



# PLAN AMENDMENT REPORT

► **FILE #:** 10-A-19-SP

**AGENDA ITEM #:** 18

**AGENDA DATE:** 10/10/2019

► **APPLICANT:** **CHRISTINE DUNCAN**  
**OWNER(S):** Christine Duncan

**TAX ID NUMBER:** 94 H A 00602

[View map on KGIS](#)

**JURISDICTION:** Council District 3

**STREET ADDRESS:** 0 Warrick Avenue

► **LOCATION:** **Northwest of Buick Street off of Richmond Avenue**

► **APPX. SIZE OF TRACT:** **1.14 acres**

**SECTOR PLAN:** Central City

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

**ACCESSIBILITY:** The property will be accessed off of Buick Street, a local road with a pavement width of 14 feet and a right-of-way width of 35 feet. Warrick Avenue is an undeveloped right-of-way that will not be utilized for this development.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Third Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** **LI (Light Industrial) / I-3 (General Industrial)**

► **PROPOSED PLAN DESIGNATION:** **TDR (Traditional Neighborhood Residential)**

► **EXISTING LAND USE:** **Undeveloped parcel**

► **PROPOSED USE:** **4 additional cottages at 640sf each to add to Richmond Orchard (application states 2 but applicant has since amended their request).**

**EXTENSION OF PLAN DESIGNATION:** Yes, TDR is adjacent to the east

**HISTORY OF REQUESTS:** None noted for this property

**SURROUNDING LAND USE AND PLAN DESIGNATION:** North: Agricultural/Forestry/Vacant - LI (Light Industrial)

South: Agricultural/Forestry/Vacant - TDR (Traditional Neighborhood Residential)

East: Agricultural/Forestry/Vacant - LI (Light Industrial) and OS (Open Space)

West: Commercial / Agricultural/Forestry/Vacant - TDR (Traditional Neighborhood Residential)

**NEIGHBORHOOD CONTEXT** This property is in an area that is predominantly single-family residential on small lots of approximately 0.1 to 0.2 acres. There is a range of commercial uses fronting Western Avenue, which lies to the north.

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**STAFF RECOMMENDATION:**

- **Adopt Resolution #10-A-19-SP, amending this parcel in the Central City Sector Plan map to the TDR (Traditional Neighborhood Residential) designation.**

Staff recommends adoption of resolution #10-A-19-SP, amending this parcel in the Central City Sector Plan map to the TDR (Traditional Neighborhood Residential) designation since it would be a minor extension of the existing TDR designation and is compatible with the surrounding development.

**COMMENTS:**

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

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:**

1. The Richmond Orchard development is nearing completion. The rezoning of that property was approved by City Council in April, 2017 and the Use on Review was approved by the Planning Commission in April, 2017.
2. TDR land use is more compatible adjacent to residential uses than Light Industrial (LI). Now that the owner is ready to develop this parcel, their request to amend the sector plan to TDR allows for more compatible uses side by side.

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

1. No new roads or additional utilities have been introduced in this area.

**AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:**

1. There are no obvious or significant errors or omissions in the plan regarding this parcel.

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

1. The Richmond Orchard development was just completed. The development is an 11-unit small house community with homes of 582 square feet each.
2. If this rezoning request is approved, it will be enfolded into the Richmond Orchard development and developed with the same density.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/5/2019 and 11/19/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



# PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 10-A-19-RZ  
10-A-19-PA

**AGENDA ITEM #:** 18  
**AGENDA DATE:** 10/10/2019

► **APPLICANT:** CHRISTINE DUNCAN  
**OWNER(S):** Christine Duncan

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**TAX ID NUMBER:** 94 H A 00602 [View map on KGIS](#)  
**JURISDICTION:** Council District 3  
**STREET ADDRESS:** 0 Warrick Avenue  
► **LOCATION:** Northwest of Buick Street off of Richmond Avenue  
► **TRACT INFORMATION:** 1.14 acres.  
**SECTOR PLAN:** Central City  
**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)  
**ACCESSIBILITY:** The property will be accessed off of Buick Street, a local road with a pavement width of 14 feet and a right-of-way width of 35 feet. Warrick Avenue is an undeveloped right-of-way that will not be utilized for this development.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
**WATERSHED:** Third Creek

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► **PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial) / I-3 (General Industrial)  
► **PROPOSED PLAN DESIGNATION/ZONING:** TDR (Traditional Neighborhood Residential) / RP-1 (Planned Residential)  
► **EXISTING LAND USE:** Undeveloped parcel  
► **PROPOSED USE:** 4 additional cottages at 640sf each to add to Richmond Orchard (application states 2 but applicant has since amended their request).  
**DENSITY PROPOSED:** 4.2 du/ac  
**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, TDR is adjacent to the east  
**HISTORY OF ZONING REQUESTS:** None noted for this property  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Agricultural/Forestry/Vacant - LI (Light Industrial) - I-3 (General Industrial District)  
South: Agricultural/Forestry/Vacant - TDR (Traditional Neighborhood Residential) - R-1A (Low Density Residential)  
East: Agricultural/Forestry/Vacant - LI (Light Industrial) and OS (Open Space) - RP-1 (Planned Residential) < 4.2 du/ac  
West: Commercial / Agricultural/Forestry/Vacant - TDR (Traditional

NEIGHBORHOOD CONTEXT: This property is in an area that is predominantly single-family residential on small lots of approximately 0.1 to 0.2 acres. There is a range of commercial uses fronting Western Avenue, which lies to the north.

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**STAFF RECOMMENDATION:**

► **Approve the TDR (Traditional Neighborhood Residential) designation.**

Staff recommends approval of TDR as the One-Year Plan designation, since it would be a minor extension of the existing TDR designation and is compatible with the surrounding development.

► **Approve RP-1 (Planned Residential) zoning with up to 4.2 du/ac.**

Staff recommends approval of the requested RP-1 (Planned Residential) zoning with 4.2 du/ac since RP-1 zoning is consistent with the Central City Sector Plan and will allow uses compatible with the surrounding area.

**COMMENTS:**

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

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

AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan.

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:

1. The Richmond Orchard development was just completed. The rezoning of that property was approved by City Council in April, 2017 and the Use on Review was approved by the Planning Commission in April, 2017. The development is an 11-unit small house community with homes of 582 square feet each.
2. TDR land use is more compatible adjacent to residential uses than Light Industrial (LI). Now that the owner is ready to develop this parcel, her request to amend the sector plan to TDR allows for more compatible uses side by side.
3. If this rezoning request is approved, the property will be enfolded into the Richmond Orchard development and developed with the same density.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. No change in public policy directly impacts this plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information has become available to reveal the need for a plan amendment.

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. The Richmond Orchard development is nearing completion. The rezoning of that property was approved by City Council in April, 2017 and the Use on Review was approved by the Planning Commission in April, 2017. The development is an 11-unit small house community with homes of 582 square feet each.
2. RP-1 zoning is more compatible adjacent to residential uses than I-3 (General Industrial District), the existing zone. Now that the owner is ready to develop this parcel, her request to rezone to RP-1 allows for more compatible uses side by side.
3. If this rezoning request is approved, this property will be enfolded into the Richmond Orchard development and developed with the same density.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE

APPLICABLE ZONING ORDINANCE:

1. The proposed amendment to RP-1 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, education, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. In order to accomplish these objectives, a new RP-1, RP-2, or RP-3 planned residential district may be created to be developed specifically as planned unit development.
2. District regulations shall be as outlined in this section and shall be the same for RP-1, RP-2, and RP-3 districts except for the overall population density permitted in each district. The RP-1 District allows a maximum of 24 dwelling units per net acre.
3. Each planned unit development shall be compatible with the surrounding or adjacent districts. Such compatibility shall be determined by the planning commission by review of development plans for the district.
4. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. RP-1 zoning is consistent with the recommended zones for the TDR sector plan designation. Any impacts would be addressed during the use on review process.
2. The proposed density is similar to that of the surrounding area. Nearby residential development has a density of 4.8 du/ac (Richmond Heights along Richmond Avenue) and 4.2 du/ac (Richmond Orchard north of Orchard House Way).

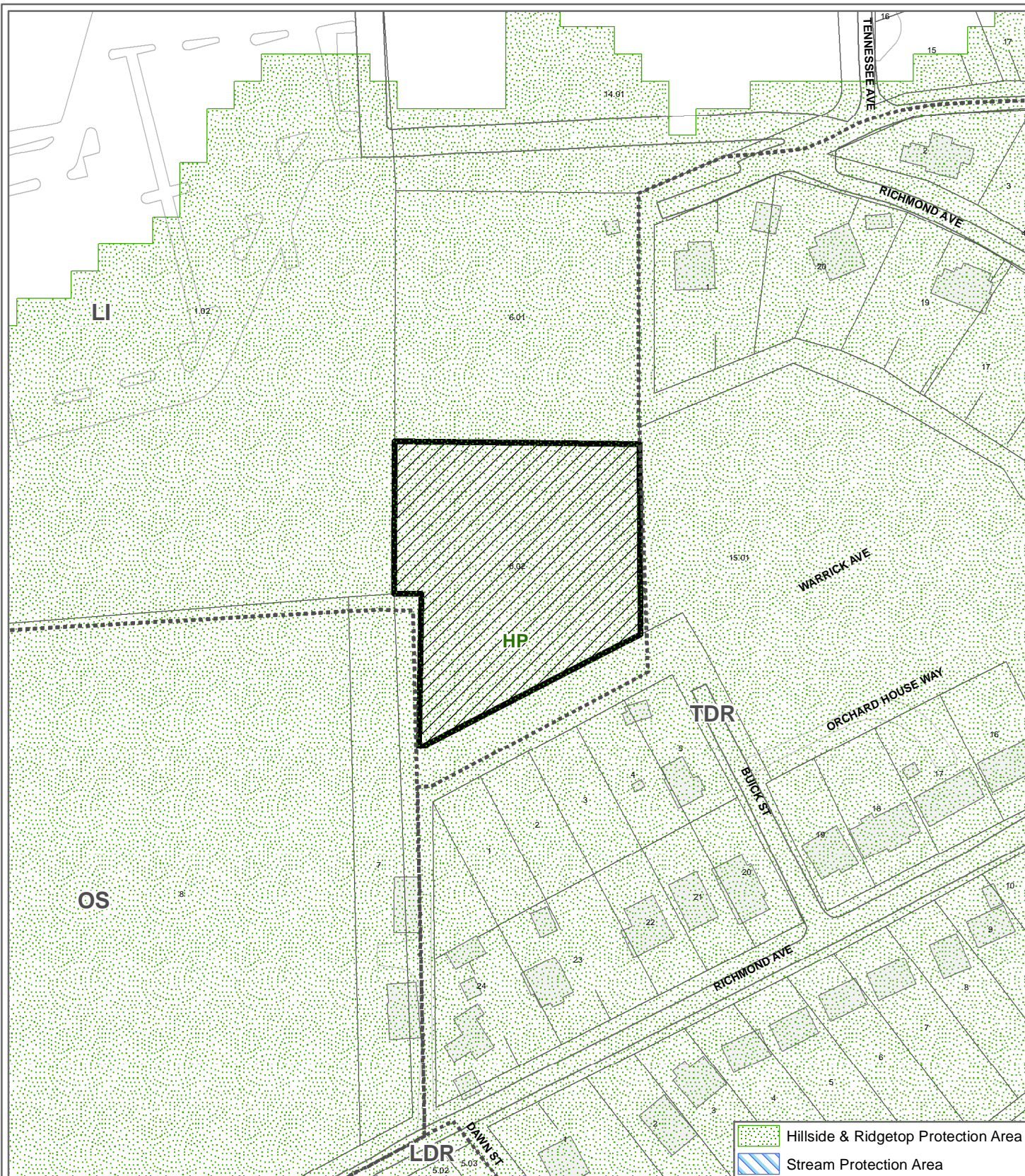
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is consistent with and not in conflict with any adopted plans.
2. The property is in Flood Zone X but is not located in a flood plain or flood way.
3. The property is in the Hillside and Ridgeway Protection Area (HP), and RP zoning will require compliance with HP regulations.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

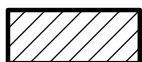
If approved, this item will be forwarded to Knoxville City Council for action on 11/5/2019 and 11/19/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**10-A-19-SP  
CENTRAL CITY SECTOR PLAN AMENDMENT**

From: LI (Light Industrial)

To: TDR (Traditional Neighborhood Residential)



Petitioner: Duncan, Christine

Map No: 94

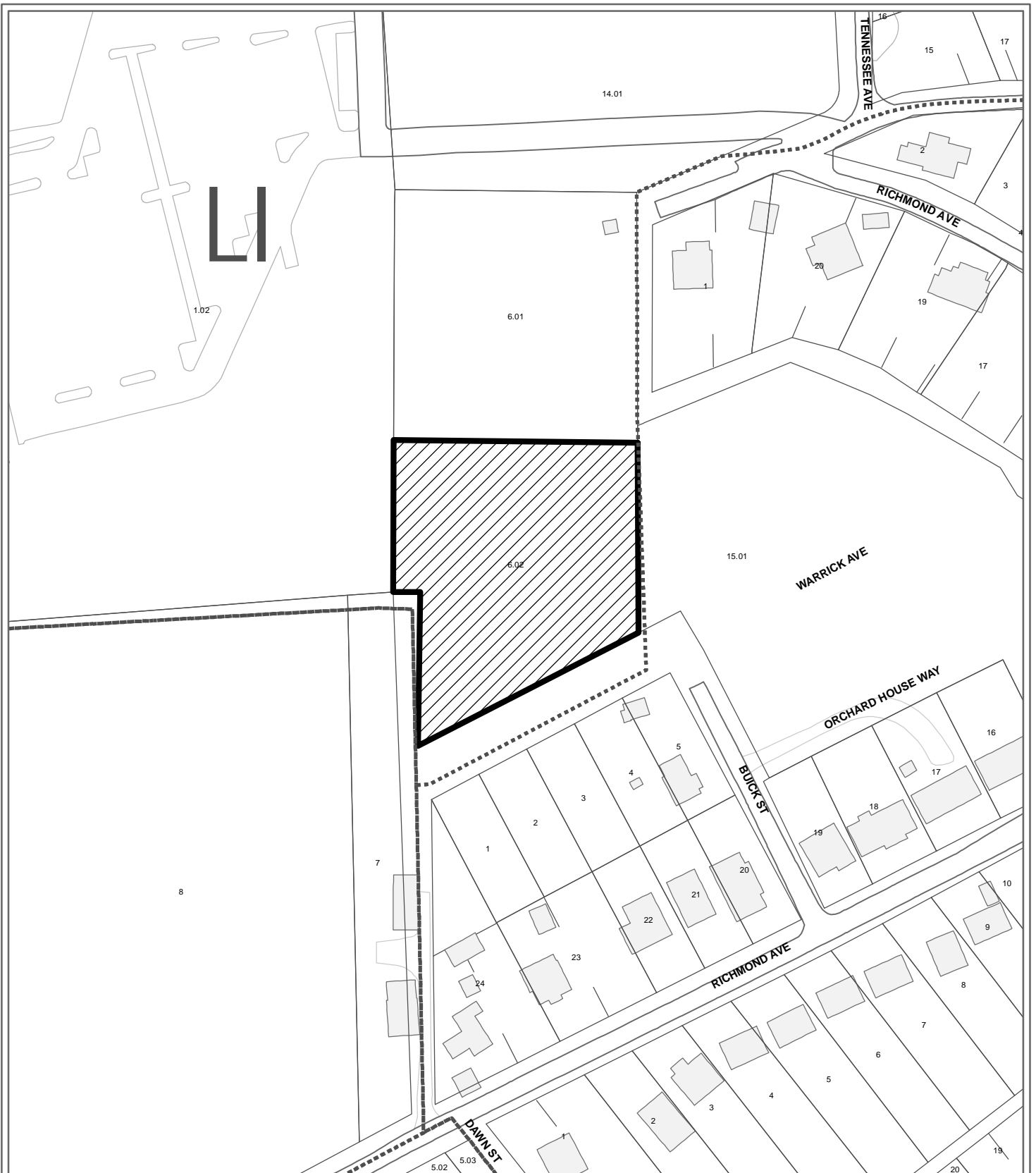
Jurisdiction: City



Original Print Date: 9/17/2019

Revised:

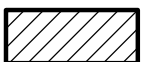
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**10-A-19-PA / 10-A-19-RZ  
PLAN AMENDMENT**

From: LI (Light Industrial)

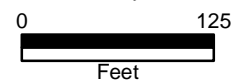
To: TDR (Traditional Neighborhood Residential)



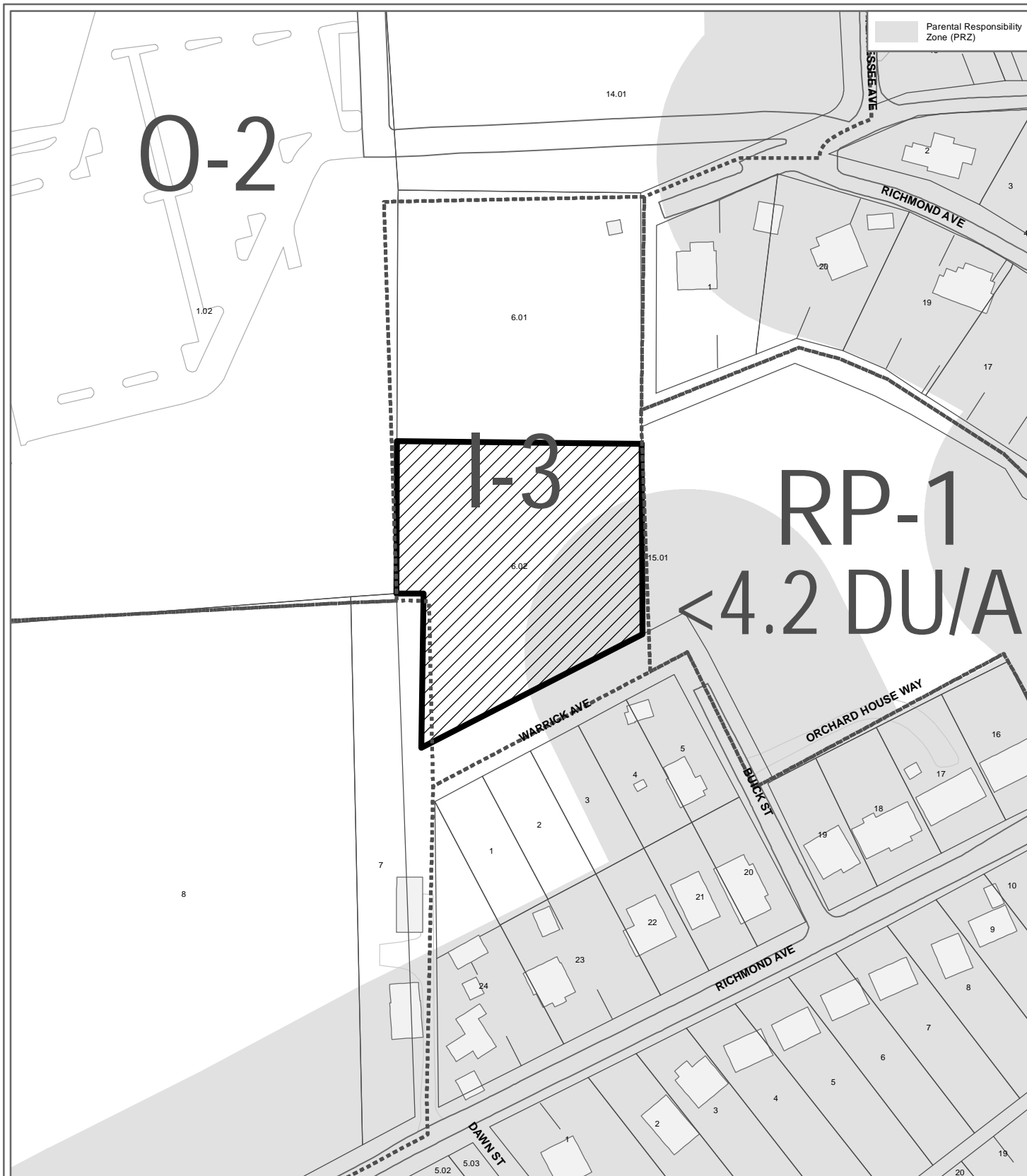
Petitioner: Undefined

Map No: 94

Jurisdiction: City



Original Print Date: 9/17/2019 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





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

***WHEREAS**, the Knoxville-Knox County 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 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 Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Central 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**, Christine Duncan has submitted an application to amend the Sector Plan from Light Industrial to Traditional Neighborhood Residential for property described in the application; and*

***WHEREAS**, the Planning Commission staff recommends approval of a revised amendment to the Central 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 Planning Commission, at its regularly scheduled public hearing on October 10, 2019, 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 PLANNING COMMISSION:**

*SECTION 1: The Planning Commission hereby adopts the revised amendment to the Central City Sector Plan, with its accompanying staff report and map, file #10-A-19-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.*

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*Date*

---

*Chairman*

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*Secretary*

**10-A-19-RZ / 10-A-19-PA**  
**Exhibit A. Contextual Images**

**Richmond Orchard Development, in progress:**



*Tiny house development featuring two-story dwelling units comprised of almost 600 square feet.*



*Orchard House Way (private street) looking west.*

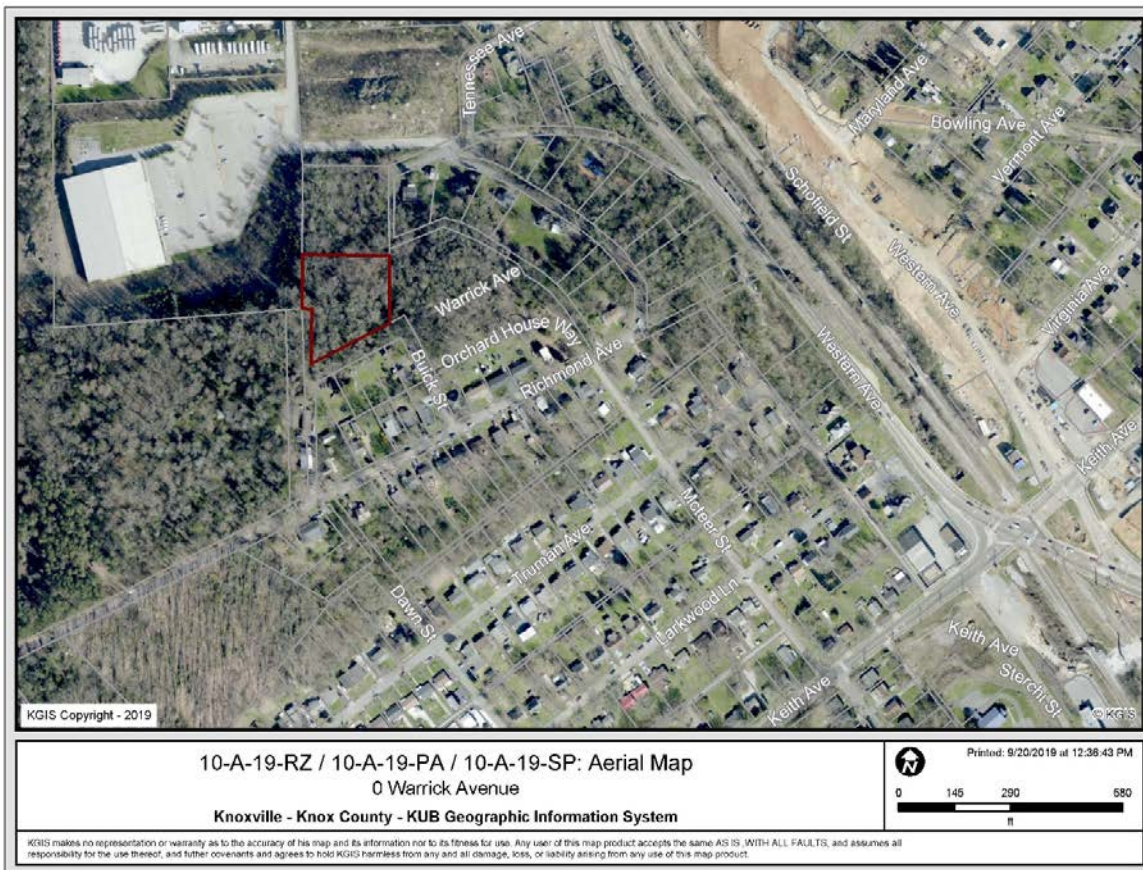
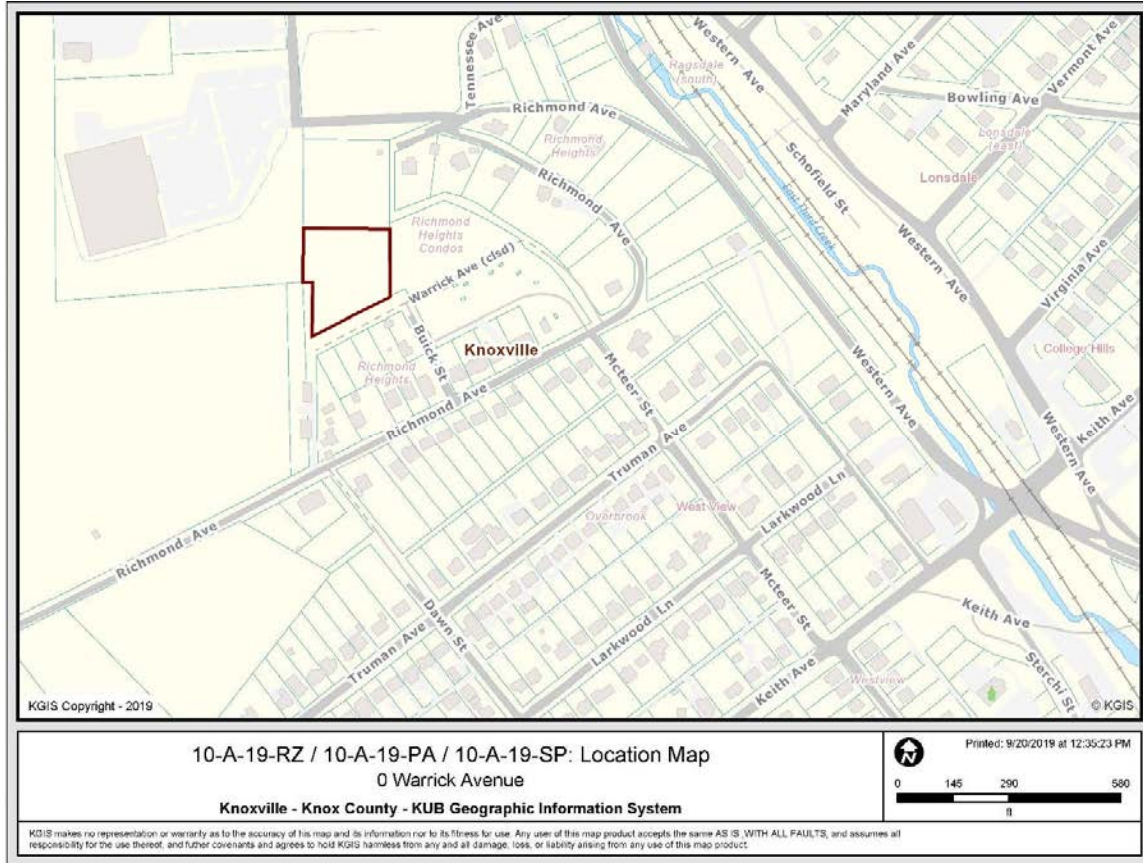


*Orchard House Way (private street) looking east.*



# 10-A-19-RZ / 10-A-19-PA

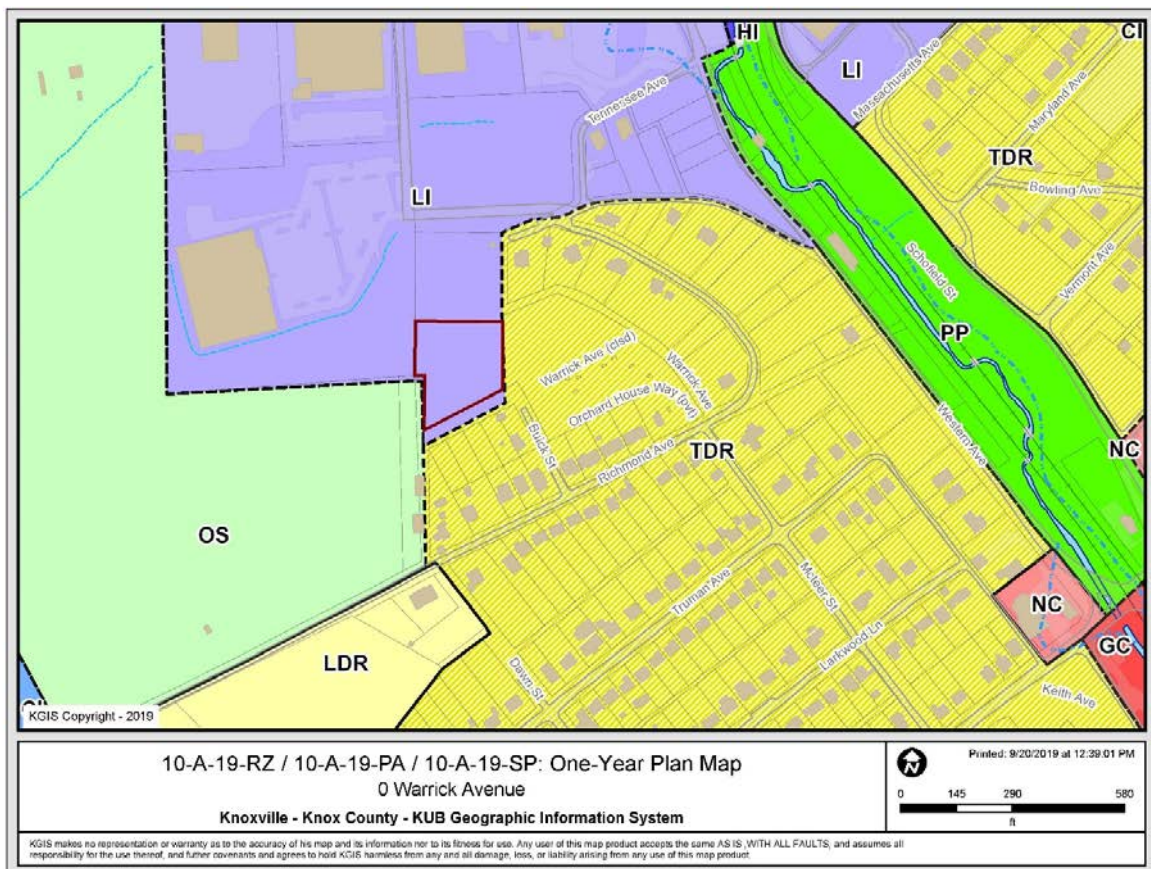
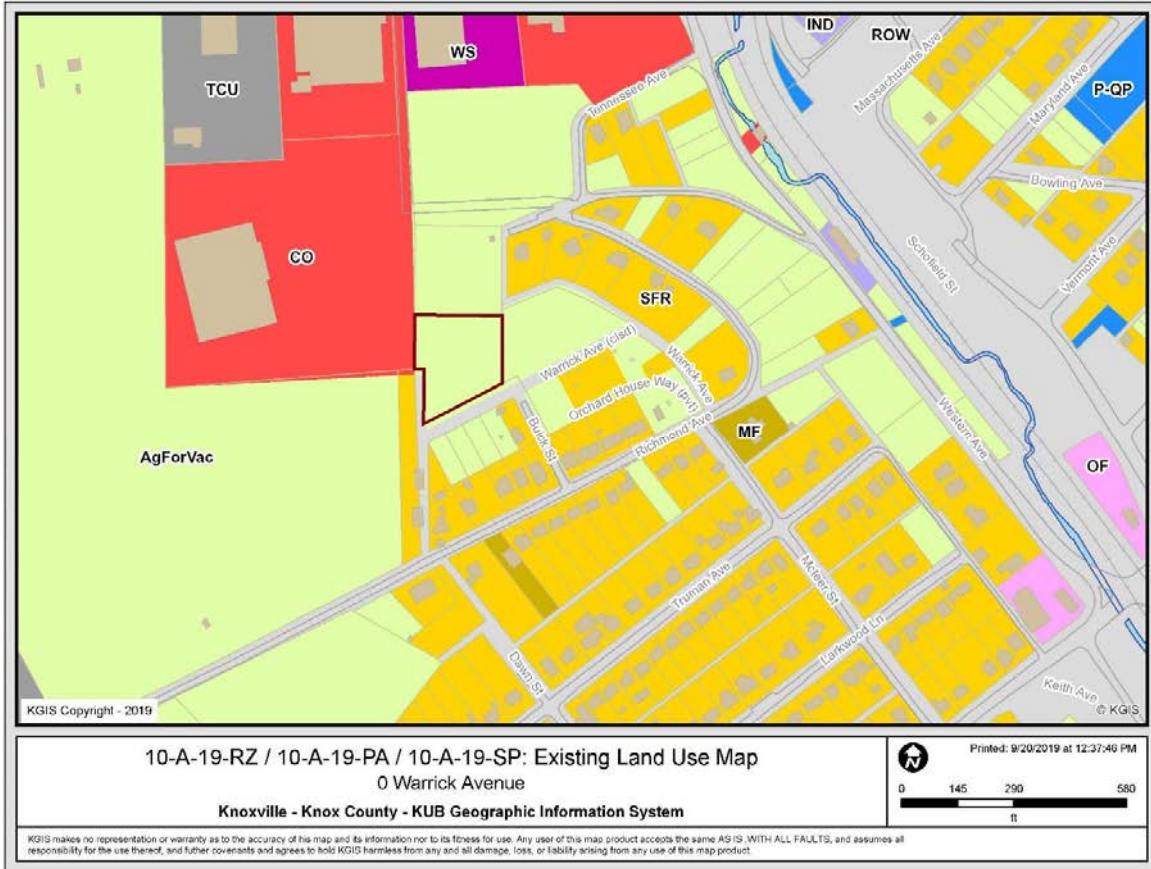
## Exhibit A. Contextual Images





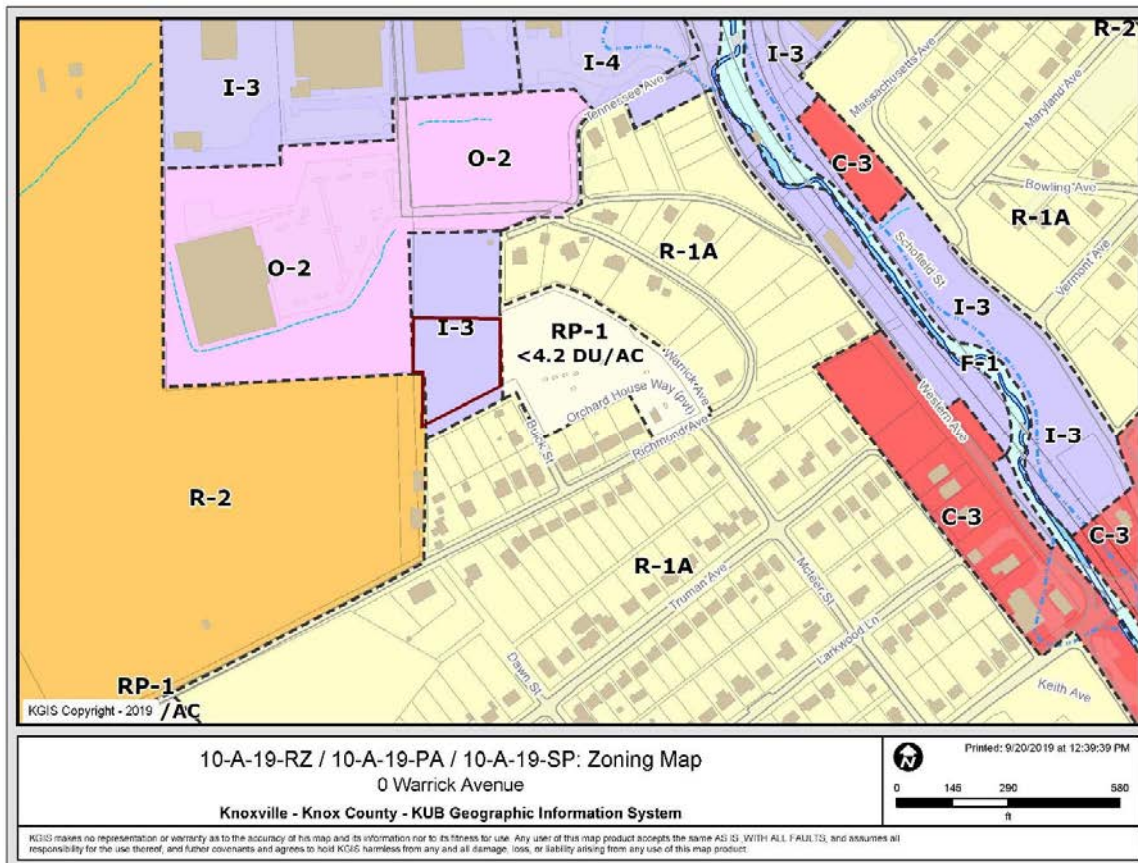
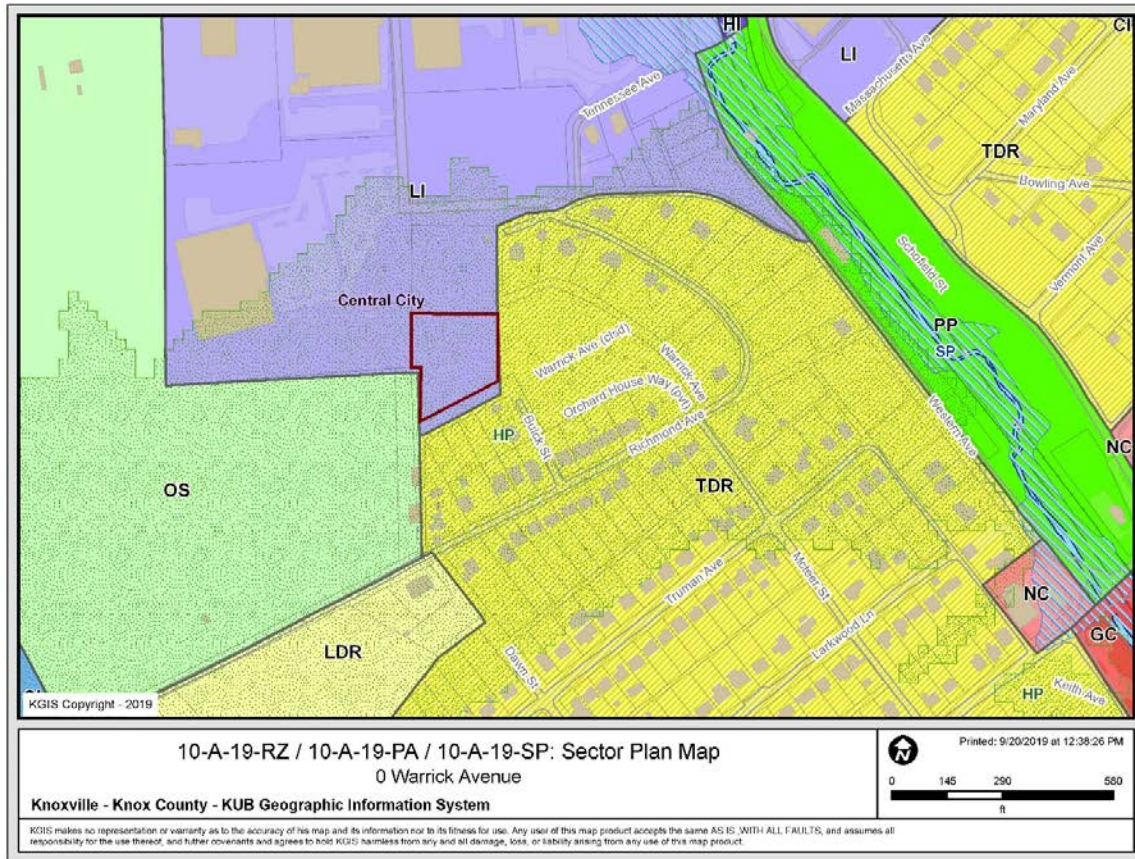
# 10-A-19-RZ / 10-A-19-PA

## Exhibit A. Contextual Images

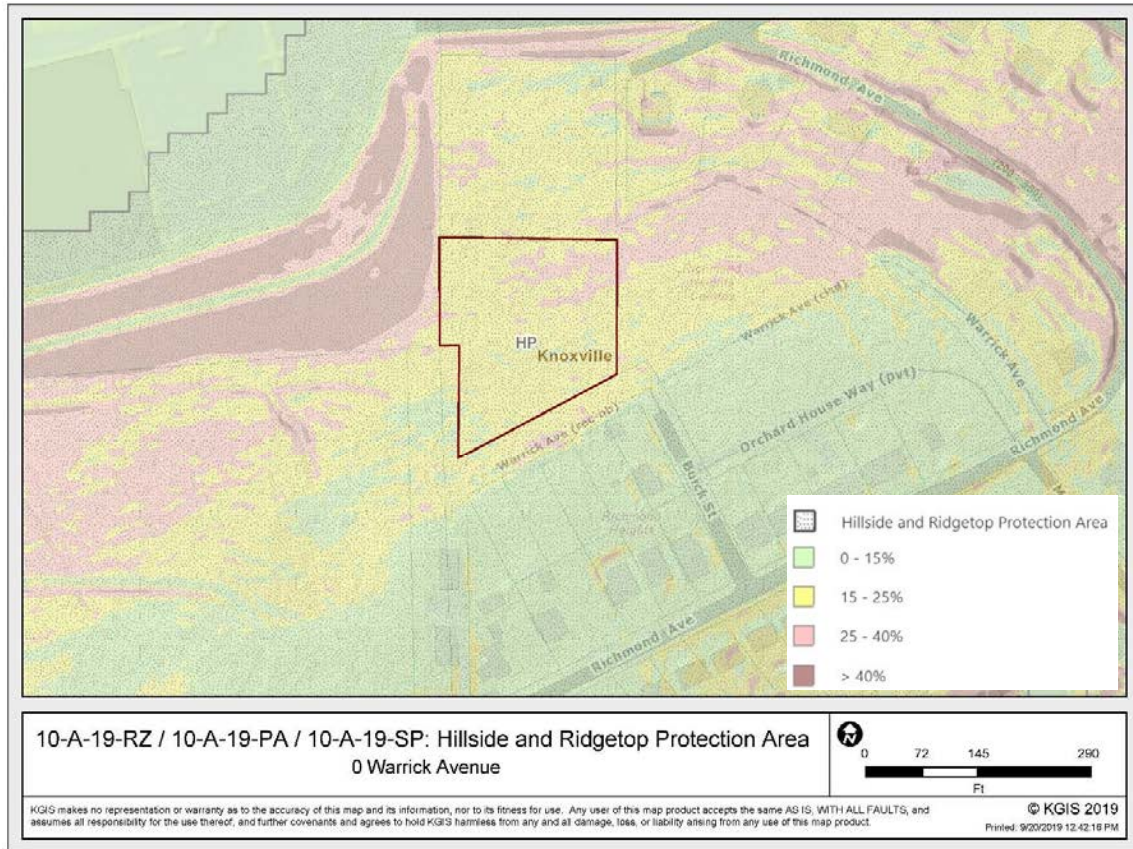




# 10-A-19-RZ / 10-A-19-PA Exhibit A. Contextual Images



**10-A-19-RZ / 10-A-19-PA**  
**Exhibit A. Contextual Images**





500  
6-24-19

KNOXVILLE-KNOX COUNTY  
**M P C**  
METROPOLITAN  
PLANNING  
COMMISSION  
TENNESSEE

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: CHRIS DUNCAN

Date Filed: 6/20/19 Meeting Date: AUG. 8, 2019

Application Accepted by: [Signature]

Fee Amount: ~~100.00~~ File Number: Rezoning 10-A-19-SP

Fee Amount: \_\_\_\_\_ File Number: Plan Amendment \_\_\_\_\_

**PROPERTY INFORMATION**

Address: 2 WARRICK AVE, 37921

General Location: ADJOINING RICHMOND

ORCHARD TO EAST NORTH OF  
DEADEND BUICK ST.

Parcel ID Number(s): \_\_\_\_\_

094HA00602

Tract Size: 1/4 Acre

Existing Land Use: VACANT WOODS

Planning Sector: Central City

Growth Policy Plan: \_\_\_\_\_

Census Tract: 27

Traffic Zone: \_\_\_\_\_

Jurisdiction: ☒ City Council 3 District

☒ County Commission Dist. 1 District

**Requested Change**

**REZONING**

FROM: I-3

TO: RP-1 < 4.2 DU/AC

**PLAN AMENDMENT**

☒ One Year Plan ☒ Sector Plan

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

**PROPOSED USE OF PROPERTY**

ADD TO FOREST IN  
RICHMOND ORCHARD; POSS.  
BUILD 2 ea. 640sf Cottages

Density Proposed 4.2 DU/AC Units/Acre

Previous Rezoning Requests: N/A

☐ **PROPERTY OWNER** ☒ **OPTION HOLDER**

PLEASE PRINT

Name: CHRIS DUNCAN

Company: RICHMOND ORCHARD LLC

Address: 1009 KENSINGTON CIRCLE

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-556-2382

Fax: \_\_\_\_\_

E-mail: randcduncan@gmail.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: CHRIS DUNCAN

Company: RICHMOND ORCHARD LLC

Address: 1009 KENSINGTON CIRCLE

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-556-2382

Fax: \_\_\_\_\_

E-mail: randcduncan@gmail.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: CHRISTINE DUNCAN

Company: \_\_\_\_\_

Address: 1009 KENSINGTON CIRCLE

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-556-2382

E-mail: randcduncan@gmail.com

**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please Print or Type in Black Ink:

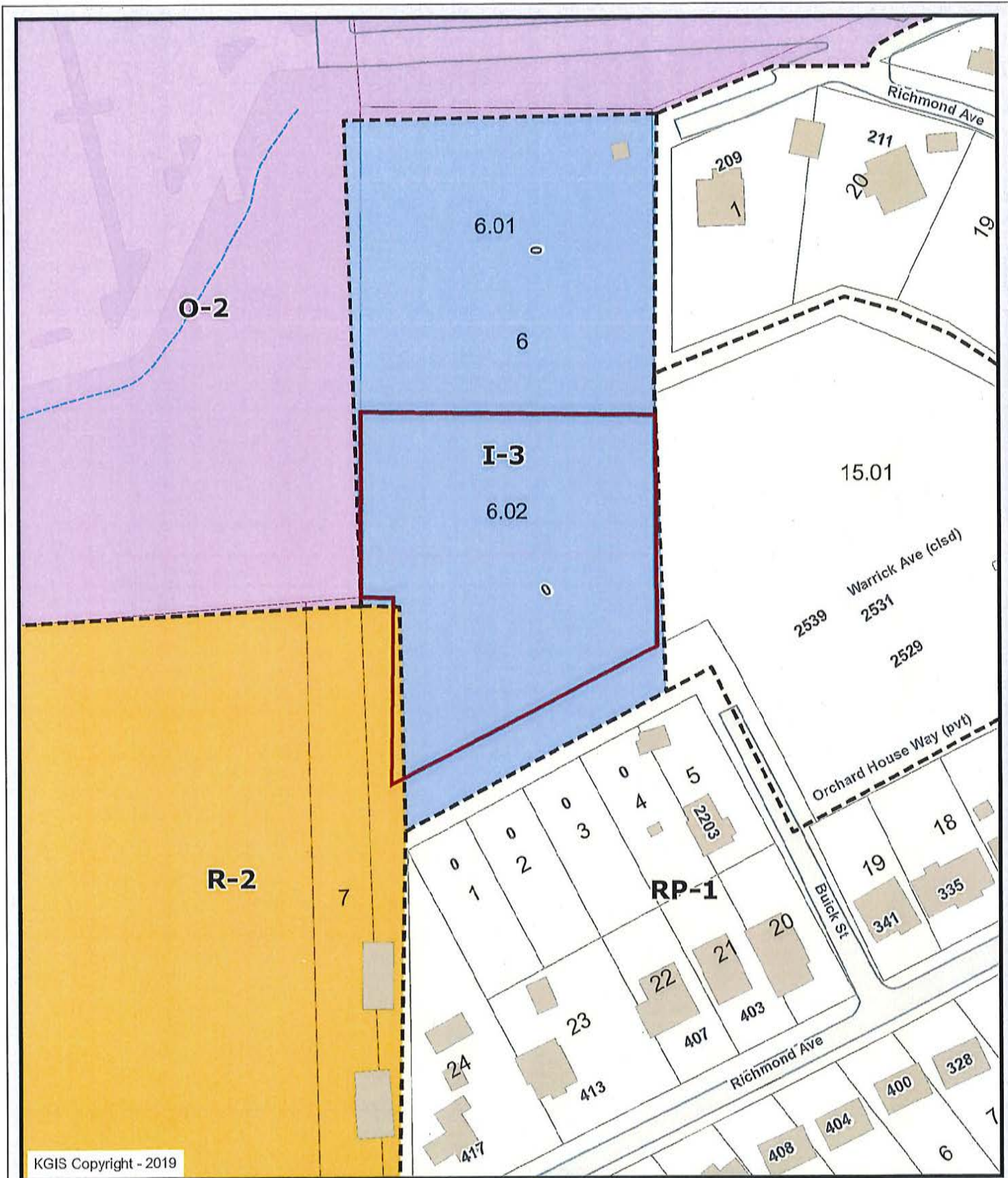
(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
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CHRISTINE DUNCAN	1009 KENSINGTON	KNOXVILLE	TN	37919		✓
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CECIL W. LEE	209 RICHMOND AVE	KNOXVILLE	TN	37921		✓
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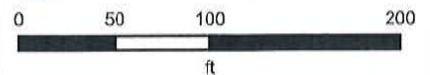
## Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System

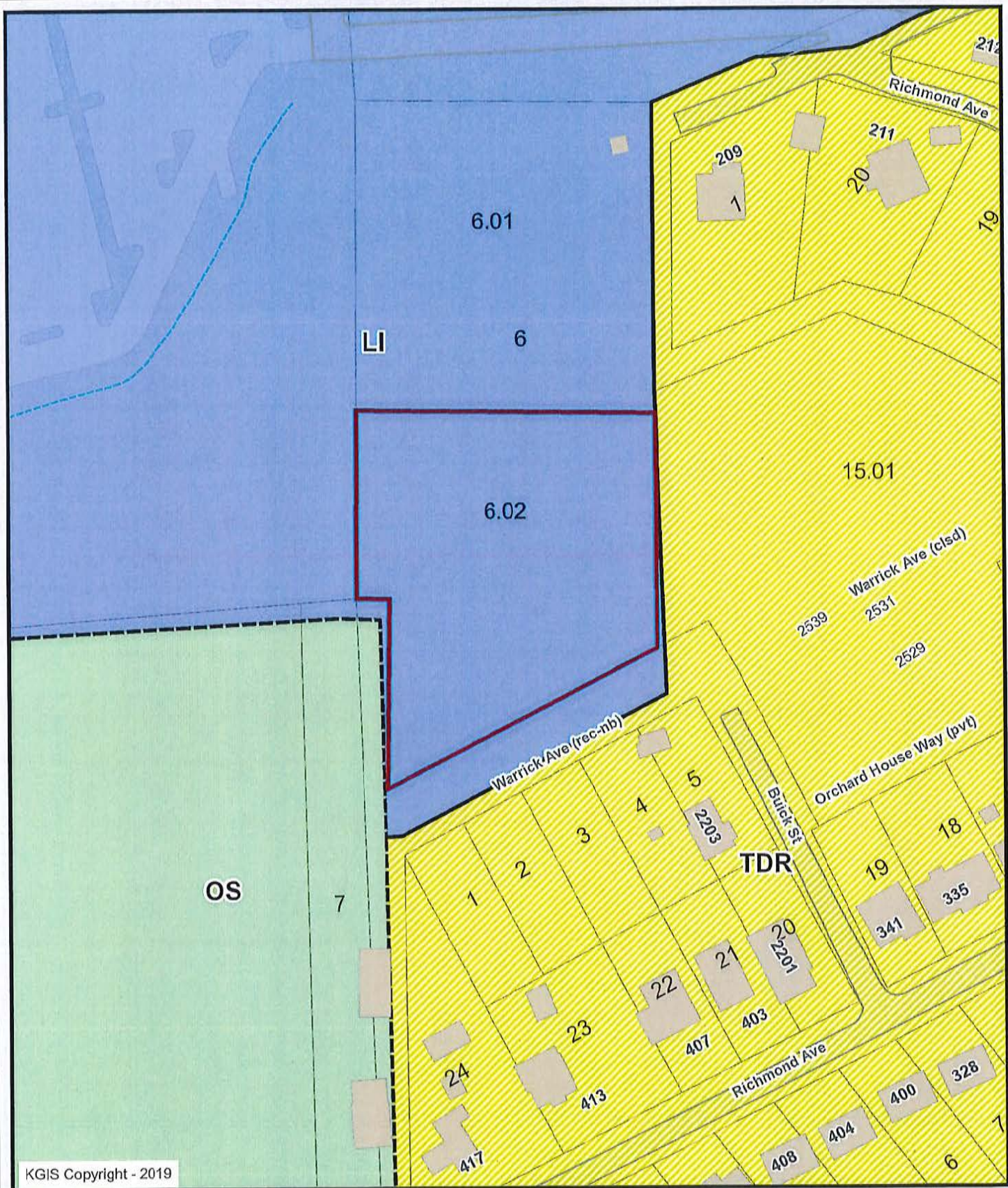
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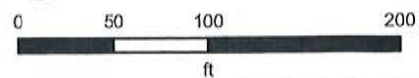


## Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System

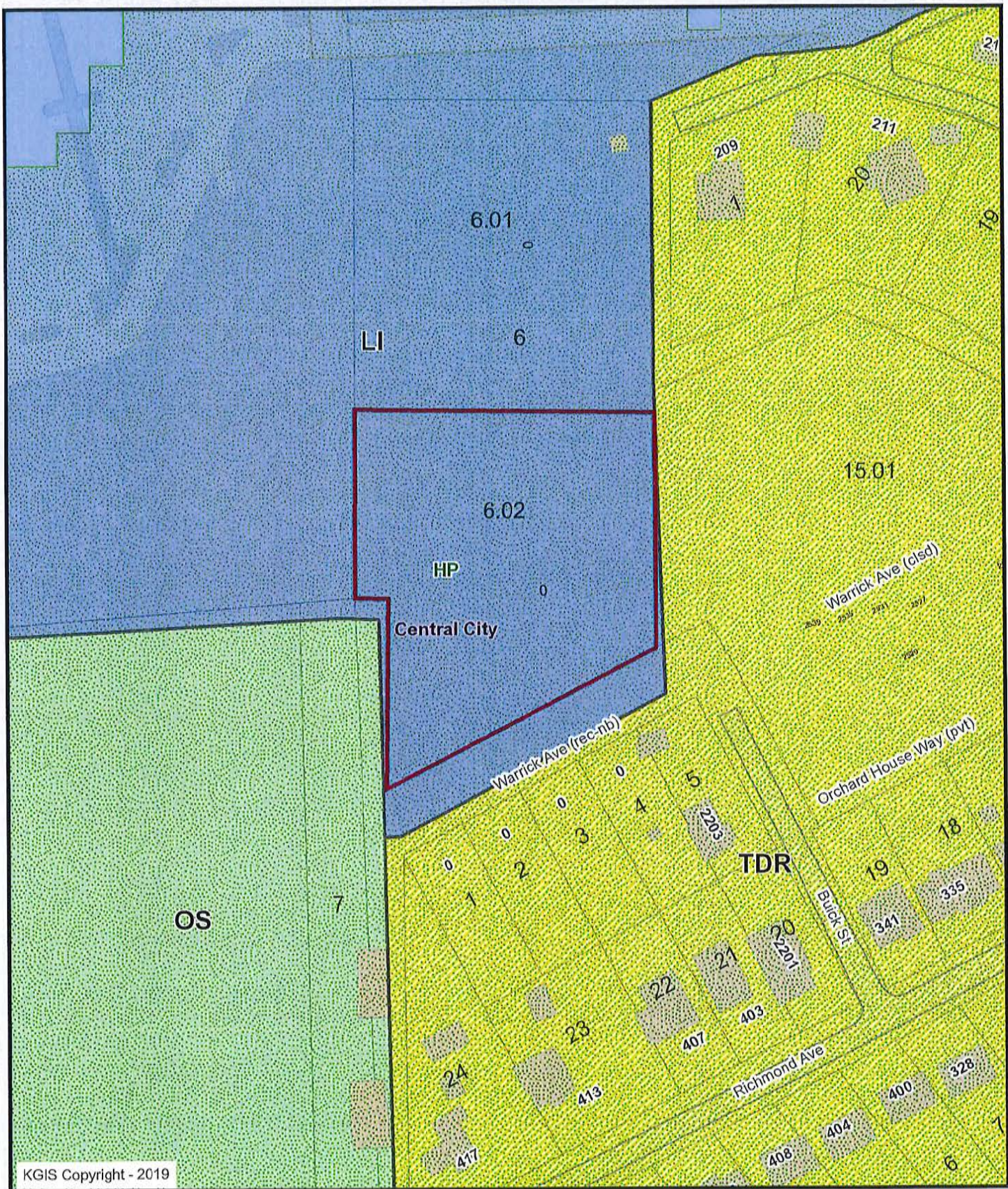


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## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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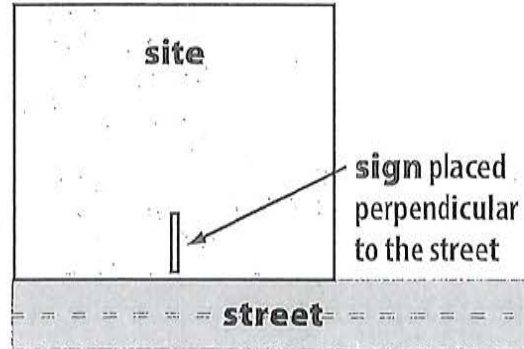
## REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



DWARACK AVE

### TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission 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 Planning Commission 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:

Sept 25<sup>th</sup> (Wed) and Oct. 11<sup>th</sup> (Fri)  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Christine Duncan

Printed Name: CHRISTINE DUNCAN

Phone: 865-556-2382 Email: kandcduncan@gmail.com

Date: 6-20-19

File Number: 10-A-19-RZ / 10-A-19-PA / 10-A-19-SP



\$600

KNOXVILLE-KNOX COUNTY  
**M P C**  
METROPOLITAN  
PLANNING  
COMMISSION  
TENNESSEE

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: CHRISTINE DUNCAN

Date Filed: 6/20/19 Meeting Date: JULY, 2019  
October 10

Application Accepted by: James Reel

Fee Amount: \$600 File Number: Rezoning 10-A-19-RZ

Fee Amount: \$600.00 File Number: Plan Amendment 10-A-19-SP  
10-A-19-PA



**PROPERTY INFORMATION**

Address: SWARRICK AVE

General Location: NORTH OF DEAD  
END OF BUICK ST.

Parcel ID Number(s): ADSONS "RICHMOND ORCHARD"  
35 Swarrick n of Richmond Ave  
094 HA00602 n of Buick St.

Tract Size: 1.14 Acres

Existing Land Use: VACANT WOODS

Planning Sector: CENTRAL CITY

Growth Policy Plan: City

Census Tract: 27

Traffic Zone: 101

Jurisdiction: ☒ City Council 3 District  
☒ County Commission 1 District

**Requested Change**  
**REZONING**

FROM: I-3

TO: RP-1 < 4.2 DU/AC

**PLAN AMENDMENT**

☒ One Year Plan ☒ Central City Sector Plan

FROM: Light Industrial

TO: Traditional Neighborhood  
Residential

**PROPOSED USE OF PROPERTY**

ADD TO FOREST IN RICHMOND  
ORCHARD; possibly build 2  
COTTAGES 640 SF each

Density Proposed 4.2/DU/AC Units/Acre

Previous Rezoning Requests: N/A

☐ **PROPERTY OWNER** ☒ **OPTION HOLDER**

PLEASE PRINT

Name: CHRIS DUNCAN

Company: RICHMOND ORCHARD LLC

Address: 1009 Kensington Cir

City: Knoxville State: TN Zip: 37919

Telephone: 865 556-2382

Fax: \_\_\_\_\_

E-mail: kandcduncan@gmail.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: CHRIS DUNCAN

Company: RICHMOND ORCHARD LLC

Address: 1009 KENSINGTON CIR.

City: Knoxville State: TN Zip: 37919

Telephone: 865-556-2382

Fax: \_\_\_\_\_

E-mail: kandcduncan@gmail.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: Christine Duncan

PLEASE PRINT

Name: CHRISTINE DUNCAN

Company: RICHMOND ORCHARD LLC

Address: 1009 KENSINGTON CIR.

City: Knoxville State: TN Zip: 37919

Telephone: 865-556-2382

E-mail: kandcduncan@gmail.com

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name

Address

City

State

Zip

Owner

Option

CECIL LEE

209 RICHMOND AVE.

✓

KNOXVILLE TN 37921

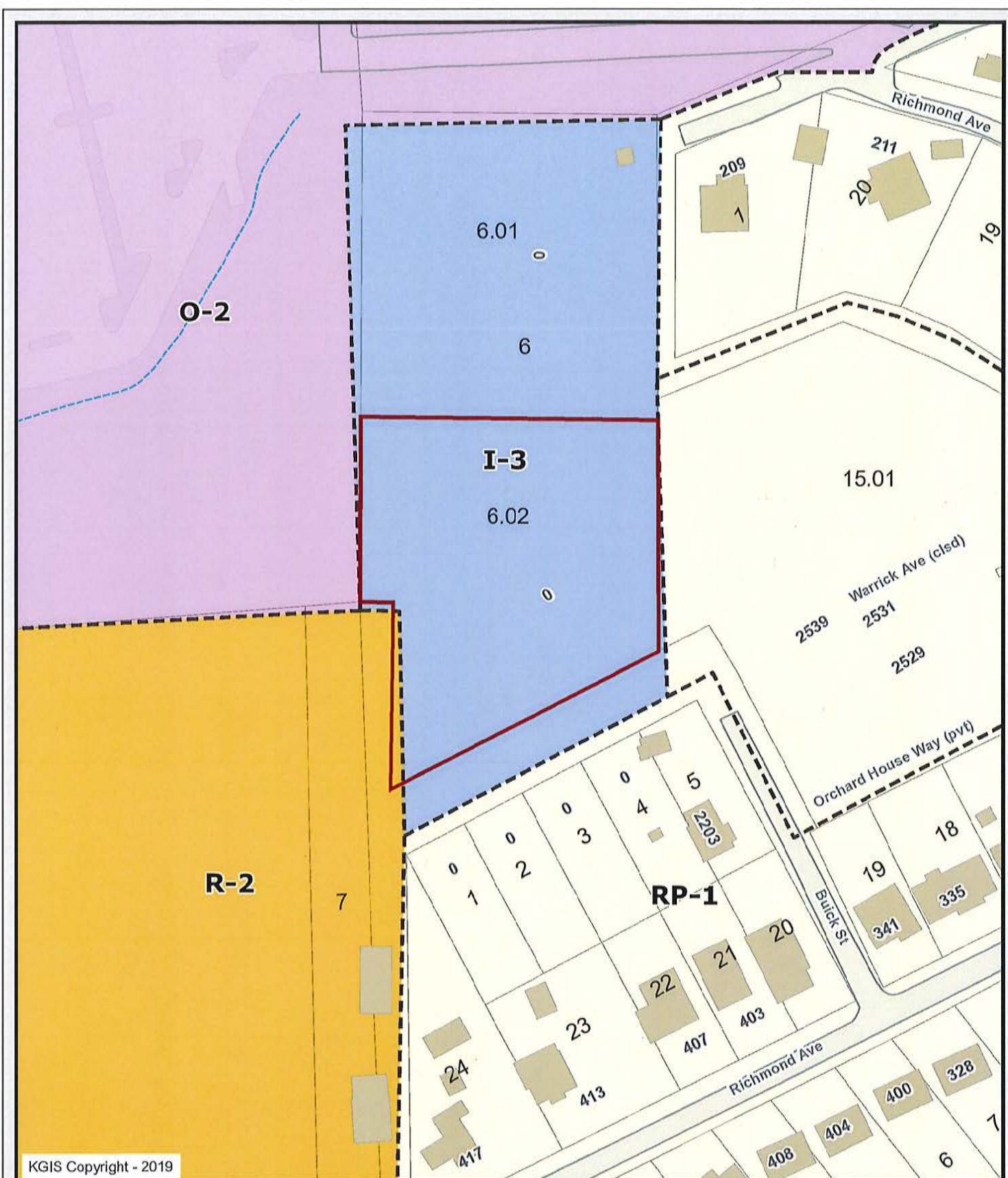
CHRIS DUNCAN

1009 KENSINGTON CIR.

✓

KNOXVILLE TN 37919



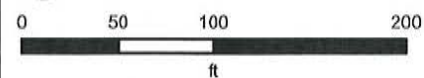


## Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System

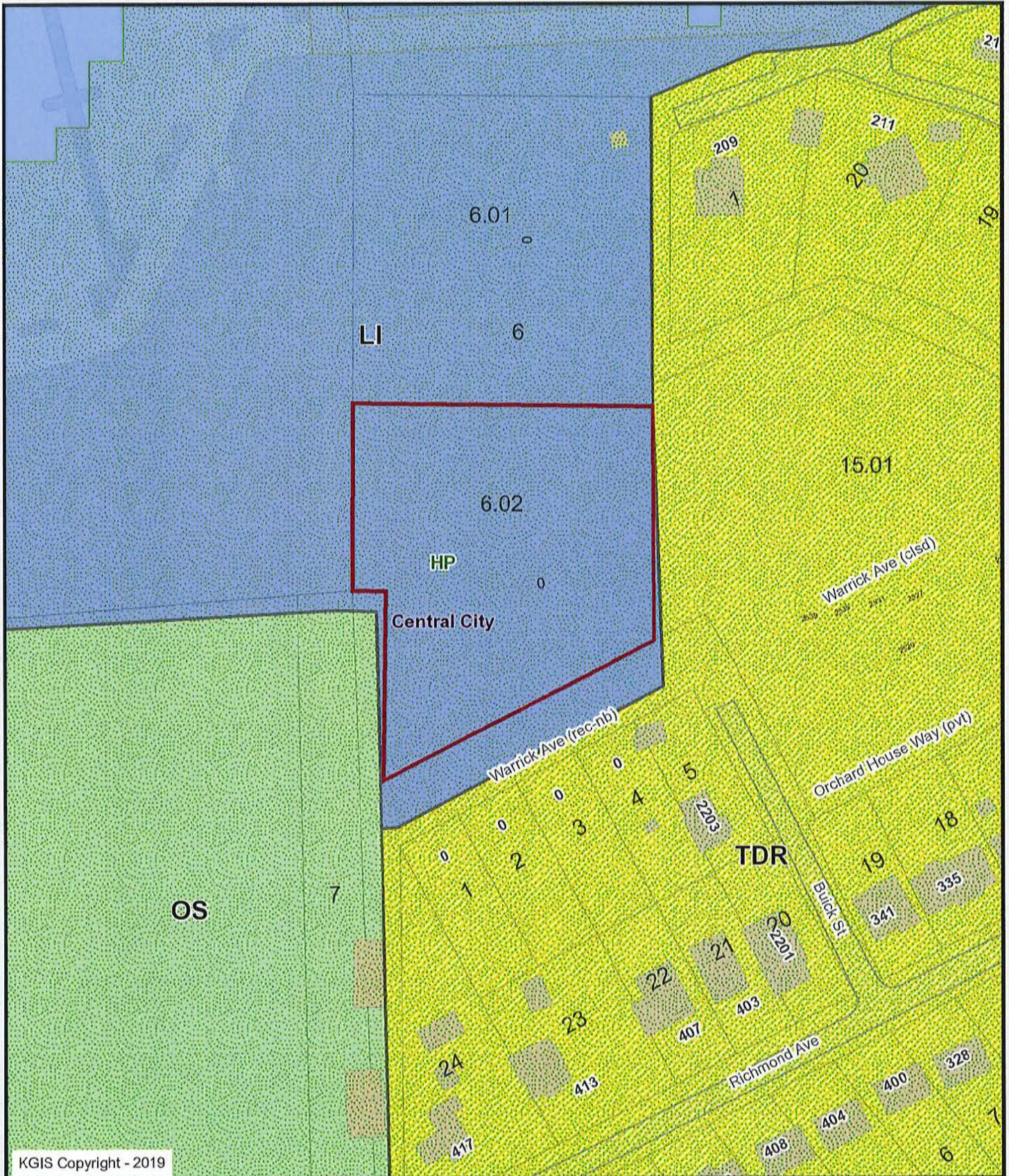


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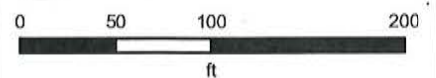
## Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System

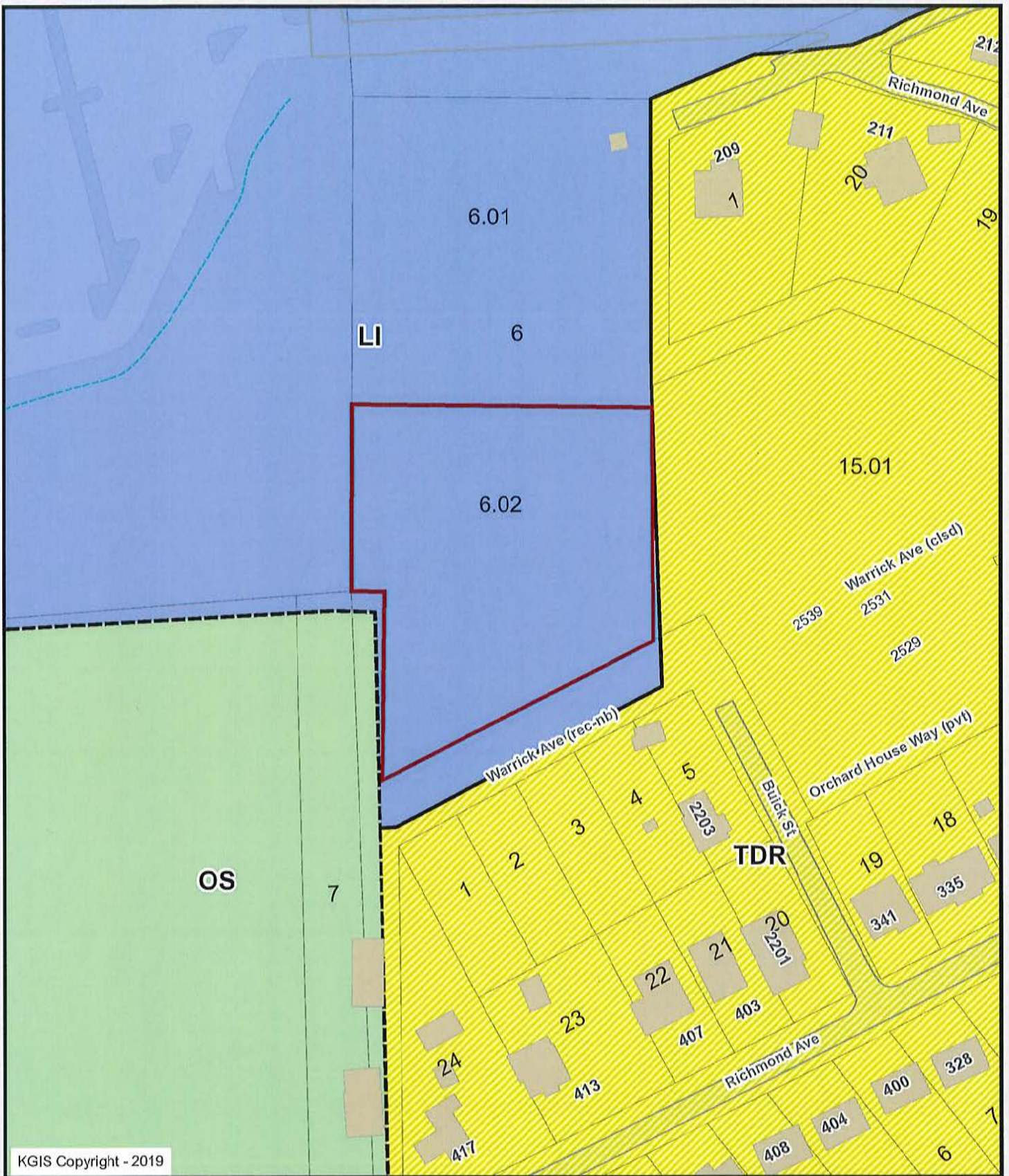
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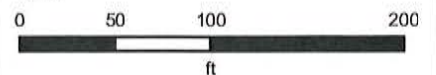


## Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System



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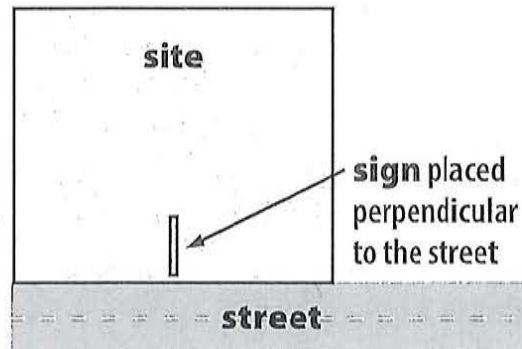
## REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



*OWARICK AVE*

### TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission 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 Planning Commission 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:

Sept 25<sup>th</sup> (Wed) and Oct. 11<sup>th</sup> (Fri)  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *Christine Duncan*

Printed Name: CHRISTINE DUNCAN

Phone: 865-556-2382 Email: randcduncan@gmail.com

Date: 6-20-19

File Number: 10-A-19-RZ / 10-A-19-PA / 10-A-19-SP