



# PLANNED DEVELOPMENT PRELIMINARY PLAN

► **FILE #:** 4-A-22-PD

**AGENDA ITEM #:** 58

**AGENDA DATE:** 4/14/2022

► **APPLICANT:** DAVID COCKRILL

OWNER(S): Giffin Senior Community LLC

TAX ID NUMBER: 109 C D 032

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 1834 Beech St.

► **LOCATION:** East side of Beech Street, north of McClung Street

► **APPX. SIZE OF TRACT:** 6.3 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Beech St., a local street with 26' of pavement within 40' right-of-way. A 5' wide sidewalk is located on the same side of the street as the subject property.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Baker Creek

► **ZONING:** RN-2 (Single-Family Residential Neighborhood)

► **EXISTING LAND USE:** Vacant

► **PROPOSED USE:** Planned Development

15.7 du/ac

HISTORY OF ZONING: None

SURROUNDING LAND USE AND ZONING: North: Baker Creek, vacant land, single family residential -- RN-2 (Single-Family Residential Neighborhood) Residential District)

South: Single family residential -- RN-2 (Single-Family Residential Neighborhood)

East: Single family and rural residential -- RN-2 (Single-Family Residential Neighborhood), RN-4 (General Residential Neighborhood)

West: Single family residential -- RN-2 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The site is the former Giffin School in the South Haven neighborhood. The surrounding uses are predominately detached houses. Baker Creek is located along the north property boundary and a tributary to Baker Creek is along the east property line. Mary James Park is located to the southeast of the site.

## STAFF RECOMMENDATION:



► **Postpone the application until the June 9, 2022 Planning Commission meeting as requested by the applicant.**

The applicant has requested postponement to allow additional time to address comments from the surrounding neighborhood residents.

**COMMENTS:**

This preliminary plan application for the Planned Development process is to allow multi-family dwellings on this site, which is prohibited in the current RN-2 (Single-Family Residential Neighborhood) zoning. To allow multi-family as proposed, the applicant can request a rezoning to a higher intensity residential zone, like RN-5 (General Residential Neighborhood), or go through the Planned Development process outlined in Article 16.7. of the City of Knoxville Zoning Ordinance. The Planned Development process allows consideration of exemptions to the base zoning district but requires that the applicant demonstrate superior design and enhanced amenities, and there must be a substantial benefit to the City.

This proposal includes the following three exemptions, which are described in more detail on pages 10-13 in the Historic Giffin Square preliminary plan document (revised 3/28/2022):

- 1) Add "Dwelling – Multi-Family" as a permitted use in the RN-2 zone (Article 9.2, Table 9-1)
- 2) Allow 1 dwelling unit per 2,700 sqft of land area (Article 4.3, Table 4-1 – Minimum Lot Area)
- 3) Remove/delete RN-2 from Article 10.1.A (Number of Structures on a Lot)

If approved, the exemptions listed above will allow multi-family development within multiple building buildings with a maximum of 99-100 dwelling units (depending on the actual surveyed size of the property). However, since the plan specifically states that there will be a maximum of 99 dwelling units, this cannot be exceeded.

The concept site plan includes renovating the historic Giffin School, four new low-rise apartment structures, and a community building (page 24 of the preliminary plan). The proposed use and community benefits are provided on pages 6-8 of the preliminary plan.

A transportation impact letter (Fulgham MacIndoe, rev. 3/28/2022) was submitted to evaluate the driveway locations on Beech Street. If the Preliminary Plan is approved and a Final Plan is submitted, the TIL will be updated with the final driveway locations to certify the sight distance can be obtained.

**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.

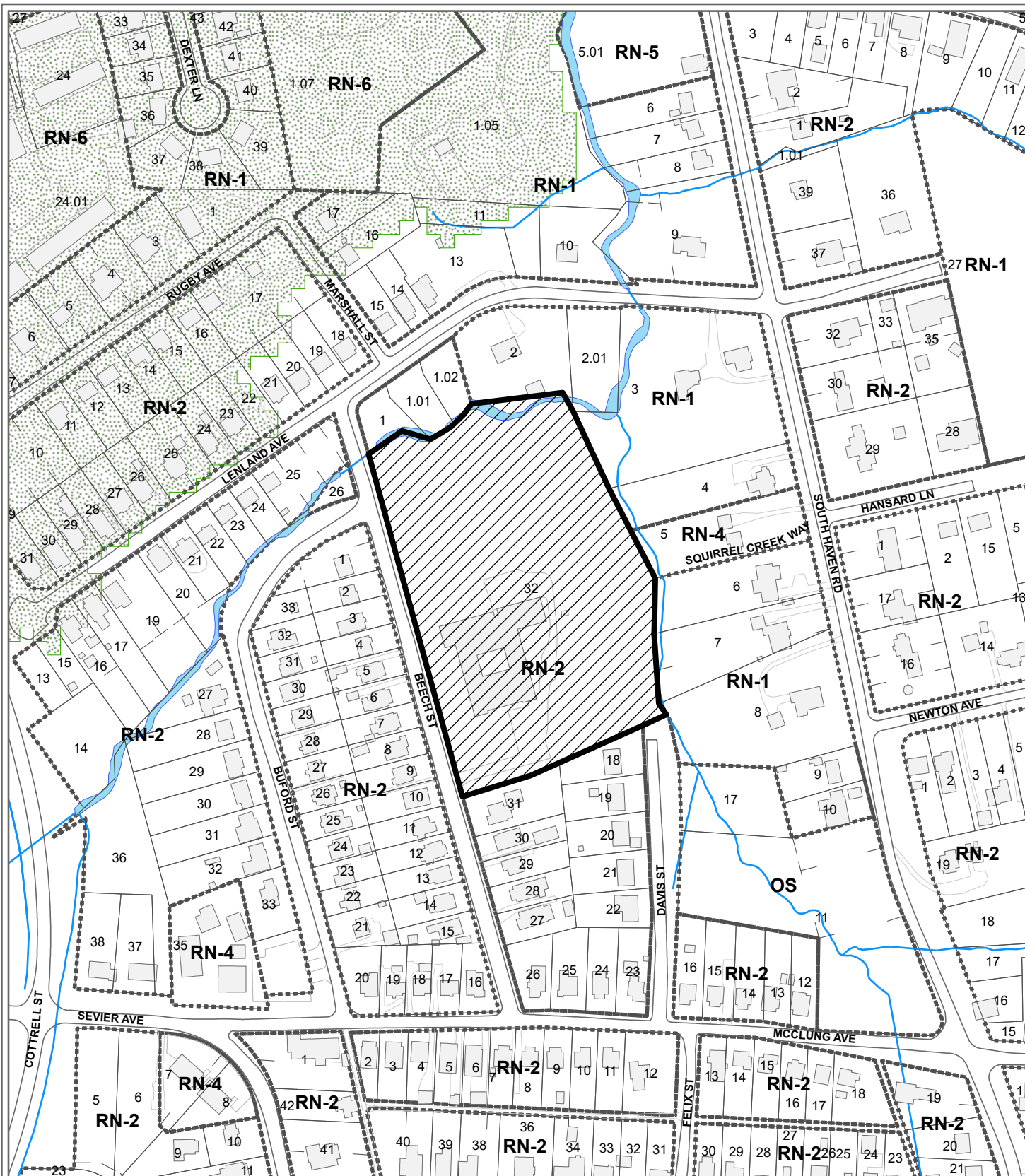
**ESTIMATED STUDENT YIELD:** 9 (public school children, grades K-12)

Schools affected by this proposal: Dogwood Elementary, South Doyle Middle, and South Doyle High.

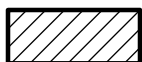
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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

If approved, this item will be forwarded to Knoxville City Council for action on 5/17/2022. 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.





**4-A-22-PD  
PLANNED DEVELOPMENT**



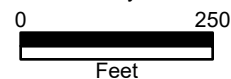
Purpose of Request: Planned Development in RN-2 (Single Family Residential Neighborhood)

Original Print Date: 3/8/2022  
Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Cockrill

Map No: 109

Jurisdiction: City







# Request to Postpone • Table • Withdraw

David L. Cockrill

4-5-22

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

April 14, 2022

Scheduled Meeting Date

File Number(s)

4-A-22-PD

## POSTPONE

- ☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:** ☐ 30 days ☒ 60 days ☐ 90 days

Postpone the above application(s) until the June 9, 2022 Planning Commission Meeting.

## WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than noon on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received prior to public notice and the request is approved by the Executive Director or Planning Services Manager. *\*The refund check will be mailed to the original payee.*

## TABLE

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

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

Applicant Signature

David L. Cockrill

Please Print

865.385.3186

Phone Number

dcockrillknox@gmail.com

Email

## STAFF ONLY

Staff Signature

Michael Reynolds

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☒ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

February 2022





# HISTORIC GIFFIN SQUARE

Planned Development - Preliminary Plan - #4-A-22-PD  
February 28, 2022 (rev. March 28, 2022)

4-A-22-PD  
3/28/2022





Knoxville-Knox County Planning Commission  
400 Main Street, Suite 403  
Knoxville, TN 37902  
865.215.2500 | [contact@knoxplanning.org](mailto:contact@knoxplanning.org)

February 28, 2022 rev. March 28, 2022

## HISTORIC GIFFIN SQUARE

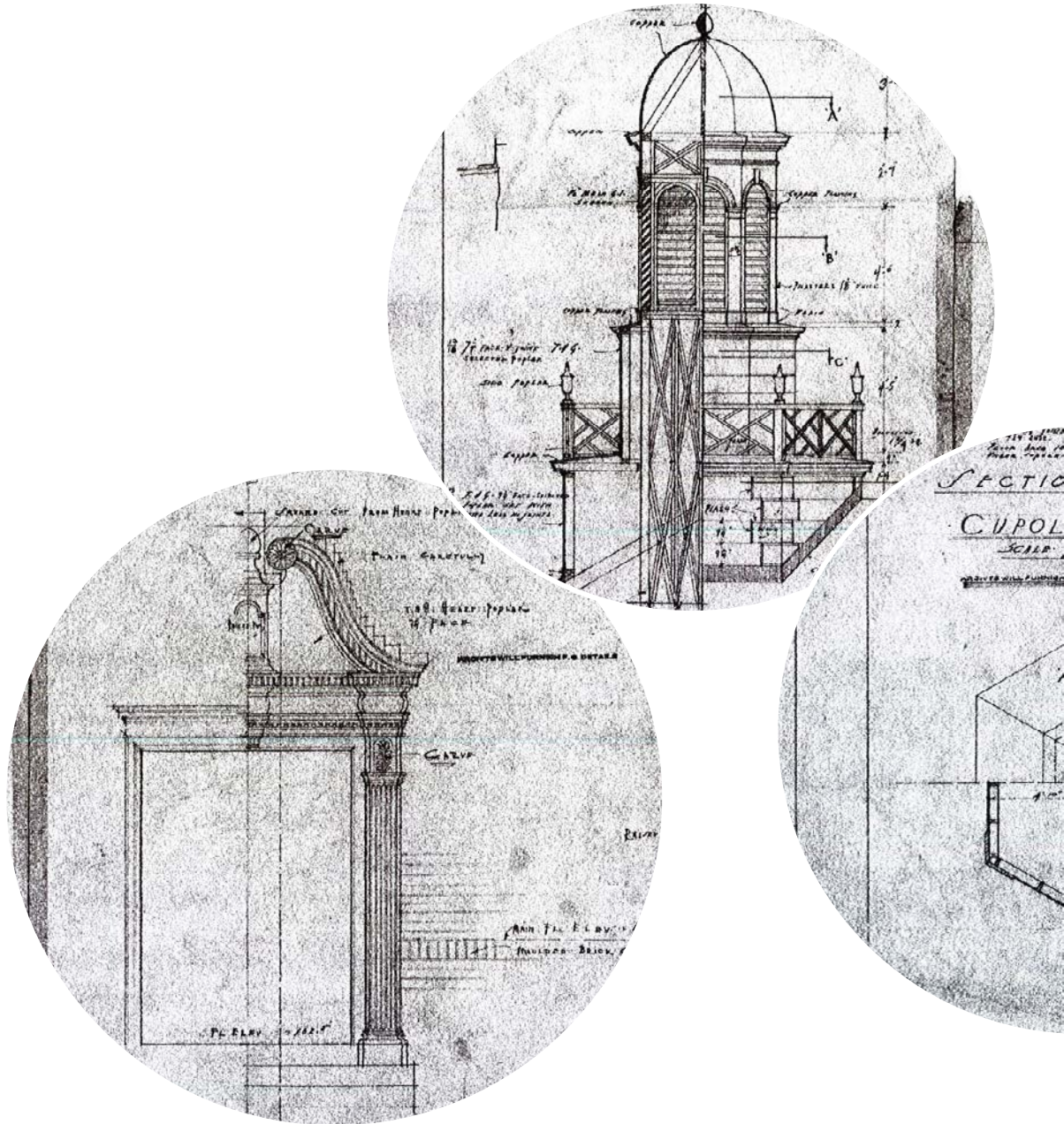
Planned Development - Preliminary Plan - #4-A-22-PD

### Submitters:

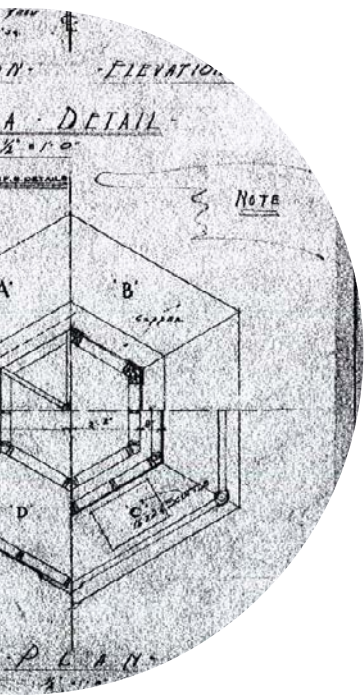
David Cockrill, Giffin Senior Community, LLC  
2015 Oakwood Drive  
Maryville, TN 37803  
865.385.3186 | [dcockrill@gmail.com](mailto:dcockrill@gmail.com)

David Case, Case Enterprises Development Corp.  
54 Bartlett Street  
Asheville, NC 28801  
520.907.7704 | [david@caseenterprises.net](mailto:david@caseenterprises.net)

Deaver Shattuck, Giffin Senior Community, LLC  
702 Lee Street  
Maryville, TN 37804  
865.640.4511 | [dtshattuck@gmail.com](mailto:dtshattuck@gmail.com)







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	• Site Survey	
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	• Concept Site Plan - "Historic Giffin Square"	
	• Site Sections	
	• Architectural Massing + Image Study	
	• Dwelling Unit Study	
	• Concept Plan - "Giffin Trail"	







**01**

Proposed  
Use

**02**

Community  
Benefits

**03**

RN-2 District  
Exceptions



Proposed Use

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“**Historic Giffin Square**” is anchored by and builds upon the community legacy of Giffin School, circa 1928 / 50.

The school building is on the National Register of Historic Places and the National Park Service has approved Part 1 & 2 of our Historic Tax Credit application ( Part 3 : construction / renovation )

The proposed development will provide well-appointed multi-family housing units for working class families and individuals. The formularized rents will address a critical housing need for those in the South Haven Neighborhood and larger Knoxville Community at 60-80% of the median income range.

The development will provide a maximum of 99 dwelling units composed of Efficiencies, One-, Two-, and Three-Bedroom residences. The historic structure, four new residential buildings and a new commons building will be utilized.





Community Benefits

The proposed Planned Development presents a flexible and creative design preserving historic architecture through an innovative site and facility design of affordable multi-family housing posing a number of benefits to the City and South Haven Neighborhood:

- **Restores a vacant derelict “historic property” to meaningful use.** The property has been on Knox Heritage’s “Fragile Fifteen“ for a number of years. The existing building cannot readily be demolished, and the site utilized otherwise due to an easement and deed restriction held by Knox Heritage. The property is on the National Historic Register.
- Development and occupancy of the property will add **vitality, increased security, activity** and a welcome addition to the neighborhood.
- **Housing** in the development’s **price range** is sorely needed in Knoxville. “Workforce Housing” is not public housing, far from it. This type housing will be very beneficial to Knoxvilleans in that it lowers the cost of good family housing through tax credits and / or Community Investment Tax Credit funding.
- Developers are strongly incentivized to maintain the development and to keep occupancy rates high through **a minimum 30-year commitment to the property** or they risk elimination from future tax credit deals in addition to the loss of their substantial financial guarantees. The development will have an **on-site property manager and maintenance foreman**. Our development team can share many successful project examples.
- The project **brings working families and individuals**.... contributing to the community and strengthening the neighborhood economy.
- **Increased property values** will result, in contrast with the current vacant, derelict state of the property.
- The development is poised to **begin immediately** upon approval of the Planned Development and the award of the housing tax credits.
  - Nearly **\$1,000,000** has been spent to date in **stabilization of the property**:
    - Abatement of hazardous materials: lead paint, asbestos, batteries, mercury, refrigerants, PCBs.
    - Structural stabilization due to water, termite and member deflection
    - Interim roof repairs
  - Parts 1 & 2 for the **Historic Tax Credit** are already approved subject to minor adjustments resulting from the interior floor plan changes.
  - The existing project will **benefit from completed design documents** requiring only modest modifications for multi-family housing (originally approved Jan 2016 by the Planning Commission and building permit in May 2017).
- **First-class site design and development**, handsomely landscaped, maintained and with real possibilities to create public amenities in a partnership with the City and neighborhood. The developer will consider, collaborate, coordinate and contribute in a meaningful way on these possibilities as desired by the City and South Haven Community. We are poised to contribute reasonable funding of these amenities. At the very least we will develop our property in an effort to anticipate these developments going forward; incorporating these elements in our initial development and construction of the project. [ref. Concept Plan pg. 24]
  - a walking trail and linear park, **“Giffin Trail”**, along Baker Creek **connecting** to the existing **Mary James Park**.
  - **“Giffin Dog Park”** could be incorporated on the Giffin property in the area designated “trail-head and fitness access”. The next closest dog park is 4 miles away (Doyle Park).
  - Utilizes a **single vehicle lane circulation pattern** affording a **large percentage of the site to be maintained in a natural state** and as a neighborhood amenity.
  - All elements of the project are **outside the flood plains**.
  - Mature **plant material** on sloped areas will be **sensitively maintained** and cleared of underbrush, providing a pleasing canopy for passive use and exploration. Diseased and damaged trees will be professionally pruned or removed. We are committed to the **reforestation** of the flood plain in compliance and cooperation with jurisdictional authorities.



- The “**Commons**” building will be:
  - available for **neighborhood meetings and activities** and
  - The Commons will house computers / internet service, warming / catering kitchen, mailboxes, restrooms and a common laundry facility for residents. The Commons will have an “accessible route” to/from Beech Street
  - **focal point and visual terminus for the main parking area.** The Commons is a single story located approximately 300’ from the front property line.
  - **Trail-head** and access to the wooded creek area
- **New buildings:**
  - are required to be **compatible and complimentary** of the **1928 Colonial Revival** (Barber & McMurray) and the **1950 Modernist** (Bruce McCarty) styles of the school. The exteriors of the school will be rehabilitated per the **Secretary of the Interiors Standards for the Treatment of Historic Properties** and as per a **Knox Heritage** easement / deed restriction recorded at the Knox County register of Deeds.
  - will attain a **high level of sustainability and environmental innovation.**
  - New construction has a **low impact on street frontage.** One building aligned with the existing building setback, has only a nominal 112’ front elevation. Other buildings are located behind the existing building, approximately 200’ from the front Beech Street property line.
  - The height of new buildings as viewed from Beech Street is approximately 25’.
- **The development will offer additional benefits in the form of:**
  - community gathering spaces and amenities such as plazas, gardens, pedestrian walks, playground and trailhead.
  - sustainable design and architecture will address elements such as green / white roofs, other energy efficient design concepts, new building technologies, established standards such as Energy Star (etc.), electric vehicle charging stations, and consider use of photovoltaic or other sustainable energy sources.
  - Preservation of existing environmental features, protections for steep slopes, provision of additional trees and plant material through our landscaping / reforestation effort for the slopes and flood plain.
  - welcome the opportunity to work with the City to incorporate on / or tangent to our property, the development of recreational open space, including parks and playgrounds, natural water features (Baker Creek) and conservation areas, jogging trails and fitness courses (Giffin Trail), dog parks, and similar features.
  - Affordable housing set-asides are a key characteristic and motivation for our proposed project.
  - While not establishing senior housing set-asides, we will rent to seniors, accepting vouchers, etc. Our Efficiency Units are a good fit for seniors.









RN-2 District Exceptions

Giffin Historic Square will require exceptions to the underlying RN-2 zoning requirements as follows:

Exception #1: Article 9-2, Table 9-1: Add Dwelling – Multi-Family as a permitted use in the RN-2 district.

TABLE 9-1: USE MATRIX																								
P = Permitted Use S = Special Use T = Temporary Use																								
PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STAN- DARD (Section)
Dwelling—Multi-Family			P		P,S	P	P	P	P	P	P	P	P	P		P								9.3.I





Exception #2: Allow 1 dwelling unit per 2,700 sq. ft. of land area (MF: 2,700 SF/DU)

- Article 4.3, Table 4-1 : Residential Districts Dimensional Standards requires a **Minimum Lot Area** of 5,000 SF per single family and 10,000 SF per two family dwellings. Assuming the concept's maximum of 99 residential dwelling units; there will be approximately 2,700+ SF per unit, not quite twice the RN-2 density.
- The property is a total of **6.21 acres**.

Table 4-1: Residential Districts Dimensional Standards					
	EN	RN-1	RN-2	RN-3	RN-4
<b>Bulk</b>					
<b>Minimum Lot Area</b>	22,000 sf	SF: 10,000 sf 2F: 15,000 sf Nonresidential: 20,000 sf	SF: 5,000 sf 2F: 10,000 sf Nonresidential: 10,000 sf <b>MF: 2,700 sf per DU</b>	SF: 5,000 sf 2F: 7,500 sf TH: 12,000 sf for 3 du, 3,000 sf each additional du Nonresidential: 10,000 sf	SF: 5,000 sf 2F: 7,000 sf TH: 3,000 sf/du MF: 2,000 sf/du Nonresidential: 10,000 sf
<b>Maximum Lot Area</b>	N/A	N/A	N/A	N/A	MF: 40,000 sf
<b>Minimum Lot Width</b>	SF: 100' Nonresidential: 100'	75'	50' Nonresidential: 75'	SF, 2F: 50' TH: 20'/du Nonresidential: 75'	SF, 2F: 50' TH: 20'/du MF: 60' Nonresidential: 75'
<b>Maximum Building Height</b>	35'	35'	35'	35'	SF, 2F, TH: 35' MF: 45', unless adjacent to a single-family dwelling, then 35'

Table 4-1: Residential Districts Dimensional Standards					
	EN	RN-1	RN-2	RN-3	RN-4
<b>Maximum Building Coverage</b>	25%	30%	30%	35% TH & Nonresidential: 50%	35% TH, MF, Nonresidential: 50%
<b>Maximum Impervious Surface</b>	35%	40%	40% Nonresidential: 50%	45% TH & Nonresidential: 60%	45% TH, MF, Nonresidential: 60%
<b>Setbacks</b>					
<b>Minimum Front Setback</b>	+/- 10' of the average of blockface; in no case less than 40'	+/- 10' of the average of blockface; in no case less than 25'	20', or the average of blockface, whichever is less; in no case less than 10'	10' or the average of blockface, whichever is less	10' or the average of blockface, whichever is less
<b>Minimum Interior Side Setback</b>	10% of lot width Nonresidential: 20% of lot width	8' or 15% of lot width, whichever is less; in no case less than 20' combined Nonresidential: 20% of lot width	5' or 15% of lot width, whichever is less; in no case less than 15' combined Nonresidential: 20% of lot width	5' or 15% of lot width, whichever is less; in no case less than 15' combined Nonresidential: 20% of lot width	SF, 2F, TH: 5' or 15% of lot width, whichever is less; in no case less than 15' combined MF: 12' or 15% of lot width, whichever is greater Nonresidential: 20% of lot width
<b>Minimum Corner Side Setback</b>	15% of lot width Nonresidential: 20% of lot width	15' Nonresidential: 25'	12' Nonresidential: 20'	12' Nonresidential: 15'	12' Nonresidential: 15'
<b>Minimum Rear Setback</b>	25'	25'	25'	25'	25'



Table 4-1: Residential Districts Dimensional Standards			
	RN-5	RN-6	RN-7
Bulk			
Minimum Lot Area	SF & 2F: 5,000 sf TH: 2,000 sf/du MF: 5,000 sf for 2 du + 1,450 sf per additional du Nonresidential: 10,000 sf	SF & 2F: 5,000 sf TH: 2,000 sf/du MF: 5,000 sf + 950 sf per additional du Nonresidential: 10,000 sf	TH: 2,000 sf/du MF: 700 sf/du Nonresidential: 10,000 sf

Table 4-1: Residential Districts Dimensional Standards			
	RN-5	RN-6	RN-7
Minimum Lot Width	SF & 2F: 50' TH: 20'/du MF: 60'	SF & 2F: 50' TH: 20'/du MF: 60'	TH: 15'/du MF: 80'
Maximum Building Height	35'	SF, 2F, & TH: 35' MF: 65'	TH: 35' MF: 65'
Maximum Building Footprint	N/A	N/A	MF: 30,000 sf for individual structures where multiple structures are built on a lot, there must be a 35' minimum separation between structures
Maximum Building Length	N/A	N/A	200'
Maximum Building Coverage	35% TH, MF, Nonresidential: 50%	40% TH, MF, Nonresidential: 50%	50%
Maximum Impervious Surface	45% TH, MF, Nonresidential: 60%	50% TH, MF, Nonresidential: 70%	70%
Setbacks			
Minimum Front Setback	25' or the average of blockface, whichever is less MF: 25'	Structures 35' or less in height: 25' or the average of blockface, whichever is less Structures over 35' in height: 35' However, when a lot is within 1 mile of the DK District, as measured from the lot line to the closest edge of the DK District, and no parking is located in the front setback, the setback may be reduced to 12 feet	TH: 25' or the average of blockface, whichever is less MF: 35'; if no surface parking is located in the front setback, may be reduced to 25'
Minimum Interior Side Setback	5' or 15% of lot width, whichever is less; in no case less than 15' combined MF & Nonresidential: 10'	Structures 35' or less in height: 5' or 15% of lot width, whichever is less; in no case less than 15' combined Structures over 35' in height: 12', plus 1' additional setback for each 2 feet of building height over 35'	TH: 5' or 15% of lot width, whichever is less; in no case less than 15' combined MF: 12', plus 1' additional setback for each 2 feet of building height over 35'
Minimum Corner Side Setback	12' MF & Nonresidential: 15'	12' MF & Nonresidential: 15'	15'
Minimum Rear Setback	25'	Structures 35' or less in height: 25' Structures over 35' in height: 30'	30'





**Exception #3: Remove/delete RN-2 from Article 10.1.A General Development Requirements EN, RN-1, and RN-2 Districts allows no more than one principal building per lot. In all other districts, more than one principal building is permitted on a lot.**

- The concept utilizes 6 buildings: existing historic structure, new “commons” and four new residential buildings; more than one acre per building.
- Article 10 Site Development Standards; 10.1 - General Development Requirements

Number of Structures on a Lot

There must be no more than one principal building per lot in the EN and RN-1 Districts. This does not include permitted accessory structures or permitted accessory dwelling units. In all other districts, more than one principal building is permitted on a lot, provided that all structures comply with the dimensional standards of the district.



**04**

Development  
Concept

**05**

Exhibits







Development Concept

The Development concept for Giffin Historic Square is sensitively designed to fit the context, pattern, and history of an established neighborhood. The wholistic design features and coordinates the many characteristics of the property: historic school’s multiple architectural vernaculars, park-like setting bordered by a natural creek, dramatic slopes, mature trees, and the scale of a traditional neighborhood.

In addition to the many benefits listed above, specific characteristics and elements of the development concept are summarized as follows:

Minimum Required Off-street parking / loading plan

• EXISTING bldg.		
27 Efficiencies	x 1.2 [1 per DU + 0.2 guest ]	33
12 ONE Bedrooms	x 1.2 [1 per DU + 0.2 guest ]	15
• NEW construction		
20 TWO Bedrooms	x 1.45 [1.25 per DU + 0.2 guest ]	29
40 THREE Bedrooms	x 1.70 [1.5 per DU + 0.2 guest ]	68
• Loading spaces		1
Total calculated spaces		146
(Zoning Exemption 3)		x 70%
Total required spaces		102
Proposed Parking (range)		146-187; range of proposed spaces per DU = 1.47 - 1.88
Bicycle parking		25

**Circulation** will utilize the existing curb cut to the south of the property at Beech Street and a “loop” drive to a second new curb cut aligning with Buford Street

**Landscape Plan** as required by zoning code will meet or exceed requirements. Existing healthy plant material and trees will be preserved to the greatest degree possible. The site, as is, provides for a park-like setting for our new residents.

Landscape screens, planting beds, ground cover, shrubbery and flowering plants will be used strategically at building foundations, dumpsters, along adjacent residential property and to direct views and vistas into and from the new residences. Existing landscaping and lawn areas will be enhanced and maintained in good condition.

The project’s landscaping will constitute a key amenity for residents and the neighborhood at large.

**Building Footprints** utilize the existing building pad established by the original school and constituted by the former school building, school’s ball fields, service areas and drives. New buildings are tangent to this established building pad to maximize “at grade” entrances and utilize previously unusable site square footage on the steep slopes of the property.

**Architectural Elevations** of the historic building shell will be rehabilitated per the Secretary of the Interior’s Standards for the Treatment of Historic Properties and as established by Instrument No. 201505220063596 in the Knox County Register of Deeds Office (easement / deed restriction held by Knox Heritage) . This protocol requires interior elements to be preserved and incorporated into the interior buildout and modifications.





New buildings will borrow from the existing structure’s Colonial Revival and Modernist architectural vernacular. Design of the new is subject to review per historic criteria and must be compatible and complimentary to the historic structure. Tasteful, timeless modern-day aesthetics are the outcome goal and commitment of the design process and development team.

**Project Signage** will be located as compliant with the Knoxville Zoning Ordinance and as allowed in the RN-2 District. Owner will apply for a City of Knoxville Sign Permit as design progresses and the name of the development is confirmed.

**Building Setbacks** will be compliant with the Knoxville Zoning Ordinance and as allowed in the RN-2 District. No exceptions to building setbacks are being requested.

**Storm Drainage** infrastructure will be brought into good working condition and improvements implemented to comply with City Engineering Department's requirements. Storm water will be retained per City requirements.

**U.S. Mail** will be delivered to the Commons Building mailroom. Residents will access individual address mailboxes by key / code. No exterior mailboxes will be provided for this project.

**Amenities** will include passive elements such as gardens, walking trail, benches / site seating, playground equipment, community activity building, site art / sculpture. No large-scale amenities for sports / recreation, athletic fields / courts, swimming pools, sports lighting, bleachers / grandstands, outdoor events, etc. are planned for this project.

**Garbage Dumpster** locations will be strategically placed for optimum function, management, control, and aesthetics. Enclosures will be of durable construction using the same design concept and material as that of the buildings.

**Transportation Impact Letter** is required and addresses an abbreviated analysis primarily associated with trip generation and the new access point (curb cut) proposed. This analysis is underway by a qualified transportation engineer and will be provided to this process when complete; anticipated to be the week of Feb. 28, 2022.

Exhibits

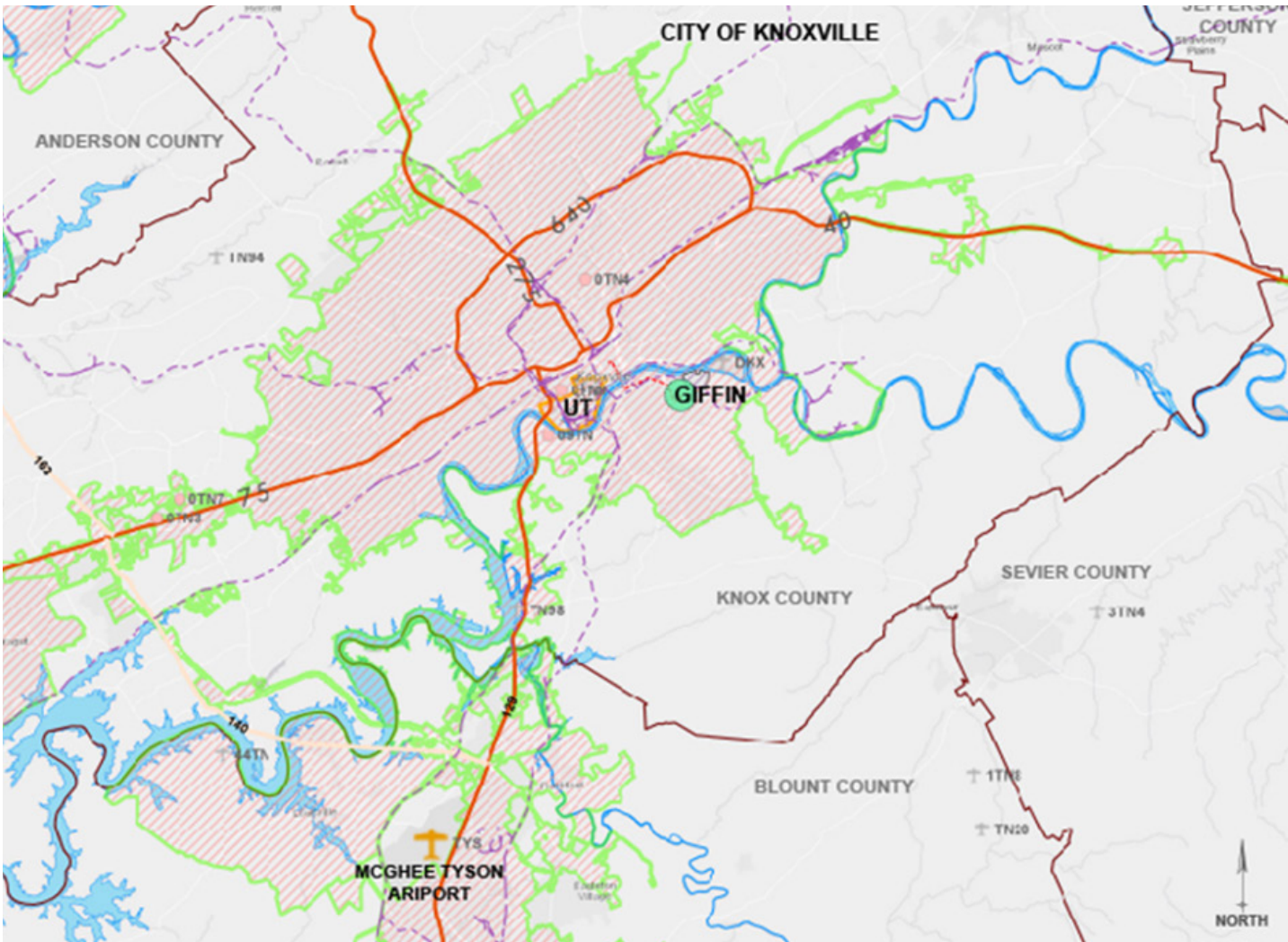
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- 1. Location Map 10,000'
- 2. Location Map 1,000'
- 3. Location Map 100'
- 4. Site Survey
- 5. Giffin School Elevations + Photos
- 6. Concept Site Plan - “Historic Giffin Square”
- 7. Site Sections
- 8. Architectural Massing + Image study
- 9. Dwelling Units Study
- 10. Community Benefit Concept Plan – “Giffin Trail”

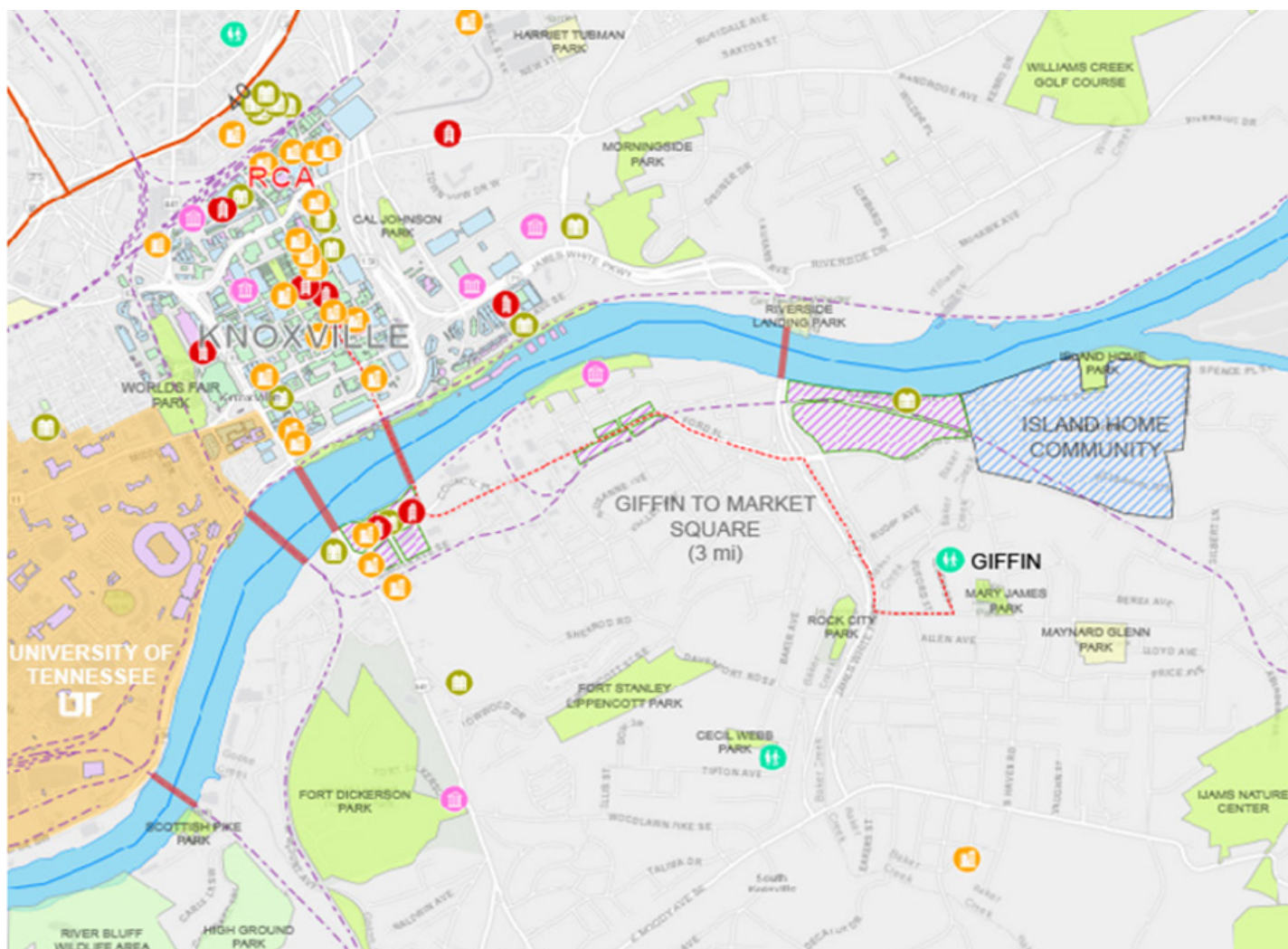


1. Location Map: 10,000'

- Key Locations
- I-40 / 129 / I-75 / 640
  - Giffin Development
  - University of Tennessee Campus
  - McGhee Tyson
  - Surrounding Counties
  - Tennessee River







## 2. Location Map: 1,000'

- 3-Miles: Giffin to Downtown Knoxville
- Primary bridge linkages
- University of Tennessee Campus
- Ijams Nature Center
- Island Home Airport
- Island Home Community
- Renewed community residential development
- Tennessee School for the Deaf
- Suttree Landing Park and Waterfront
- Sevier Avenue development
- Fort Dickerson Park
- Baker Creek Preserve
- Urban Wilderness

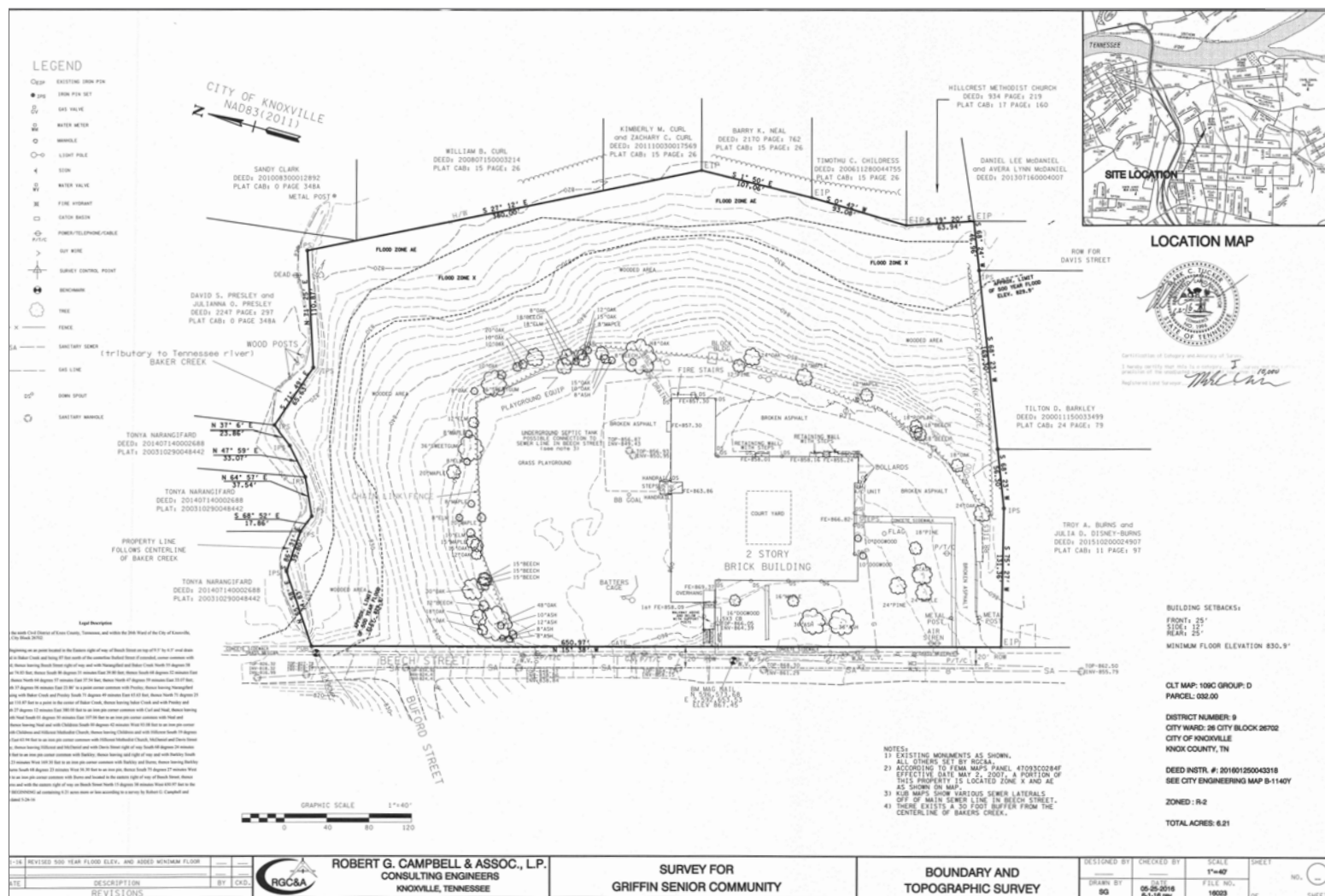


3. Location Map: 100'

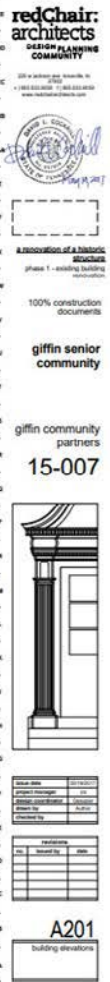
- 6.21 Acres
- Park-like setting
- South Haven Neighborhood
- Baker Creek
- Neighborhood Features
  - Eateries
  - Groceries
  - Gas Stations
  - Religious
- 3 Miles to Downtown Knoxville
  - Services
  - Entertainment
  - Retail
  - Eateries
  - Commercial
  - Religious



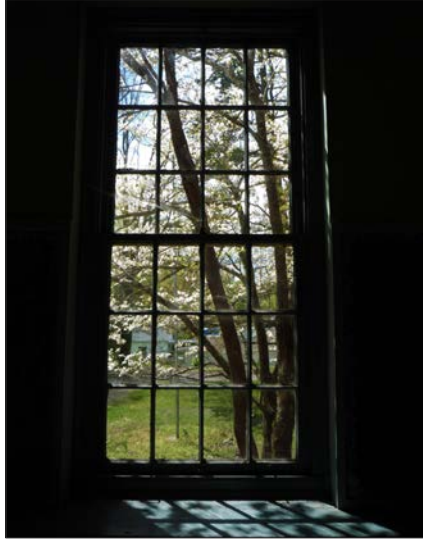








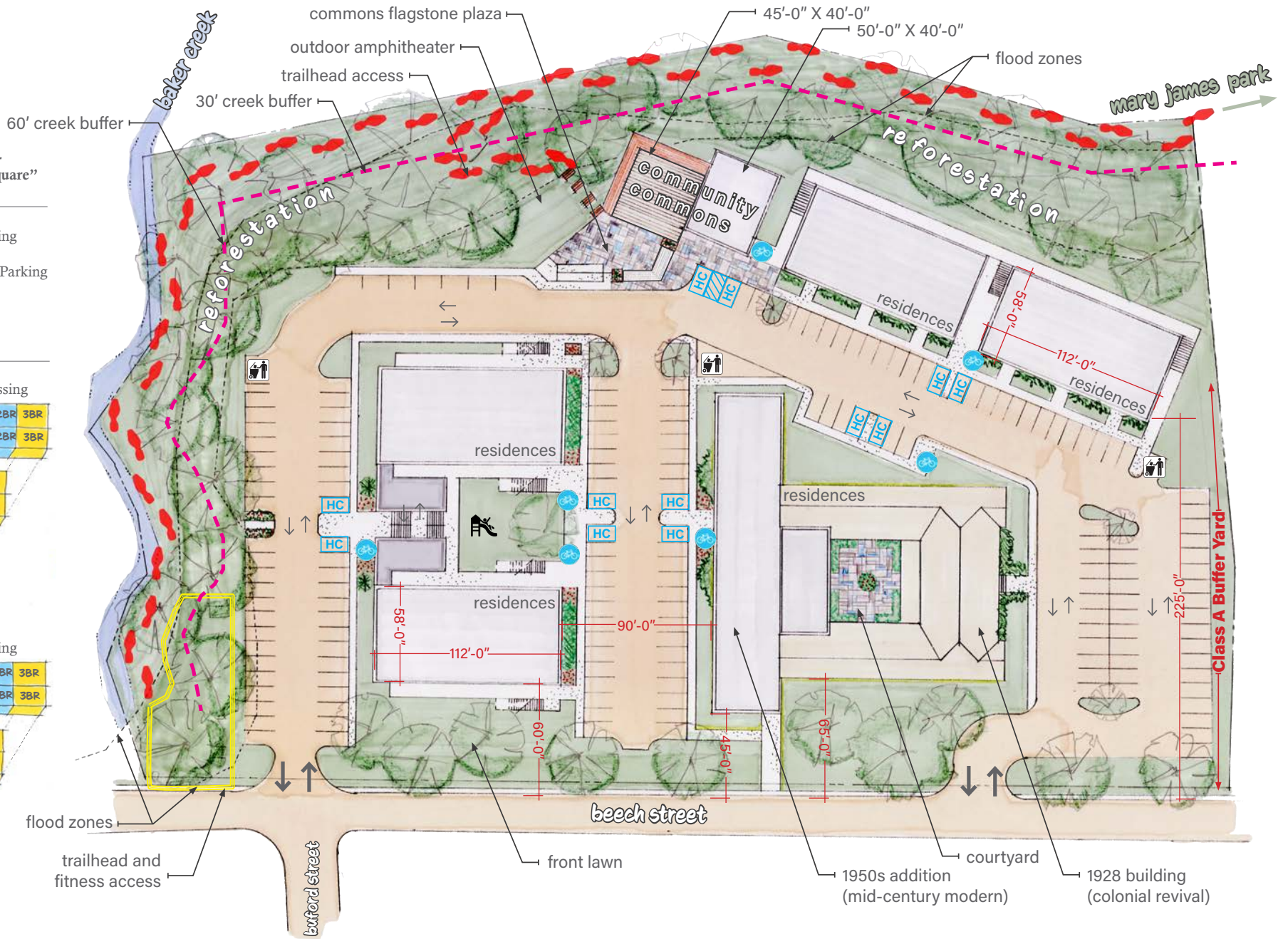
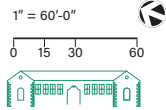
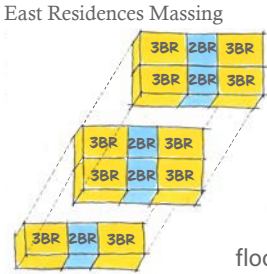
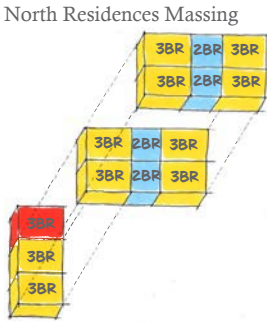




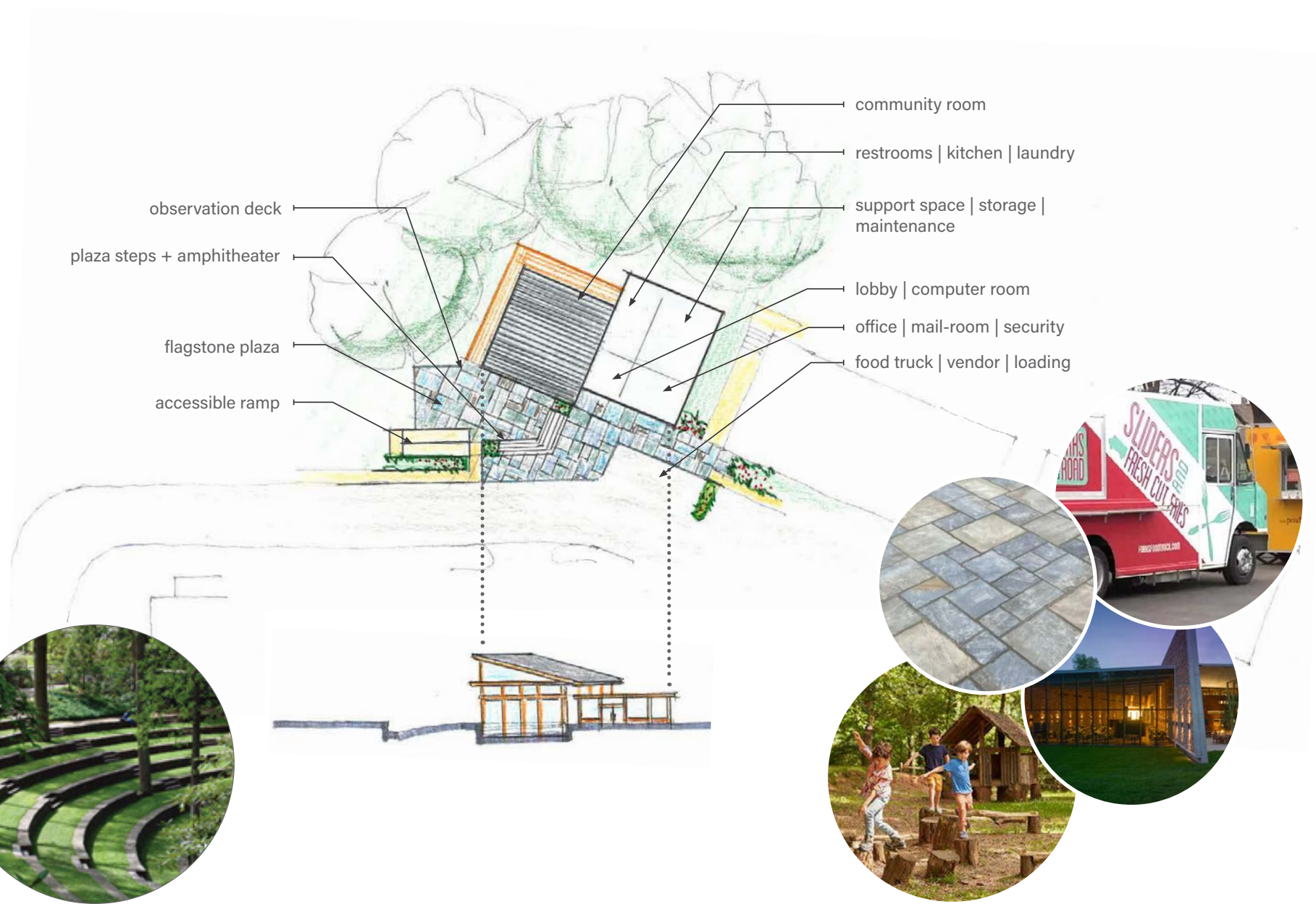


6. Concept Site Plan -  
"Historic Giffin Square"

- Site Legend
- Trash / Recycling
  - Secure Bicycle Parking
  - Playground
  - Giffin Trail







observation deck

plaza steps + amphitheater

flagstone plaza

accessible ramp

community room

restrooms | kitchen | laundry

support space | storage | maintenance

lobby | computer room

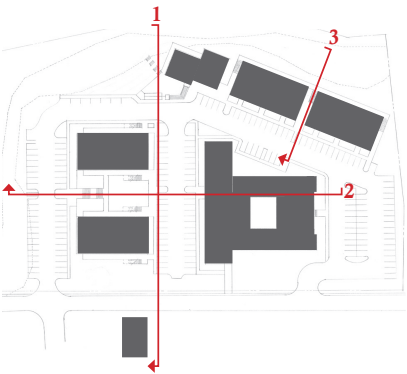
office | mail-room | security

food truck | vendor | loading

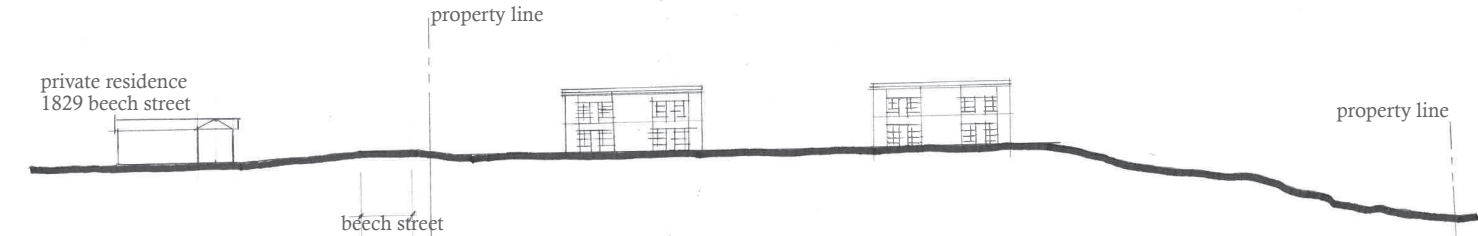
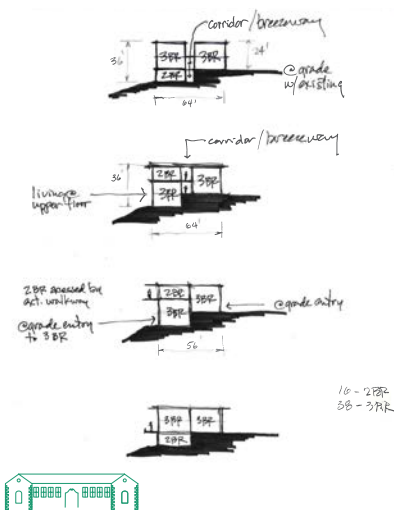


7. Site Sections

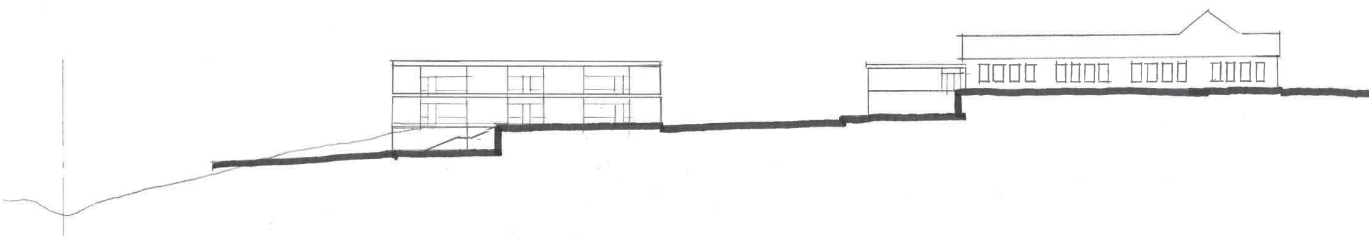
Key Plan: Section



Initial Site Section Studies



1. east-west site section



2. north-south site section



3. east-west site section

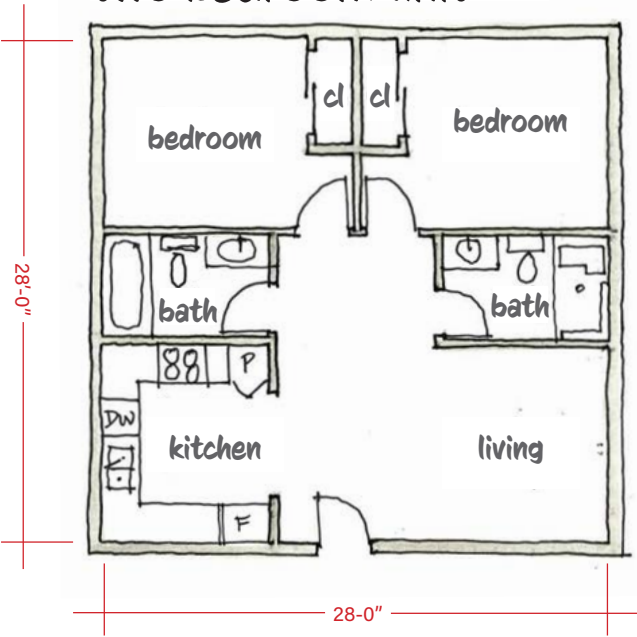




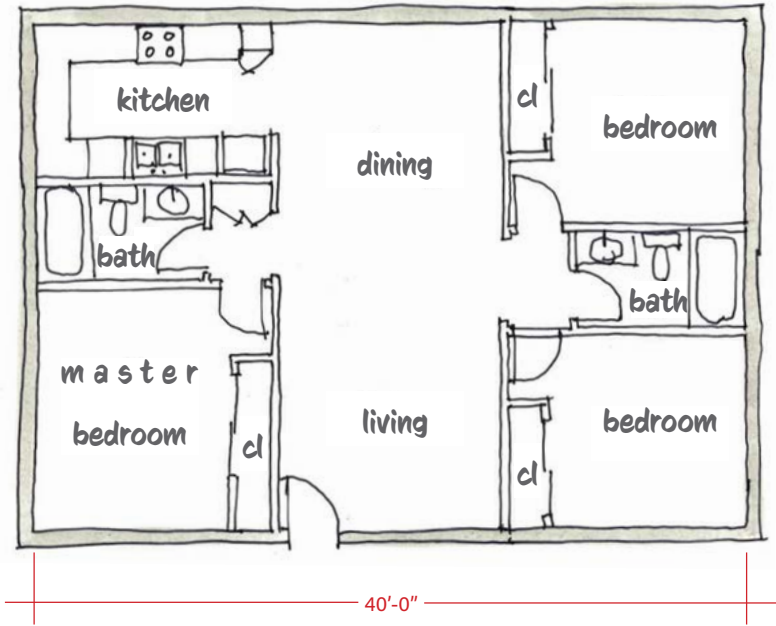
8. Architectural Massing + Image Study



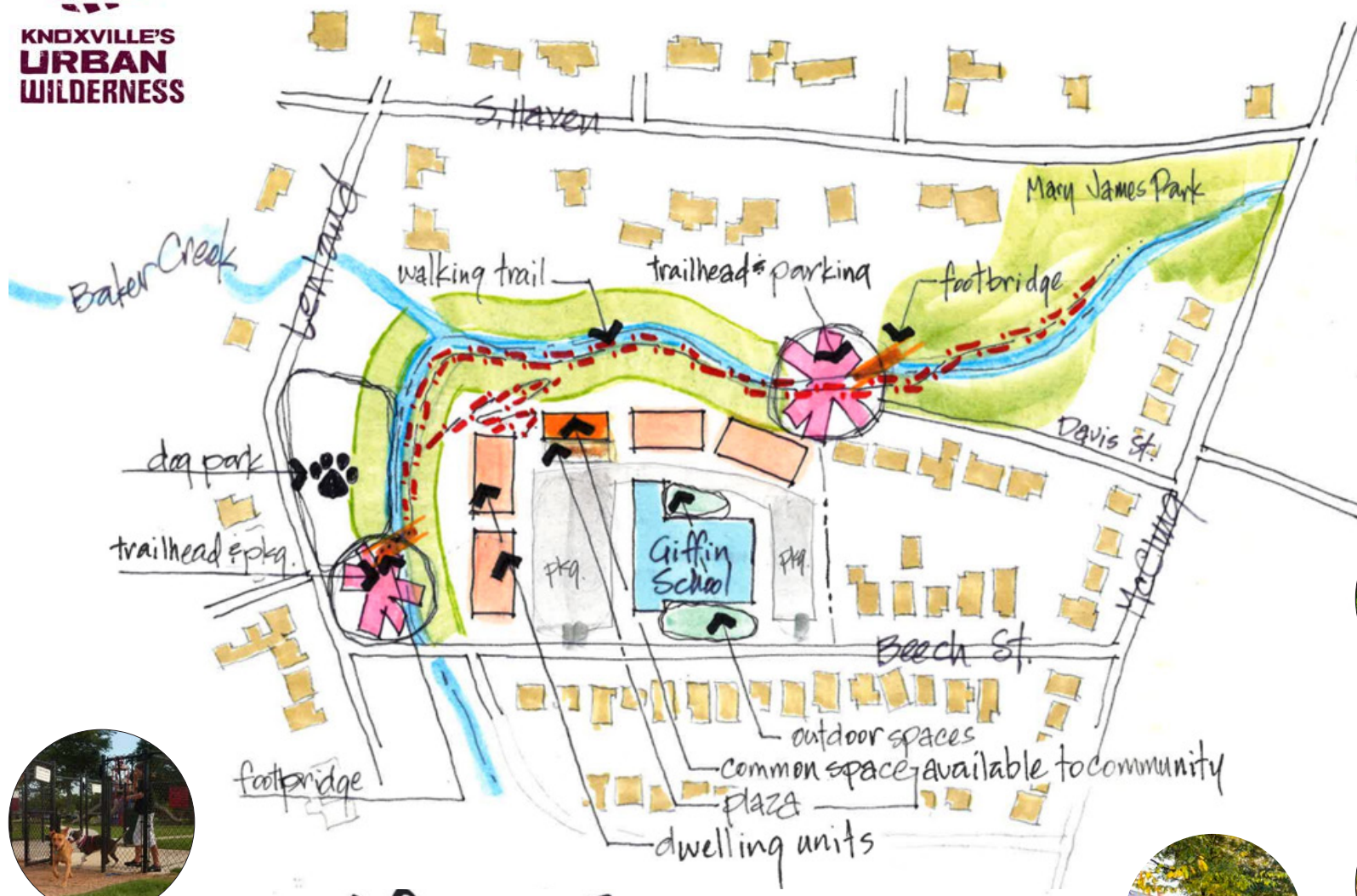
two bedroom unit



three bedroom unit

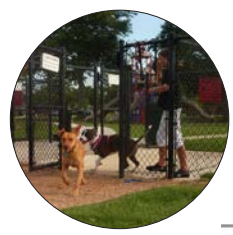






# Giffin Trail

10. Community Benefit Concept Plan - "Giffin Trail"







WELCOME HOME





# 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

David Cockrill

Applicant Name

February 28, 2022

Date Filed

4/14/2022

Meeting Date (if applicable)

Owner

Affiliation

File Number(s)

**4-A-22-PD**

## CORRESPONDENCE

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

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

co-owner: David Cockrill

Giffin Senior Community, LLC

Name

Company

2015 Oakwood Drive

Maryville

TN

37803

Address

City

State

ZIP

865.385.3186

dcockrillknox@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

co-owner: Dr. Deaver Shattuck  
Giffin Senior Community LLC

Property Owner Name (if different)

702 Lee Street ; Maryville TN 37804  
220 W Jackson Ave

Property Owner Address

865.640.4511

Property Owner Phone

1834 Beech Street ; Knoxville TN 37920

109CD032

Property Address

Parcel ID

Knoxville Utilities Board

Knoxville Utilities Board

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

East side of Beech St, north of McClung St

General Location

6.30 acres

Tract Size

☒ City ☐ County

1st

District

RN-2

Zoning District

Vacant building

Existing Land Use

South City

Planning Sector

LDR & SP

Sector Plan Land Use Classification

N/A

Growth Policy Plan Designation

November 22, 2021



## DEVELOPMENT REQUEST

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

☐ Residential ☐ Non-Residential

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

Planned Development

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

Related City Permit Number(s) \_\_\_\_\_

## SUBDIVISION REQUEST

Related Rezoning File Number \_\_\_\_\_

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

☐ Combine Parcels ☐ Divide Parcel

Unit / Phase Number \_\_\_\_\_

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~~ Letter (TIL)

☐ COA Checklist (*Hillside Protection*)

Fee 1

1503

Fee 2

Fee 3

Planned  
Development

Total

\$2,000 MR

## AUTHORIZATION

Applicant Signature

David Cockrill

Please Print

02-28-22

Date

865.385.3186

Phone Number

dcockrillknox@gmail.com

Email

David Cockrill

Please Print

02-28-22

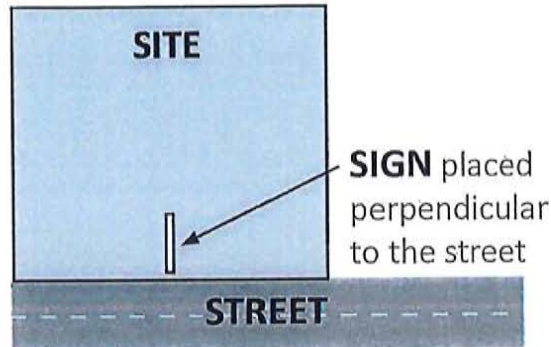
Date

Property Owner Signature

2/28/22 swm



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:*

March 30, 2022 and April 15, 2022  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: David Cockrell

Date: 4/28/22

File Number: 2-A-22-PD



Sign posted by Staff



Sign posted by Applicant