



# PLAN AMENDMENT REPORT

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▶ **FILE #:** 10-H-22-SP **AGENDA ITEM #:** 16  
POSTPONEMENT(S): 10/6/2022 **AGENDA DATE:** 11/10/2022  
▶ **APPLICANT:** RIVERS EDGE II, LLC  
OWNER(S): Sean Chalmers Dominion Riverside, LLC

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TAX ID NUMBER: 95 O D 019 [View map on KGIS](#)  
JURISDICTION: Council District 1  
STREET ADDRESS: 0 HILLWOOD DR  
▶ **LOCATION:** north side of Hillwood Dr, west side of Island Home Ave  
▶ **APPX. SIZE OF TRACT:** 4.46 acres  
SECTOR PLAN: South City  
GROWTH POLICY PLAN: N/A (Within City Limits)  
ACCESSIBILITY: Access is via Hillwood Drive, a minor collector with a pavement width of 20-ft within a right-of-way width of 60-ft.  
UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
WATERSHED: Tennessee River

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▶ **PRESENT PLAN AND ZONING DESIGNATION:** MU-SD SC-1 (Mixed Use Special District, South Waterfront) and HP (Hillside Protection) / SW-2 (South Waterfront), HP (Hillside Protection Overlay)  
▶ **PROPOSED PLAN DESIGNATION:** MDR (Medium Density Residential), HP (Hillside Protection)  
▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

EXTENSION OF PLAN DESIGNATION: No, but MDR is adjacent.  
HISTORY OF REQUESTS: None noted.  
SURROUNDING LAND USE AND PLAN DESIGNATION: North: Multifamily - MU-SD (Mixed Use Special District), HP (Hillside Protection)  
South: Office - MDR (Medium Density Residential), HP (Hillside Protection)  
East: Agriculture/forestry/vacant - LDR (Low Density Residential)  
West: Agriculture/forestry/vacant - MDR (Medium Density Residential), HP (Hillside Protection)  
NEIGHBORHOOD CONTEXT This area is primarily vacant, forested and previously disturbed areas between multifamily, office and single family residential uses in the South Waterfront area.

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## STAFF RECOMMENDATION:

- ▶ **Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because is consistent with adjacent development.**

**COMMENTS:**

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:**

1. In 2008 and 2022, rezonings have occurred along this side of the railroad tracks to permit consideration of multi-family development. This proposed one year plan amendment continues to recognize that transition.
2. There have been capital improvements in the area along the riverfront, including improvements to Island Home Avenue that included installation of bike lanes, a bus top, sidewalks and benches. However, the subject property is separated by the railroad tracks and only has street frontage along Hillwood Avenue.

**INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:**

1. The City has been holding community meetings regarding a proposed redesign for Hillwood Avenue because of its existing challenging conditions and a redesign and improvements to Hillwood Avenue are anticipated.

**AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:**

1. Although there is not an obvious error in the plan, this area was not included as part of the South Waterfront vision plan. The parcel aligns more with Hillwood Avenue than the South Waterfront area and is across the railroad tracks from the parcels that front on Island Home Avenue.

**TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:**

1. This area is located in a transitional area between the more intensely developed South Waterfront along Island Home Avenue and the low density residential zoned areas to the south along Hillwood Drive.
2. No new information that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for a range of housing opportunities, which an expansion of a RN-5 zoning could enable.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/13/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 10-M-22-RZ **AGENDA ITEM #:** 16  
10-G-22-PA **AGENDA DATE:** 11/10/2022

POSTPONEMENT(S): 10/6/2022

▶ **APPLICANT:** RIVERS EDGE II, LLC  
**OWNER(S):** Sean Chalmers Dominion Riverside, LLC

**TAX ID NUMBER:** 95 O D 019 [View map on KGIS](#)

**JURISDICTION:** Council District 1

**STREET ADDRESS:** 0 HILLWOOD DR

▶ **LOCATION:** North side of Hillwood Dr, west side of Island Home Ave

▶ **TRACT INFORMATION:** 4.46 acres.

**SECTOR PLAN:** South City

**GROWTH POLICY PLAN:** N/A (Within City Limits)

**ACCESSIBILITY:** Access is via Hillwood Drive, a minor collector with a pavement width of 20-ft within a right-of-way width of 60-ft.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Tennessee River

▶ **PRESENT PLAN DESIGNATION/ZONING:** SWMUD-1 (South Waterfront Mixed Use District I), HP (Hillside Protection) / SW-2 (South Waterfront), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** SWMUD-2 (South Waterfront Mixed Use District II), HP (Hillside Protection) / RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, SWMUD-2 and RN-5 are adjacent.

**HISTORY OF ZONING REQUESTS:** None noted.

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Multifamily - SWMUD-1 (South Waterfront Mixed Use District 1), HP (Hillside Protection) - SW-2 (South Waterfront 2), HP (Hillside Protection Overlay)

**ZONING** South: Office - SWMUD-2 (South Waterfront Mixed Use District 2), HP (Hillside Protection) - RN-1, RN-2 (Single Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Agriculture/forestry/vacant - SWMUD-2 (South Waterfront Mixed Use District 2), HP (Hillside Protection) - SW-2 (South Waterfront 2), HP (Hillside Protection Overlay)

West: Agriculture/forestry/vacant - SWMUD-1 (South Waterfront Mixed Use District 1), HP (Hillside Protection) - RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This area is primarily vacant, forested and previously disturbed areas between multifamily, office and single family residential uses in the South Waterfront area.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the One Year Plan amendment to SWMUD-2 (South Waterfront Mixed Use District 2) and HP (Hillside Protection) because is consistent with adjacent development.**
  
- ▶ **Approve the RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it provides a transitional zone district.**

**COMMENTS:**

ONE YEAR PLAN AMENDMENT REQUIREMENTS:  
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

**AN ERROR IN THE PLAN:**

1. Because of the railroad tracks along the northern boundary of the subject property, the frontage aligns more with Hillwood Avenue than the South Waterfront area. Although there is not an obvious error in the plan, this area was not included as part of the South Waterfront vision plan.

**A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:**

1. There have been capital improvements in the area along the riverfront, including improvements to Island Home Avenue that included installation of bike lanes, a bus top, sidewalks and benches. However, the subject property is seperated by the railroad tracks and only has street frontage along Hillwood Avenue.

**A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. In 2008 amd 2022, rezonings have occurred along this side of the railroad tracks to permit consideration of multi-family development. This proposed one year plan amendment continues to recognize that transition.  
2. The City has been holding community meetings regarding a proposed redesign for Hillwood Avenue because of its existing challenging conditions and a redesign and improvements to Hillwood Avenue are anticipated.

**NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:**

1. There are no new plans or studies produced by this agency that directly relate to the proposed One Year Plan amendment.

**PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:**

**THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:**

1. There have been capital improvements in the area along the riverfront, particularly along Island Home Avenue that included installation of bike lanes, a bus top, sidewalks and benches. However, the subject property is seperated by the railroad tracks and only has street frontage along Hillwood Avenue.  
2. In 2008 amd 2022, rezonings have occurred along this side of the railroad tracks to permit consideration of multi-family development. This proposed one year plan amendment continues to recognize that transition.  
3. Local data sources and national data trends note an increased demand for a range of housing opportunities, which an expansion of the RN-5 zoning could enable.

**THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE**

APPLICABLE ZONING ORDINANCE:

1. This rezoning is an extension of the adjacent RN-5 zoning to the west. The intent of the RN-5 zone is intended to accommodate medium density residential neighborhoods comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family dwellings. The RN-5 district may also serve as a functional transition between traditionally single-family and two-family residential neighborhoods, and more intensely developed residential or commercial areas.
2. This area is located in a transitional area between the more intensely developed South Waterfront along Island Home Avenue and the low density residential zoned areas to the south along Hillwood Drive.
3. The HP (Hillside Protection Overlay) zoning identifies area with significant topograph features within the City. These areas are subject to review for compliance with the HP overlay zone regulations related to disturbance, if an exception cannot be determined (see Section 8.9.B).

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The subject property is adjacent to existing RN-5 and RN-6 zoned areas along Hillwood Avenue and this is an extension of the RN-5 zoning that would permit a range of residential development types, including multi-family residential.
2. Any development that could generate more than 750 ADT (Average Daily Trips) will be required to submit a transportation impact study (TIS) to the City of Knoxville for review of potential impacts and consideration of improvements that may be required for transportation network, including the roadways.

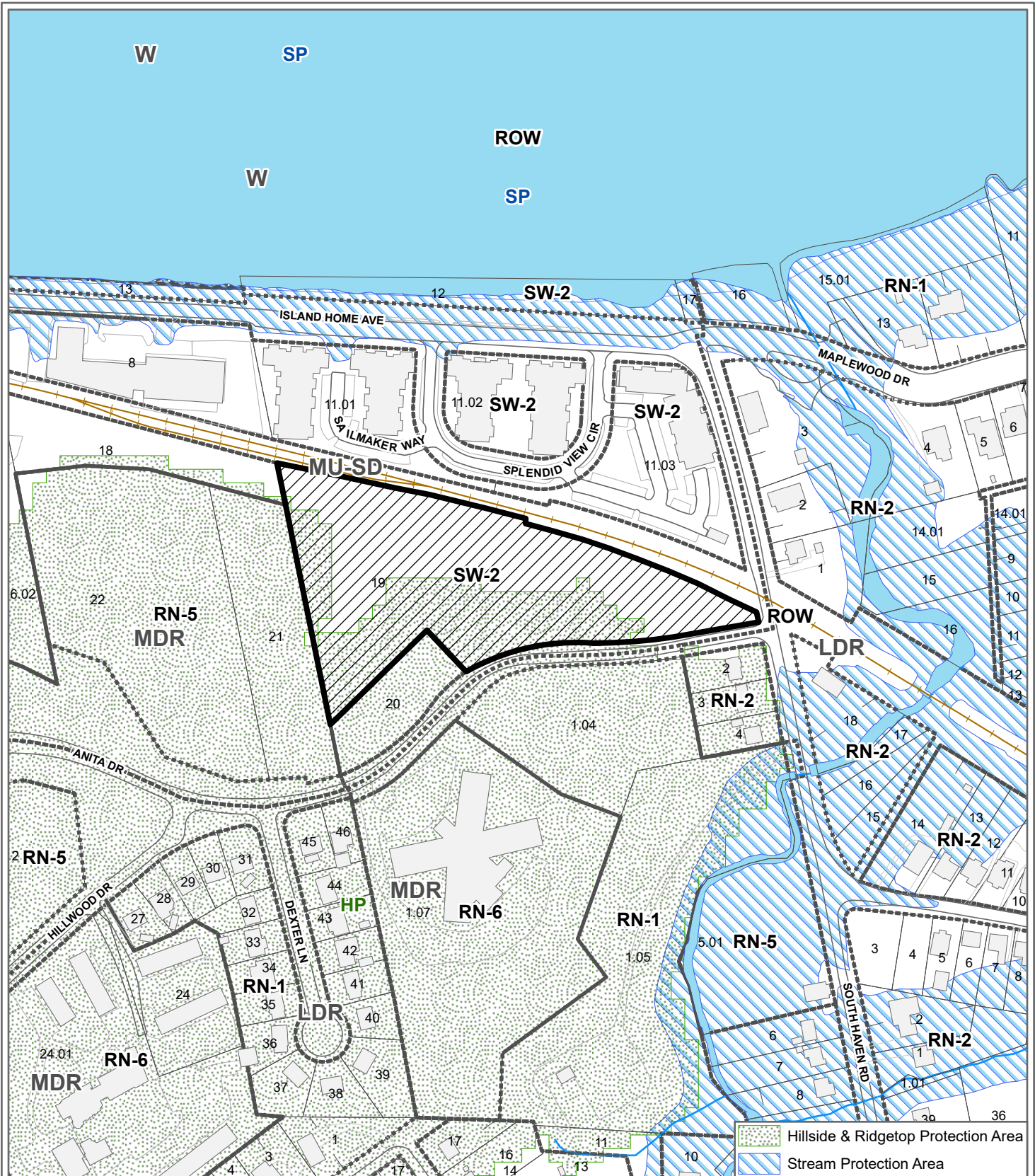
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed rezoning is consistent with the South City Sector Plan and the One Year Plan as amended.
2. Rezoning to RN-6 and HP Overlay is not in conflict with the General Plan or any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

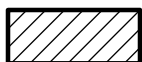
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/13/2022 and 1/10/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**10-H-22-SP  
SOUTH CITY SECTOR PLAN AMENDMENT**

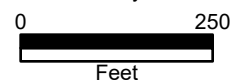
From: MU-SD SC-1 (Mixed Use Special District), HP (Hillside Protection)  
 To: MDR (Medium Density Residential), HP (Hillside Protection)

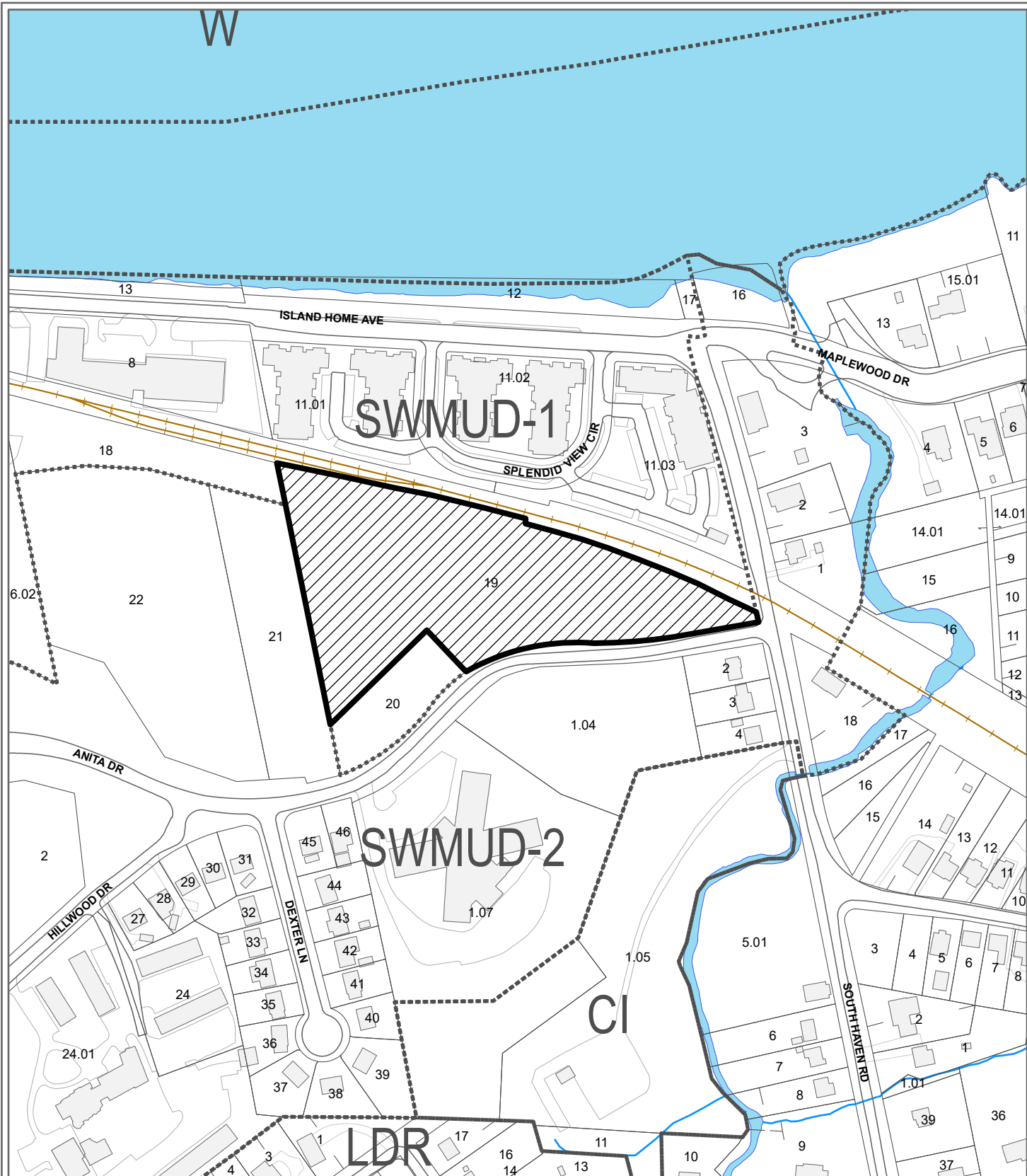


Petitioner: Rivers Edge II, LLC

Map No: 95  
 Jurisdiction: City

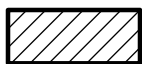
Original Print Date: 9/9/2022      Revised:  
 Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902





**10-G-22-PA / 10-M-22-RZ  
PLAN AMENDMENT**

Petitioner: Rivers Edge II, LLC



From: SWMUD-1 (South Waterfront Mixed Use District I), HP (Hillside Protection)

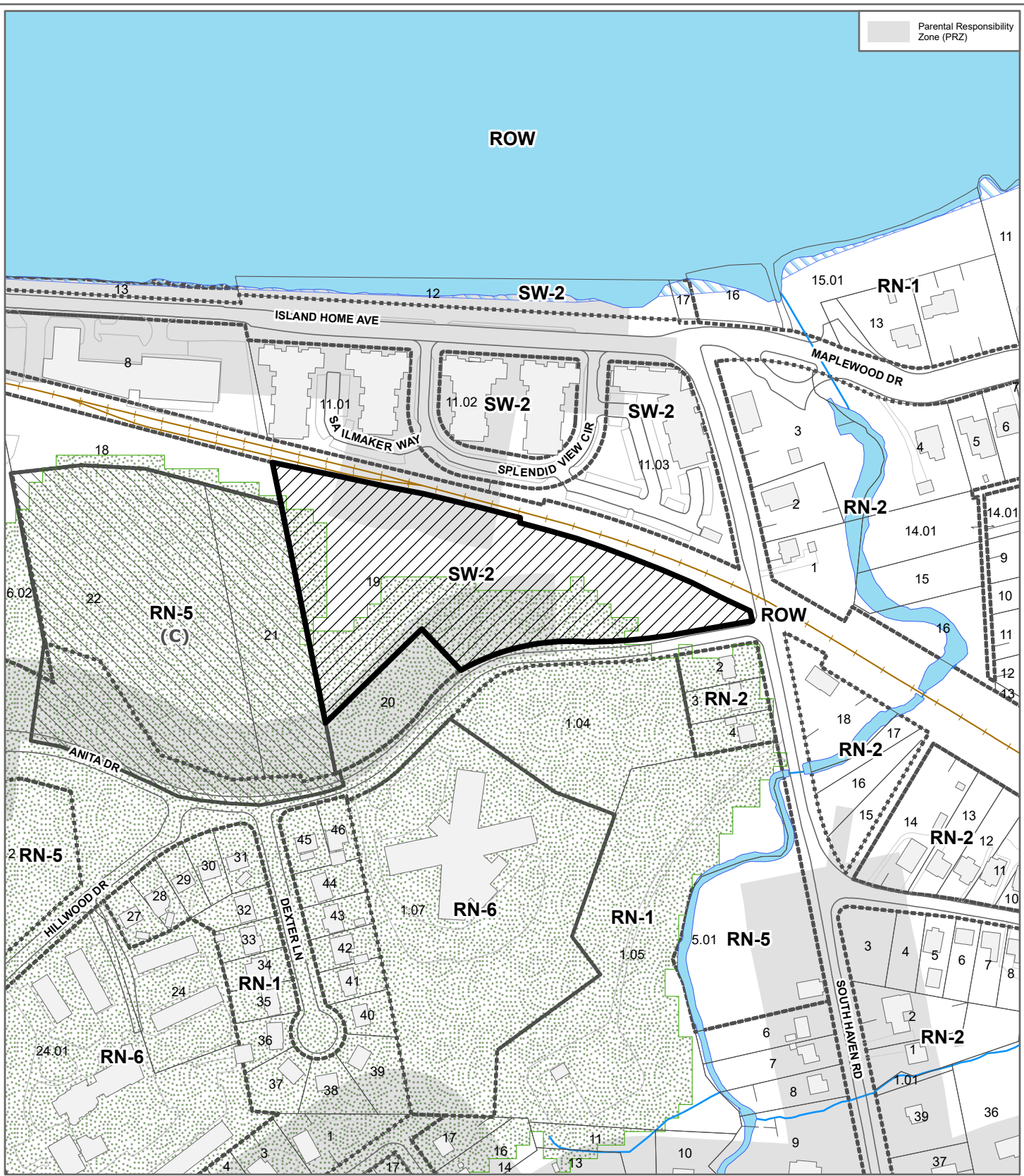
To: SWMUD-2 (South Waterfront Mixed Use District II),  
HP (Hillside Protection)

Map No: 95  
Jurisdiction: City





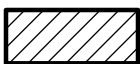
Parental Responsibility Zone (PRZ)



**10-M-22-RZ  
REZONING**

From: SW-2 (South Waterfront), HP (Hillside Protection Overlay)

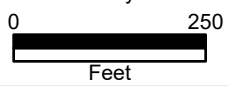
To: RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)



Petitioner: Rivers Edge II, LLC

Map No: 95

Jurisdiction: City



Original Print Date: 9/9/2022      Revised:  
 Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902



Staff - Slope Analysis  
 Case: 10-M-22-RZ/10-G-22-PA/10-H-22-SP

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	4.44		
Non-Hillside	2.60	N/A	
0-15% Slope	0.44	100%	0.44
15-25% Slope	0.34	50%	0.17
25-40% Slope	0.65	20%	0.13
Greater than 40% Slope	0.41	10%	0.04
Ridgetops			
<b>Hillside Protection (HP) Area</b>	1.84	Recommended disturbance budget within HP Area (acres)	<b>0.78</b>
		Percent of HP Area	<b>0.42</b>





Exhibit A. 10-M-22-RZ / 10-G-22-PA / 10-H-22-SP Contextual Images

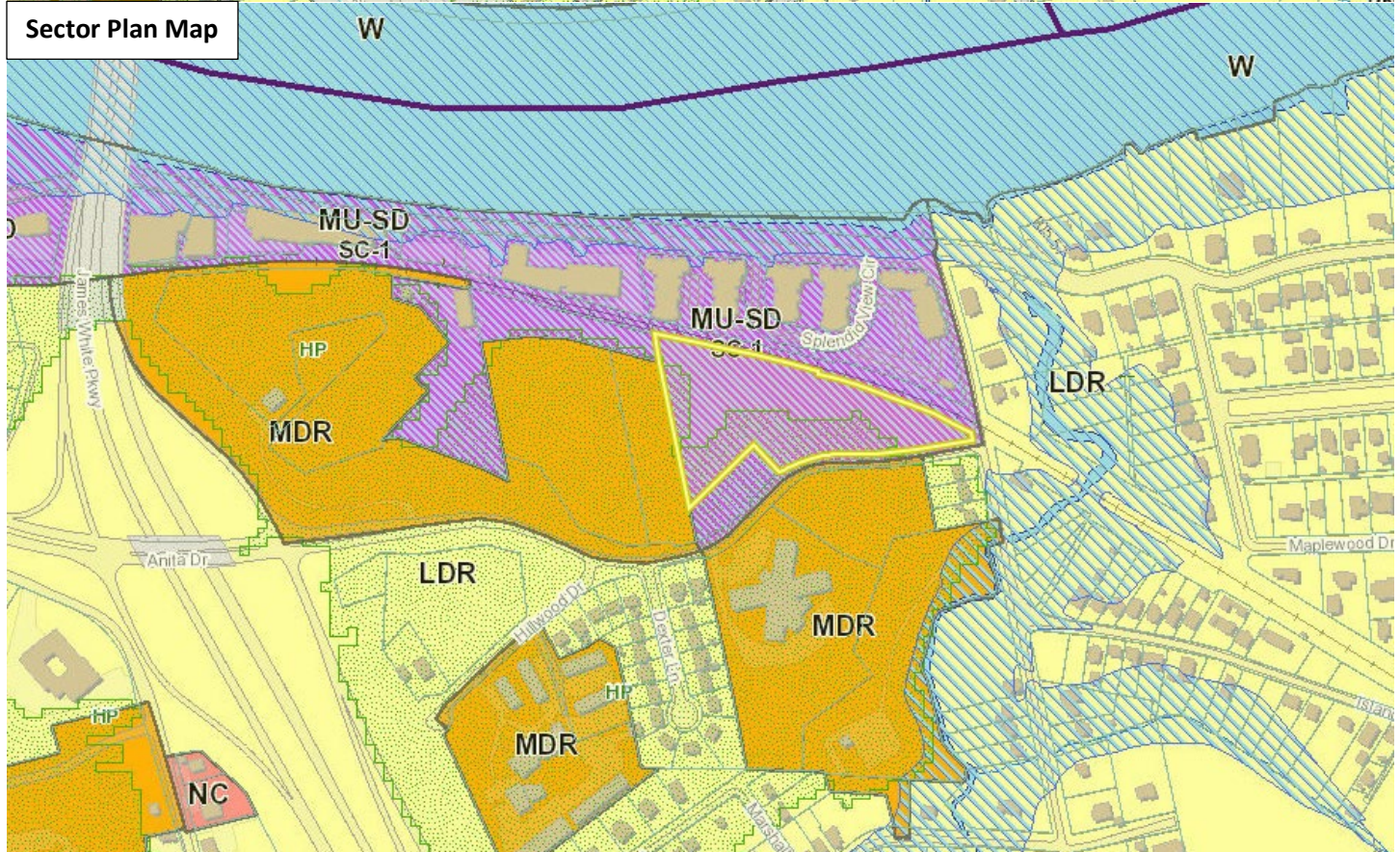
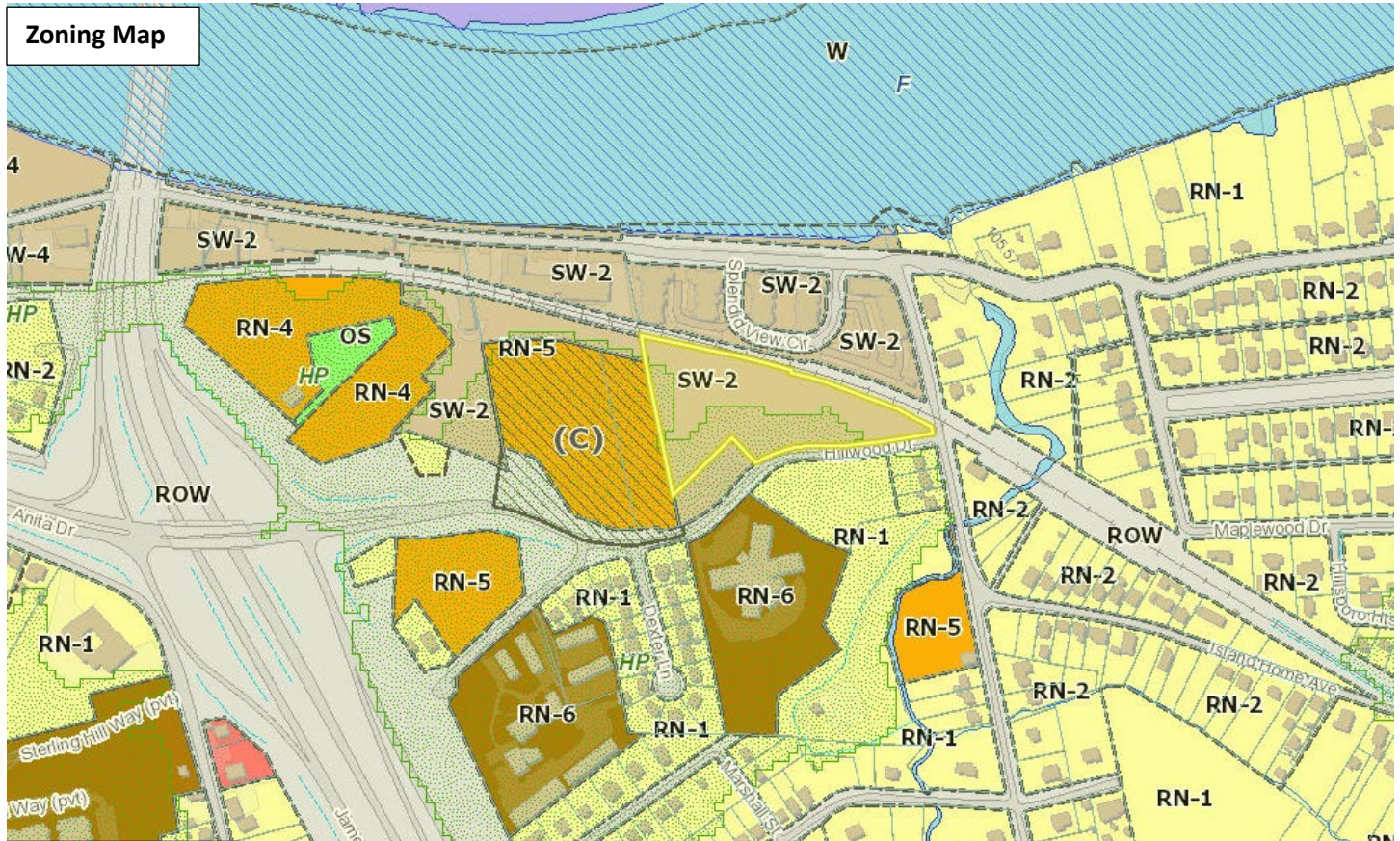
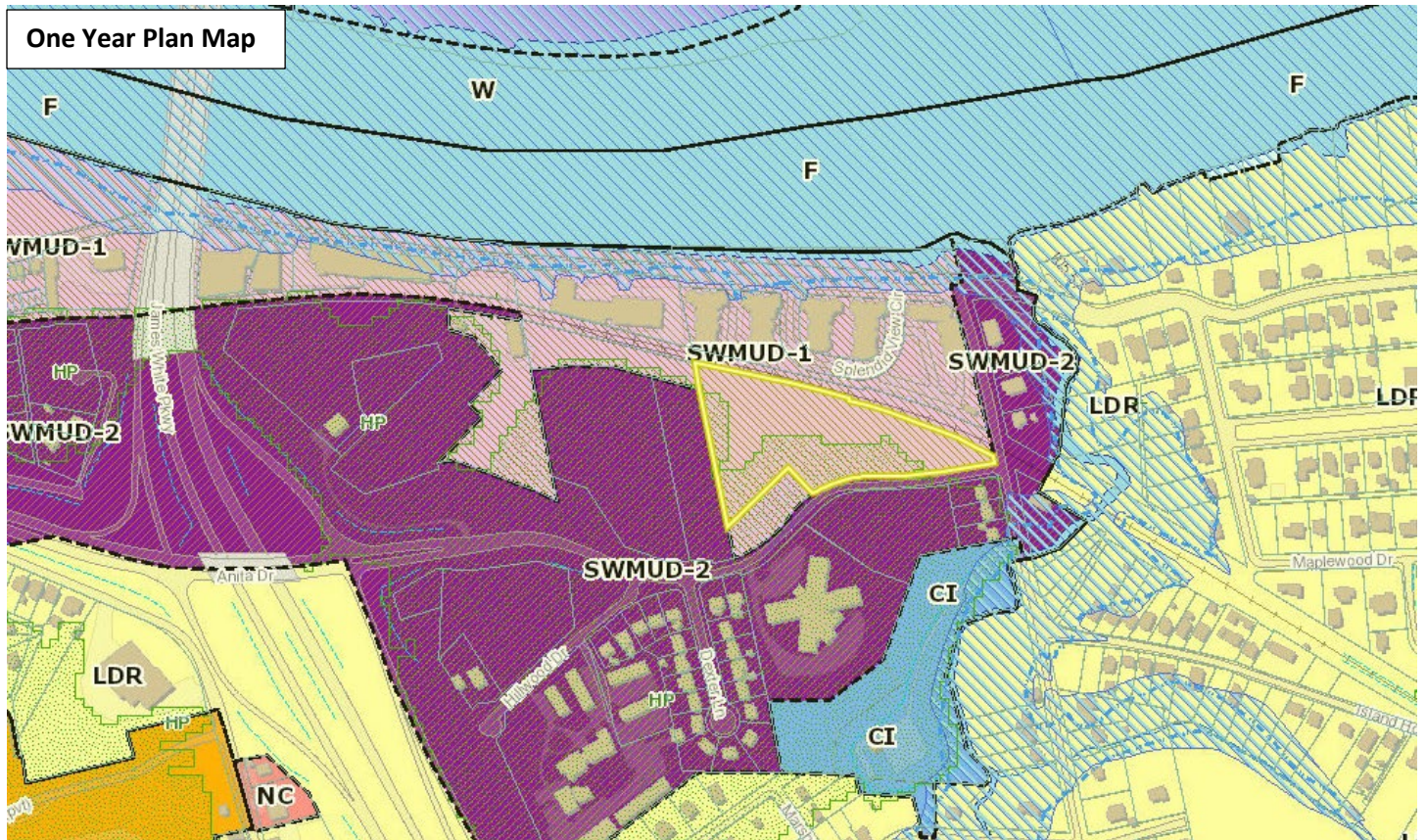




Exhibit A. 10-M-22-RZ / 10-G-22-PA / 10-H-22-SP Contextual Images





**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE SOUTH CITY SECTOR PLAN**

*WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

*WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the South City Sector Plan, consistent with the requirements of the General Plan; and*

*WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

*WHEREAS, Rivers Edge II, LLC has submitted an application for an amendment to the South City Sector Plan for property described in the application; and*

*WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Mixed Use Special District to Medium Density Residential/Office consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

*WHEREAS, the Planning Commission, at its regularly scheduled public hearing on November 10, 2022, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

**NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:**

*SECTION 1: The Planning Commission hereby adopts the revised amendment to the South City Sector Plan, with its accompanying staff report and map, file #10-H-22-SP.*

*SECTION 2: This Resolution shall take effect upon its approval.*

*SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



# Development Request

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Rivers Edge II, LLC**

Applicant Name

Affiliation

**8/22/2022**

Date Filed

**10/6/2022**

Meeting Date (if applicable)

**10-H-22-SP**

File Number(s)

## CORRESPONDENCE

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

**Sean Chalmers Dominion Riverside, LLC**

Name / Company

**3834 Sutherland Ave. Ave. Knoxville TN 37919**

Address

**865-809-9059 / sean@dominiondg.com**

Phone / Email

## CURRENT PROPERTY INFO

**Sean Chalmers Dominion Riverside, LLC**

Owner Name (if different)

**3834 Sutherland Ave. Ave. Knoxville TN 37919**

Owner Address

**865-809-9059 / sean@dominio**

Owner Phone / Email

**0 HILLWOOD DR**

Property Address

**95 O D 019**

Parcel ID

**4.46 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**north side of Hillwood Dr, west side of Island Home Ave**

General Location

City

**Council District 1**

**SW-2 (South Waterfront), HP (Hillside Protection Overlay)**

**Agriculture/Forestry/Vacant Land**

Count

District

Zoning District

Existing Land Use

**South City**

Planning Sector

**MU-SD (Mixed Use Special District), HP (Hillside Protecti**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change <b>RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)</b>	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment <b>MDR (Medium Density Residential), HP (Hillside Protection)</b>	
Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Zoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
<b>\$1,700.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

<b>Rivers Edge II, LLC</b>	<b>8/22/2022</b>
Applicant Signature	Date
Please Print	

Phone / Email

<b>Sean Chalmers Dominion Riverside, LLC</b>	<b>8/22/2022</b>
Property Owner Signature	Date
Please Print	

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



# Development Request

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

## SUBDIVISION

- Concept Plan
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## ZONING

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**Rivers Edge II, LLC**

Applicant Name

Affiliation

**8/22/2022**

Date Filed

**10/6/2022**

Meeting Date (if applicable)

**10-G-22-PA / 10-M-22-RZ**

File Number(s)

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Owner Name (if different)

**3834 Sutherland Ave. Ave. Knoxville TN 37919**

Owner Address

**865-809-9059 / sean@dominio**

Owner Phone / Email

**0 HILLWOOD DR**

Property Address

**95 O D 019**

Parcel ID

**4.46 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of Hillwood Dr, west side of Island Home Ave**

General Location

City

**Council District 1**

**SW-2 (South Waterfront), HP (Hillside Protection Overlay)**

**Agriculture/Forestry/Vacant Land**

Count

District

Zoning District

Existing Land Use

**South City**

Planning Sector

**MU-SD (Mixed Use Special District), HP (Hillside Protecti**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation



## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____ Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)</b>	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment <b>SWMUD-2 (South Waterfront Mixed Use District II), HP (Hillside Protecti</b>	
Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Zoning Requests

Additional Information

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

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Fee 1	Total
<b>\$1,700.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

<b>Rivers Edge II, LLC</b>	<b>8/22/2022</b>
Applicant Signature    Please Print	Date

Phone / Email

<b>Sean Chalmers Dominion Riverside, LLC</b>	<b>8/22/2022</b>
Property Owner Signature    Please Print	Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



# Development Request

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  - SP
  - OYP
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Rivers Edge II, LLC

Applicant Name

Affiliation

8/19/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

10-M-22-RZ  
10-G-22-PA  
10-H-22-SP

## 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

Sean Chalmers

Rivers Edge II, LLC

Name

Company

3834 Sutherland Avenue

Knoxville

TN

37919

Address

City

State

ZIP

865-809-9059

seanc@dominiondg.com

Phone

Email

## CURRENT PROPERTY INFO

Rivers Edge II, LLC

3834 Sutherland Ave

865-809-9059

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Hillwood Ave

0950D019

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

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

Related City Permit Number(s)

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

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

## SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number    Combine Parcels    Divide Parcel   Total Number of Lots Created

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

Attachments / Additional Requirements

## ZONING REQUEST

Pending Plat File Number

Zoning Change   **RN-5**  
Proposed Zoning

Plan Amendment Change   **MDR**  
Proposed Plan Designation(s)

Proposed Density (units/acre)   Previous Rezoning Requests

Other (specify)   **One Year Plan change to SWMUD-2**

## 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
Fee 2	
Fee 3	

## AUTHORIZATION

Applicant Signature

865-809-9059

Phone Number

Property Owner Signature

Rivers Edge II, LLC

Please Print

seanc@dominiondg.com

Email

Rivers Edge II, LLC

Please Print

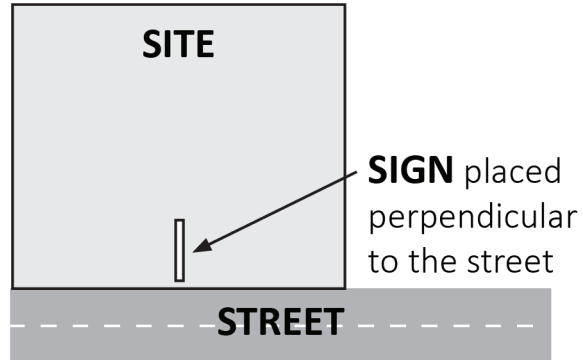
8/19/2022

Date

8/19/2022

Date

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:*

\_\_\_\_\_ 9/24/2022 \_\_\_\_\_ and \_\_\_\_\_ 10/7/2022 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Rivers Edge II, LLC

Date: 8/22/2022

File Number: 10-M-22-RZ, 10-G-22-PA, 10-H-22-SP

- Sign posted by Staff
- Sign posted by Applicant