



SPECIAL USE REPORT

▶ **FILE #:** 1-B-22-SU **AGENDA ITEM #:** 26
POSTPONEMENT(S): 1/13/2022 **AGENDA DATE:** 2/10/2022
▶ **APPLICANT:** CHRISTINA FEHR
OWNER(S): PMC Squared, LLC

TAX ID NUMBER: 109 K F 05001 (PART OF) [View map on KGIS](#)
JURISDICTION: City Council District 1
STREET ADDRESS: 747 E. Red Bud Rd.
▶ **LOCATION:** West side of E. Red Bud Road, south of Sevierville Pike
▶ **APPX. SIZE OF TRACT:** 3.26 acres
SECTOR PLAN: South City
GROWTH POLICY PLAN: N/A
ACCESSIBILITY: Access is via E. Red Bud Rd, a minor collector street with 18ft of pavement width within 50ft of right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Baker Creek

▶ **ZONING:** RN-4 (General Residential Neighborhood) & HP (Hillside Protection Overlay)
▶ **EXISTING LAND USE:** MF (Multi-family)
▶ **PROPOSED USE:** Townhomes

HISTORY OF ZONING: None noted.
SURROUNDING LAND USE AND ZONING: North: Single family residential -- RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay)
South: Vacant land -- RN-1 (Single-Family Residential Neighborhood), OS (Parks and Open Space), and HP (Hillside Protection Overlay)
East: Single family residential -- RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay)
West: Vacant land -- RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay)
NEIGHBORHOOD CONTEXT: This property is located in a residential area developed with single-family and multi-family residential uses in the RN-1, RN-3, and RN-4 zones. The Baker Creek Preserve recreational area is located to the the southwest and Marie Myers Park and Meads Quarry recreational areas are to the east.

STAFF RECOMMENDATION:

- ▶ **Approve the development plan for up to 24 townhouse units, subject to 8 conditions.**
1. Meeting the principal use standards for townhouse dwellings (Article 9.3.1) of the City of Knoxville Zoning

Ordinance.

2. Certifying that the required sight distance is available at the Red Bud Drive 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. Installation of the Type 'B' landscape buffer on the north side of the Building 5 & 6. The landscape plan must be provided to for review and approval by Planning staff before building permits are issued.
5. Verifying that the provided parking meets both the minimum and maximum requirements for the combined uses on the site and provides the required bicycle parking, according to Article 11 (Off-street parking) of the City of Knoxville Zoning Ordinance.
6. Meeting the HP (Hillside Protection Overlay) zoning land disturbance limitation.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

With conditions noted above, this request meets the requirements of RN-4 zone, the principal use standards for townhouse dwellings, and the other criteria for approval of a special use.

COMMENTS:

REVISION -- The plan was revised by the applicant after meeting with the neighborhood representatives. Building 5 & 6 were move 20 ft from the north property line to provide a buffer (see sheet PL01). A Type 'B' staggered landscape buffer will be installed within the 20 ft setback. As of the publishing of the staff report, the landscape plan has not been updated to show the show this landscape buffer (Sheet L100).

This proposal is for constructing 24 new townhouse units on the 6.93-acre lot. The lot already has 11 dwelling units, excluding those on separate lots that front E. Red Bud Road. The acreage of the lot allows many more dwelling units than what is proposed, however, a majority of the property is within the HP (Hillside Protection Overlay) zone. The maximum land disturbance within the HP overlay is 2.5 acres. The applicant proposes disturbing 2.4 acres of the HP area (see Exhibit A).

The new townhouse structures are internal to the lot and not along E. Red Bud Road. The principal use standards for townhouses require facades facing a street to have minimum transparency of 15 percent. Since these structures are not highly visible from the public road, Planning staff requested that the front elevations have a minimum of 15 percent transparency to meet the intent of these standards, which the applicant has provided.

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 Souty 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, including the 11 existing units, is 5.05 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. The RN-4 (General Residential Neighborhood) Zoning District is intended to accommodate mixed medium density residential development within the City of Knoxville. Single-family, two-family, and townhouse dwelling residential development is permitted with low-rise multi-family dwellings and new development forms such as pocket neighborhoods allowed by review and in some cases with special use approval. The RN-4 District is intended to be applied to neighborhoods that are characterized by such mixed residential development, or that have been identified as areas where such development would be suitable in the future. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

B. The proposed development meets the development standards for townhouse dwellings.

C. The HP (Hillside Protection Overlay) Zoning District limits the land disturbance with the HP area to 2.5 acres. This proposal disturbs 2.4 acres within the HP area.

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 townhouse development in this area. The two-story townhouses are compatible with the neighborhood character and the size and location of buildings in the vicinity.

B. A Type 'B' staggered landscape buffer will be provided on the north side of Buildings 5 & 6 to provide screening to the existing residential to the north.

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 detract from 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 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 immediately surrounding the subject site that poses a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 265 (average daily vehicle trips)

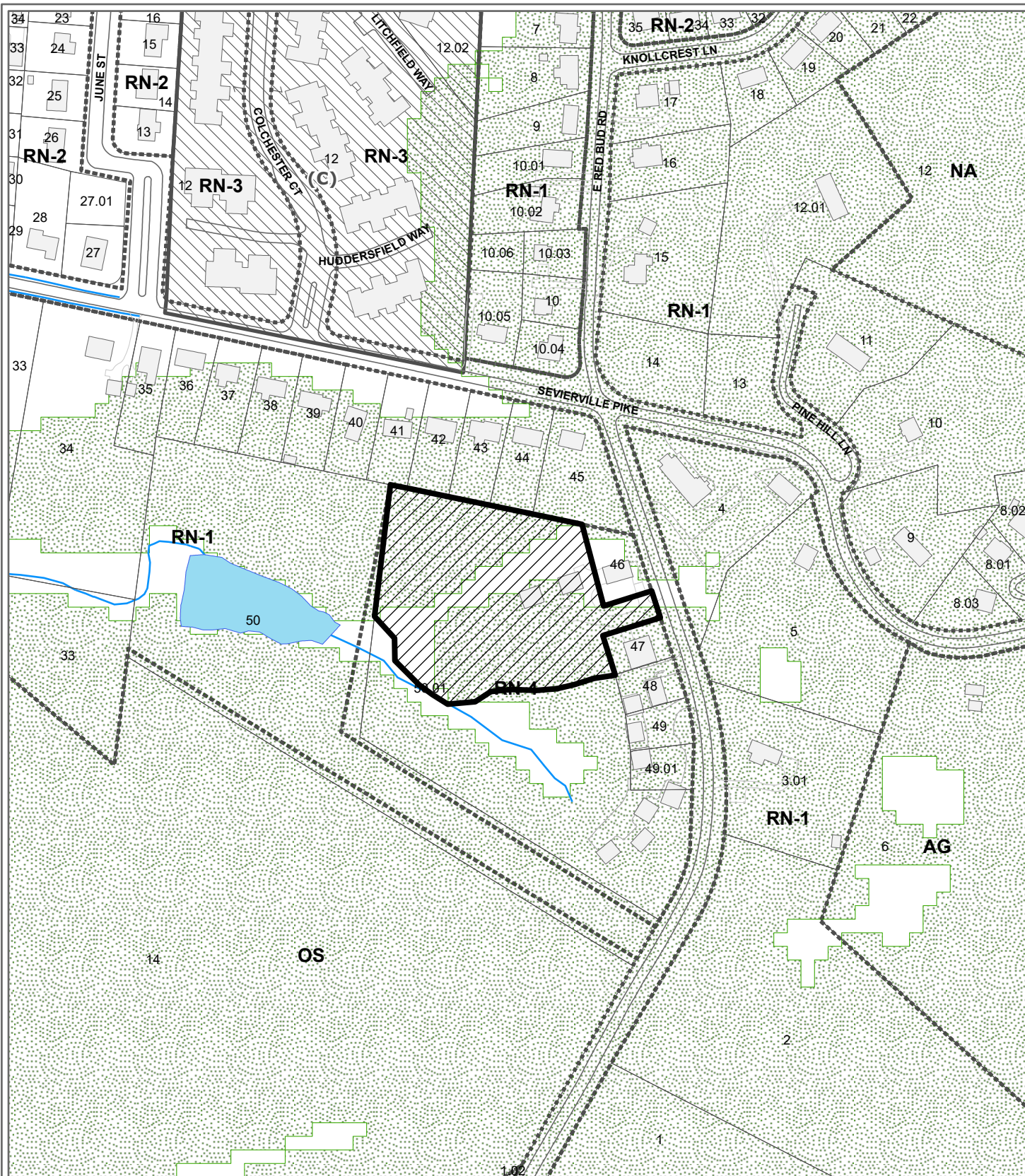
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

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

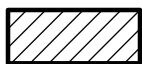
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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

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 15 days to appeal a Planning Commission decision in the City.



**1-B-22-SU
SPECIAL USE**

Petitioner: Fehr, Christina

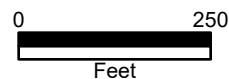


Townhomes in RN-4 (General Residential Neighborhood) & HP (Hillside Protection Overlay)

Original Print Date: 12/2/2021 Revised: Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 109

Jurisdiction: City



CATEGORY	ACRES	RECOMMENDED LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
Non-Hillside	1.5	N/A	1.5
0-15% Slope	1.54	1.00	1.5
15-25% Slope	1.23	0.50	0.6
25-40% Slope	1.67	0.20	0.3
Greater than 40% Slope	0.6	0.10	0.1
Ridgetops	0		0.0
Maximum Land Disturbance Guideline (Hillside & Ridgetop Protection Plan)	5.04		2.5
Proposed Land Disturbance in HP area (Applicant)			2.4

From Hillside & Ridgetop Protection Plan, page 33

LOW DENSITY AND RURAL RESIDENTIAL USES

Density and Land Disturbance Guidelines

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

Table 3: Residential Density and Land Disturbance Guidelines
for Recommendations on Changes to the Zoning Map and Development Plan/
Concept Plan Review within the Hillside and Ridgetop Protection Area
that is within the Urban Growth and the Planned Growth Area

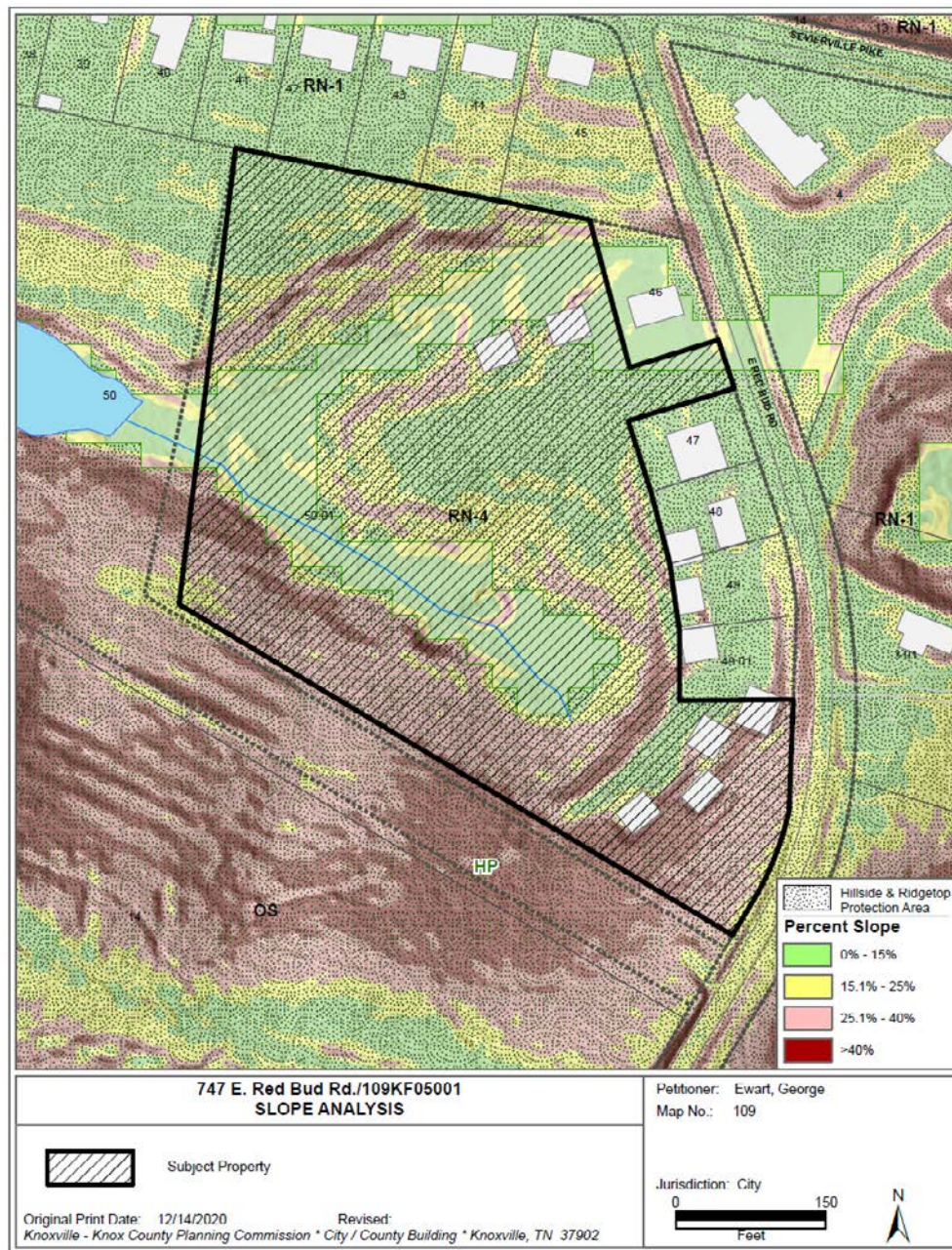
Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

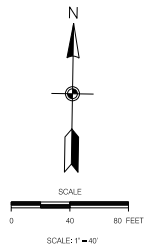
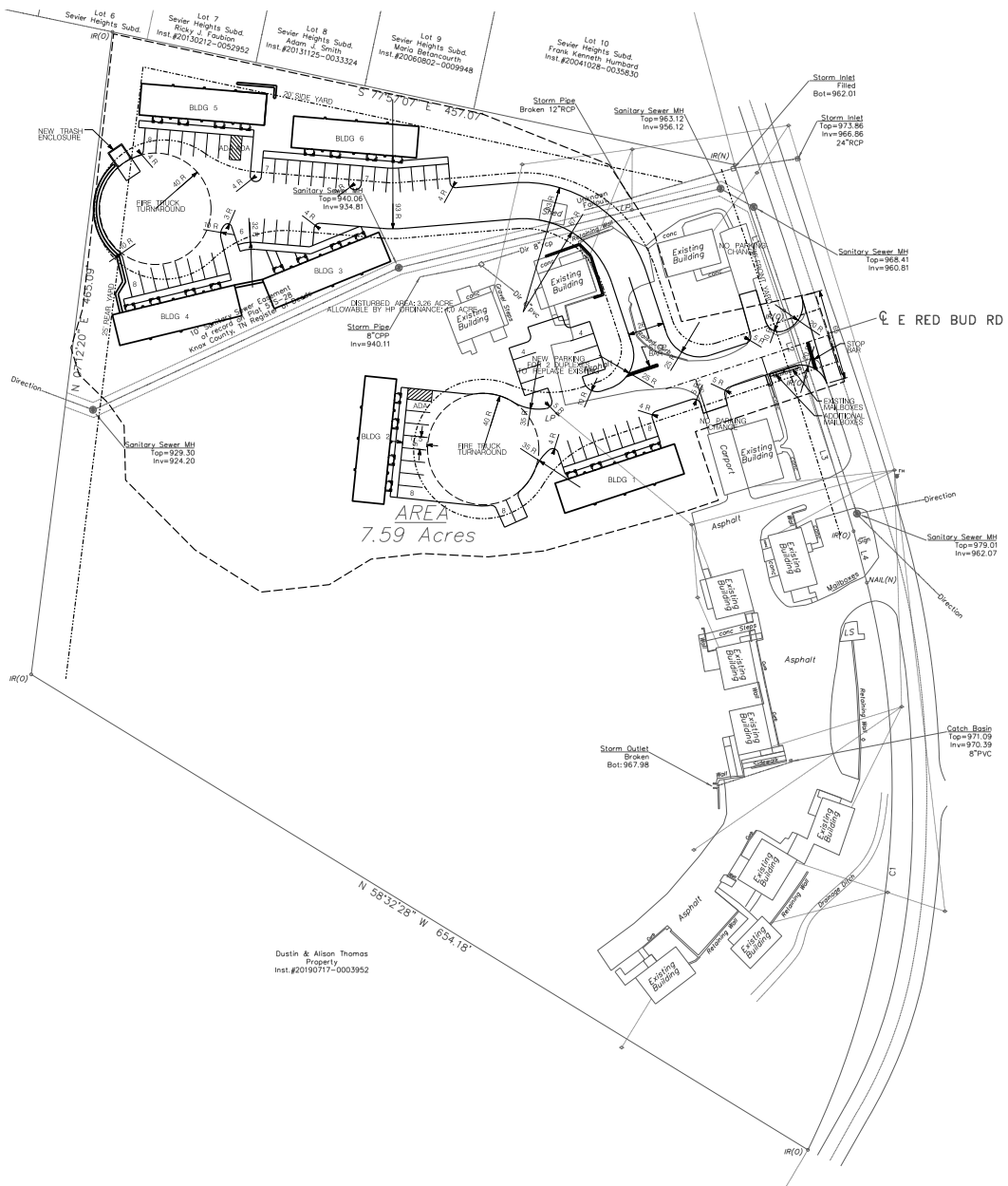
dua: dwelling units per acre

* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

** Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

*** Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 - 9), the ridgetop area should be determined on a case-by-case basis with each rezoning and related development proposal.





A NEW MULTIFAMILY RESIDENTIAL DEVELOPMENT FOR:
REDBUD ROAD DUPLEXES
1-B-22-SU
KNOXVILLE, TN



CONCEPT LAYOUT PLAN

DATE: 31 JAN 2022
PROJECT NO.: 1-B-22-SU
PROJ. MGR.: CHRISTINA

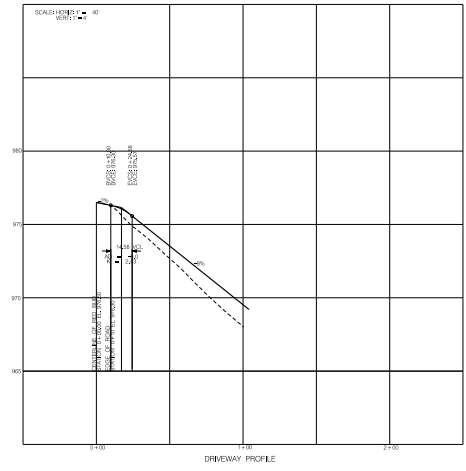
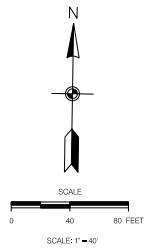
PROJECT DATA
 USE: RESIDENTIAL - TOWNHOUSE
 ZONING: RM-4
 PARCEL: 109 KF05001
 PARKING SUMMARY:
 PARKING REQUIRED: 84 + REPLACE EXISTING LOT
 PARKING PROVIDED: 84 SPACES
 CALCULATION: CITY
 RESIDENTIAL: 2.25 PER TOWNHOME
 SETBACKS:
 FRONT: 10'
 SIDE: 5'
 REAR: 25'
 PARCEL AREA: 6.93 AC
 IMPERVIOUS AREA: 1.47 AC



PROJECT LOCATION MAP - NOT TO SCALE

1-B-22-SU
Revised: 2/2/2022

PL01



A NEW MULTIFAMILY RESIDENTIAL DEVELOPMENT FOR:
 REDBUD ROAD DUPLEXES
 1-B-22-SU
 KNOXVILLE, TN



CONCEPT GRADING PLAN

DATE: 31 JAN 2022
 PROJECT NO.: 1-B-22-SU
 PROJ. MGR.: CHRISTINA

1-B-22-SU
 Revised: 2/2/2022

PL02



**GEORGE
ARMOUR
EWART
ARCHITECT**

404 Bearden Park Circle
Knoxville, TN 37919
865.652.7771
Fax 865.652.7742
www.georgeewart.com

A NEW MULTIFAMILY RESIDENTIAL
DEVELOPMENT FOR:
REDBUD ROAD DUPLEXES
1-B-22-SU
KNOXVILLE, TN



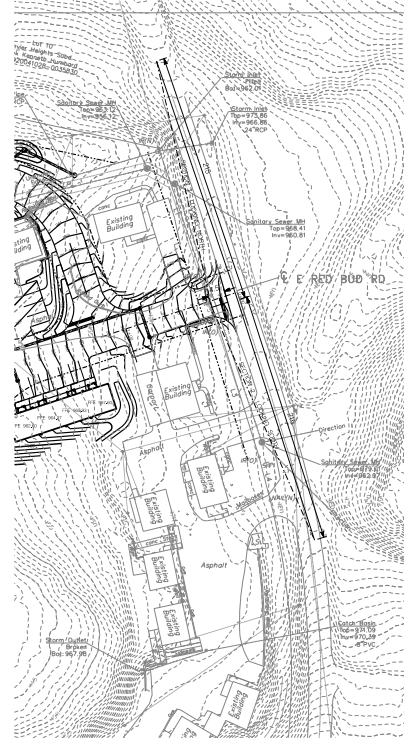
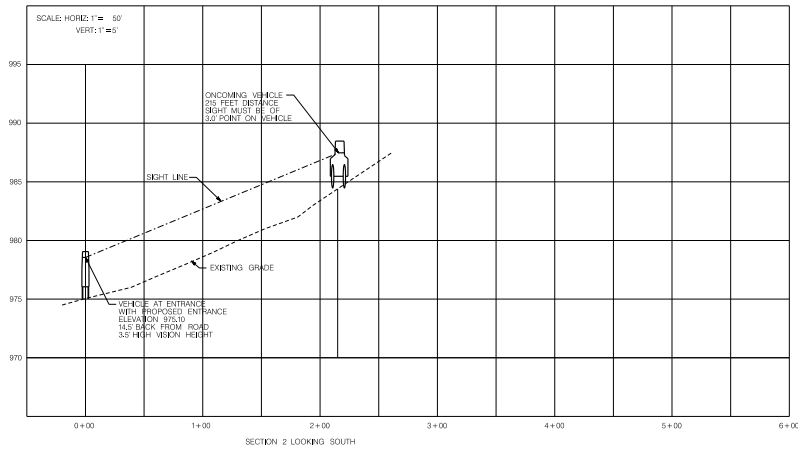
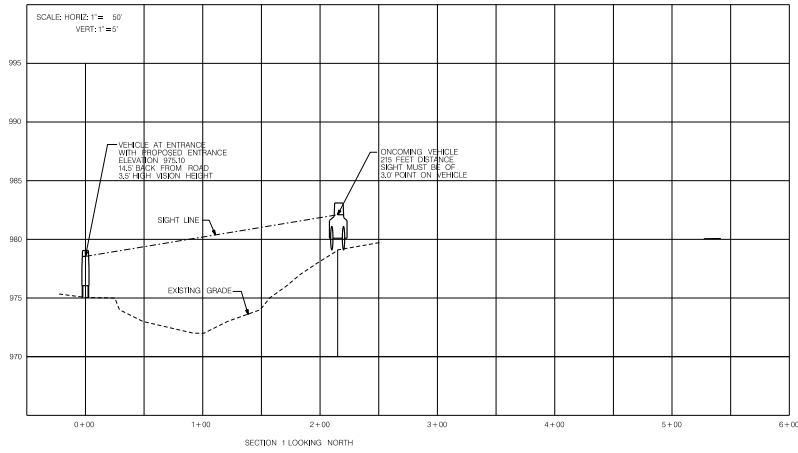
SITE DISTANCE

DATE: 31 JAN 2022
PROJECT NO.: *****
PROJ. MGR.: CHRISTINA

PL03

1-B-22-SU
Revised: 2/2/2022

STOPPING SIGHT DISTANCE
LOOKING NORTH
50' BRIDGE OVERALL TRAVEL
30 MPH DESIGN SPEED - 215'
LOOKING SOUTH
50' BRIDGE OVERALL TRAVEL
30 MPH DESIGN SPEED - 215'



VISIBILITY SECTION LAYOUT

Red Bud Road Apartments

747 East Red Bud Road

Knoxville Tennessee

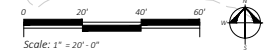
Submission Record
12.17.21 revised buffer and total tree count notes

Preliminary Plans
Not for Construction

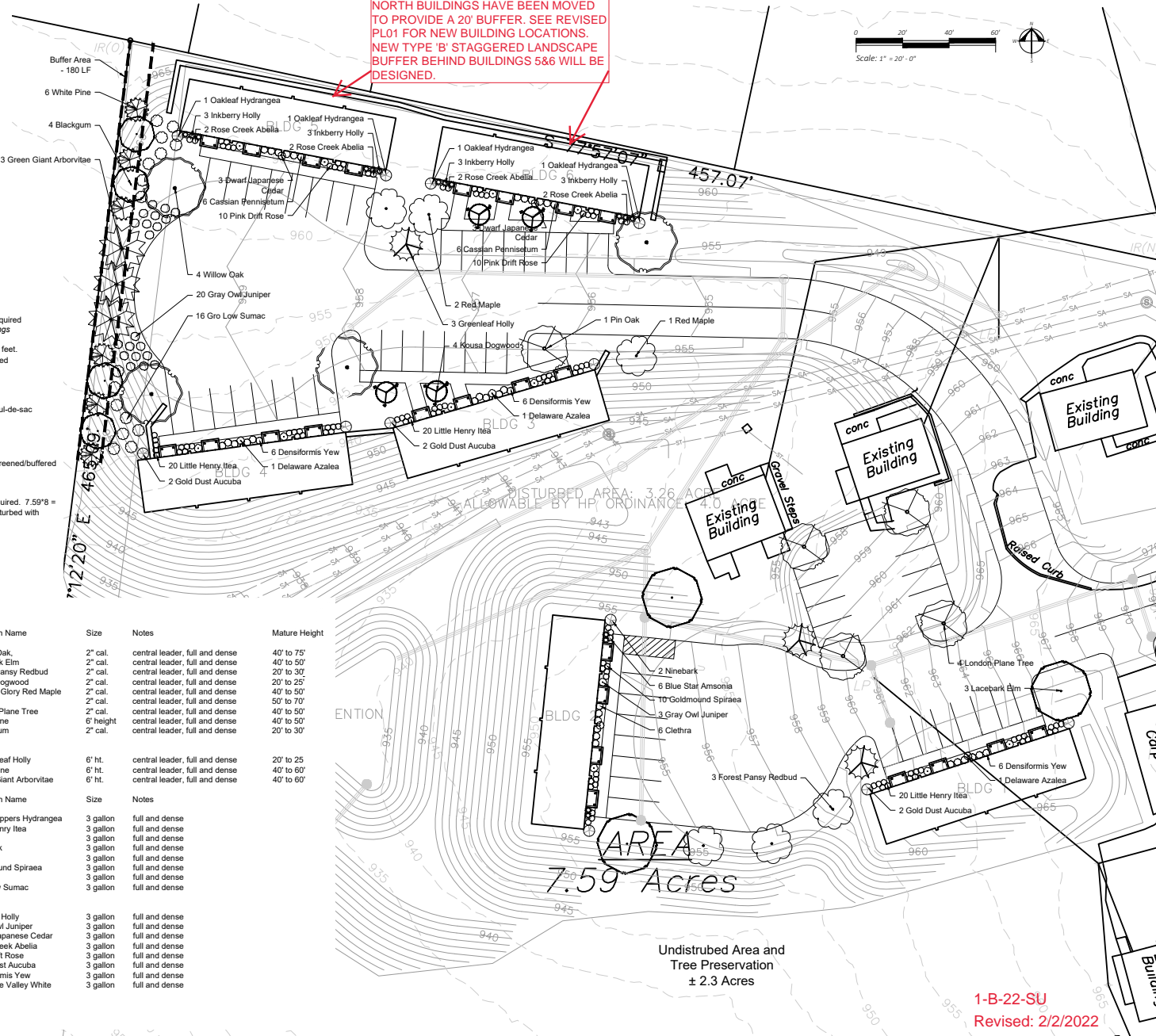
November 04, 2021

Landscape Plan

L100



NORTH BUILDINGS HAVE BEEN MOVED TO PROVIDE A 20' BUFFER. SEE REVISED PLO1 FOR NEW BUILDING LOCATIONS. NEW TYPE 'B' STAGGERED LANDSCAPE BUFFER BEHIND BUILDINGS 5&6 WILL BE DESIGNED.



LANDSCAPE REQUIREMENT NOTES:

- 12.5 PARKING LOT PERIMETER LANDSCAPE YARD**
- N/A, no parking lots abut as ROW
- 12.6 INTERIOR PARKING LOT LANDSCAPE**
- 1 shade tree required in each parking lot island
- 1 shade tree proposed in each parking lot island
- 12.7 SITE LANDSCAPE**
- One shrub for every three feet.
- Each building has 90 LF of facade, $\frac{100}{30}$ = 30 shrubs required
- 31 shrubs proposed for each of the 6 proposed buildings
- Shade trees are required in the amount of one tree every 50 feet.
- Each building has 90 LF of facade, $\frac{100}{50}$ = 2 trees required
- 2 trees proposed for each of the 6 proposed buildings
- 12.8 BUFFER YARDS**
- Property abuts RN-1 properties on all sides
- Class A buffer provided on west side of parking and cul-de-sac
- 10' min width
- 1 shrub every 5' (50% evergreen), $\frac{100}{10} = 36$ shrubs
- 1 evergreen tree every 25', $\frac{100}{25} = 8$ trees
- 1 shade tree every 50', $\frac{100}{50} = 4$ trees
- No Class A buffer proposed where parking lots are screened/buffered by existing buildings or tree preservation areas
- Trees**
- Total property area = 7.59 acres. 8 trees per acre required. 7.59*8 = 61 trees required. 38 trees proposed. 2.3 acres to be undisturbed with preservation of existing trees.

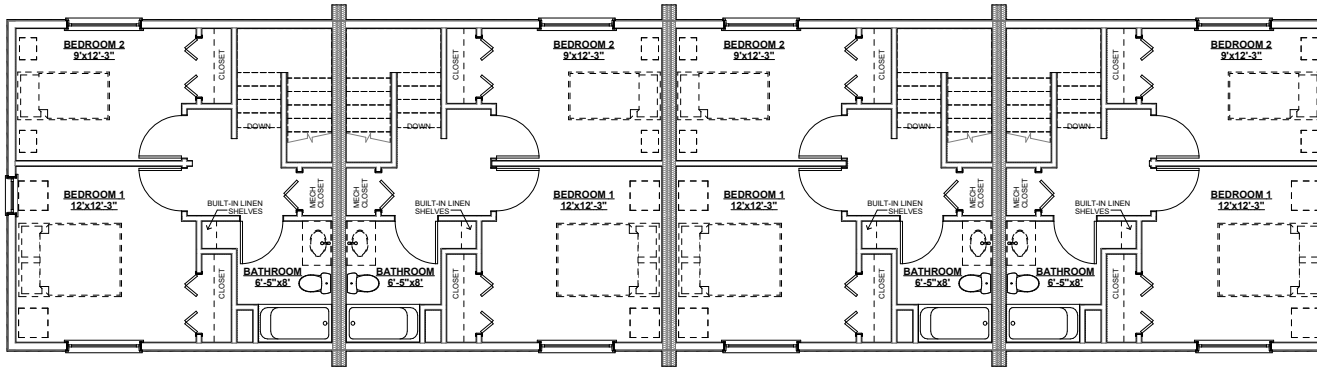
PLANTING LEGEND:

Qty	Botanical Name	Common Name	Size	Notes	Mature Height
Deciduous Trees					
4	Quercus phellos	Willow Oak	2" cal.	central leader, full and dense	40' to 75'
3	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense	40' to 50'
3	Cercis canadensis	Forest Pansy Redbud	2" cal.	central leader, full and dense	20' to 30'
4	Cornus kousa	Kousa Dogwood	2" cal.	central leader, full and dense	20' to 25'
3	Acer rubrum	October Glory Red Maple	2" cal.	central leader, full and dense	40' to 50'
1	Quercus palustris	Pin Oak	2" cal.	central leader, full and dense	50' to 70'
4	Platanus x acerifolia	London Plane Tree	2" cal.	central leader, full and dense	40' to 50'
4	Pinus strobus	White Pine	6" height	central leader, full and dense	40' to 50'
4	Nyssa sylvatica	Black Gum	2" cal.	central leader, full and dense	20' to 30'
Evergreen Trees					
3	Ilex opaca	Green Leaf Holly	6" ht.	central leader, full and dense	20' to 25'
3	Pinus strobus	White Pine	6" ht.	central leader, full and dense	40' to 60'
6	Thuja	Green Giant Arborvitae	6" ht.	central leader, full and dense	40' to 60'
Deciduous Shrubs					
4	Hydrangea quercifolia	Ruby Slippers Hydrangea	3 gallon	full and dense	
60	Itea virginica 'Sprich'	Little Henry Itea	3 gallon	full and dense	
6	Pennisetum alopecuroides	Cassian	3 gallon	full and dense	
2	Physocarpus opulifolius	Ninebark	3 gallon	full and dense	
6	Amsonia	Bluestar	3 gallon	full and dense	
10	Spiraea japonica 'Goldmound	Goldmound Spiraea	3 gallon	full and dense	
6	Clethra alnifolia	Clethra	3 gallon	full and dense	
16	Rhus aromatica	Gro-Low Sumac	3 gallon	full and dense	
Evergreen Shrubs					
12	Ilex glabra	Inkberry Holly	3 gallon	full and dense	
23	Juniperus virginiana	Grey Owl Juniper	3 gallon	full and dense	
6	Cryptomeria japonica 'nana glubosa'	Dwarf Japanese Cedar	3 gallon	full and dense	
8	Abelia x chinensis	Rose Creek Abelia	3 gallon	full and dense	
20	Rosa meijocosa	Pink Drift Rose	3 gallon	full and dense	
6	Aucuba japonica	Gold Dust Aucuba	3 gallon	full and dense	
18	Taxus x media	Densiformis Yew	3 gallon	full and dense	
3	Rhododendron	Delaware Valley White	3 gallon	full and dense	

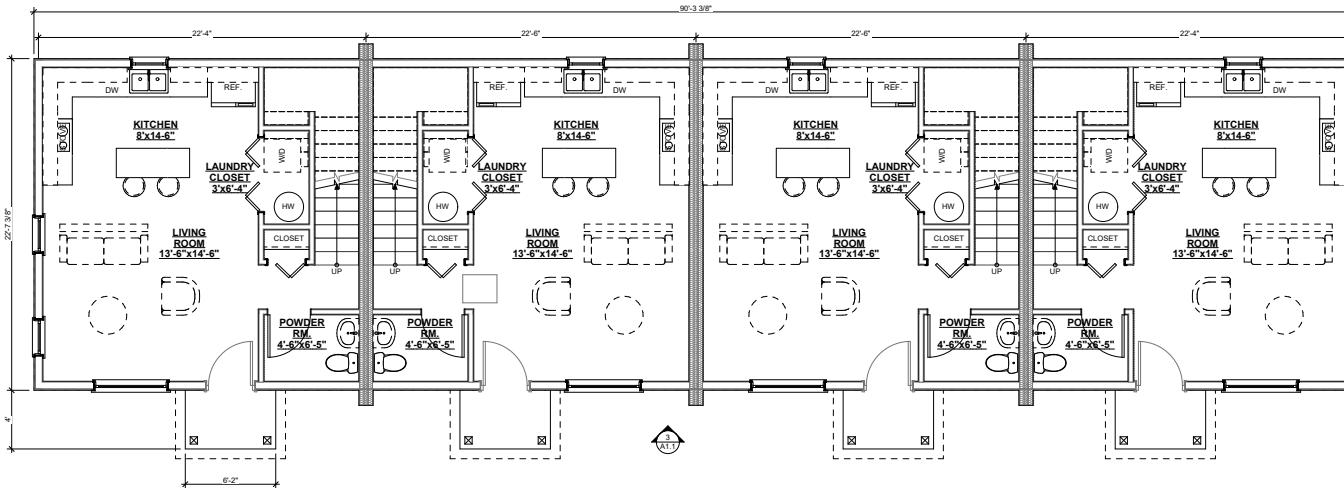
7.59 Acres

Undisturbed Area and Tree Preservation ± 2.3 Acres

1-B-22-SU
Revised: 2/2/2022



1 SCHEMATIC FLOOR PLAN - SECOND FLOOR
 A1.1 SCALE: 1/4" = 1'-0"



2 SCHEMATIC FLOOR PLAN - FIRST FLOOR
 A1.1 SCALE: 1/4" = 1'-0"



3 TOWNHOME FRONT ELEVATION
 A1.1 SCALE: 1/8" = 1'-0"



4 TOWNHOME SIDE ELEVATION
 A1.1 SCALE: 1/8" = 1'-0"

1-B-22-SU

Revised: 2/2/2022



**GEORGE
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 ARCHITECT**

404 Bearden Park Circle
 Knoxville, TN 37919
 865.602.7771
 Fax 865.602.7742
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NEW BUILDING FOR
REDBUD APTS
 REDBUD ROAD
 KNOXVILLE, TN

PRELIMINARY -
 NOT FOR
 CONSTRUCTION

SCHEMATIC FLOOR PLAN &
 ELEVATIONS

DATE: 20 AUG 2021
 PROJECT NO.: 20140
 PROJECT MGR.: C.F.B.

A1.1

City of Knoxville Department of Engineering Director Decision Memo

From time to time, the Director is tasked with making decision based on authority given in the Stormwater and Street Ordinance, Flood Damage Prevention and Control Ordinance, Streets and Sidewalks Ordinance (Ch. 23), etc. The purpose of this memo is to document the decision made for a given location and/or condition.

Project name/location:

Redbud Apartments – 747 E Redbud Road

Type of decision needed:

- Sidewalk Appeal

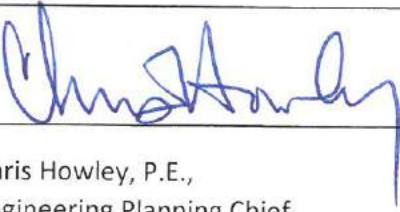
Staff notes (CW):

An expansion of an existing development is being proposed at the property noted above. This expansion would typically meet the standard for sidewalk along the ROW frontage of the property. Redbud, especially near the north end, is located in an area with significant topo challenges. The development team has requested the sidewalk requirement be waived at this location. Staff agrees with this request.


Chief Recommendation:

Approve Request. Location ~~is not~~ is not practical for a sidewalk extension.

Director Comments:



Chris Howley, P.E.,
Engineering Planning Chief



Date: 8-4-2021
Harold Cannon, P.E.,
Engineering Director



Request to Postpone • Table • Withdraw

Name of Applicant: George Armour Ewart Architect - Christina Fehr
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 1-B-22-SU

Date Scheduled for Planning Review: Jan. 12 2022

Date Request Filed: Jan. 12 2022 Request Accepted by: _____

REQUEST

Postpone
 Please postpone the above application(s) until:
Feb. 10 2022
DATE OF FUTURE PUBLIC MEETING

Table
 Please table the above application(s).

Withdraw
 Please withdraw the above application(s).

State reason for request:

The surrounding neighborhoods have requested an extension to review the plans and project information.

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:

PLEASE PRINT
 Name: Christina Fehr
 Address: 404 Bearden Park Circle
 City: Knoxville State: TN Zip: 37919
 Telephone: 865-602-7771
 Fax: _____
 E-mail: cfehr@georgeewart.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.



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

Christina Fehr

Applicant Name		Affiliation
Nov. 11 2021	1/13/2021	File Number(s) 1-B-22-SU
Date Filed	Meeting Date (if applicable)	

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

Christina Fehr

Name	Company		
404 Bearden Park Circle	George Ewart Archite	TN	37919
Address	City	State	ZIP
865-602-7771	cfehr@georgeewart.com		
Phone	Email		

CURRENT PROPERTY INFO

PMC Squared, LLC	1328 Yarnell Station blvd. <i>Knoxville, TN 37932</i>		
Owner Name (if different)	Owner Address	Owner Phone	
747 E Red Bud road	109KF05001	(part of parcel)	
Property Address	Parcel ID		
KUB	KUB	N	
Sewer Provider	Water Provider	Septic (Y/N)	

STAFF USE ONLY

West side of E. Redbud Rd., south of Sevierville Pk		3.26 acres
General Location		Tract Size
<input checked="" type="checkbox"/> City <input type="checkbox"/> County	1st	RN-4 & HP
District	Zoning District	Existing Land Use
South City	LDR & HP	N/A
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA

Residential Non-Residential

Home Occupation (specify) RN-4 - Multi-family

Duplex / Townhomes

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1		Total
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.


Applicant Signature

Christina Fehr

Nov. 11 2021

Please Print

Date

865-602-7771

cfehr@georgeewart.com

Phone Number

Email


Staff Signature

Sherry Michienzi

11/17/2021 swm

Please Print

Date