



PLAN AMENDMENT REPORT

► **FILE #:** 10-C-22-SP

AGENDA ITEM #: 10

AGENDA DATE: 10/6/2022

► **APPLICANT:** CITY OF KNOXVILLE
OWNER(S): Rebekah Jane Justice City of Knoxville

TAX ID NUMBER: 95 O D 020 [View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 0 HILLWOOD DR

► **LOCATION:** north side of Hillwood Dr, west of Island Home Ave, east of Dexter Ln

► **APPX. SIZE OF TRACT:** 0.66 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 and Baker Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** MU-SD SC-1 (Mixed Use Special District, South Waterfront), 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: Yes, MDR is adjacent.

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION:

North: Agriculture/forestry/vacant - MU-SD (Mixed Use Special District), HP (Hillside Protection)

South: Office - MDR (Medium Density Residential), HP (Hillside Protection)

East: Agriculture/forestry/vacant - MU-SD (Mixed Use Special District), HP (Hillside Protection)

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.

STAFF RECOMMENDATION:

- **Postpone the sector plan amendment for 30-days to the November 10, 2022 Planning Commission meeting as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/1/2022 and 11/15/2022. 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-F-22-RZ **AGENDA ITEM #:** 10
10-B-22-PA **AGENDA DATE:** 10/6/2022

► **APPLICANT:** CITY OF KNOXVILLE
OWNER(S): Rebekah Jane Justice City of Knoxville

TAX ID NUMBER: 95 O D 020 [View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 0 HILLWOOD DR

► **LOCATION:** North side of Hillwood Dr, west of Island Home Ave, east of Dexter Ln

► **TRACT INFORMATION:** 0.66 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 and Baker Creek

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

► **PROPOSED PLAN DESIGNATION/ZONING:** SWMUD-2 (South Waterfront Mixed Use District 2), 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: Agriculture/forestry/vacant - 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-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Agriculture/forestry/vacant - SWMUD-1 (South Waterfront Mixed Use District 1), 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.

STAFF RECOMMENDATION:

- ▶ **Postpone the one year plan amendment for 30-days to the November 10, 2022 Planning Commission meeting as requested by the applicant.**

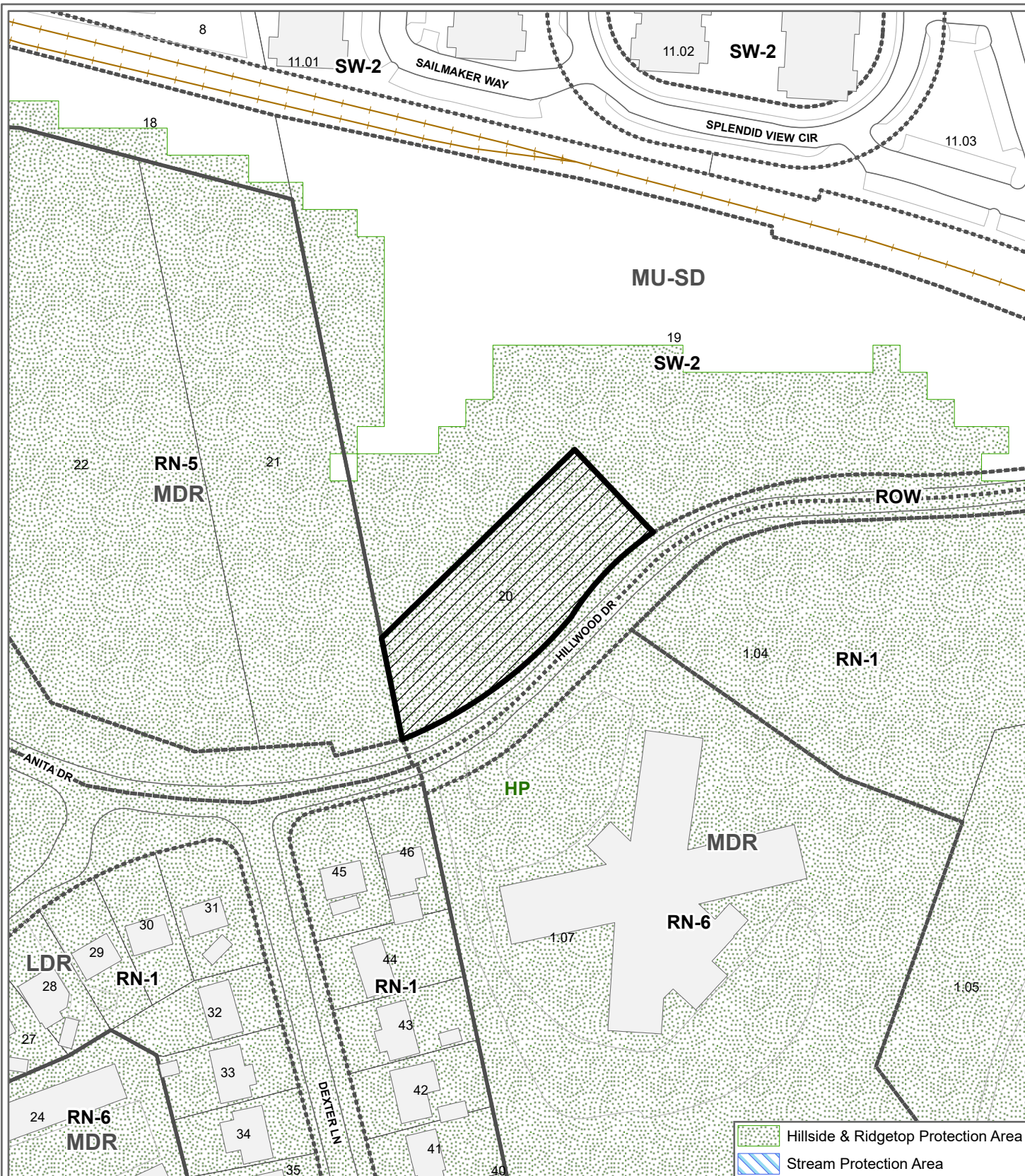
- ▶ **Postpone the rezoning for 30-days to the November 10, 2022 Planning Commission meeting as requested by the applicant.**

COMMENTS:

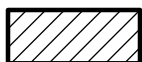
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/1/2022 and 11/15/2022. 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-C-22-SP
SOUTH CITY SECTOR PLAN AMENDMENT**

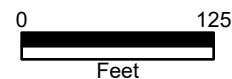


From: MU-SD SC-1 (Mixed Use Special District, South Waterfront) , HP (Hillside Protection)
To: MDR (Medium Density Residential), HP (Hillside Protection)

Petitioner: City of Knoxville

Map No: 95

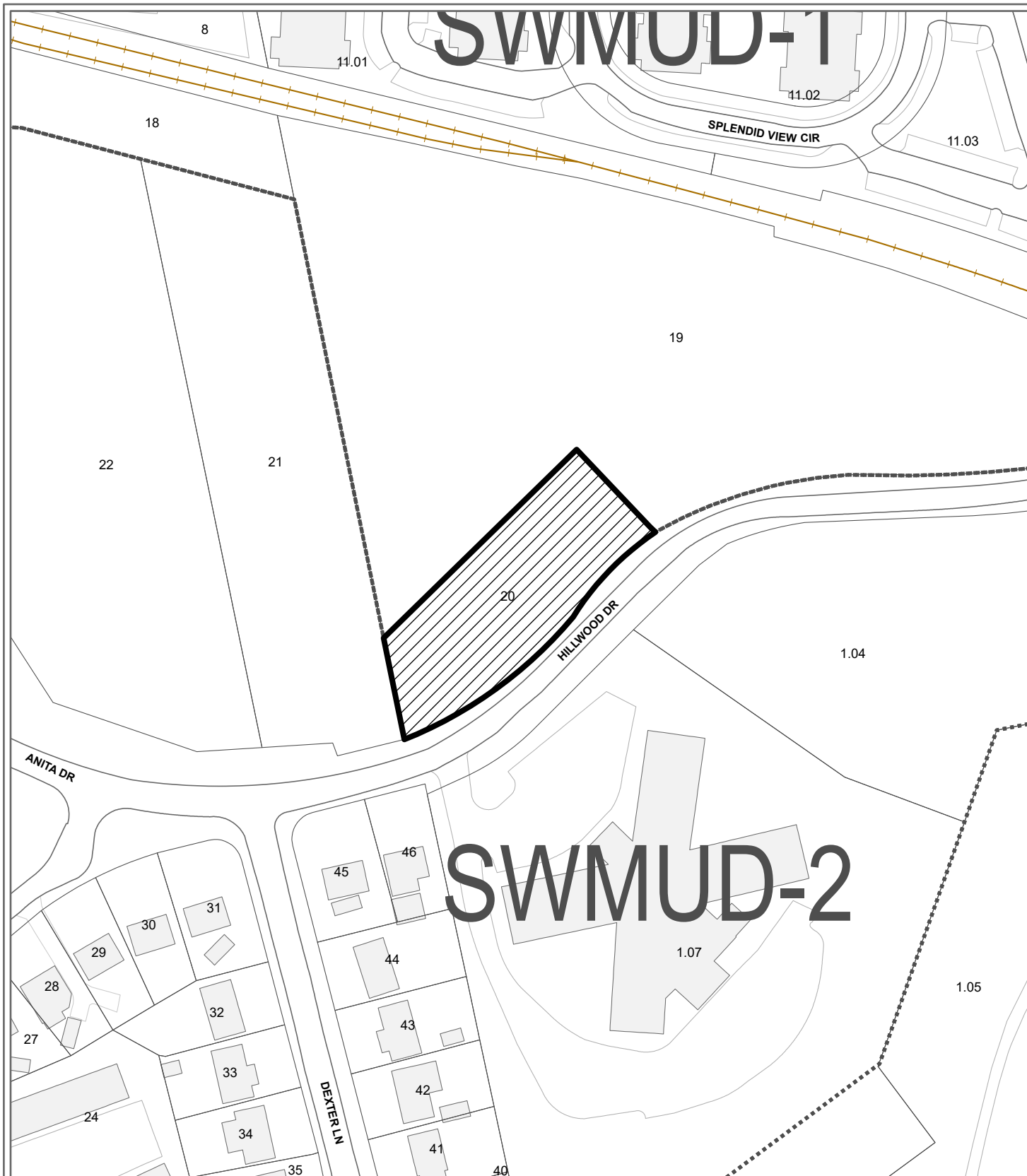
Jurisdiction: City



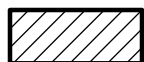
Original Print Date: 9/9/2022

Revised:

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



**10-B-22-PA / 10-F-22-RZ
PLAN AMENDMENT**



From: SWMUD-1 (South Waterfront Mixed Use District 1), HP (Hillside Protection)
To: SWMUD-2 (South Waterfront Mixed Use District 2), HP (Hillside Protection)

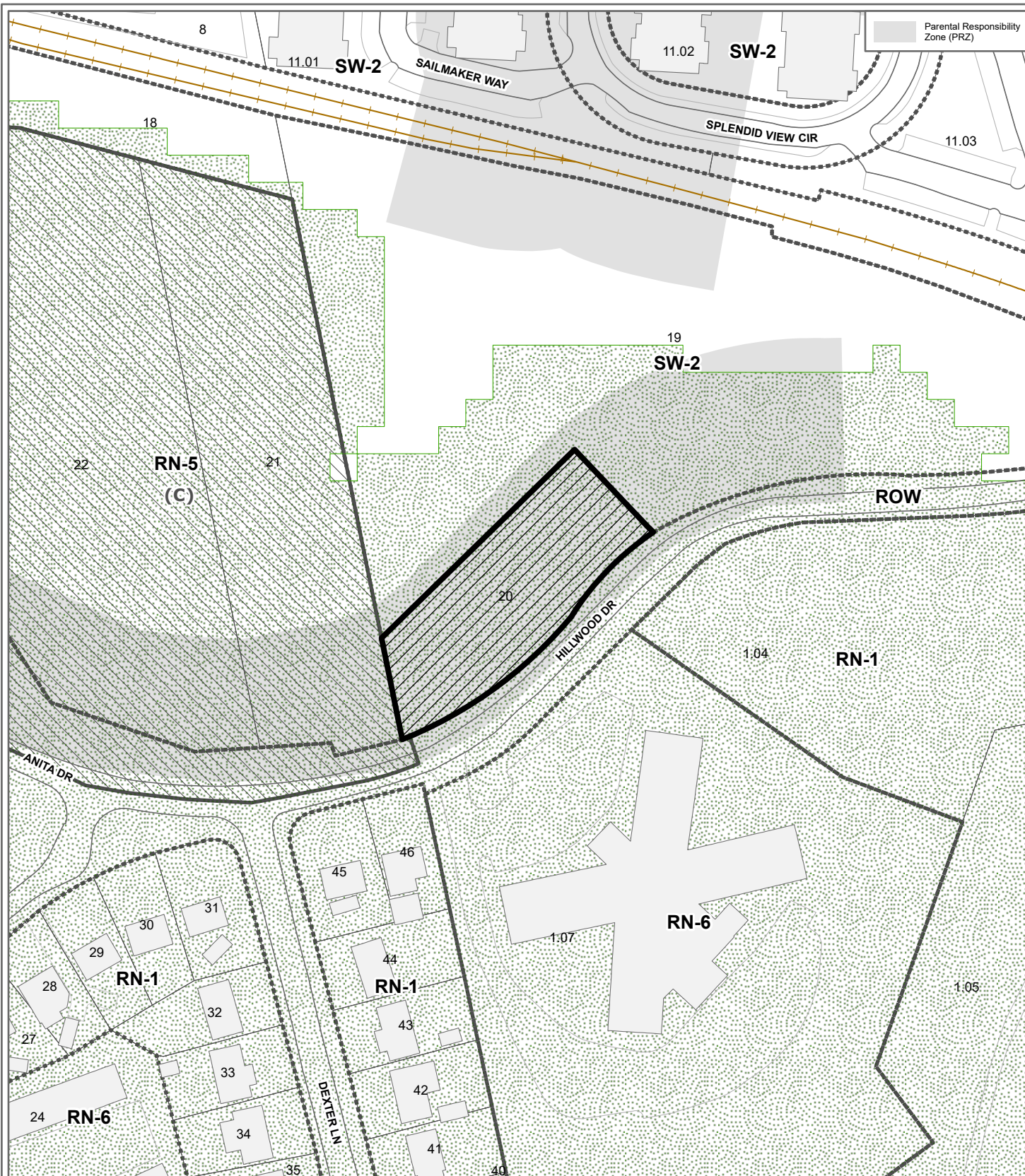
Original Print Date: 9/7/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 95
Jurisdiction: City

0 125
Feet

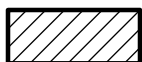




10-F-22-RZ REZONING

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

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



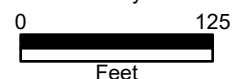
Original Print Date: 9/9/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

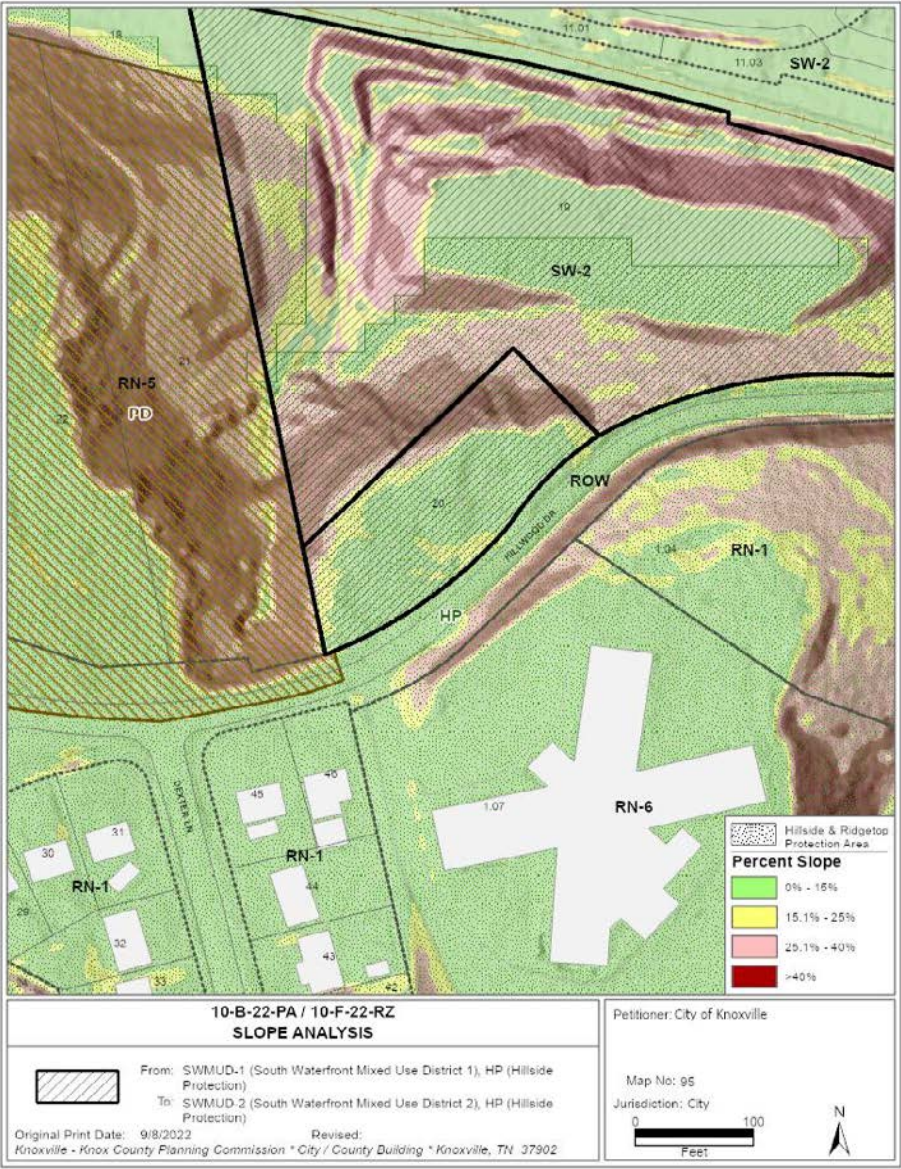
Petitioner: City of Knoxville

Map No: 95

Jurisdiction: City



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	28,163	0.65			
Non-Hillside	0.00	0.00	N/A		
0-15% Slope	17,650	0.41	100%	17,650	0.41
15-25% Slope	4,258	0.10	50%	2,129	0.05
25-40% Slope	2,238	0.05	20%	448	0.01
Greater than 40% Slope	4,018	0.09	10%	402	0.01
Ridgetops					
Hillside Protection (HP) Area	28,163	0.65	Recommended disturbance budget within HP Area	20,628	0.47
			Percent of HP Area	0.7	





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

City of Knoxville

Applicant Name

Affiliation

8/19/2022

Date Filed

10/6/2022

Meeting Date (if applicable)

10-C-22-SP

File Number(s)

CORRESPONDENCE

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

Rebekah Jane Justice City of Knoxville

Name / Company

PO Box 1631 Knoxville TN 37901

Address

865-215-3086 / rjustice@knoxvilletn.gov

Phone / Email

CURRENT PROPERTY INFO

Rebekah Jane Justice City of Knoxville

Owner Name (if different)

PO Box 1631 Knoxville TN 37901

Owner Address

865-215-3086 / rjustice@knoxvi

Owner Phone / Email

0 HILLWOOD DR

Property Address

95 O D 020

Parcel ID

Part of Parcel (Y/N)?

0.66 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

north side of Hillwood Dr, west of Island Home Ave, east of Dexter Ln

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

- ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☐ Zoning Change **RN-5 (General Residential Neighborhood) / HP (Hillside Protection Overlay)**
Proposed Zoning

Pending Plat File Number

- ☒ Plan **MDR (Medium Density Residential), HP (Hillside Protection)**
Amendment 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

\$0.00

Total

Fee 2

Fee 3

AUTHORIZATION

City of Knoxville

8/19/2022

Applicant Signature

Please Print

Date

Phone / Email

Rebekah Jane Justice City of Knoxville

8/19/2022

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

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

City of Knoxville

Applicant Name

Affiliation

8/19/2022

10/6/2022

10-B-22-PA / 10-F-22-RZ

Date Filed

Meeting Date (if applicable)

File Number(s)

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Name / Company

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CURRENT PROPERTY INFO

Rebekah Jane Justice City of Knoxville

Owner Name (if different)

PO Box 1631 Knoxville TN 37901

Owner Address

865-215-3086 / rjustice@knoxvi

Owner Phone / Email

0 HILLWOOD DR

Property Address

95 O D 020

Parcel ID

Part of Parcel (Y/N)?

0.66 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Hillwood Dr, west of Island Home Ave, east of Dexter Ln

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

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N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)**
Proposed Zoning

Pending Plat File Number

- ☒ Plan **SWMUD-2 (South Waterfront Mixed Use District 2), HP (Hillside Protection Overlay)**
Amendment 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

\$0.00

Total

Fee 2

Fee 3

AUTHORIZATION

City of Knoxville

8/19/2022

Applicant Signature

Please Print

Date

Phone / Email

Rebekah Jane Justice City of Knoxville

8/19/2022

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

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

Rebekah Jane Justice

City of Knoxville

Applicant Name

Affiliation

8/22/2022

October 6, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Rebekah Jane Justice

City of Knoxville

Name

Company

PO Box 1631 STE 681

Knoxville

TN

37901

Address

City

State

ZIP

865-215-3086

rjustice@knoxville.tn.gov

Phone

Email

CURRENT PROPERTY INFO

City of Knoxville

PO Box 1631 STE 681

865-

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Hillwood Drive

0950D020

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

November 22, 2021

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

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

RN-5

Proposed Zoning

☒ Plan Amendment Change

MDR

Proposed Plan Designation(s)

Pending Plat File Number

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

865-215-3086

Phone Number

Property Owner Signature

Rebekah Jane Justice

Please Print

rjustice@knoxvilletn.gov

Email

City of Knoxville

Please Print

8/22/2022

Date

8/22/2022

Date