



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 5-B-23-DP **AGENDA ITEM #:** 35
POSTPONEMENT(S): 5/11/2023 **AGENDA DATE:** 6/8/2023
▶ **APPLICANT:** DKLEVY ARCHITECTURE AND DESIGN
OWNER(S): Terry L. & Sandra J. House

TAX ID NUMBER: 104 213.01 105 047 [View map on KGIS](#)
JURISDICTION: County Commission District 3
STREET ADDRESS: 9432 MIDDLEBROOK PIKE (9502 MIDDLEBROOK PIKE)
▶ **LOCATION:** South side of Middlebrook Pike, east of Countryside Center Ln, west of Durham Rd
▶ **APPX. SIZE OF TRACT:** 11.04 acres
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Middlebrook Pike, a four lane, median divided major arterial within a right-of-way width of 108-ft.
UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District
WATERSHED: Beaver Creek

▶ **ZONING:** PR (Planned Residential) up to 12 du/ac
▶ **EXISTING LAND USE:** Rural Residential, Agriculture/Forestry/Vacant Land
▶ **PROPOSED USE:** 128-unit multifamily development

HISTORY OF ZONING: In 2022, this property was rezoned to PR (Planned Residential) up to 12 du/ac (12-N-22-RZ).
SURROUNDING LAND USE AND ZONING: North: Agricultural/forestry/vacant, Rural residential - A (Agricultural), PR (Planned Residential) up to 3 du/ac
South: Single family residential - PR (Planned Residential) up to 5 du/ac, PR (Planned Residential) up to 4 du/ac, & RA (Low Density Residential)
East: Single family residential, agricultural/forestry/vacant - PR (Planned Residential) up to 5 du/ac, PR (Planned Residential) up to 4 du/ac, & A (Agricultural)
West: Multi-family - PR (Planned Residential) up to 12 du/ac
NEIGHBORHOOD CONTEXT: There are single family residential lots and subdivisions as well as apartments in the immediate vicinity. There is a commercial node within a quarter mile to the west.

STAFF RECOMMENDATION:

▶ **Approve the development plan for a 128-unit multi-family development, subject to 8 conditions.**

- 1) The maximum height of the buildings including retaining walls shall be 35 feet per the Tennessee Scenic Highway System Act of 1971 (TCA §54-17).
- 2) Provide a vegetated buffer consisting of a "Type B" landscape screen within the parking lot setback in the southwest portion of the site adjacent to single family residential uses (see Exhibit A).
- 3) Provide a sidewalk or pedestrian path to Middlebrook Pike from the parking lot of the development per the requirements of Knox County Engineering and Public Works during the permitting.
- 4) Implementation of the street and intersection improvements and driveway recommendations outlined in the Middlebrook Village Transportation Impact Study prepared by AJAX Engineering, as last revised on March 27, 2023, and approved by the Tennessee Department of Transportation, Knox County Department of Engineering and Public Works, and Planning Commission staff (see Exhibit B).
- 5) Installing all landscaping as shown on the landscape plan.
- 6) Meeting all applicable requirements of Tennessee Department of Transportation.
- 7) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 8) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

The applicant is seeking approval to construct a 128-unit apartment development on the subject property. The proposed development will consist of 5 apartment buildings three or four levels tall, a clubhouse with a pool, garages with 15 spaces, and carwash. A total of 219 parking spaces are proposed, which exceeds the 190 parking space minimum.

This section of Middlebrook Pike is designated a Scenic Highway and new buildings within 1,000-ft of State Scenic Highways have a building height limitation of 35-ft above the level of the highway (TCA § 54- 17-115). In the staff's opinion, this applies to any structure, including retaining walls.

Staff is recommending that a Type 'B' landscape screen be installed in the southwest portion of the property along the property line adjacent to single family residential uses, and a sidewalk or pedestrian path will be required from the parking lot to Middlebrook Pike per the Knox County Sidewalk Ordinance because a commercial node is less than 0.25 miles west.

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 12 du/ac:

A. The PR zone allows multi-family housing 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 12 du/ac. The proposed density is 11.7 du/ac.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. Strengthen the Scenic Highways Program regulations and enforcement. (Policy 6.11) - Per the State Scenic Highways building restriction height limit, staff is recommending a maximum height of 35-ft for all buildings and retaining walls.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property is classified Medium Density Residential, which allows densities up to 12 du/ac. The proposed development has a density of 11.7 du/ac.

B. Middlebrook Pike Corridor Study recommends medium intensity land uses between residential and commercial areas. This multifamily development along Middlebrook Pike sits between single family residential to the east and a commercial node to the west.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the 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. The proposed development meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 1191 (average daily vehicle trips)

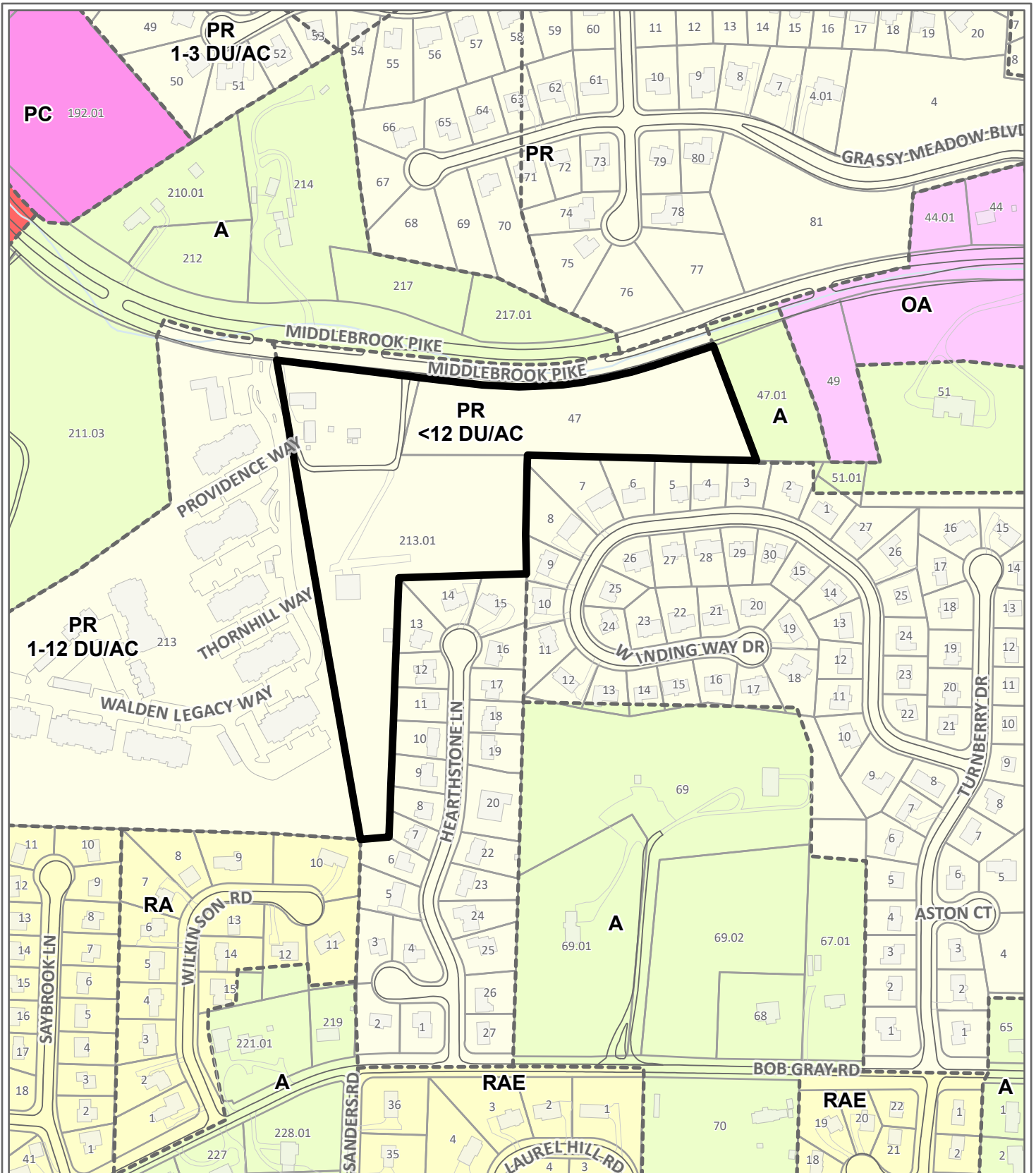
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 11 (public school children, grades K-12)

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- 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 development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



DEVELOPMENT PLAN

5-B-23-DP

Petitioner: DKLEVY Architecture and Design



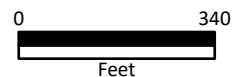
128-unit multifamily development in PR (Planned Residential) up to 12 du/ac

Map No: 104

Jurisdiction: County

Original Print Date: 4/17/2023

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





MIDDLEBROOK MULTI-FAMILY

USE ON REVIEW SET

ARCHITECT

DKLEVY

PLLC

3523 Maloney Rd., Knoxville, TN 37920
 Phone: 865.474.9264
 Email: dlevy@dklevy.com
 Contact: Daniel Levy, AIA

CIVIL

WILL ROBINSON & ASSOCIATES

1248 North Shorewood Ln.
 Phone: 865.386.4200
 Email: will@wracivil.com
 Contact: Will Robinson

LANDSCAPE ARCHITECT

ROSS/FOWLER

5103 Kingston Pike, Knoxville, TN 37919,
 Suite 105
 Phone: 865.637.1100
 Email: pbrown@rossfowler.com
 Contact: Patrick Brown

SHEET LIST	
SHEET NUMBER	SHEET NAME
G000	COVER
PL01	CONCEPT LAYOUT PLAN DRAWING
PL02	CONCEPT GRADING PLAN DRAWING
L100	OVERALL PLANTING PLAN
L101	PLANTING PLAN
L102	PLANTING PLAN
L103	PLANTING PLAN
L104	PLANTING DETAILS
A040	ARCHITECTURAL SITE PLAN & DUMPSTER ENCLOSURE DETAILS
A101	CONCEPT FLOOR PLANS
A102	CONCEPT ELEVATIONS BUILDING - A
A103	CONCEPT ELEVATIONS BUILDING - B
A104	CONCEPT ELEVATIONS BUILDING - C
A105	CONCEPT GARAGE
A106	CONCEPT CARWASH

PROJECT CONCEPT:

THE PROJECT CONSISTS OF 2 THREE STORY WALKUP MULTI FAMILY HOUSING BUILDINGS AND 2 THREE-FOUR SPLIT WALKUP MULTI FAMILY HOUSING BUILDINGS. THERE IS ALSO A CLUB HOUSE, GARAGE AND CARWASH BUILDING.

OCCUPANCY TYPES:

BUILDING A: GROUP R-2 (RESIDENTIAL)
 BUILDING C: GROUP R-2 (RESIDENTIAL)
 CLUB HOUSE: GROUP A-3 (ASSEMBLY)

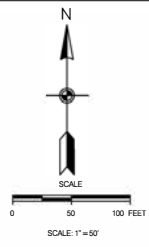
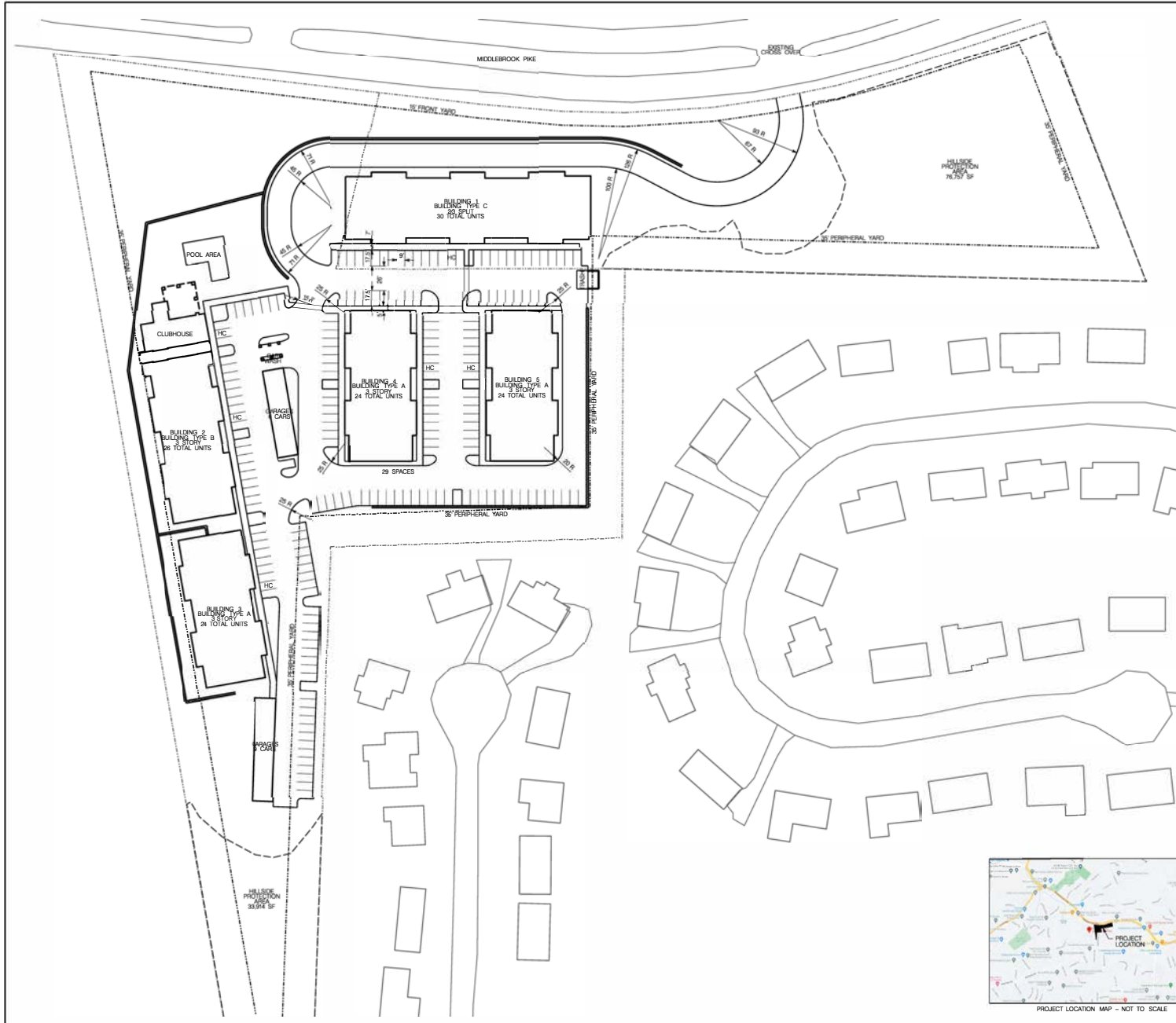
PROPOSED SITE CONCEPT

MULTI-FAMILY 128 UNITS
 APPROX. 11.7 UNITS/ACRE
 APPROX. 11.00 ACRES
 20 - 1 BR'S 30 SPACES REQ
 12 - 1 BR'S 12 SPACES REQ
 62 - 2 BR'S 93 SPACES REQ
 34 - 3 BR'S 51 SPACES REQ

PARKING REQ 186 SPACES

PARKING 188 + 15 GARAGE SPACES
 1.58 SPACES PROVIDED PER UNIT

Drawing Set		
U.O.R. SET		
Project Information		
MIDDLEBROOK MULTI-FAMILY		
Project Number	22179	
#602 MIDDLEBROOK - MF		
BLUNCH DEV.		
Sheet Information		
Revisions		
No.	Description	Date
Issue Date	05.31.23	
COVER		
G000		



LEGEND:

EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
535.25'	535'	SPOT ELEVATION
[Outline]	[Outline]	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊕	⊕	FIRE HYDRANT
NA	---	SURFACE FLOW
NA	---	SILT FENCING
---	---	CURB
□	◆	CATCH BASIN
NA	[Pattern]	CONCRETE PAVEMENT
NA	[Pattern]	ASPHALT PAVEMENT
NA	[Pattern]	RP RAP

PROJECT DATA
 USE: MULTIFAMILY RESIDENTIAL
 TOTAL SF: 192,211 SF
 ZONING: R9 - 12 DU/AC
 PARCELS: 104 2'x50' AND 105 44'

UNIT MIX:
 1BR — 30
 2BR — 60
 3BR — 30
 TOTAL UNITS — 120

PARKING SUMMARY:
 PARKING REQUIRED: 186 SPACES
 PARKING PROVIDED: 186 SPACES + 15 GARAGE

CALCULATION (COUNTY):
 1.5 SPACES PER 2 BR + 1.5 SPACES PER 3 BR +
 1.5 SPACES PER 2 BR + 1.5 SPACES PER 3 BR +
 (1.5 X 20) + (1.5 X 96) = 186 SPACES

SETBACKS:
 FRONT: 15'
 SIDE: 15'
 REAR: 35'
 PERIPHERAL: 35'

PARCEL AREA: ~11 AC
 IMPERVIOUS AREA: 4.63 AC
 FLOOR AREA RATIO: 35.5 %
 IMPERVIOUS AREA RATIO: 42.0 %
 GROSS AREA COVERAGE: 15.1 %
 HILLSIDE PROTECTION PROVIDED: 110,671 SF (2.54 ACRE)



WILL ROBINSON & ASSOCIATES
 1248 N. Shreveport Ln
 Caryville, TN 37714
 (865) 386-4200
 wrassociates@bellsouth.net

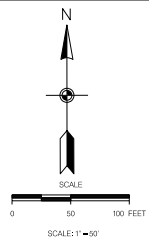
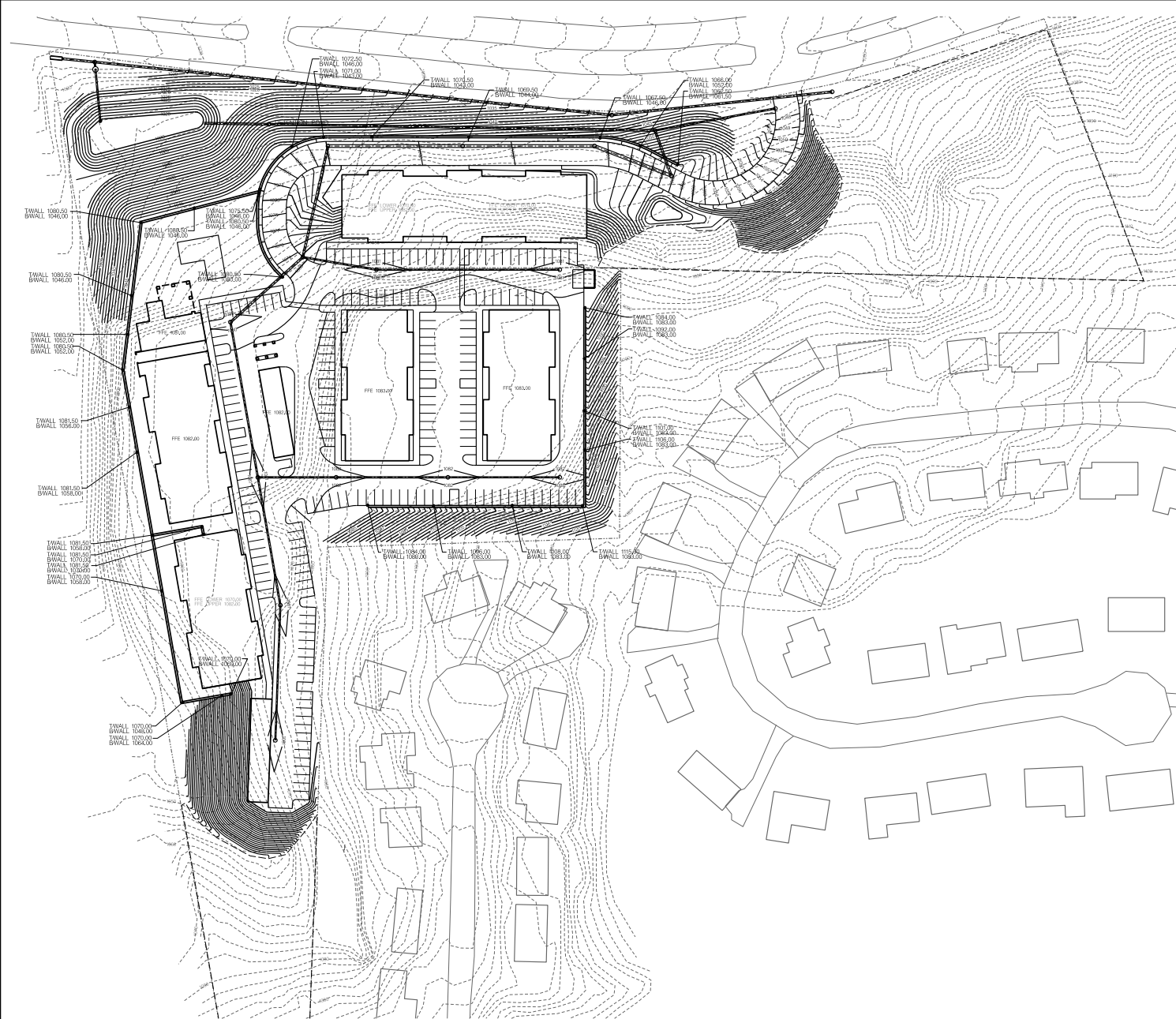


A Site Plan for
Middlebrook Multi Family
 9502 Middlebrook Pike
 Knox County, Tennessee

REVISIONS:

DRAWN: WNR
 CHECKED: WNR
 DATE: 05-31-2023
 FILE NAME:
 PROJECT NO:

PL01
 CONCEPT LAYOUT PLAN
 DRAWING



LEGEND:

EXISTING	PROPOSED	
536	536	GROUND CONTOUR ELEVATION
535.25	535.25	SPOT ELEVATION
(Square)	(Square)	STRUCTURE
- - - -	- - - -	PROPERTY LINE
- - - -	- - - -	EASEMENT
- - - -	- - - -	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
ND	ND	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
(Circle with M)	(Circle with M)	WATER METER
(Circle with X)	(Circle with X)	FIRE HYDRANT
NA	(Arrow)	SURFACE FLOW
NA	(Line with X)	SILT FENCING
(Line)	(Line)	CURB
(Square)	(Square)	CATCH BASIN
NA	(Stippled)	CONCRETE PAVEMENT
NA	(Hatched)	ASPHALT PAVEMENT
NA	(Hatched)	RP RAP

WILL ROBINSON & ASSOCIATES
 1248 N. Shrevewood Ln
 Caryville, TN 37714
 (865) 386-4200
 wrassociates@bellsouth.net



A Site Plan for:
Middlebrook Multi Family
 9502 Middlebrook Pike
 Knoxville, Tennessee

REVISIONS:

DRAWN: WNR
 CHECKED: WNR
 DATE: 05-31-2023
 FILE NAME:
 PROJECT NO:

PL02
 CONCEPT GRADING PLAN
 DRAWING



ROSS/FOWLER
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN & PLANNING
 5103 Kingston Pike - Suite 105
 Knoxville, Tennessee 37919
 P. 865-637-1100 F. 865-637-1101

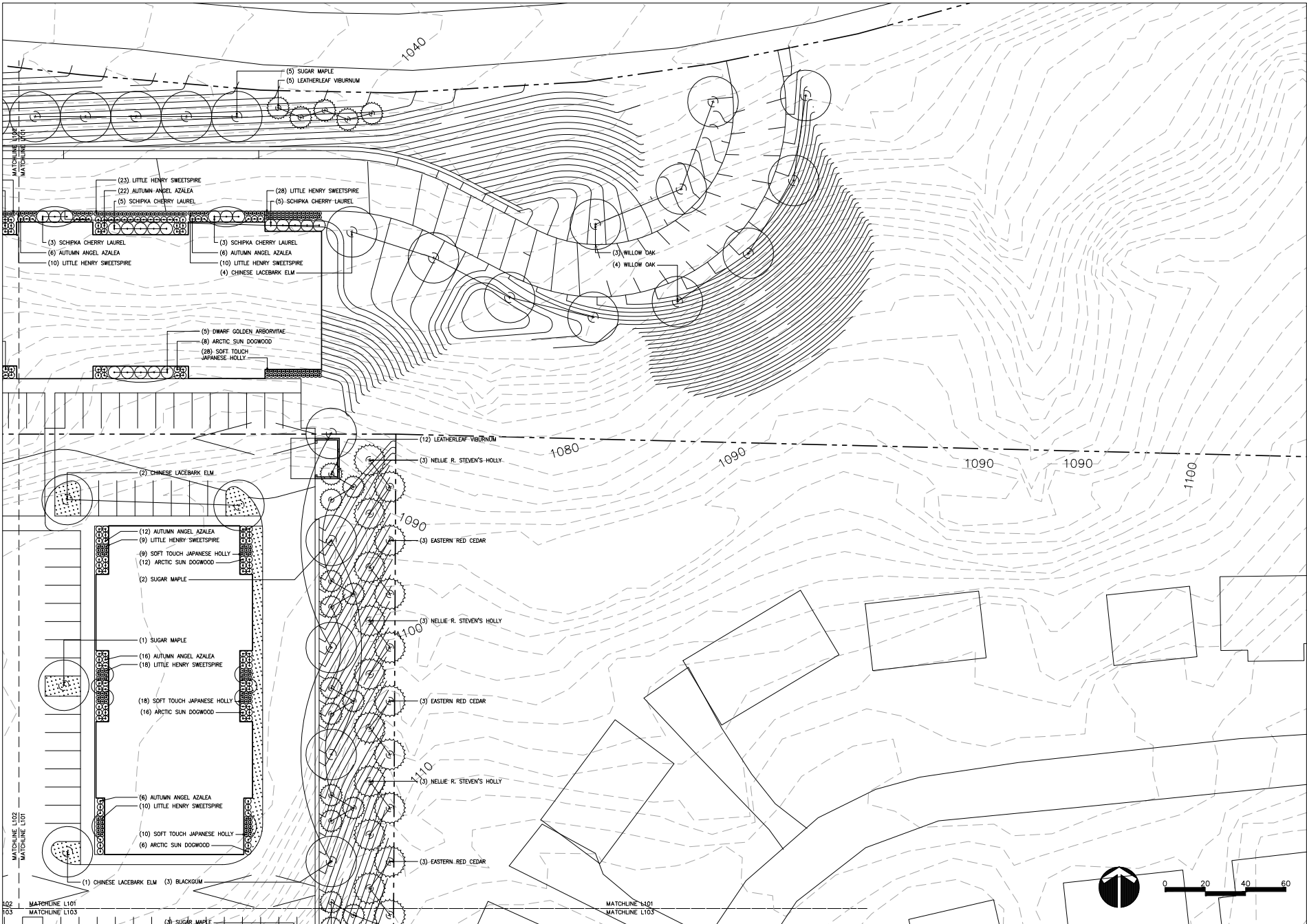
MIDDLEBROOK MULTI-FAMILY
 KNOX COUNTY, TN
 CLIENT: DKLEVY ARCHITECTURE + DESIGN



REVISIONS

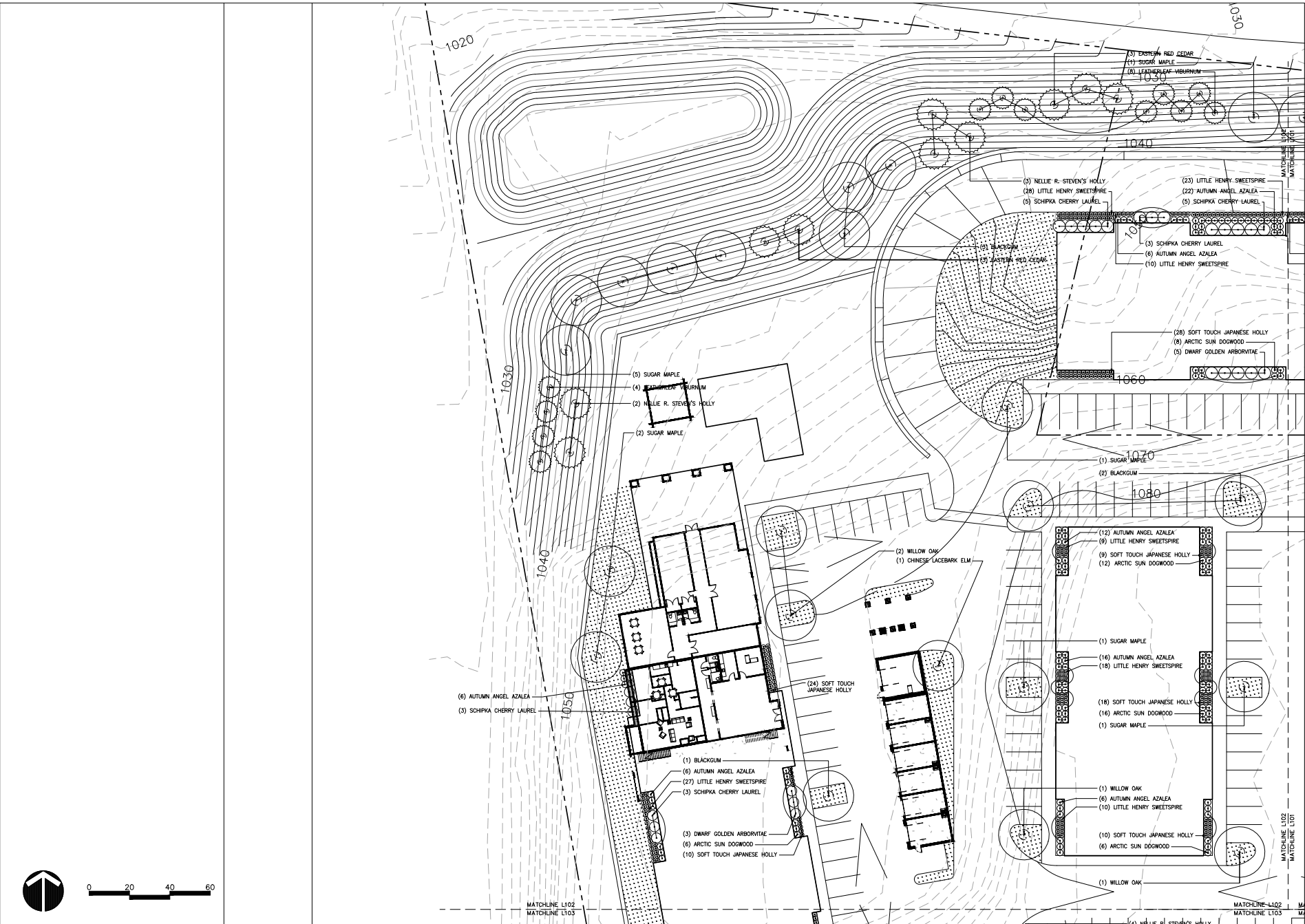
COPYRIGHT © ROSS/FOWLER, P.C. 2022
 PROJECT NUMBER: 20005
 ISSUE DATE: 05-31-2022

OVERALL
 PLANTING PLAN
L100





0 20 40 60



1020

1030

1030

1040

1050

1040

1060

1070

1080

MATCHLINE L102
MATCHLINE L103

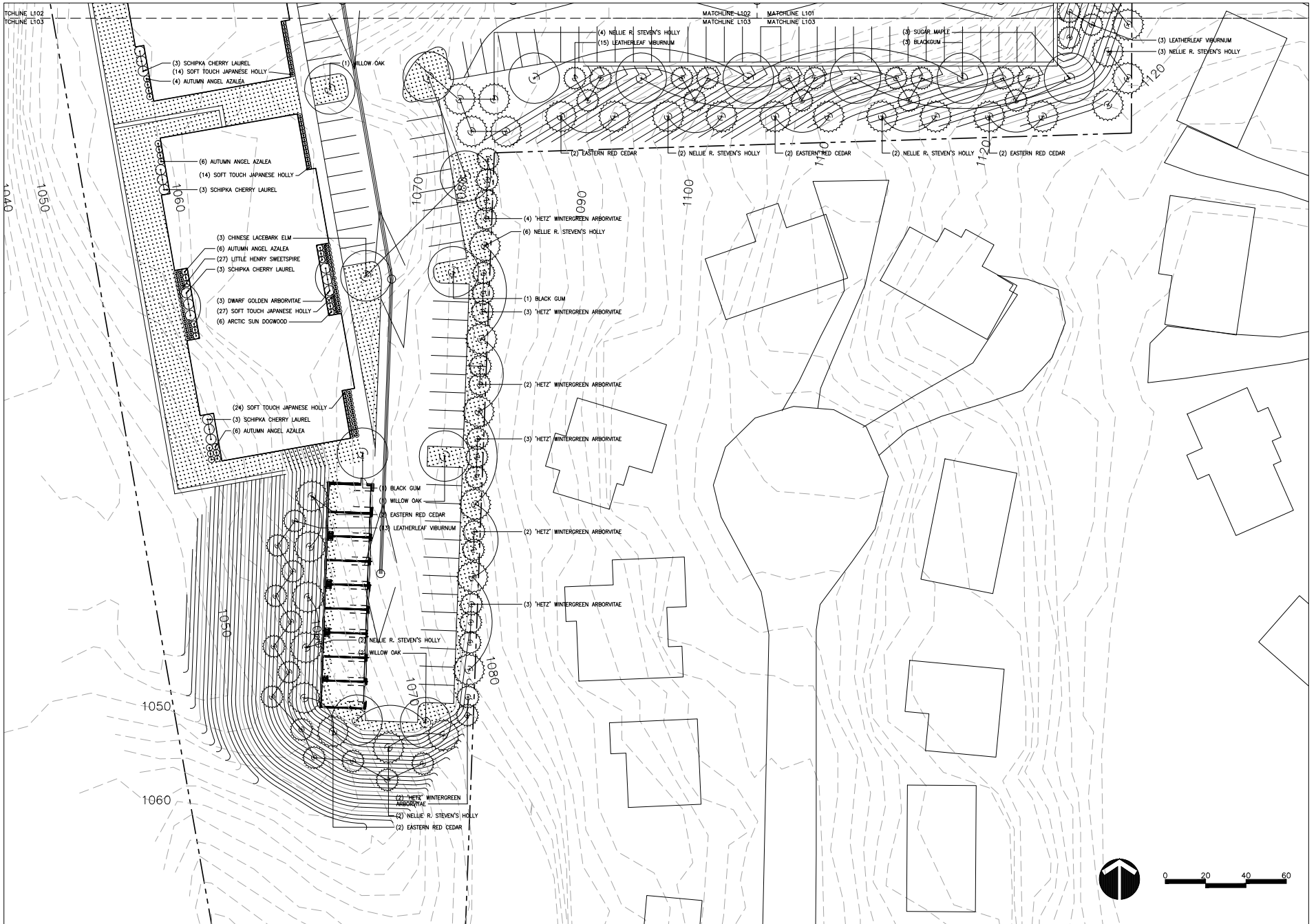
MATCHLINE L102
MATCHLINE L103

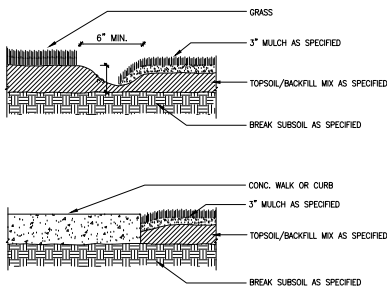
MIDDLEBROOK MULTI-FAMILY
 KNOX COUNTY, TN
 CLIENT: DKLEVY ARCHITECTURE + DESIGN



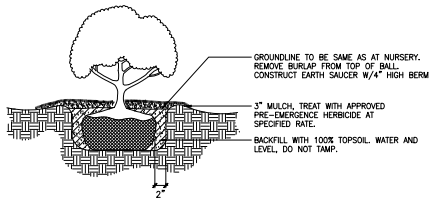
REVISIONS

COPYRIGHT © ROSS/FOWLER, P.C. 2023
 PROJECT NUMBER: 23005
 ISSUE DATE: 05-31-2023

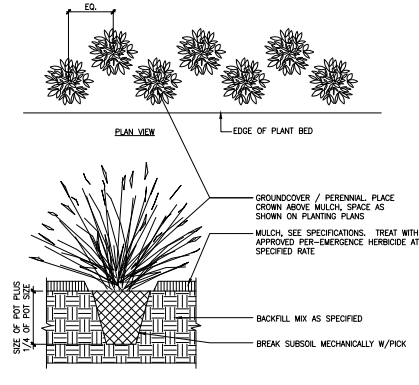




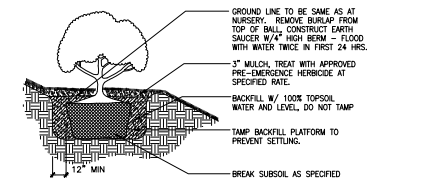
9 BED EDGE DETAIL
L104 SCALE: NOT TO SCALE



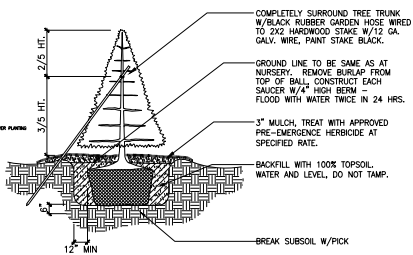
5 SHRUB PLANTING DETAIL
L104 SCALE: NOT TO SCALE



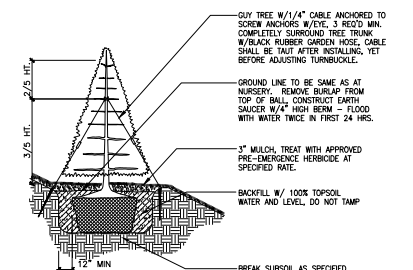
10 GROUND COVER/PERENNIAL PLANTING
L104 SCALE: NOT TO SCALE



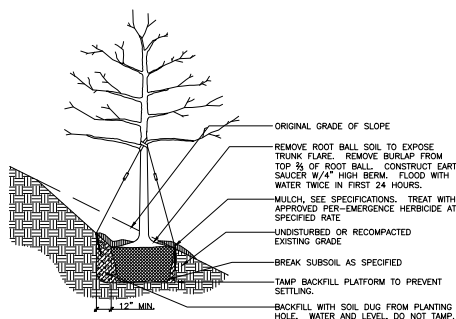
6 SHRUB PLANTING ON SLOPE
L104 SCALE: NOT TO SCALE



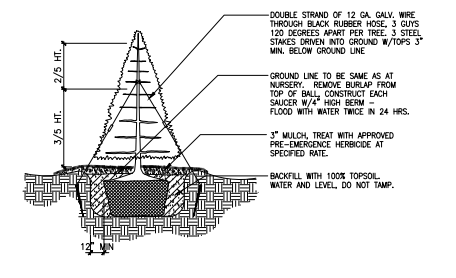
7 EVERGREEN TREE - TO 8' HT.
L104 SCALE: NOT TO SCALE



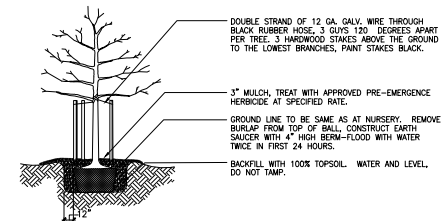
8 EVERGREEN TREE ON 2:1 SLOPE
L104 SCALE: NOT TO SCALE



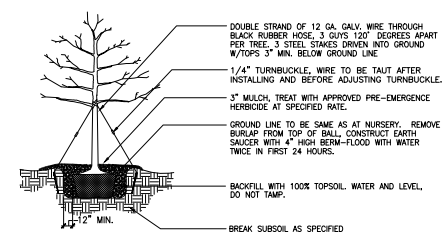
3 TREE PLANTING ON SLOPE
L104 SCALE: NOT TO SCALE



4 EVERGREEN TREE - OVER 8' HT.
L104 SCALE: NOT TO SCALE



1 TREE PLANTING & GUYING TO 3\"/>



2 TREE PLANTING & GUYING 3\"/>

TYPE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS	QUANTITY
TREES	ASL	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	12\"/>			
	INS	ILEX X 'NELLIE B. STEVENS'	NELLIE B. STEVENS HOLLY	7-8 HGT.	B&B	STRONG CENTRAL LEADER, BRANCHED AT 6'	22
	JVA	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8 HGT.	B&B	STRONG CENTRAL LEADER, BRANCHED TO GROUND	35
	NSC	NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE BLACK GUM	7\"/>			
	OPQ	QUERCUS PHELLOUS	WILLOW OAK	7\"/>			
	TRH	TRIALIA OCCIDENTALIS 'HETZ WATERGARDEN'	HETZ WATERGARDEN ARBORVITAE	8 HGT.	B&B	STRONG CENTRAL LEADER, BRANCHED AT 6'	15
	UPA	ULMUS PARVIFLORA 'DEXER F'	DEXER LACEDRUM ELM	7\"/>			
SHRUBS	CSA	CORNUS SANGUINEA	ARCTIC SUN DOGWOOD	24\"/>			
	INS	ILEX VIRGINICA 'SPRING'	LITTLE HENRY SWEETSPRE	12\"/>			
	INS	ILEX ORNATA 'SOFT TOUCH'	SOFT TOUCH JAPANESE HOLLY	12\"/>			
	PLS	PRUNUS LAURUS 'SOPHIA'SS'	SOFT TOUCH LAUREL	12\"/>			
	RRG	RHOODODENDRON 'ROBLEZ' PP15227	AUTUMN ANGEL ENCORE AZALEA	18\"/>			
	TRH	TRIALIA OCCIDENTALIS 'MURKAWA'	HETZ WATERGARDEN ARBORVITAE	18\"/>			
	YRS	YERBONUM RHYTHYDOPHYLLUM	LEATHERLEAF YERBONUM	18\"/>			

* THE ABOVE PLANT SCHEDULE IS FOR REFERENCE ONLY. CONTRACTOR TO VERIFY QUANTITY OF PLANTS SHOWN ON THE PLANS

PLANTING NOTES:

- THE LOCATION OF ALL SURFACE AND UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AT GROUND BREAK. CALL TENNESSEE ONE CALL AT 1-800-351-1111. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE AS REQUIRED DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER.
- AT START OF CONSTRUCTION OPERATIONS IDENTIFY AREAS OF GRASS TO BE KILLED. COMPLETELY ERADICATE ALL GRASS IN AREAS SHOWN TO BE WITHIN A MULCHED BED.
- PROTECT EXISTING GRASS AREAS TO REMAIN. SEED ALL AREAS WITHIN AND ADJOINING PROJECT LIMITS DISTURBED AS A RESULT OF CONSTRUCTION OPERATIONS WHICH ARE NOT OTHERWISE SHOWN TO BE PLANTED.
- ESTABLISH SMOOTH CURVILINEAR MOWING/BED LINES WHERE LAWN MEETS MULCHED SHRUB OR GROUND COVER MASS. BED LINE LOCATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE BEGINNING BED PREPARATION.
- HALF TONE IMAGES ARE EXISTING CONDITIONS INCLUDED FOR REFERENCE. PROTECT FROM DAMAGE.
- ALL AREAS OF MASS PLANTING SHALL RECEIVE 8" OF TOPSOIL/BACKFILL MIX.
- MULCH ALL AREAS OF TREE, SHRUB AND GROUND COVER MASS PLANTING WITH 2" OF SHREDDED HARDWOOD BARK MULCH.



UNIT MATRIX

BUILDING A - 3 FLOOR (3)

LEVEL 1:

- 2 ONE BEDROOMS
- 4 TWO BEDROOMS
- 2 THREE BEDROOMS

LEVEL 2:

- 2 ONE BEDROOMS
- 4 TWO BEDROOMS
- 2 THREE BEDROOMS

LEVEL 3:

- 2 ONE BEDROOMS
- 4 TWO BEDROOMS
- 2 THREE BEDROOMS

TOTAL BUILDING A

- 6 ONE BEDROOMS UNIT SQFT: 816 SQFT
- 12 TWO BEDROOMS UNIT SQFT: 1143 SQFT
- 6 THREE BEDROOMS UNIT SQFT: 1390 SQFT

(MINUS 2 THREE BEDROOMS AT CLUB HOUSE LOCATION TO BRING TOTAL UNITS TO 128, SEE SITE PLAN)

BUILDING B - 3 FLOOR (1)

LEVEL 1:

- 6 ONE BEDROOMS
- 2 TWO BEDROOMS
- 2 THREE BEDROOMS

LEVEL 2:

- 4 ONE BEDROOMS
- 2 TWO BEDROOMS
- 2 THREE BEDROOMS

LEVEL 3:

- 4 ONE BEDROOMS
- 2 TWO BEDROOMS
- 2 THREE BEDROOMS

TOTAL BUILDING B

- 14 ONE BEDROOMS UNIT SQFT: 816 SQFT
- 6 TWO BEDROOMS UNIT SQFT: 1143 SQFT
- 6 THREE BEDROOMS UNIT SQFT: 1390 SQFT

BUILDING C (1)

LEVEL 1:

- 4 TWO BEDROOMS
- 2 THREE BEDROOMS

LEVEL 2:

- 8 TWO BEDROOMS
- 4 THREE BEDROOMS

LEVEL 3:

- 8 TWO BEDROOMS
- 4 THREE BEDROOMS

TOTAL BUILDING C

- 20 TWO BEDROOMS UNIT SQFT: 1143 SQFT
- 10 THREE BEDROOMS UNIT SQFT: 1390 SQFT

GRAND TOTAL 128 UNITS

OCCUPANCY TYPES:

BUILDING A: GROUP R-2 (RESIDENTIAL)

BUILDING C: GROUP R-2 (RESIDENTIAL)

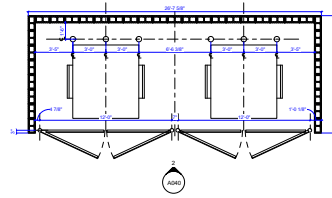
CLUBHOUSE: GROUP A-3 (ASSEMBLY)

PROPOSED SITE CONCEPT

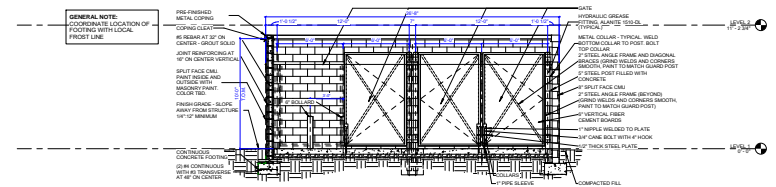
- MULTI-FAMILY 128 UNITS
- APPROX. 11.7 UNITS/ACRE
- APPROX. 11.00 ACRES
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- 12 - 1 BR'S 12 SPACES REQ
- 62 - 2 BR'S 93 SPACES REQ
- 34 - 3 BR'S 51 SPACES REQ

PARKING REQ 186 SPACES

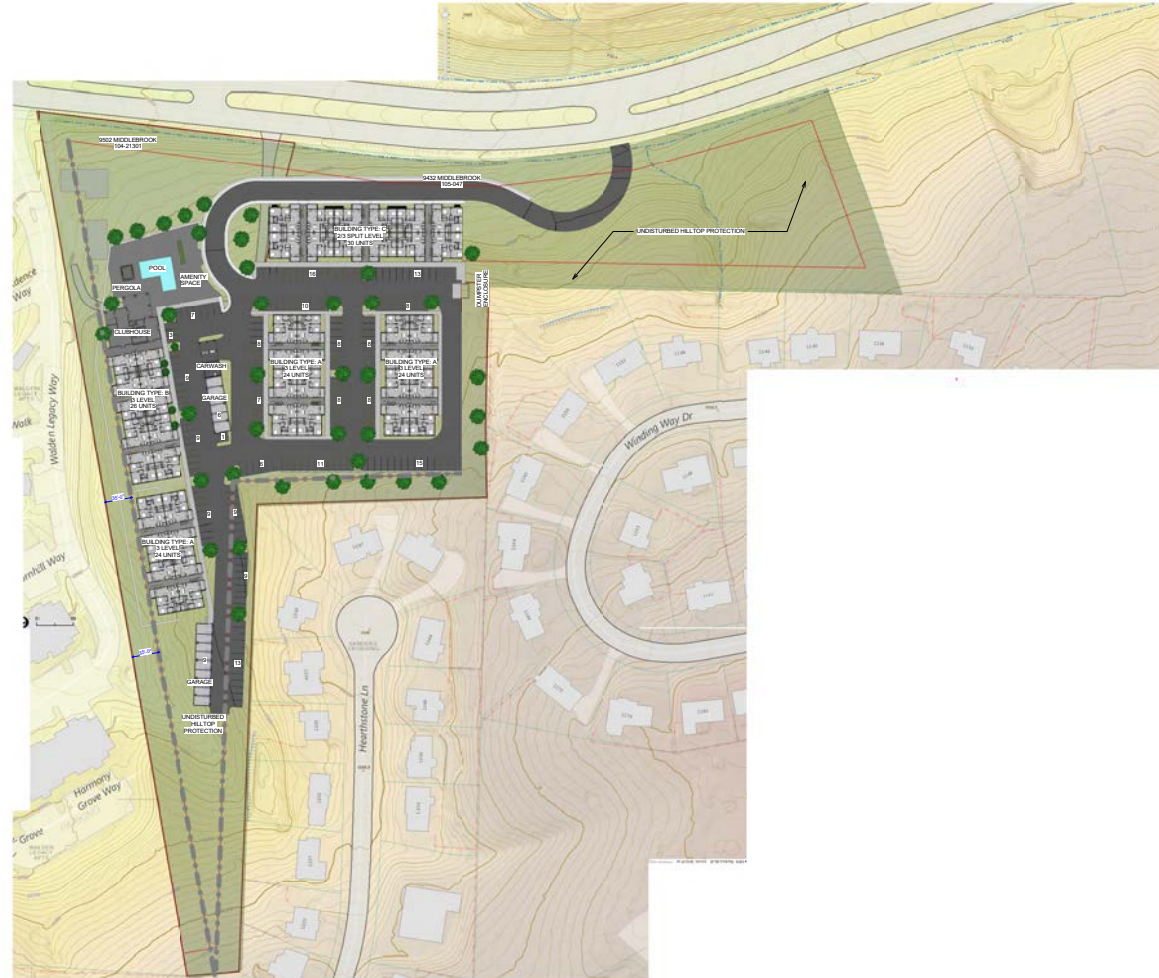
PARKING 188 + 15 GARAGE SPACES
1.58 SPACES PROVIDED PER UNIT



DUMPSTER ENCLOSURE PLAN 1/4" = 1'-0"



Elevation 1-a 1/4" = 1'-0"



PROPOSED SITE PLAN 1" = 60'-0"

Sheet
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Drawing Set

U.O.R. SET

Project Information

MIDDLEBROOK MULTI-FAMILY

Project Number 22179

8602 MIDDLEBROOK - MF

BLUNCH DEV.

Sheet Information

Revisions

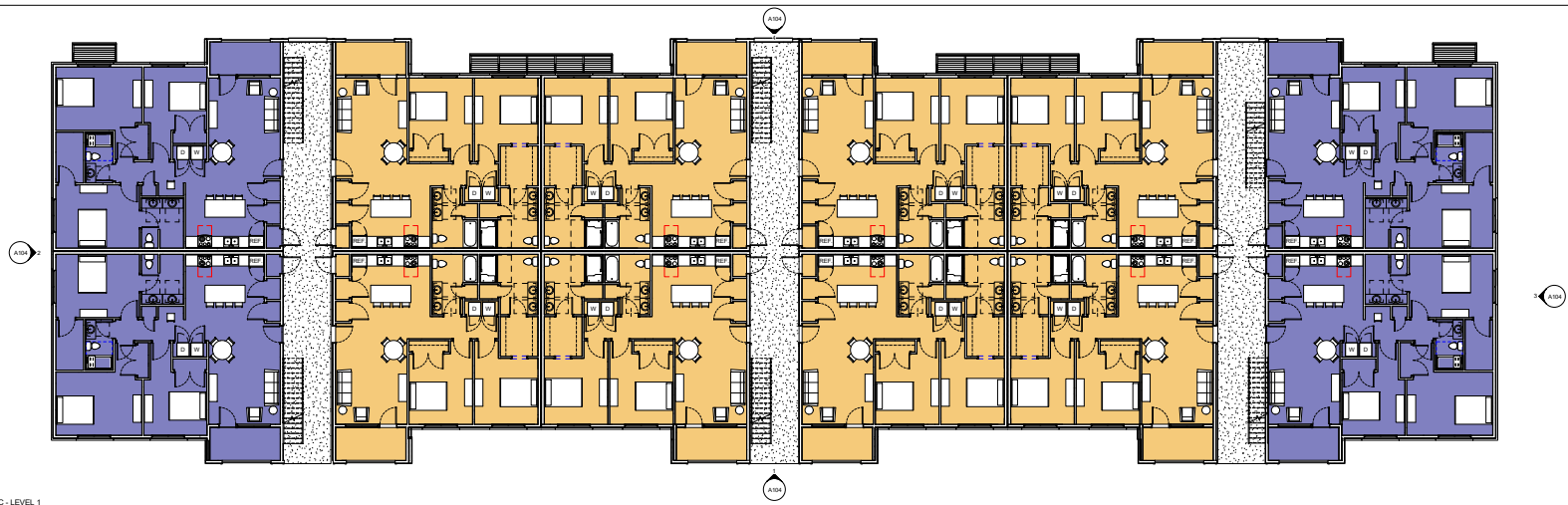
No.	Description	Date

Issue Date 05.31.23

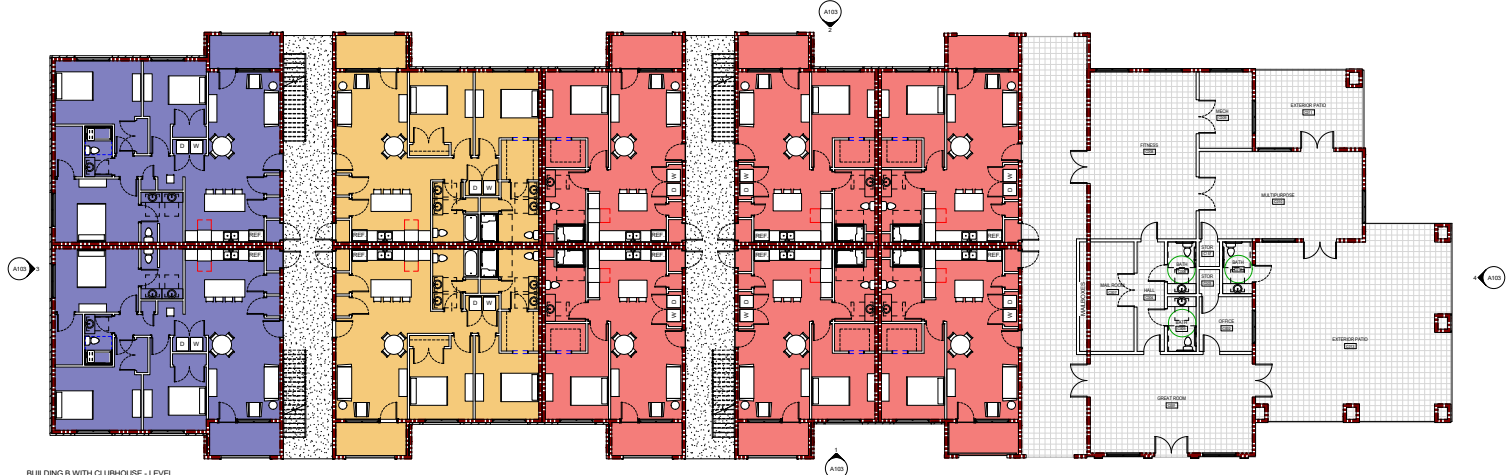
ARCHITECTURAL SITE PLAN & DUMPSTER ENCLOSURE DETAILS

A040

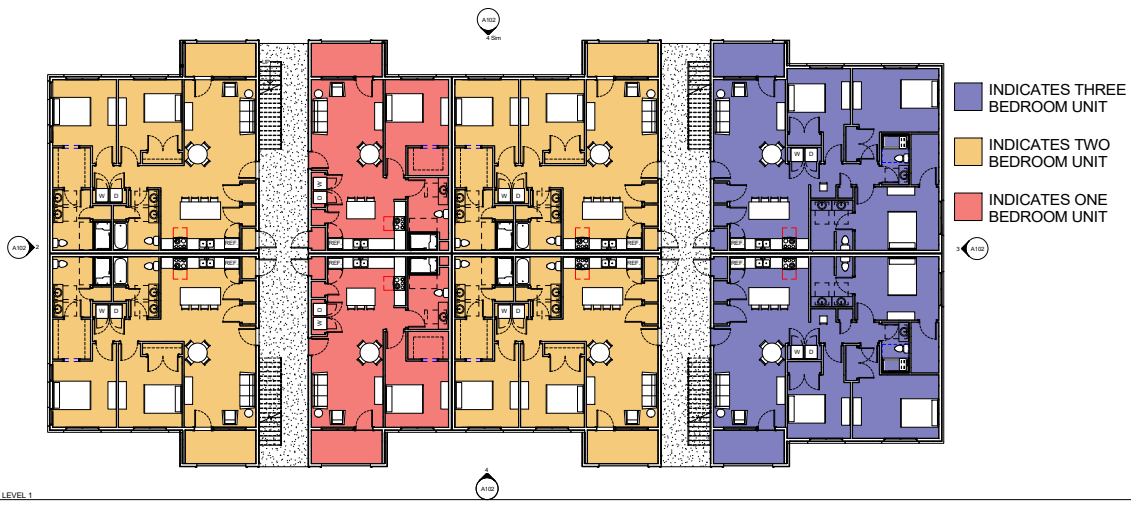
Sheet
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 WITHOUT THE AUTHORIZED CONSENT
 OF DKLEVY PLLC



① BUILDING C - LEVEL 1
 1/8" = 1'-0"



② BUILDING B WITH CLUBHOUSE - LEVEL
 1/8" = 1'-0"



③ BUILDING A - LEVEL 1
 1/8" = 1'-0"

- INDICATES THREE BEDROOM UNIT
- INDICATES TWO BEDROOM UNIT
- INDICATES ONE BEDROOM UNIT

Drawing Set
U.O.R. SET

Project Information
 MIDDLEBROOK MULTI-FAMILY
 Project Number 22179
 1602 MIDDLEBROOK - MF
 BLUNCH DEV.

Sheet Information

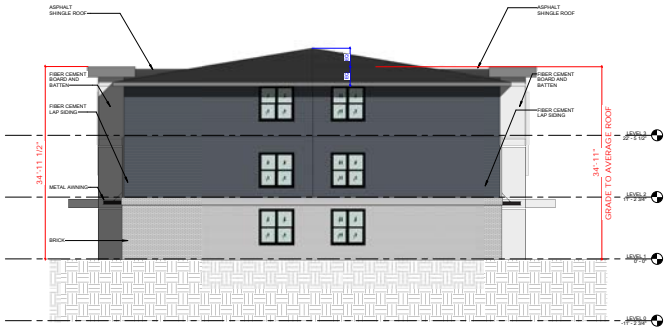
Revisions

No.	Description	Date

Issue Date 05.31.23

CONCEPT FLOOR PLANS

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① BUILDING - A - RIGHT FACADE1
 1/8" = 1'-0"



② BUILDING - A - LEFT FACADE1
 1/8" = 1'-0"



③ BUILDING - A - REAR FACADE1
 1/8" = 1'-0"



④ BUILDING - A - FRONT FACADE1
 1/8" = 1'-0"

Drawing Set

U.O.R. SET

Project Information

MIDDLEBROOK MULTI-FAMILY

Project Number 22179

9502 MIDDLEBROOK - MF

BLUNCH DEV.

Sheet Information

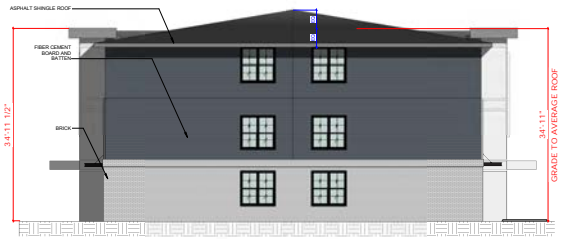
Revisions

No.	Description	Date

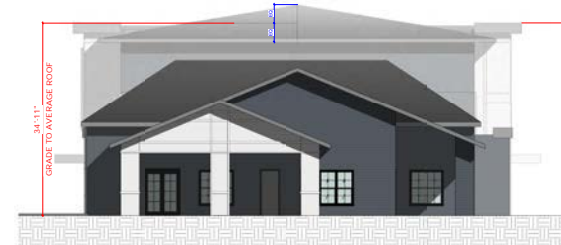
Issue Date 05.31.23

CONCEPT ELEVATIONS BUILDING - A

A102



BUILDING - B WITH CLUBHOUSE - LEFT
 FACADE
 1/8" = 1'-0"



BUILDING - B WITH CLUBHOUSE - RIGHT
 FACADE
 1/8" = 1'-0"



BUILDING - B WITH CLUBHOUSE - REAR
 FACADE
 1/8" = 1'-0"



BUILDING - B WITH CLUBHOUSE - FRONT FACADE
 1/8" = 1'-0"

Drawing Set

U.O.R. SET

Project Information

MIDDLEBROOK MULTI-FAMILY

Project Number 22179

1602 MIDDLEBROOK - MF

BLUNCH DEV.

Sheet Information

Revisions

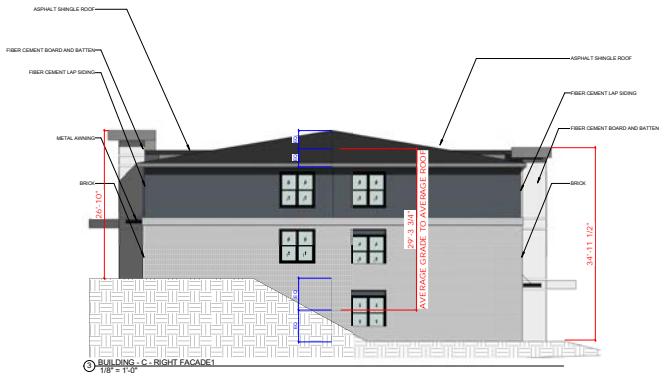
No.	Description	Date

Issue Date 05.31.23

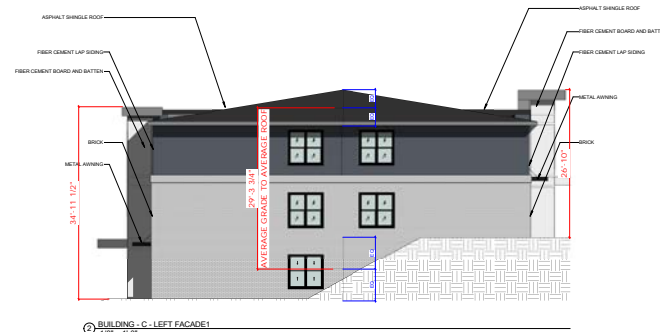
CONCEPT ELEVATIONS BUILDING - B

A103

3/28/23
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① BUILDING - C - RIGHT FACADE1
 1/8" = 1'-0"



② BUILDING - C - LEFT FACADE1
 1/8" = 1'-0"



③ BUILDING - C - REAR FACADE1
 1/8" = 1'-0"



④ BUILDING - C - FRONT FACADE1
 1/8" = 1'-0"

15/03/23
 3:42:07PM

Drawing Set

U.O.R. SET

Project Information

MIDDLEBROOK MULTI-FAMILY

Project Number 22179

1902 MIDDLEBROOK - MF

BLUNCH DEV.

Sheet Information

Revisions

No.	Description	Date

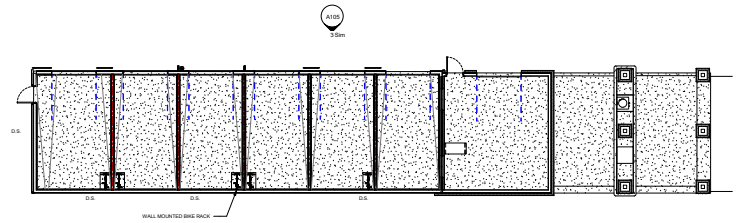
Issue Date 05.31.23

CONCEPT ELEVATIONS BUILDING - C

Sheet
 © DKLEVVY PLLC 2023 - ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED WITHOUT THE AUTHORIZED CONSENT OF DKLEVVY PLLC.



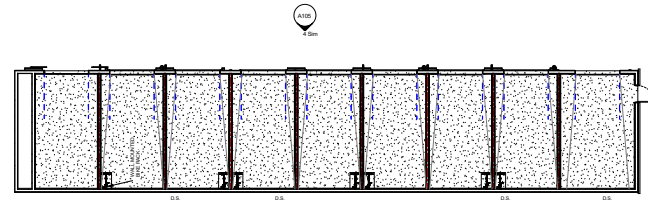
1 Elevation 3 - a
 1/8" = 1'-0"



2 GARAGE PLAN 6 UNITS AND CARWASH
 1/8" = 1'-0"



3 Elevation 4 - a
 1/8" = 1'-0"



4 GARAGE PLAN 8 UNITS
 1/8" = 1'-0"

Drawing Set

U.O.R. SET

Project Information

MIDDLEBROOK MULTI-FAMILY

Project Number 22179

1602 MIDDLEBROOK - MF

BLUNCH DEV.

Sheet Information

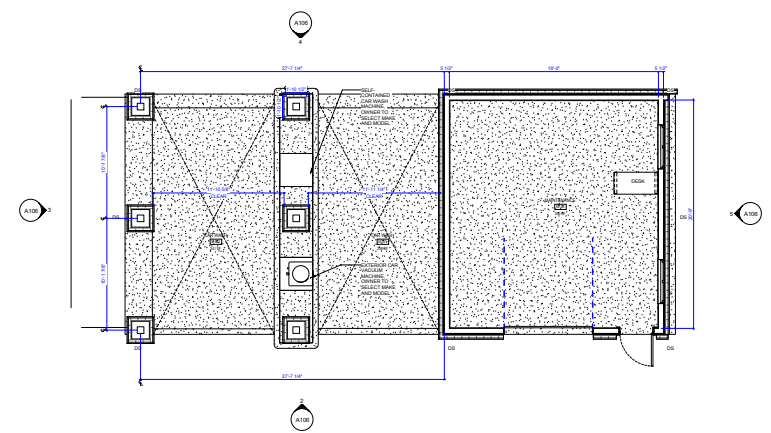
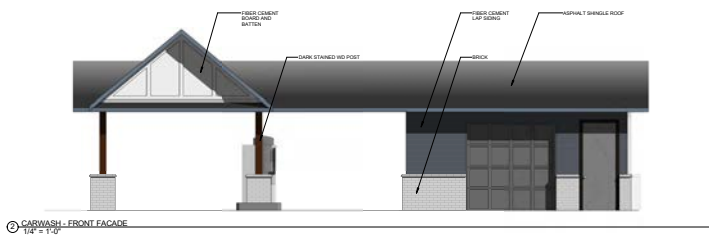
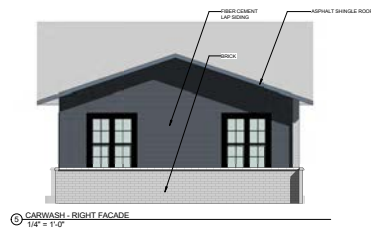
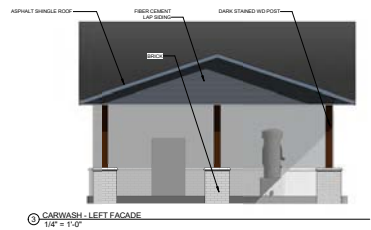
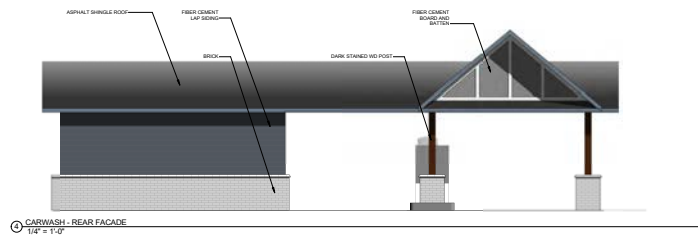
Revisions

No.	Description	Date

Issue Date 05.31.23

CONCEPT GARAGE

A105



CARWASH PLAN 1/4\"/>

Drawing Set

U.O.R. SET

Project Information

MIDDLEBROOK MULTI-FAMILY

Project Number 22179

1602 MIDDLEBROOK - MF

BLUNCH DEV.

Sheet Information

Revisions

No.	Description	Date

Issue Date 05.31.23

CONCEPT CARWASH

A106

Type “A” Screen: Dense

APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

NOTE: Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

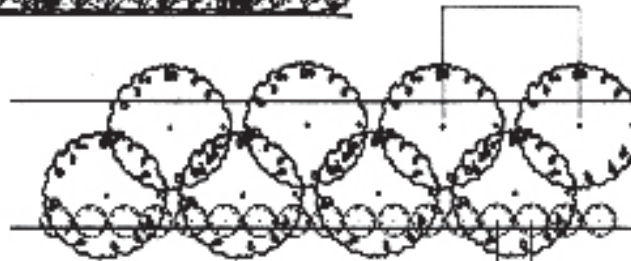
- Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high continuous dense evergreen hedge, fence, wall or earth berm

TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.



Maximum 16' Centers



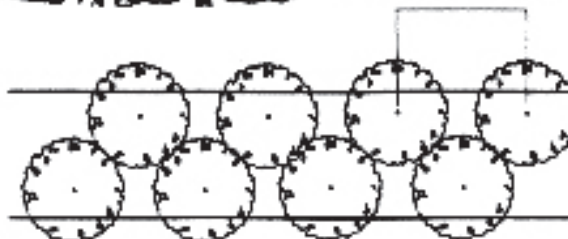
Maximum 4' Centers

- Two offset rows of evergreen trees with branches touching the ground

TREE HEIGHT
Installed: 8 ft.
Mature: 30 ft.



Maximum 12' Centers



INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

Type “B” Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

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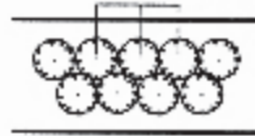
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.

- Two offset rows of evergreen shrubs

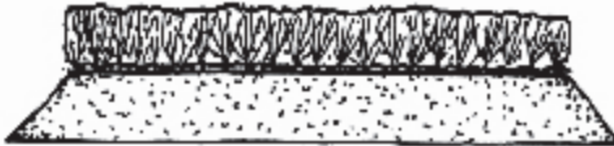


Maximum 4' Centers



SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers



TREE HEIGHT
Installed: 8 ft.
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



Maximum 50' Centers

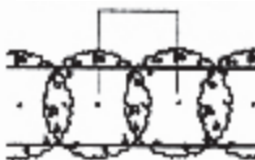


TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers



Type “C” Screen: Partial

APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

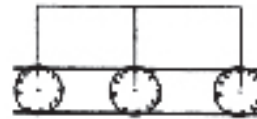
NOTE: Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- A row of small evergreen trees

TREE HEIGHT
Installed: 6 ft.
Mature: 15 ft.



Maximum 20' Centers

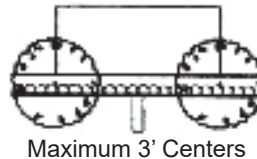


- A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge (deciduous species of similar size & form could be used for every second tree)

TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.



Maximum 50' Centers



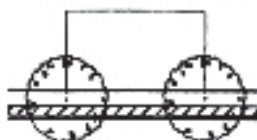
SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- A row of evergreen conifers with a 3 ft. high earth berm or solid fence or wall

TREE HEIGHT
Installed: 6 ft.
Mature: 15 ft.



Maximum 40' Centers



INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.



Request to Postpone • Table • Withdraw

Daniel Levy

05.01.2023

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

5/11/2023

Scheduled Meeting Date

5-B-23-DP

File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the June 8th, 2023 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Daniel Levy

Applicant Signature

Daniel Levy

Please Print

865-323-8495

Phone Number

Daniel@dklevy.com

Email

STAFF ONLY

Whitney Warner

Staff Signature

Whitney Warner

Please Print

5/1/2023

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



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

DKLEVY Architecture and Design

Applicant Name Affiliation

3/28/2023

Date Filed

5/11/2023

Meeting Date (if applicable)

5-B-23-DP

File Number(s)

CORRESPONDENCE

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

Daniel Levy DKLevy Architecture and Design

Name / Company

3523 Maloney Rd. Rd. Knoxville TN 37920

Address

865-323-8495

Phone / Email

CURRENT PROPERTY INFO

Terry L. & Sandra J. House

Owner Name (if different)

9502 Middlebrook Knoxville TN 37931

Owner Address

Owner Phone / Email

9432 MIDDLEBROOK PIKE / 9502 MIDDLEBROOK PIKE

Property Address

104 213.01 105 047

Parcel ID

Part of Parcel (Y/N)?

11.04 acres

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Middlebrook Pike, east of Countryside Center Ln, west of Durham Rd

General Location

City **Commission District 3 PR (Planned Residential) up to 12 du/ac**

Rural Residential, Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

MDR (Medium Density Residential), HP (Hillside Protecti

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" 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) 128-unit multifamily development	

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	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan 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	Total
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

Applicant Signature: _____ DKLEVY Architecture and Design Date: **3/28/2023**
Please Print

Phone / Email: _____
Property Owner Signature: _____ Terry L. & Sandra J. House Date: **3/28/2023**
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.



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
William & Judy Parks	9432 Middlebrook Pike Knoxville, TN 37931	

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

DKLEVY Architecture and Design
Applicant Name Affiliation

03/27/2023 May 11, 2023
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.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Daniel M. Levy DKLEVY Architecture and Design
Name Company

3523 Maloney Road, Knoxville, TN 37920
Address City State ZIP

(865) 474-9264 daniel@dklevy.com
Phone Email

CURRENT PROPERTY INFO

House, Terry L. & Sandra J. 9502 Middlebrook Pike
Property Owner Name (if different) Property Owner Address Property Owner Phone

9502 Middlebrook Pike 10421301
Property Address Parcel ID

West Knox Utility District West Knox Utility District 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

August 29, 2022

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

Proposed Zoning _____

Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

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

Daniel M. Levy

Please Print

03/27/2023

Date

(865) 474-9264

Phone Number

daniel@dklevy.com

Email


Sandra House

Property Owner Signature

Terry & Sandra House

Please Print

03/27/2023

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.

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

DKLEVY Architecture and Design

Applicant Name

Affiliation

03/27/2023
Date Filed

May 11, 2023
Meeting Date (if applicable)

File Number(s)

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

Daniel M. Levy
Name

DKLEVY Architecture and Design
Company

3523 Maloney Road, Knoxville, TN 37920
Address

City

State

ZIP

(865) 474-9264
Phone

daniel@dklevy.com
Email

CURRENT PROPERTY INFO

William & Judy Parks
Property Owner Name (if different)

9432 Middlebrook Pike
Property Owner Address

Property Owner Phone

9432 Middlebrook Pike
Property Address

105-047
Parcel ID

West Knox Utility District
Sewer Provider

West Knox Utility District
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

August 29, 2022

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 _____
Proposed Zoning _____
 Plan Amendment Change _____
Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____ Previous Rezoning Requests _____
 Other (specify) _____

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 **Daniel M. Levy** Please Print **03/27/2023** Date
(865) 474-9264 Phone Number **daniel@dklevy.com** Email

Property Owner Signature **William & Judy Parks** 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.