



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 9-B-22-DP

AGENDA ITEM #: 25

AGENDA DATE: 9/8/2022

▶ **APPLICANT:** BENJAMIN C. MULLINS

OWNER(S): Helen Ross McNabb, Inc. Helen Ross McNabb, Inc.

TAX ID NUMBER: 72 261

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7216 HAMMER RD

▶ **LOCATION:** South side of Hammer Road, east of Pratts Chapel Lane

▶ **APPX. SIZE OF TRACT:** 10.86 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Hammer Road, a local street with 18' of pavement width within 50-55' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Inman Branch

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant

▶ **PROPOSED USE:** Multi-family homes for targeted population

DENSITY PROPOSED: 1.75 du/ac

HISTORY OF ZONING: The property was rezoned from A to PR < 8 du/ac in November 2005 (10-T-05-RZ).

SURROUNDING LAND USE AND ZONING: North: Rural residential, Single family residential, Vacant land -- A (Agricultural)

South: Rural residential, Vacant land -- A (Agricultural)

East: Rural residential, Single family residential (under construction) -- A (Agricultural), PR (Planned Residential)

West: Rural residential, Church -- A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is located north of the I-40/Strawberry Plains interchange that is mainly developed with rural residential uses in the A zone. A large property to the east is zoned PR < 9 du/ac and is under construction for detached and attached houses.

STAFF RECOMMENDATION:

▶ **Approve the development plan for a multi-family development with up to 19 dwelling units, as shown on the development plan and described in the Plan of Operation, subject to 5 conditions.**

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) The facility shall operate per the "Plan of Operation" that was provided by the applicant. See "Plan of

Operation” in the staff comments section below.

- 3) Installing the landscaping as shown on the Landscape Plan (sheet L100). Minor modifications can be approved by Planning Commission staff during permitting.
- 3) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 4) Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 5) Each building shall be no more than 2 stories tall with an overall height similar to the exterior elevations shown on sheets A-2.0 and A-4.0.

COMMENTS:

This proposal is a 19-unit multi-family development that will be available specifically for women and children that meet the criterion listed in the Plan of Operation below. This proposal is defined as a multi-dwelling development (apartment complex) per the Knox County Zoning Ordinance.

The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 8 du/ac in 2005 (10-T-05-RZ). A condo development was approved with 73 units in 2006 (9-F-06-UR), and a revised plan was approved for 64 attached townhouses in 2009 (5-SA-09-C / 5-E-09-UR).

PLAN OF OPERATION – provided by the application on 8/22/2022

These units will be available only for tenants who meet an individualized criterion. Buildings A, B, and C will consist of 12 units (6 two-bedroom units and 6 one-bedroom units) will be available for women and children with a history of domestic violence who need a safe living space. Additionally, Building D, with 7 two-bedroom units will be housing for women who have a prior history of substance abuse but have received treatment and are now in recovery. This is not an on-site treatment facility nor is this recovery housing. The tenants are free to come and go at will and they provide their own transportation and food; however, the population will be limited to this demographic, they must remain sober to qualify for the housing, and there will be counseling groups in the common areas as an accessory use.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 8 du/ac:

- a) The PR zone allows multi-dwelling developments as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- b) This PR zone district is approved for a maximum of 8 du/ac. The proposed density is 1.75 du/ac.
- c) The maximum height is determined by the Planning Commission for any use other than houses and duplexes. Staff recommends the buildings be no taller than 2 stories and a maximum height similar to that shown on the exterior architectural elevations. A two-story building height is consistent with the scale of a typical residential structure.

2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) - The proposed multi-family structures will have a similar height as a typical residential structure.

3) EAST COUNTY SECTOR PLAN

- a) The property is classified MDR/O (Medium Density Residential/Office), which allows consideration of up to 12 du/ac. The proposed development has a density of 1.75 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- a) The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 214 (average daily vehicle trips)

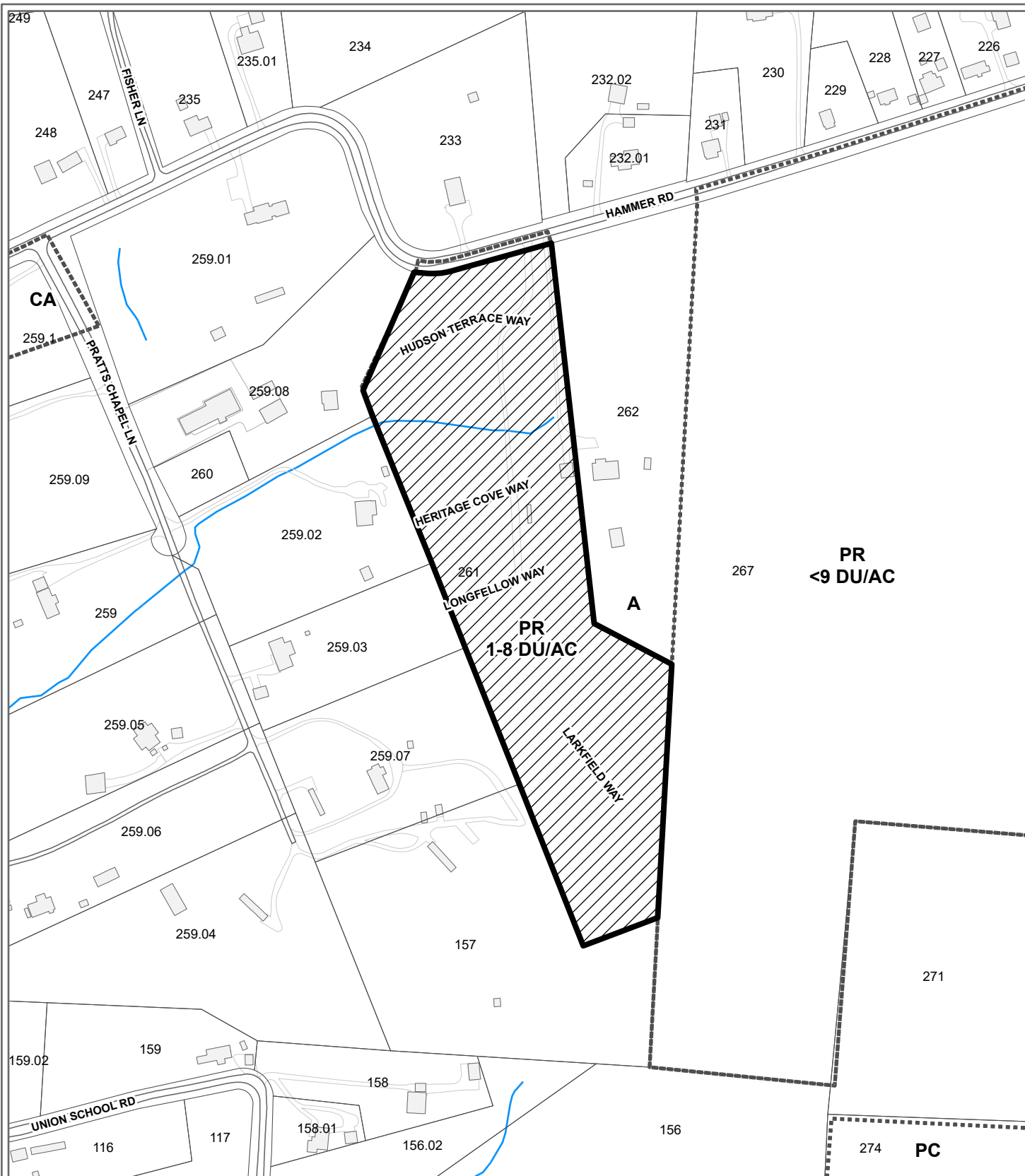
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public school children, grades K-12)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

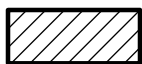
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.



**9-B-22-DP
DEVELOPMENT PLAN**

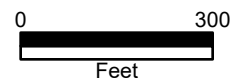
Petitioner: Benjamin C. Mullins

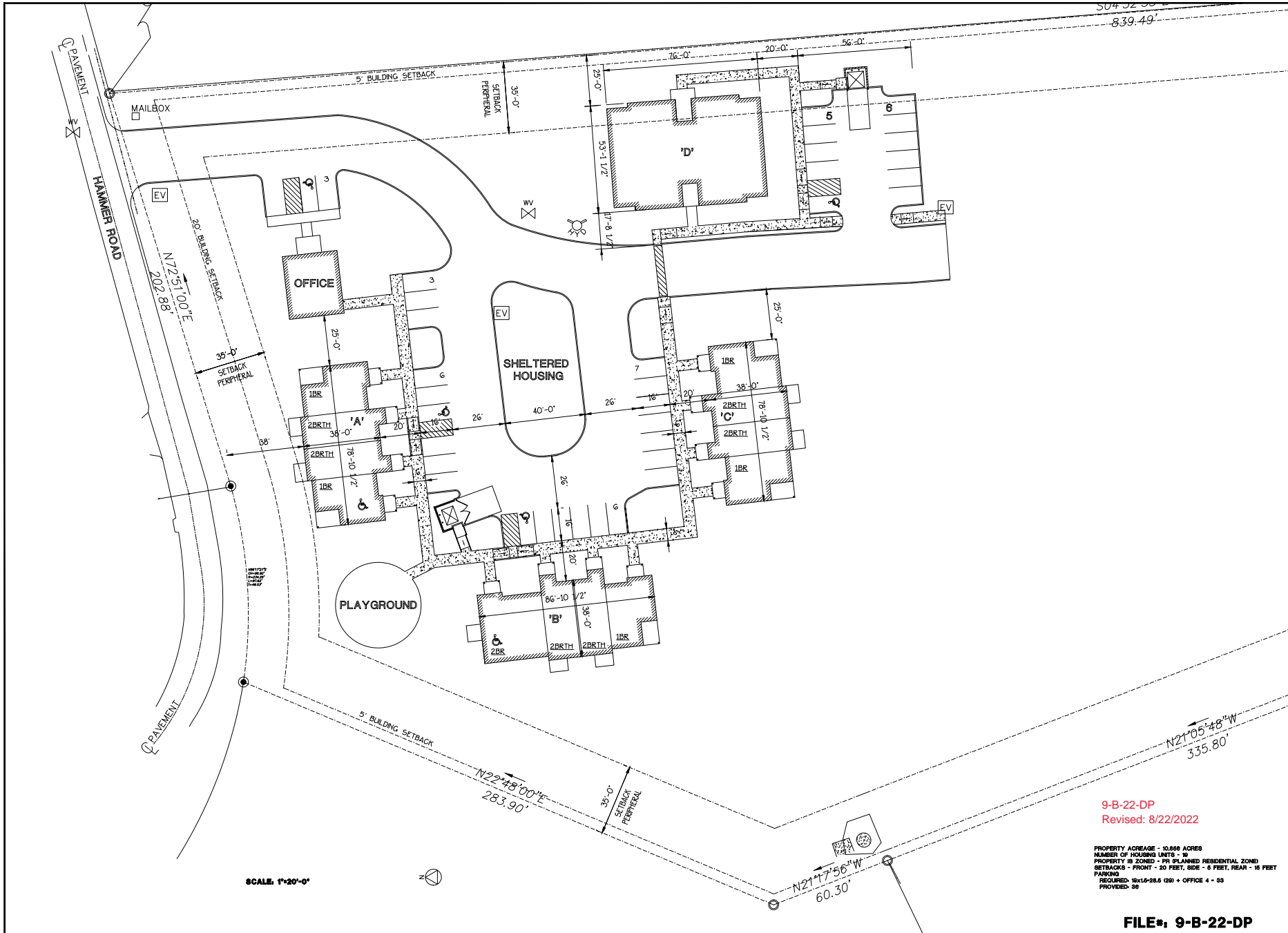


Multi-family homes for targeted population in PR (Planned Residential)

Map No: 72
Jurisdiction: County

Original Print Date: 8/15/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





SCALE: 1"=20'-0"

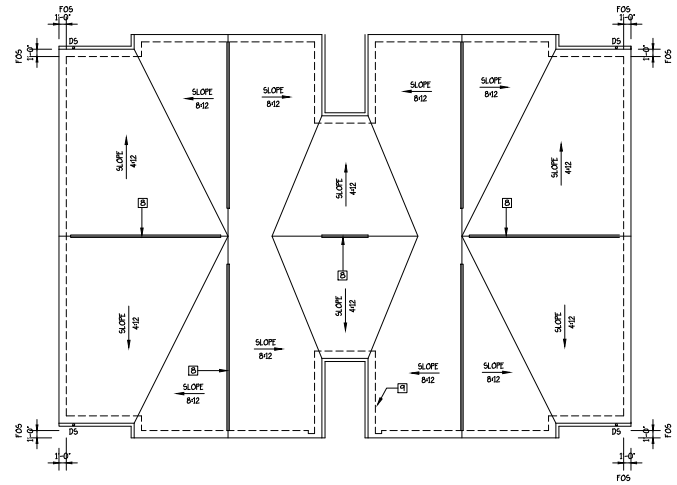
9-B-22-DP
Revised: 8/22/2022

PROPERTY ACREAGE - 10.858 ACRES
NUMBER OF HOUSING UNITS - 98
PROPERTY IS ZONED - PR PLANNED RESIDENTIAL ZONE
SETBACKS - FRONT - 20 FEET, SIDE - 6 FEET, REAR - 15 FEET
PARKING
REQUIRED 18x16-28.5 (28) + OFFICE 4 - 33
PROVIDED 58

FILE#: 9-B-22-DP

CAD FILE:	
DESIGN BY: MGA	
CHECK BY: MGA	
APPR BY: MGA	
DATE: 8-18-22	
REVISIONS	
McNABB CENTER WOMEN'S HOUSING CAMPUS KNOXVILLE, TENNESSEE	
ALLAN ASSOCIATES ARCHITECTS, PLLC	
5118 WALLWOOD ROAD	665 / 689-1302
KNOXVILLE, TENNESSEE 37912	
	
SHEET NUMBER	
SD-1	

DESIGN BY: MGA	DATE: 8-18-22
CHECKED BY: MGA	REVISIONS
APPROVED BY:	



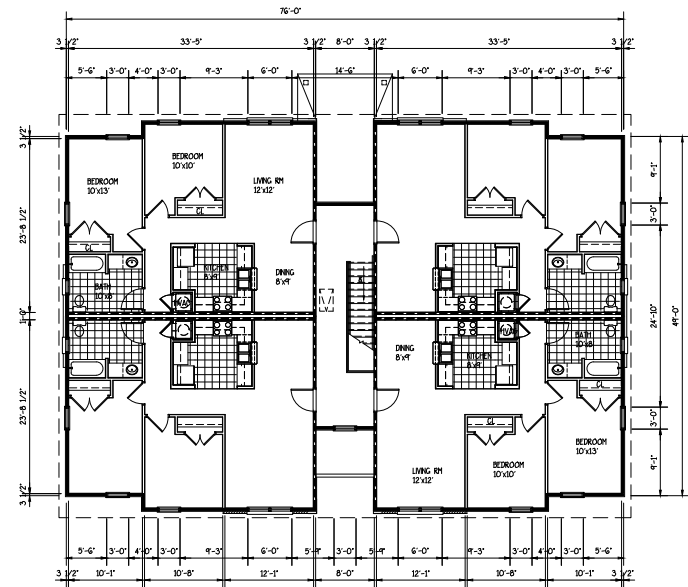
ROOF PLAN
SCALE: 1/8" = 1'-0"

ENERGY EFFICIENCY:

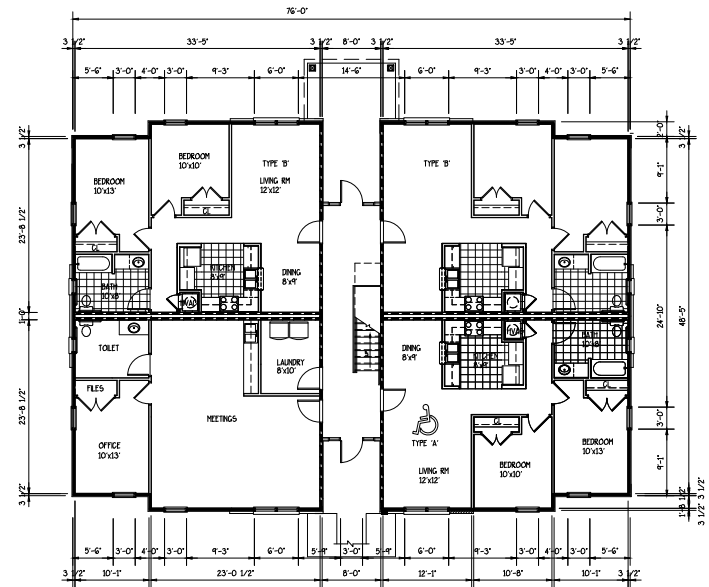
- EXTERIOR WALLS - R13 BATT W/ R5 GI
- ATTIC - R49 BATT
- WINDOWS - U-0.32/SHEG-0.40 LOW E W/ ARGON ENERGY STAR
- APPLIANCES - REFRIGERATOR AND VENT HOOD ENERGY STAR
- HVAC - 15 SEER ENERGY STAR HEAT PUMP
- WATER HEATER - 0.92 ENERGY FACTOR
- HOT WATER LINES INSULATED W/ R-4 PIPE WRAP
- TOILET - WATER SENSE RATED
- FAUCETS - WATER SENSE RATED
- SHOWER HEAD / WAND - WATER SENSE RATED
- LIGHT FIXTURE - LED ENERGY STAR
- CEILING FANS - ENERGY STAR FAN W/ LED LIGHT KIT.

UNIVERSAL DESIGN:

- BUILDING ENTRANCE IS STEPLESS W/ 5'x5' LEVEL CLEAR SPACE INSIDE AND OUTSIDE.
- DOORS ARE MIN. 36" WIDE.
- WOOD BLOCKING IN WALLS AROUND TOILETS, TUB/SHOWER FOR FUTURE PLACEMENT OF GRAB BARS.
- KITCHEN CABINETS W/ FULL EXTENSION PULL-OUT DRAWERS AND SHELVES IN BASE CABINETS.
- LOOP HANDLE PULLS ON CABINET DRAWERS AND DOORS.
- FRONT MOUNTED CONTROLS ON APPLIANCES.
- LEVER DOOR HANDLES.
- CONTROLS, SWITCHES AND OUTLETS LOCATED BETWEEN 15" AND 48" ABOVE FINISHED FLOOR.



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

9-B-22-DP
Revised: 8/22/2022
FILE#: 9-B-22-DP

McnABB CENTER WOMEN'S HOUSING CAMPUS
 728 HAMMER ROAD
 KNOXVILLE, TENNESSEE

BUILDING 'D' FLOOR PLAN

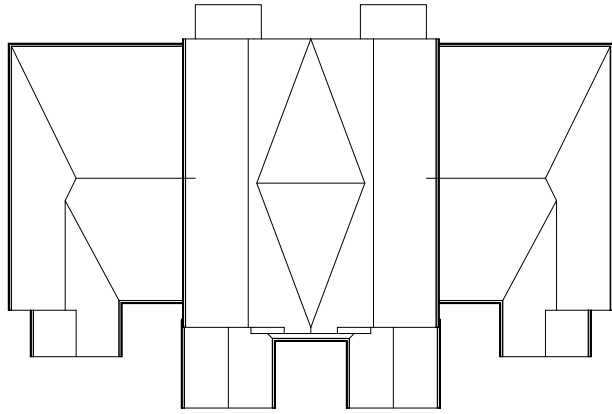
ALLAN ASSOCIATES ARCHITECTS
 GEORGE H. ALLAN AIA.
 MARK D. ALLAN AIA.

659-1A WALLWOOD ROAD
 KNOXVILLE, TENNESSEE 37912

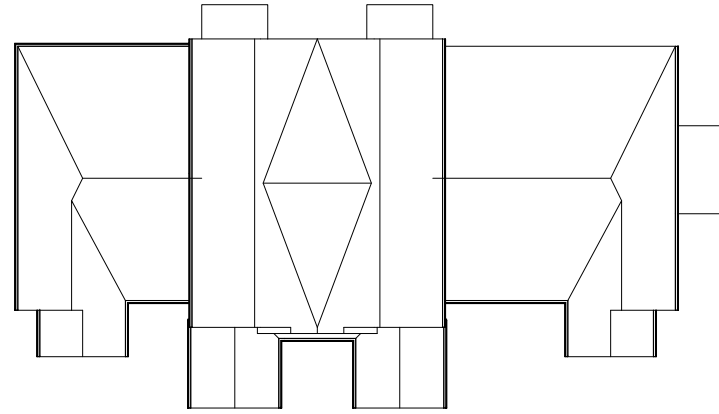
865 / 689-1502



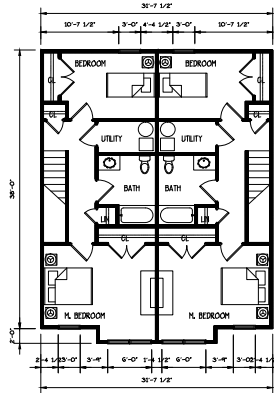
SHEET NUMBER
A-1.0



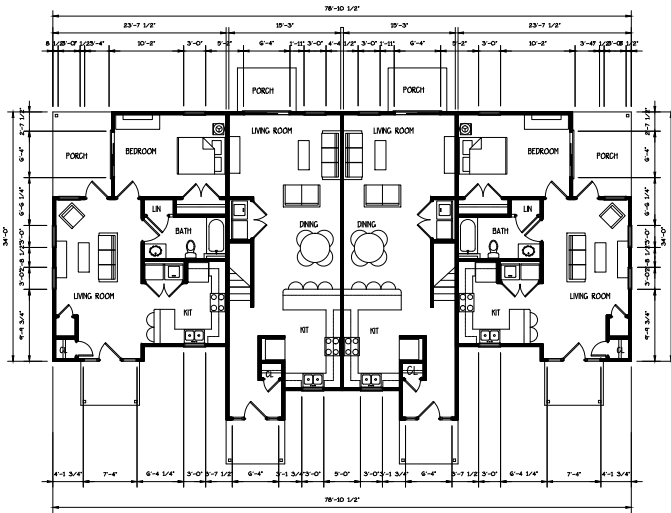
ROOF PLAN
SCALE: 1/8" = 1'-0"



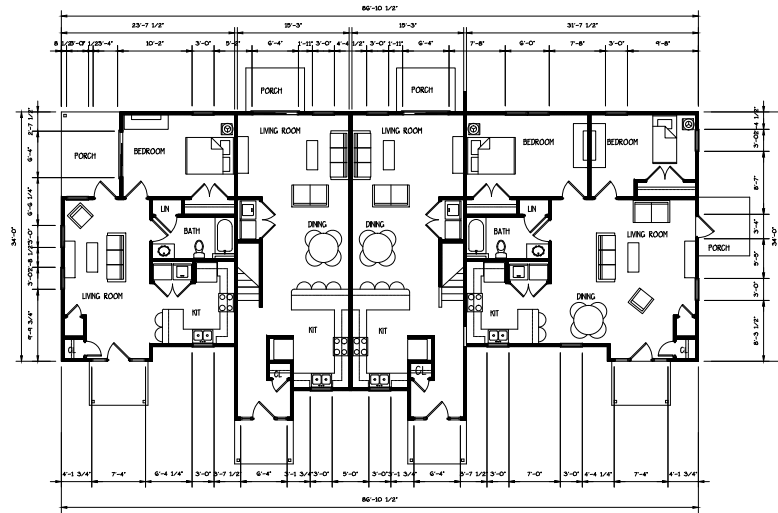
ROOF PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



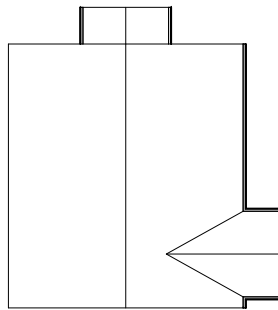
FIRST FLOOR PLAN 'A' AND 'C'
SCALE: 1/8" = 1'-0"



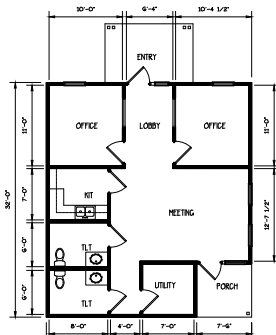
FIRST FLOOR PLAN BLDG 'B'
SCALE: 1/8" = 1'-0"

9-B-22-DP
Revised: 8/22/2022
FILE#: 9-B-22-DP

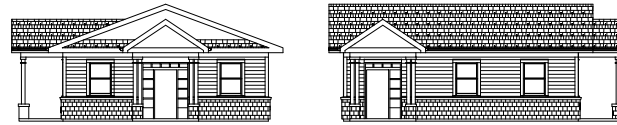
CAD FILE:	
DESIGN BY: MGA	
CHECKED BY: MGA	
APPROVED BY: MGA	
DATE: 8-18-22	
REVISIONS	
BUILDING PLANS 'A', 'B', 'C'	
ALLAN ASSOCIATES ARCHITECTS, PLLC	
KNOXVILLE, TENNESSEE	
7228 HAMMER ROAD	
965 / 689-1302	
5518 WALLWOOD ROAD	
KNOXVILLE, TENNESSEE 37912	
	
SHEET NUMBER	
A-3.0	



OFFICE ROOF PLAN
SCALE: 1/8" = 1'-0"



OFFICE FLOOR PLAN
SCALE: 1/8" = 1'-0"



FRONT

SIDE

OFFICE ELEVATIONS
SCALE: 1/8" = 1'-0"



FRONT ELEVATION BUILDING 'A' AND 'C'
SCALE: 1/8" = 1'-0"



FRONT ELEVATION BUILDING 'B'
SCALE: 1/8" = 1'-0"

9-B-22-DP
Revised: 8/22/2022
FILE#: 9-B-22-DP

CAD FILE:	
DRAWN BY: MGA	
CHECKED BY: MGA	
APPROVED BY: MGA	
DATE: 7-18-22	
REVISIONS	
McNABB CENTER WOMEN'S HOUSING CAMPUS KNOXVILLE, TENNESSEE	
ELEVATIONS 'A', 'B', 'C' AND OFFICE PLAN	
ALLAN ASSOCIATES ARCHITECTS, PLLC	
7218 HAMMER ROAD	6518 WALL WOOD ROAD
KNOXVILLE, TENNESSEE 37912	KNOXVILLE, TENNESSEE 37912
965 / 689-1302	
SHEET NUMBER	
A-4.0	

ROBERT L. KAHN
REGGIE E. KEATON
DONALD D. HOWELL
DEBRA L. FULTON
MICHAEL W. EWELL
JOHN M. LAWHORN
JAMES E. WAGNER
BEVERLY D. NELMS
MARY ELIZABETH MADDOX
BENJAMIN C. MULLINS
RICHARD T. SCRUGHAM, JR.
MATTHEW A. GROSSMAN
KEVIN A. DEAN
DANIEL P. ZYDEL
SHARON H. KIM
RICHARD E. GRAVES
REBEKAH P. HARBIN



client-centric & committed to success

Email: bmullins@fmsllp.com
Direct Fax: 865-541-4609

July 19, 2022

550 W. Main Street
Suite 500
Knoxville, Tennessee
37902

phone 865.546.9321
fax 865.637.5249
web fmsllp.com

ARTHUR G. SEYMOUR, JR.
(1945 - 2019)

Knoxville-Knox County Planning

City-County Building
400 Main Street, Suite 403
Knoxville, TN 37902

Re: 7216 Hammer Rd

Dear Planning Commission:

I represent Helen Ross McNabb Center Inc., the owner of 7216 Hammer Rd. This Application for a Development Plan approval is for a multi-family development in the PR zone. The property is approximately 10.86 dua and the density allowed on the property is up to 8 dua. This development plan is for a total of 19 units—only ~22% of the allowed density.

These units will be available only for a specific population. 12 units (6 two-bedroom units and 6 one-bedroom units) will be available for women and children with a history of domestic violence who need a safe living space. Additionally, a separate building, with 7 two-bedroom units will be for sober housing for women. This is not an on-site treatment facility. The tenants are free to come and go and they provide their own transportation and food; however, the population will be limited to this demographic, they must remain sober to qualify for the housing, and there will be counseling groups in the common areas as an accessory use.

The conceptual layout, floorplans, and elevations are attached. A full set of required landscaping plans and civils will be forthcoming.

Please let me know if you have any questions.

Sincerely,

Benjamin C. Mullins
FRANTZ, McCONNELL & SEYMOUR, LLP

BCM:avl



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

Benjamin C. Mullins

Applicant Name

7/20/2022

Date Filed

9/8/2022

Planning Commission Meeting (if applicable)

()

Legislative Meeting (if applicable)

9-B-22-DP

File Number(s)

CORRESPONDENCE

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

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37922

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

Helen Ross McNabb, Inc. Helen Ross Mc

Owner Name (if different)

200 Tech Center Dr Knoxville TN 37922

Owner Address

800-255-9711

Owner Phone / Email

7216 HAMMER RD

Property Address

72 261

Parcel ID

Part of Parcel (Y/N)?

10.86 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Hammer Road, east of Pratts Chapel Lane

General Location

City

Commission District 8

PR (1 - 8 du/ac)

Agriculture/forestry/vacant

County District

Zoning District

Existing Land Use

East County

Planning Sector

MDR/O (Medium Density Residential/Office)

Sector Plan Land Use Classification

Urban Growth Area

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) **Multi-family homes for targeted population.**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number

Total Number of Lots Created

Additional Information

- Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

- Zoning Change

Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

- Plan Amendment Change

Proposed Plan Designation(s)

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

\$2,586.00

Fee 2

Fee 3

Total

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP, 550 W. Main St

7/20/2022

Application Authorized By

Affiliation

Date

865-546-9321 / bmullins@fmsllp.com

Phone / Email

Liz Albertson

Staff Signature

Please Print

Date Paid



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

Benjamin C. Mullins

Attorney for Owner

Applicant Name

Affiliation

7-20-2022

September 8, 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

9-B-22-DP

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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37922

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

Helen Ross McNabb Center, Inc.

200 Tech Center DR. Knoxville, TN 37912

800-255-9711

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7216 Hammer Rd.

072 261

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

S of Hammer Road; E of intersection with Fischer LN

~10.86 acrs

General Location

Tract Size

City County

8

PR 1-8 dua

AgForVac

District

Zoning District

Existing Land Use

East County

MDR/O

Urban Growth

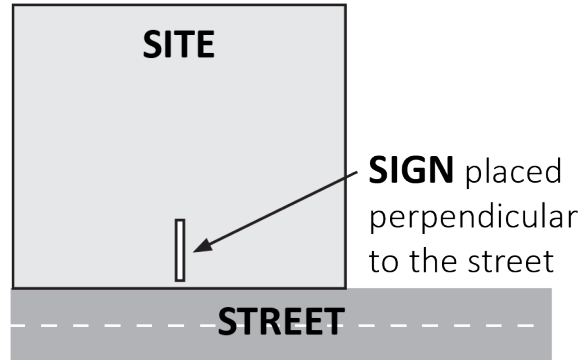
Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

- Sign posted by Staff
 Sign posted by Applicant