



# PLAN AMENDMENT REPORT

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▶ **FILE #:** 7-C-23-SP **AGENDA ITEM #:** 15  
**AGENDA DATE:** 7/13/2023

▶ **APPLICANT:** **MATT BRAZILLE, CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**  
**OWNER(S):** Jim Hatfield Knoxville's Community Development Corporation

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**TAX ID NUMBER:** 94 B B 001 094AE012 [View map on KGIS](#)

**JURISDICTION:** Council District 6

**STREET ADDRESS:** 1800 & 1900 VERMONT AVE

▶ **LOCATION:** **Southeast side of Vermont Ave, northwest side of Virginia Ave, north of Bowling Ave, south of Fort Promise Dr**

▶ **APPX. SIZE OF TRACT:** **7.7 acres**

**SECTOR PLAN:** Central City

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

**ACCESSIBILITY:** Access is via Vermont Avenue and Virginia Avenue. Vermont Avenue is a local street with a 32-ft pavement width within a 48-ft right-of-way. Virginia Avenue is a local street with a 28-ft pavement width within a 50 to 58-ft right-of-way.

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

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Third Creek

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▶ **PRESENT PLAN AND ZONING DESIGNATION:** **MDR (Medium Density Residential), HP (Hillside Protection) / RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)**

▶ **PROPOSED PLAN DESIGNATION:** **MDR/O (Medium Density Residential/Office), HP (Hillside Protection)**

▶ **EXISTING LAND USE:** **Multifamily Residential, Right of Way/Open Space**

**EXTENSION OF PLAN DESIGNATION:** No, neither the plan designation nor the zoning would be an extension.

**HISTORY OF REQUESTS:** None noted.

**SURROUNDING LAND USE AND PLAN DESIGNATION:** North: Single family residential, agriculture/forestry/vacant - TDR (Traditional Neighborhood Residential), HP (Hillside Protection)

South: Single family residential, agriculture/forestry/vacant - TDR (Traditional Neighborhood Residential), HP (Hillside Protection)

East: Multifamily - MDR (Medium Density Residential), TDR (Traditional Neighborhood Residential), HP (Hillside Protection)

West: Public-quasi public - CI (Civic Institutional), PP (Public Parks and Refuges), HP (Hillside Protection)

**NEIGHBORHOOD CONTEXT** This parcel is part of the Western Heights affordable housing campus to the east, which is managed by KCDC (Knoxville's Community Development

Corporation). The former Rule High School is located to the west, which has been slated for demolition. The surrounding neighborhood is primarily comprised of small, single-family residential lots, many of which are undeveloped.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the sector plan amendment to the MDR/O (Medium Density Residential/ Office) land use classification because it allows more flexibility while maintaining an appropriate transition of land use intensity. The HP (Hillside Protection) will be retained.**

**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. This property is part of the Western Heights community, which has a land use classification of MDR (Medium Density Residential). The Western Heights campus provides affordable housing and services through the property owner, Knoxville's Community Development Corporation (KCDC). In 2021, the subject property was cleared of its 21 multifamily buildings and approved for right-of-way closure of Testerman Drive, which crosses the southwest portion of the parcel (3-B-11-SC). This portion of Western Heights has now been vacant for 13 years, and is primed for residential infill.
2. In 2021, KCDC was awarded a \$40 million federal grant from the Department of Housing and Urban Development to implement its Transforming Western Plan, a community-driven vision for new affordable housing and community amenities, developed in partnership with over 65 organizational stakeholders and the City. The subject property is the location for the first phase of this housing construction plan.
3. To the northwest of the subject parcel is the former Rule High School, which is currently undergoing demolition. Mixed-use development has been considered in its place, but no formal plans have been announced by the County. The former school campus has a CI (Civic Institutional) land use classification, which includes an active Knox County School Grounds Maintenance Warehouse and workforce training facility. The CI classification exclusively permits the INST (Institutional) zoning district, which considers public/quasi-public land uses such as schools, hospitals and social service facilities. Northwest of the CI campus is a running track with a PP (Public Parks and Refuges) land use classification.
4. The subject parcel's location in between the rest of the MDR-designated Western Heights community and the CI-designated former school campus makes the requested MDR/O (Medium Density Residential/Office) land use classification an appropriate transition between these land use intensities.

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

1. There are no new roads or utilities present, but existing infrastructure can accommodate more intensive residential infill.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current MDR (Medium Density Residential) land use classification is not the result of an error, but MDR/O could have been considered for the subject parcel in light of the property's location between CI and MDR land use designations.

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

1. This area includes the Western Heights and Beaumont neighborhoods, which were designed for more residential density than currently exists. Many lots, including the subject property, are vacant or undeveloped, even though there is ample infrastructure capacity in the area. This context supports the MDR/O designation, which enables consideration of more intensive residential zoning districts for urban infill.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Beaumont Magnet, Northwest Middle, and Fulton High.

If approved, this item will be forwarded to Knoxville City Council for action on 8/8/2023 and 8/22/2023. 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 #:** 7-O-23-RZ  
7-B-23-PA

**AGENDA ITEM #:** 15  
**AGENDA DATE:** 7/13/2023

▶ **APPLICANT:** MATT BRAZILLE, CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
**OWNER(S):** Jim Hatfield Knoxville's Community Development Corporation

**TAX ID NUMBER:** 94 B B 001 094AE012 [View map on KGIS](#)

**JURISDICTION:** Council District 6

**STREET ADDRESS:** 1800 & 1900 VERMONT AVE

▶ **LOCATION:** Southeast side of Vermont Ave, northwest side of Virginia Ave, north of Bowling Ave, south of Fort Promise Dr

▶ **TRACT INFORMATION:** 7.7 acres.

**SECTOR PLAN:** Central City

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

**ACCESSIBILITY:** Access is via Vermont Avenue and Virginia Avenue. Vermont Avenue is a local street with a 32-ft pavement width within a 48-ft right-of-way. Virginia Avenue is a local street with a 28-ft pavement width within a 50 to 58-ft right-of-way.

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

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential), HP (Hillside Protection) / RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office), HP (Hillside Protection) / RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Multifamily Residential, Right of Way/Open Space

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No, neither the plan designation nor the zoning would be an extension.

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

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Single family residential, agriculture/forestry/vacant - TDR (Traditional Neighborhood Residential), HP (Hillside Protection) - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

**ZONING** South: Single family residential, agriculture/forestry/vacant - TDR (Traditional Neighborhood Residential), HP (Hillside Protection) - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection)

Protection Overlay)

- East: Multifamily - MDR (Medium Density Residential), TDR (Traditional Neighborhood Residential), HP (Hillside Protection) - RN-5 (General Residential Neighborhood), RN-2 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)
- West: Public-quasi public land - CI (Civic Institutional), PP (Public Parks and Refuges), HP (Hillside Protection) - RN-5 (General Residential Neighborhood), RN-2 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This parcel is part of the Western Heights affordable housing campus to the east, which is managed by KCDC (Knoxville's Community Development Corporation). The former Rule High School is located to the west, which has been slated for demolition. The surrounding neighborhood is primarily comprised of small, single-family residential lots, many of which are undeveloped.

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#### STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/ Office) land use classification because it allows more flexibility while maintaining an appropriate transition of land use intensity. The HP (Hillside Protection) will be retained.**
  
- ▶ **Approve the RN-6 (Multi-Family Residential Neighborhood) district because it is compatible with surrounding development. The HP (Hillside Protection Overlay) will be retained.**

#### COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS (May meet any one of these):

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

1. The subject property is located in between a former high school campus with a CI (Civic Institutional) land use classification to the west, and the Western Heights multifamily community - classified as MDR (Medium Density Residential) - to the east.
2. Rule High School was closed in 1991 and demolition on the building began this year. There is a Knox County Schools grounds maintenance warehouse and training facility that continues to operate on the northeast side of the insitutional campus.
3. The proposed MDR/O (Medium Density Residential/Office) land use classification on the subject property provides an appropriate transition of land use intensity between the Western Heights residential community and the types of public and quasi-public uses that are considered within the CI designation.
4. The subject property is part of the Western Heights campus, which includes community open space amenities as well as a Boys and Girls Club. The property has sidewalks on Vermont Avenue and Maryland Avenue, and it is walking distance from several bus stops. These conditions support consideration of MDR/O at this location.

#### AN ERROR IN THE PLAN:

1. The current MDR land use classification on the subject parcel is not the result of an error, but the property also meets many of the location criteria for MDR/O. Such criteria include being near community activity nodes and being in an area on or near corridors served by transit and sidewalks.

#### 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 was a significant change in the development pattern of this area when 248 affordable units were demolished in 2011. The proposed land use amendment would expand the range of zoning districts that can be considered for residential infill.
2. Other public improvements are planned to occur as part of the ongoing Western Heights Transformation Plan, developed by KCDC in 2021 with federal funding and City and community support.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are not specific changes in public policy pertaining to the proposed MDR/O classification.

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 is no new information or studies specific to the MDR/O land use, but it is noteworthy that the subject parcel comprises the first phase of the Western Heights Transformation implementation plan to develop new affordable housing and community benefits.

OTHER CONSIDERATIONS:

1. The MDR/O land use classification cites the same location criteria and allows the same zones as the MDR land use class, but expands upon the MDR class by allowing a wider range of residential zones (from RN-3 to RN-6) and the O (Office zone).

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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. The subject parcel is part of KCDC's Western Heights campus, which was established in 1939 and is its largest affordable housing property. In 2011, 248 units were demolished, including all 21 multifamily buildings on the subject parcel. KCDC received a \$40 million federal grant in 2021 to develop new housing and community amenities on the vacant land and renovate existing homes.
2. RN-6 (Multi-Family Residential Neighborhood) zoning is being requested after a 15-month community planning process with the Western Heights and Beaumont neighborhoods and in partnership with the City to provide new affordable housing on this vacant section of the Western Heights campus.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RN-6 zoning district is intended to accommodate high density neighborhoods characterized by a mixture of all housing types.
2. This description is consistent with the character and housing makeup of the Western Heights community, which provides a mixture of multifamily dwelling forms.

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. There are no adverse impacts anticipated to occur from this rezoning. The permitted uses of the district are compatible with adjacent multifamily development, and the existing infrastructure can accommodate more intensive residential infill.

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 RN-6 zoning is consistent with the General Plan's development policy 8.1 to encourage growth in the existing urban area by developing infill housing on vacant lots and redevelopment parcels.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

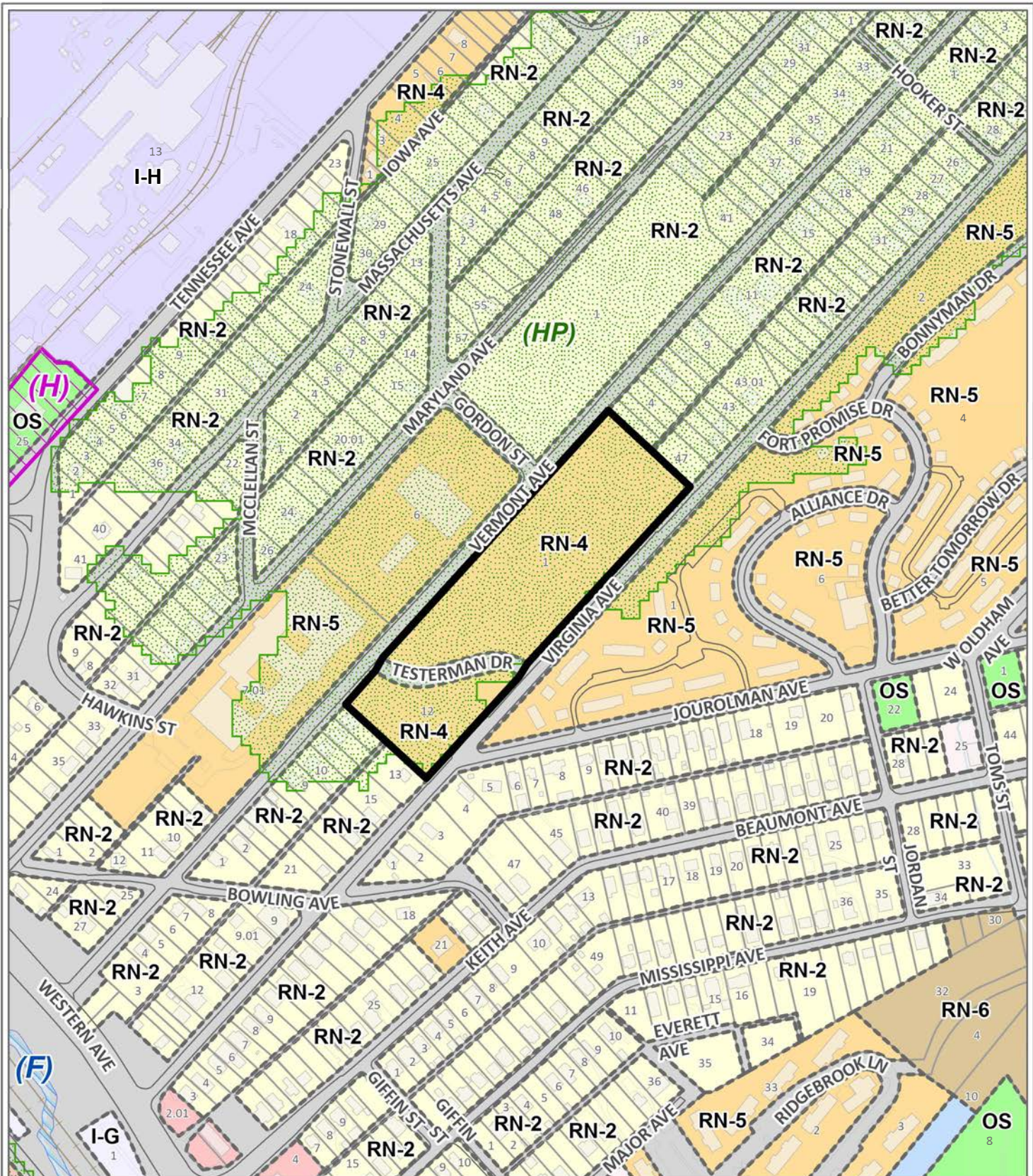
1. The subject property is in a location with adequate utilities and infrastructure for new multifamily housing where there used to be multifamily housing. New public facilities and benefits on the broader Western Heights campus are planned as part of the overall redevelopment project as well.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Beaumont Magnet, Northwest Middle, and Fulton High.

If approved, this item will be forwarded to Knoxville City Council for action on 8/8/2023 and 8/22/2023. 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.



**REZONING**

**7-0-23-RZ**

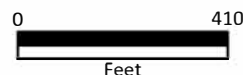
**Petitioner:** Matt Brazille, Civil & Environmental Consultants, Inc.



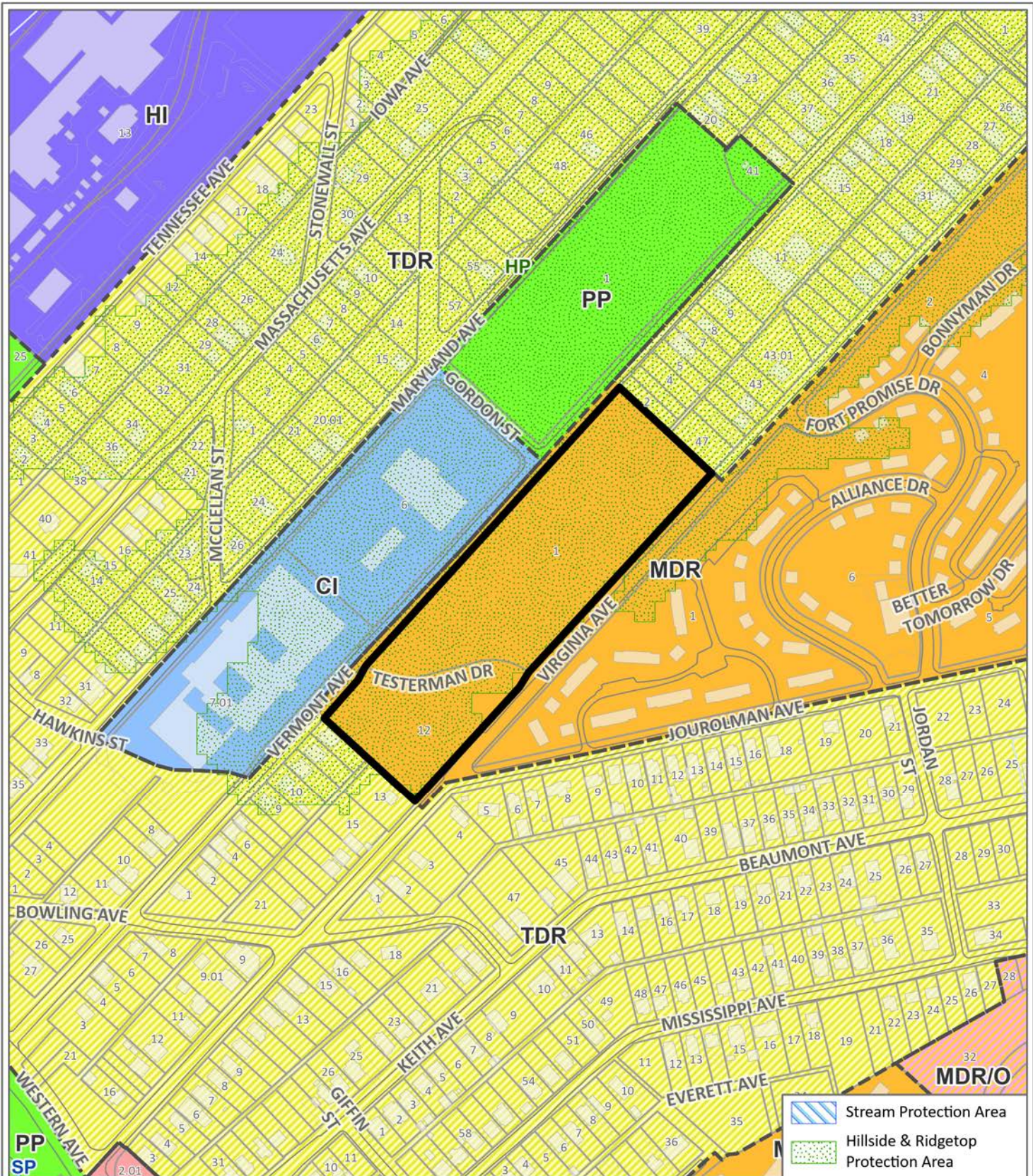
**From:** RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)  
**To:** RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

**Map No:** 94  
**Jurisdiction:** City

**Original Print Date:** 6/12/2023  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902







**CENTRAL CITY SECTOR PLAN MAP**

**7-C-23-SP**

**Petitioner:** Matt Brazille, Civil & Environmental Consultants, Inc.



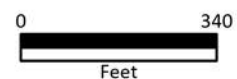
Case boundary

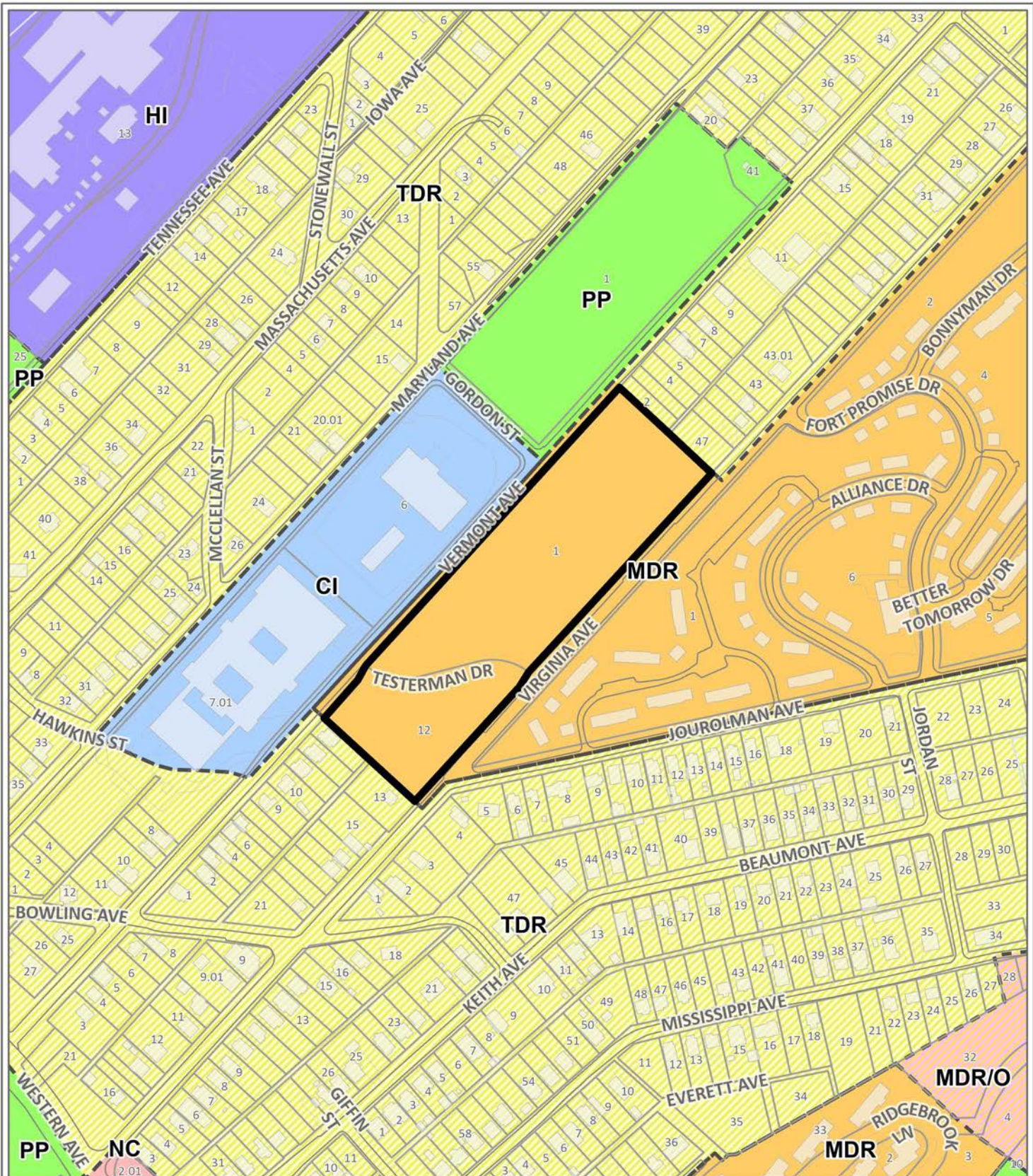
**Map No:** 94

**Jurisdiction:** City

**Original Print Date:** 6/16/2023

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





**ONE YEAR PLAN MAP**

**7-B-23-PA**

**Petitioner:** Matt Brazille, Civil & Environmental Consultants, Inc.



**From:** MDR (Medium Density Residential), HP (Hillside Protection)

**To:** MDR/O (Medium Density Residential / Office), HP (Hillside Protection);

**Map No:** 94

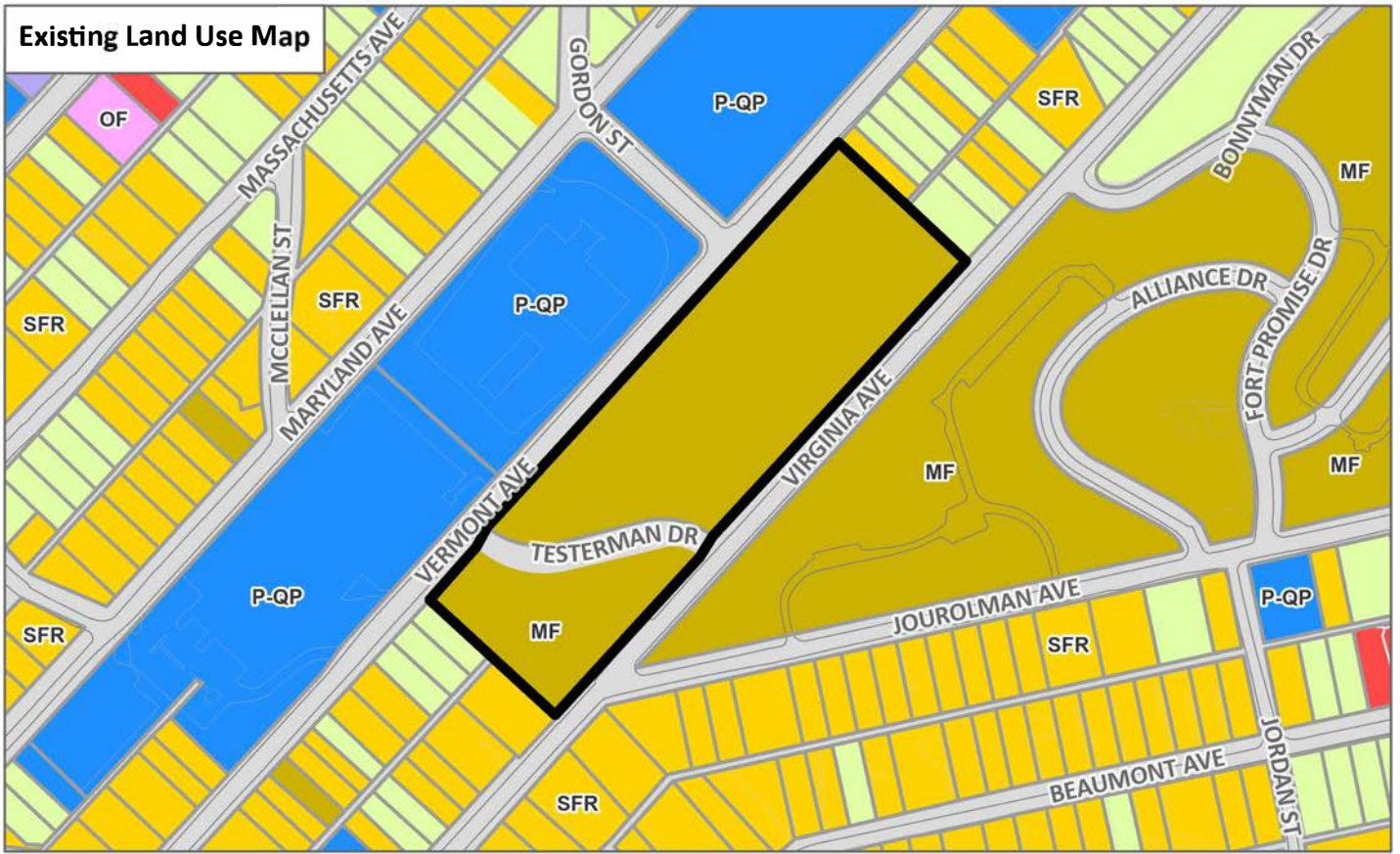
**Jurisdiction:** City

**Original Print Date:** 6/12/2023

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



**Existing Land Use Map**



**Aerial Map**



**CONTEXTUAL MAPS**

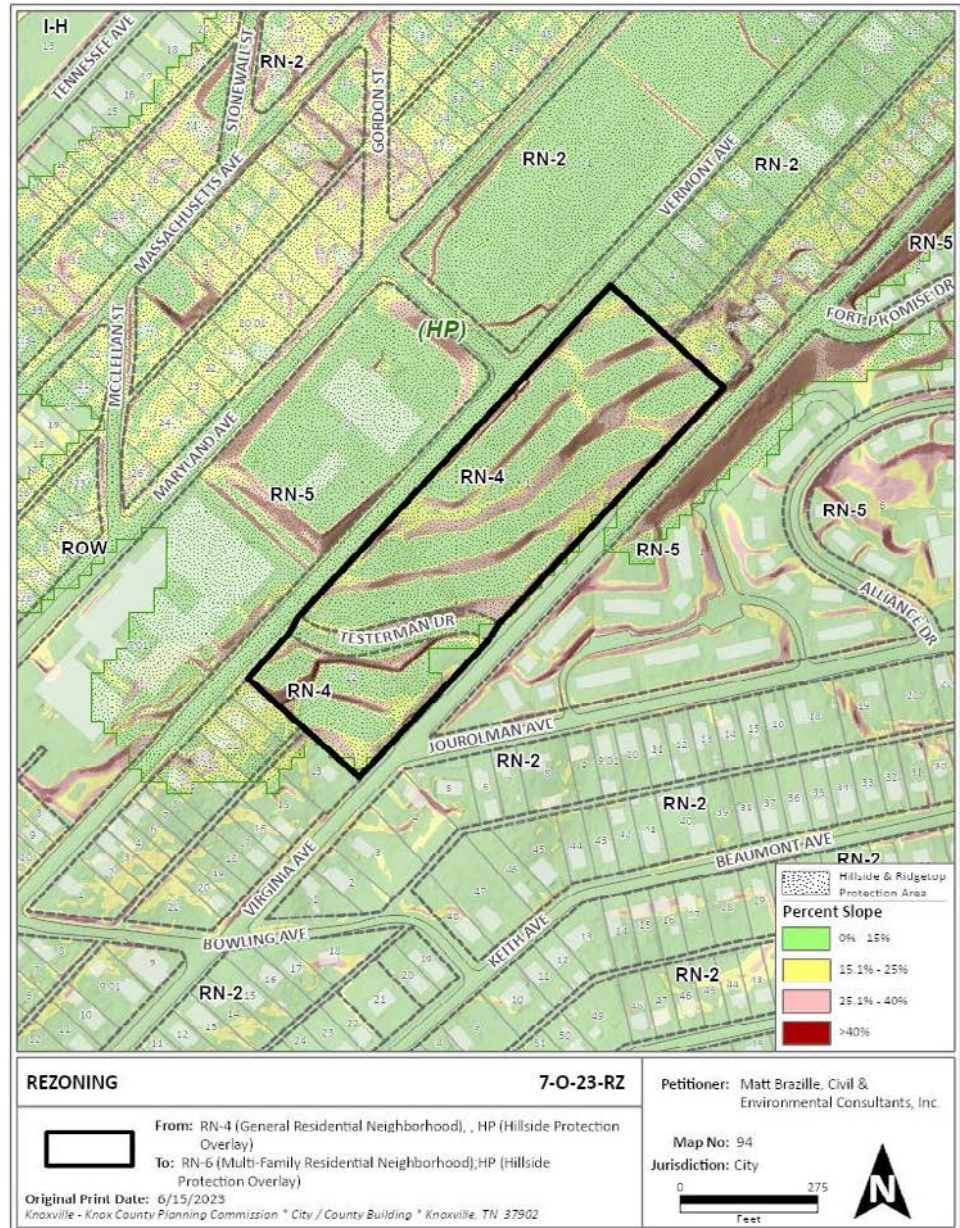
7-O-23-RZ / 7-B-23-PA/7-C-23-SP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>7.65</b>		
Non-Hillside	0.19	N/A	
0-15% Slope	4.12	100%	4.12
15-25% Slope	1.21	50%	0.60
25-40% Slope	1.43	20%	0.29
Greater than 40% Slope	0.70	10%	0.07
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>7.46</b>	Recommended disturbance budget within HP Area (acres)	<b>5.08</b>
		Percent of HP Area	<b>0.68</b>



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE CENTRAL 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 Central 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, Matt Brazille has submitted an application for an amendment to the Central City Sector Plan for property described in the application; and*

*WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from MDR (Medium Density Residential) to MDR/O (Medium Density Residential/Office) which is 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 July 13, 2023 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 Central City Sector Plan with its accompanying staff report and map, file #7-C-23-SP*

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

*SECTION 3: The Planning Commission further recommends that Knox County Commission 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

**Matt Brazille, Civil & Environmental Consultants, Inc.**

Applicant Name Affiliation

**5/30/2023**

**7/13/2023**

**7-C-23-SP**

Date Filed Meeting Date (if applicable) File Number(s)

## CORRESPONDENCE

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

**Matt Brazille Civil & Environmental Consultants, Inc.**

Name / Company

**2704 Cherokee Farm Way Ste 101 Knoxville TN 37923**

Address

**865-340-4945 / mbrazille@cecinc.com**

Phone / Email

## CURRENT PROPERTY INFO

**Jim Hatfield Knoxville's Community Deve**

Owner Name (if different) Owner Address Owner Phone / Email

**1800 VERMONT AVE / 1900 VERMONT AVE**

Property Address

**094 B B 001, 094AE012**

**7.7 acres**

Parcel ID Part of Parcel (Y/N)? Tract Size

**Knoxville Utilities Board**

**Knoxville Utilities Board**

Sewer Provider Water Provider Septic (Y/N)

## STAFF USE ONLY

**Southeast side of Vermont Ave, northwest side of Virginia Ave, north of Bowling Ave, south of Fort Promise Dr**

General Location

City **Council District 6** **RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)** **Multifamily Residential, Right of Way/Open Space**

County District Zoning District Existing Land Use

**Central City**

**MDR (Medium Density Residential), HP (Hillside Protection) N/A (Within City Limits)**

Planning Sector Sector Plan Land Use Classification 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	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	<b>RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)</b>	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	<b>MDR/O (Medium Density Residential/Office), 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>\$2,385.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>Matt Brazille, Civil &amp; Environmental Consultants, Inc.</b>	<b>5/30/2023</b>
	Please Print	Date

Phone / Email

Property Owner Signature	<b>Jim Hatfield Knoxville's Community Development Corporation</b>	<b>5/30/2023</b>
	Please Print	Date



# 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

Matt Brazille (CEC)

Engineer

Applicant Name

Affiliation

May 30, 2023

July 13, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

7-O-23-RZ  
7-B-23-PA  
7-C-23-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

Matt Brazille, P.E.

Civil & Environmental Consultants, Inc.

Name

Company

2704 Cherokee Farm Way, Suite 101

Knoxville

TN

37923

Address

City

State

ZIP

865-340-4945

mbrazille@cecinc.com

Phone

Email

## CURRENT PROPERTY INFO

Knoxville's Community Development Corp. 901 N. Broadway Street Knoxville, TN

865-403-1100

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1900 Vermont Avenue & 1800 Vermont Avenue

094AE012 & 094BB001

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

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-6**  
Proposed Zoning

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

**10.1**   **None known**

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
Fee 2	
Fee 3	

## AUTHORIZATION



Matt Brazille (CEC)

5/30/2023

Applicant Signature

Please Print

Date

865-340-4945

mbrazille@cecinc.com

Phone Number

Email



Jim Hatfield

5/30/2023

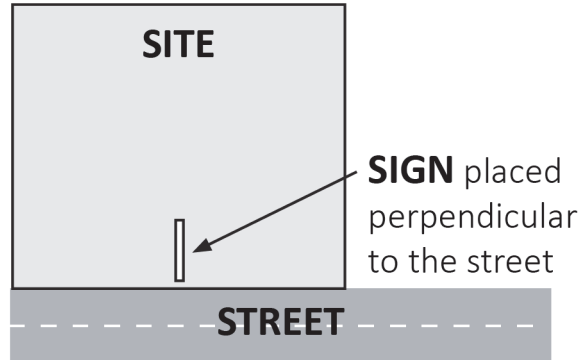
Property Owner Signature

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.

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:*

\_\_\_\_\_ June 30, 2023 \_\_\_\_\_ and \_\_\_\_\_ July 14, 2023 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Matt Brazille, CEC

Date: 5/30/2023

File Number: 7-O-23-RZ/7-B-23-PA/7-C-23-SP



Sign posted by Staff



Sign posted by Applicant