



# USE ON REVIEW REPORT

▶ **FILE #:** 11-D-21-UR

**AGENDA ITEM #:** 28

**AGENDA DATE:** 11/10/2021

▶ **APPLICANT:** **DOMINION GROUP**

OWNER(S): Cathy Kidd Clay

TAX ID NUMBER: 135 G A 005, 00501 & 006

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 3113 and 3117 Maloney Road, and 0 Jonathan Way

▶ **LOCATION:** **North side of Maloney Road, east of Dresser Road**

▶ **APPX. SIZE OF TRACT:** **4.7 acres**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Maloney Road, a local road with 20-ft of pavement width within 44-ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **ZONING:** **RA (Low Density Residential) (PR pending)**

▶ **EXISTING LAND USE:** **AgForVac (Agriculture/Forestry/Vacant Land) & SFR (Single Family Residential) & RR (Rural Residential)**

▶ **PROPOSED USE:** **Multi-family**

DENSITY PROPOSED: 17.8 du/ac (County portion only)

HISTORY OF ZONING: The property is currently pending rezoning from RA to PR < 21 du/ac (10-G-21-RZ)

SURROUNDING LAND USE AND ZONING: North: Single family residential -- RA (Low Density Residential)

South: Rural residential -- RA (Low Density Residential)

East: Single family residential -- RA (Low Density Residential)

West: Rural residential, office -- RN-5 (General Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The area is adjacent to major improvements along Alcoa Highway and a recent City Council approval for MDR/O plan designation and RN-5 zoning. A mix of office and commercial uses are adjacent to the corridor, as well as a large church. The surrounding area to the east consists of single-family residential neighborhoods and some large rural residential lots. A mix of office and commercial uses are adjacent to the corridor, as well as a large church. The surrounding area to the east consists of single-family residential neighborhoods and some large rural residential lots.

## STAFF RECOMMENDATION:

▶ **Approve the multi-family development plan for up to 84 dwelling units in the County portion of the**

**development (240 dwelling units total), subject to 10 conditions.**

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Implementing the recommendations of the Maloney Road Multi Family Development Traffic Impact Study (Cannon and Cannon, 10/25/2021), as revised and approved by Planning staff, Knox County Engineering and Public Works, City of Knoxville Department of Engineering, and TDOT (see Exhibit A).
- 3) Obtaining all necessary approvals from the Tennessee Department of Transportation (TDOT).
- 4) Meeting all applicable requirements of the Knox County Zoning Ordinance and the City of Knoxville Zoning Ordinance because the development is located in both jurisdictions. It is anticipated that the City of Knoxville will permit the entire project.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and the City of Knoxville Department of Engineering.
- 6) Providing the 35-ft peripheral setback around the boundary of the PR (Planned Residential) zoned portion of the property, excluding the zoning line that cuts through the property.
- 7) Providing a sidewalk connection, including crosswalks, from the development's driveway to the Dresser Road sidewalk on the southwest side of the Maloney Road and Dresser Road roundabout, or as otherwise required by the City of Knoxville Department of Engineering, Knox County Engineering and Public Works, and/or TDOT.
- 8) Obtaining approval from Knox County Commission for the requested PR (Planned Residential) zoning on the property at a density that is sufficient to accommodate the 84 dwelling units proposed in the County portion of the property. If the PR zoning is approved at a lesser density, the number of dwelling units on the County portion of the property must be reduced to be compliant with the approved zoning.
- 9) Providing landscape screening along the southeast property line, from the Maloney Road frontage to the existing trees/wooded area that is being maintained, as shown on plan sheet L100 (Overall Planting Plan). This screening shall be consistent with the Class B Buffer in Article 12.8 (Buffer Yards) of the City of Knoxville Zoning Ordinance. All other portions of the development shall meet the requirements of Article 12 (Landscape) of the City of Knoxville Zoning Ordinance because it is anticipated that this City of Knoxville will permit the entire project.
- 10) Providing parking that meets the requirements of Article 11 (Off-Street Parking) of the City of Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the PR (Planned Residential) zoning district, and the criteria for approval of a use on review.

**COMMENTS:**

This Use on Review application is only for the County portion of the development zoned PR (Planned Residential). Because the development is both in the City and County, and access is being provided through the City portion of the development, the entire development plan is shown to ensure the development can feasibly meet the City zoning and site development standards. See Exhibit B for a visual representation of the City and County portions of the development.

**SUMMARY**

This proposal is for a 240-unit multi-family apartment complex on 11.49 acres at a density of 20.89 du/ac. The development will include eight 3-story buildings, two 1-story garage structures, and a 1-story amenity building with a pool. Access to the site is via Maloney Road, approximately 400-ft to the east of the Maloney Road and Dresser Road intersection (roundabout). The development is located in both the City of Knoxville and Knox County, with 156 units on 6.79 acres in the City (22.97 du/ac) and 84 units on 4.7 acres (17.87 du/ac) in the County. The City and County permitting departments have agreed that the City will review and issue permits for the entire development and it must meet the City zoning and site development standards.

**ZONING**

The City portion of the property was rezoned from O (Office) and RN-1 (Single-Family Residential Neighborhood) to RN-5 (General Residential Neighborhood) in August 2021 (7-H-21-RZ). The RN-5 zone allows multi-family development at a density of approximately 30 du/ac. The County portion is currently pending rezoning from RA (Low Density Residential) to PR (Planned Residential) at up to 21 du/ac (10-G-21-RZ). The Planning Commission recommended approval of the rezoning at the October 14th meeting and County Commission will hear it on November 15th. If the rezoning is not approved as requested, the number of dwelling units in the County portion of the property may need to be reduced or eliminated.

**DEVELOPMENT STANDARDS**

The development will be reviewed for permitting by the City of Knoxville and the development must conform to the City zoning and development standards in both the City and County portions of the property. However,

because the County portion of the property is pending rezoning to PR (Planned Residential) and all developments in the PR zone require use on review approval by the Planning Commission, the County portion must also meet the minimum standards of both the PR (County) and RN-5 (City) zoning districts. The only standard in the PR zone that is more restrictive than the City RN-5 standards is the 35-ft peripheral setback which applies to the south, east and north property lines. The 35-ft peripheral setback does not apply to the City portion of the development.

#### TRAFFIC IMPACT STUDY

A traffic impact study was performed to evaluate the proposed site access intersection (driveway) on Maloney Road and the existing intersections of Maloney Road at Alcoa Highway Southbound Ramps and Maloney Road at Dresser Road / Alcoa Highway Northbound Ramps (roundabouts). The primary conclusion of this study is that the traffic generated from the proposed development will not have a significant impact at the two existing study intersections (roundabouts) or Maloney Road at the site access intersection (driveway). The only recommendation of the study is to maintain intersection corner sight distance at the site access.

#### SIDEWALK

The development plan shows sidewalks within the development and along Maloney Road, west of the site access, and crosswalk at the roundabout. This will provide a pedestrian connection to the existing sidewalk on Dresser Road which connects to the Knox-Blount Greenway that will eventually connect Knox and Blount Counties to the Great Smoky Mountains. A small portion of this greenway system is on the west side of Alcoa Highway that currently provides access to Maloney Road Park to the west and will provide access to IC King Park to the south.

#### LANDSCAPING AND BUFFERS

The existing trees in the northeast portion of the development are proposed to be maintained and protected during construction. These will provide a buffer to the residences to the north and northeast. The applicant is showing landscape screening around the detention pond in the southwest corner of the development. Staff is recommending a condition that this landscape screening meet the Class B Buffer standards in the City zoning ordinance. The proposed plan is consistent with those standards but this is not detailed on the plan.

#### DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

##### 1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

- A. The South County Sector Plan designates this property as LDR (Low Density Residential) but is pending amendment to MDR/O (Medium Density Residential/Office). The proposed density within the County portion of the development is 17.87 du/ac, which is allowable under the MDR/O designation.
- B. Transit service is not currently available in this area. However, if transit is extended to this area, the sidewalk to be installed by the developer will provide access to potential transit stop locations.
- C. The proposed sidewalk system will allow residents of the apartment complex to access the Knox-Blount Greenway which is planned to connect to downtown Knoxville and the Great Smoky Mountains through Blount County.

##### 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

- A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
- B. If the PR zoning is approved by County Commission at the requested density of 21 du/ac, or greater than 17.87 du/ac, the proposal is consistent with the zoning. If the approved density is less than 17.87 du/ac then the plan must be revised during permitting to remove dwelling units from the County portion of the development so the density is compliant with the approved zoning.
- C. The development will include a clubhouse, pool and yard area in the center of the complex.

##### 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

- A. The structures are larger than the surrounding residential houses, however, the buildings will be closer than

90-ft from a residentially zoned property. The maximum height allowed in the RN-5 zone is 35-ft which is consistent with the surrounding RA (Low Density Residential) zoning.

B. Landscape screening will be provided around the north and east boundaries, which will include a mix of existing trees/wooded area and new trees and shrubs.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. If the conditions are approved as recommended, the multi-family apartment complex will not significantly injure the value of adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The property has direct access to Maloney Road, which is a major collector street, and being adjacent to the Alcoa Highway access ramp, the development will not draw additional traffic through residential areas.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed apartment complex.

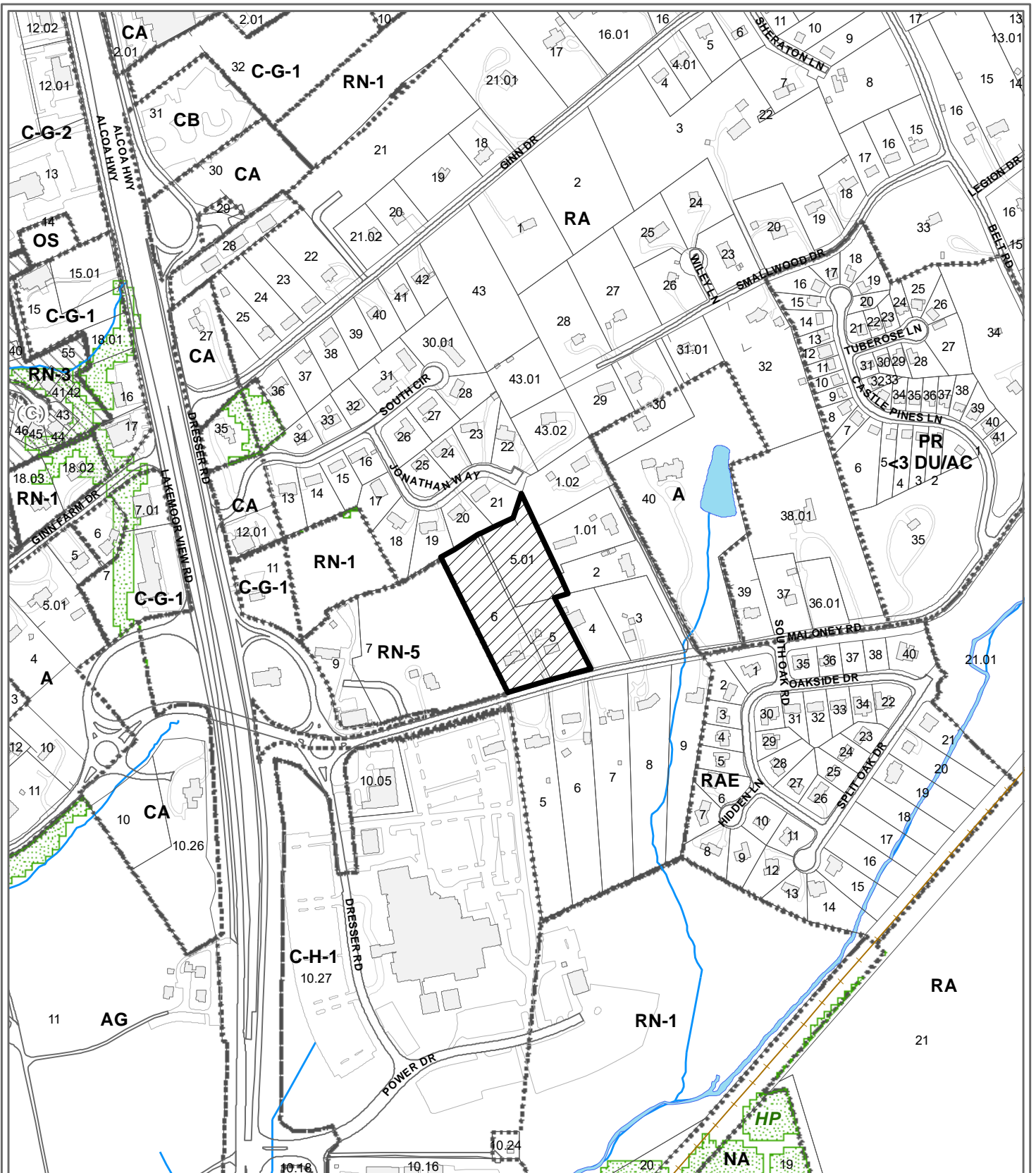
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 22 (public school children, grades K-12)

Schools affected by this proposal: Mount Olive Elementary, South Doyle Middle, and South Doyle 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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**11-D-21-UR  
USE ON REVIEW**



Multi-family in RA (Low Density Residential) (PR pending)

Petitioner: Dominion Group

Map No: 135

Jurisdiction: County



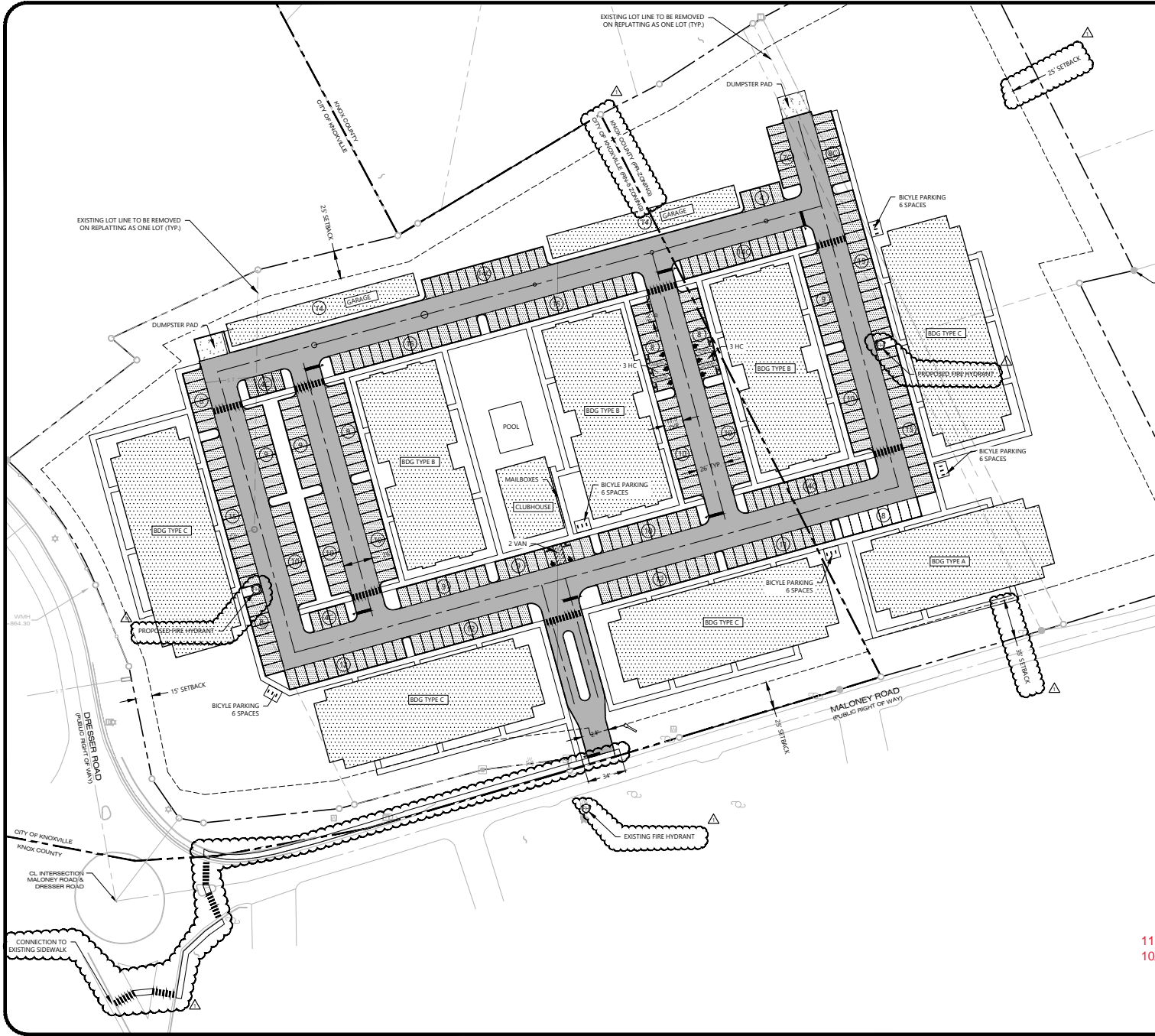
Original Print Date: 10/13/2021

Revised:

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

TIME STAMP: 10/22/2021 11:49 AM

ORIGINAL SIZE: 27 X 37" DRAWING DATE: 10/22/2021 11:49 AM DRAWN BY: J. SORHANDO PROJECT NO: 214719



**SITE DATA**

COUNCIL DISTRICT: 1  
 COUNCIL MEMBER: TOMMY SMITH  
 PARCEL IDS: 135GA006, 135GA005, 135GA001, 135GA009, & 135GA007  
 CITY BLOCK #: 25911  
 SITE ADDRESS: 3109, 3113, 3117, 3125 & 3035, MALONEY RD & 0 JONATHAN WAY KNOXVILLE, TN 37903

SITE ACREAGE: 11.49 AC  
 EXISTING ZONING: RN-5 (CITY) (PRE-2/20/14) (PENDING COUNTY)  
 PROPOSED USE: MULTI-FAMILY DEVELOPMENT  
 0-1 BEDROOM: 96 DU  
 2 BEDROOM: 108 DU  
 3 BEDROOM: 36 DU

BUILDING AREA: 50,450 FT<sup>2</sup> 1.16 AC  
 PROPOSED VEHICULAR AREA: 114,700 FT<sup>2</sup> 2.63 AC

**PARKING SUMMARY**

PARKING REQUIRED:  
 MULTI-FAMILY  
 0-1 BEDROOM: 1 MIN 1.25 MAX SPACES PER DU  
 2 BEDROOM: 1.25 MIN 1.75 MAX SPACES PER DU  
 3 BEDROOM: 1.5 MIN 2.25 MAX SPACES PER DU  
 4+ BEDROOM: 2.0 MIN 2.5 MAX SPACES PER DU

GUEST PARKING: 0.2 SPACES PER DU

SPACES REQUIRED:  
 MIN: 333 SPACES  
 MAX: 450 SPACES

OFF-STREET LOADING: 1.0 SPACES (-50 DU)

PARKING PROVIDED:  
 STANDARD: 280 SPACES  
 COMPACT (C<sup>2</sup>): 65 SPACES  
 ACCESSIBLE: 8 SPACES (2 VAN)  
 GARAGE: 28 SPACES  
 TOTAL SPACES PROVIDED: 381 SPACES  
 COMPACT TO STANDARD RATIO: 17%

BICYCLE PARKING:  
 MIN REQUIRED: 60 SPACES (0.25 SPACES PER DU)  
 PROVIDED: 60 SPACES (30 LOCATED IN BUILDINGS)

CLIENT: DOMINION DEVELOPMENT GROUP  
 CLIENT CONTACT: SEAN CHALMERS  
 CLIENT E-MAIL: SEAN@DOMINIONDEVELOPMENT.COM  
 ADDRESS: 3834 SUTHERLAND AVENUE, KNOXVILLE, TENNESSEE 37919

ENGINEER NAME: CLIVE SORHANDO  
 ADDRESS: 6515 NIGHTINGALE LANE, KNOXVILLE, TENNESSEE 37909  
 PHONE NO.: 865.934.6023  
 E-MAIL ADDRESS: csorhando@ameinc.com

FEMA PANEL: THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47093C0289F & 47093C0287F, 5/2/2007, COMMUNITY NAME: FEMA COMMUNITY NAME.

**PROPOSED FEATURES LEGEND**

BUILDING	[Pattern]
CONCRETE PAVEMENT	[Pattern]
CONCRETE SIDEWALK	[Pattern]
HEAVY DUTY PAVEMENT	[Pattern]
LIGHT DUTY PAVEMENT	[Pattern]
PAINTED STRIPE	[Pattern]
CONCRETE CURB	[Pattern]
CENTERLINE	[Pattern]

11-D-21-UR  
10/22/2021



Know what's below. Call before you dig.



**SITE LAYOUT PLAN**

USE ON REVIEW PACKAGE: 11-D-21-UR  
 MALONEY ROAD MULTI-FAMILY  
 KNOXVILLE, INOX. COUNTY, TENNESSEE

NO.	DATE	BY	CHK.	APP.	DESCRIPTION
1	10/22/21	J.S.	C.S.	J.S.	LOG COMMENT RESPONSES

NO.	DATE	BY	CHK.	APP.	DESCRIPTION
1	10/22/21	J.S.	C.S.	J.S.	LOG COMMENT RESPONSES

PROJECT NUMBER: 214719  
 DRAWING NUMBER: C5.0



**Maloney Road Multi-Family**  
 Required Plant Material Quantities for Building Unit Façades  
 per city of Knoxville Code of Ordinances, Article 12-7 - Landscape, A.B.1.2.

BUILDING A1		60% Façade		Quantities per Plan	
147' Linear Feet	187' Linear Feet	Shade Trees	Shrubs	Shade Trees	Shrubs
2-3	49	1-2	29	2	33

BUILDING A2		60% Façade		Quantities per Plan	
230' Linear Feet	132' Linear Feet	Shade Trees	Shrubs	Shade Trees	Shrubs
4	73	2-3	44	2	46

BUILDING B1 (1x2)		60% Façade		Quantities per Plan	
187' Linear Feet	138' Linear Feet	Shade Trees	Shrubs	Shade Trees	Shrubs
6-7	110	1	60	4	69
*12-14	*220	*8	*132	*8	*138

BUILDING B2		60% Façade		Quantities per Plan	
302' Linear Feet	302' Linear Feet	Shade Trees	Shrubs	Shade Trees	Shrubs
10	168	6	100	6	137

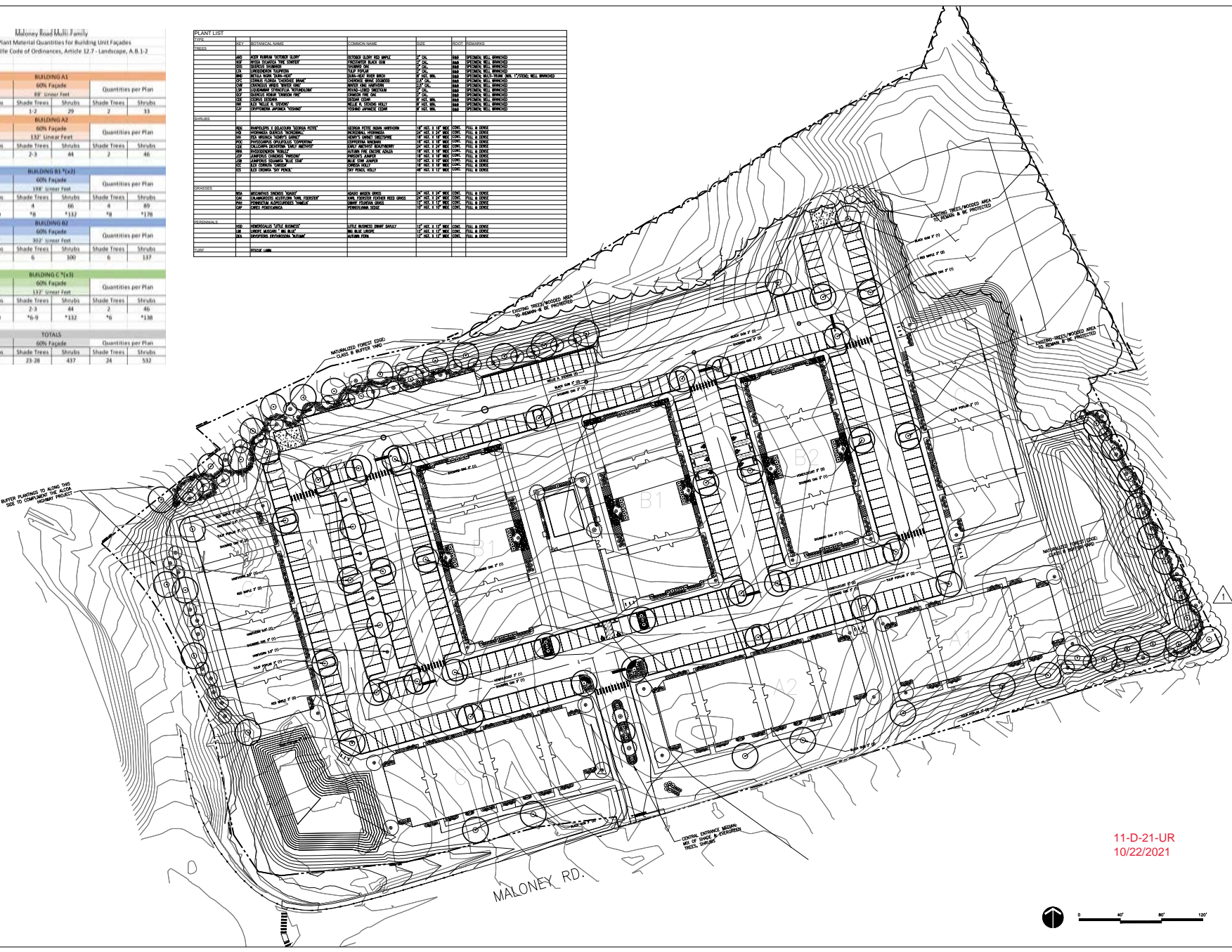
  

BUILDING C (1x3)		60% Façade		Quantities per Plan	
222' Linear Feet	132' Linear Feet	Shade Trees	Shrubs	Shade Trees	Shrubs
8	73	2-3	44	2	46
*12	*220	*6-9	*132	*8	*138

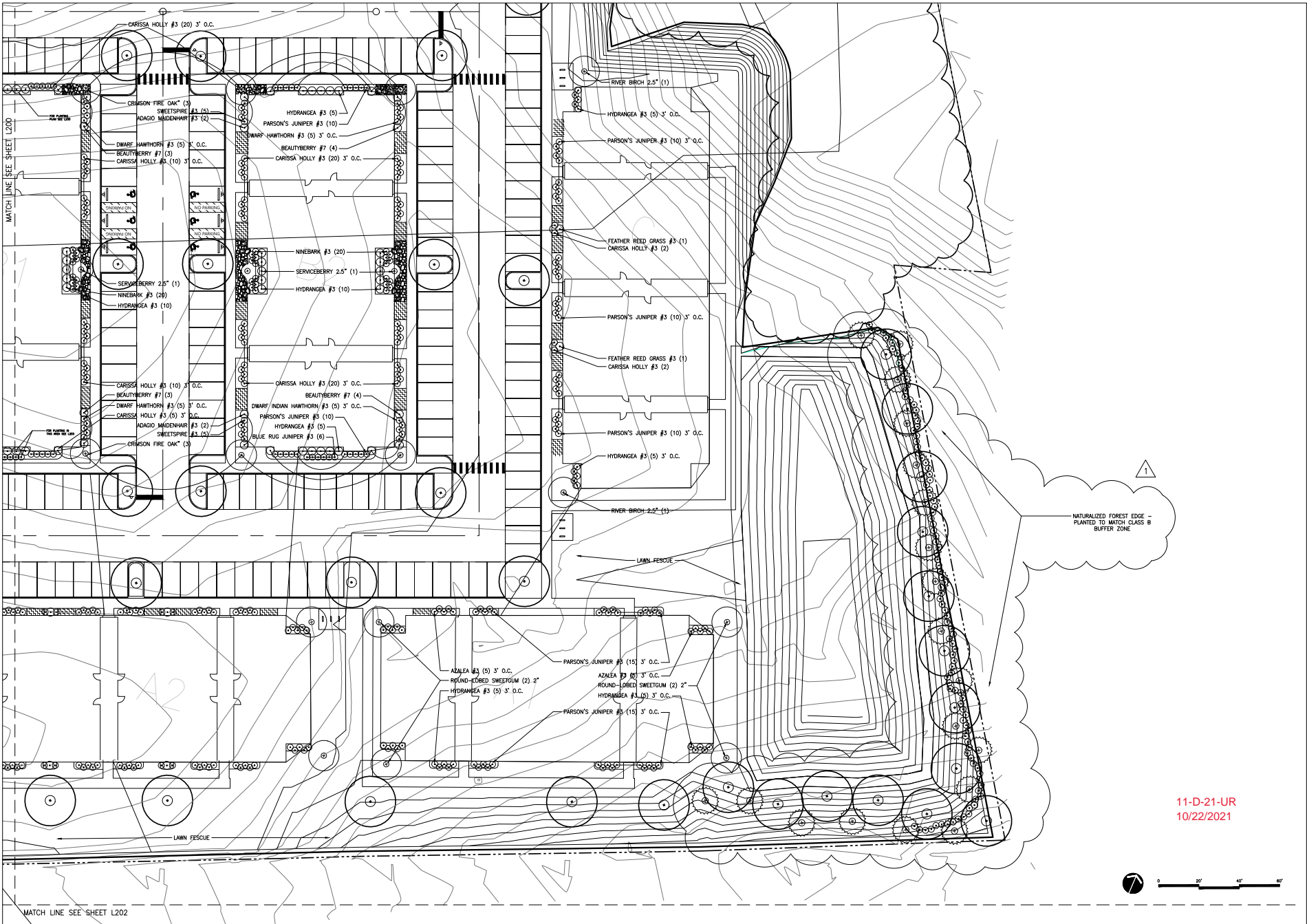
  

TOTALS		60% Façade		Quantities per Plan	
100% Façade	60% Façade	Shade Trees	Shrubs	Shade Trees	Shrubs
40-43	730	23-28	437	24	532

PLANT LIST	SYMBOL	COMMON NAME	SIZE	QUANTITY	REMARKS
01	01	AMERICAN BEECH	12" DBH	1	PLANTING 10' FROM
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**MALONEY ROAD MULTI-FAMILY**  
 Knoxville, Tennessee  
 DOMINION GROUP

REVISED  
 REV. 1 - 2021/10/22  
 11-D-21-UR

11-D-21-UR  
 10/22/2021

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 PROJECT NUMBER: 21011  
 ISSUE DATE: 09-27-2021

**L201**  
 PLANTING PLAN

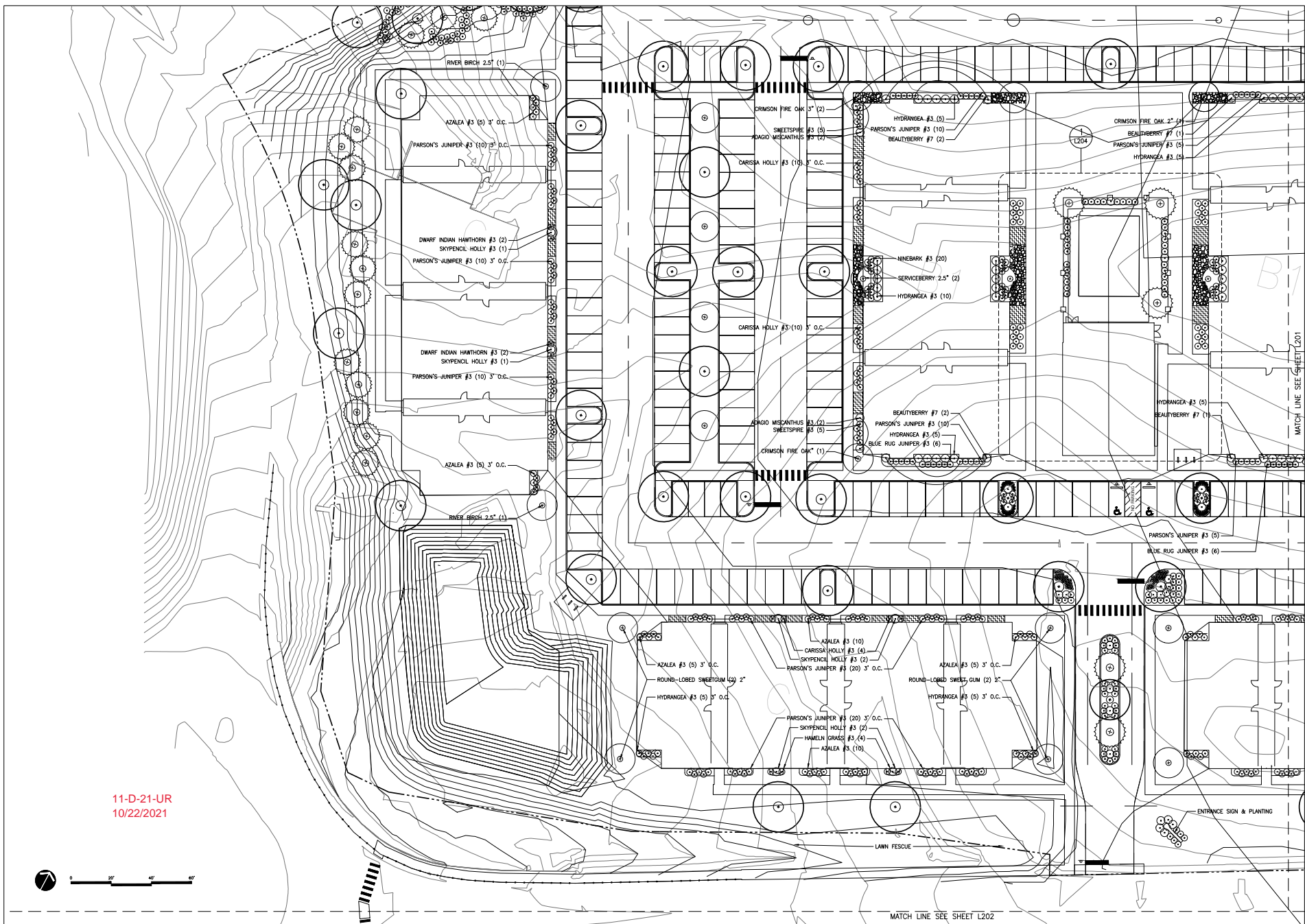
**MALONEY ROAD MULTI-FAMILY**  
 Knoxville, Tennessee  
 DOMINION GROUP

REVISIONS  
 11-D-21-UR

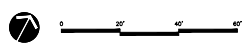
COPYRIGHT © ROSS/FOWLER, P.C. 2018  
 PROJECT NUMBER ..... 21011  
 ISSUE DATE ..... 09-27-2021

L200

PLANNING PLAN



11-D-21-UR  
 10/22/2021



MATCH LINE SEE SHEET L202

MATCH LINE SEE SHEET L201



4 BLDG A - ELEVATION 2  
1/8" = 1'-0"



3 BLDG A - ELEVATION 1  
3/8" = 1'-0"

**UNIT MATRIX**  
 1 BDR UNITS (~750 SF) 96 UNITS  
 2 BDR UNITS (~1050 SF) 108 UNITS  
 3 BDR UNITS (~1350 SF) 36 UNITS

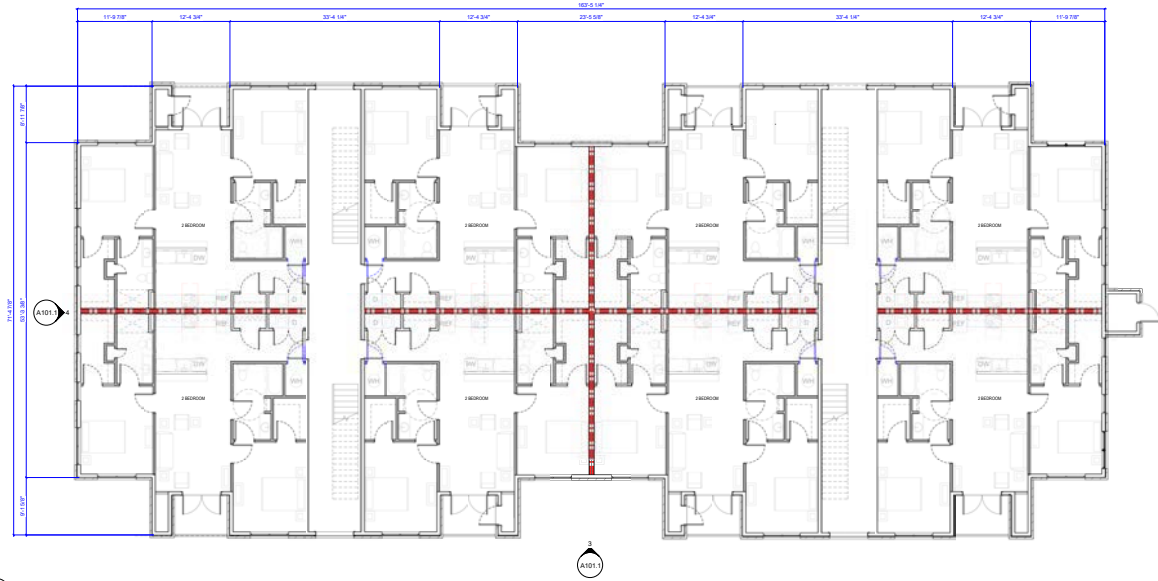
**TOTAL BUILDING COUNT: 8 BUILDINGS**  
**TOTAL UNIT COUNT: 240 UNITS**

**BUILDING TYPE A (12,094 SF)**  
 2 BDR UNITS (24)  
 (24 UNITS PER BLDG)  
 BUILDING TYPE COUNT = 1 BUILDING

**BUILDING TYPE B (13,120 SF)**  
 2 BDR UNITS (12)  
 3 BDR UNITS (12)  
 (24 UNITS PER BLDG)  
 BUILDING TYPE COUNT = 3 BUILDING

**BUILDING TYPE C (14,913 SF)**  
 1 BDR UNITS (24)  
 2 BDR UNITS (12)  
 (36 UNITS PER BLDG)  
 BUILDING TYPE COUNT = 4 BUILDING

CLUBHOUSE - APPROX. 2688 SF  
 GARAGE - APPROX. 3815 SF



1 TYPE A BUILDING  
1/8" = 1'-0"



2 3D VIEW 2

EXTERIOR MATERIALS LEGEND	
	BOARD AND BATTEN FIBER CEMENT SIDING (WHITE) BASE OF DESIGN, JAMES HARDIE PANEL AND BATTEN SIDING
	HARDIE LAP SIDING (GREY) BASE OF DESIGN, JAMES HARDIE LAP SIDING
	STONE VENEER

NOTE: ALL FINISHES AND COLORS TO BE VERIFIED WITH OWNER

11-D-21-UR  
10/22/2021

**DKLEVY**  
 architecture + design  
 3523 Maloney Rd., Knoxville, TN 37920  
 p. 865.474.9264 www.dklevy.com



## MALONEY ROAD MULTI-FAMILY

USE ON REVIEW

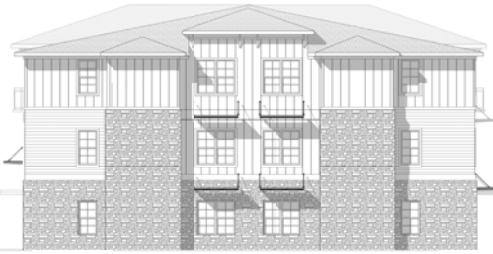
FILE NUMBER: 11-D-21-UR

**CODE INFORMATION**  
 TYPE OF CONSTRUCTION: TYPE V-A, SPRINKLERED  
 OCCUPANCY CLASS: RESIDENTIAL R-2  
 FIRE PROTECTION SYSTEMS  
 SMOKE ALARM  
 SPRINKLER SYSTEM (NFPA 13 & 13R)  
 FIRE EXTINGUISHERS (NFPA 10)  
 UL RATED ASSEMBLIES

REVISIONS		
NO	DESCRIPTION	DATE
1	UOR Comment Responses	10/22/21

20074 MALONEY ROAD MULTI-FAMILY	
ISSUE DATE	9-27-21
CLIENT	DOMINION DEVELOPMENT GROUP
ADDRESS	
SCALE	1/8" = 1'-0"

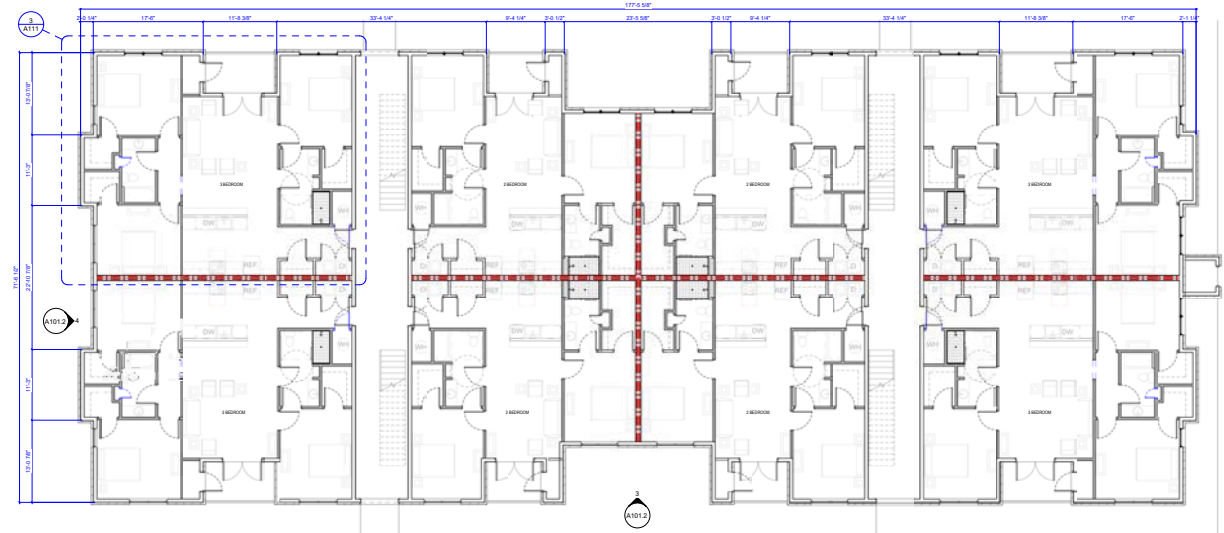
**A101.1**  
 BUILDING A - FLOOR PLAN AND ELEVATIONS



4 BLDG B - ELEVATION 2  
1/8" = 1'-0"



3 BLDG B - ELEVATION 1  
1/8" = 1'-0"



2 TYPE B BUILDING  
1/8" = 1'-0"



1 BUILDING B - PERSPECTIVE

EXTERIOR MATERIALS LEGEND	
	BOARD AND BATTEN FIBER CEMENT SIDING (WHITE) BASIS OF DESIGN: JAMES HARDIE PANEL AND BATTEN BOARDS
	HARDIE LAP SIDING (GREY) BASIS OF DESIGN: JAMES HARDIE LAP SIDING
	STONE VENEER

NOTE: ALL FINISHES AND COLORS TO BE VERIFIED WITH OWNER

11-D-21-UR  
10/22/2021

**DKLEVY**  
architecture + design  
3523 Maloney Rd., Knoxville, TN 37920  
p. 865.474.9264 www.dklevy.com



# MALONEY ROAD MULTI-FAMILY

USE ON REVIEW

FILE NUMBER: 11-D-21-UR

CODE INFORMATION		
TYPE OF CONSTRUCTION:	TYPE V-A, SPRINKLERED	
OCCUPANCY CLASS:	RESIDENTIAL R-2	
FIRE PROTECTION SYSTEMS	SMOKE ALARM SPRINKLER SYSTEM (NFPA 13 & 13R) FIRE EXTINGUISHERS (NFPA 10) UL RATED ASSEMBLIES	

REVISIONS		
NO	DESCRIPTION	DATE
1	UOR Comment Responses	10/22/21

20074 MALONEY ROAD MULTI-FAMILY	
ISSUE DATE	9-27-21
CLIENT	DOMINION DEVELOPMENT GROUP
ADDRESS	
SCALE	1/8" = 1'-0"
<b>A101.2</b>	
BUILDING B - FLOOR PLAN AND ELEVATIONS	



3 BLDG C - ELEVATION 3  
1/8" = 1'-0"



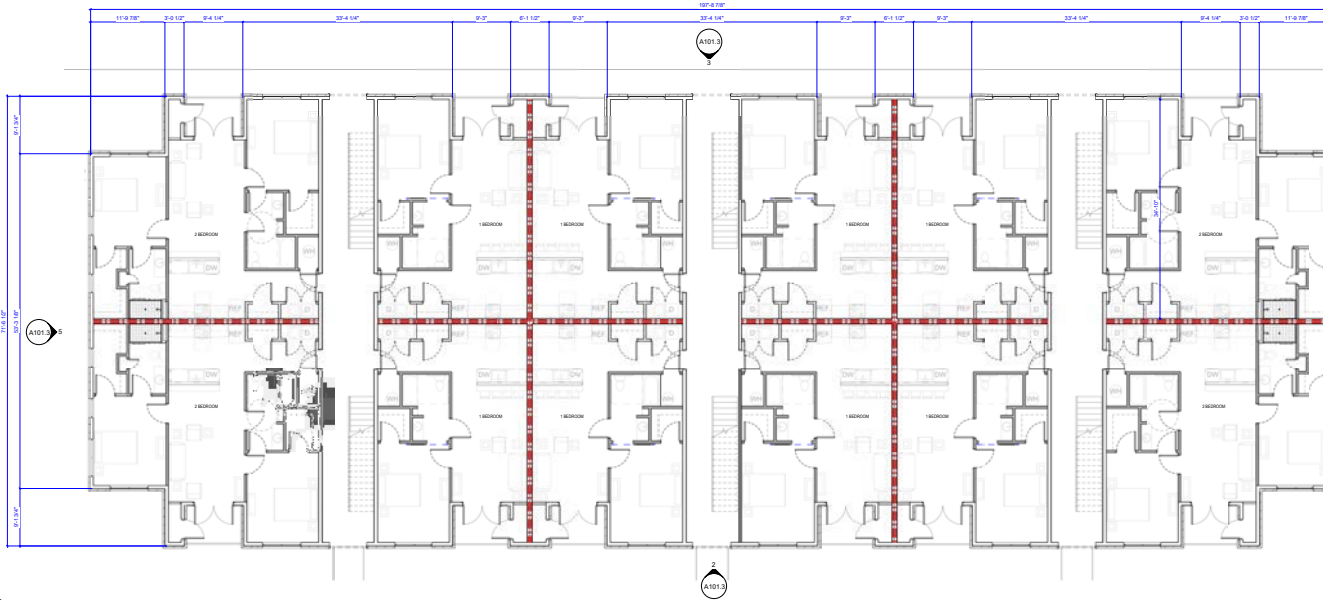
4 BLDG C - ELEVATION 4  
1/8" = 1'-0"



2 BLDG C - ELEVATION 1  
1/8" = 1'-0"



5 BLDG C - ELEVATION 2  
1/8" = 1'-0"



1 TYPE C BUILDING  
1/8" = 1'-0"



6 BUILDING C - PERSPECTIVE

EXTERIOR MATERIALS LEGEND

- BOARD AND BATTEN FIBER CEMENT SIDING (WHITE)
- BOARD OF DESIGN JAMES HARDIE PANEL AND BATTEN BOARDS
- HARDIE LAP SIDING (GREY)
- BOARD OF DESIGN JAMES HARDIE LAP SIDING
- STONE VENEER

11-D-21-UR  
10/22/2021

NOTE: ALL FINISHES AND COLORS TO BE VERIFIED WITH OWNER

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**MALONEY ROAD MULTI-FAMILY**

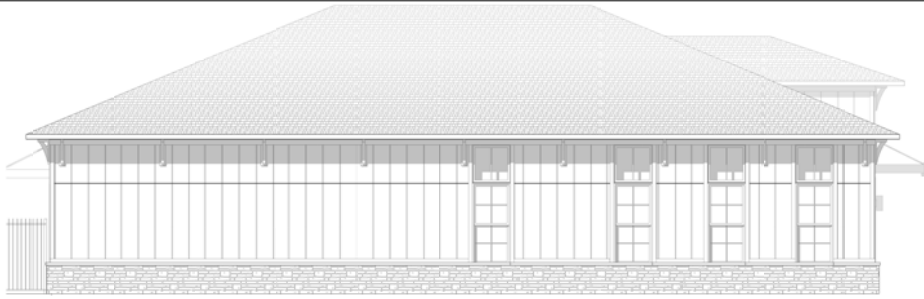
USE ON REVIEW

FILE NUMBER: 11-D-21-UR

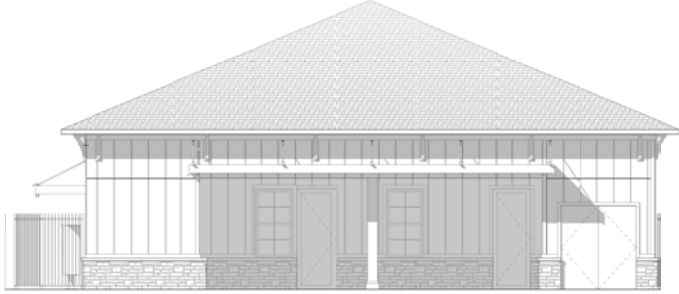
CODE INFORMATION  
TYPE OF CONSTRUCTION: TYPE V-A, SPRINKLERED  
OCCUPANCY CLASS: RESIDENTIAL R-2  
FIRE PROTECTION SYSTEMS  
SMOKE ALARM  
SPRINKLER SYSTEM (NFPA 13 & 13R)  
FIRE EXTINGUISHERS (NFPA 10)  
UL RATED ASSEMBLIES

REVISIONS			
NO	DESCRIPTION	DATE	ISSUE DATE
1	UOR Comment Responses	10/22/21	

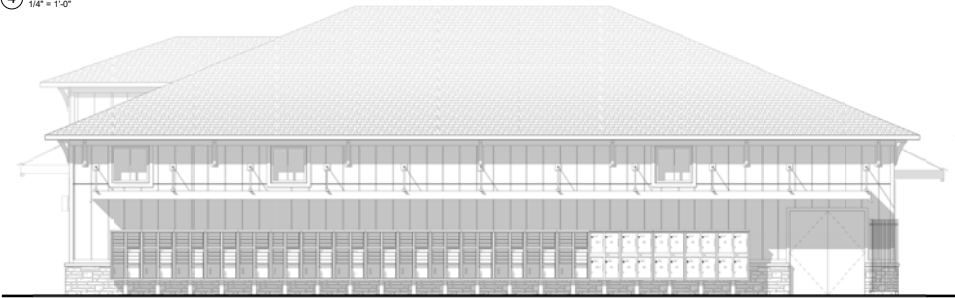
20074 MALONEY ROAD MULTI-FAMILY	
CLIENT	DOMINION DEVELOPMENT GROUP
ADDRESS	
SCALE	1/8" = 1'-0"
<b>A101.3</b>	
BUILDING C - FLOOR PLAN AND ELEVATIONS	



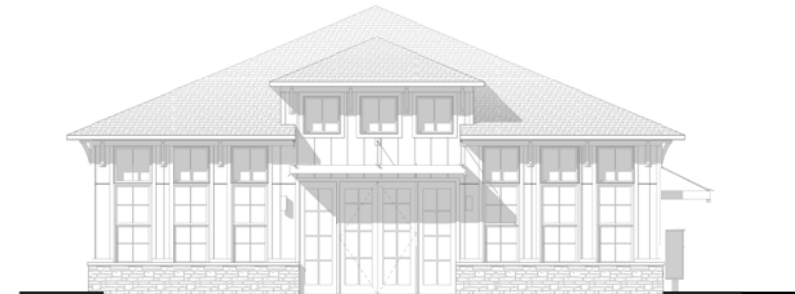
5 COMMUNITY BUILDING - SIDE ELEVATION  
3/4" = 1'-0"



4 COMMUNITY BUILDING - REAR ELEVATION  
1/4" = 1'-0"



3 COMMUNITY BUILDING - SIDE ELEVATION  
1/4" = 1'-0"



2 COMMUNITY BUILDING - FRONT ELEVATION  
1/4" = 1'-0"



6 COMMUNITY BUILDING - PERSPECTIVE



1 COMMUNITY BUILDING  
1/4" = 1'-0"

11-D-21-UR  
10/22/2021

EXTERIOR MATERIALS LEGEND	
	BOARD AND BATTEN FIBER CEMENT SIDING (WHITE)
	BASE OF EXTERIOR JAMES HARDIE PANEL AND BATTEN BOARDS
	HARDIE LAP SIDING (GREY)
	BASE OF EXTERIOR JAMES HARDIE LAP SIDING
	STONE VENEER
NOTE: ALL FINISHES AND COLORS TO BE VERIFIED WITH OWNER	

**DKLEVY**  
architecture + design  
3523 Maloney Rd., Knoxville, TN 37920  
p. 865.474.9264 www.dklevy.com



# MALONEY ROAD MULTI-FAMILY

USE ON REVIEW

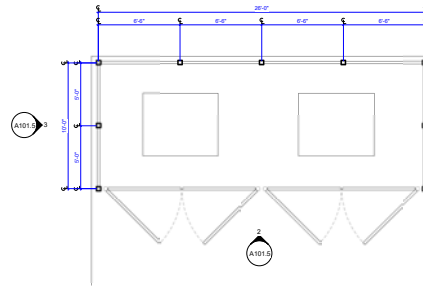
FILE NUMBER: 11-D-21-UR

CODE INFORMATION	
TYPE OF CONSTRUCTION:	TYPE V-A, SPRINKLERED
OCCUPANCY CLASS:	RESIDENTIAL R-2
FIRE PROTECTION SYSTEMS	SMOKE ALARM
	SPRINKLER SYSTEM (NFPA 13 & 13R)
	FIRE EXTINGUISHERS (NFPA 10)
	UL RATED ASSEMBLIES

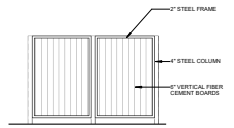
REVISIONS		
NO	DESCRIPTION	DATE
1	UOR Comment Responses	10/22/21

20074 MALONEY ROAD MULTI-FAMILY	
ISSUE DATE	9-27-21
CLIENT	DOMINION DEVELOPMENT GROUP
ADDRESS	
SCALE	As Indicated
<b>A101.4</b>	
COMMUNITY BUILDING - FLOOR PLAN AND ELEVATIONS	

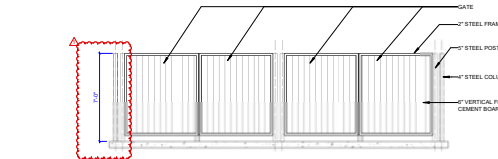
**DUMPSTER ENCLOSURE**



1 DUMPSTER ENCLOSURE PLAN  
1/4" = 1'-0"

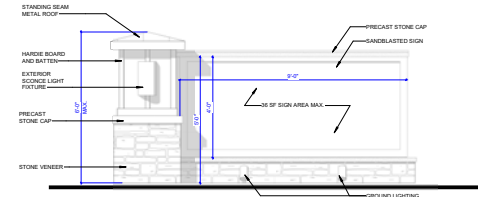


3 DUMPSTER ENCLOSURE ELEVATION 2  
1/4" = 1'-0"

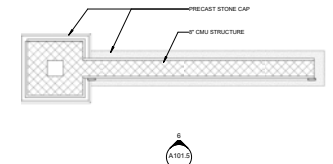


2 DUMPSTER ENCLOSURE ELEVATION 1  
1/4" = 1'-0"

**MONUMENT SIGN**



6 MONUMENT SIGN - ELEVATION  
1/2" = 1'-0"

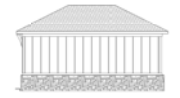


5 MONUMENT SIGN PLAN  
1/2" = 1'-0"

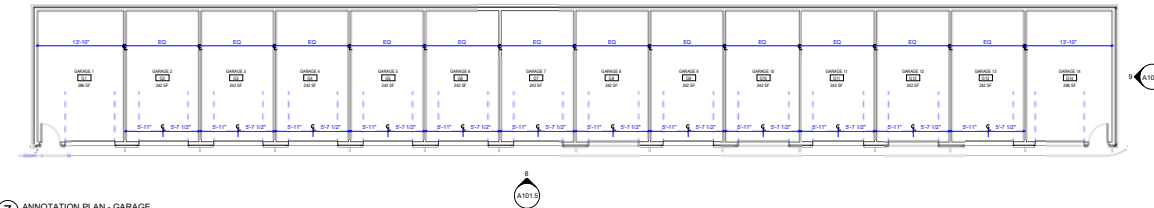
**GARAGE**



8 EXTERIOR ELEVATION - FRONT  
1/8" = 1'-0"



9 EXTERIOR ELEVATION - SIDE  
1/8" = 1'-0"



7 ANNOTATION PLAN - GARAGE  
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND	
[Pattern]	BOARD AND BATTEN FIBER CEMENT SIDING (MINI); BASE OF DESIGN, JAMES HARDIE PANEL AND BATTEN SIDING
[Pattern]	HARDIE LAP SIDING (GREY); BASE OF DESIGN, JAMES HARDIE LAP SIDING
[Pattern]	STONE VENEER
NOTE: ALL FINISHES AND COLORS TO BE VERIFIED WITH OWNER	

11-D-21-UR  
10/22/2021



**MALONEY ROAD MULTI-FAMILY**

USE ON REVIEW

FILE NUMBER: 11-D-21-UR

CODE INFORMATION

TYPE OF CONSTRUCTION:  
TYPE V-A, SPRINKLERED  
OCCUPANCY CLASS:  
RESIDENTIAL R-2  
FIRE PROTECTION SYSTEMS  
SMOKE ALARM  
SPRINKLER SYSTEM (NFPA 13 & 13R)  
FIRE EXTINGUISHERS (NFPA 10)  
UL RATED ASSEMBLIES

REVISIONS

NO	DESCRIPTION	DATE
1	UOR Comment Responses	10/22/21

20074 MALONEY ROAD MULTI-FAMILY	
ISSUE DATE	9-27-21
CLIENT	DOMINION DEVELOPMENT GROUP
ADDRESS	
SCALE	As Indicated
MONUMENT SIGN AND GARAGE - FLOOR PLANS AND ELEVATIONS	

**A101.5**

# MALONEY ROAD MULTI FAMILY DEVELOPMENT

## CITY OF KNOXVILLE, TENNESSEE

---

TRAFFIC IMPACT STUDY

MALONEY ROAD  
KNOXVILLE, TENNESSEE

CCI PROJECT NO. 00269-0024

REV 1

PREPARED FOR:

S&ME  
6515 Nightingale Lane  
Knoxville, TN 37909

SUBMITTED BY:

Cannon & Cannon, Inc.  
8550 Kingston Pike  
Knoxville, TN 37919  
865.670.8555



11-D-21-UR  
TIS Version 2  
10/25/2021

.....  
REVISED  
October 25  
**2021**



## **EXECUTIVE SUMMARY**

This report provides a summary of a traffic impact study that was performed for a proposed multi-family residential development to be located on Maloney Road in Knoxville, Tennessee. The project site is located on the north side of Maloney Road approximately 400 feet east of the intersection of Maloney Road at Dresser Road / Alcoa Highway Northbound Ramps. The development plan for this project proposes a multi-family residential development with 240 units. The proposed development will have one full access onto Maloney Road between the two southside access points of Sevier Heights Baptist Church.

The purpose of this study was the evaluation of the traffic operational and safety impacts of the proposed development upon roadways in the vicinity of the project site. Comments received from Knoxville-Knox County Planning resulted in the existing intersections of Maloney Road at Alcoa Highway Southbound Ramps and Maloney Road at Dresser Road / Alcoa Highway Northbound Ramps being identified for detailed study. Additionally, the proposed site access intersection on Maloney Road is included in the study. Appropriate intersection evaluations such as capacity analyses and turn lane warrant analyses were conducted at the study intersections for existing and future conditions, both with and without site generated traffic, in order to determine the anticipated impacts and to establish recommended measures to mitigate these impacts.

The primary conclusion of this study is that the traffic generated from the proposed development will not have a significant impact at the study intersections. The intersections of Maloney Road at Alcoa Highway Southbound Ramps and Maloney Road at Dresser Road / Alcoa Highway Northbound Ramps both currently operate at LOS "A", and both intersections will continue to operate at LOS "A" upon full buildout and occupancy of the development. Once complete, the side street approach at the site access intersection is expected to operate at LOS "B" during both peak traffic periods.

The recommendation from this study is to maintain intersection corner sight distance at the site access by ensuring that site grading, landscaping, signage, and other site features to not restrict intersection lines of sight.

---

**PEDESTRIAN CONNECTION ASSESSMENT**

Sidewalks do not currently exist along Maloney Road in the vicinity of the development; however, sidewalks will be constructed from the development to provide connectivity to Dresser Road.

## **CONCLUSIONS & RECOMMENDATIONS**

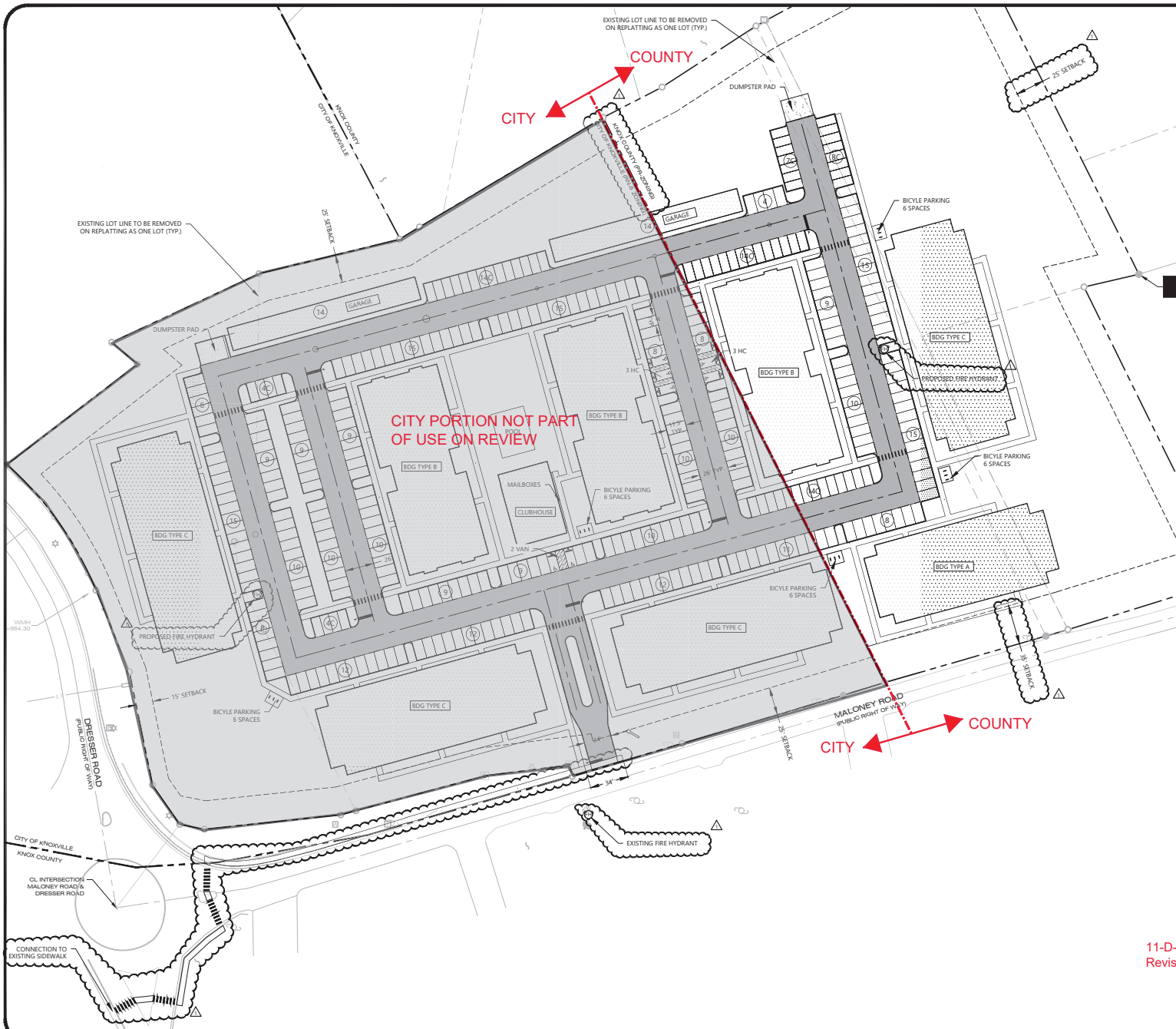
The primary conclusion of this study is that the traffic generated from the proposed development will not have a significant impact at the study intersections. The intersections of Maloney Road at Alcoa Highway Southbound Ramps and Maloney Road at Dresser Road / Alcoa Highway Northbound Ramps both currently operate at LOS "A", and both intersections will continue to operate at LOS "A" upon full buildout and occupancy of the development. Once complete, the side street approach at the site access intersection is expected to operate at LOS "B" during both peak traffic periods.

The recommendation from this study is to maintain intersection corner sight distance at the site access by ensuring that site grading, landscaping, signage, and other site features to not restrict intersection lines of sight.

# EXHIBIT B



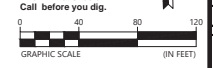
4515 NIGHTINGALE LANE  
KNOXVILLE, TN 37909  
(865) 934-6623



SITE DATA	
COUNCIL DISTRICT:	1
COUNCIL MEMBER:	TOMMY SMITH
PARCEL IDS:	135GA006, 135GA005, 135GA00501, 135GA009, & 135GA007
CITY BLOCK #:	25917
SITE ADDRESS:	2109, 3113, 3117, 3125 & 3305, MALONEY RD & O JONATHAN WAY
SITE ACRES:	11.49 AC
EXISTING ZONING:	RN-5 (CITY) & R-21(DU)(PENDING COUNTY)
PROPOSED USE:	MULTI-FAMILY DEVELOPMENT
0-1 BEDROOM:	96 DU
2 BEDROOM:	108 DU
3 BEDROOM:	36 DU
BUILDING AREA:	50,450 FT <sup>2</sup> 1.16 AC
PROPOSED VEHICULAR AREA:	114,700 FT <sup>2</sup> 2.63 AC
<b>PARKING SUMMARY</b>	
PARKING REQUIRED:	
(PARKING REQUIREMENTS)	
MULTI-FAMILY:	MIN MAX
0-1 BEDROOM:	1 1.25 SPACES PER DU
2 BEDROOM:	1.25 1.75 SPACES PER DU
3 BEDROOM:	1.5 2.25 SPACES PER DU
4+ BEDROOM:	2.0 2.5 SPACES PER DU
GUEST PARKING:	0.2 SPACES PER DU
SPACES REQUIRED:	
MIN:	333 SPACES
MAX:	450 SPACES
OFF-STREET LOADING:	1.0 SPACES (-50 DU)
PARKING PROVIDED:	
STANDARD:	280 SPACES
COMPACT ("C"):	85 SPACES
ACCESSIBLE:	8 SPACES (2 VAN)
GARAGE:	28 SPACES
TOTAL SPACES PROVIDED:	381 SPACES
COMPACT TO STANDARD RATIO:	17%
<b>BICYCLE PARKING:</b>	
MIN REQUIRED:	60 SPACES (0.25 SPACES PER DU)
PROVIDED:	60 SPACES (30 LOCATED IN BUILDINGS)
CLIENT:	
CLIENT CONTACT:	DOMINION DEVELOPMENT GROUP
CLIENT E-MAIL:	SEAN CHALMERS
ADDRESS:	CLIENT E-MAIL: 3834 SUTHERLAND AVENUE, KNOXVILLE, TENNESSEE 37919
ENGINEER NAME:	
ADDRESS:	CLIVE SORHAINDO
PHONE NO.:	6315 NIGHTINGALE LANE
E-MAIL ADDRESS:	KNOXVILLE, TENNESSEE 37909
FEMA PANEL:	
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47093C0289F & 47093C0287F, 5/2/2007, COMMUNITY NAME: FEMA COMMUNITY NAME.	

PROPOSED FEATURES LEGEND	
BUILDING	[Pattern]
CONCRETE PAVEMENT	[Pattern]
CONCRETE SIDEWALK	[Pattern]
HEAVY DUTY PAVEMENT	[Pattern]
LIGHT DUTY PAVEMENT	[Pattern]
PAINTED STRIPE	[Pattern]
CONCRETE CURB	[Pattern]
CENTERLINE	[Pattern]

11-D-21-UR  
Revised: 10/22/2021



NO.	DATE	BY	CHK	APP	DESCRIPTION
10/22/21					LOVE COMMENT RESPONSES

**SITE LAYOUT PLAN**  
USE ON REVIEW PACKAGE  
MALONEY ROAD MULTI-FAMILY  
KNOXVILLE, KNOX COUNTY, TENNESSEE

PROJECT NUMBER: 214719  
DRAWING NUMBER: C5.0

ORIGINAL SIZE: 36"X48" DRAWING DATE: 10/22/2021 10:00 AM PROJECT NO: 11-D-21-UR-000 MALONEY ROAD MULTI-FAMILY (C)2021 DOMINION DEVELOPMENT GROUP



# 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

### DOMINION GROUP

Applicant Name	Affiliation	
9/27/2021	NOVEMBER 10, 2021	File Number(s)
Date Filed	Meeting Date (if applicable)	<b>11-D-21-UR</b>

### 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

<b>DANIEL LEVY</b>	<b>DKLEVY</b>
Name	Company
3523 Maloney Road	Knoxville TN 37920
Address	City State ZIP
865-474-9264	DLEVY@DKLEVYDESIGN.COM
Phone	Email

### CURRENT PROPERTY INFO

(a) Clay Cathy Kidd (b) Clay Cathy Kidd (c) BH & Christopher A Pentecost	(a) 8114 Chesterfield Way, Knoxville, TN 37909 (a) 8114 Chesterfield Way, Knoxville, TN 37909 (c) 2025 Walnut Hills Dr., Knoxville, TN 37920	
Owner Name (if different)	Owner Address	Owner Phone
(a) 0 Jonathon Way (b) 3113 Maloney Road (c) 3117 Maloney Road	(a) 135GA00501 (B) 135GA005 (C) 135GA006	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

### STAFF USE ONLY

N of Maloney Road, E of Dresser Rd	4.72 Ac zoned PR (11.49 Ac total)
General Location	Tract Size
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	
9	RA (PR pending)
District	Zoning District
	AgFor Vac, SFR, RR
	Existing Land Use
South County	LDR (MDR/O pending)
Planning Sector	Sector Plan Land Use Classification
	Urban Growth
	Growth Policy Plan Designation

## DEVELOPMENT REQUEST

- Development Plan   
  Use on Review / Special Use   
  Hillside Protection COA  
 Residential   
  Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) **MULTI-FAMILY** \_\_\_\_\_

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number   
  Combine Parcels   
  Divide Parcel

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

Zoning Change

Proposed Zoning \_\_\_\_\_

Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

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
0406	\$2449	
Fee 2		\$2,449
Fee 3		

## AUTHORIZATION

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

  
Applicant Signature

DANIEL LEVY

9/27/2021

Please Print

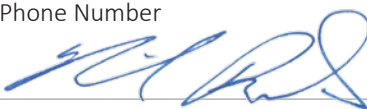
Date

865.474.9264

dlevy@dklevydesign.com

Phone Number

Email

  
Staff Signature

Mike Reynolds

9/28/2021 sm

Please Print

Date