



# PLAN AMENDMENT REPORT

▶ <b>FILE #:</b>	<b>1-B-21-SP</b>	<b>AGENDA ITEM #:</b>	<b>8</b>
POSTPONEMENT(S):	1/14/2021, 4/8/2021	<b>AGENDA DATE:</b>	<b>7/8/2021</b>
▶ <b>APPLICANT:</b>	<b>TIM HOWELL</b>		
OWNER(S):	Mike Soueid		
TAX ID NUMBER:	107 D A 01801 107DJ003-007 & 107DJ013	<a href="#">View map on KGIS</a>	
JURISDICTION:	Council District 6		
STREET ADDRESS:	0 Knott Avenue, 0 Pilkay Road, & 3415 Pilkay Road		
▶ <b>LOCATION:</b>	<b>South of Knott Avenue, west of Pilkay Road</b>		
▶ <b>APPX. SIZE OF TRACT:</b>	<b>2.05 acres</b>		
SECTOR PLAN:	Central City		
GROWTH POLICY PLAN:	N/A		
ACCESSIBILITY:	This property has frontage along Knott Avenue and Pilkay Road, both of which are classified as local roads. Knott Avenue terminates at Third Creek in front of this property. It has a pavement width of 16 feet inside a right-of-way that varies in width from 42 to 64 feet. Pilkay Road has a pavement width of approximately 15.5 ft inside a 33-ft right-of-way.		
UTILITIES:	Water Source: Knoxville Utilities Board		
	Sewer Source: Knoxville Utilities Board		
WATERSHED:	Third Creek		
▶ <b>PRESENT PLAN AND ZONING DESIGNATION:</b>	<b>TDR (Traditional Neighborhood Residential) / SP (Stream Protection) / RN-2 (Single-Family Residential Neighborhood) / F (Floodplain Overlay)</b>		
▶ <b>PROPOSED PLAN DESIGNATION:</b>	<b>HDR (High Density Residential) / SP (Stream Protection)</b>		
▶ <b>EXISTING LAND USE:</b>	<b>Agricultural/forestry/vacant</b>		
EXTENSION OF PLAN DESIGNATION:	No		
HISTORY OF REQUESTS:	None noted for this property		
SURROUNDING LAND USE AND PLAN DESIGNATION:	North: Agricultural/forestry/vacant - TDR (Traditional Neighborhood Residential) and SP (Stream Protection) South: Third Creek and agricultural/forestry/vacant - TDR (Traditional Neighborhood Residential) and SP (Stream Protection) East: Single family residential - TDR (Traditional Neighborhood Residential) and SP (Stream Protection) West: Third Creek and Multifamily Residential - MDR (Medium Density Residential), HP (Hillside and Ridgeway Protection Area), and SP (Stream Protection)		
NEIGHBORHOOD CONTEXT	Third Creek runs adjacent to this property and forms a natural barrier visually		

and physically from the property to the west. The rest of the surrounding neighborhood is single family residential homes with smaller lots averaging approximately 5,000 square feet.

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**STAFF RECOMMENDATION:**

- **Deny the HDR (High Density Residential) designation because it does not meet any of the criteria for a plan amendment and is not consistent with surrounding development; retain the SP (Stream Protection) designation.**

**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. There have been no changes to conditions to warrant amending the sector plan to the HDR land use classification.

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

1. No new roads, transit stops, 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 that would warrant amending the sector plan to the HDR land use classification.

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

1. The apartment complex to the west was developed in the early 2000s. And while it is adjacent on the map, it feels separate from the neighborhood housing the requested properties due to the stream and abundant vegetation that provide both a physical and visual barrier.
2. The parcel to the west with the apartment complex is designated as MDR (Medium Density Residential) in the Central City Sector Plan and the One Year Plan. MDR capped density at 24 du/ac in the city for the former zoning ordinance under which the complex to the west was developed. The applicant is requesting 40 du/ac, which is almost twice that of the density that was allowed in the MDR land use class at that time. That complex was built out at a density of 10.25 du/ac, and its entrance is directly off of Sutherland Avenue.

OTHER CONSIDERATIONS:

1. The property does meet all of the location criteria for the HDR land use class as specified in the Land Use Classification Table, which is utilized by both the One Year Plan and Central City Sector Plan.
2. The HDR land use classification is out of character with the existing subdivision.

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

- 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.
- 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: 877 (or 1,787 for overall development) (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: 8 (or 18 for overall development) (public school children, grades K-12)

Schools affected by this proposal: West View Elementary, Bearden Middle, and West High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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 8/10/2021 and 8/24/2021. 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 #:** 1-B-21-RZ

**AGENDA ITEM #:** 8

1-B-21-PA

**AGENDA DATE:** 7/8/2021

POSTPONEMENT(S): 1/14/2021, 4/8/2021

► **APPLICANT:** TIM HOWELL

OWNER(S): Mike Soueid

TAX ID NUMBER: 107 D A 01801 107DJ003-007, & 107DJ013

[View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 0 Knott Avenue, 0 Pilkay Road, & 3415 Pilkay Road

► **LOCATION:** South of Knott Avenue, west of Pilkay Road

► **TRACT INFORMATION:** 2.05 acres.

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: This property has frontage along Knott Avenue and Pilkay Road, both of which are classified as local roads. Knott Avenue terminates at Third Creek in front of this property. It has a pavement width of 16 feet inside a right-of-way that varies in width from 42 to 64 feet. Pilkay Road has a pavement width of approximately 15.5 ft inside a 33-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

► **PRESENT PLAN DESIGNATION/ZONING:** TDR (Traditional Neighborhood Residential) / SP (Stream Protection) / RN-2 (Single-Family Residential Neighborhood) / F (Floodplain Overlay)

► **PROPOSED PLAN DESIGNATION/ZONING:** HDR (High Density Residential) / SP (Stream Protection) / RN-6 (Multi-Family Residential Neighborhood) / F (Floodplain Overlay)

► **EXISTING LAND USE:** Agricultural/forestry/vacant

►  
EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted for this property

SURROUNDING LAND USE, PLAN DESIGNATION,  
ZONING North: Agricultural/forestry/vacant - TDR (Traditional Neighborhood Residential) and SP (Stream Protection) - RN-1 (Single Family Residential) and F (Floodplain Overlay) District

South: Third Creek and agricultural/forestry/vacant - TDR (Traditional Neighborhood Residential) and SP (Stream Protection) - RN-2 (Single Family Residential) and F (Floodplain Overlay) Districts

East: Single family residential - TDR (Traditional Neighborhood Residential) and SP (Stream Protection) - RN-2 (Single Family Residential) District

West: Third Creek, Multifamily Residential - MDR(Medium Density Residential), HP(Hillside Protection), SP(Stream Protection) - RN-6(Multifamily Residential), HP (Hillside Overlay), F(Floodplain Overlay)

NEIGHBORHOOD CONTEXT: Third Creek runs adjacent to this property and forms a natural barrier visually and physically from the property to the west. The rest of the surrounding neighborhood is single family residential homes with smaller lots averaging approximately 5,000 square feet.

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#### **STAFF RECOMMENDATION:**

- ▶ **Deny the HDR (High Density Residential) designation because it does not meet any of the criteria for a plan amendment and is not consistent with surrounding development; retain the SP (Stream Protection) designation.**
- ▶ **Deny RN-6 (Multi-Family Residential Neighborhood District) zoning because it does not meet all of the criteria for a rezoning, is not consistent with surrounding development, and the higher density could result in adverse impacts for the surrounding single family neighborhood; retain the F (Floodplain Overlay) District.**

#### **COMMENTS:**

This request is related to cases 1-A-21-RZ/1-A-21-PA/1-A-21-SP. The combined cases comprise roughly 4.5 acres on 2-1/2 blocks along the eastern boundary of Third Creek at the rear of Marble City neighborhood. The applicant is requesting RN-6 (Multi-Family Residential Neighborhood District) zoning with plan amendments to the HDR land use class for the Central City Sector Plan and the City's One Year Plan for all parcels associated with these requests.

The application lists up to 40 dwelling units per acre as the desired density for a development at this location. However, the City's zones do not follow prescribed density but utilize lot size, setbacks, and building height to set the size of development instead. Either calculation method results in a development that would only be supported by the HDR (High Density Residential) land use classification.

#### **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 that would warrant a plan amendment to the HDR land use classification.

#### **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 that would warrant a plan amendment to the HDR land use classification.

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. There have been no changes to the development pattern or completion of public improvements that would warrant a plan amendment to the HDR land use classification.

2. The apartment complex to the west was developed in the early 2000s. And while it is adjacent on the map, it feels separate from the neighborhood housing the requested properties due to the stream and abundant vegetation that provide both a physical and visual barrier.
3. The parcel to the west with the apartment complex is designated as MDR (Medium Density Residential) in the Central City Sector Plan and the One Year Plan. MDR capped density at 24 du/ac in the city for the former zoning ordinance under which the complex to the west was developed. The applicant is requesting 40 du/ac, which is almost twice that of the density that was allowed in the MDR land use class. That complex was built out at a density of 10.25 du/ac, and its entrance is directly off of Sutherland Avenue.

**A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. No change in public policy triggers the need for a plan amendment to the HDR land use class.

**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 to the HDR land use classification.

**PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3: THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 GENERALLY:**

1. There have been no recent, significant changes in this area that would prompt a rezoning.
2. The new zoning ordinance created opportunities elsewhere for large apartment developments, which are more appropriate on main thoroughfares close to transit opportunities.
3. There is an increased need for housing. However, the property is already zoned for residential use and the land could be subdivided into lots consistent in size with the existing neighborhood to meet this demand.

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

1. The RN-6 (Multi-Family Residential Neighborhood) District is intended to accommodate high density neighborhoods in the City of Knoxville characterized by a mixture of all housing types including single-family, two-family, townhouse, and multi-family.
2. This parcel does not meet the stated zoning intent as described above.
3. 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 RN-6 zone allows multifamily developments by right, so an apartment development would not come to the Planning Commission for approval.

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

1. RN-6 is one of the most dense and intense residential zones in the City's zoning ordinance, and this is not in character with the existing surrounding low-density zoning.
2. This intensity is not appropriate at the rear of a residential neighborhood where traffic would traverse through the neighborhood to reach the site.
3. Number of dwelling units allowed/anticipated by RN-6 zoning on the combined properties of 1-A-21-RZ and 1-B-21-RZ (rough calculations not including deductions for stormwater detention, which vary):
  - a. If the rezonings for both related cases were approved, the development could result in up to 201 dwellings. (This property is 89,298 square feet in area. The RN-6 zone requires a minimum of 5,000 square feet for the first dwelling unit, then 950 square feet for each additional dwelling unit, for a total of 91 dwellings allowed on this property. The property for the related case is 102,593.20 square feet in area, for a total of 110 dwellings units allowed on that property.) The total for both properties is 201 units.
  - b. The application indicates multifamily use with a density of 40 du/ac. That calculation results in a maximum of 180 units [(2.47 ac + 2.05 ac) x 40 du/ac].
5. The type of structures needed to accommodate this many dwellings would likely result in development at a larger scale than that of the surrounding area.
6. There is a small apartment complex to the west, but it is across Third Creek, which is heavily vegetated and creates a physical and visual barrier between that development and this neighborhood. The two developments would not feel they were part of the same neighborhood. A multifamily development on this site could have

adverse impacts on the surrounding single family residential properties.

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 existing TDR (Traditional Neighborhood Residential) designation is characterized by small lots. As such, the scale of the existing structures and character of the neighborhood has more of a traditional neighborhood feel than could be accommodated under the requested land use, zoning, and density, resulting in a development that is out of character with the surrounding area.
2. The Central City Sector Plan's current TDR designation does not support RN-6 zoning. Plan amendments to HDR (High Density Residential) for both the Central City Sector Plan and the City's One Year Plan would be required for the requested RN-6 zone to be in accordance with the plans.
3. The HDR land use classification is out of character with the existing subdivision.
4. The parcel does not meet all of the location criteria for the HDR land use class as specified in the Land Use Classification Table, which is utilized by both the One Year Plan and Central City Sector Plan. The table cites the following location criteria for HDR land use:
  - a. On major collector and arterial streets (all streets bordering the proposed developments are local roads; the development is at the rear of an established neighborhood);
  - b. Adjacent to regional shopping and major office districts (the commercial development to the north is along a different roadway, so this development would not function as a transition between that commercial development and the single family residential development in Marble City Neighborhood);
  - c. Relatively flat sites with less than 10% slopes (the site meets this criteria; however, a significant portion of the site is in FEMA floodplains);
  - d. Along or near corridors served by transit; densities above 12 du/ac to be served by sidewalks (none of these roadways are served by transit, nor are they served by sidewalks).

ESTIMATED TRAFFIC IMPACT: 877 (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: 8 (public school children, grades K-12)

Schools affected by this proposal: West View Elementary, Bearden Middle, and West High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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 8/10/2021 and 8/24/2021. 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.



# Request to Postpone • Table • Withdraw

Name of Applicant: Tim Howell  
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 1-A-21-SP, 1-A-21-RZ, 1-A-21-PA, 1-B-21-SP, 1-B-21-RZ, 1-B-21-PA

Date Scheduled for Planning Review: 1-14-2021

Date Request Filed: 1/8/21 Request Accepted by: \_\_\_\_\_

## REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

April 2021

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

**State reason for request:**

Potential change in zone & to garner community support

**Eligible for Fee Refund?** ☐ Yes ☐ No

Amount: \_\_\_\_\_

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

## APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT

Name: Timothy J. Howell

Address: 1707 N Ridge Ct

City: Sevierville State: TN Zip: 37862

Telephone: 865-742-2557

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

E-mail: tim@tnlds.com

## PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

### POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

### TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

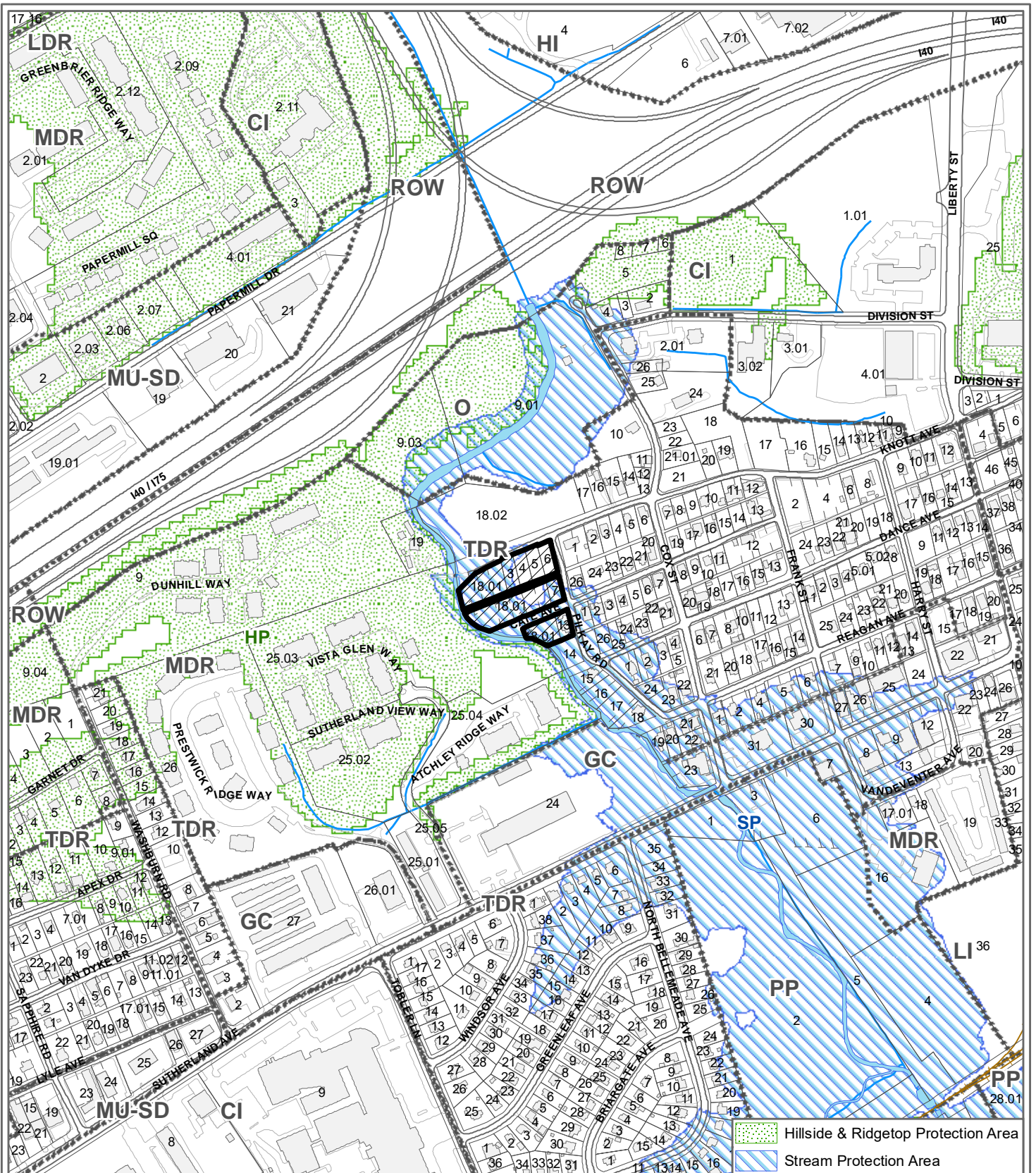
### WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.





**1-B-21-SP  
CENTRAL CITY SECTOR PLAN AMENDMENT**



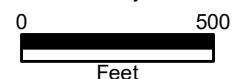
From: TDR (Traditional Neighborhood Residential) / SP (Stream Protection)  
To: HDR (High Density Residential) / SP (Stream Protection)

Original Print Date: 12/7/2020      Revised:  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

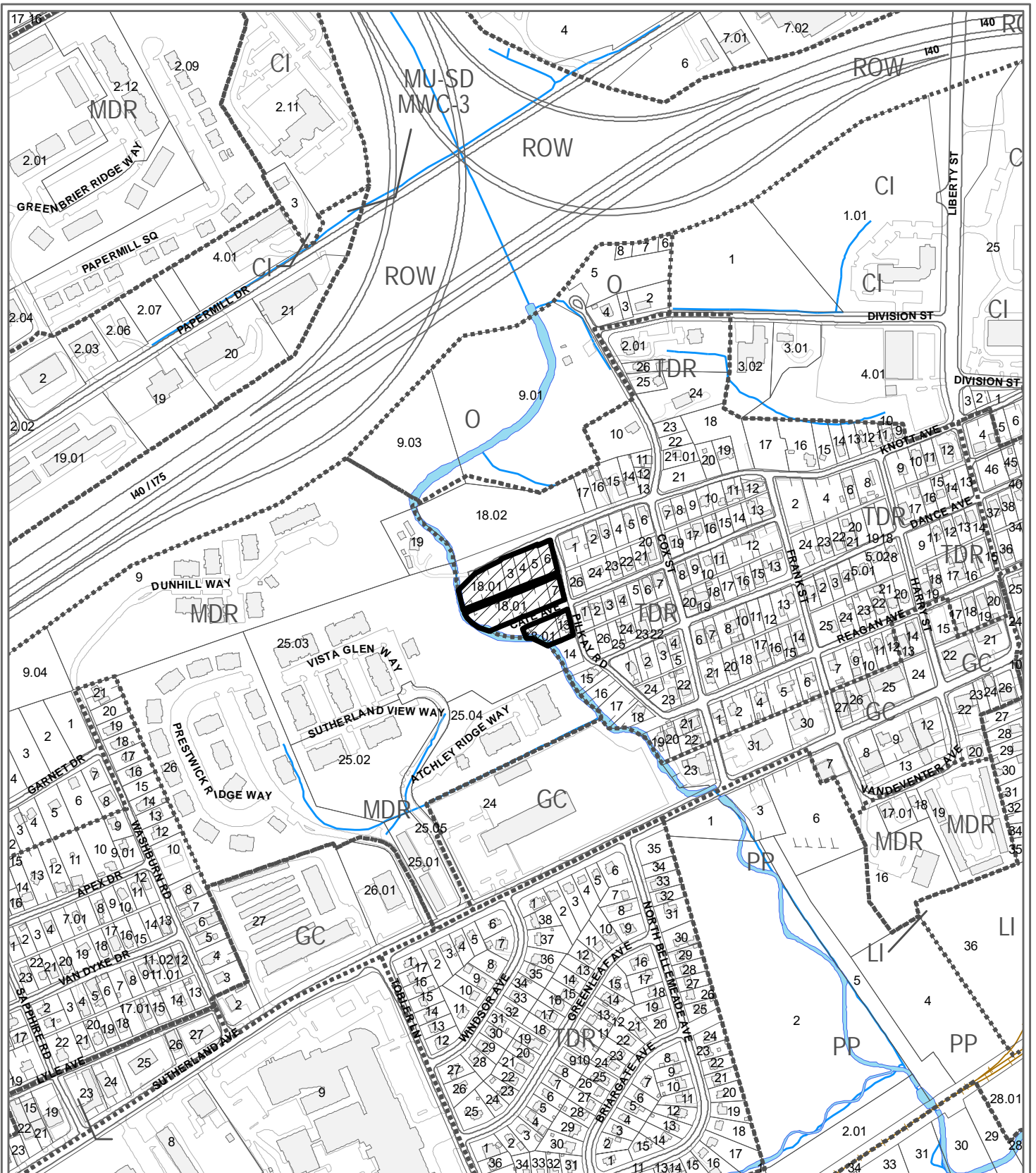
Petitioner: Howell, Tim

Map No: 107

Jurisdiction: City







**1-B-21-PA / 1-B-21-RZ  
PLAN AMENDMENT**



From: TDR (Traditional Neighborhood Residential) / SP (Stream Protection)  
To: HDR (High Density Residential) / SP (Stream Protection)

Original Print Date: 12/7/2020  
Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Howell, Tim

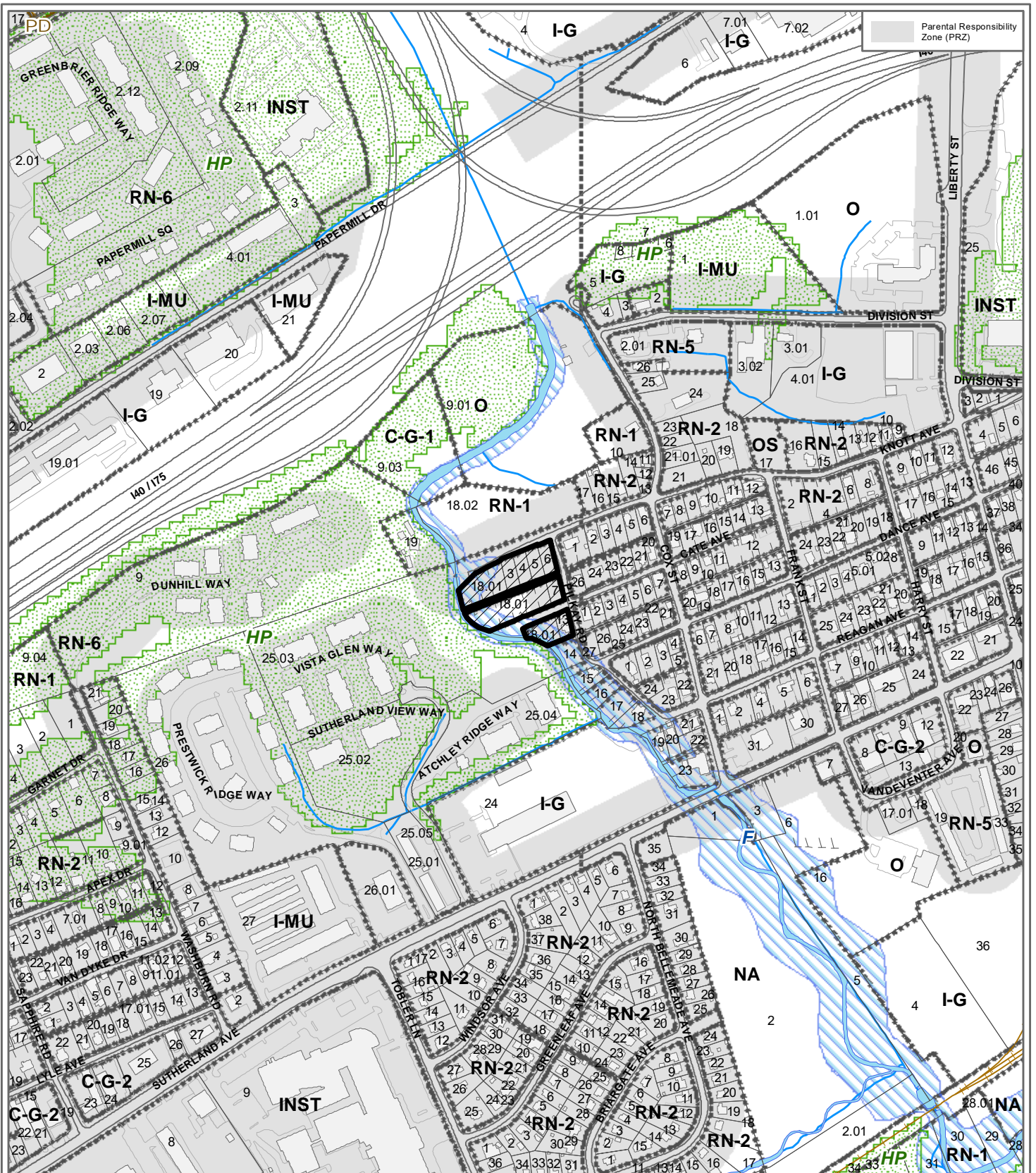
Map No: 107

Jurisdiction: City

0 500  
Feet







### 1-B-21-RZ REZONING



From: RN-2 (Single-Family Residential Neighborhood) / F (Floodplain Overlay)

To: RN-6 (Multi-Family Residential Neighborhood) / F (Floodplain Overlay)

Original Print Date: 12/7/2020

Revised:

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

Petitioner: Howell, Tim

Map No: 107

Jurisdiction: City

0 500  
Feet





**1-B-21-RZ/1-B-21-PA/1-B-21-SP**

**EXHIBIT A. Contextual Images**

*Street view from Pilkay Rd. at intersection with undeveloped portion of Cate Ave leading towards Third Creek*



*Eagle view showing context of neighborhood, facing west*

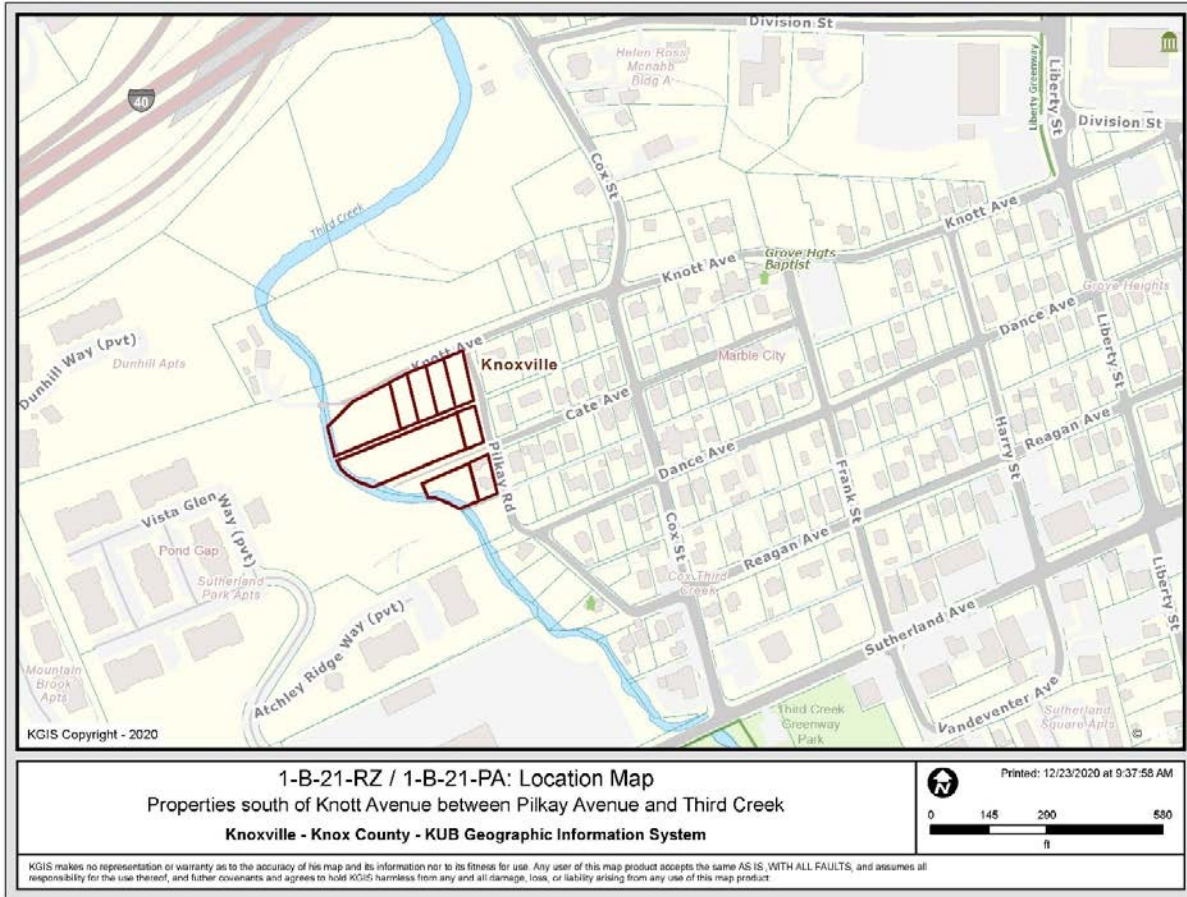


107 D A 01801,  
107 D J 003-007, and  
107 D J 013



# 1-B-21-RZ/1-B-21-PA/1-B-21-SP

## EXHIBIT A. Contextual Images



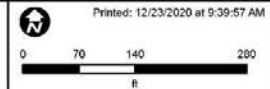


# 1-B-21-RZ/1-B-21-PA/1-B-21-SP

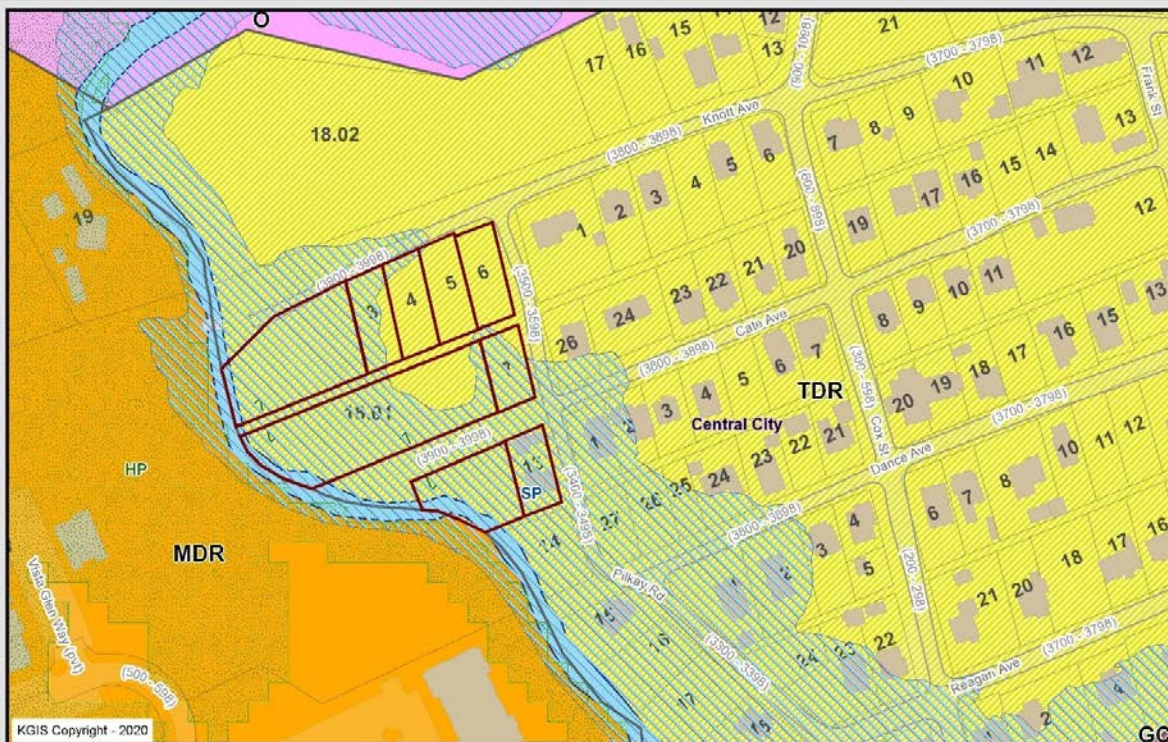
## EXHIBIT A. Contextual Images



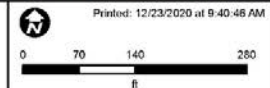
1-B-21-RZ / 1-B-21-PA: Existing Land Use Map  
Properties south of Knott Avenue between Pikey Avenue and Third Creek  
Knoxville - Knox County - KUB Geographic Information System



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



1-B-21-RZ / 1-B-21-PA: Sector Plan and One Year Plan Designations  
Properties south of Knott Avenue between Pikey Avenue and Third Creek  
Knoxville - Knox County - KUB Geographic Information System

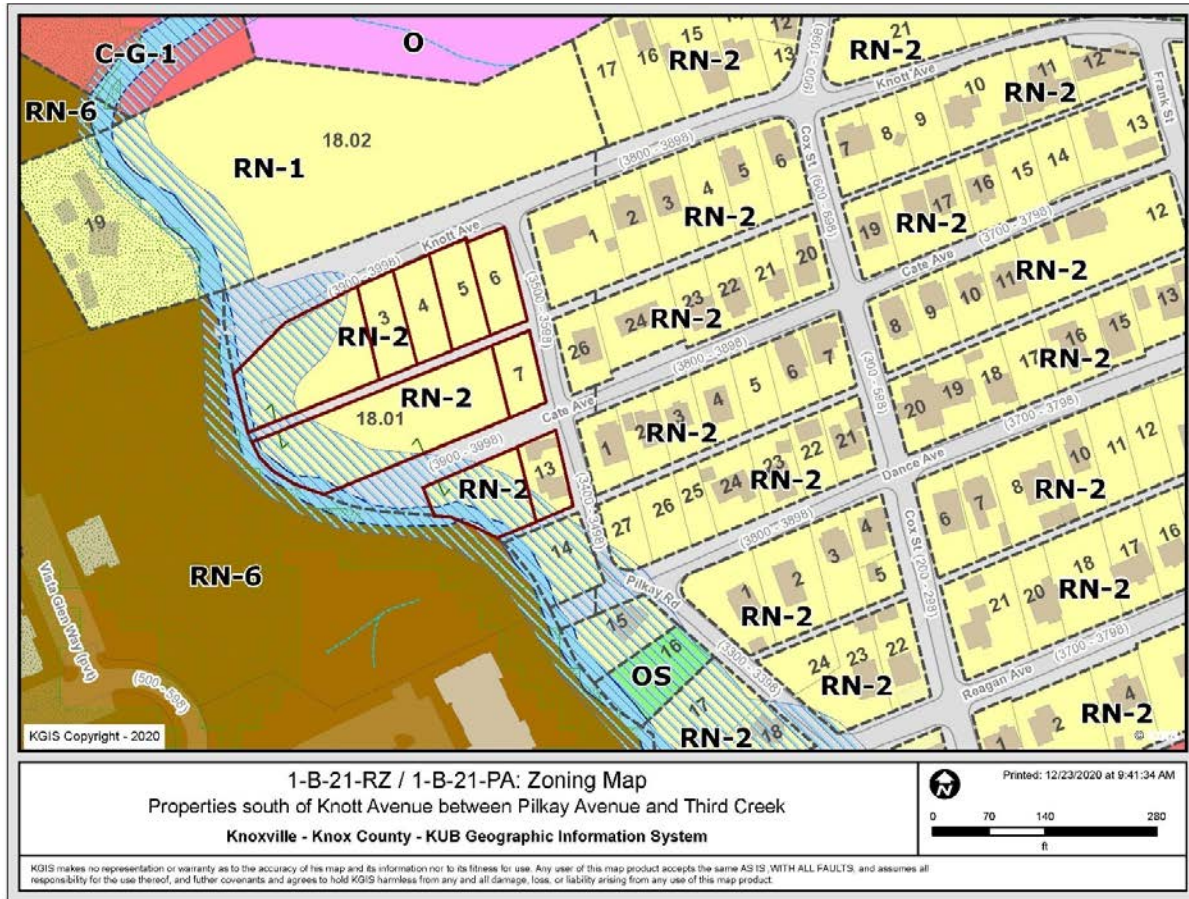


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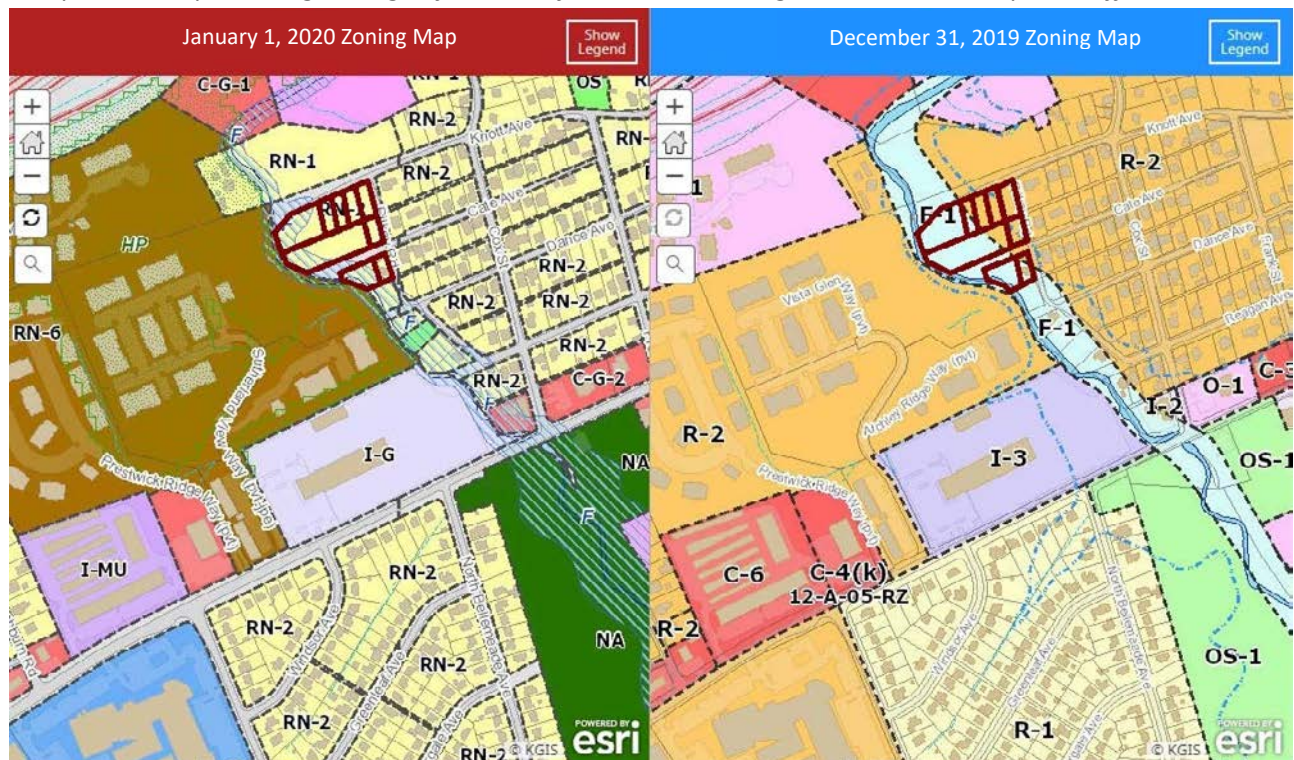


# 1-B-21-RZ/1-B-21-PA/1-B-21-SP

## EXHIBIT A. Contextual Images



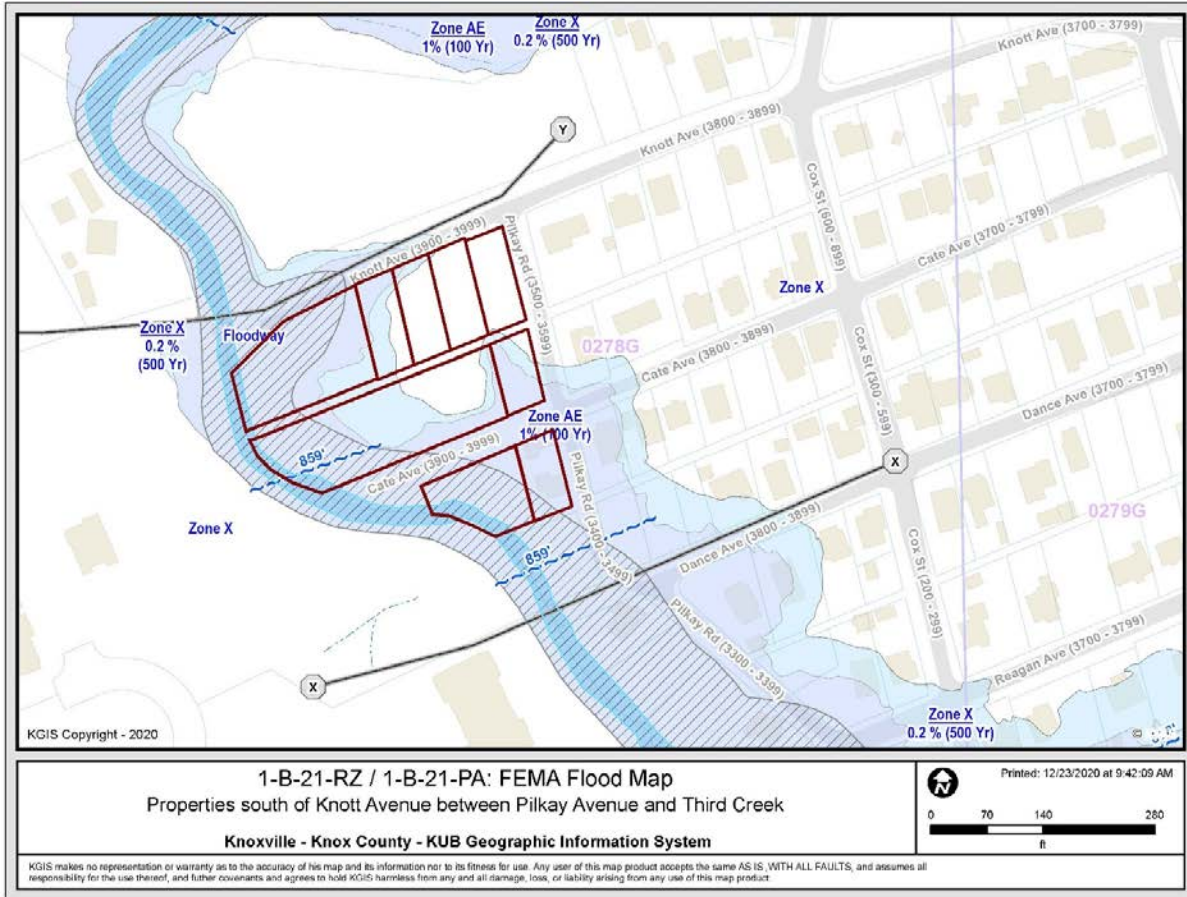
Comparison map showing zoning before and after the new zoning ordinance and map took effect





# 1-B-21-RZ/1-B-21-PA/1-B-21-SP

## EXHIBIT A. Contextual Images







400 Main Street  
Suite 403  
Knoxville, TN 37902  
P: 865.215.2507  
F: 865.215.2237

## Addressing Department Review and Comments

**File #:** 1-B-21-RZ  
**Tax Parcel ID:** 107DA01802  
**Subdivision:** n/a  
**Owner/Applicant:** Timothy Howell  
**Surveyor:** Timothy J Howell  
**Company:** TN Land Development Services  
**Email:** [tim@tnlds.com](mailto:tim@tnlds.com)

**Date Submitted:**  
**Review Type:** Rezoning  
**Unit or Phase:**  
**Phone:**  
**Office:** 865.742.2557  
**Cell:**  
**Fax:** 865.674.8118

Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

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

Proposed and/or Existing Subdivision or Street Names	Results of Review, Corrections, and Comments (date subdivision or street name reserved)	Approved, Pending, Denied, Revise, Note
Proposed Apartments	If approved Apartments may need a development name and a road name	
	Submit proposed names in writing for review	
Note:	1-A-21-RZ and 1-B-21-RZ need different names for safety reasons	
	Unresolved addressing issues may delay building permits.	Note
	Address(es) will be assigned after the final plat is recorded.	Note
	A site plan and/or floor plans will be required for addressing purposes.	Note
	Applicable addressing fee will apply to 5 or more address assignments if applicable	Note
	Developer must contact the Post Office to establish mail service at 865.558.4581 IF APPLICABLE	Note
	If private ROW serves 6 or more dwellings/lots, it must be named per the subdivision regulations	Note
	If private ROW is named, owner/developer is responsible for installing a street sign	Note

**Comments may be modified based on new information from updated plans, field reviews or other agencies.**

Andrea Kupfer (865.215.3797) <a href="mailto:andrea.kupfer@knoxplanning.org">andrea.kupfer@knoxplanning.org</a>		Donna Hill (865.215.3872) <a href="mailto:donna.hill@knoxplanning.org">donna.hill@knoxplanning.org</a>	<b>Reviewed by</b>
			12.15.2020



## DEVELOPMENT REQUEST

### DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use

### SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

### ZONING

- ☒ Plan Amendment  
☒ Rezoning

Tim Howell

Surveyor/representative

Applicant Name

Affiliation

8/15/2020

1/14/2021

1-B-21-RZ / 1-B-21-PA / 1-B-21-SP

Date Filed

Meeting Date (if applicable)

File Numbers(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Owner ☐ Option Holder ☒ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Timothy J Howell

Tennessee Land Development Services

Name

Company

1707 N Ridge Ct

Sevierville

TN

37862

Address

City

State

Zip

865-742-2557

tim@tnlds.com

Phone

Email

## CURRENT PROPERTY INFO

Mike Soueid

6687 Girazda Cir, Boca Raton, FL 33433

561-271-8800

Owner Name (if different)

Owner Address

Owner Phone

0 Knott Ave, 0 Pilkay Rd, and 3415 Pilkay Rd

107DA01801 & 107DJ003-007, & 107DJ013

Property Address

Parcel ID

South of Knott Ave and West of Pilkay Rd

approximately 2.05 ac cumulatively

General Location

Tract Size

6th District

RN-2

Jurisdiction (specify district above)

☒ City ☐ County

Zoning District

Central City Sector

TDR

Within City limits

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant land

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

# REQUEST

DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

SUBDIVISION

☐ Proposed Subdivision Name \_\_\_\_\_ Unit / Phase Number \_\_\_\_\_

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created: \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

☐ Attachments / Additional Requirements

ZONING

☒ Zoning Change: **RN-6 (Multifamily Residential Neighborhood)**  
Proposed Zoning \_\_\_\_\_

☒ Plan Amendment Change: **TDR to HDR (High Density Residential) for One Year Plan and Sector Plan**  
Proposed Plan Designation(s) \_\_\_\_\_

approximately 40 units/acre None noted for this property

Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

STAFF USE ONLY

## PLAT TYPE

☐ Staff Review ☐ Planning Commission

## ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

## ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (*Final Plat only*)

☐ Use on Review / Special Use (*Concept Plan only*)

☐ Traffic Impact Study

<b>FEE 1:</b>	\$600.00	<b>TOTAL:</b> \$1500.00
<b>FEE 2:</b>	\$600.00	
<b>FEE 3:</b>	\$300.00	

## AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Digitally signed by Timothy J Howell  
Date: 2020.09.01 08:07:36 -04'00'

Timothy Howell

9/1/2020

Applicant Signature

Please Print

Date

(865) 742-2557

tim@tnlds.com

Phone Number

Email

*Michelle Portier*

Michelle Portier

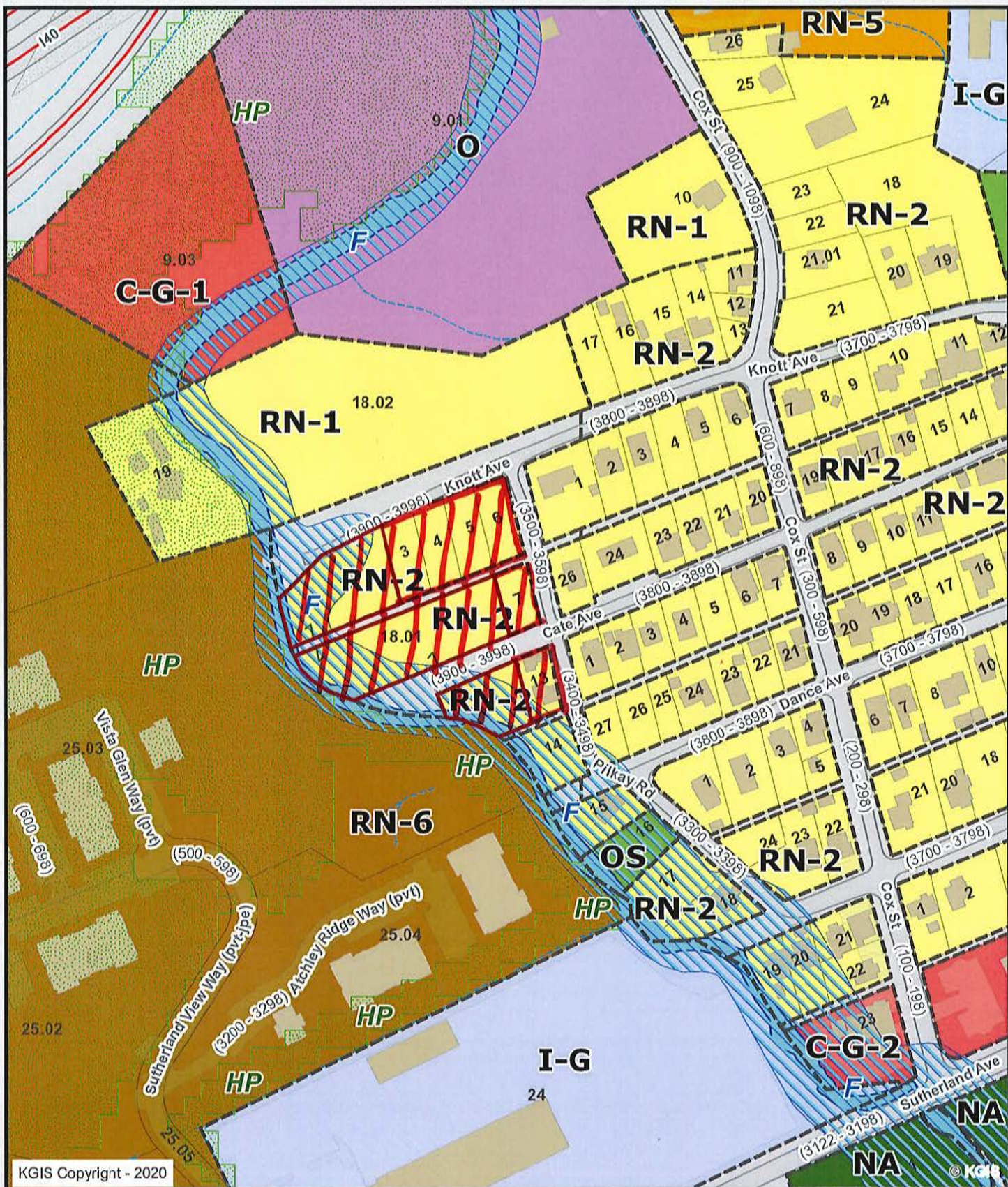
9/1/2020

Staff Signature

Please Print

Date





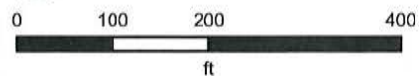
# Letter Portrait Rezoning

Knoxville - Knox County - KUB Geographic Information System

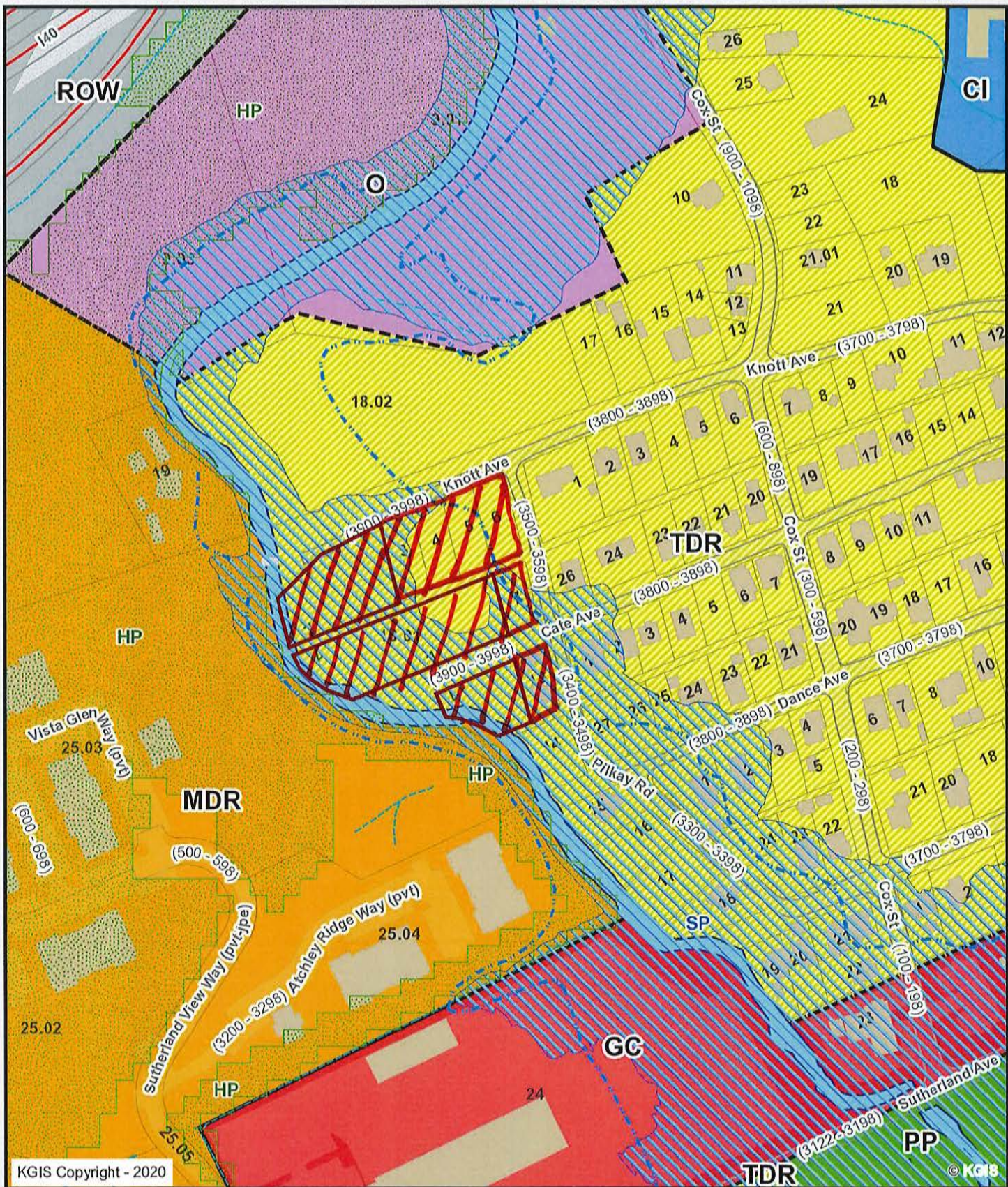
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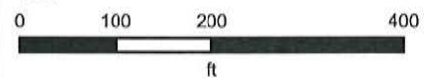
## Letter Portrait

Sector Plan

Knoxville - Knox County - KUB Geographic Information System

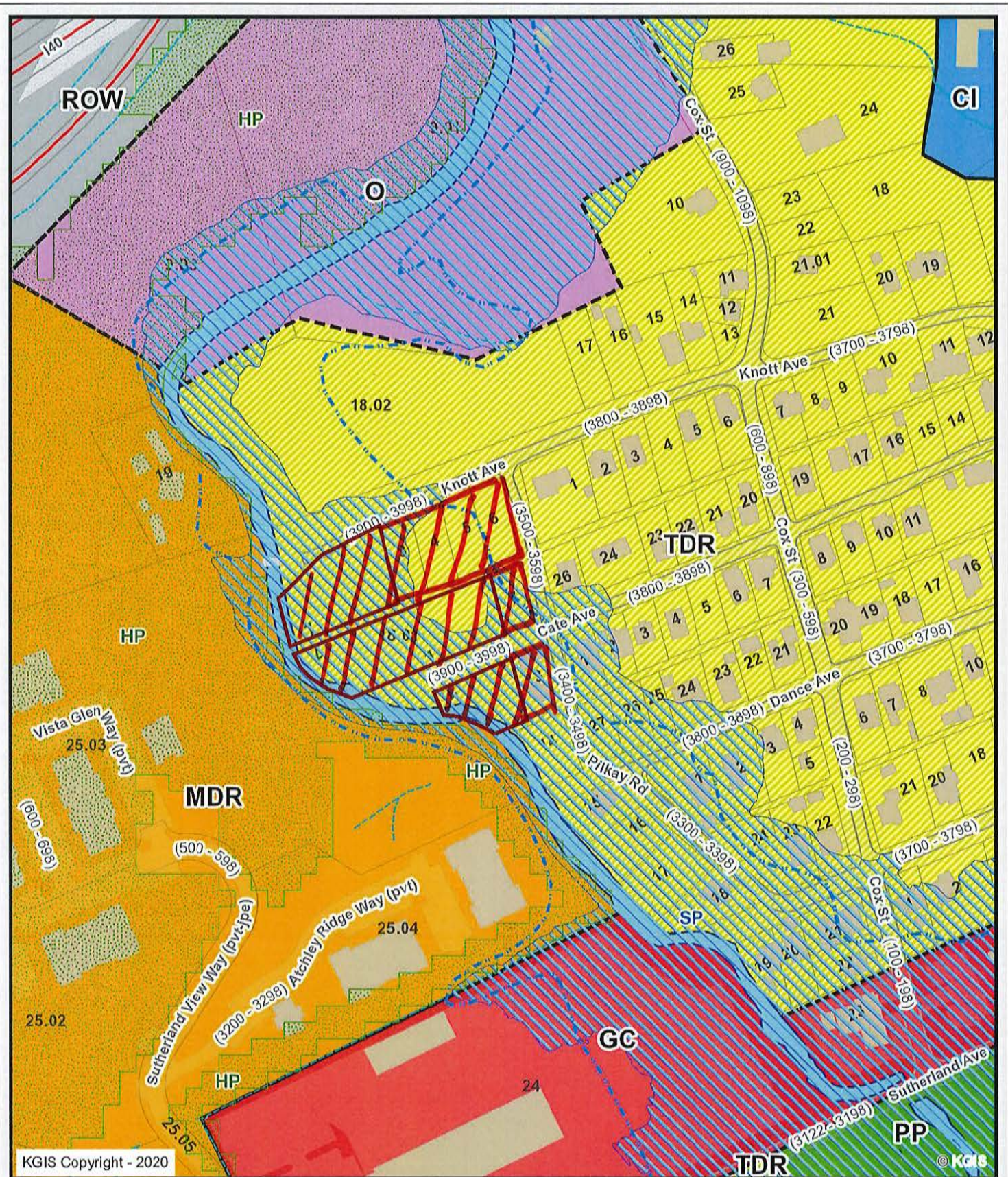


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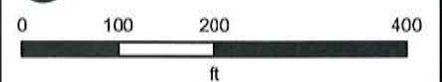
## Letter Portrait

One Year Plan

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



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