



USE ON REVIEW REPORT

▶ **FILE #:** 5-I-19-UR

AGENDA ITEM #: 36

AGENDA DATE: 5/9/2019

▶ **APPLICANT:** TRENT DEVELOPMENT GROUP, LLC

OWNER(S): Alex Trent / Trent Development Group, LLC

TAX ID NUMBER: 132 02704

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 0 Moss Grove Blvd

▶ **LOCATION:** East side of Moss Creek Boulevard, South of Kingston Pike

▶ **APPX. SIZE OF TRACT:** 6.16 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Moss Grove Blvd., a private Joint Permanent Easement with access out to Kingston Pike, a major arterial street with a four and five lane cross section within a required right-of-way of 100'.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ **ZONING:** O-1 (Office, Medical, and Related Services) (k)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Apartments

8.93 du/ac

HISTORY OF ZONING: Rezoning to O-1 (Office, Medical, and Related Services) (k) was approved by Knoxville City Council on 9/25/07.

SURROUNDING LAND USE AND ZONING: North: Retail commercial - PC-1 (Retail and Office Park) (k)

South: Apartments - RP-1 (Planned Residential) (k)

East: Residences - RB (General Residential)

West: Assisted living facility and vacant land- O-1 (Office, Medical, and Related Services) (k)

NEIGHBORHOOD CONTEXT: The Sherrill Hill mixed use development has residential development on three sides and commercial development to the north across Kingston Pike. Zoning in the area includes SC and SC-3 Shopping Center, RAE, PR and RB Residential.

STAFF RECOMMENDATION:

▶ **TABLE** the Use on Review as requested by the applicant.

COMMENTS:

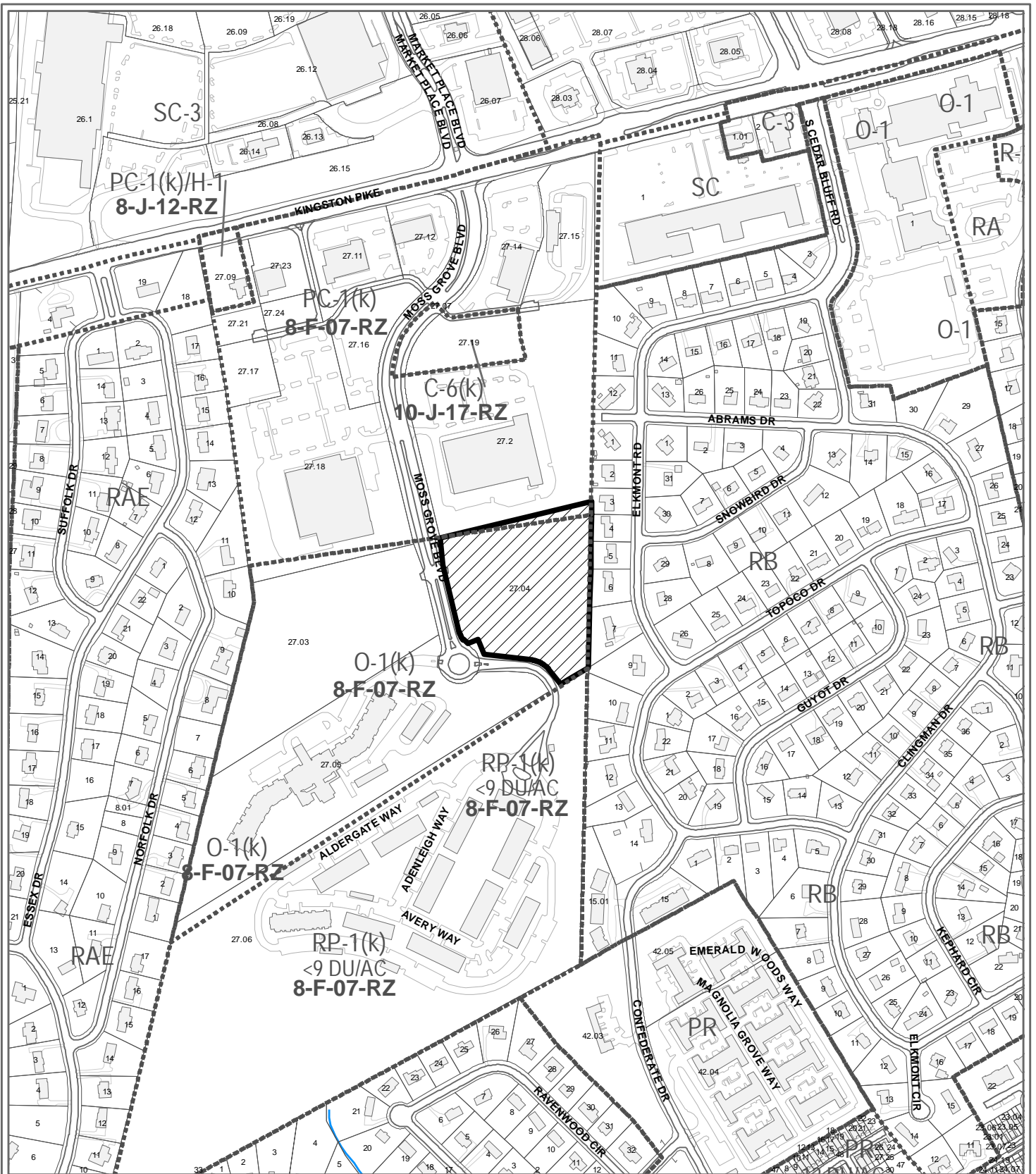
The applicant is proposing to develop this 6.16 acre site located on the East side of Moss Grove Blvd., south of Kingston Pike with 55 apartment units at a density of 8.93 du/ac. The O-1 (Office, Medical, and Related Services) zoning district allows consideration of a multi-dwelling development through a Use on Review approval by the Planning Commission.

The applicant has requested that their request be tabled to allow time to address comments from staff.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**5-I-19-UR
USE ON REVIEW**



Apartments in O-1 (Office, Medical, and Related Services) (k)

Original Print Date: 4/17/2019

Revised:

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

Petitioner: Trent Development Group, LLC

Map No: 132

Jurisdiction: City



5-I-19-UR -table- 5-9-19



1011 Cherry Ave Nashville, TN 37203 • W: 615.370.5721 M: 615.306.0738 • atrent@trentdevelopmentgroup.com

Tom Brechko
Principle Planner
Knoxville-Knox County Planning
400 Main Street, Suite 403
Knoxville, TN 37902

RE: Trent Development Group, LLC – Adcn Terrace Apartments (5-I-19-UR)

Tom,

We appreciate you meeting with us to review our use on review proposal for the property referenced above. In pursuing said Use on Review, we have come to the conclusion that we will not have enough time to satisfy your review comments in a fashion that will be satisfactory. We have also been advised that we can receive a zoning letter for our submission to THDA. A zoning letter will suffice for our submission and we do not need to pursue the use on review approval at this time.

I would like to request that we table our use on review meeting until I have confirmation from THDA that we can proceed with our development proposal. I appreciate your time and will reach out later this summer to confirm our status.

Please let me know if you require any further explanation on this matter.

Thanks,

A handwritten signature in black ink that reads "Alex Trent".

Alex Trent

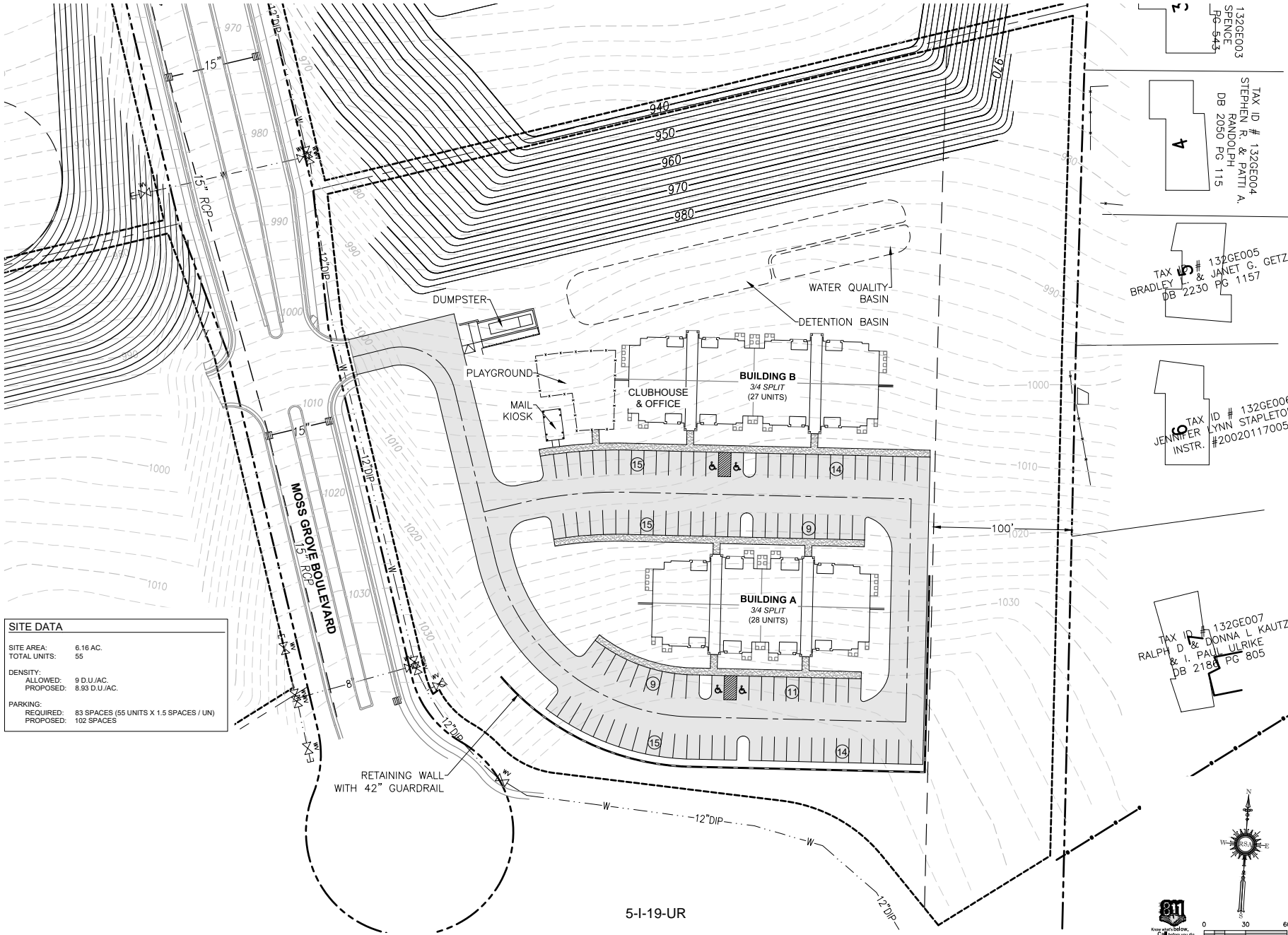
1011 Cherry Ave Nashville, TN 37203

atrent@trentdevelopmentgroup.com

W: (615) 370-5721

M: (615) 306-0738

F: (615) 371-9474



SITE DATA	
SITE AREA:	6.16 AC.
TOTAL UNITS:	55
DENSITY:	
ALLOWED:	9 D.U./AC.
PROPOSED:	8.93 D.U./AC.
PARKING:	
REQUIRED:	83 SPACES (55 UNITS X 1.5 SPACES / UN)
PROPOSED:	102 SPACES

TAX ID # 132GE003
SPENCE
PG 549

TAX ID # 132GE004
STEPHEN R. & PATTI A.
RANDOLPH
DB 2050 PG 115

TAX ID # 132GE005
BRADLEY L. & JANET G. GETZ
DB 2230 PG 1157

TAX ID # 132GE006
JENNIFER LYNN STAPLETON
INSTR. #200201170059

TAX ID # 132GE007
RALPH D. & DONNA L. KAUTZ
& I. PAUL LULRIKE
DB 2188 PG 805



PRELIMINARY
NOT FOR
CONSTRUCTION

MOSS GROVE MULTI-FAMILY
FOR
TRENT DEVELOPMENT GROUP
KNOXVILLE, TENNESSEE

ISSUES	NO.	DATE	DESCRIPTION
19037	1472		
DESIGNED	TPG		
DRAWN	TPG	11/30	
SCALE			
DATE	MARCH 21, 2018		

LAYOUT PLAN
1

5-1-19-UR



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Use on Review **Development Plan**

Name of Applicant: Trent Development Group, LLC

Date Filed: ~~2/28/2019~~ 3-29-19 Meeting Date: ~~TBD~~ 5-9-19

Application Accepted by: Emiley Bills ok per Amy

Fee Amount: _____ File Number: Development Plan

Fee Amount: 2,700.00 File Number: Use on Review 5-I-19-UR

PROPERTY INFORMATION

Address: Sherrill Hill - Lot 4 - 0 Moss Grove Boulevard
Knoxville, TN 37922

General Location: 35°54'24.6"N 84°05'28.4"W
east side MOSS GROVE Blvd
South of Kingston Pk

35.906839, -84.091207

Tract Size: 6.16 Acres No. of Units: 55

Zoning District: O-1

Existing Land Use: Vacant

Planning Sector: SW County

Sector Plan Proposed Land Use Classification:
0

Growth Policy Plan Designation: Urban Inside

Census Tract: 57.06

Traffic Zone: 171

Parcel ID Number(s): 032
Parcel ID: 132 02704 Alternate Parcel ID: 197827
Alternate Parcel ID: 094NJ-016

Jurisdiction: City Council 2 District
 County Commission 3 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Alex Trent

Company: Trent Development Group, LLC

Address: 1011 Cherry Avenue

City: Nashville State: TN Zip: 37203

Telephone: (615) 308-0738

Fax: n/a

E-mail: arent@trentdevelopmentgroup.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Alex Trent

Company: Trent Development Group, LLC

Address: 1011 Cherry Avenue

City: Nashville State: N Zip: 37203

Telephone: (615) 308-0738

Fax: n/a

E-mail: arent@trentdevelopmentgroup.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Multifamily Apartment Complex

Other (Be Specific)

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: Alex Trent

PLEASE PRINT
Name: Alex Trent

Company: Trent Development Group

Address: 1011 Cherry Ave

City: Nashville State: TN Zip: 37203

Telephone: (615) 308-0738

E-mail: arent@trentdevelopmentgroup.com

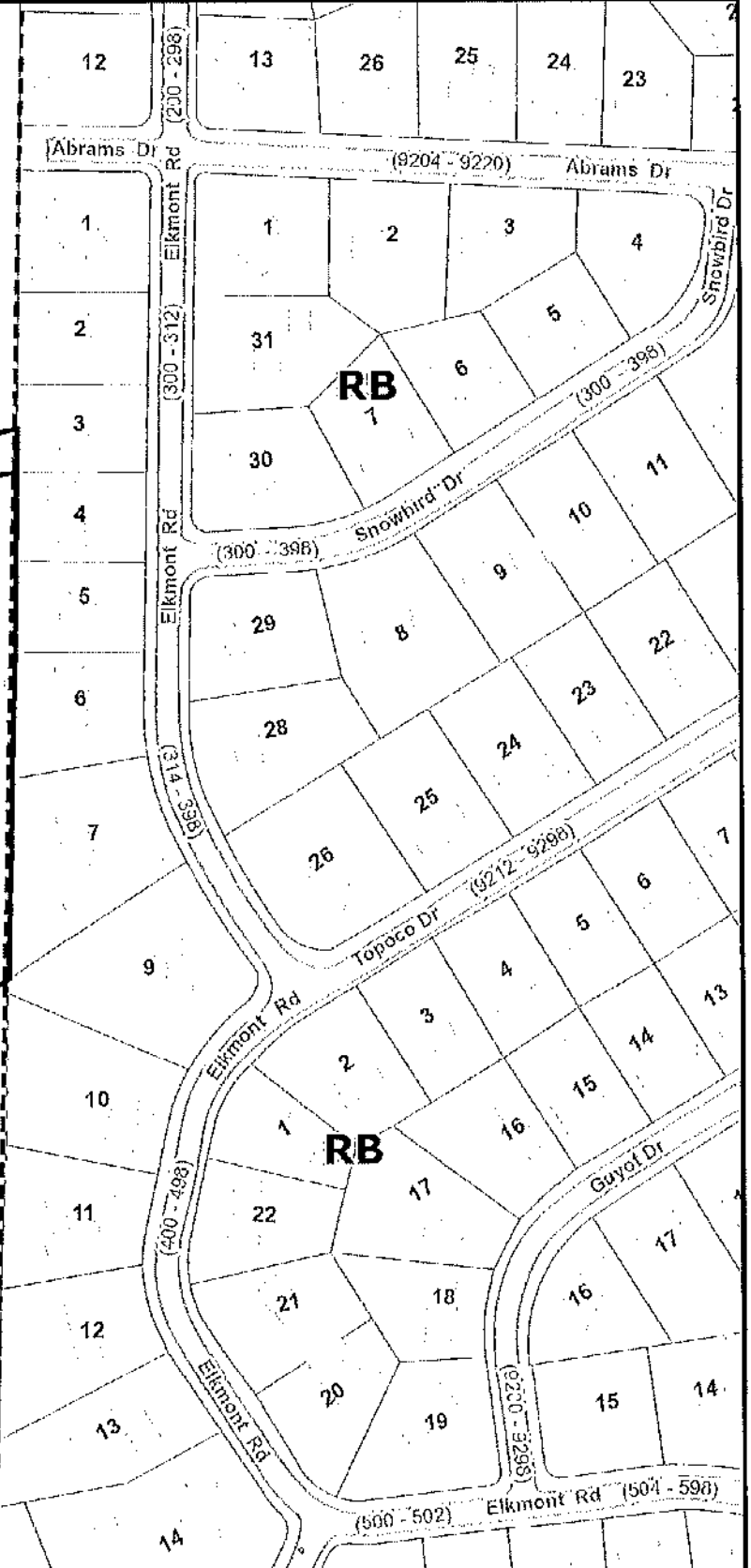
C-6(k)
10-J-17-RZ

27.20
PC-1(k)
8-F-07-RZ

27.04
O-1(k)
8-F-07-RZ

RP-1(k)
<9 DU/AC
8-F-07-RZ

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Letter Portrait



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Knoxville - Knox County - KUB Geographic Information System

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PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

03/29/2019

District	Map	Insert	Group	Parcel	Ward	Property Location			
	132			27.04	47	0 MOSS GROVE BLVD			
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage
SHERRILL HILL RESUB OF LOTS 6R & 4R				-	4R1-	201103170055135			6.16 - A.C. Deeded
									- A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address			
KINGSTON PIKE LLC		12/20/2007	<u>20071221</u>	0048725		6151 POWERS FERRY RD STE 690 ATLANTA, GA 30339			
		12/20/2007	<u>20071221</u>	0048726					
		12/20/2007	<u>20071221</u>	0048727		3400 #STE 1400 PEACHTREE RD NE ATLANTA, GA 30326			

Remarks

L/A

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)
132 027	

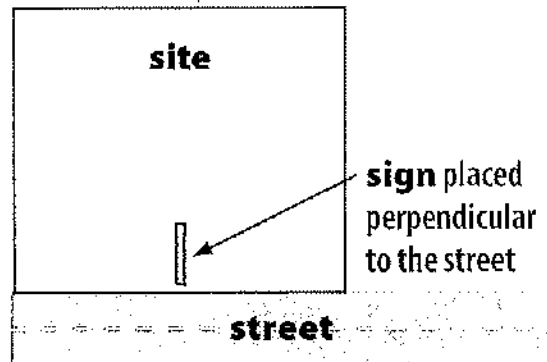
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

April 24, 2019 and May 10, 2019
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: *Sammy Manning*

Printed Name: Sammy Manning

Phone: 865-406-3396 Email: smanning@volreality.com

Date: 3-29-19

MPC File Number: 5-I-19-UR