



PLAN AMENDMENT REPORT

► **FILE #:** 7-A-21-SP

AGENDA ITEM #: 12

AGENDA DATE: 7/8/2021

► **APPLICANT:** VAN SMITH GROUP, LLC
OWNER(S): Patrick Smith / Van Smith Group, LLC

TAX ID NUMBER: 58 F F 04401

[View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 0 Kingwood Rd.

► **LOCATION:** Northeast corner of Kingwood & Balsam Intersection

► **APPX. SIZE OF TRACT:** 1.7 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access would be off of Kingwood Road and off of Balsam Drive, both of which are local roads. Kingwood Road has a 21-ft pavement width inside a 50-ft right-of-way. Balsam Drive has a pavement width of approximately 16 ft inside a 42-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / RN-2 (Single-Family Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION:** MDR (Medium Density Residential)

► **EXISTING LAND USE:** Existing land use map shows this parcel as private recreation; it is vacant land with a small stream running through it

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

HISTORY OF REQUESTS: None noted for this property.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Private recreation and public/quasi-public land - LDR (Low Density Residential)

South: Single family residential - LDR (Low Density Residential)

East: Multifamily and agriculture/forestry/vacant - MDR (Medium Density Residential)

West: Single family residential - LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT This property sits behind lots that front Fountain Road, which contain small apartment complexes, medical clinics, and office buildings. To the west and south lie single family homes on small lots.

STAFF RECOMMENDATION:

- ▶ **Approve the North City Sector Plan amendment to the MDR (Medium Density Residential) land use classification because it is an extension of that land use class and is compatible with development in the area.**

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 are plans for an Accelerated Bus Corridor along N Broadway Avenue that will likely extend north into Fountain City.

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.

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

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

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: 152 (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: 0 (public school children, grades K-12)

Schools affected by this proposal: Fountain City Elementary, Gresham Middle, and Central 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 #:** 7-A-21-RZ

AGENDA ITEM #: 12

7-A-21-PA

AGENDA DATE: 7/8/2021

► **APPLICANT:** VAN SMITH GROUP, LLC

OWNER(S): Patrick Smith / Van Smith Group, LLC

TAX ID NUMBER: 58 F F 04401

[View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 0 Kingwood Rd.

► **LOCATION:** Northeast corner of Kingwood & Balsam intersection

► **TRACT INFORMATION:** 1.7 acres.

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access would be off of Kingwood Road and off of Balsam Drive, both of which are local roads. Kingwood Road has a 21-ft pavement width inside a 50-ft right-of-way. Balsam Drive has a pavement width of approximately 16 ft inside a 42-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RN-2 (Single-Family Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RN-4 (General Residential Neighborhood)

► **EXISTING LAND USE:** Existing land use map shows this parcel as private recreation; it is vacant land with a small stream running through it

► **EXTENSION OF PLAN DESIGNATION/ZONING:** MDR land use classification is adjacent to the east

HISTORY OF ZONING REQUESTS: This property was rezoned from R-2 to R-1A as part of a larger rezoning in 1983.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Private recreation and public/quasi-public land - LDR (Low Density Residential) - RN-2 (Single-Family Residential Neighborhood) and RN-3 (Single-Family Residential Neighborhood) Districts

ZONING South: Single family residential - LDR (Low Density Residential) - RN-2 (Single-Family Residential Neighborhood) Districts

East: Multifamily and agriculture/forestry/vacant - MDR (Medium Density Residential) - RN-5 (General Residential Neighborhood) Districts

West: Single family residential - LDR (Low Density Residential) - RN-2

NEIGHBORHOOD CONTEXT: This property sits behind lots that front Fountain Road, which contain small apartment complexes, medical clinics, and office buildings. To the west and south lie single family homes on small lots.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to the MDR (Medium Density Residential) land use classification because it is an extension of that land use class and is compatible with development in the area.**

- ▶ **Approve RN-4 (General Residential Neighborhood) zoning because it is compatible with existing zoning in the 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 that would warrant amending 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. There are plans for an Accelerated Bus Corridor along N Broadway Avenue and into the Fountain City area. The pending bus rapid transit project is intended to decrease travel time for KAT riders, making it competitive with personal vehicular travel. This would likely lead to increased ridership, reducing vehicle miles traveled for the area and resulting in reduced vehicle emissions. There is currently a KAT bus stop approximately two blocks to the south (1/5 of a mile), at Cedar Avenue and Kingwood Road, so in the meantime, access to transit is close.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would trigger the need for a 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.

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. As mentioned previously, there are plans for an Accelerated Bus Corridor along N Broadway Avenue into the Fountain City area.

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

1. The RN-4 (General Residential Neighborhood) District is intended to accommodate mixed medium density residential development within the City of Knoxville.
2. 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 CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The properties to the east contain medical clinics, office buildings, and apartment buildings. The majority of the neighborhood consists of single family houses, though there are duplexes and fourplexes scattered throughout the neighborhood. There is a corner store and church properties nearby along Holbrook Drive, the street to the north of this property.
2. There are some significant topographic constraints on the property, and these are likely to limit development to street frontages. These constraints would be evaluated more fully during the development plan process, but below is a summary of the issues.
 - a. There are steep slopes on the northwestern end of the property (see Exhibit A). When the City dredged land for the Fountain City duck pond, the land was added to this property to lessen the degree of slope. However, though less than it was prior to the City's infill of the land, the slope is still significant.
 - b. The site is significantly impacted by a blue line stream running through the property, and the City's Engineering Department requires a 30-ft minimum buffer zone from the top of the bank on either side (see Exhibit B for top of bank locations). Given where the top of the southern bank is located within the property, the buffer zone would preclude development along most of Balsam Drive unless the applicant seeks to undergo mitigation efforts.
 - i. Typically, building over creeks and/or pipes is not allowed, but that would be addressed at the time of permitting, along with the buffer zone issues. However, should the applicant wish to pursue piping and building over the stream, they would have to get approval by TDEC and the City to do so. This would lead to mitigation of the stream buffer, which requires the Director of the Department of Engineering's approval. If deemed necessary by the State, there could be further additional measures required.
 - ii. There are specific design features required by the City's Engineering ordinance when encapsulating a stream and/or piping thru water with which the applicant would be required to comply.
 - c. There is also a large drainage easement on the property in that same location.
 - d. The development will be required to comply with all aspects of the stormwater ordinance.
 - e. Sidewalks will be required along street frontages.
3. Differences between the RN-2 and RN-4 zones lie in the setbacks, lot coverage, and building height provisions.
 - a. The RN-2 zone has a minimum setback of 20 ft; RN-4 has a minimum setback of 10 ft.
 - b. The two zones have similar maximum lot coverage requirements for single family houses and duplexes (30% for RN-2; 35% for RN-4). However, RN-4 has a maximum lot coverage of 50% for townhouses and multifamily development. Due to the aforementioned site constraints, the development is likely to fall well within this allowance.
 - c. Building height would be restricted to 35 ft for a single family, two-family, or townhouse development. For multifamily development, building height is capped at 45 ft unless adjacent to a single family dwelling.

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 to the North City Sector Plan amending this parcel to the MDR (Medium Density Residential) designation would support RN-4 zoning.
2. This would be an extension of the MDR land use class, as it is adjacent to the east.

ESTIMATED TRAFFIC IMPACT: 152 (average daily vehicle trips)

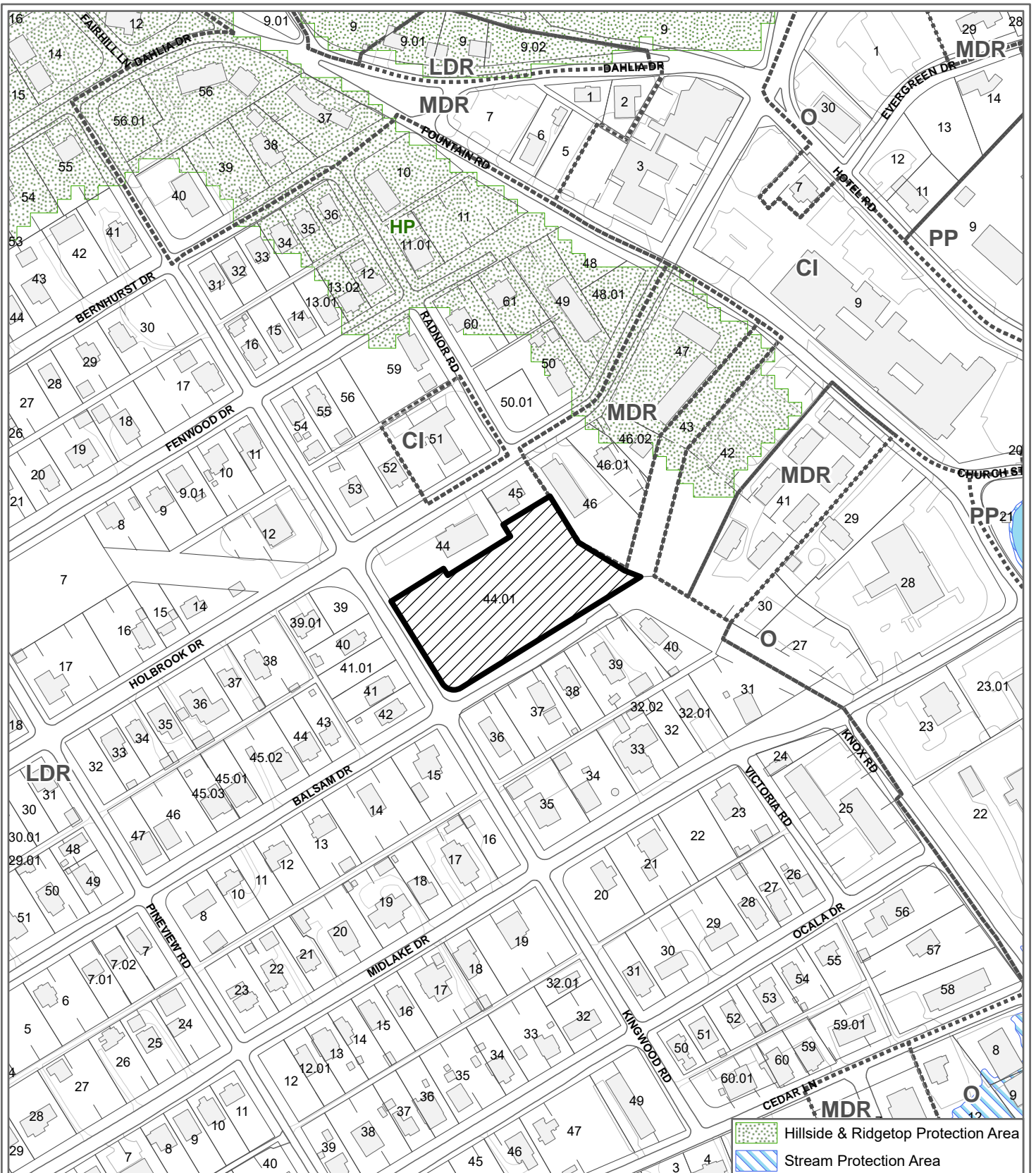
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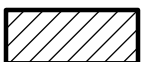
If approved, this item will be forwarded to Knoxville City Council for action on 8/10/2021 and 8/24/2021. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



7-A-21-SP **NORTH CITY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)

To: MDR (Medium Density Residential)

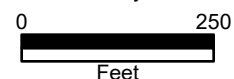


Original Print Date: 6/8/2021 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Van Smith Group, LLC

Map No: 58

Jurisdiction: City

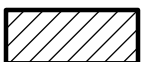




**7-A-21-PA / 7-A-21-RZ
PLAN AMENDMENT**

From: LI (Light Industrial)

To: MU-SD, CC20 (Mixed Use-Special District, Sutherland Southside)



Original Print Date: 6/8/2021
Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Van Smith Group, LLC

Map No: 58

Jurisdiction: City

0 250
Feet





7-A-21-RZ REZONING

From: RN-2 (Single-Family Residential Neighborhood)

To: RN-4 (General Residential Neighborhood)



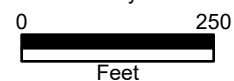
Original Print Date: 6/8/2021
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Van Smith Group, LLC

Map No: 58

Jurisdiction: City



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTH 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 North 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**, the Van Smith Group, LLC has submitted an application to amend the Sector Plan from Low Density Residential to Medium Density Residential, for property described in the application; and*

***WHEREAS**, the Planning Commission staff recommends approval of a revised amendment to the North 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 July 8, 2021, 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 North City Sector Plan, with its accompanying staff report and map, file #7-A-21-SP.

SECTION 2: This Resolution shall take effect upon its approval.

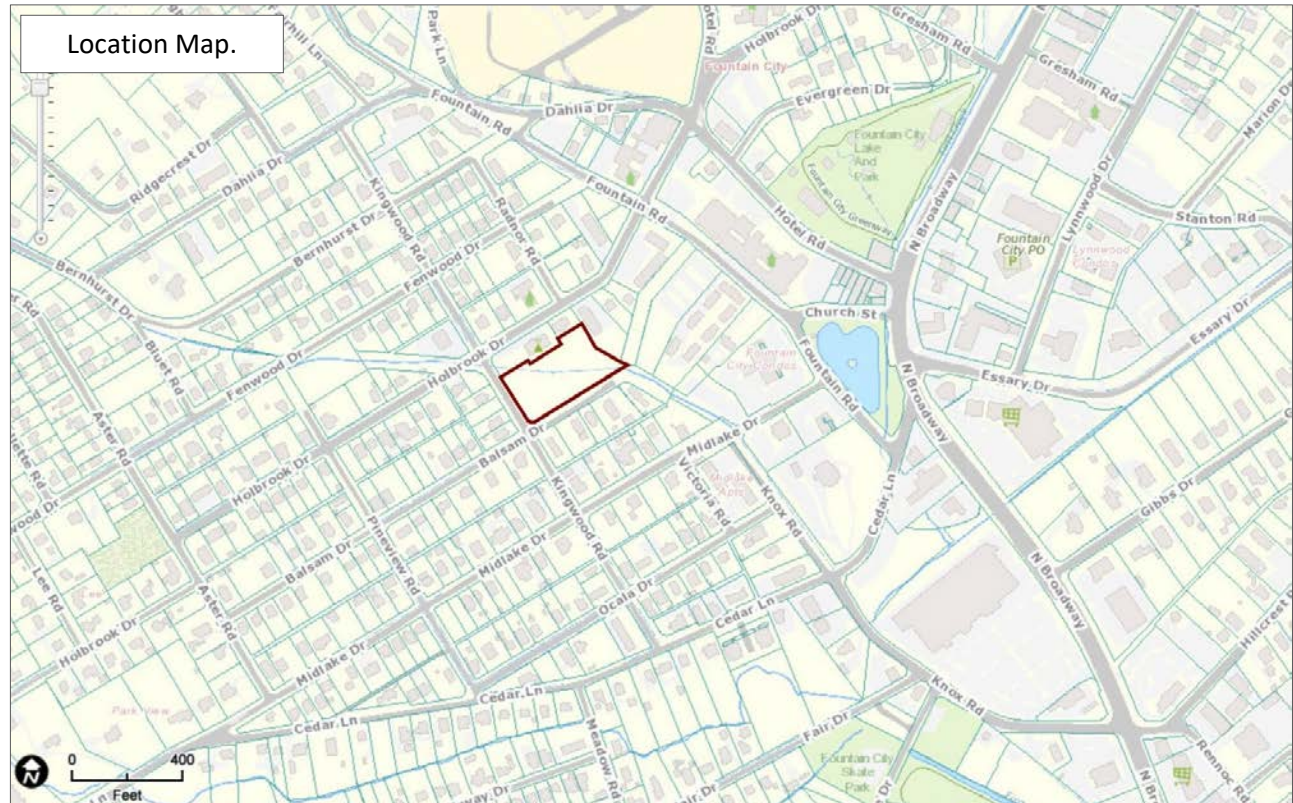
SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

7-A-21-RZ/7-A-21-PA/7-A-21-SP
EXHIBIT A. Contextual Images



7-A-21-RZ/7-A-21-PA/7-A-21-SP
EXHIBIT A. Contextual Images

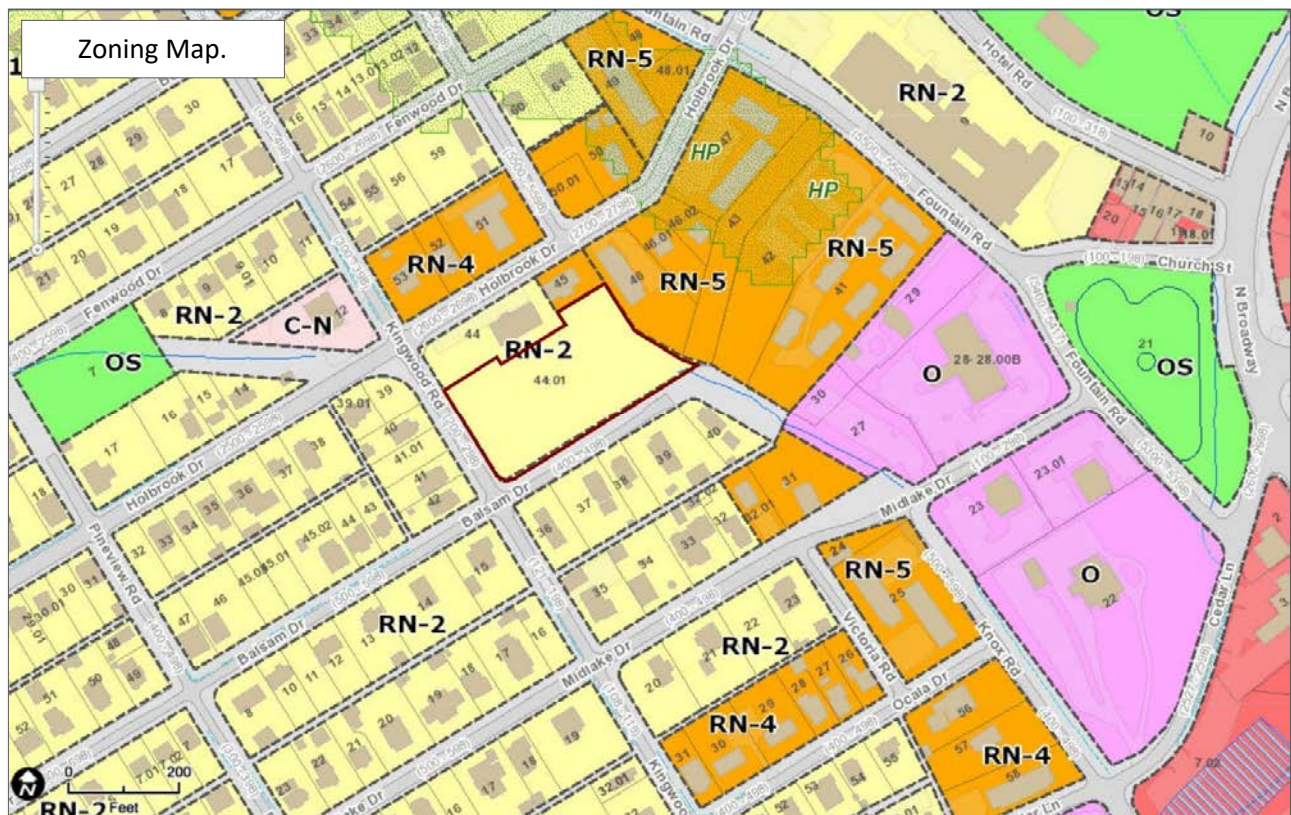
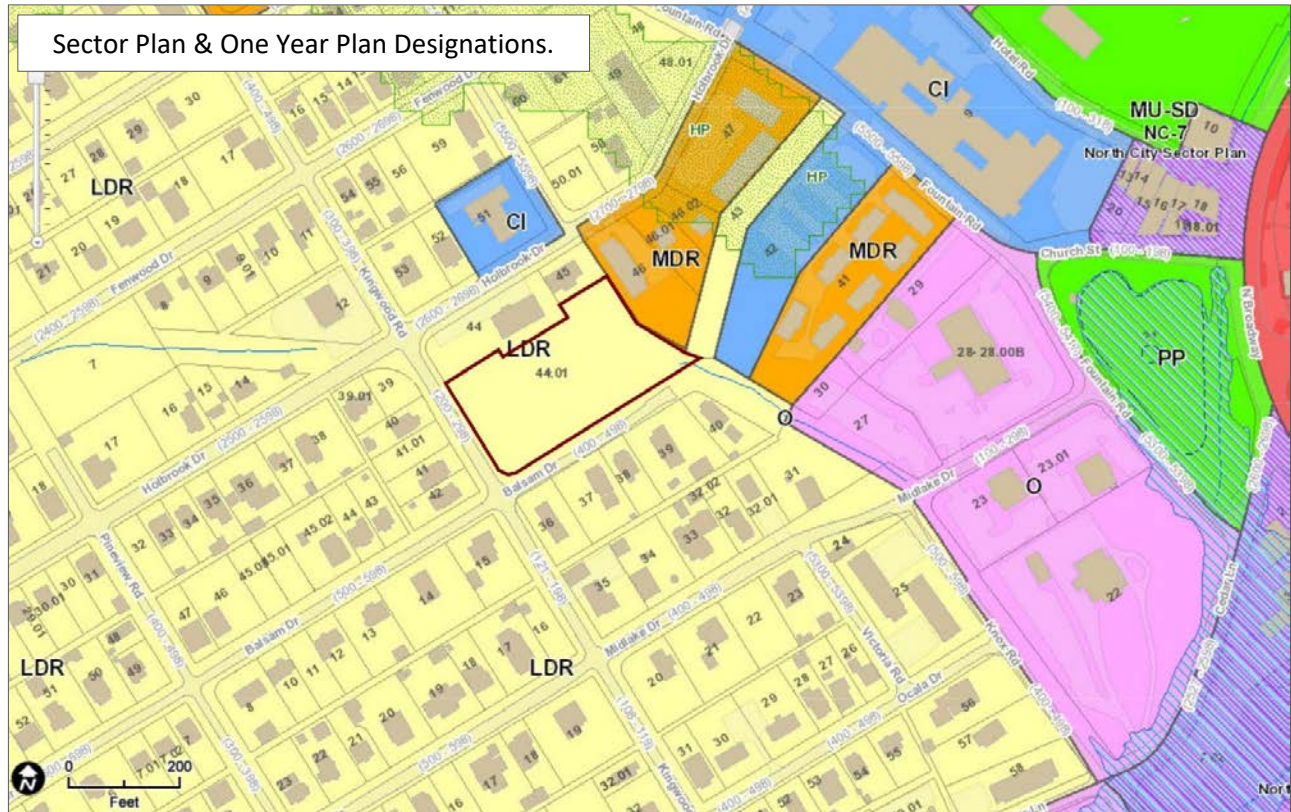
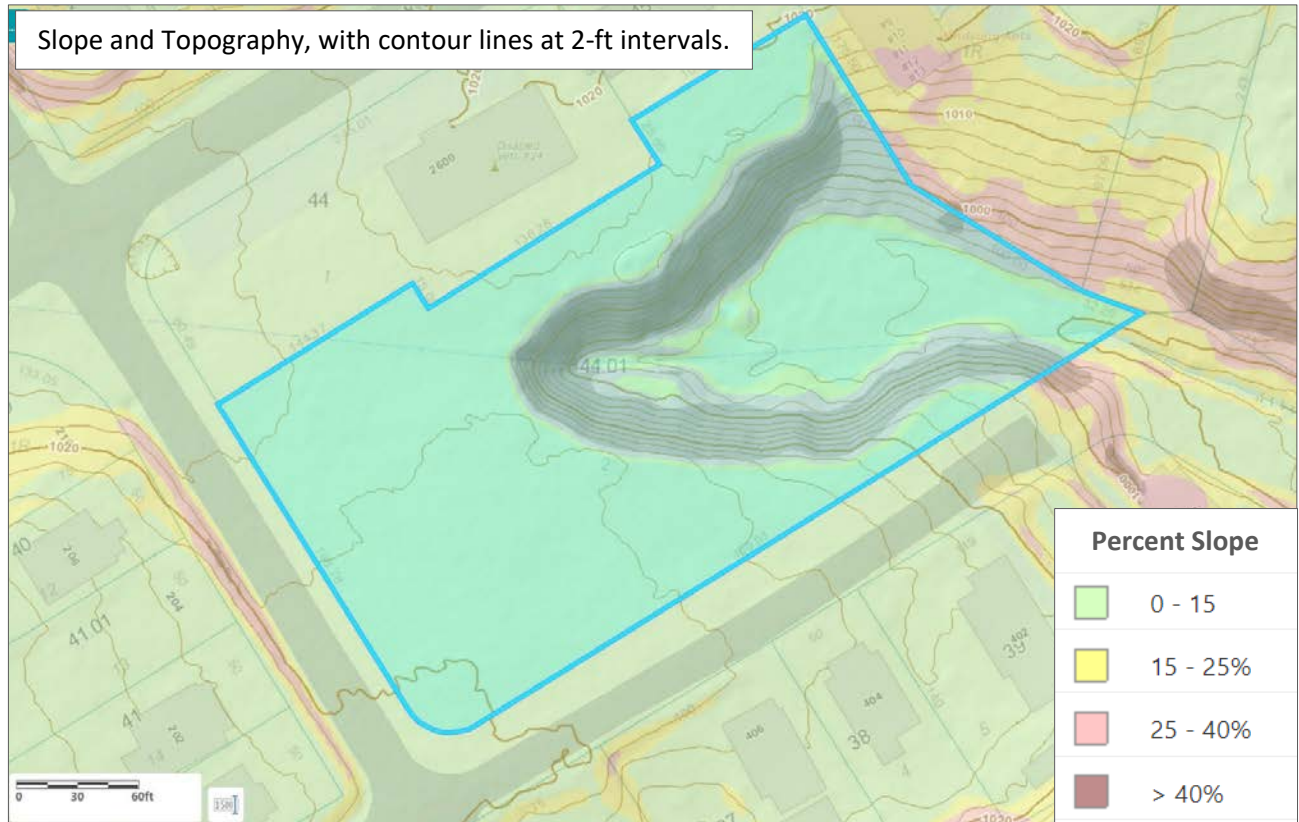


EXHIBIT A. Contextual Images



Note: property is not in the HP Overlay District, the slope is only shown for reference in this case.



7-A-21-RZ/7-A-21-PA/7-A-21-SP
EXHIBIT A. Contextual Images

Street view looking west from Balsam Drive, showing surrounding housing and corner store, as well as the flatter topography along street frontages.



Street view looking southeast from Kingwood Road, showing surrounding housing.



7-A-21-RZ/7-A-21-PA/7-A-21-SP

EXHIBIT A. Contextual Images

Street view from Balsam Drive looking east towards apartments.



Street view from Balsam Drive looking north towards blue line stream and steep topography.



36486-F

Certificate of Ownership and General Dedication.

I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name: **CHAPTER 24 DISABLED AMERICAN VETERANS**
 Date: **12/07/2020**

State of **TN** County of **DAVIESS**
 On this **12** day of **December**, 2020, I, the undersigned, being personally appeared **Mark A. Rauloff**, known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
 Witness my hand and notarial seal, this day and year above.
 My Commission expires **1-01-2021**

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set.

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the **1** day of **Dec**, 20**20**.
 Registered Land Surveyor: **Mark A. Rauloff**
 Tennessee License No. **769**
 Date: **12-1-2020**

Certification of Category and Accuracy of Survey.

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.
 I hereby certify that this is a Category **1** survey and the ratio of precision of the unadjusted survey is not less than **1:10,000** as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.
 Registered Land Surveyor: **Mark A. Rauloff**
 Tennessee License No. **769**
 Date: **12-01-2020**

Zoning

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:
 Zoning Shown on Official Map: **RN-2**
 Date: **12/08/2020**
 By: **Mark A. Rauloff**

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.
 Signed: **Mark A. Rauloff** Date: **12/8/2020**

City - Release of Easements

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.
 The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

City of Knoxville Department of Engineering
 Signed: **Mark A. Rauloff** Date: **12/08/2020**

Water: (Utility Agency Name) **KUB** Date: **12/07/2020**
 Signed: **Mark A. Rauloff**

Sewer: (Utility Agency Name) **KUB** Date: **12/07/2020**
 Signed: **Mark A. Rauloff**

Electric: (Utility Agency Name) **KUB** Date: **12/07/2020**
 Signed: **Mark A. Rauloff**

Gas: (Utility Agency Name) **KUB** Date: **12/07/2020**
 Signed: **Mark A. Rauloff**

Telephone: (Utility Agency Name) **AT&T TN** Date: **12/07/2020**
 Signed: **James Atkins**

Cable Television: (Utility Agency Name) **Comcast** Date: **12/07/2020**
 Signed: **Michelle Moore**

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
- REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS OF WAY (INCLUDING JOINT PERMANENT EASEMENTS), EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON INSIDE OF ALL OTHER EXTERIOR LOT LINES. SUCH DEDICATION SHALL BE NOTED ON THE FINAL PLAT OF THE SUBDIVISION. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
- DEED REFERENCE: DB 1501, PG. 360
- PLAT REFERENCE: 198410240035634
- PROPERTY SHOWN ON MAP 58 FF PARCEL 44
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- TOTAL LOTS: 2
- TOTAL AREA: 3.24+ ACRES
- PROPERTY ZONE: RN-2
- EASEMENTS BEING RELEASED THIS PLAT RECORDED ON PLAT 198410240035634 EASEMENTS DEDICATED/CREATED BY INSTRUMENT NO. 198204200008974 ARE NOT RELEASED BY THIS PLAT

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

KUB
 Utility Provider: **Mark A. Rauloff** Date: **12/07/2020**
 Authorized Signature for Utility Date

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: **Mark A. Rauloff** Date: **12/8/2020**

Knox County Trustee: Signed: **Mark A. Rauloff** Date: **12/08/2020**

Certification of Approval of Public Water System - Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

KUB
 Utility Provider: **Mark A. Rauloff** Date: **12/07/2020**
 Authorized Signature for Utility Date

Certification by the Knoxville Department of Engineering

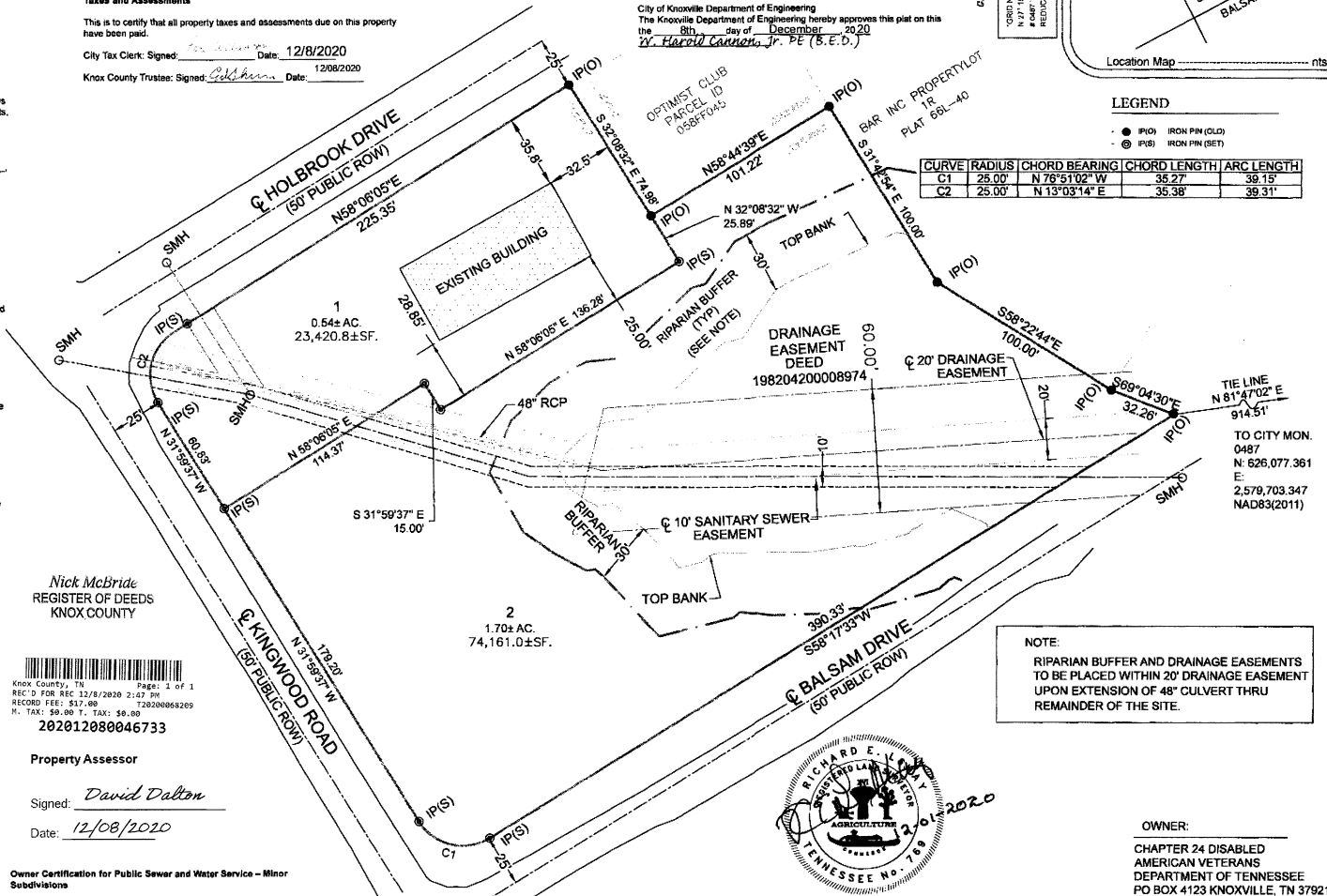
City of Knoxville Department of Engineering
 The Knoxville Department of Engineering hereby approves this plat on this the **8th** day of **December**, 20**20**
 By: **Harold Carthen, Jr., PE (S.E.D.)**

Location Map: **nts**

LEGEND

- IP(O) IRON PIN (OLD)
- IP(S) IRON PIN (SET)

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	25.00'	N 76°51'02" W	35.27'	39.15'
C2	25.00'	N 13°03'14" E	35.38'	39.31'



Nick McBride
 REGISTER OF DEEDS
 KNOX COUNTY

Barcode: **202012080046733**
 REC'D FOR REC 12/8/2020 2:47 PM
 RECORD FEE: \$17.00 120200065209
 M. TAX: \$0.00 T. TAX: \$0.00

Property Assessor

Signed: **David Dalton**
 Date: **12/08/2020**

Owner Certification for Public Sewer and Water Service - Minor Subdivisions

I, We, the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name: **George P. Hearn**

Owner(s) Printed Name: **Mark A. Rauloff**

Signature(s): **Mark A. Rauloff**

Signature(s): **Mark A. Rauloff**

Date: **12-06-2020**

Planning Staff Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: **Anna J. Brooks**
 Date: **12/08/2020**

I hereby certify that the survey shown hereon is a category 1 survey and that the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon. No title opinion was furnished to this surveyor and easements shown on or not shown on the field may or may not be discovered by a title search by a third party.

Surveyor: **Mark A. Rauloff**

Term: Reg. No. 769

PH: (865) 671-0183
 FAX: (865) 671-0213
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37934

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

OWNER:
 CHAPTER 24 DISABLED
 AMERICAN VETERANS
 DEPARTMENT OF TENNESSEE
 PO BOX 4123 KNOXVILLE, TN 37921

(817) 229-2578

PLANNING # 8-AA-20

FINAL PLAT PROPERTY OF:

DISABLED AMERICAN VETERANS FORMERLY PLATTED AS SURVEY FOR D.A.V.			
Scale: 1"= 40.0'	Approved by: Rel	Drawn by: RELjr	
DATE: 9-8-20		LATEST REVISION: 12-1-2020	
CITY BLOCK 36486 DISTRICT 7 * WARD 36 * CITY OF KNOXVILLE, TN			
MAP 058 FF PARCEL 044		DRAWING NO.: 5965	



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☒ SP ☒ OYP
☒ Rezoning

VAN SMITH GROUP, LLC
Applicant Name

OWNER / APPLICANT
Affiliation

3/25/21
Date Filed

~~4/27/21~~ **7/8/2021**
Meeting Date (if applicable)

File Number(s)

7-A-21-RZ
7-A-21-PA
7-A-21-SP

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

Amber Van Smith & Patrick Smith
Name

Van Smith Group, LLC
Company

2519 HOLBROOK DRIVE **KNOXVILLE** **TN** **37918**
Address City State ZIP

817-229-2578 or 954-670-4840 **VANSMITHGROUP.AVP@GMAIL.COM**
Phone Email

CURRENT PROPERTY INFO

VAN SMITH GROUP, LLC **2519 Holbrook Drive** **817-229-2578**
Owner Name (if different) Owner Address Owner Phone

0 Kingwood Drive
N/E CORNER KINGWOOD / BALSAM **058FF04401**
Property Address Parcel ID

CITY OF KNOXVILLE **KUB** **CITY OF KNOXVILLE** **KUB** **(N)**
Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

Northeast quadrant of intersection of Kingwood Rd and Balsam Dr **1.7 ac**
General Location Tract Size

☒ City ☐ County **4th** **RN-2** **Vacant land** **(P-Rec)**
District Zoning District Existing Land Use

North City **LDR** **N/A (within City limits)**
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential
Home Occupation (specify) _____

Related City Permit Number(s)

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name

- ☐ Combine Parcels ☐ Divide Parcel

Unit / Phase Number

Total Number of Lots Created

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change

Proposed Zoning

RN - 4

☒ Plan Amendment Change

Proposed Plan Designation(s)

MEDIUM FAMILY RESIDENTIAL

☒ UNITS / ACRE .

Previous Rezoning Requests

NONE KNOWN

☐ Other (specify) _____

FINAL RAT - 20201208-0046733

Pending Plat File Number

STAFF USE ONLY**PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (Final Plat)
☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

Total

0324

\$1,000.00

\$1,900.00

Fee 2

0526

\$600.00

Fee 3

0516

\$300.00

AUTHORIZATION

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

Applicant Signature

Please Print

Date

Phone Number

Email

Staff Signature

Michelle Portier
Please Print3/26/2021
Date

Sum