		Tax Discount:	\$0.00
Block Lots:	- / - /		\$0.00
Classification:	COM MERCIAL	Taxes and Fees for Prior Years:	\$0.00
		Total Balance Due:	\$0.00
		Calculation Date	For payment in a

Payment Information is correct as of 3/14/2018

Please mail payments to City of Knoxville  
P. O. Box 1028  
Knoxville, TN 37901

Tax Summary

Tax Year	Receipt Number	Status	Last Date Paid	Tax Levy	Tax Balance	Interest Penalty	Suit Expen
2017	021365	PAID	10/13/2017	\$4,188.46			
2016	069020	PAID	10/17/2016	\$4,633.69			
2015	023029	PAID	10/19/2015	\$4,633.69			
2014	016167	PAID	10/14/2014	\$4,633.69			
2013	030756	PAID	10/7/2013	\$4,055.69			
2012	034850	PAID	10/31/2012	\$4,182.00			
2011	024785	PAID	10/27/2011	\$4,182.00			
2010	034176	PAID	10/28/2010	\$4,182.00			
2009	024712	PAID	10/30/2009	\$4,182.00			
2008	026092	PAID	11/5/2008	\$4,496.00			
2007	025924	PAID	10/30/2007	\$4,496.00			
2006	025336	PAID	3/2/2007	\$4,496.00			

OK