



# DEVELOPMENT PLAN REPORT

▶ **FILE #:** 5-B-23-DP

**AGENDA ITEM #:** 29

**AGENDA DATE:** 5/11/2023

▶ **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

DENSITY PROPOSED: 11.6 du/ac

HISTORY OF ZONING: In 2022, this property was rezoned to PR (Planned Residential) up to 12 du/ac.

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:

▶ Postpone for 30-days to the June 8, 2023 Planning Commission meeting.

ESTIMATED TRAFFIC IMPACT: 1191 (average daily vehicle trips)

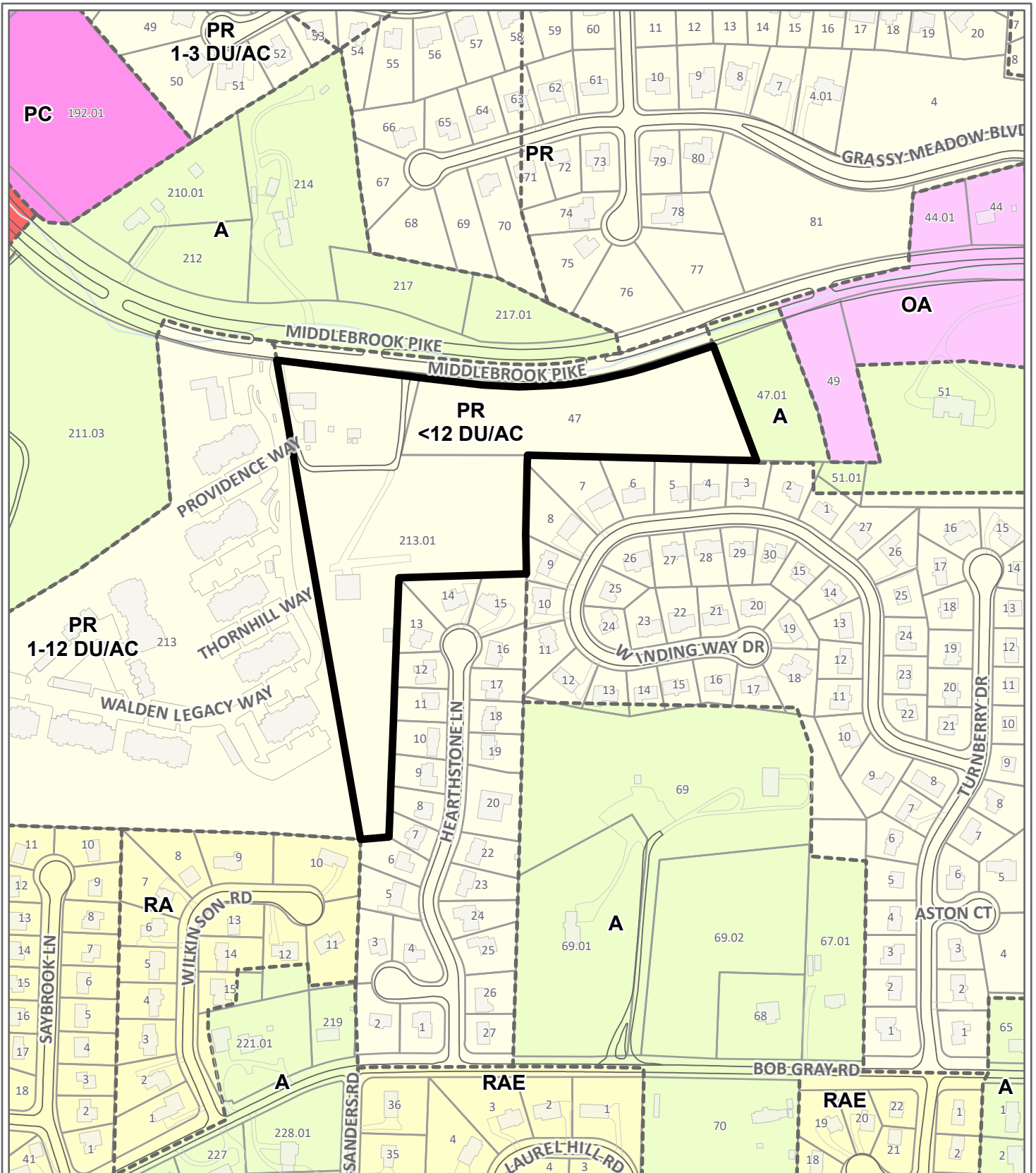
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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



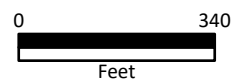
128-unit multifamily development in PR (Planned Residential) up to 12 du/ac

**Map No:** 104

**Jurisdiction:** County

**Original Print Date:** 4/17/2023

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





# 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





# 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
CO-0	CIVIL SITE PLAN
CO-1	SPREADING PLAN
L100	OVERALL PLANTING PLAN
L101	PLANTING PLAN
L102	PLANTING PLAN
L103	PLANTING PLAN
L104	PLANTING DETAILS
PA00	ARCHITECTURAL SITE PLAN & DUMPSTER ENCLOSURE DETAILS
A101	CONCEPT FLOOR PLANS
A102	CONCEPT ELEVATIONS BUILDING - A

**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 B: 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  
 256 PARKING SPACES  
 14 - 1 BR'S  
 88 - 2 BR'S  
 26 - 3 BR'S  
 PARKING 275  
 30 OF WHICH ARE GARAGES

5-B-23-DP  
 3/27/2023

Drawing Set

**U.O.R. SET**

Project Information

MIDDLEBROOK MULTI-FAMILY

Project Number 22179

1602 MIDDLEBROOK - MF

BLUNCH DEV.

Sheet Information

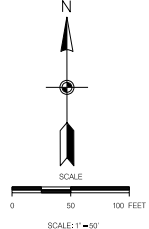
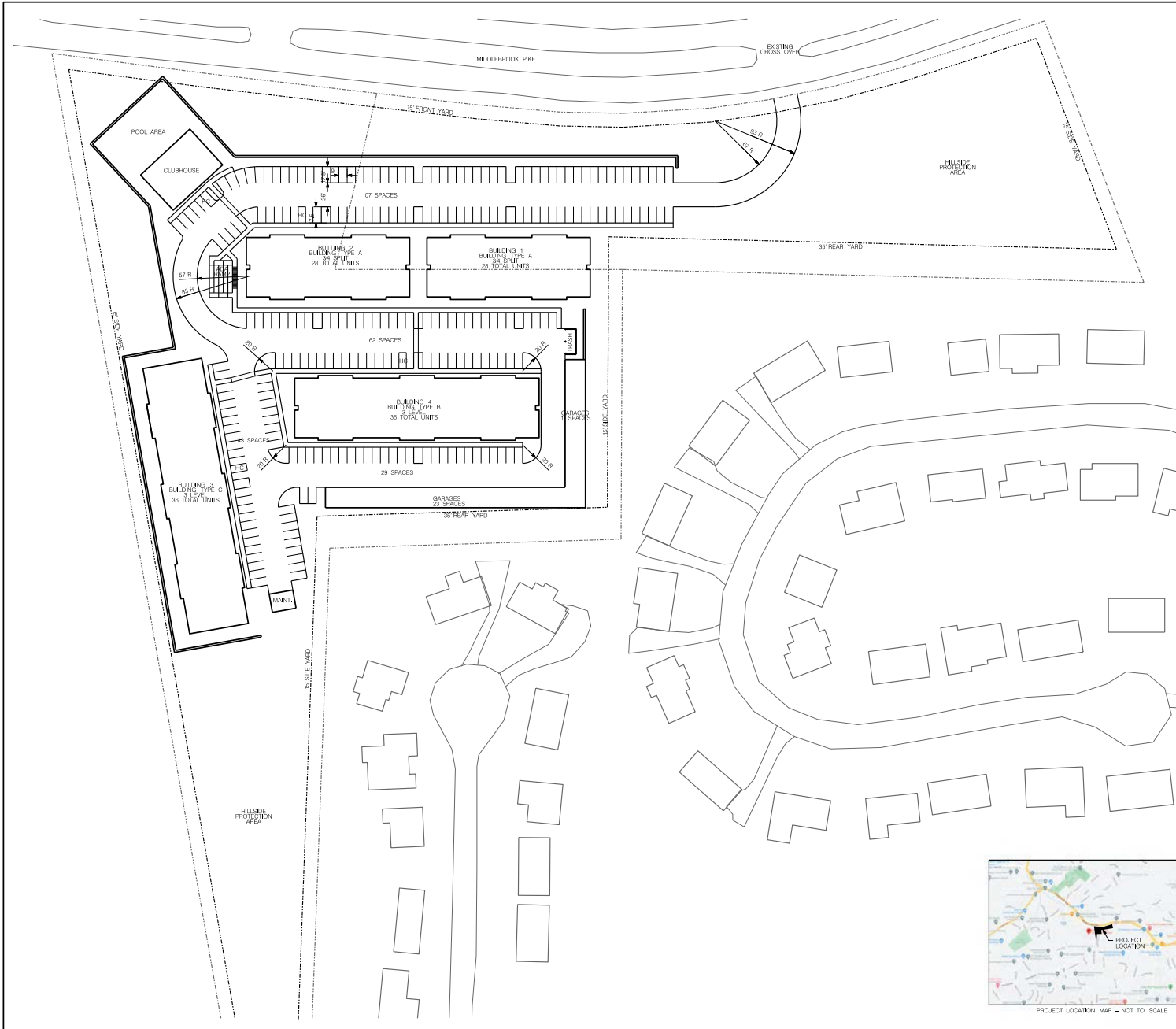
Revisions

No.	Description	Date

Issue Date 03/27/23

COVER

**G000**



**LEGEND:**

EXISTING	PROPOSED	
536	536	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RP RAP

PROJECT DATA  
 USE: MULTIFAMILY RESIDENTIAL  
 TOTAL: 95,110.21 SF  
 ZONING: R1 - C12 DUAC  
 PARCELS: 104 21031 AND 105 447

UNIT MIX:  
 1BR - 14  
 2BR - 89  
 3BR - 25  
 TOTAL = 128 UNITS

PARKING SUMMARY:  
 PARKING REQUIRED: 185 SPACES  
 PARKING PROVIDED: 275 SPACES

CALCULATION: 100 UNITS:  
 1.5 SPACE PER FIRST 25 UNITS + 1.5 SPACES PER 3 BR +  
 1 SPACE PER 2 BR  
 (1.5 X 20) + (1.5 X 94) + (1 X 14) = 185 SPACES

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

PARCEL AREA: ~11 AC  
 IMPERVIOUS AREA: 4.63 AC  
 FLOOR AREA RATIO: 35.3 %  
 IMPERVIOUS AREA RATIO: 42.0 %  
 GROSS AREA COVERAGE: 12.7 %

**5-B-23-DP**  
**3/27/2023**



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



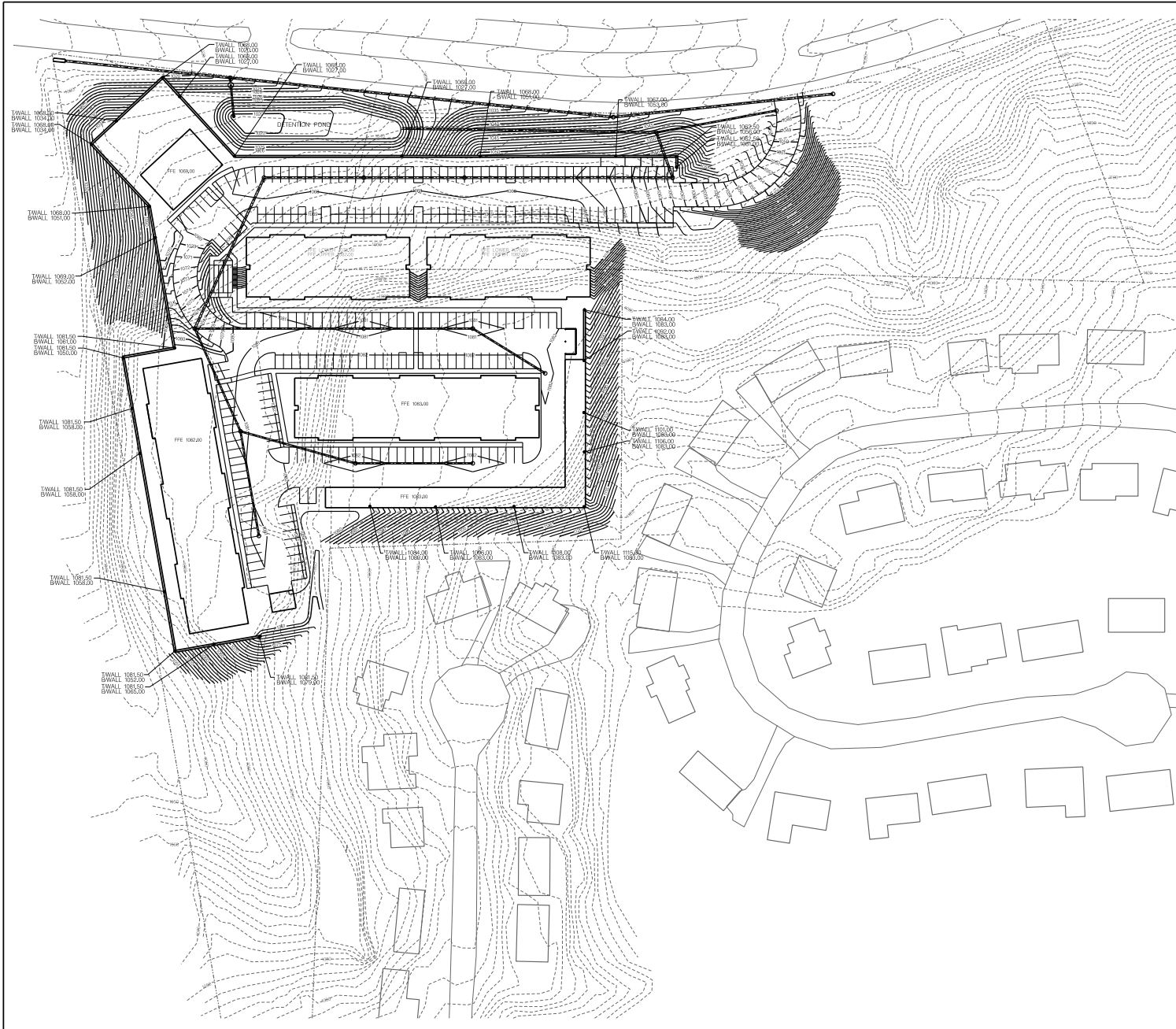
A Site Plan for:  
**Middlebrook Multi Family**  
 9502 Middlebrook Pike  
 Knox County, Tennessee

REVISIONS:

NO.	DATE	DESCRIPTION

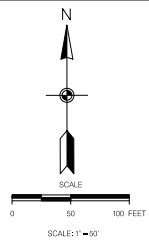
DRAWN: WNR  
 CHECKED: WNR  
 DATE: 09/23/2023  
 FILE NAME:  
 PROJECT NO:

**CO.0**  
 CONCEPT SITE PLAN  
 DRAWING



**LEGEND:**

EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP



**WILL ROBINSON  
& ASSOCIATES**

1248 N. Shreveport Ln  
Caryville, TN 37714  
(865) 386-4200  
wraassociates@bellsouth.net

A Site Plan for:  
**Middlebrook Multi Family**

9502 Middlebrook Pike  
Knox County, Tennessee

REVISIONS:

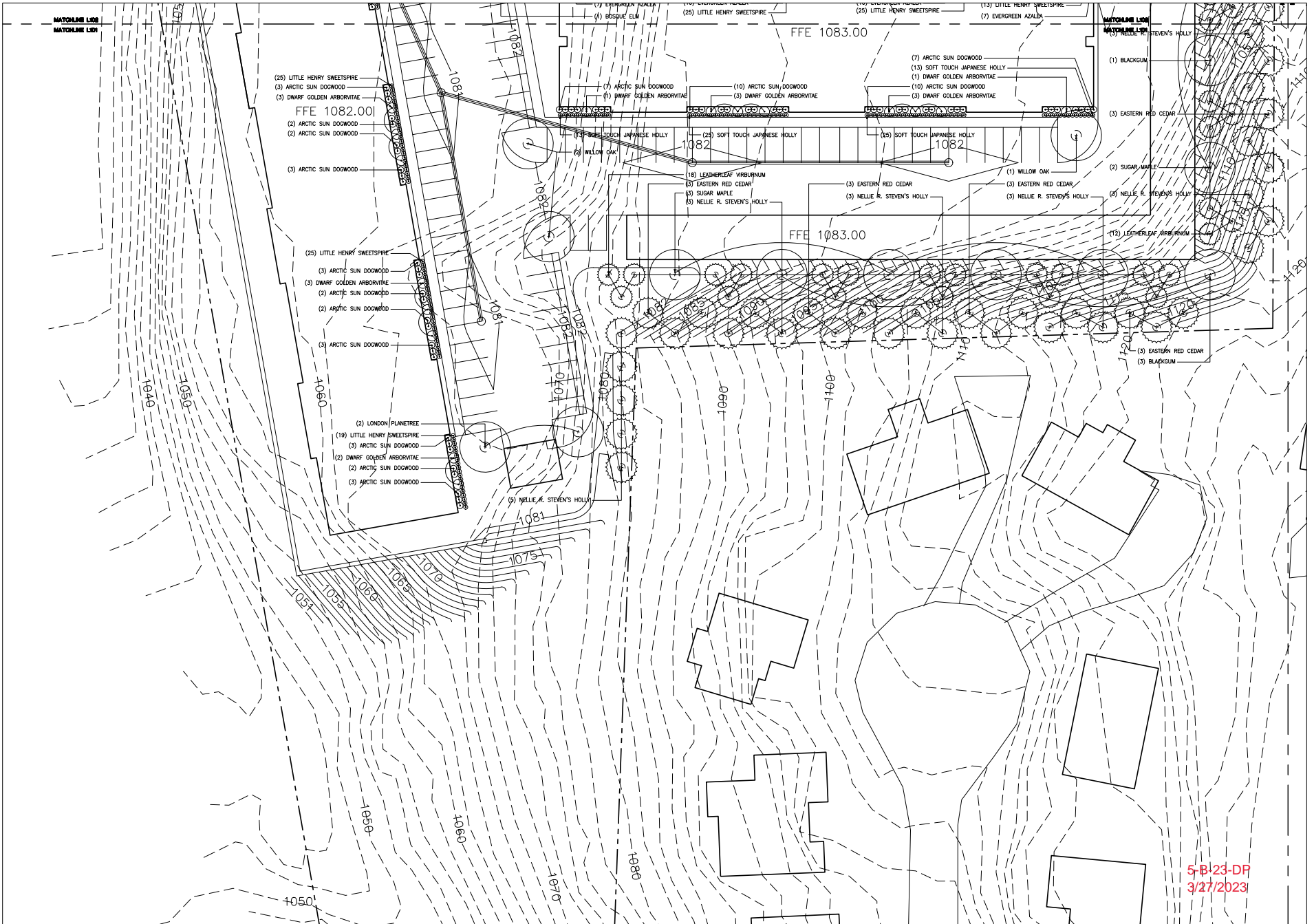
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CHECKED: WNR  
DATE: 09/23/2023  
FILE NAME:  
PROJECT NO:

**C0.0**  
CONCEPT SITE PLAN  
DRAWING

5-B-23-DP  
3/27/2023



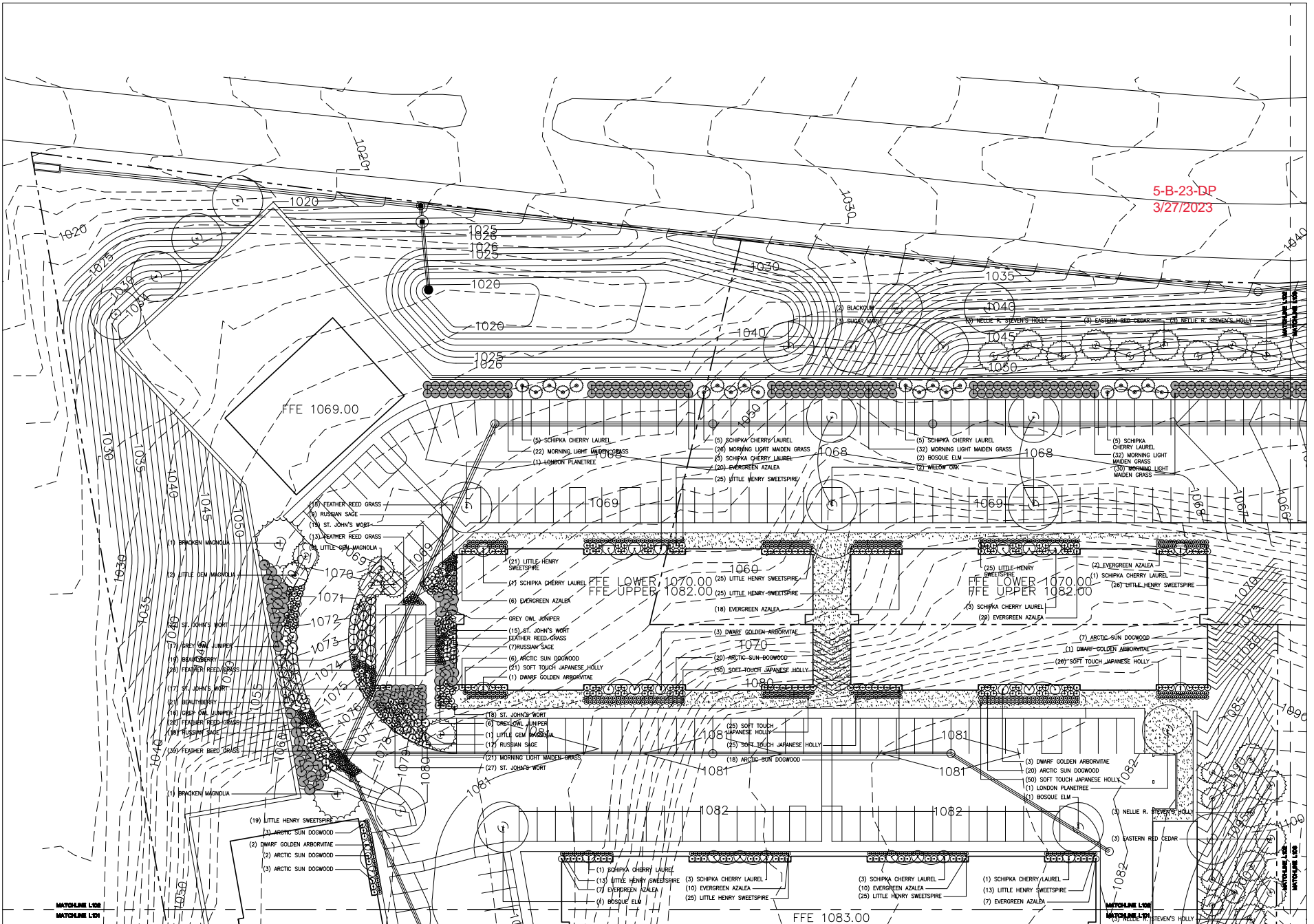




REVISIONS

COPYRIGHT © ROSS/FOWLER, P.C. 2023  
 PROJECT NUMBER: 20005  
 ISSUE DATE: 03-27-2023

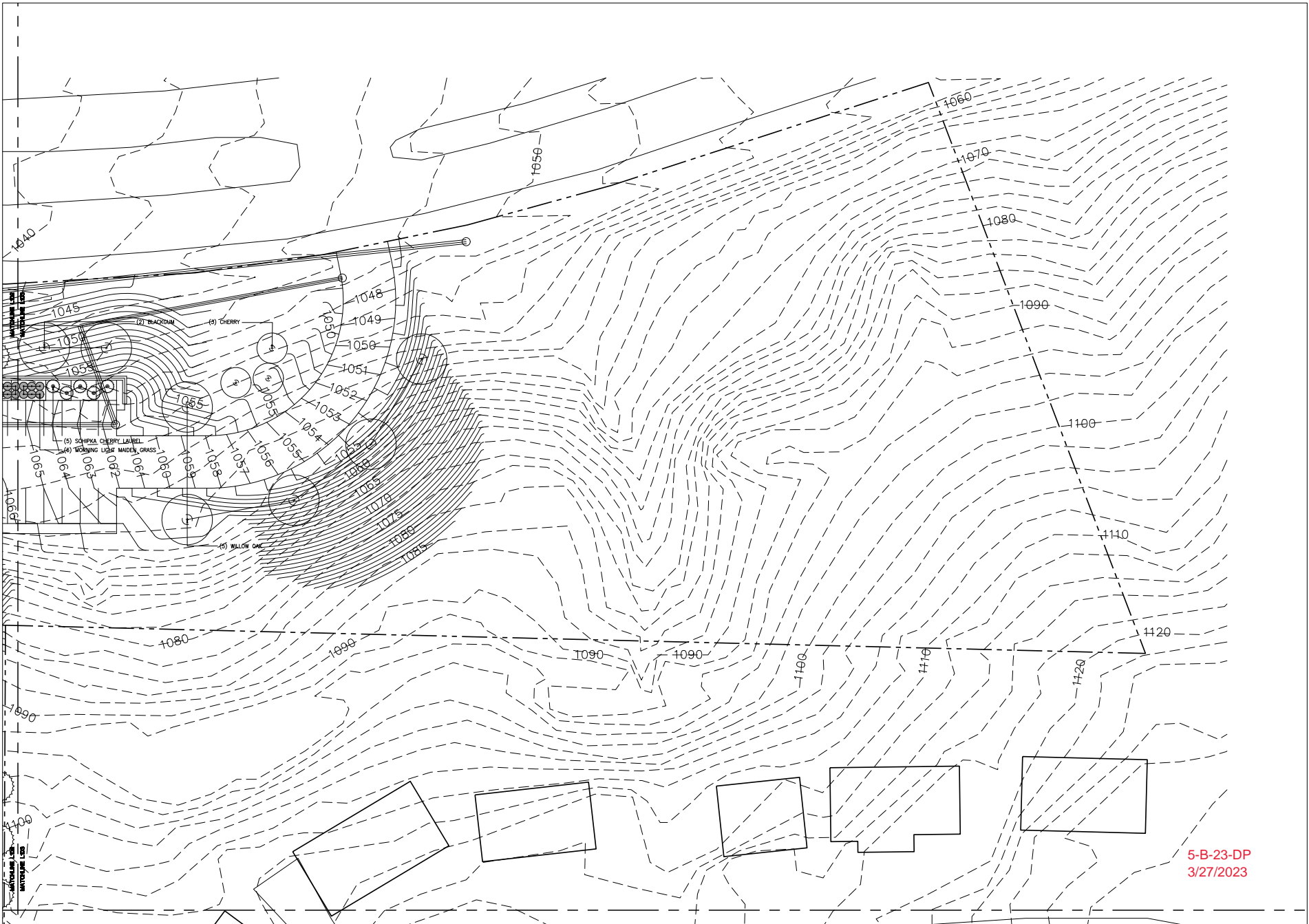
5-B-23-DP  
 3/27/2023



5-B-23-DP  
3/27/2023







MIDDLEBROOK MULTI-FAMILY

MIDDLEBROOK MULTI-FAMILY

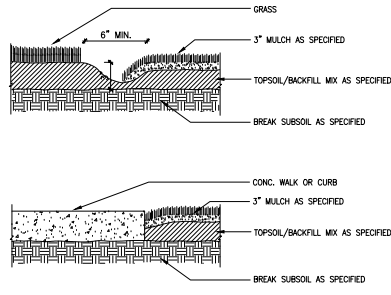
- (1) BLACKBERRY
- (2) CHERRY
- (3) SARGOL CEDRIC LABEL
- (4) TOWNING LIGHT MAIDEN GRASS
- (5) WILLOW OAK

5-B-23-DP  
3/27/2023

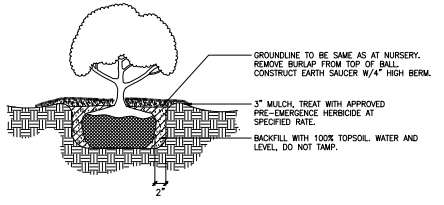


REVISIONS

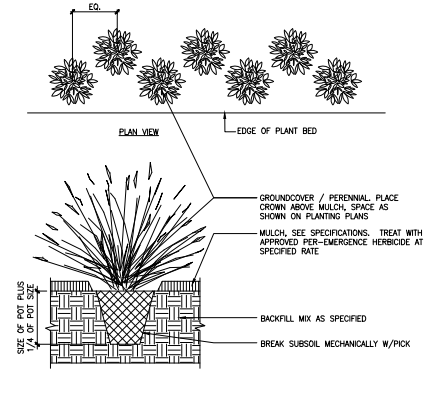
COPYRIGHT © ROSS/FOWLER, P.C. 2023  
PROJECT NUMBER: 23005  
ISSUE DATE: 03-27-2023



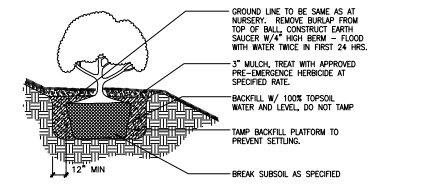
9 BED EDGE DETAIL  
L104 SCALE: NOT TO SCALE



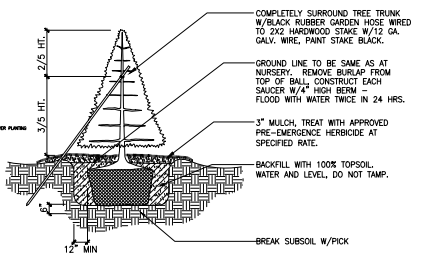
5 SHRUB PLANTING DETAIL  
L104 SCALE: NOT TO SCALE



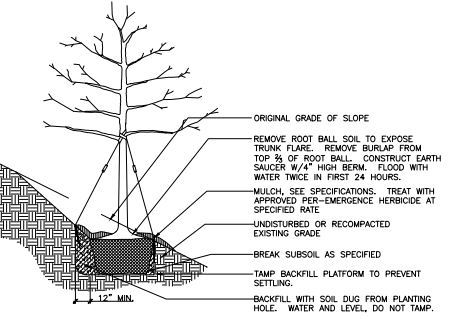
10 GROUND COVER/PERENNIAL PLANTING  
L104 SCALE: NOT TO SCALE



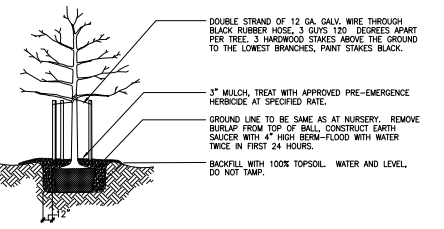
6 SHRUB PLANTING ON SLOPE  
L104 SCALE: NOT TO SCALE



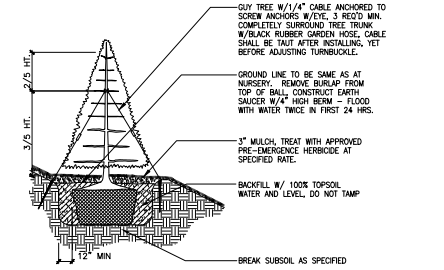
7 EVERGREEN TREE - TO 8' HT.  
L104 SCALE: NOT TO SCALE



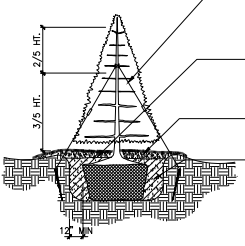
3 TREE PLANTING ON SLOPE  
L104 SCALE: NOT TO SCALE



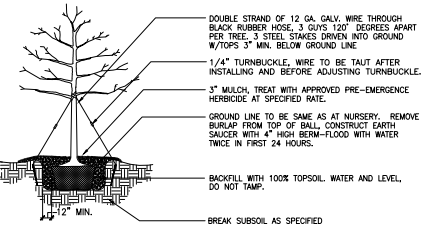
1 TREE PLANTING & GUYING TO 3\"/>



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



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



2 TREE PLANTING & GUYING 3\"/>

TYPE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS	QUANTITY
TREES	ASL	JACARANDA SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2\"/>			

5-B-23-DP  
3/27/2023





**UNIT MATRIX**

**BUILDING A (2)**

LEVEL 0:

- 1 ONE BEDROOMS
- 2 TWO BEDROOMS
- 1 THREE BEDROOMS

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**

- 7 ONE BEDROOMS  
UNIT SQFT: 815 SQFT
- 14 TWO BEDROOMS  
UNIT SQFT: 1143 SQFT
- 7 THREE BEDROOMS  
UNIT SQFT: 1390 SQFT

**BUILDING B (1)**

LEVEL 1:

- 12 TWO BEDROOMS

LEVEL 2:

- 12 TWO BEDROOMS

LEVEL 3:

- 12 TWO BEDROOMS

**TOTAL BUILDING B**

- 36 TWO BEDROOMS  
UNIT SQFT: 1143 SQFT

**BUILDING C (1)**

LEVEL 1:

- 8 TWO BEDROOMS
- 4 THREE BEDROOMS

LEVEL 2:

- 8 TWO BEDROOMS
- 4 THREE BEDROOMS

LEVEL 3:

- 8 TWO BEDROOMS
- 4 THREE BEDROOMS

**TOTAL BUILDING C**

- 24 TWO BEDROOMS  
UNIT SQFT: 1143 SQFT
- 12 THREE BEDROOMS  
UNIT SQFT: 1390 SQFT

**GRAND TOTAL 128 UNITS**

**OCCUPANCY TYPES:**

BUILDING A: GROUP R-2 (RESIDENTIAL)

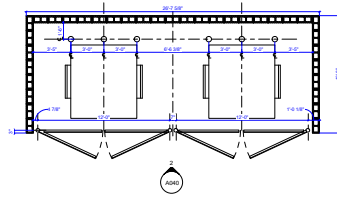
BUILDING B: GROUP R-2 (RESIDENTIAL)

BUILDING C: GROUP R-2 (RESIDENTIAL)

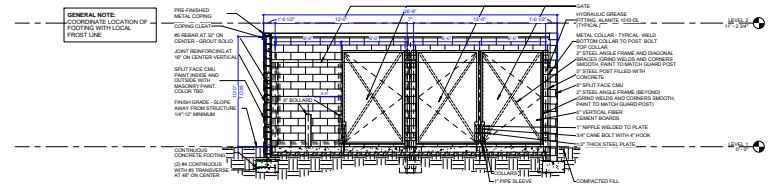
CLUBHOUSE: GROUP A-3 (ASSEMBLY)

**PROPOSED SITE CONCEPT**

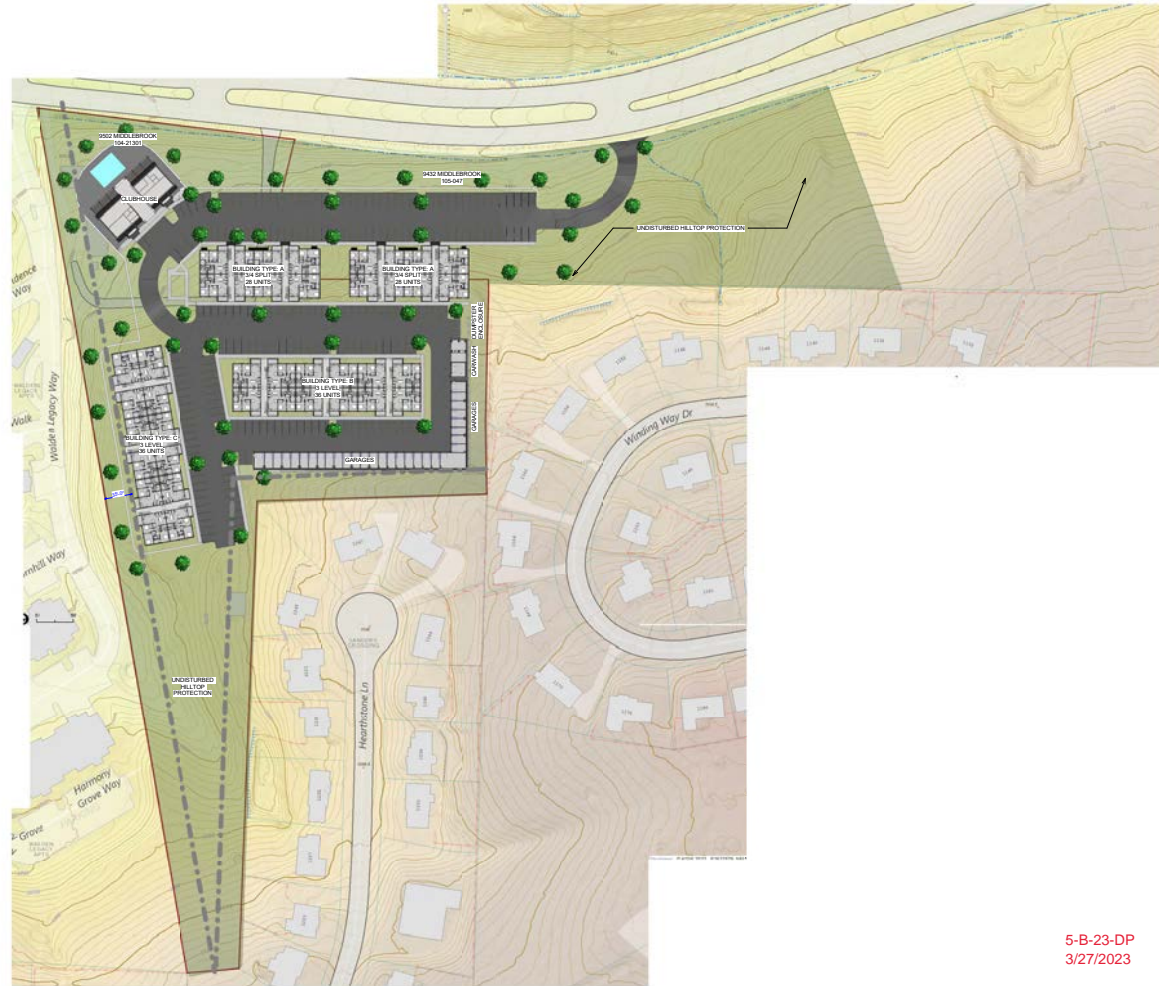
- MULTI-FAMILY 128 UNITS  
APPROX. 11.7 UNITS/ACRE
- APPROX. 11.00 ACRES  
PARKING 275
- 14 - 1 BR'S
- 88 - 2 BR'S
- 26 - 3 BR'S
- PARKING 256
- 30 OF WHICH ARE GARAGES



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



2 Section 1 - a  
1/4" = 1'-0"



1 PROPOSED SITE PLAN  
1" = 60'-0"

5-B-23-DP  
3/27/2023

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Drawing Set

**U.O.R. SET**

Project Information	
MIDDLEBROOK MULTI-FAMILY	
Project Number	22179
5602 MIDDLEBROOK - MF	
BLUNCH DEV.	
Sheet Information	
Revisions	

No.	Description	Date

Issue Date 03/27/23

ARCHITECTURAL SITE PLAN &  
DUMPSTER ENCLOSURE DETAILS

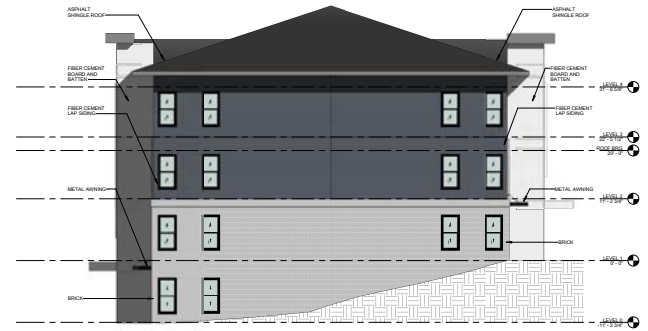
**A040**



Sheet  
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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"

5-B-23-DP  
 3/27/2023

Drawing Set

**U.O.R. SET**

Project Information		
MIDDLEBROOK MULTI-FAMILY	Project Number	22179
9602 MIDDLEBROOK - MF	BUNCH DEV.	
Sheet Information		
Revisions		
No.	Description	Date

Issue Date 03/27/23  
 CONCEPT ELEVATIONS BUILDING - A

**A102**



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



② BUILDING - B - LEFT FACADE  
 1/8" = 1'-0"



③ BUILDING - B - REAR FACADE  
 1/8" = 1'-0"



④ BUILDING - B - FRONT FACADE  
 1/8" = 1'-0"

5-B-23-DP  
 3/27/2023

Drawing Set

**U.O.R. SET**

Project Information  
 MIDDLEBROOK MULTI-FAMILY  
 Project Number 22179

1602 MIDDLEBROOK - MF

BLUNCH DEV.

Sheet Information

Revisions

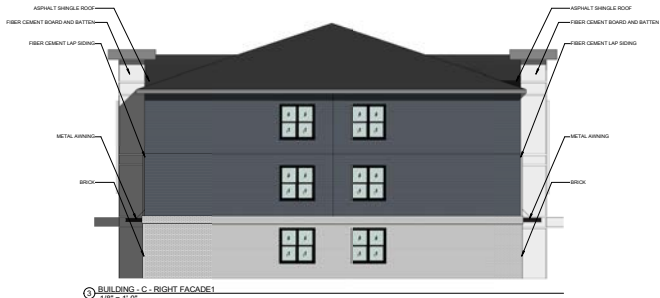
No.	Description	Date

Issue Date 03.27.23

CONCEPT ELEVATIONS BUILDING - B

**A103**

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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"

5-B-23-DP  
 3/27/2023

**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 03/27/23  
 CONCEPT ELEVATIONS BUILDING - C

3/28/23  
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5-B-23-DP  
 3/27/2023

Drawing Set  
**U.O.R. SET**

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

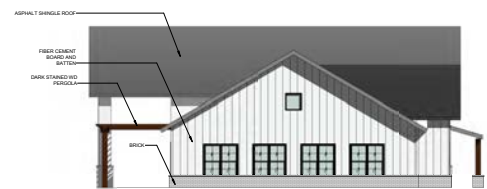
No.	Description	Date

Issue Date 03/27/23  
 CONCEPT CLUBHOUSE

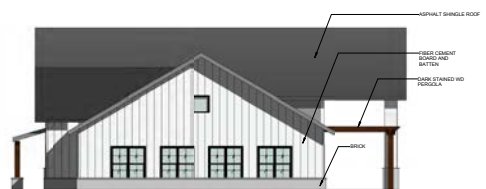
**A105**



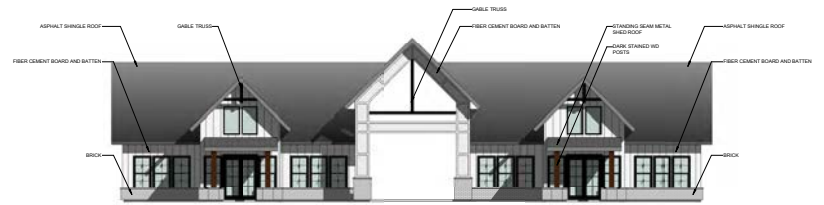
CLUBHOUSE REAR FACADE  
 1/8" = 1'-0"



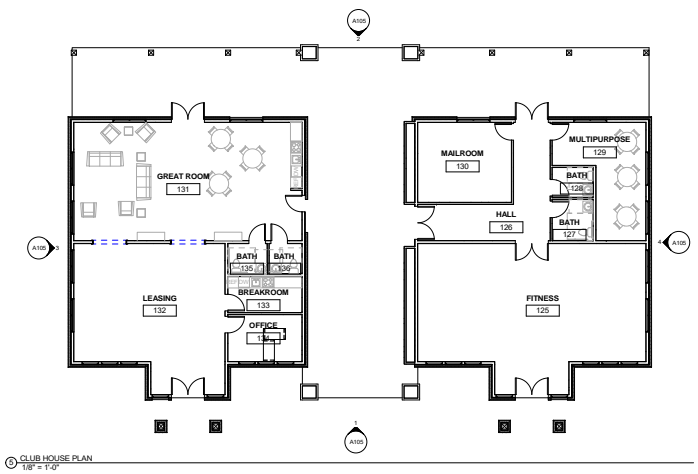
CLUBHOUSE LEFT FACADE  
 1/8" = 1'-0"



CLUBHOUSE RIGHT FACADE  
 1/8" = 1'-0"



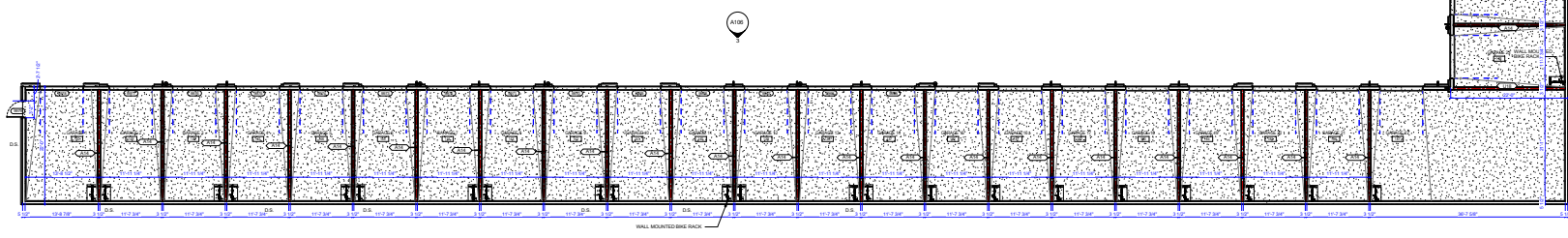
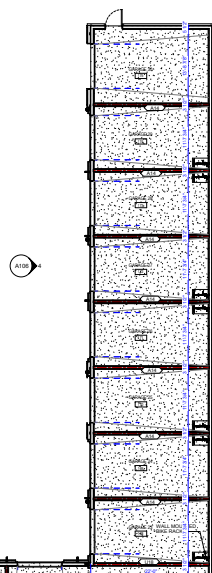
CLUBHOUSE FRONT FACADE  
 1/8" = 1'-0"



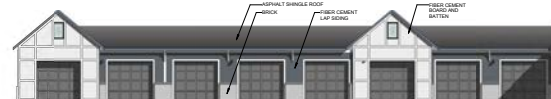
CLUB HOUSE PLAN  
 1/8" = 1'-0"



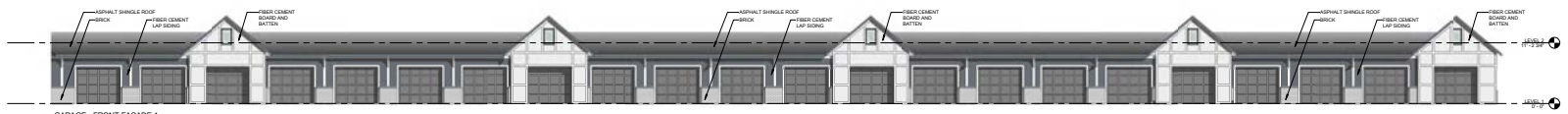
Sheet  
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① GARAGE PLAN  
 1/8" = 1'-0"



② GARAGE - FRONT FACADE 2  
 1/8" = 1'-0"



③ GARAGE - FRONT FACADE 1  
 1/8" = 1'-0"

5-B-23-DP  
 3/27/2023

Drawing Set  
**U.O.R. SET**

Project Information  
 MIDDLEBROOK MULTI-FAMILY  
 Project Number 22179  
 8602 MIDDLEBROOK - MF  
 BLUNCH DEV.

Sheet Information

Revisions

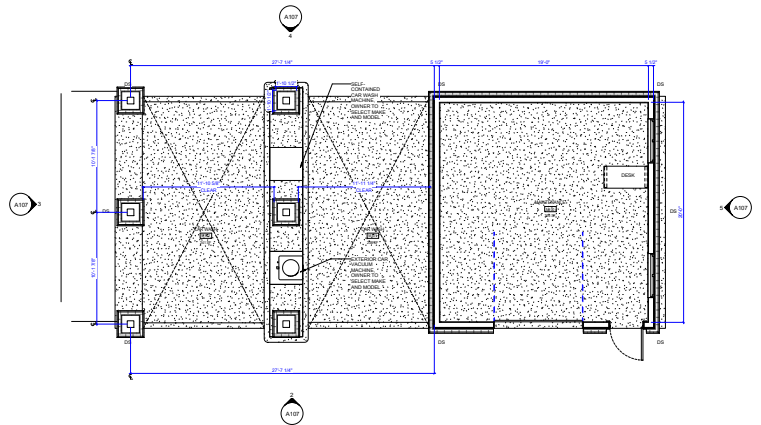
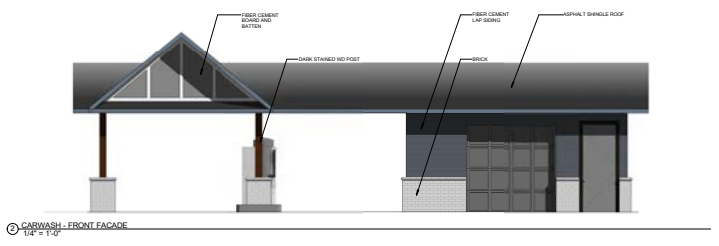
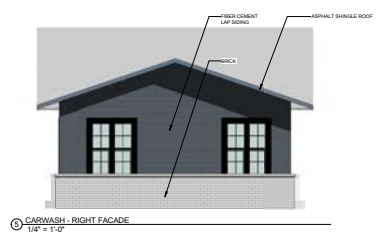
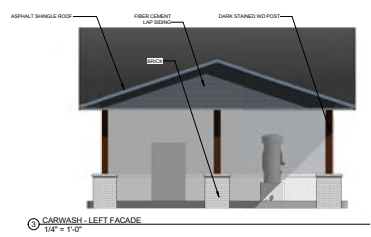
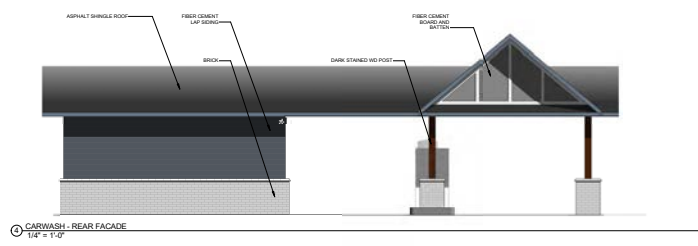
No.	Description	Date

Issue Date 03/27/23

CONCEPT GARAGE

**A106**

3/28/23  
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5-B-23-DP  
 3/27/2023

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 03/27/23  
 CONCEPT CARWASH

**A107**





# 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 MDR (Medium Density Residential), HP (Hillside Protecti Planned Growth Area**

Planning Sector Sector Plan Land Use Classification 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) <b>128-unit multifamily development</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<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
<b>\$1,600.00</b>	
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](mailto: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](mailto: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) \_\_\_\_\_  
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

  
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 **03/27/2023 12:48 PM EST**  
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.