



PLAN AMENDMENT REPORT

► **FILE #:** 10-H-22-SP

AGENDA ITEM #: 15

AGENDA DATE: 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

► **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

► **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: Yes, 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.

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-M-22-RZ **AGENDA ITEM #:** 15
10-G-22-PA **AGENDA DATE:** 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.

STAFF RECOMMENDATION:

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

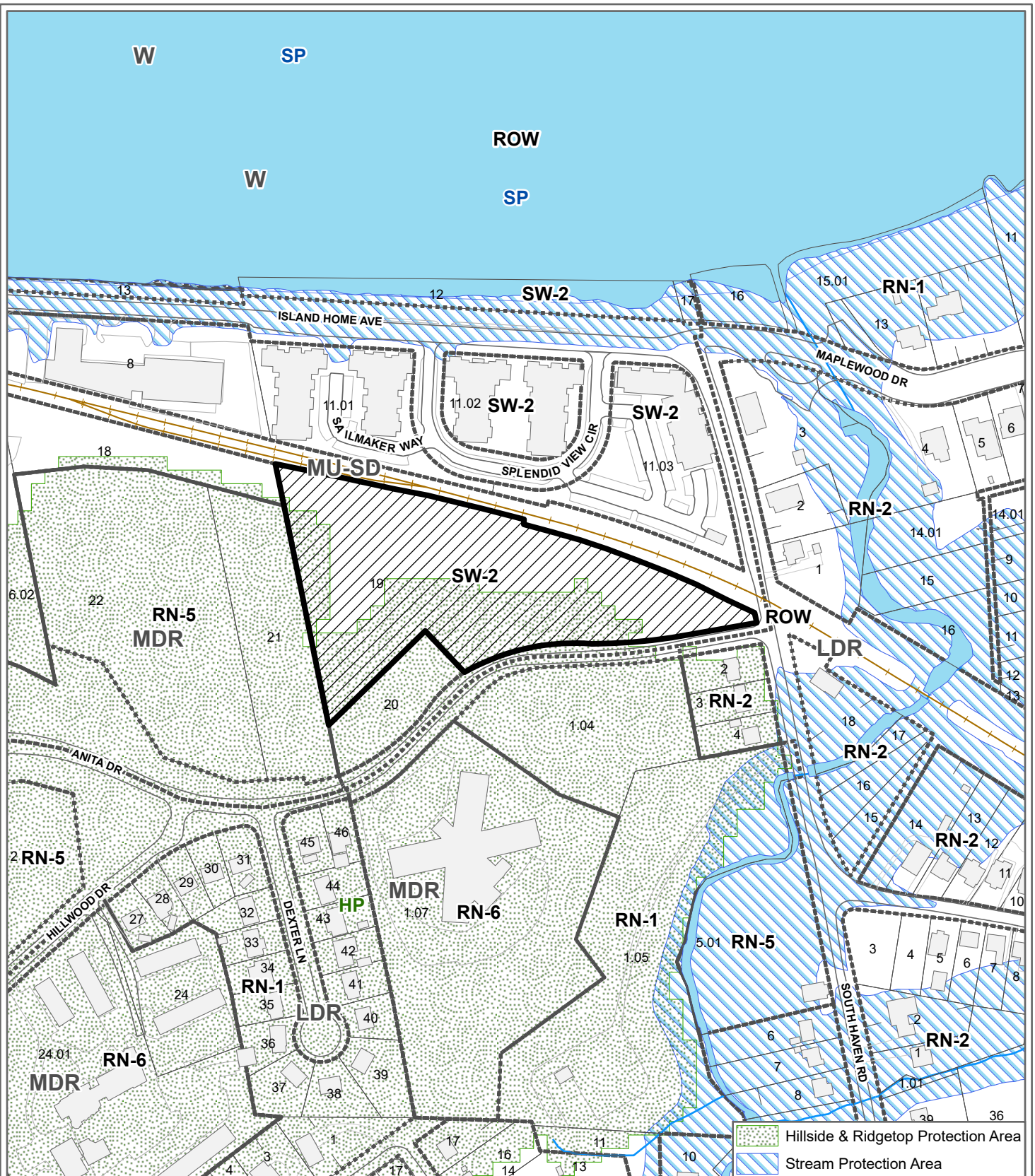
- ▶ **Postpone the rezoning for 30-days to the November 10, 2022 Planning Commission meeting as requested by the applicant.**

COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

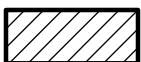
If approved, this item will be forwarded to Knoxville City Council for action on 11/1/2022 and 11/15/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



10-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)

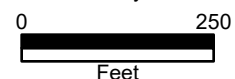


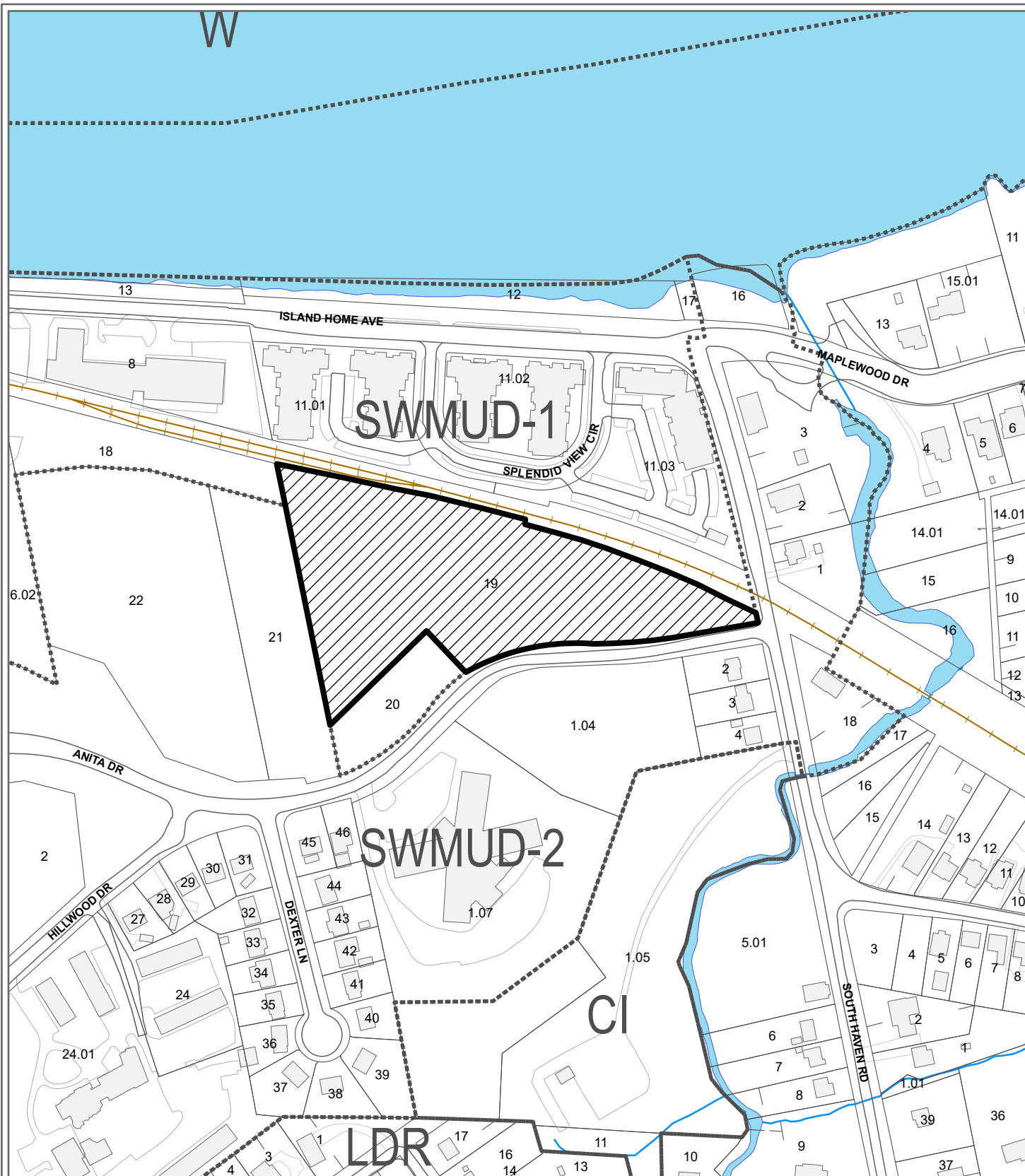
Original Print Date: 9/9/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Rivers Edge II, LLC

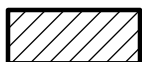
Map No: 95

Jurisdiction: City





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



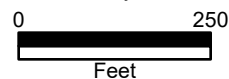
From: SWMUD-1 (South Waterfront Mixed Use District I), HP (Hillside Protection)

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

Petitioner: Rivers Edge II, LLC

Map No: 95

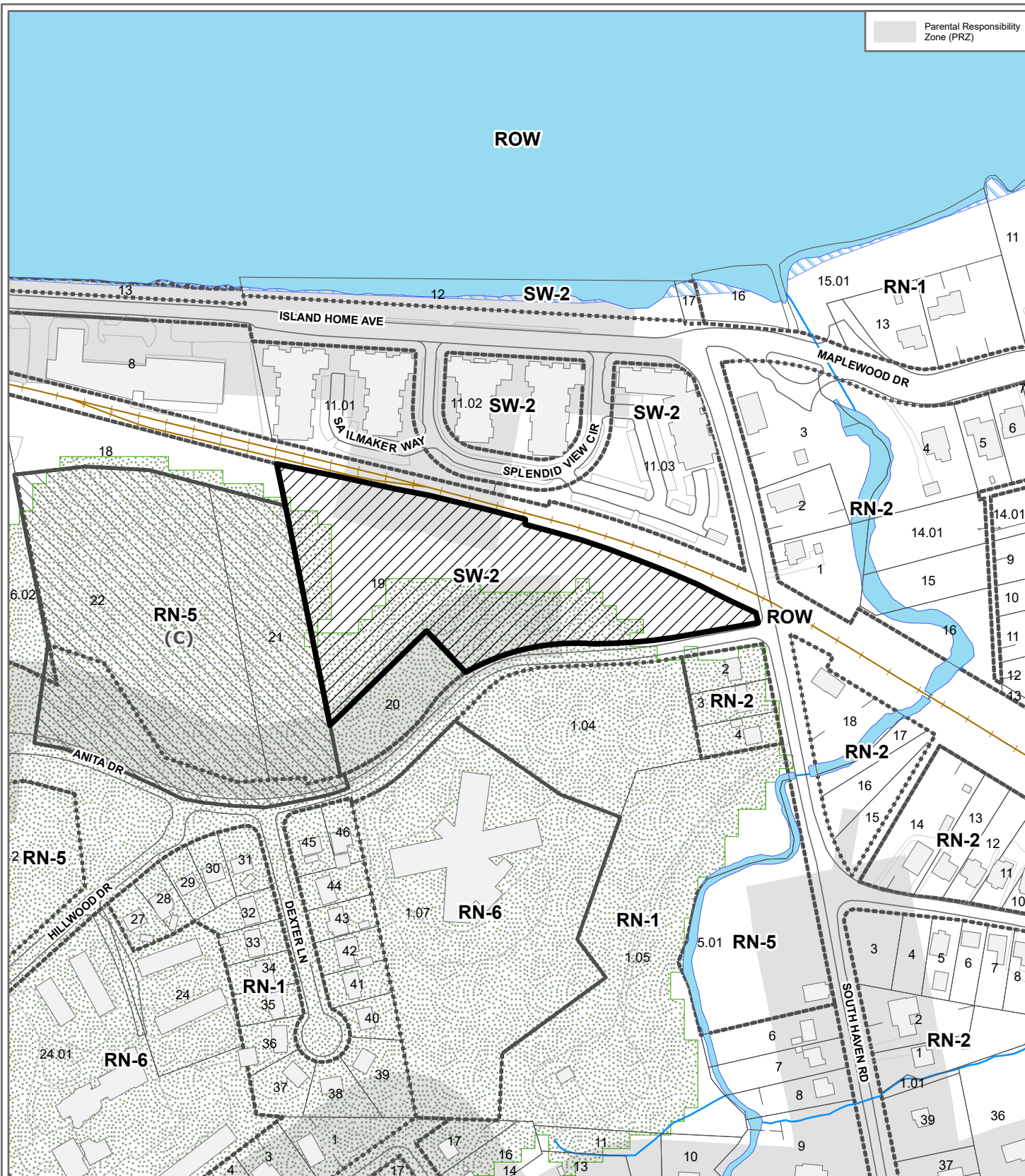
Jurisdiction: City



Original Print Date: 9/7/2022

Revised:

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



10-M-22-RZ REZONING

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

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



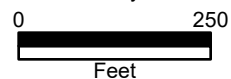
Original Print Date: 9/9/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

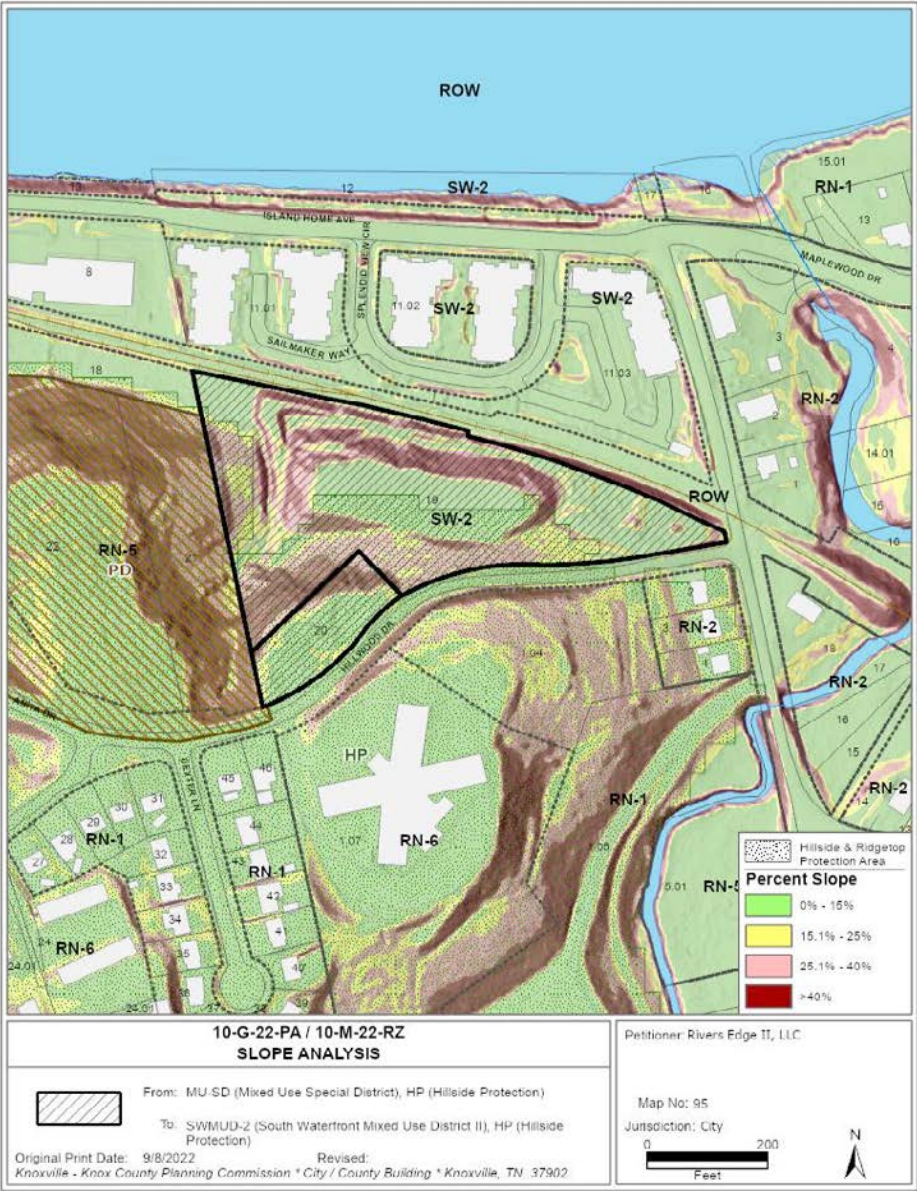
Petitioner: Rivers Edge II, LLC

Map No: 95

Jurisdiction: City



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			
Hillside Protection (HP) Area	1.84	Recommended disturbance budget within HP Area (acres)	0.78
		Percent of HP Area	0.42





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

Part of Parcel (Y/N)?

4.46 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 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

- ☐ 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

\$1,700.00

Total

Fee 2

Fee 3

AUTHORIZATION

Rivers Edge II, LLC

8/22/2022

Applicant Signature

Please Print

Date

Phone / Email

Sean Chalmers Dominion Riverside, LLC

8/22/2022

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

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)

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 checked="" type="checkbox"/> Zoning Change	RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	SWMUD-2 (South Waterfront Mixed Use District II), HP (Hillside Protection Overlay)	
	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
\$1,700.00	
Fee 2	
Fee 3	

AUTHORIZATION

Rivers Edge II, LLC	8/22/2022
Applicant Signature	Date

Phone / Email

Sean Chalmers Dominion Riverside, LLC	8/22/2022
Property Owner Signature	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

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

November 22, 2021

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

☐ Residential ☐ Non-Residential

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

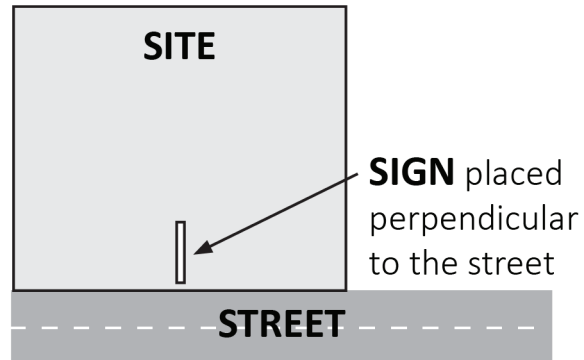
8/19/2022

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