



# SPECIAL USE REPORT

▶ **FILE #:** 1-B-22-SU

**AGENDA ITEM #:** 33

**AGENDA DATE:** 1/13/2022

▶ **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 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 7 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. 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.
5. Meeting the HP (Hillside Protection Overlay) zoning land disturbance limitation.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. 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:**

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 and limits the land disturbance within the HP overlay to 4 acres. The proposed land disturbance within the HP overlay is 3.26 acres.

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 4 acres. This proposal proposes to disturb 3.26 acres.

##### **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.

##### **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)

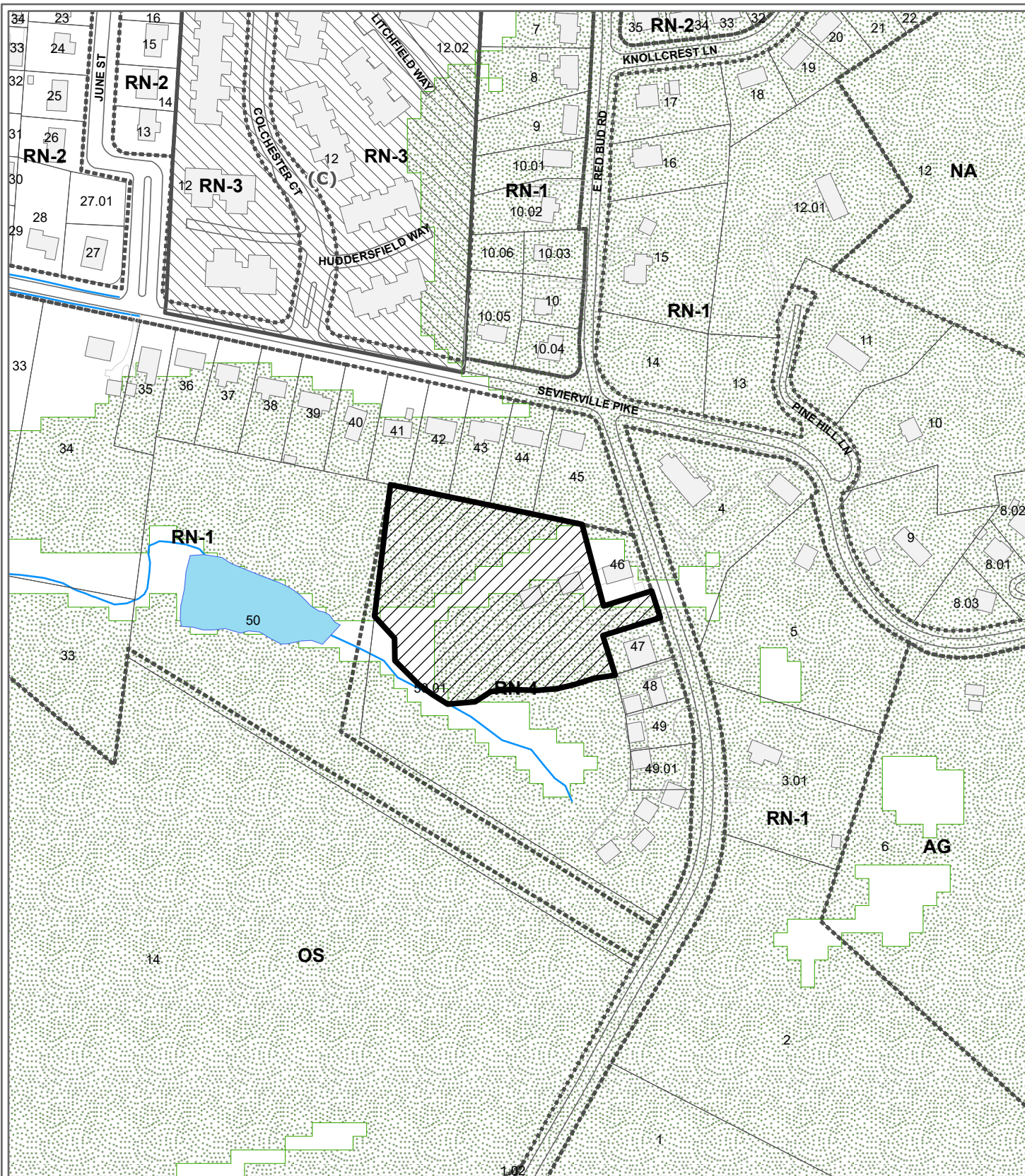
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.

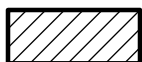
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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

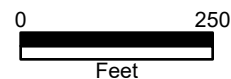
Petitioner: Fehr, Christina



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

Map No: 109

Jurisdiction: City



Original Print Date: 12/2/2021

Revised:

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# 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: *Christina Fehr*

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

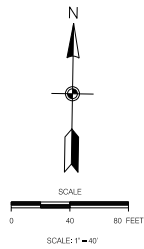
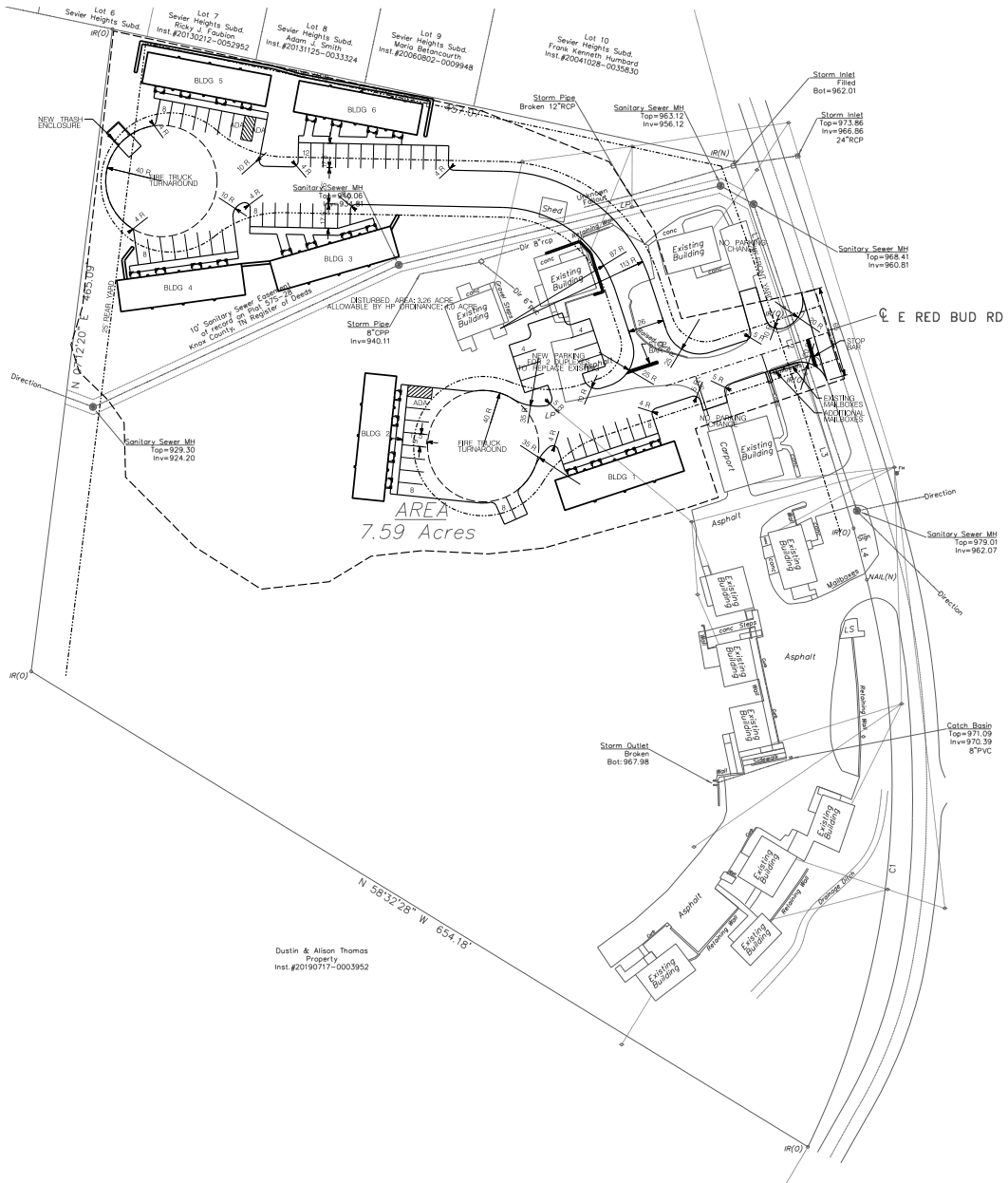
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

#### 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.



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



1-B-22-SU  
12/21/2021

PROJECT DATA  
 USE: RESIDENTIAL - TOWNHOUSE  
 ZONING: RM-4  
 PARCEL: 109 KF05001  
 PARKING SUMMARY:  
 PARKING REQUIRED: 64 + REPLACE EXISTING LOT  
 PARKING PROVIDED: 64 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



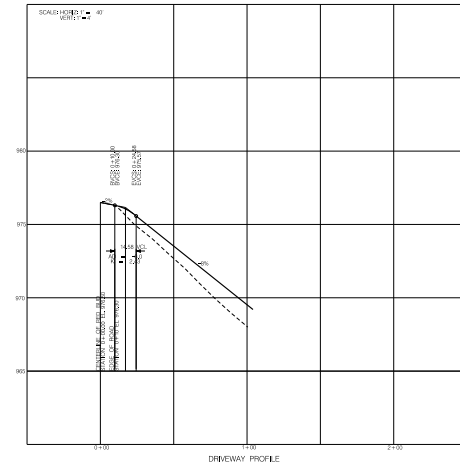
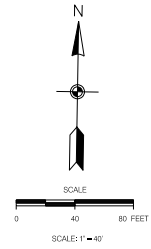
PROJECT LOCATION MAP - NOT TO SCALE

CONCEPT LAYOUT PLAN

DATE: 17 DEC 2021  
 PROJECT NO.: \*\*\*\*\*  
 PROJ. MGR.: CHRISTINA

PL01





1-B-22-SU  
12/21/2021



404 Barden 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



CONCEPT GRADING PLAN

DATE: 17 DEC 2021  
PROJECT NO.: \*\*\*\*\*  
PROJ. MGR.: CHRISTINA

PL02



**GEORGE  
ARMOUR  
EWART  
ARCHITECT**

404 Bearden Park Circle  
Knoxville, TN 37919  
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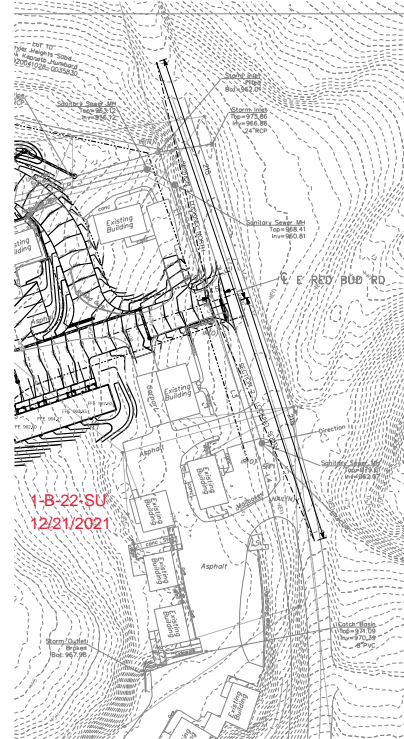
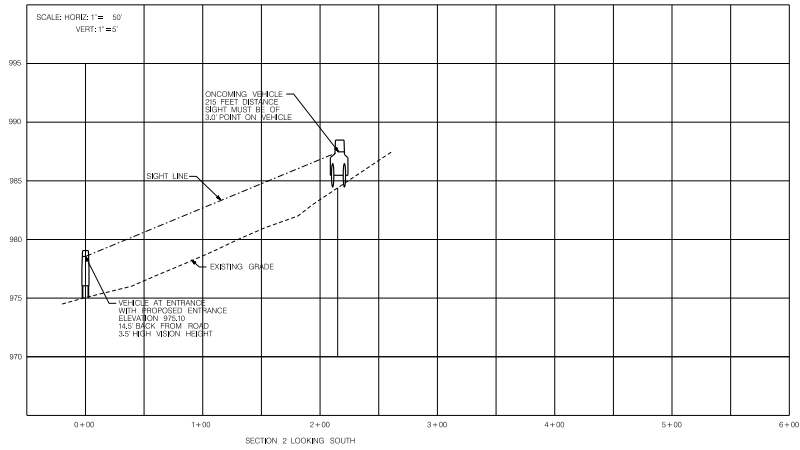
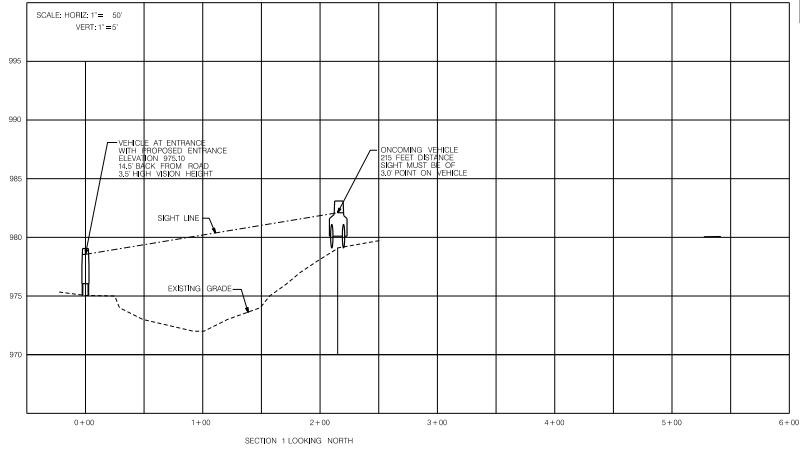


SITE DISTANCE

DATE: 17 DEC 2021  
PROJECT NO.: \*\*\*\*\*  
PROJ. MGR.: CHRISTINA

PL03

STOPPING SIGHT DISTANCE  
LOOKING NORTH  
50' GRADE DOWNHILL TRAVEL  
30 MPH DESIGN SPEED = 215'  
LOOKING SOUTH  
50' GRADE UPHILL TRAVEL  
30 MPH DESIGN SPEED = 215'



VISIBILITY SECTION LAYOUT



## Red Bud Road Apartments

747 East Red Bud Road

Knoxville Tennessee

1-B-22-SU

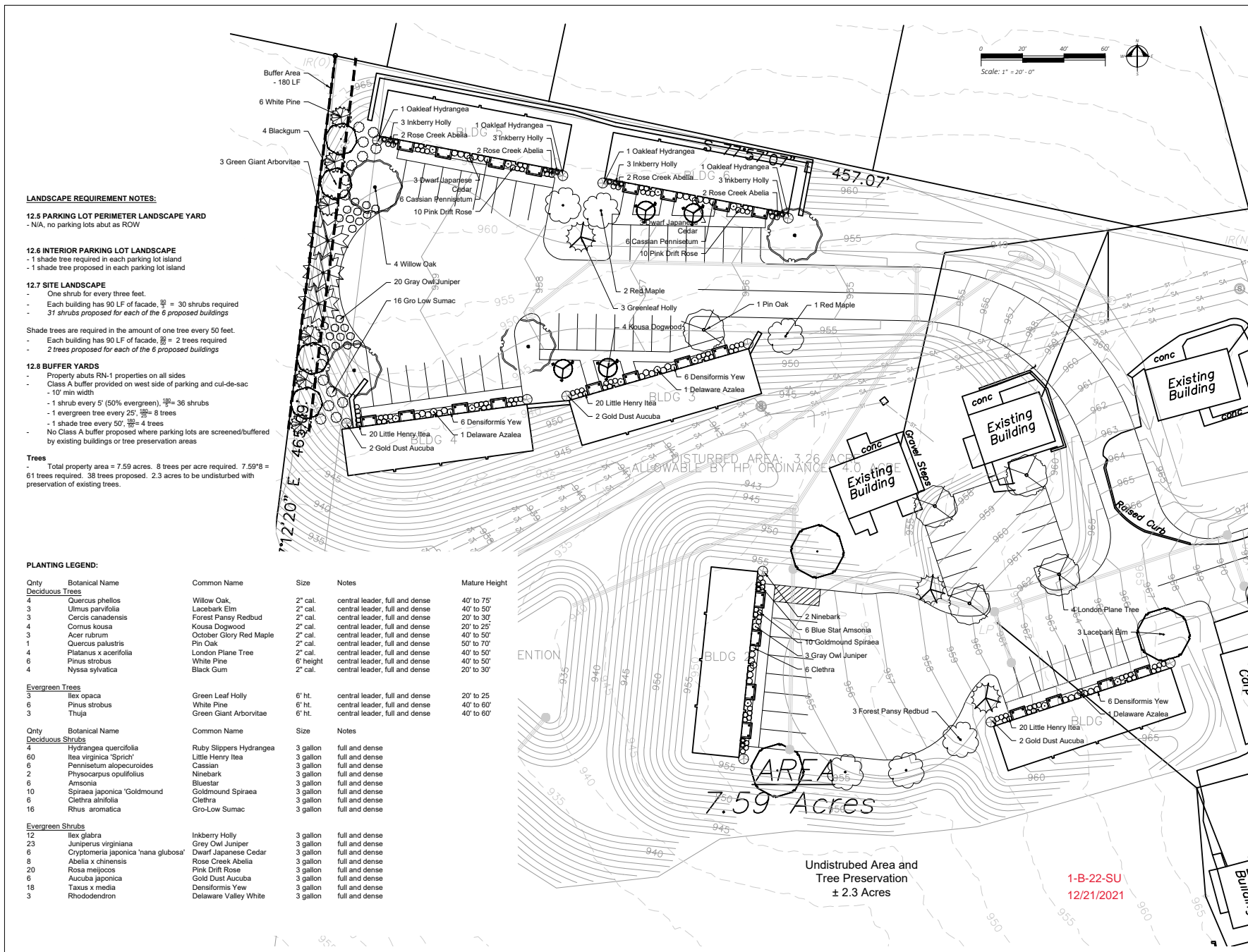
Submission Record  
12.17.21 revised buffer and total tree count notes

Preliminary Plans  
Not for Construction

November 04, 2021

Landscape Plan

L100



### 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,  $\frac{90}{30} = 30$  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,  $\frac{90}{45} = 2$  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),  $\frac{10}{2} = 36$  shrubs
- 1 evergreen tree every 25',  $\frac{10}{25} = 8$  trees
- 1 shade tree every 50',  $\frac{10}{50} = 4$  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.

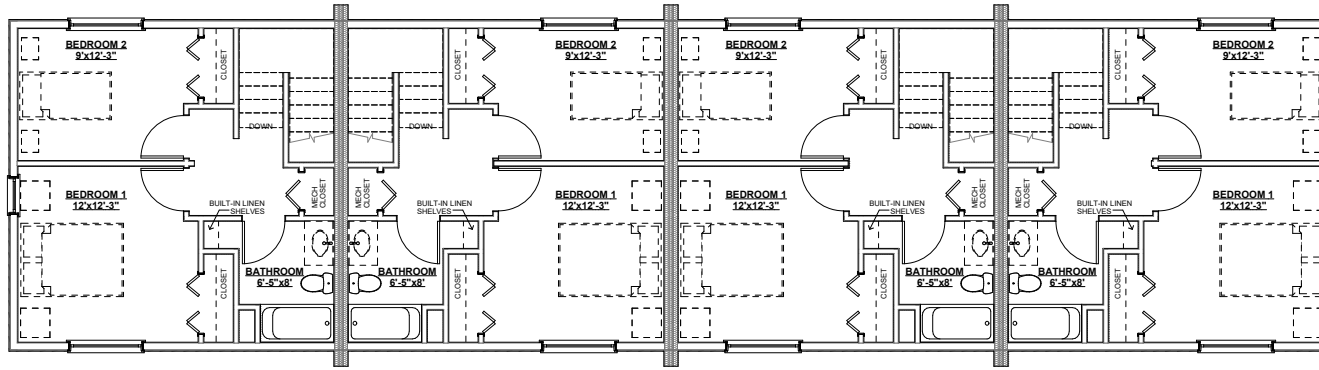
### PLANTING LEGEND:

Qty	Botanical Name	Common Name	Size	Notes	Mature Height
<b>Deciduous Trees</b>					
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'
6	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'
<b>Evergreen Trees</b>					
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'
<b>Deciduous Shrubs</b>					
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	
<b>Evergreen Shrubs</b>					
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	

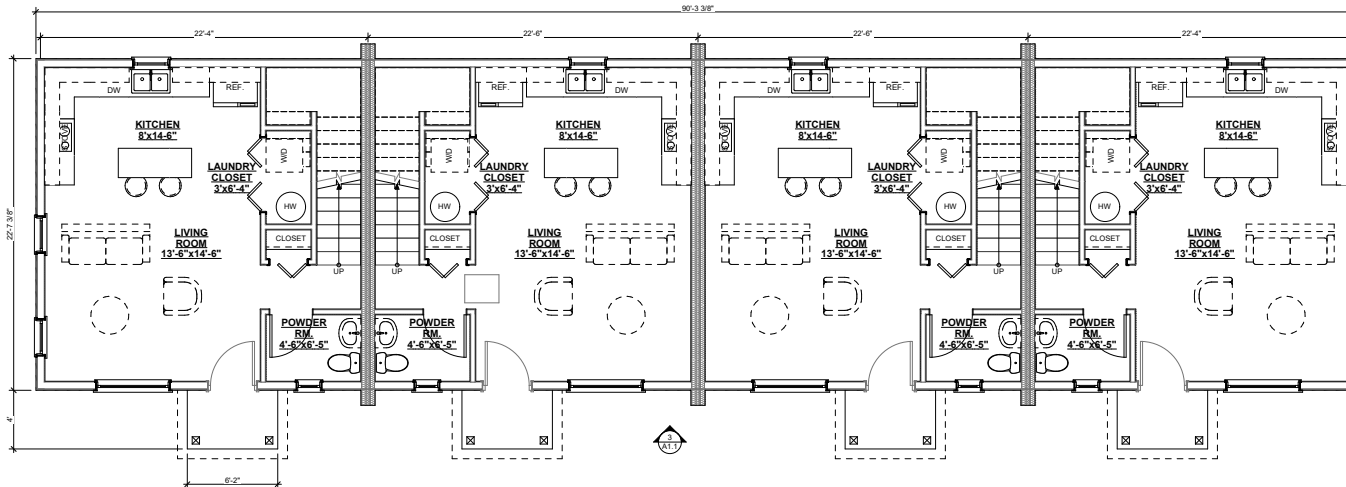


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1 SCHEMATIC FLOOR PLAN - SECOND FLOOR  
A1.1 SCALE: 1/4" = 1'-0"



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

NEW BUILDING FOR  
**REDBUD APTS**  
REDBUD ROAD  
KNOXVILLE, TN

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

1-B-22-SU  
12/21/2021

**TRANSPARENCY:**  
CODE: CITY OF KNOXVILLE TENNESSEE  
MUNICIPAL CODE VERSION: DEC 16, 2021  
ARTICLE: 9.3 - PRINCIPAL USE STANDARDS  
CALCULATION:  
7.0.3 GENERAL RULES OF  
APPLICABILITY  
L. TRANSPARENCY  
GROUND FLOOR TRANSPARENCY 2:10'  
FACADE AREA: 8' x 95'4" = 722 S.F.  
WINDOW AREA: 118 S.F.  
MIN. REQ. TRANSPARENCY: 15%  
PROVIDED: 118(100)/722 = 16%  
\*ADDITIONAL 100 S.F. OF WINDOW  
TRANSPARENCY IS PROVIDED FOR UPPER  
FLOOR IN ADDITION TO THAT REQUIRED FOR  
GROUND FLOOR.



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



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

SCHEMATIC FLOOR PLAN &  
ELEVATIONS

DATE: 20 DEC 2021  
PROJECT NO.: 20140  
PROJECT MGR.: C.F.B.  
FILE #: 1-B-22-SU

**A1.1**



# 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)
Date Filed	Meeting Date (if applicable)	1-B-22-SU

### 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 District	RN-4 & HP Zoning District
South City	LDR & HP	MF (Multi-family) Existing Land Use
Planning Sector	Sector Plan Land Use Classification	N/A 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	
	<b>\$900.00</b>

## 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

