

SPECIAL USE REPORT

► **FILE #:** 4-B-22-SU

AGENDA ITEM #: 51

AGENDA DATE: 4/14/2022

► **APPLICANT:** URBAN ENGINEERING, INC.

OWNER(S): IKO Properties

TAX ID NUMBER: 120 E D 003

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 7128 Deane Hill Dr.

► **LOCATION:** South side of Deane Hill Drive, west of Stone Pony Lane, southwest of Cheshire Drive intersection

► **APPX. SIZE OF TRACT:** 0.83 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Deane Hill Dr a major collector road with a 20 ft pavement width within a right-of-way of 55 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

► **ZONING:** RN-3 (General Residential Neighborhood)

► **EXISTING LAND USE:** Single Family Residential

► **PROPOSED USE:** Townhouse Development

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING:

| | |
|--------|---|
| North: | Single family residential, Agriculture/forestry/vacant - RN-2 (C) (Single-Family Residential Neighborhood) |
| South: | Multi family residential, Single family residential - RN-3 (C) (General Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood) |
| East: | Multi family residential - RN-3 (C) (General Residential Neighborhood) |
| West: | Rural residential, Multi family residential, Single family residential - RN-3 (General Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood) |

NEIGHBORHOOD CONTEXT: This site is approximately 1/4 mile west of Morrell Road on Deane Hill Drive. This section of Deane Hill Drive is a mix of small-lot single family residences and multifamily dwellings in the form of duplex units and townhouses.

STAFF RECOMMENDATION:

► **Approve the development plan for up to three townhouse units subject to 5 conditions.**

1. Meeting the principal use standards for townhouse dwellings (Article 9.3.I) of the City of Knoxville Zoning Ordinance.
2. Certifying that the required sight distance is available at the Deane Hill Dr access with documentation provided to the City of Knoxville Department of Engineering for review and approval during permitting.
3. Installation of landscaping per the requirements of Article 12 (Landscaping) of the City of Knoxville Zoning Ordinance.
4. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
5. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

With conditions noted above, this request meets the requirements of the RN-3 zone, the special use standards for townhouse dwellings, and the other criteria for approval of a special use.

COMMENTS:

This proposal is for the construction of 3 new townhouse units on the 0.83 acre lot. The lot already has one dwelling that will be removed as a result of this development. The new townhouse structures will each have frontage along Deane Hill Road but access to each townhouse unit will be from a single shared driveway.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

- A. The One Year Plan and West City Sector Plan designations for this site are LDR (Low Density Residential), which recommends residential uses up to 6 du/ac.
- B. The overall density for this lot, is 3.6 du/ac which is consistent with the LDR plan designation.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

- A. Townhouse dwellings may be allowed by special use approval in the RN-3-zoning district.
- B. The proposed development meets the principal use standards for townhouse dwellings (Article 9.3.I).

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. There is a mix of single-family and duplexes in this area. The proposed 3 townhouses are compatible with the neighborhood character and the size and location of buildings in the vicinity.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

- A. The townhouse dwellings will not significantly injure the value of adjacent property or deteriorate the immediate environment.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

- A. The proposal will not draw additional traffic through residential streets since it accesses a major collector road.

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 immediately surrounding the subject property that pose as a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

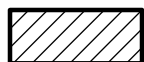
Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

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



**4-B-22-SU
SPECIAL USE**



Townhouse Development in RN-3 (General Residential Neighborhood)

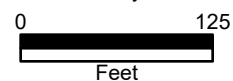
Original Print Date: 3/8/2022
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Urban Engineering, Inc.

Map No: 120

Jurisdiction: City



USE ON REVIEW

U.E.I. PROJECT NO. 2202001

7128 DEANE HILL DRIVE

SITE ADDRESS: 7128 DEANE HILL DRIVE, KNOXVILLE, TENNESSEE 37919
WARD NO. 47, CITY BLOCK NO. 47630
PARCEL ID #120ED003



LOCATION MAP

DEVELOPER:
IKO PROPERTIES, LLC
P.O. BOX 10872
KNOXVILLE, TENNESSEE 37939
(865) 588-5507



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP
AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS
PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS
AND STANDARDS.

| | |
|-------------------|--|
| ELECTRICAL | - AS DIRECTED BY KUB |
| GAS | - AS DIRECTED BY KUB |
| WATER | - AS DIRECTED BY KUB |
| CABLE TV | - AS DIRECTED BY COMCAST |
| TELEPHONE | - AS DIRECTED BY AT&T |
| CITY OF KNOXVILLE | - AS PER CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS |

SHEET INDEX

TITLE

TITLE SHEET

DEMOLITION PLAN

SITE PLAN

SHEET

C-0

C-1

C-2

MPC FILE# 4-B-22-SU

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| | | |
| 2 | 3/24/22 | SUBMITTAL 2 |
| ISSUE NO. | DATE | DESCRIPTION |

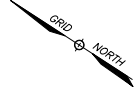
SHEET C-0 - 1 OF 3



LOCATION MAP - N.T.S.

DEMOLITION PLAN NOTES:

- 1) THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER MAINS, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
- 2) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FEATURES THAT ARE BOLD ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL FEES IF APPLICABLE.
- 3) BUILDINGS SHALL BE REMOVED TO THE BOTTOMS OF THEIR FOUNDATIONS, UNLESS OTHERWISE DIRECTED BY THE UTILITY OWNER. ALL UTILITY SERVICES SHALL BE REMOVED TO THE PROPOSED RIGHT-OF-WAY LINE. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF THE SERVICE LINES WITH THE RESPECTIVE UTILITY OWNER.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING BUILDING DEMOLITION PERMITS, IF REQUIRED.



MPC FILE# 4-B-22-SU

SHEET C-1

DEMOLITION PLAN

7128 DEANE HILL DRIVE

SITE ADDRESS: 7128 DEANE HILL DRIVE, KNOXVILLE, TN 37919

CITY OF KNOXVILLE KNOX CO.
WARD NO. 47 TENNESSEE
PARCEL ID #120ED003 CITY BLOCK NO. 476.30
SCALE: 1"=20' FEBRUARY 22, 2022

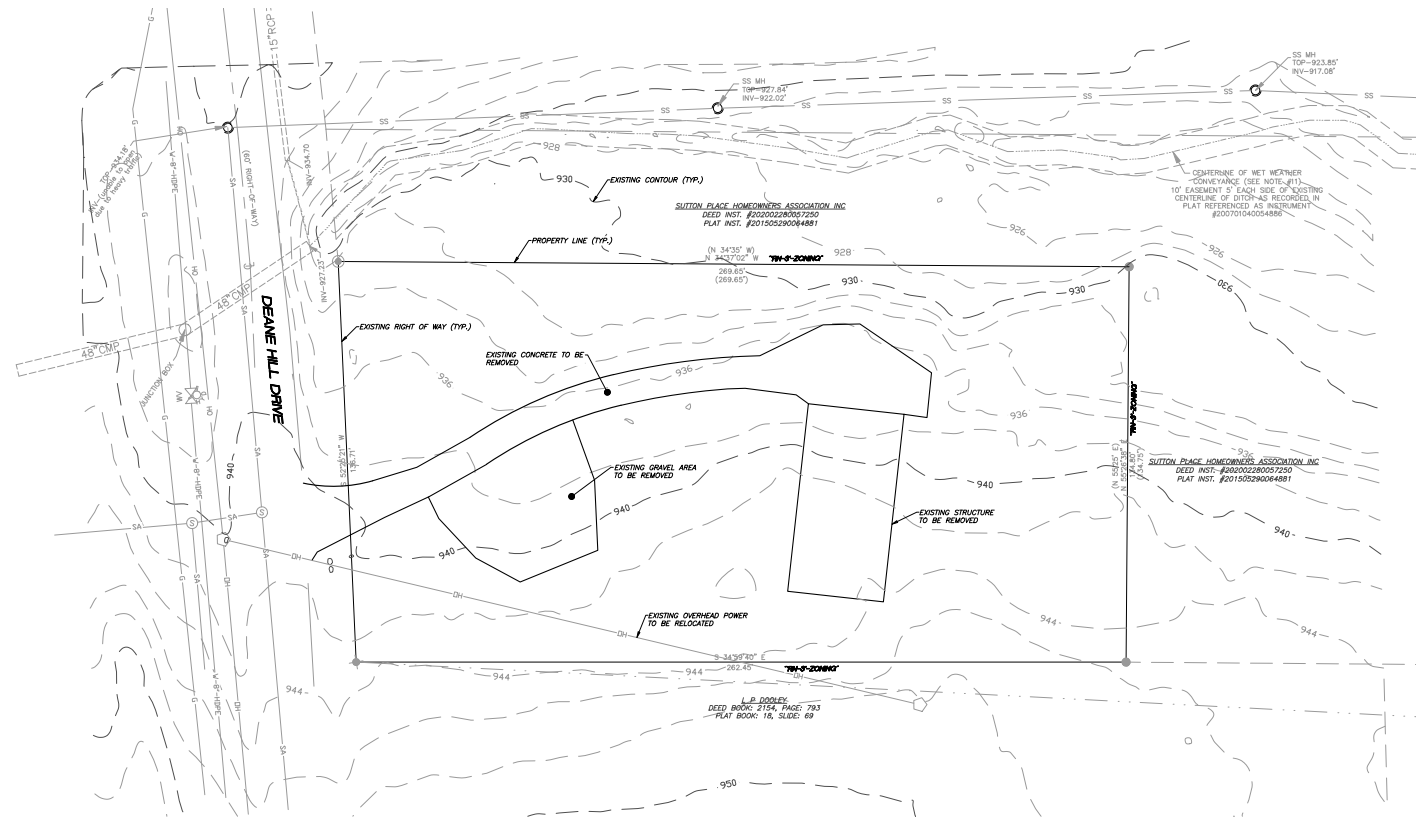
DEVELOPER / OWNER: IKO PROPERTIES LLC
P.O. BOX 10872
KNOXVILLE, TENNESSEE 37939
(865) 588-5507

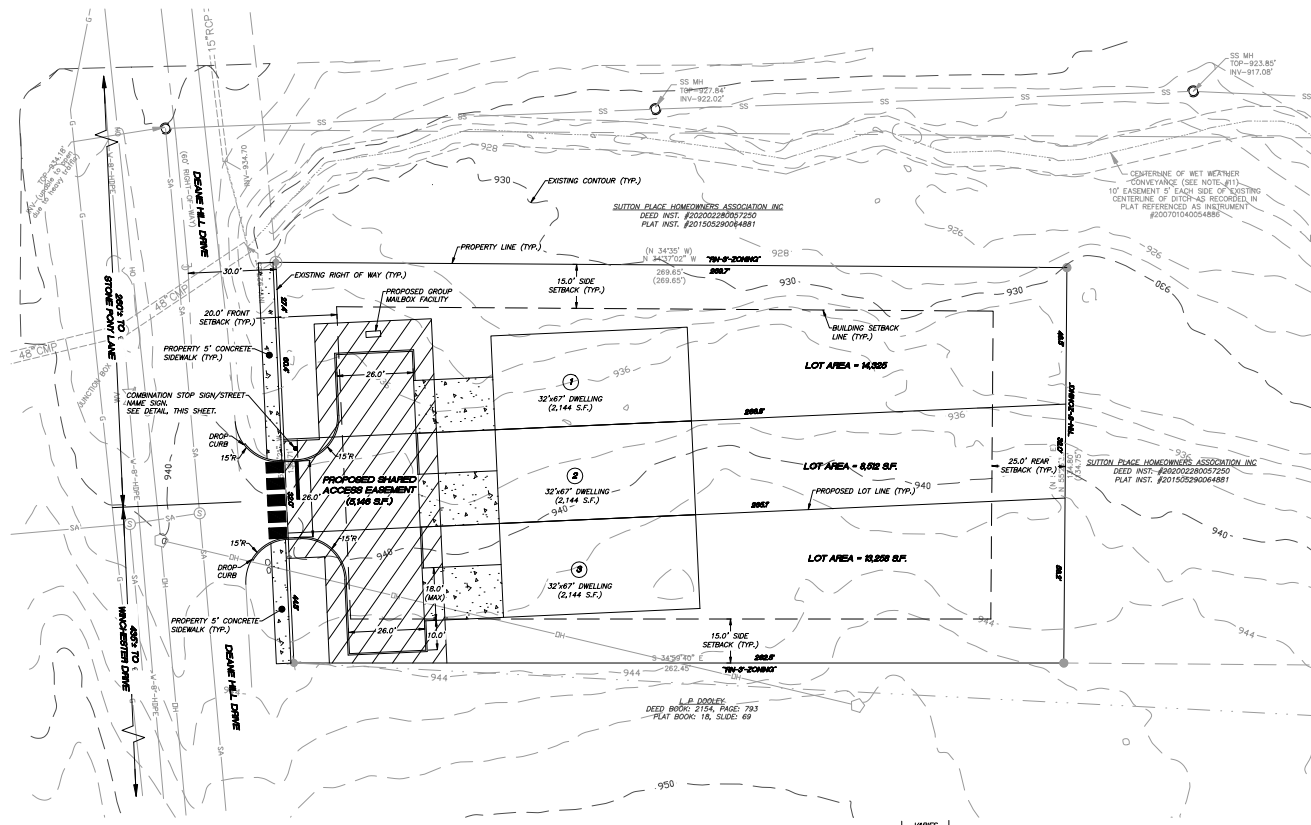
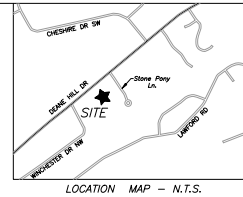
URBAN ENGINEERING, INC.
P.O. BOX 10872
KNOXVILLE, TENNESSEE 37939
(865) 966-1924



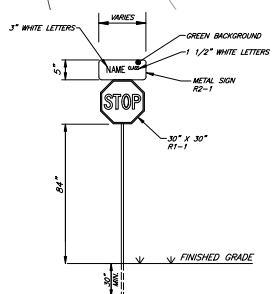
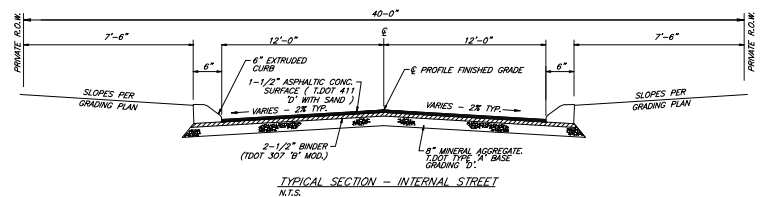
| REVISION | DATE | DESCRIPTION | BY | CHK | CLM |
|----------|---------|-------------------|----|-----|-----|
| 1 | 3/24/22 | GENERAL REVISIONS | | | CLM |
| | | | | | |
| | | | | | |
| | | | | | |

DWG: CLM CHG: CAS DWG. NO. 2202001





- SITE PLAN NOTES:**
1. THE PARCEL IS ZONED RM-3. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:
FRONT YARD: 10' OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS
SIDE: 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED
CORNER: 12'
REAR: 25'
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND CORRELATING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 4. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
 5. TOTAL SITE AREA: 0.83 ACRE
POPULATION DENSITY: 3 DWELLING UNITS / 0.83-AC = 3.6 UNITS / ACRE
 6. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE INTERNAL SYSTEM.
 7. ALL PROPOSED LOTS TO HAVE 2-CAR GARAGES.
 8. SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).



MPC FILE# 4-B-22-SU

SHEET C-2

SITE PLAN

7128 DEANE HILL DRIVE

SITE ADDRESS: 7128 DEANE HILL DRIVE, KNOXVILLE, TN 37919

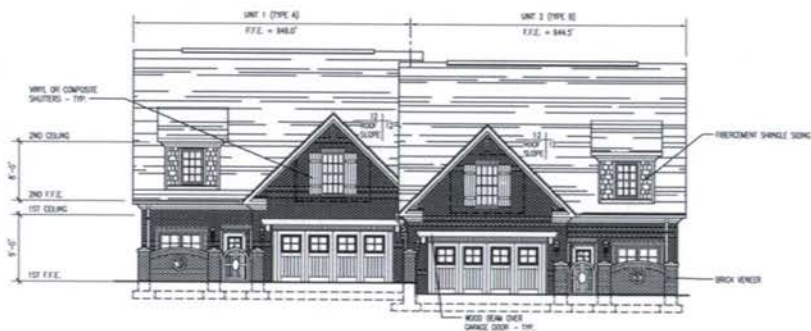
| | |
|---------------------|----------------------|
| CITY OF KNOXVILLE | KNOX CO. |
| WARD NO. 47 | TENNESSEE |
| PARCEL ID #120ED003 | CITY BLOCK NO. 47630 |
| SCALE: 1"=20' | FEBRUARY 22, 2022 |

DEVELOPER / OWNER: IKO PROPERTIES LLC
P.O. BOX 10872
KNOXVILLE, TENNESSEE 37939
(865) 588-5507

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

| GRAPHIC SCALE | | | |
|---------------|---------|-------------------|-----|
| 0 | 20 | 40 | |
| 1 | 3/24/22 | GENERAL REVISIONS | CLM |
| REVISION | DATE | DESCRIPTION | BY |

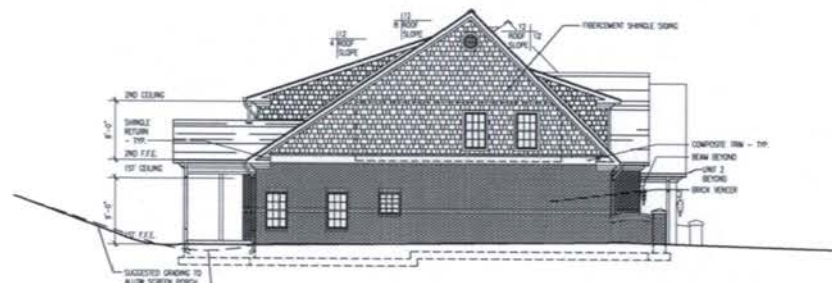




SOUTH (FRONT) ELEVATION - UNITS 1-2

1/8" = 1'-0" 1/4" = 1'-0" 1/2" = 1'-0"

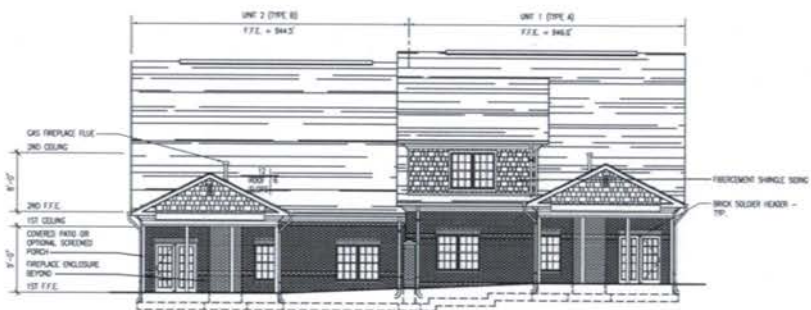
1



WEST (LEFT) ELEVATION - UNIT 1

1/8" = 1'-0" 1/4" = 1'-0" 1/2" = 1'-0"

2



NORTH (REAR) ELEVATION - UNITS 1-2

1/8" = 1'-0" 1/4" = 1'-0" 1/2" = 1'-0"

3



EAST (RIGHT) ELEVATION - UNIT 2

1/8" = 1'-0" 1/4" = 1'-0" 1/2" = 1'-0"

4

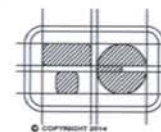
TWO TOWNHOUSE BUILDINGS FOR:
DEAN HILL VILLAGE
 KNOXVILLE, TENNESSEE
 DATE: 03/31/14 COMM. NO. 1406
 REVISED: 04/02/14
 REVISED: 04/04/14

PRELIMINARY:
 NOT FOR CONSTRUCTION
 DESIGN PHASE

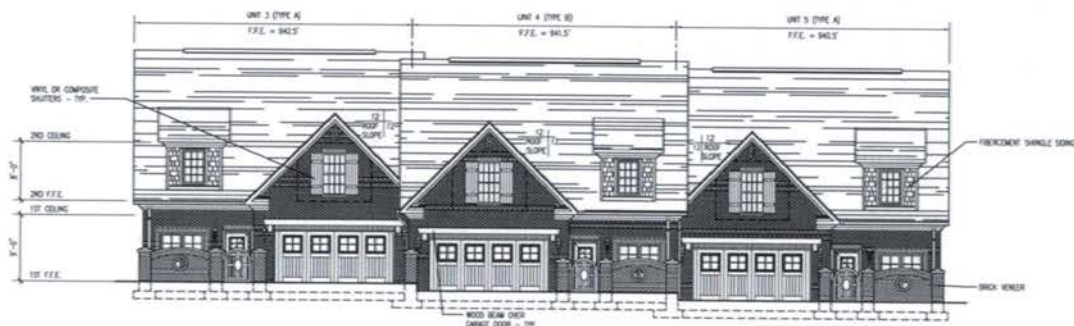
WE APPROVE THESE DESIGN PHASE DOCUMENTS AND
 AUTHORIZE THE ARCHITECT TO COMMENCE WITH THE
 CONSTRUCTION DOCUMENTS PHASE.

SIGNATURE _____ DATE _____

TITLE _____



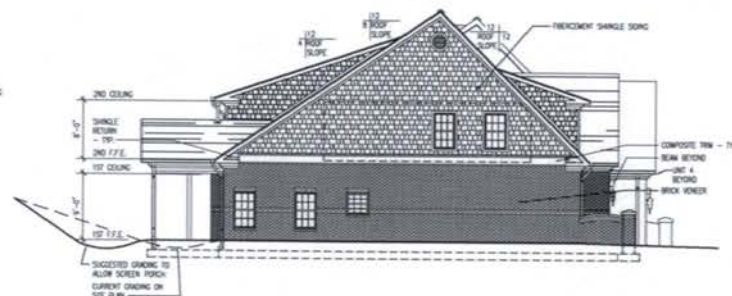
THOMAS CALDWELL, ARCHITECT
 6500 PAPERMILL DRIVE SUITE 211
 KNOXVILLE, TENNESSEE 37919
 (865) 588-0860 (865) 558-9844/FAX
[HTTP://WWW.TCARCHITECT.COM](http://www.tcarchitect.com)



SOUTH (FRONT) ELEVATION - UNITS 3-5

1/8" = 1'-0" 1/4" = 1'-0" 3/8" = 1'-0"

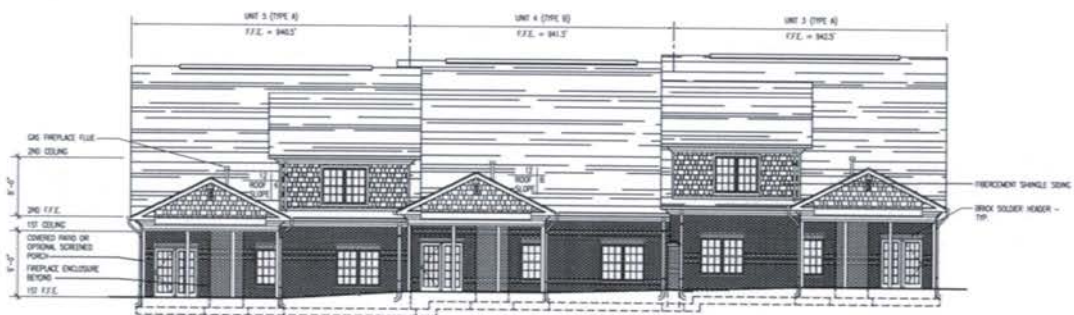
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WEST (LEFT) ELEVATION - UNIT 3

1/8" = 1'-0" 1/4" = 1'-0" 3/8" = 1'-0"

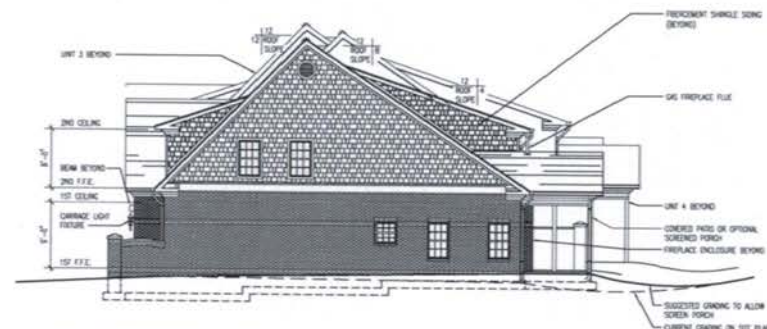
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NORTH (REAR) ELEVATION - UNITS 3-5

1/8" = 1'-0" 1/4" = 1'-0" 3/8" = 1'-0"

3



EAST (RIGHT) ELEVATION - UNIT 5

1/8" = 1'-0" 1/4" = 1'-0" 3/8" = 1'-0"

4

TWO TOWNHOUSE BUILDINGS FOR:
DEAN HILL VILLAGE
KNOXVILLE, TENNESSEE

DATE: 04/02/14

COMM. NO. 1406

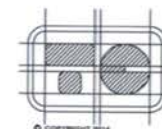
REVISED: 04/04/14

PRELIMINARY:
NOT FOR CONSTRUCTION
DESIGN PHASE

WE APPROVE THESE DESIGN PHASE DOCUMENTS AND
AUTHORIZE THE ARCHITECT TO COMMENCE WITH THE
CONSTRUCTION DOCUMENTS PHASE.

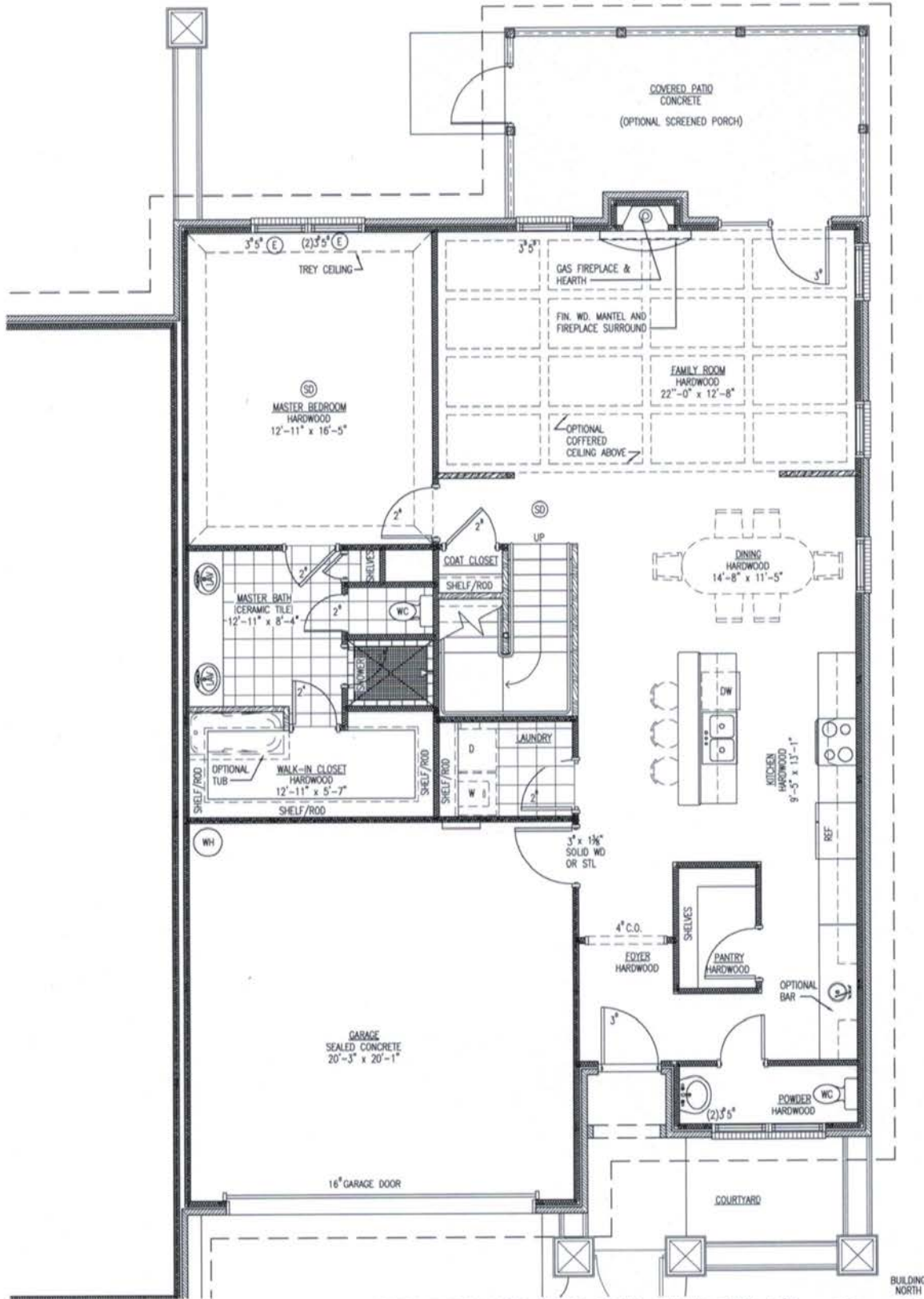
SIGNATURE: _____ DATE: _____

NAME: _____



THOMAS CALDWELL, ARCHITECT
6500 PAPERMILL DRIVE SUITE 211
KNOXVILLE, TENNESSEE 37919
(865) 588-0860 (865) 558-9844/FAX

HTTP://WWW.TCARCHITECT.COM



TWO TOWNHOUSE BUILDINGS FOR:
DEAN HILL VILLAGE
 KNOXVILLE, TENNESSEE

DATE: 02/21/14

REVISED: 03/14/14

REVISED: 03/21/14

REVISED: 03/25/14

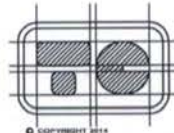
REVISED: 04/02/14

REVISED: 04/04/14

COMM. NO. 1406

PRELIMINARY:

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THOMAS CALDWELL, ARCHITECT

6500 PAPERMILL DRIVE SUITE 211
 KNOXVILLE, TENNESSEE 37919
 (865) 588-0860 (865) 558-9844/FAX

[HTTP://WWW.TCARCHITECT.COM](http://www.tcarchitect.com)

PRELIMINARY UPPER FLOOR PLAN - UNIT TYPE B



| | |
|------------------|------------|
| UNIT TYPE "B" | |
| MAIN FLOOR: | 1,371 S.F. |
| UPPER FLOOR: | 1,104 S.F. |
| TOTAL FINISHED: | 2,475 S.F. |
| GARAGE: 424 S.F. | |



**TWO TOWNHOUSE BUILDINGS FOR:
DEAN HILL VILLAGE
KNOXVILLE, TENNESSEE**

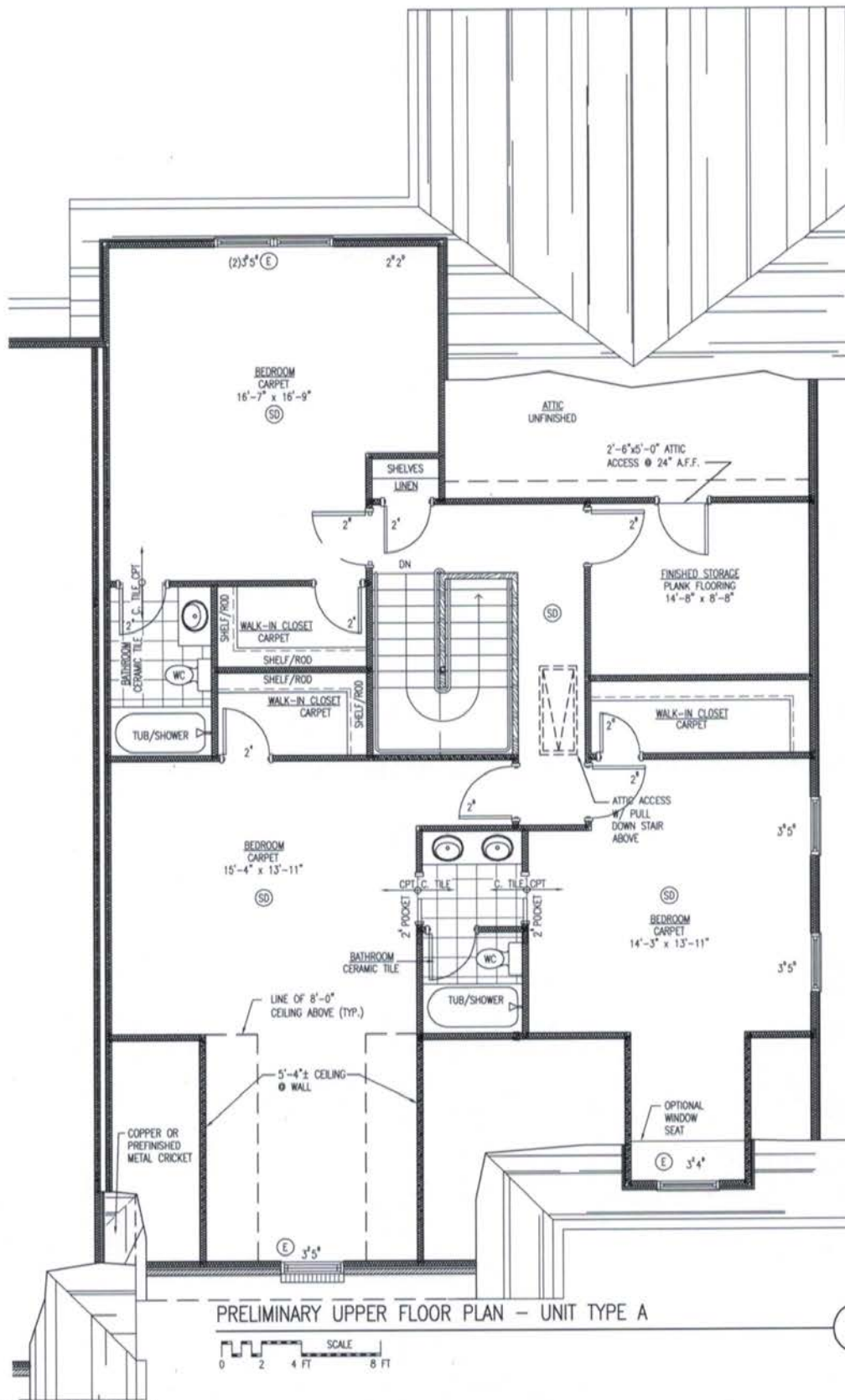
DATE: 02/21/14
REVISED: 03/14/14
REVISED: 03/21/14

REVISED: 03/25/14
REVISED: 04/02/14
REVISED: 04/04/14

COMM. NO. 1406
PRELIMINARY:
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DESIGN PHASE



THOMAS CALDWELL, ARCHITECT
6500 PAPER MILL DRIVE SUITE 211
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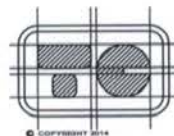


TWO TOWNHOUSE BUILDINGS FOR:
DEAN HILL VILLAGE
 KNOXVILLE, TENNESSEE

DATE: 02/21/14
 REVISED: 03/14/14
 REVISED: 03/21/14

REVISED: 03/25/14
 REVISED: 04/02/14
 REVISED: 04/04/14

COMM. NO. 1406
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 6500 PAPERMILL DRIVE SUITE 211
 KNOXVILLE, TENNESSEE 37919
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[HTTP://WWW.TCARCHITECT.COM](http://www.tcarchitect.com)



URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS

March 24, 2022

Mr. Adam Kohntopp, P.E.
City of Knoxville Stormwater Engineering
Suite 475 City/County Building
400 Main Street
Knoxville, TN 37902

Re: 7128 Deane Hill Drive S/D

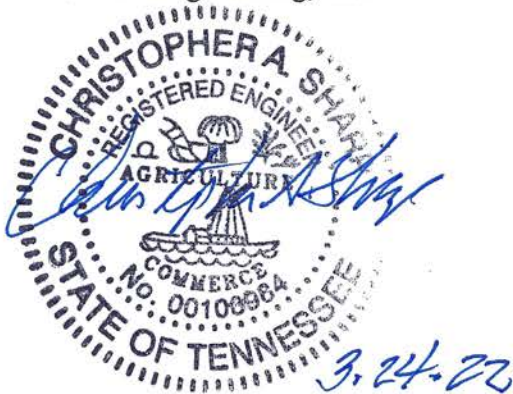
Dear Mr. Kohntopp:

Sight distance was evaluated to the east and west of the proposed ingress / egress location. The sight distance was measured at 15 feet from the edge of the roadway in both directions along Deane Hill Drive. The posted speed is 40 MPH. Per AASHTO, the required intersection sight distance for a vehicle turning left onto the thru road is 445 feet. The required intersection sight distance for a motorist turning right is 385 feet. The minimum stopping sight distance is 305 feet.

There is more than 500 feet of available sight distance to both the east and west which exceeds the minimum values that are prescribed by AASHTO. Attached to this letter, you will find photographs that show lines of sight in both directions.

Please do not hesitate to contact me if you have questions about this letter or attachments.
Sincerely,

Urban Engineering, Inc.



Chris Sharp, P.E.



URBAN ENGINEERING, INC.

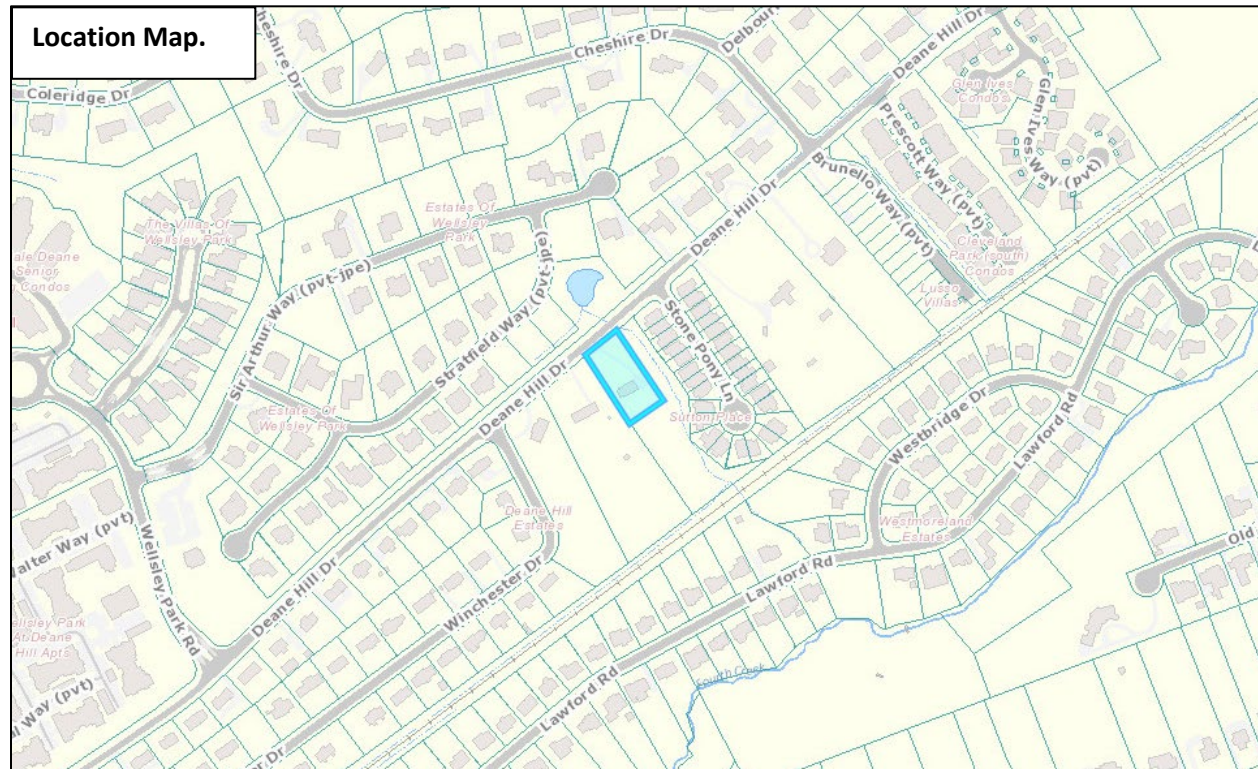
CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS



Sight Distance From Ingress/Egress – East

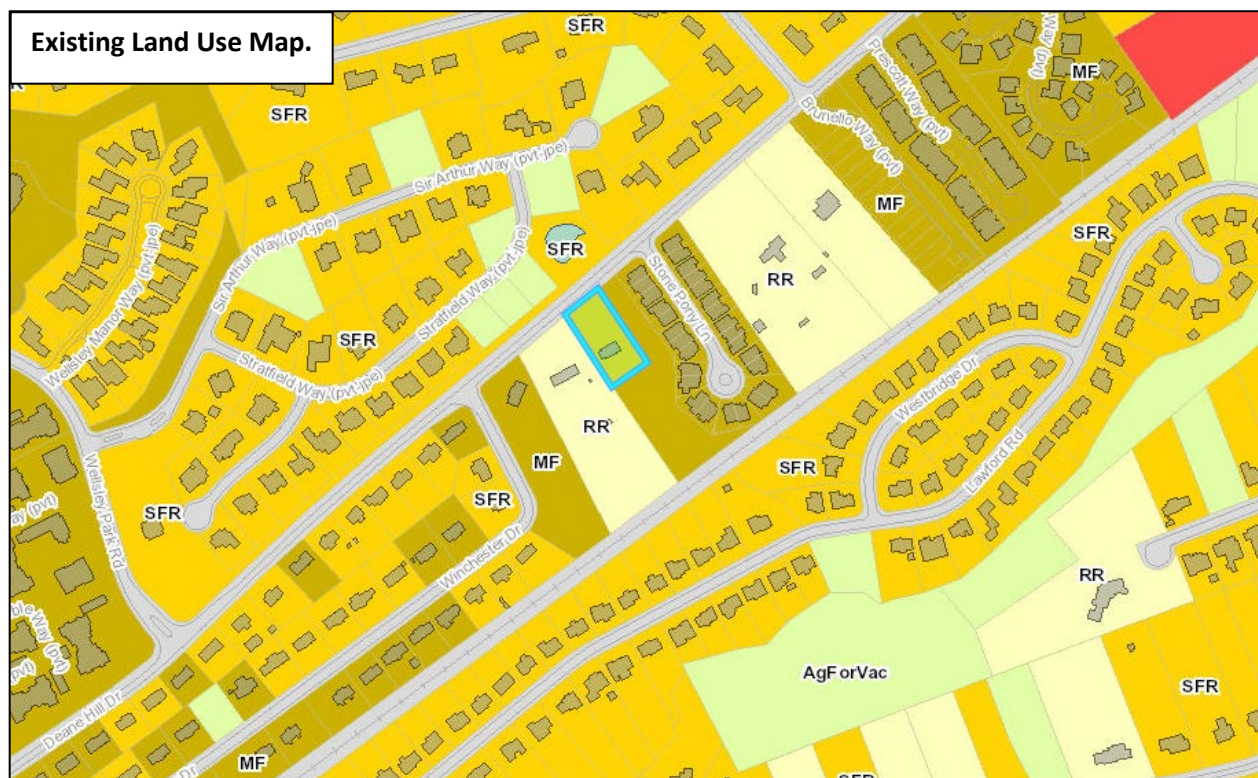
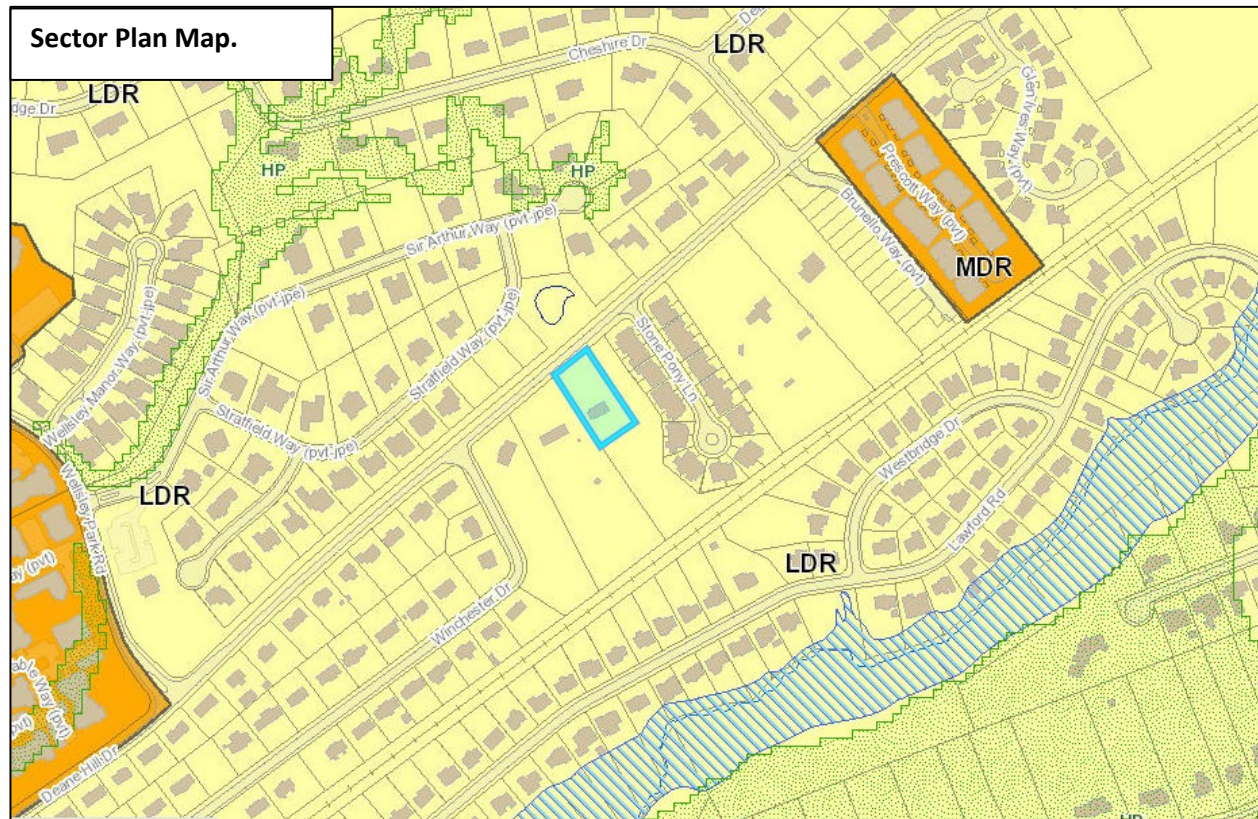
4-B-22-SU

EXHIBIT A. Contextual Images



4-B-22-SU

EXHIBIT A. Contextual Images



4-B-22-SU

EXHIBIT A. Contextual Images





URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS



Sight Distance From Ingress/Egress –West



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

Urban Engineering, Inc.

Engineer

Applicant Name

2/25/2022

~~2/21/22~~

4/14/22

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

4-B-22-SU

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

Chris Sharp, P.E.

Urban Engineering, Inc.

Name

Company

11852 Kingston Pike

Knoxville

TN

37934

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

IKO Properties

7128 Deane Hill Dr., Knoxville, TN 37919

(865) 679-3111

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7128 Deane Hill Drive, Knoxville, TN 37919

120ED003

Property Address

Parcel ID

KUB

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Deane Hill Dr, west of Stone Pony Ln, southwest of Cheshire Dr.
General Location intersection

.83 acres
Tract Size

☒ City ☐ County
District

2nd
District

RN-3 (C)
Zoning District

Single family residential
Existing Land Use

West City
Planning Sector

LDR
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) _____

Other (specify) ~~Concept Plan~~ Townhouse development

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)

Pending Plat File Number

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

402

Fee 2

Fee 3

Total

\$450

MR

AUTHORIZATION

Chris Sharp

Digitally signed by Chris Sharp
Date: 2022.02.18 16:37:02 -05'00'

Urban Engineering, Inc.

2/22/22

Applicant Signature

Please Print

Date

(865) 966-1924

chris@urban-eng.com

Phone Number

Email

Ken Harrigan

Please Print

2/24/22
Date

Property Owner Signature

2/28/2022 swm

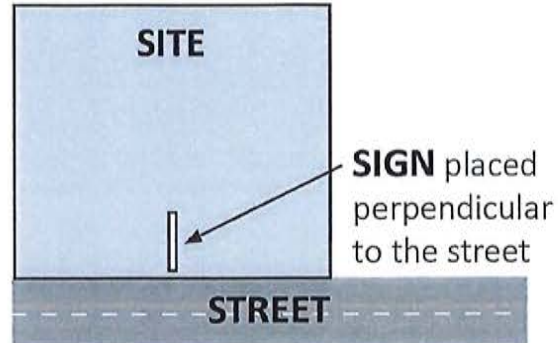
MReynolds



KEN P.O. BOX 10872 KNOXVILLE TN 37939 ✓
HARRISAN L ✓

If more space is needed, attach additional sheets.

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: Urban Engineering
 Date: 2/28/2022
 File Number: 2-B-22-SU

☒ Sign posted by Staff
☐ Sign posted by Applicant