

USE ON REVIEW REPORT

► FILE #: 2-A-22-UR AGENDA ITEM #: 22

AGENDA DATE: 2/10/2022

► APPLICANT: GEORGES BRANDAN

OWNER(S): Georges Brandan

TAX ID NUMBER: 118 150 <u>View map on KGIS</u>

JURISDICTION: County Commission District 3

STREET ADDRESS: 801 Bob Kirby Rd.

► LOCATION: Northwest side of the Dutchtown Rd. & Bob Kirby Rd. intersection

► APPX. SIZE OF TRACT: 2.1 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dutchtown Rd, a minor arterial road with 40 ft of pavement

width within 70 ft of right-of-way, and Bob Kirby Rd, a minor collector road

with 35 ft of pavement width within 70 ft of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

ZONING: PR (Planned Residential)

EXISTING LAND USE: Single-family dwelling

► PROPOSED USE: Attached residential dwellings

DENSITY PROPOSED: 5

HISTORY OF ZONING: CN (Neighborhood Commercial) to PR (Planned Residential) up to 5 du/ac

in October 2020 (4-E-20-RZ); A (Agricultural) to CN (Neighborhood Commercial) in 2009 (11-B-09-RZ); A (Agricultural) to CA (General

Single family residence - RA (Low Density Residential)

Commercial) denied in 2008 (6-E-08-RZ)

SURROUNDING LAND

USE AND ZONING: South: Single-family residences - A (Agricultural)

East: Vacant land - CN (Neighborhood Commercial)

West: Single-family residences - A (Agricultural)

NEIGHBORHOOD CONTEXT: The surrounding area consists of mostly of single family residential uses,

though a mobile home park and Webb School are on the opposite side of

Dutchtown Road.

STAFF RECOMMENDATION:

Approve the request to develop 5 duplexes on the property, subject to 2 conditions.

1) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

2) Meeting all applicable requirements of the Knox County Zoning Ordinance.

North:

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With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zoning district and other criteria for approval of a Use on Review.

COMMENTS:

This is a request to construct 5 single-story duplexes on the subject property. The property will not be subdivided, so the units will be on the same lot with common area surrounding them. A retaining wall wraps around the units on the west side of the property. Existing vegetation on the north side of the site will be retained and will act as a buffer for the single family residence to the north.

Each unit is equipped with a garage with additional parking available in the driveway. A total of 6 guest parking spaces are available in a common driveway area near the center of this development. The applicant has provided a landscape plan identifying a range of plantings for this development.

The lot is zoned PR (Planned Residential) with up to 5 du/ac, which allows duplexes as a permitted use. Access is off of Dutchtown Road and Bob Kirby Road.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 -SECTION 2) The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE PROPOSED USE IN CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.
- A) The Northwest County Sector Plan designates this property as LDR (Low Density Residential), which allows up to 5 du/ac. The density proposed in this development is 4.55 du/ac.
- B) This property is located within the Planned Growth area of the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 2) THE USE IS IN HARMONY WITH THE GENERNAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
- A) The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
- B) The PR zone allows duplexes as a permitted use; however, plans require Planning Commission approval.
- 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) Surrounding development consists of single family detached dwellings with some duplexes located along Bob Kirby Rd. These duplexes were approved between 2015 and 2019 (Case #'s 8-A-15-UR, 1-D-16-UR, 5-G-18-UR, and 10-E-19-UR). They are two-stories tall and have an approximate building footprint of 1,550-sq ft each. The 5 proposed single-story duplexes total 1,427-sq ft, which is compatible to what exists along Bob Kirby Rd.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.
- A) The proposed development of 5 duplexes is not expected to injure the value of adjacent property since it is similar to other uses in the area.
- B) The proposed duplexes are not expected to cause any adverse impacts or injure property values.
- 5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.
- A) Access to this lot is off of Dutchtown Road, a minor arterial, and Bob Kirby Road, a minor collector, so traffic will not be drawn through residential areas to reach this development.
- 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 PORPOSED USE.
- A) There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed duplexes.

ESTIMATED TRAFFIC IMPACT: 120 (average daily vehicle trips)

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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.

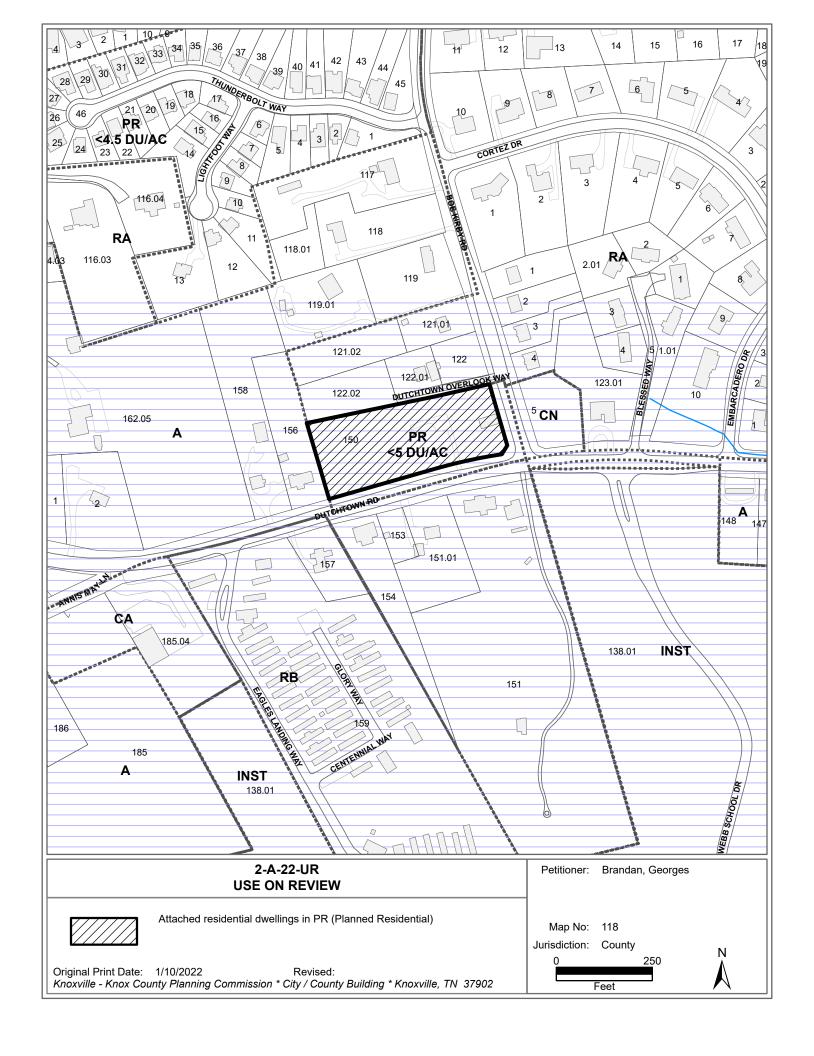
ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

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

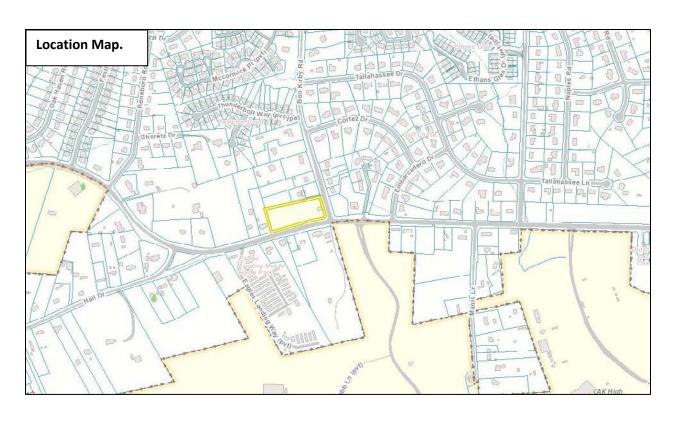
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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

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

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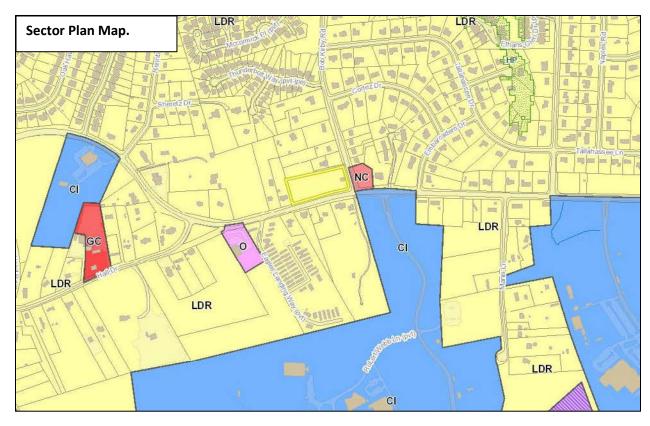
2-A-22-UR EXHIBIT A. Contextual Images





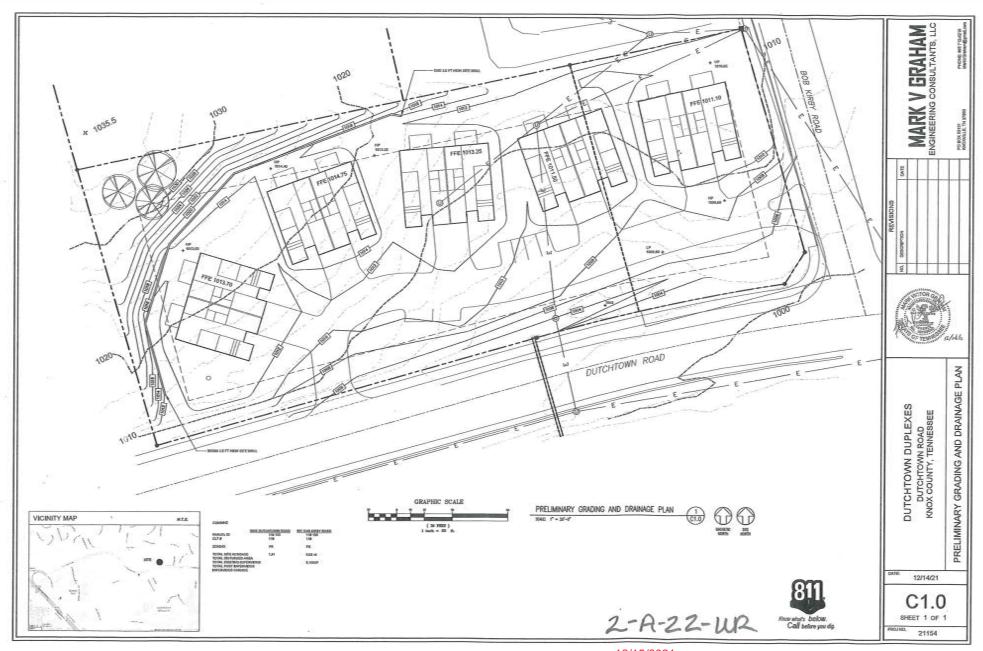
2-A-22-UR EXHIBIT A. Contextual Images

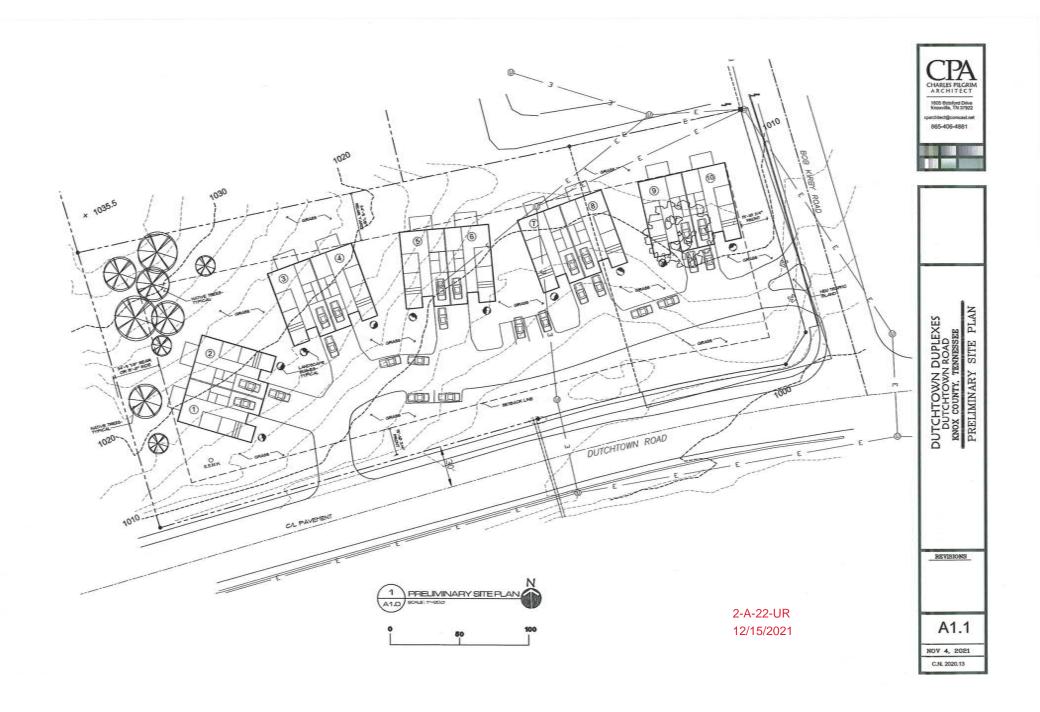




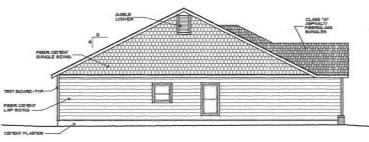
2-A-22-UR EXHIBIT A. Contextual Images











1 FRONT ELEVATION
A21 SOME: SYME- NO





3 REAR ELEVATION
AD-1 SCALE: 1/4~ 140

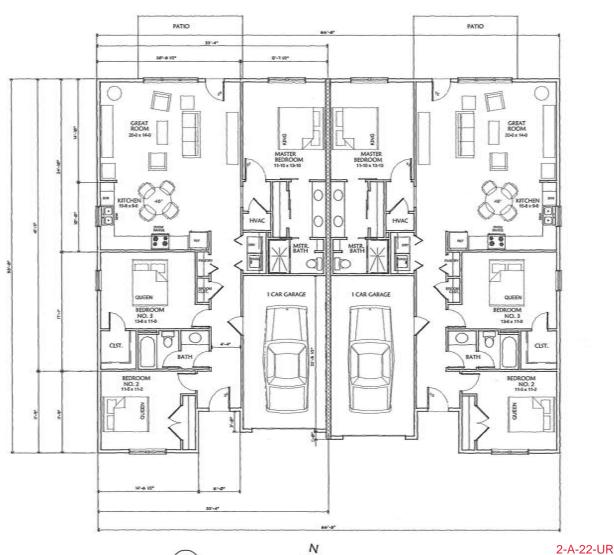
2-A-22-UR 12/15/2021 CPA
CHARLES PILCRIM
A R CHITECT
1005 Boldward Diese
Knoollie, TN 37922
cparchitect@concast.net
805-406-4881

DUTCHTOWN DUPLEXES
DUTCHTOWN ROAD
KNOX COUNTY, TENNESSEE
PRELIMINARY ELEVATIONS

REVISIONS

A2.1

AUG 30, 2021 C.N. 2020.14





DWELLING UNIT: AUGUST 30, 2021 CONDITIONED AREA: 1,427 S.F. GARAGE AREA: 287 S.F. CPA
CHARLES PILCRIM
A RC H 17 E C T

1805 Brothed Dine
Knowlik - 180 3762
cparchite-dijicomcarLost
885-406-4881

DUTCHTOWN DUPLEXES
DUTCHTOWN ROAD
KNOX COUNTY, TENNESSEE
PRELIMINARY FLOOR PLANS

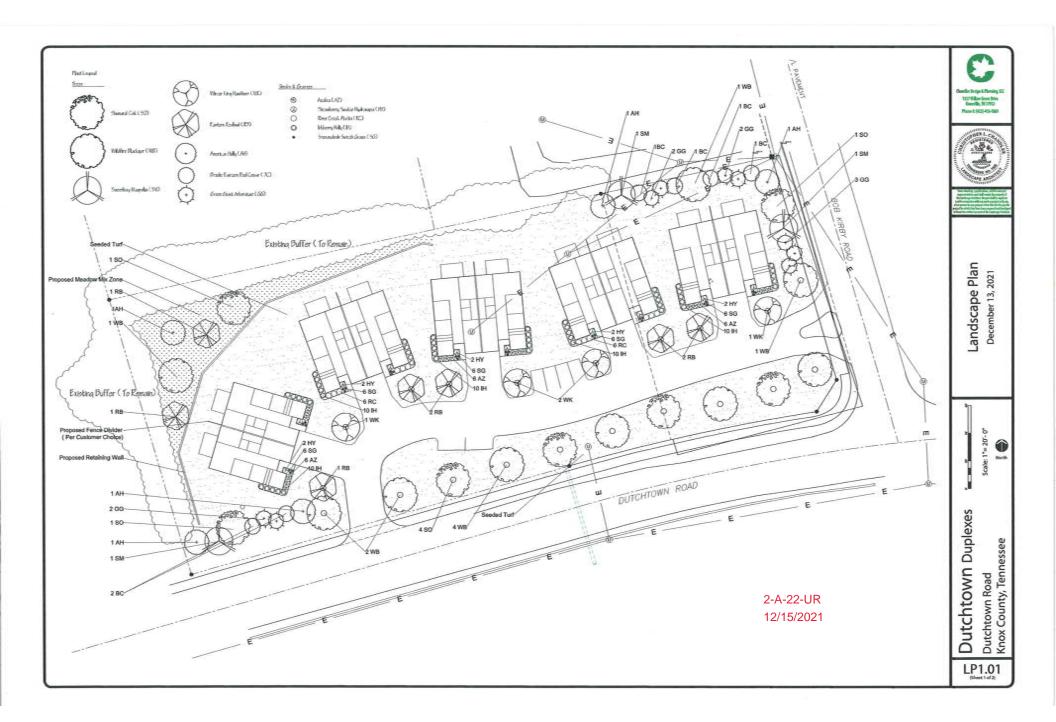
REVISIONS

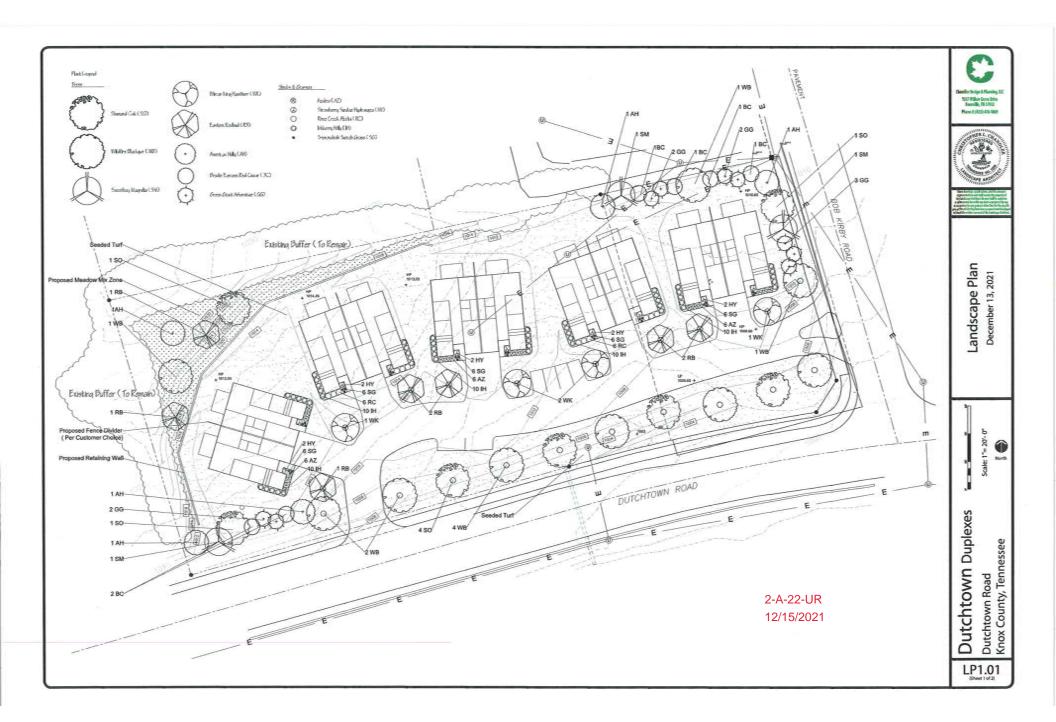
A1.2

AUG 30, 2021 C.N. 2020.13

12/15/2021

Certificate of Ownership and General Dedication.	To				1
(i). Wai), the undersigned conser(s) of the property shown herein, hereby adopt this as (my, out) plan of subdivision and declare the streets as shown to the public use frover and hereby certify that am, we are) the owner(s) in the simple of the property, and as property owner(s) have as unrestricted right order(set) and as property owner(s) have as unrestricted right order(set) and order right off-way and/or grant essented as shown on this plat. Owner(s) Enterted Names. (2007BES H & CTMITHE L.	Owner Certification for Public Sever and Water Service – Minor Subdivision (i) We the understand processes of the property shown begin understand	LEGEND: • FOUND MONUMENT (SIZE AND TYPE NOTE)	THIS SURVEY WAS PREPARED USING A COMMIN DASS AND COMMENTIONAL TOTAL STATION DAT NOWS RECENSE CHALSON BAY BASINGHE REFERENCES TO WOODS STATE PLANE COOK	HIDNOF RIK A COLLECTION	N. I
streets as shown to the public use forever and hereby certify that (am, we are) the owner(s) in fee simple of the property, and as	(i) We the undersigned semurate of the property shown bearin understand that it is one responsibility to result with the Uniter Translat the availability of public senses and water systems in the scientify of the lot(s) and to pay for the installation of the experient connections.	 FOUND MONUMENT (SIZE AND TYPE NOTE) 1/2" IRON PIN SET 	(U) TO GROUP TO THE PLANE COOR USING THE TOOK CORE AT TRICKY.	DONATES	
right of way and/or grant easement as shown on this plat	the installation of the supplied connections Ownershi Printed Name: GEORGES H-& CYNTHIA L. BRANDAN	@ UTILITY POLE	2) TOTAL STATION: TOPCON OFT-6355A 2/VERTICAL SATUR MANDR / GEORGETS	6 1	>
BRANDAN	Sententi	G OTENT POLE		NO I	LIEST LANGE
	Date:	OVERHEAD UTILITY LINES		*	
Signature(s):				3) [
	KnoxCountyDepartment of Engineeringand Public WorksThe KnoxCountyDepartment of Engineeringand Public Worksheeby approves this plat on this theday of			оно нокт	
Late	Engineeringand Public Workshereby approves this plat on this the day of			lo.	
	20 Engineering Director.			12	1
	Director.				
U 3					LOCATION MAP
	CERTIFICATION OF APPROVAL OF SUBSURFACE SHAKES OSPORAL SHETENS This is in cardial that this subdivision is nanecally subblie for				- 4
	This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems; and this is to notify that all labs are subject to Sections 66-13-401 than 68-13-413 of the Tennessee Code, Annotated, and the regulations promulgated				N PIN AT EACH CORNER.
	Tennessee Code, Annotated, and the regulations promulgated thereto. Knox County Health Department.		BI RENTALS LLC	2. 10' UT ALL EXT	LITY AND DRAMAGE EASEMENTS INSIDE ERIOR LOT LINES ADJOINING STREETS
Certification of Final Plat — All Indicated	Knox County Health Department Date:		ED 201910310030228	CP AND PR	
Markers Monuments and Benchmarks Set I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I		Lo	T 2 DUTCHTOWN OVERLOOK	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	ENT EASEMENTS; EASEMENTS OF FIVE IN WIDTH SHALL BE PROVIDED ALONG DES OF ALL INTERIOR LOT LINES AND INSIDE OF ALL OTHER EXTERIOR LOT
surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings.		PU	AT 202010290035441	PERMANA O 15 PEET SO THE ON THE LINES.	INSIDE OF ALL OTHER EXTERIOR LOT
surveying stress in the award as one colour out with desired and counters, and statements certiform, to the best of my knowledge, to all applicable provisions of the Knowledge, to all applicable provisions of the Knowledge Knowledge, described and Justified in a report field with the Planning Commission, or for variances and with the Planning Commission, or for variances and	1			J = 2 14	OT EQUALING 2.131 ACRES.
Knowlile/Knox County Subdivision Regulations except as has been territord, described and Justified in a report filed	WBI RENTALS LLC	36	0	1 1 4 20	NED 'PR'
with the Planning Commission, or for variances and waivers which have been accoved as identified on the first	DEED 201910310030228			BB . **	TBACKS: FRONT =
waivers which have been approved as identified on the fire plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in	LOT 3 DUTCHTOWN OVERLOOK		,	7/ 100	SIDE = REAR =
place on the day of ,2021 . Registered Land Surveyor	PLAT 202010290035441	,	126.11° 0		1
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Date:	1	1	SS'RON PIN	11 12	1
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Certification of Category and Accuracy of Survey. Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyor.	. \	362.21°	13/	11:12	1
	1 \	362.21 E N TT*54 E	/	11/10	1
I hereby certify that this is a Category 1 survey and he calls of precision of the unadjusted survey is not less than 1: 10000 a shown hereon and that said survey was proposed in compliance with the current edition of the Rules of Tennessee State Board of	4 \		A 6	0 - 1 1 V	
with the current edition of the Rules of Tennessee State Board of Eugminess for Land Surveyors – Standards of Practice.	l i	1	/\ T	5 / /85	1
Registered Land Surveyor	1	,	- Cortisma To the Manager Park Thing Philar	8 186.37	
Tecnessee License No. 967	10" (RON PIN		0)	w /	
Date: 10/21/2021		, ,	A A	11 ;	· .
Addressing Department Certification	1 \		80	1.130-1	\
Little undersigned, hereby certify that the subdivision name and a street names conform to the Knowlife/Knex County Street Namin and Addressing Ondinance, the Administrative Rules of the Planning Commission, and these regulations.	\		! 함	11 '	
Planning Commission, and these regulations.	1 1	1			1 1
Signed		2.131 ACRES	1	1 23	1 %
ZONING	1 \		2	\$\\\\\\\\	\ 1
Zoning district(s) in which the land being subdivided is located she be indicated as shown on the zoning map by the Planning Commission as follows: Zoning Shown on Official Map	1 \-		* BI	5 9//	1 1
Zoning Shown on Official Map Data	120		CH=182.7(S 77*39*V	V Set IRON PN	3
By	N 16°30′W		RIMALI	g'	1
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TAXES AND ASSESSMENTS	1	56	NO. THE		1 1
This is to certify that all property taxes and assessments due on this property have been paid.	FIGGINS DEED 20120607006950S				
Knax County Trustee: Signed:	DEED 201206070069505 \	283.76 W		t -	
	1	\$ 74°02′ W		. 5 6	
	1	TOLK	\		
		ONC. SIDEN	0		
Certification of Appeared of Public Water System – Minur Subdivisions		-10			
This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation rhall be in accordance with Soles and local regulations.	SW HOW PIN	CHTOWN ROAD			
		HTOWN		0.4.00.115	(1
It is the responsibility of the property owner to worldy with the Utility Provider the availability of water system in the vicinity of the logist and to pay for the installation of the required connections.	DUI			2-A-22-UR	11
pay for the includation of the required connections.	707			10/15/2021	
Utility Provider	CIL PROFESSION			12/15/2021	
Authorized Signature for Utility Date				PLANNING#	
			OWNERs:	EINIAL DUAT OF THE	PRANDAN PROPERTY
Planning Staff Certification of Approval for Recording — Final Pla			GEORGES H. & CYNITHIA L. BRANDAN 1615 RISING VIEW LN	FINAL PLAT OF THE	BRANDAN PROPERTY
This is to certify that the subdivision plat shown hereon has been			KNOXVILLE, TN 37922	DISTRICT: 6	KNOX COUNTY
found to comply with the Subdivision Regulations of Knowlife an Know County and with existing official plans, with the exception of			865-671-1171	INSTR:: WD 201905160067370	
any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox				C.L.T. MAP: PARCELS 118 150.00 & 118	155.00
Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect			ODARNIO DOM E	SCALE: 1" = 40"	DATE: 10/21/2021
This is to cortify that the subdivision pile aboven hereon has been found to comply with the Subdivision Regulations of Micrositions of Micros			GRAPHIC SCALE 0 40 80 120	HINDS SI	JRVEYING CO.
Signed Date				3555 WINDY J FARMS DR 865-588-9799 TI WWW.HINDSSUR	LOUISVILLE, TN 37777 NSURVEYBOMAIL.COM
Date:				WWW.HINDSSUR	EVEYENG COM JOB NO. 210908





SUBSTITUTIONS: DO NOT WIRE SUSBETTURIOUS, IF SPECIFED NATIONAL IS NOT OBTAINABLE CONTACT LINDSCAFE ABOUTED TO DISCUSS FOLIAMIENT SUBSTITUTIONS, OR REPORT TO THE OLDS COUNTY TREE LIST.

PLANT QUALITY: PROVIDE FREES, SHRUES, AND OTHER FLANTS OF QUANTITY
SEE, GROUP, SPECIES AND VARIETY SCREE, CONTRACTOR THE SE DESCREED TO
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THAN SIMPLIAN ACCEPTABLE.

TOPSOIL: TOPSOL SHALL BE MATING. FEBRUE AGRICULTURA SOL CAPMEE OF SISTEMENT MODRICE PLANT GROWN, SOL SHALL BE FIRE OF STORES, BAMES, LIFE FLANES AND THESE ROOTS, STOLES AND OTHER CORRECCIONS WATER, CHARLES AND THE SOL SHALL NOT BY CORREMENTED BRITS SLEETHACTS PRANTAL TO PLEASANCE OR BE CORRESPONDED BRITS SLEETHACTS.

BACKFILL: BACKFILL SHALL CONSET OF EXISTING SOIL PROW THE HOLE FILLS NUMBER 18 DELLE DELL'AND DESIGNATION OF DESIGNATION RESIDENT RESID BED PREPARATION: THE SOURCE PLANTING BEDS FOR SHIBURS. PERSONALS, AND GROUNDCOINESS SHALL CONDEST OF A MINIMUM OF 4 TICHES OF TOPSOLLETO'S SHALL BY TIPENEY TILLED, RAKED TO A LEVEL GRADE HID THOS PLANED TROOK TO MILLIONIC.

CONDITIONS: the control one shall notify the unabsoure admitted of sources soil displayer constitions on other situations unabsource for unapsource wethurston.

TURF AREAS: AREAS DESIGNATED SETS ARE TO BE SERVICE SITH A TESCUE BUSING APPROPRIATE FOR THE RESIGNA ALL SETS MEDIS SHALL SE HARLES FAMED AND CULTUS OF ROCKS, CLUMPS, AND LARGE DEBRIC PRICE TO PLANTING.

MEADOW: PROFOSED MENOW ABOUT RETAINING WAIL SHALL BY SETTED USING NOUNDSTONE NATIVE SHED MRI 115-50/JHERD MRIED STASS MEADOW SCOKOM/CMR. AT HE RECOMMENDED DATE.

STAKING/GUYING: TREES ME NOT OF SE STIMED OR GUES, RAMER, SOIL SHALL SE ACQUIREY FRANCE AND TRUCK AS TREES FRANCE ME NOTALLED TO REMOVE ME ROCKETS AND TO LEEP FRANCE FROM SHIFTING.

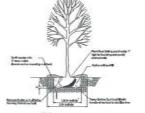
MULCH: MULCHES SHALL BY SHERDED HARDWOOD BARK AT A DOTTH OF 3" OR THE STRIKE AT A DOTTH OF 4" UNLESS GHORBING SHOTOGS, MULCHES SHALL BY FIRST FROM MULCHES SHOWED BY SHOTOGS, OR AND STRONG SHOTOGS OF AN OTHER SHOTOGS OF CONTROL OF CHARGES, AND CHARGES SHOTOGS OF SHAPES.
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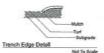
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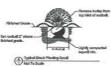
			PleatUM		
Symbol	Quantly	Connen Name	Scientific Name	Ske	Remarks
Trees					
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RS.	1	Eastern Redbod	Cercle canaderals	15-3h Cal.	888,6109168
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18	9	Wildlie Bladgam	Nyss sykolics Vilidite'	15-8h-Oil.	848, 6-10Pt toll
BC	8	Brode-Eastern Red Dedar	Josephine Stock!	64FIbil	868
66	9	Steen Glant Arbonible	Trujo socioentalis Green-Glann'	64RM	888 or 15 Oulo
AH	5	Salar Hill American Holly	Res opaca 'Salyr HB'	64RM	BBB or 15 Guillo
\$11	3	Hampion Serectory Hagnalia	Depole styline 'In Wko'	64RM	363 or 15 Gulb
Shoka					
BC DB	12	Rose-Creek Roells	Abella x 'Rose Creek'	18-39h Spc.	3 Galleri
AZ.	18	Autumn Ower Encore Acaks	Acubu x Corlet	15-24h Spt.	3 Gellen
94	50	Gern Bex Inkberry Helly	Bes verticitate 'Ser Dandy'	18-36s Spr.	3 Gallen
HY.	10	Straiderry Sundon Hydronges	Hydrangos penkulahi Rensori	18-24h Spc.	3 Gollen
Perendid	and Groot	are.			
SG	30	Sherundosh Selbch Gora	Funitum digutum "Stenandrati"	5 Gallon	
Utried	5008 SF	Meadow Above Retailing Wall	Point Store Redict Seal Company Section (Red David Readon Section)		
Lebeled	25780-SF	Tot Areas	from Best grafters Squagders Surrecoulds		
Libeled	THES SF	Shredded Hordwood Malch	Planting Beds and Time Ritings	-17 Yurds	











2-A-22-UR 12/15/2021

Versalok Sooure Foot Wall

EverLoc Cap

Deciduous Topes

Wildfire Blackgum



Height 20to Strbet, Speed 20to 20ther



Hight 47 to 60 feet, Spreed 37 to 40 feet

Winter King Hawthorn



Eastern Redbud



Holpic 15 to 20 feet, Spread 15 to 20 feet

Green Glant Arbonvitae



Relation 25 to 30 feet Speech 10 to 12 feet

Brodie Eastern Red Cedar



Reight Mits-65 first, Special Mits 12 first

Satyr Hill American Holly



Reight 30-40 feet Spread: 15-25 feet

Moonglow Sweetbay Magnolia Noondesignizer Yes Wheet





Height: 12 to 20 feet, Spread: 12 to 20 feet Semi-Energiese

Deciduous Flowering Shrubs Strawberry Sundae Hydranges



Height 4to 5 first Spread 3 to 4 feet

Rose Creek Abelia



Regio 2 to 3 feet, Speed: 3 to 4 feet

Autumn Cheer Encore Azalea Assissa Contr



Height 3 first Spread: 3 to 3.5 first

Gem Box Inkberry Holly



Books 2 to 3 feet Spends 2 to 3 feet



Reight 4 her, Speed 2 to 3 her





Indicted at Stoke 12 SETTEMENT GOT THE Brondle, TH (1950) Place 8: (425)-116-128



Specifications December 13, 2021 Landscape

Duplexes Dutchtown Road Knox County, Tennessee Dutchtown

LP1.02

Working Plant List

Dutchtown Duplexes

12/13/2021

2-A-22-UR 12/15/2021

Evergreen Trees

Green Giant Arborvitae Thuja occidentalis 'Green Giant'



Height: 25 to 30 feet, Spread: 10 to 12 feet

Brodie Eastern Red Cedar Juniperus virginiana 'Brodie'



Height: 30 to 45 feet, Spread: 10 to 12 feet

Satyr Hill American Holly Ilex opaca 'Satyr Hill'



Height: 30-40 feet, Spread: 15-25 feet

Moonglow Sweetbay Magnolia Magnolia virginiana 'Jim Wilson'

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Height: 12 to 20 feet, Spread: 12 to 20 feet Semi-Evergreen

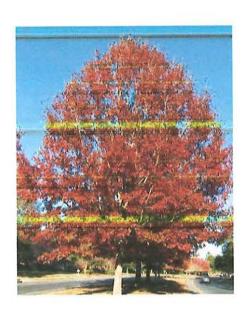
Deciduous Trees

Wildfire Blackgum Nyssa sylvatica 'Wildfire'



Height: 30 to 50 feet, Spread: 20 to 30 feet

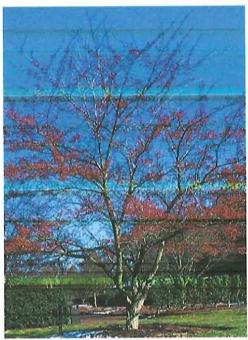
Shumard Oak Quercus shumardii



Height: 40 to 60 feet, Spread: 30 to 40 feet

Flowering/Deciduous Trees

Winter King Hawthorn Crataegus viridis 'Winter King'



Height: 15-25 feet, Spread:20-25 feet

Eastern Redbud
Cercis canadensis

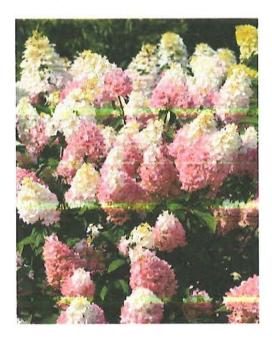
2-A-22-UR 12/15/2021



Height: 15 to 20 feet, Spread: 15 to 20 feet

Deciduous Flowering Shrubs

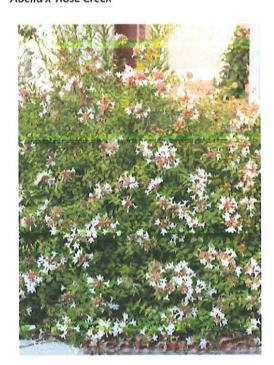
Strawberry Sundae Hydrangea Hydrangea paniculata 'Rensun'



Height: 4 to 5 feet, Spread: 3 to 4 feet

Evergreen Flowering Shrubs

Rose Creek Abelia Abelia x 'Rose Creek'



Height: 2 to 3 feet, Spread: 3 to 4 feet

Autumn Cheer Encore Azalea Azalea x 'Conlef'



Height: 3 feet, Spread: 3 to 3.5 feet

Evergreen Shrubs Gem Box Inkberry Holly Ilex glabra 'Gem Box'

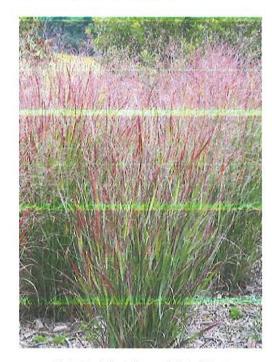
2-A-22-UR 12/15/2021



Height: 2 to 3 feet, Spread: 2 to 3 feet

Ornamental Grasses

Shenandoah Switch Grass Panicum virgatum 'Shenandoah'



Height: 4 feet, Spread: 2 to 3 feet

2-A-22-UR 12/15/2021



Planning Sector

Development Request

DEVELOPMENT SUBDIVISION ZONING

Planning KNOXVILLE I KNOX COUNTY	☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use ☐ Hillside Protection COA	☐ Concept Plan☐ Final Plat	☐ Plan Amendment ☐ SP ☐ OYP ☐ Rezoning
GEORGES BI	SUUDAN		
Applicant Name		Αffilia	
9/30/2021 Date Filed	February 10 2022 @ 1 Meeting Date (if applicable)	2-A	1-22-UR
CORRESPONDENCE	All correspondence related to this applicati	on should be directed to the a	pproved contact listed below.
☐ Applicant ☐ Owner ☐ O	Option Holder 🔲 Project Surveyor 🛚	Engineer	dscape Architect
GEORGES BRA	MAGIN		
Name		mpany	
1615 RISING V	City CITY CITY		37922 ZIP
865 543 1329 Phone	9 GBRANDAI	Ne BEI- USA	· Cora
CURRENT PROPERTY INFO			
	(Same as above	ie)	· ·
Owner Name (if different)	Owner Address 12		Owner Phone
805 Direction	N PD & SU NOB FIR		55 - 118 150
Property Address	1.11-0	raicer is	1.7
Sewer Provider	Water Provid	der	Septic (Y/N)
SECONOMY DV DE LANGUE DE LA MERCULTI	vaca i rovis		in the second se
STAFF USE ONLY			
VE of Dutchtow General Location	n Rd ? Bob Kirby Rd	Mersechon	2.10 Ac
City County 3	PR 45 Du/A	Existing Land Use	
Northwest County	LDR Sector Plan Land Use Classifica	Plan ation Grow	hed Growth th Policy Plan Designation

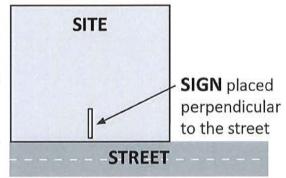
MATERIAL SPECIAL SPECI	Related C	ty Permit Number(s
☐ Development Plan 🔛 Use on Review / Special Use 🔲 Hillside Protection COA		
☐ Residential ☐ Non-Residential		
Home Occupation (specify)		
Other (specify)		
SUBDIVISION REQUEST		
30 BBIVISION NEQCES.	Related R	ezoning File Numb
		*
Proposed Subdivision Name		
Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Crea	ted	
☐ Other (specify)		
☐ Attachments / Additional Requirements		
ZONING REQUEST		
	Pendir	g 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		Total
☐ Staff Review ☐ Planning Commission	900.00	
ATTA CLIDAENTS	100,00	- 1
		1
☐ Property Owners / Option Holders ☐ Variance Request		
☐ Property Owners / Option Holders ☐ Variance Request ADDITIONAL REQUIREMENTS		\$900.00
☐ Property Owners / Option Holders ☐ Variance Request ADDITIONAL REQUIREMENTS ☐ Design Plan Certification (Final Plat) Fee 3		\$900.00
☐ Property Owners / Option Holders ☐ Variance Request ADDITIONAL REQUIREMENTS ☐ Design Plan Certification (Final Plat) ☐ Use on Review / Special Use (Concept Plan) Fee 3		\$900.00
☐ Property Owners / Option Holders ☐ Variance Request ADDITIONAL REQUIREMENTS ☐ Design Plan Certification (Final Plat) ☐ Use on Review / Special Use (Concept Plan) ☐ Traffic Impact Study ☐ Fee 3		\$900.00
☐ 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) ☐ Traffic Impact Study		
☐ Property Owners / Option Holders ☐ Variance Request ADDITIONAL REQUIREMENTS ☐ Design Plan Certification (Final Plat) ☐ Use on Review / Special Use (Concept Plan) ☐ Traffic Impact Study Fee 3	ne owners authoriz	
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□ 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) By signing below, I certify I am the property owner, applicant or the GEORGES BRANDAY	ne owners authoriz	
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□ 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) By signing below, I certify I am the property owner, applicant or the Applicant Signature Please Print S65 5491329 ADDITIONAL REQUIREMENTS □ Variance Request □ Va	8/30 Dat A. WM	



Sign Posting & Removal Requirement

Revised April 2021

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



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

LOCATION AND VISIBILITY

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

TIMING

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

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

January 26 2022	and	February 11 2022	_ (
(applicant or staff to post sign)		(applicant to remove sign)		
Applicant Name:		X-1-40		
Date: December 15 2021		Sign posted by Staff		
File Number: 2-A-22-UR		Sign posted by Applicant		