



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

▶ **FILE #:** 7-B-18-SP

AGENDA ITEM #: 33

AGENDA DATE: 7/12/2018

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

TAX ID NUMBER: 107 F G 04101 & 04103

[View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS:

▶ **LOCATION:** **West side Hollywood Rd., south side I-40**

▶ **APPX. SIZE OF TRACT:** **5.11 acres**

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Hollywood Dr., a major collector street with 25' of pavement width within 75-85' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **MDR (Medium Density Residential) & SLPA (Slope Protection Area) / C-4 (Highway and Arterial Commercial)**

▶ **PROPOSED PLAN DESIGNATION:** **HDR (High Density Residential) & SLPA (Slope Protection Area)**

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

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

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: Property was rezoned from C-3 to C-4 in 1987 (2-B-87-RZ).

SURROUNDING LAND USE AND PLAN DESIGNATION: North: I-40 right-of-way / ROW

South: Residential subdivision / TDR

East: Hollywood Dr., residences and vacant land / MDR

West: Residential subdivision / LDR

NEIGHBORHOOD CONTEXT This area is developed primarily with residential uses under R-1 and R-2 zoning. The subject property is currently zoned C-4, but has not been developed with commercial uses.

STAFF RECOMMENDATION:

▶ **DOPT RESOLUTION #7-B-18-SP, amending the West 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 already designated for medium density residential uses and is located in the vicinity of other

attached multi-dwelling development along Sutherland Ave. and to the north, along Lonas Dr., 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 Hollywood Rd., but the street is adequate to serve the recommended high density residential uses. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan does not recognize the existing C-4 zoning of the site. The current One Year Plan designates the site for medium density residential uses. With the requested planned zone of RP-2, staff is of the opinion that the site is also appropriate for high density residential use, especially considering that it is currently zoned C-4, an intense, unplanned commercial zoning district.

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 general area, making this site more appropriate for high density residential uses.

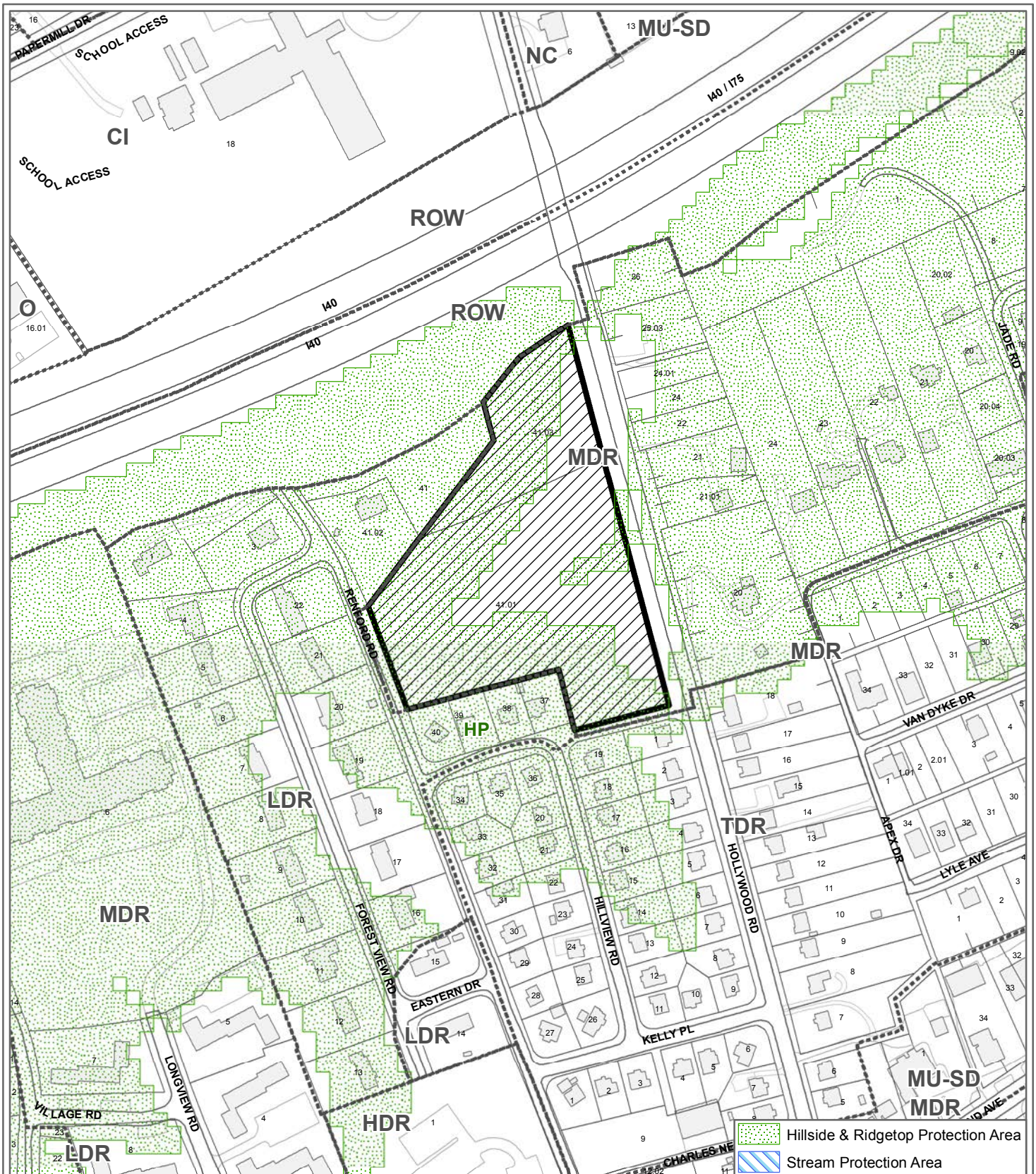
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

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: 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-B-18-SP
WEST CITY SECTOR PLAN AMENDMENT**

From: MDR (Medium Density Residential) & SLPA (Slope Protection Area)
 To: HDR (High Density Residential) & SLPA (Slope Protection Area)



Petitioner: Elmginton CG, LLC

Map No: 107

Jurisdiction: City

Original Print Date: 6/20/2018 Revised: 6/21/2018
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE WEST 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 West 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 Medium Density Residential 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 West 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 West City Sector Plan, with its accompanying staff report and map, file #7-B-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



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

FILE #: 7-B-18-RZ
7-B-18-PA

AGENDA ITEM #: 33
AGENDA DATE: 7/12/2018

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

TAX ID NUMBER: 107 F G 04101 & 04103 [View map on KGIS](#)
JURISDICTION: Council District 2
STREET ADDRESS:

LOCATION: West side Hollywood Rd., south side I-40

TRACT INFORMATION: 5.11 acres.

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Hollywood Dr., a major collector street with 25' of pavement width within 75-85' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

PRESENT PLAN DESIGNATION/ZONING: MDR (Medium Density Residential) / 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: Attached multi-dwelling residential

DENSITY PROPOSED: 30 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: Property was rezoned from C-3 to C-4 in 1987 (2-B-87-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: I-40 right-of-way / ROW / R-1 (Low Density Residential)

South: Residential subdivision / TDR / R-1 (Low Density Residential)

East: Hollywood Dr., residences and vacant land / MDR / R-2 (General Residential)

West: Residential subdivision / LDR / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed primarily with residential uses under R-1 and R-2 zoning. The subject property is currently zoned C-4, but has not been developed with commercial uses.

STAFF RECOMMENDATION:

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

This site is already designated for medium density residential uses and is located in the vicinity of other attached multi-dwelling development along Sutherland Ave. and to the north, along Lonas Dr., 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 a density of up to 30 du/ac, subject to one condition.**

1. The rear, westernmost portion of the site must remain undisturbed, consistent with the hatched area depicted on the attached map labeled 'No Disturbance Area'. This boundary is defined by the 980' elevation on the topography map.

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 clearing and grading of the hillside, and allow compatible infill development at an appropriate location. Transit service (KAT) is not currently available at the site, but is available to the north at Lonas Dr. or to the south at Kingston Pike.

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** - The plan does not recognize the existing C-4 zoning of the site. The current One Year Plan designates the site for medium density residential uses. With the requested planned zone of RP-2, staff is of the opinion that the site is also appropriate for high density residential use, especially considering that it is currently zoned C-4, an intense, unplanned commercial zoning district.

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 Hollywood Rd., but the street is adequate to serve the recommended high density residential uses. 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 general area, making this site more 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 western 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 that steeper area (1.78 acres) remain undisturbed. The proposed dwelling units should be clustered on the remaining, flatter portion of the site (3.32 acres).
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 proposed RP-2 zoning at a density of up to 30 du/ac would allow for a maximum of 153 dwelling units to be proposed for this 5.11 acre site. That number of attached multi-dwelling units, as proposed, would add approximately 1399 vehicle trips per day to the street system and would add approximately 2 children under the age of 18 to the school system.
4. Hollywood Rd. is a minor collector street that is adequate to handle the additional traffic generated by allowing high density residential uses on the site. There are traffic signals at the two closest intersection at Lonas Dr. to the north and at Sutherland Ave. to the south. Adequate sight distance will have to be certified from the proposed development entrance as part of the development plan review process.
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. 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 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 (7-B-18-PA), RP-2 zoning will accurately reflect the zoning and future development of the site.
2. With the recommended amendment to the West City Sector Plan to high density residential on the accompanying application (7-B-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: 1399 (average daily vehicle trips)

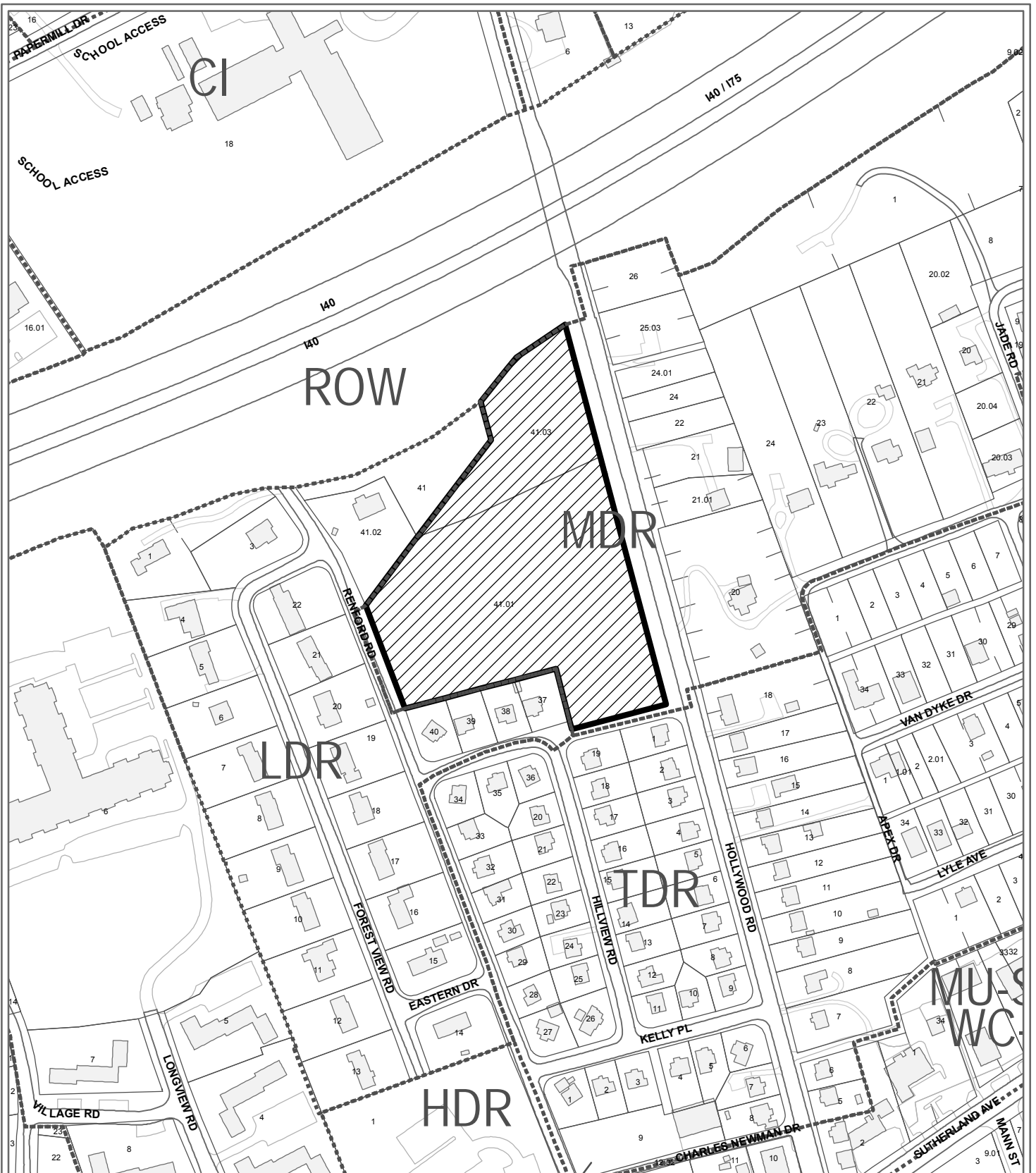
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public school children, ages 5-18 years)

Schools affected by this proposal: Pond Gap Elementary, Bearden Middle, and West 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-B-18-PA / 7-B-18-RZ
PLAN AMENDMENT**

Petitioner: Elmington CG, LLC

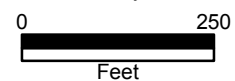


From: MDR (Medium Density Residential)

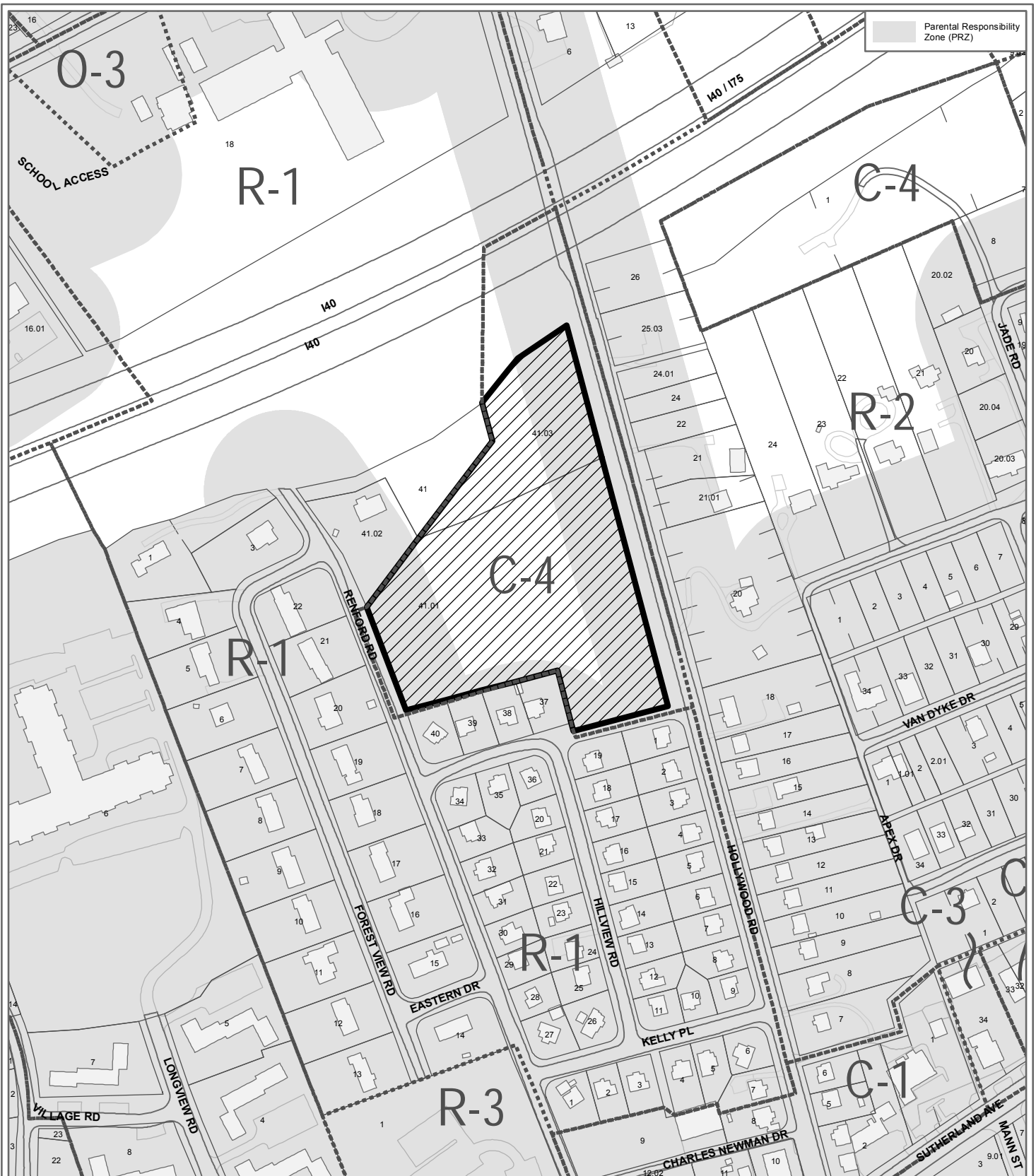
To: HDR (High Density Residential)

Map No: 107

Jurisdiction: City

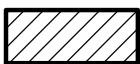


Original Print Date: 6/20/2018 Revised: 6/21/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



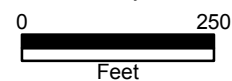
**7-B-18-RZ
REZONING**

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

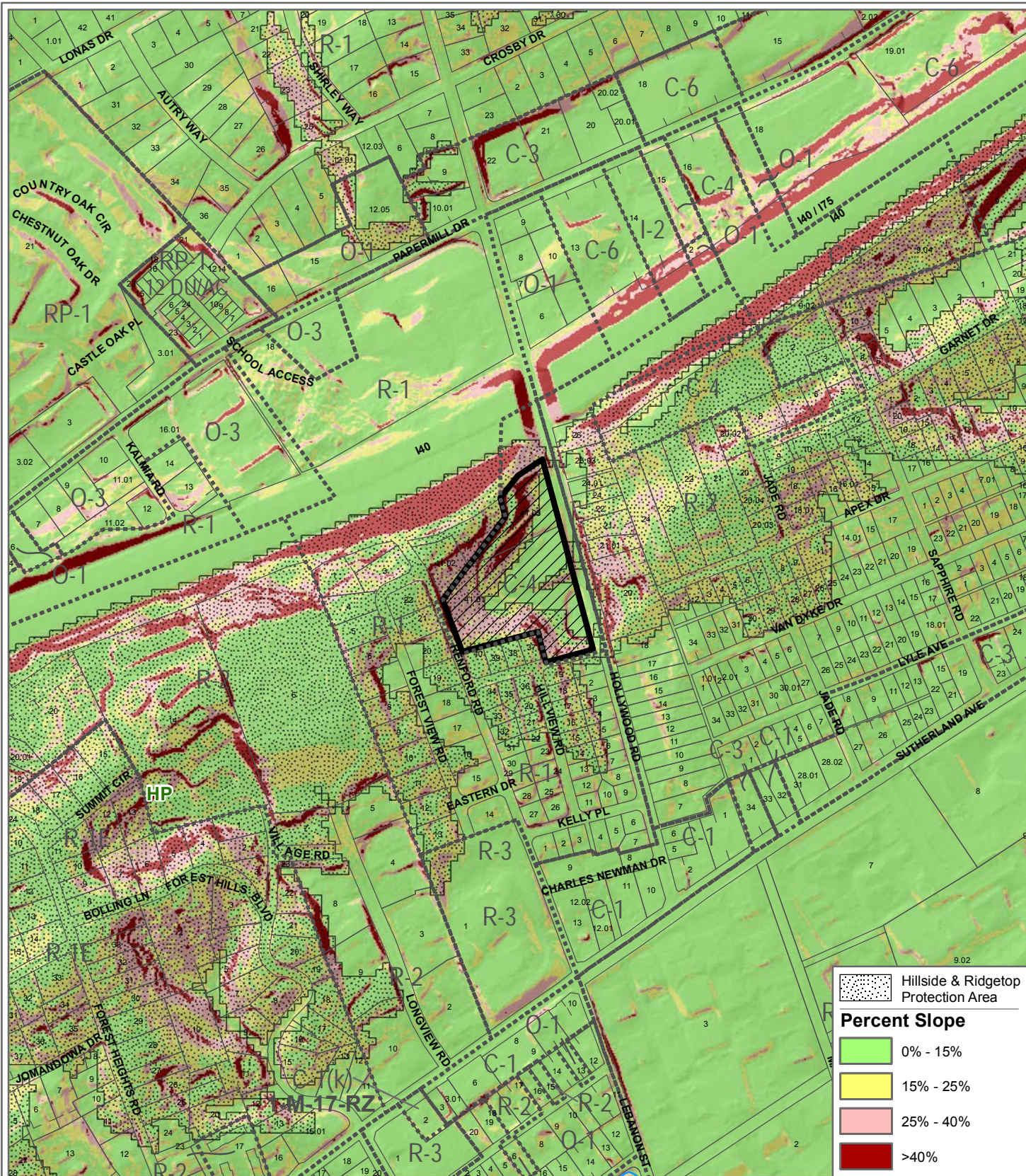


Petitioner: Elmington CG, LLC

Map No: 107
Jurisdiction: City



Original Print Date: 6/20/2018 Revised: 6/21/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**7-B-18-RZ
REZONING - SLOPE ANALYSIS**

From: C-4 (Highway and Arterial Commercial)

To: RP-2 (Planned Residential)



Original Print Date: 6/11/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Elmington CG, LLC

Map No: 107

Jurisdiction: City



7-B-18-RZ Slope Analysis

| | | | |
|--|----------------------|--------------|----------------|
| | | | Acreage |
| Non-Hillside Portions | | | 1.84 |
| Hillside and Ridgetop Protection Area | | | |
| Value | Percent Slope | Count | Acres |
| 1 | 0%-15% | 669 | 0.38 |
| 2 | 15%-25% | 1343 | 0.77 |
| 3 | 25%-40% | 2661 | 1.53 |
| 4 | >40% | 1018 | 0.58 |
| | | | 3.27 |
| Ridgetop Area | | | 0 |
| Site Total | | | 5.11 |

**MPC STAFF - SLOPE / DENSITY ANALYSIS
7-B-18-RZ -Elmington CG, LLC - C-4 to RP-2**

| CATEGORY | ACRES | RECOMMENDED DENSITY (Dwelling Units / Acre) | NUMBER OF UNITS |
|---|------------|---|-----------------|
| Non-Hillside | 1.84 | 12.00 | 22.1 |
| 0-15% Slope | 0.38 | 12.00 | 4.6 |
| 15-25% Slope | 0.77 | 2.00 | 1.5 |
| 25-40% Slope | 1.53 | 0.50 | 0.8 |
| Greater than 40% Slope | 0.58 | 0.20 | 0.1 |
| Ridgetops | 0 | | 0.0 |
| Subtotal: Sloped Land | 3.26 | | 7.0 |
| Maximum Density Guideline (Hillside & Ridgetop Protection Plan) | 5.1 | 5.70 | 29.1 |
| Proposed Density (Applicant) | 5.1 | 30.00 | 153.0 |

From Hillside & Ridgetop Protection Plan, page 33

LOW DENSITY AND RURAL RESIDENTIAL USES

Density and Land Disturbance Guidelines

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

Table 3: Residential Density and Land Disturbance Guidelines
for Recommendations on Changes to the Zoning Map and Development Plan/
Concept Plan Review within the Hillside and Ridgetop Protection Area
that is within the Urban Growth and the Planned Growth Area

| <i>Percent of Slope</i> | <i>Recommended Maximum Density Factor*</i> | <i>Recommended Maximum Land Disturbance Factor**</i> |
|-------------------------|--|--|
| 0 - 15 | Knox County: 5 dua City of Knoxville: 6 dua | 100% |
| 15 - 25 | 2 dua | 50% |
| 25 - 40 | 0.5 dua | 20% |
| 40 or more | 0.2 dua | 10% |
| Ridgetops*** | *** | *** |

dua: dwelling units per acre

* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

** Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

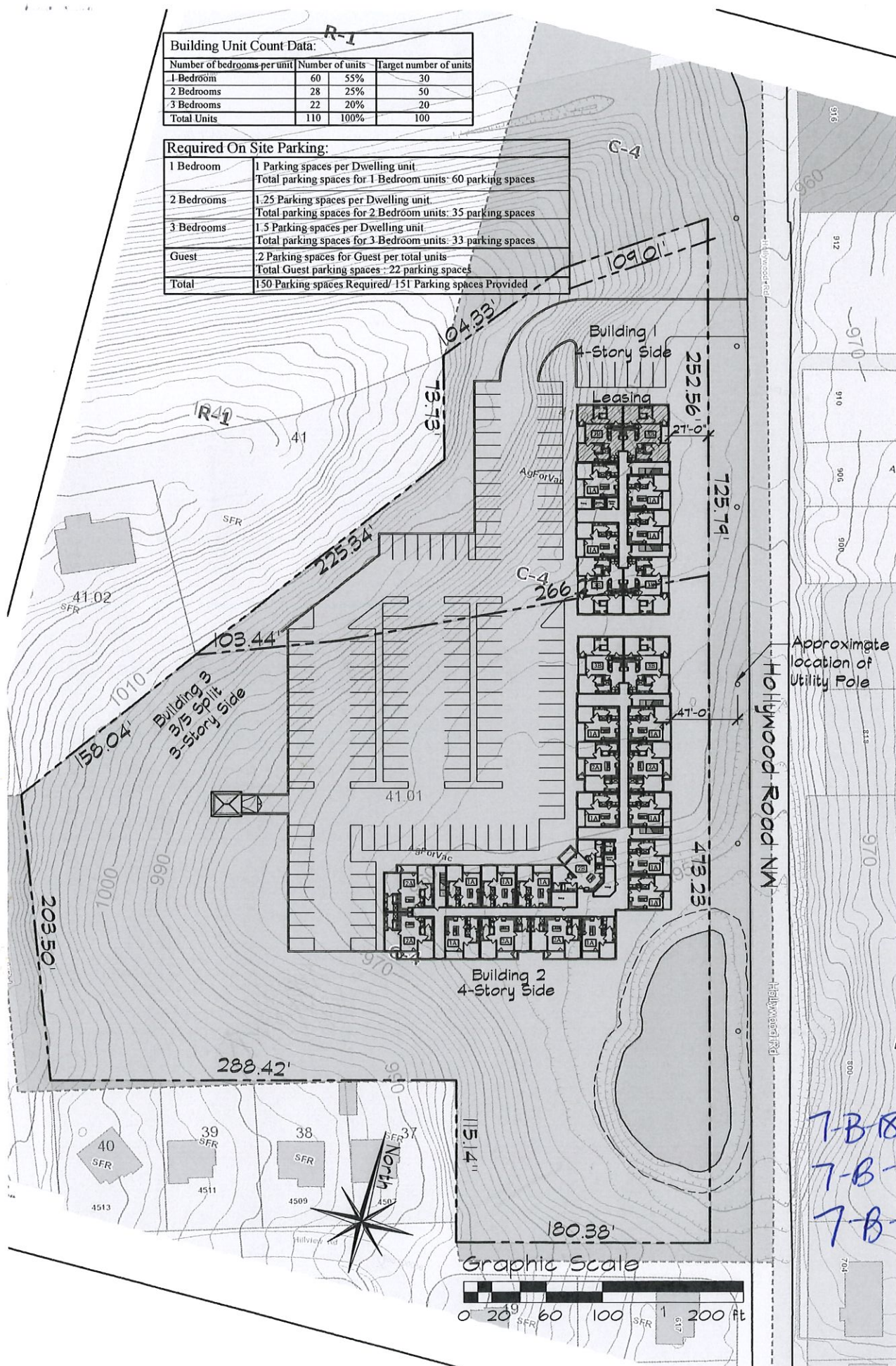
*** Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 – 9), the ridgetop area should be determined on a case-by-case basis with each rezoning and related development proposal.

The Knoxville Knox County Hillside and Ridgetop Protection Plan — 33

R-1

| Building Unit Count Data: | | | |
|-----------------------------|-----------------|-------------|------------------------|
| Number of bedrooms-per unit | Number of units | | Target number of units |
| 1 Bedroom | 60 | 55% | 30 |
| 2 Bedrooms | 28 | 25% | 50 |
| 3 Bedrooms | 22 | 20% | 20 |
| Total Units | 110 | 100% | 100 |

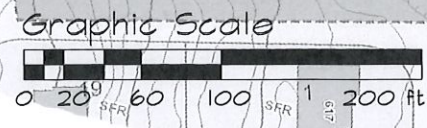
| Required On Site Parking: | |
|---------------------------|---|
| 1 Bedroom | 1 Parking spaces per Dwelling unit Total parking spaces for 1 Bedroom units: 60 parking spaces |
| 2 Bedrooms | 1.25 Parking spaces per Dwelling unit. Total parking spaces for 2 Bedroom units: 35 parking spaces |
| 3 Bedrooms | 1.5 Parking spaces per Dwelling unit Total parking spaces for 3 Bedroom units: 33 parking spaces |
| Guest | 2 Parking spaces for Guest per total units Total Guest parking spaces : 22 parking spaces |
| Total | 150 Parking spaces Required/ 151 Parking spaces Provided |



Approximate location of Utility Pole

HOLLYWOOD ROAD NW

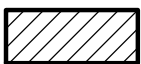
7-B-18-RZ
7-B-18-PA
7-B-18-SP





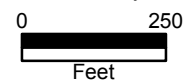
**7-B-18-RZ
NO DISTURBANCE AREA**

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



Petitioner: Elmington CG, LLC

Map No: 107
Jurisdiction: City

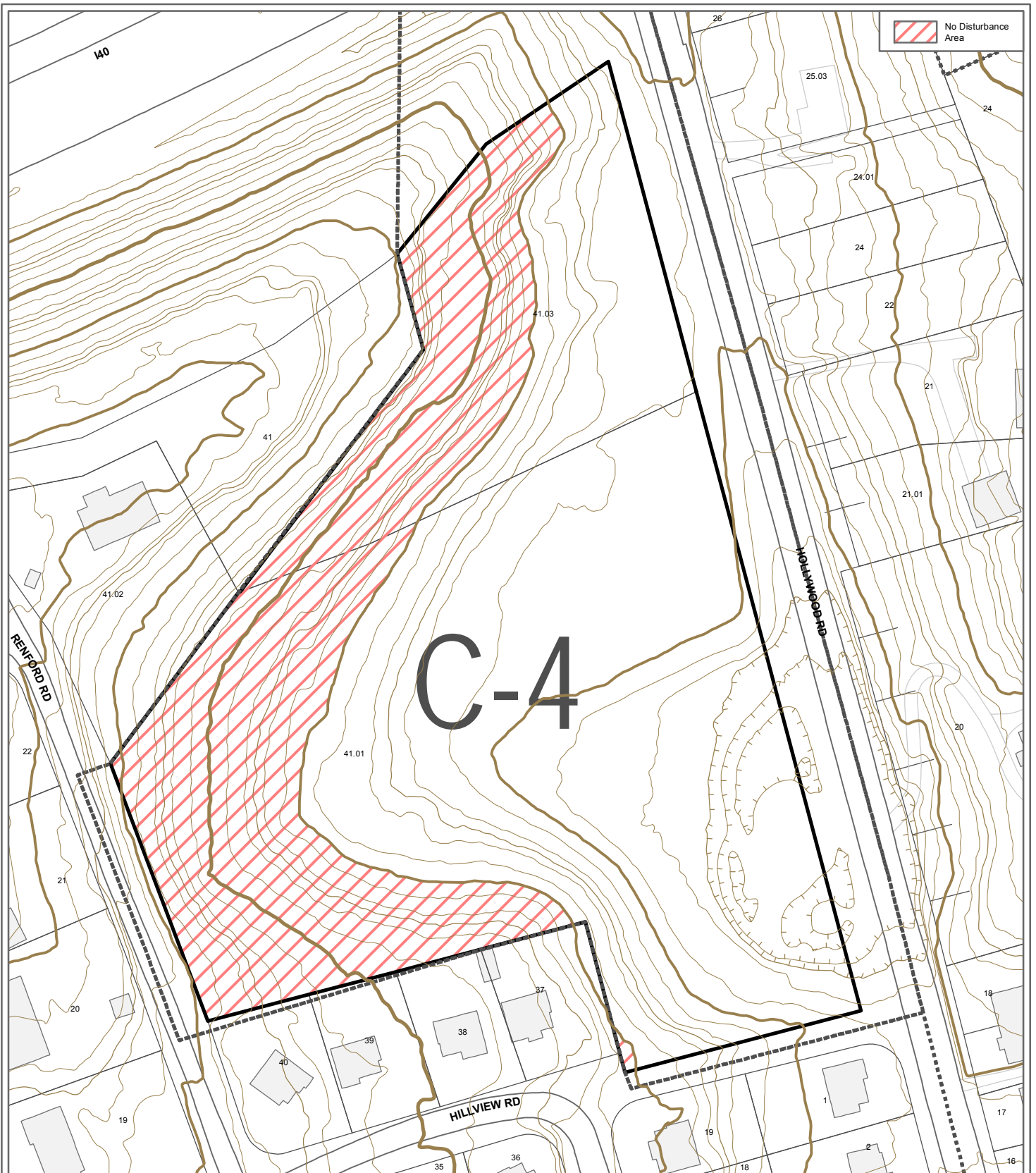


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7-B-18-RZ

Acres

| | |
|---------------------|------------|
| No Disturbance Area | 1.78 |
| Outside Area | 3.32 |
| | 5.1 |



**7-B-18-RZ
Rezoning - Topography**

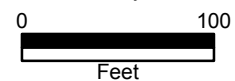
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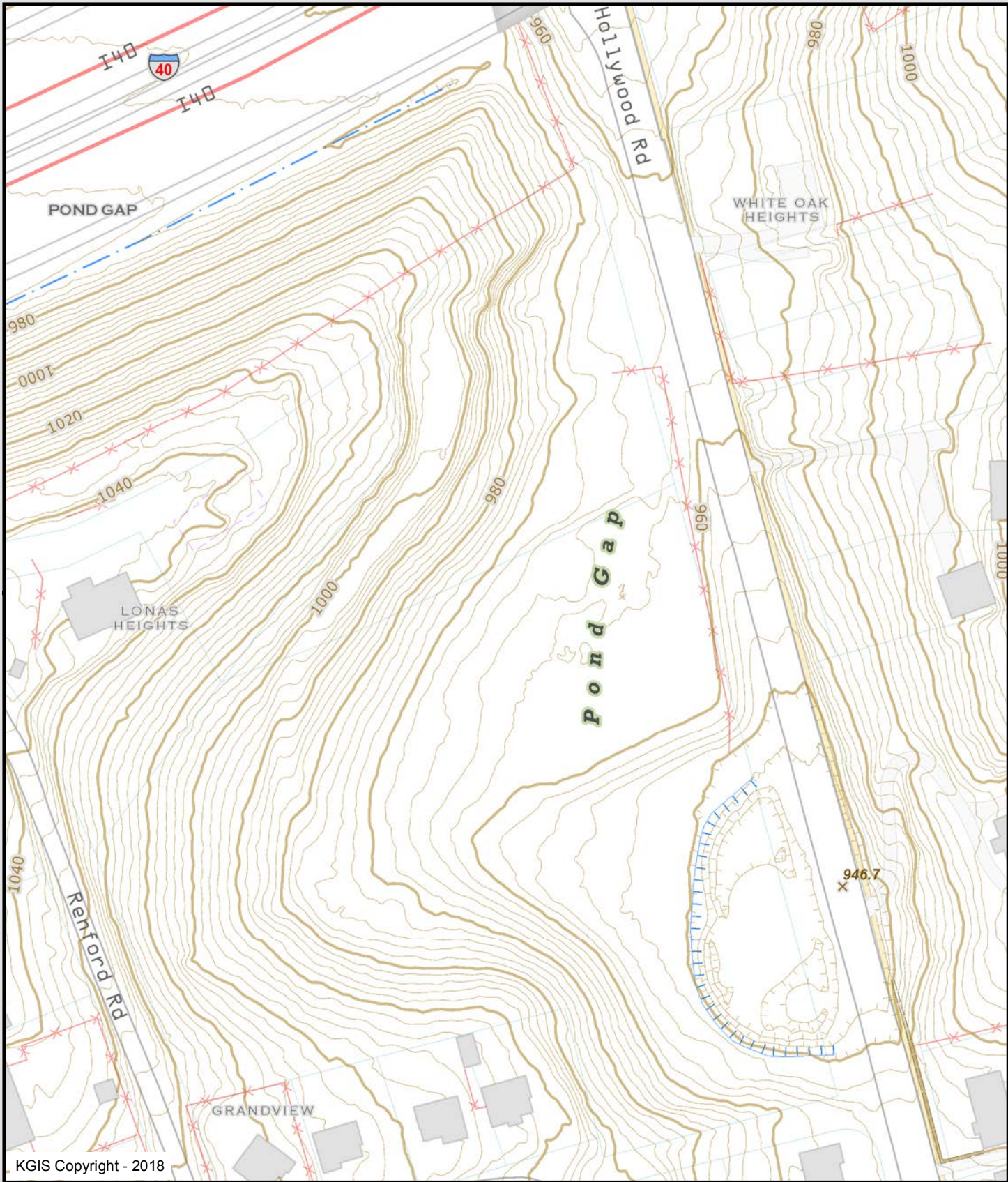
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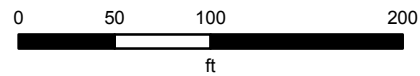
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Letter Portrait

Printed: 6/26/2018 at 11:16:07 AM

Knoxville - Knox County - KUB Geographic Information System



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REZONING PLAN AMENDMENT

Name of Applicant: ELWINGTON CG, LLC

Date Filed: April 25 2018 Meeting Date: July 12 2018

Application Accepted by: Marc Payne

Fee Amount: 855⁰⁰/₁₀₀ File Number: Rezoning 7-B-18-RZ

Fee Amount: 800⁰⁰/₁₀₀ File Number: Plan Amendment 7-B-18-PA
7-B-18-SP



PROPERTY INFORMATION

Address: 0 HOLLYWOOD DRIVE

General Location: HOLLYWOOD DRIVE AT I-40

5 W/S Hollywood Dr, S of I-40

Parcel ID Number(s): 107FG04101
107FG04103

Tract Size: 5.11 ACRES

Existing Land Use: VACANT

Planning Sector: WEST CITY

Growth Policy Plan: CITY OF KNOXVILLE

Census Tract: 37

Traffic Zone: _____

Jurisdiction: City Council 2 District

County Commission _____ District

Requested Change

REZONING

FROM: C-4

~~TO: RESIDENTIAL~~

PLAN AMENDMENT

One Year Plan Sector Plan

FROM: _____

TO: ADD

PROPOSED USE OF PROPERTY

MULTI-FAMILY RESIDENTIAL

Density Proposed 30 Units/Acre

Previous Rezoning Requests: NONE KNOWN

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: HUNTER NELSON

Company: ELWINGTON CG, LLC

Address: 118 16TH AVE SOUTH, SUITE 100

City: KNOXVILLE 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: ANTHONY G. SEYMOUR, JR

Company: FRANZ, MCCORMICK - SEYMOUR

Address: P.O. BOX 39

City: KNOXVILLE State: TN Zip: 37901

Telephone: 546-9321

Fax: 637-5249

E-mail: ANTSEYMOUR@FRANZ.COM

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: [Signature]

PLEASE PRINT

Name: SAUR AL ARSANA

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

R.P.-2 MPB
~~RESIDENTIAL~~