

USE ON REVIEW REPORT

FILE #:	8-A-21-UR	AGENDA ITEM #:	22
POSTPONEMENT(S):	8/12/2021	AGENDA DATE:	9/9/2021
APPLICANT:	WALKER SPRING VILLAS, THE CHEF'S WORKSHOP		
OWNER(S):	Dale Akins		
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TAX ID NUMBER:	119 E C 19.02	View map on KGIS	
JURISDICTION:	County Commission District 3		
STREET ADDRESS:	0 E. Meadecrest Dr.		
LOCATION:	Southeast side of the intersection of Walker Springs Road and E. Meadecrest Drive		
APPX. SIZE OF TRACT:	1.6 acres		
SECTOR PLAN:	Northwest County		
GROWTH POLICY PLAN:	Planned Growth Area		
ACCESSIBILITY:	Access is via E. Meadcrest Dr, a local street with 25-ft of pavement width within 50-ft of right-of-way, and Walker Springs Rd, a minor collector street with 20-ft of pavement width within 42- to 50-ft of right-of-way.		
UTILITIES:	Water Source: West Knox Utility District Sewer Source: West Knox Utility District		
WATERSHED:	Ten Mile Creek		
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ZONING:	PR (Planned Residential)		
EXISTING LAND USE:	Vacant land		
PROPOSED USE:	Multi-dwelling development with detached houses		
DENSITY PROPOSED:	7.36 du/ac		
HISTORY OF ZONING:	The property was rezoned from RA to PR up to 7.5 du/ac in 2021 (4-K-21-RZ).		
SURROUNDING LAND USE AND ZONING:	North: Single family residential - RB (General residential) South: Single family residential - RA (Low density residential) East: Multifamily residential - PR (Planned residential) West: Single family residential - RA (Low density residential)		
NEIGHBORHOOD CONTEXT:	The subject property is located in the Crestwood Hills neighborhood at the corner of Walker Springs Rd. and E. Meadecrest Dr. in an area with a mix of single-family and multi-family residential uses in the RB, RA, and PR zones.		

STAFF RECOMMENDATION:

- **Approve the multi-dwelling development with up to 12 detached dwelling units and the reduction of the peripheral setback from 35-ft to 25-ft for the E. Meadecrest Drive frontage (west lot line) and the south lot line, and reduction to 15-ft along the east lot line, subject to 8 conditions.**

The applicant is requesting a 20-ft peripheral setback along the E. Meadecrest Drive (west lot line) and Walker Springs Road (north lot line) frontages and a 15-ft peripheral setback along the south and east lot lines.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.
3. Installing the proposed landscaping within six months of issuance of an occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
4. If site lighting is proposed for the parking area and other common area fixtures, pole-mounted lights shall be no taller than 15-ft. All site lighting shall utilize full cut-off fixtures or have housing shields to direct the light toward the ground and to restrict the light source from being visible from the adjacent residential properties. The lighting plan must be reviewed and approved by Planning staff before the associated permits are issued.
5. The final design of the garage structure shall be reviewed and approved by Planning staff before building permits are issued. The design of the structure shall be in-keeping with the attached preliminary architectural renderings. The exterior materials shall be consistent with the houses on the site or of a higher quality and/or durability.
6. Obtaining all applicable permits from gas transmission pipeline operators that are located on the site.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

COMMENTS:

This proposal is for twelve (12) two-story detached houses on this 1.63-acre parcel at a density of 7.36 du/ac. The houses are arranged around a centrally located parking lot that includes a one-story garage structure with fourteen (14) parking spaces. The property was rezoned from RA (Low Density Residential) to PR (Planned Residential) up to 7.5 du/ac in May 2021 (4-K-21-RZ).

PERIPHERAL SETBACKS

A comparison of the peripheral setback requested by the applicant and recommended by staff is outlined below:

1. Walker Springs Road frontage (north lot line): Applicant (20-ft setback) -- Staff (35-ft setback). The applicant's plan shows 8-ft of right-of-way dedication along this frontage which matches what would be required by the Major Road Plan if this property were being subdivided into two or more lots. Since this property will remain one lot, right-of-way dedication is not required. The closest structure to the proposed lot line is setback 32-ft. If additional right-of-way is not dedicated, the structure will be 40-ft from the Walker Springs Road right-of-way.
2. E. Meadecrest Drive frontage (west lot line): Applicant (20-ft setback) -- Staff (25-ft setback). The closest house on the plan is located 24-ft from the front property line and the established setbacks for the houses on the same side of this block range from 35-ft to 50-ft, with the adjacent house being setback 42-ft. Having a setback that more closely matches the houses on this block would make obtaining the proposed/allowed density difficult without changing the type of dwellings proposed, such as attached houses.
3. South lot line: Applicant (15-ft) -- Staff (25-ft). The proposed peripheral setback aligns with the East Tennessee Natural Gas Line easement on this property. The closest proposed house has a setback of 29-ft so the recommended peripheral setback of 25-ft will not impact the current layout and will ensure the space between the new house and the south lot line will be similar to the proposed site plan if the building locations are adjusted some during permitting.
4. East lot line: Applicant (15-ft) -- Staff (15-ft). The requested setback will not significantly impact the adjacent apartment complex which has a parking lot along this property line. However, the drainage easement along this lot line may need to be up to 20-ft wide to accommodate the stormwater through this site, which could impact the location of the houses. The easement width will be determined during permitting when a detailed stormwater plan is developed. A portion of this drainage easement could also be located on the adjacent property if the adjacent property owner is agreeable.

SINKHOLES

There are two potential sinkholes on this site; one is located in the northeast quadrant of the site near the eastern house that backs up to Walker Springs Road and the other is just east of the proposed dog park. The

applicant hired a geotechnical engineering firm to study the site. There were nine soil test borings drilled across the site, however, they did not specifically study the potential sinkholes. The geotechnical report (attached) concluded that the borings did not encounter subsurface conditions which would indicate an elevated risk of sinkhole activity. The potential sinkhole locations are required to be evaluated during permitting. If one or both of these are determined to be a sinkhole, the affected dwelling units must be moved on the site or removed. If the development plan is changed significantly, a new Use on Review application will be required.

STORMWATER

There is a significant amount of stormwater that passes through this site, entering from two culverts in the northwest corner of the property and running through a ditch to the southeast corner of the property. The applicant proposes to relocate the ditch so it runs along the north and east property lines and then exits the site in the same location as it does currently. Because of the large volume of stormwater that passes through the site, the required drainage easement may be larger than usual (approximately 20-ft). This could impact the location of the houses that back up to the east lot line. The required stormwater detention for this site is proposed as an underground detention basin that is under the southeast corner of the parking lot and the mail pavilion.

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 property is designated MDR (Medium Density Residential) on the Northwest County Sector Plan. The MDR land use has the following description for properties in the County: "Such land uses are primarily residential at densities from 5 to 12 dwelling units per acre. Attached houses, including townhouses and apartments are typical. Mobile home parks are another form of this land use."

B. The request for a multi-dwelling development with detached residential structures at a density of 7.36 du/ac is consistent with the MDR sector plan designation.

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. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. By placing all of the houses on one lot as proposed, this provides the most flexibility with locating structures and parking on the property to address environmental design problems and provide open space.

C. The proposed residential development is compatible in use with the surrounding area which consists of houses on individual lots to the north, west, and south, and an apartment complex to the east.

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 proposed houses are two-stories which is compatible with the surrounding development consisting primarily of one-story and split-level rancher houses, some two-story homes, and the two-story apartment complex.

B. The proposed house in the southwest corner of the property will have a setback of 25-ft from the front property line along E. Meadcrest Drive if the peripheral setback is approved as recommended. The existing house on the property to the south is setback approximately 42-ft from the front property line, so the new house will project closer to the road than the neighboring property. The distance between the existing and proposed houses will be approximately 80-ft which will visually help since the change in setback won't be as abrupt as if the buildings were closer together. Additional landscape screening to the rear of the proposed houses could help with this transition.

C. The proposed garage structure is located over the parking spaces on the west side of the parking lot (closest to E. Meadcrest Drive). A preliminary rendering of the garage structure is attached. Condition #5 requires that the structure be clad with materials that are in-keeping with the houses on the site or materials determined to be of higher quality and/or durability. The garage features windows and roof gables that face the street to help give it a residential scale. Landscaping will be provided between the garage and the street to further break up the long façade of the garage.

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

A. The proposed use of the property for detached houses will not significantly injure the value of the adjacent properties.

B. If stormwater through the site is not managed properly, downstream properties could be negatively impacted. This is not unique to the number of units or type of development proposed but does need to be addressed during permitting.

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

A. The proposed access is from E. Meadecrest Drive which is a local street in the Crestwood Hills subdivision and is located at the corner of Walker Springs Road which is a minor collector street.

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 use.

B. Two potential sinkholes on the property must be evaluated during permitting as described above in the staff comments. If they are determined to be sinkholes, no structure can be located within the closed depression and any structure within 50-ft of the outer limits of the depression must have engineered footings.

ESTIMATED TRAFFIC IMPACT: 148 (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: 5 (public school children, grades K-12)

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- 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.



Request to Postpone • Table • Withdraw

Name of Applicant: THE CHEFS WORKSHOP / DAVID POE BATSON Homes
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 8-A-21-UR - WALKER SPRINGS VILLAS

Date Scheduled for Planning Review: 08/12/21

Date Request Filed: 08/05/21 Request Accepted by: _____

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

9-9-21

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

APPLICANT REQUESTS ADDITIONAL TIME
TO RESOLVE ISSUE WITH SINK HOLE
THAT MAY AFFECT SITE PLAN.

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: DAVE AKINS

Address: 10433 HICKORY PATH WAY

City: Knoxville State: TN Zip: 37922

Telephone: 865-414-9811

Fax: _____

E-mail: CheeseWhiz@THECHEFSWORKSHOP.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

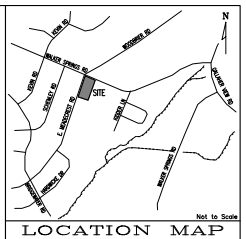
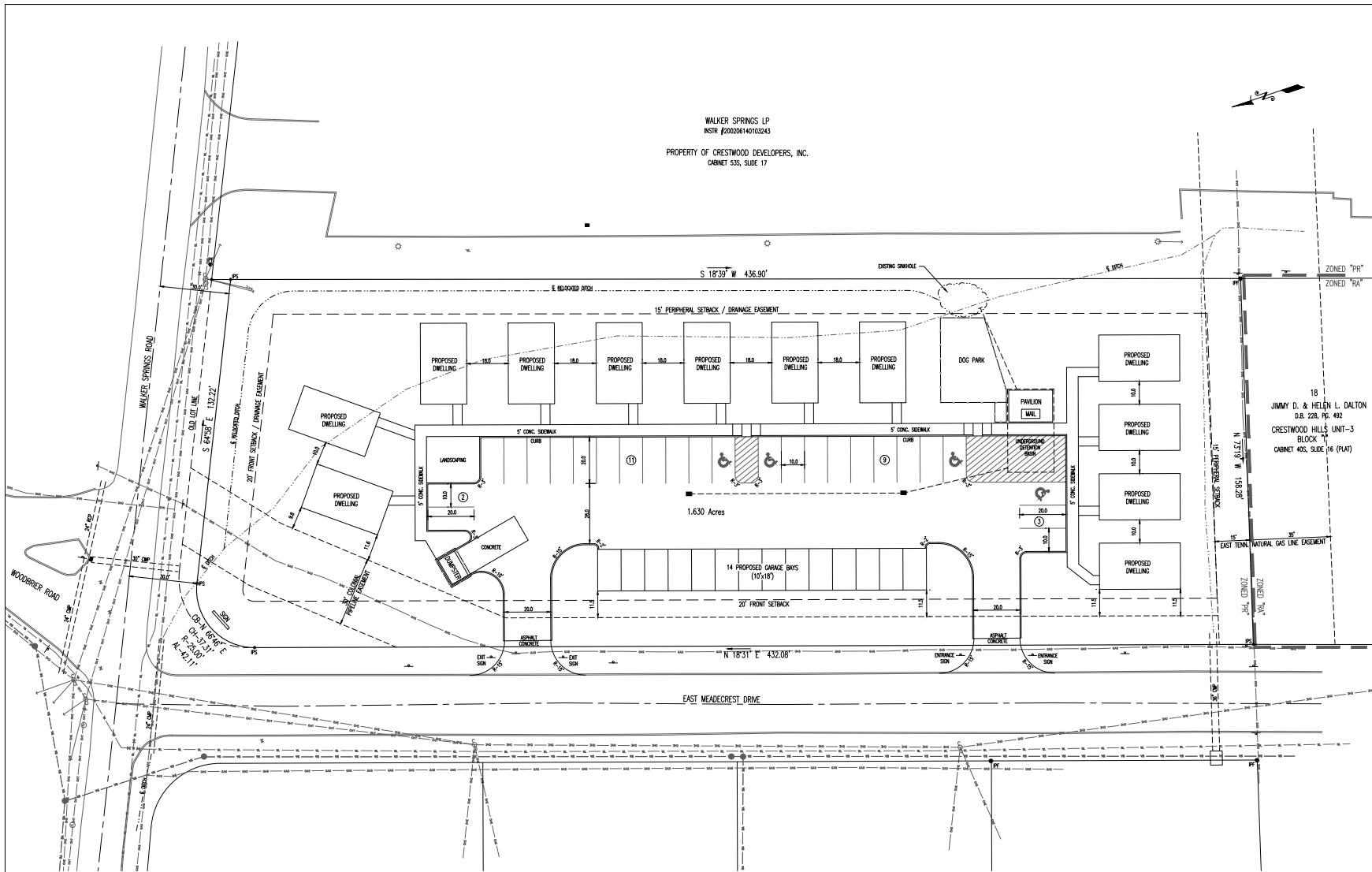
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

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.



- NOTES:**
1. EXISTING UTILITIES SHOWN ON PLAN. ALL OTHERS SET BY BINDER, UNLESS NOTED OTHERWISE ON PLAN.
 2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND MAPS PROVIDED BY UTILITY COMPANIES. THE SURVEY WORK IS TO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE ALL UTILITIES TO THE AREA. OTHER THAN THE UTILITIES SHOWN, THE SURVEY WORK DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH IT DOES CERTIFY THAT THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE, IT DOES NOT WARRANT THAT THE UTILITIES ARE NOT PREVIOUSLY LOCATED WITHIN THE BOUNDARY OF THE SITE.
 3. THIS PROPERTY IS CURRENTLY ZONED PR.
 4. THIS PROPERTY CONTAINS 1.630 ACRES OF ONE (1) LOT.
 5. BUILDING SETBACKS ARE AS FOLLOWS (PR ZONING) AS DETERMINED BY PLANNING COMMISSION:
FRONT: 20'
SIDE: 15' (NOT GREATER THAN 15')
REAR: 15' (NOT GREATER THAN 15')
PERIPHERAL: NOT LESS THAN 15'

USE ON REVIEW APPROVAL
APPROVE A 12 UNIT CONDOMINIUM
DEVELOPMENT WITH PERIPHERAL SETBACK
AS SHOWN.

PARKING TABLE
21 TYPICAL PARKING STALLS
4 HANDICAP PARKING STALLS
14 GARAGE PARKING STALLS
39 TOTAL PARKING STALLS



CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER:
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-METRO COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN TREATED AND DISCLOSED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

PROFESSIONAL ENGINEER
TENNESSEE LICENSE NO. _____ DATE: _____

OWNER/DEVELOPER:
THE CHEF'S WORKSHOP, LLC
10433 HICKORY PATH WAY
KNOXVILLE, TN 37922


NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

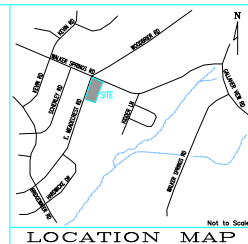
NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION, CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

8-A-21-UR
8/20/2021

8-A-21-UR

 BATSON, HIMES, NORVELL & POE REGISTERED ENGINEERS & LAND SURVEYORS 4334 PAPERMILL DRIVE KNOXVILLE, TENNESSEE 37909 PHONE: (865) 588-6472 FAX: (865) 588-6473 email@bhn-p.com	DESIGNED	DMP																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		</
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1. IRON FIRE FIGHTER (FF) SHOWN ON PLAT. ALL OTHERS SET BY BIRNAP, AND ARE NOTED OTHERWISE ON PLAT.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND MAPS PROVIDED BY UTILITY COMPANIES. THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATIONS LOCATED BY THE SURVEYOR. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATIONS LOCATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE TO THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
3. THIS PROPERTY IS CURRENTLY ZONED PR.
4. THIS PROPERTY CONTAINS 1,630 ACRES OF ONE (1) LOT
5. BUILDING SETBACKS ARE AS FOLLOWS (PR ZONING) AS DETERMINED BY PLANNING COMMISSION:
SIDE: 15' (NOT GREATER THAN 15')
REAR: 10' (NOT GREATER THAN 10')
FRONT: 10' (NOT GREATER THAN 10')

USE ON REVIEW APPROVAL
APPROVE A 12 UNIT CONDOMINIUM
DEVELOPMENT WITH PERIPHERAL SETBACK
AS SHOWN.

18 |
JIMMY D. & HELEN L. DALTON
D.B. 228, PG. 492
CRESTWOOD HILLS UNIT-3
BLOCK 7
CABINET 40S, SLIDE 16 (PLAT)

PARKING TABLE

21	TYPICAL PARKING STALLS
4	HANDICAP PARKING STALL
14	GARAGE PARKING STALLS
39	TOTAL PARKING STALLS



CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER.

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND THE 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 AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

PROFESSIONAL ENGINEER

TENNESSEE LICENSE NO. _____ DATE: _____

OWNER/DEVELOPER:
THE CHIEF'S WORKSHOP, LLC.
10433 HICKORY PATH WAY
KNOXVILLE, TN 37922

8-A-21-UR
8/23/2021

SITE PLAN FOR
WALKER SPRINGS VILLAS

TAX MAP 119EC, PARCEL 19.02,
DISTRICT 6 KNOX COUNTY TENNESSEE

C:\USERS\MENENDEZ\DESKTOP\25299-R-8-23-21-LANDSCAPE.DWG

25299-SP

SHEET 3 OF 8 SHEET(S)



8-A-21-UR
8/23/2021



8-A-21-UR
8/23/2021



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

WALKER SPRINGS VILLAS, THE CHEF'S WORKSHOP

Applicant Name

Affiliation

6-16-21

Date Filed

8-12-21

Meeting Date (if applicable)

File Number(s)

8-A-21-WR

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

DAVID POE BATSON Himes NORVELL & POE

Name

Company

4334 Papermill Dr Knoxville TN 37909

Address

City

State

ZIP

865-588-6472

Phone

Email

Poe @ bhn-p.com

CURRENT PROPERTY INFO

DALE AKINS 10433 Hickory Pathway 865-539-1432

Owner Name (if different)

Owner Address

Owner Phone

0 EAST MEADECREST DR TAX map 119EC, PARCEL 19.02

Property Address

Parcel ID

WEST KNOX Utility

Sewer Provider

WEST KNOX Utility

Water Provider

11

Septic (Y/N)

STAFF USE ONLY

515 Walker Springs Rd @ intersection of Woodbrier Rd. & East Meadecrest Dr. apprx 1.60 acres

General Location

Tract Size

☐ City ☒ County

District

Zoning District

Existing Land Use

Northwest County

Planning Sector

MDR

Sector Plan Land Use Classification

Planned Growth

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Walker Springs Villas**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel
Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements _____**ZONING REQUEST**

Pending Plat File Number

☐ Zoning Change
Proposed Zoning _____

☐ Plan Amendment Change
Proposed Plan Designation(s) _____

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)
☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

Total

0403 900.00

Fee 2

Fee 3

#900.00**AUTHORIZATION**

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

David Poe

Applicant Signature

DAVID POE

Please Print

6-16-21

Date

865-588-6472

Phone Number

Poe@bhn-p.com

Email

Sherry Muchienzi

Staff Signature

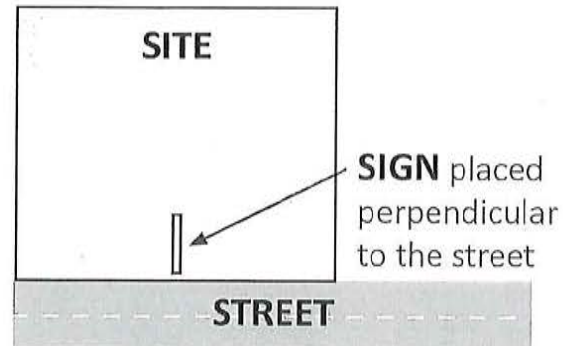
SHERRY MUCHIENZI

Please Print

Date

Sum
6/16/2021

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

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

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

July 28 (Wed) and August 13 (Fri)
 (applicant or staff to post sign) * (applicant to remove sign)

Applicant Name: Walker Springs Villas

Date: 6/16/2021

File Number: 8-A-21-UR



Sign posted by Staff



Sign posted by Applicant