



SUBDIVISION REPORT - CONCEPT

▶ FILE #: 11-SE-23-C

AGENDA ITEM #: 14

AGENDA DATE: 11/9/2023

▶ SUBDIVISION: WESTERN HEIGHTS

▶ APPLICANT/DEVELOPER: JAMES SMITH (CEC, INC.)

OWNER(S): Knoxville's Community Development Corporation

TAX IDENTIFICATION: 94 B C 002, 00201, 003, 004

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1500 FORT PROMISE DR (1101, 1203, & 1331 W OLDHAM AVE)

▶ LOCATION: Northwest side of W Oldham Ave, southwest side of McSpadden St, southeast side of Virginia Ave

SECTOR PLAN: Central City

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

WATERSHED: East Fork of Third Creek and Second Creek

▶ APPROXIMATE ACREAGE: 28.56 acres

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

▶ EXISTING LAND USE: Agriculture/Forestry/Vacant Land, Right of Way/Open Space, Multifamily Residential

▶ PROPOSED USE: Multifamily and commercial

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant, public-quasi public land - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

South: Multifamily residential - RN-5 (General Residential Neighborhood)

East: Multifamily residential, agriculture/forestry/vacant, public-quasi public land - RN-2 (Single Family Residential Neighborhood), RN-5 (General Residential Neighborhood)

West: Single family residential, multifamily residential, agriculture/forestry/vacant - RN-2 (Single Family Residential Neighborhood), RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

▶ NUMBER OF LOTS: 5

SURVEYOR/ENGINEER: James Smith CEC, Inc.

ACCESSIBILITY: Access is via Virginia Avenue, a local street with a 30-ft pavement width within a 50-ft right-of-way; McSpadden Street, a local street with a 20-ft pavement width within a 45-ft right-of-way; W Oldham Avenue, a minor collector street with a 30 to 35-ft pavement width within an 80-ft right-of-way; Fort Promise Drive, a local street with a 28-ft pavement width within a 50-ft right-of-way; and Bonnyman Drive, a local street with a 30-ft pavement width within a 50-ft right-of-way.

▶ SUBDIVISION VARIANCES REQUIRED: VARIANCES:
1) Reduce the minimum radii of property lines and curbs at intersections in commercial zoning districts from 75 ft to 25 ft.

STAFF RECOMMENDATION:

- ▶ **Approve the requested variance to reduce the radii of property lines and curbs at intersections in a commercial zone based on the following evidence of hardship.**
 - a. There is steep topography on the site with an elevation change of approximately 100 ft from the southeast to the northwest edges.**
 - b. There are unique conditions to be considered including elevation changes, a predominantly residential land use, and the amount of roadway connections on the site.**
 - c. The purpose of the variation is not based exclusively upon a desire for financial gain.**
 - d. The granting of the variation will not be detrimental to public safety, health or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.**

Approve the concept plan, subject to 8 conditions.

1. Submitting a transportation impact analysis (TIA) for all phases of the Western Heights redevelopment to Planning and the City of Knoxville Department of Engineering staff (Engineering) for review and approval before the design plan phase. All recommendations and conclusions of the TIA required to be completed by the applicant must be implemented in accordance with Engineering.
2. Rezoning from the RN-5 (General Residential Neighborhood) district to the C-N (Neighborhood Commercial) district (10-H-23-RZ).
3. Obtaining approval for right-of-way closures of Bonnyman Drive and Reed Street on the subject property.
4. Confirming that the road design complies with AASHTO standards during the design plan phase, with review and approval by the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Connecting to sanitary sewer and meeting any other relevant utility provider requirements.
8. Provision of street names consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).

COMMENTS:

This proposal is for a 5-lot multifamily residential and commercial subdivision on a 28.56-acre property that is part of the KCDC (Knoxville's Community Development Corporation) Western Heights community. The property's C-N (Neighborhood Commercial) zoning is pending City Council review. The proposed subdivision meets the dimensional lot standards for the C-N district.

A transportation impact analysis for all phases of the Western Heights redevelopment project will be submitted for review before proceeding to the design plan phase for permitting. In 2010, 180 residential units were demolished on the Western Heights campus. An additional 64 units are proposed to be demolished in this concept plan with 180 new units proposed for development. Commercial uses are proposed in the northwest area of the property, and a Head Start school was recently developed on the northeast corner of the property.

The concept proposes closing Bonnyman Drive for a new right-of-way to be developed, which extends W Oak Hill Avenue to Fort Promise Drive. Reed Street will also be closed on the site to slightly relocate it between W Oldham Avenue and the proposed extension of W Oak Hill Avenue. These right-of-way closure requests will be reviewed at the December, 2023 Planning Commission meeting.

The property is exempt from the HP (Hillside Protection Overlay) standards because the site was all previously disturbed. The multifamily and commercial development on the subject property will not require further Planning Commission review unless a future proposed use requires special use approval.

Staff recommends approval for the requested variance to reduce the minimum intersection radii from 75 ft to 25 ft in a commercial zoning district because of steep elevation changes, the amount of roadway connections, and the proposed development on the site, which is primarily residential.

ESTIMATED TRAFFIC IMPACT: 1619 (average daily vehicle trips)

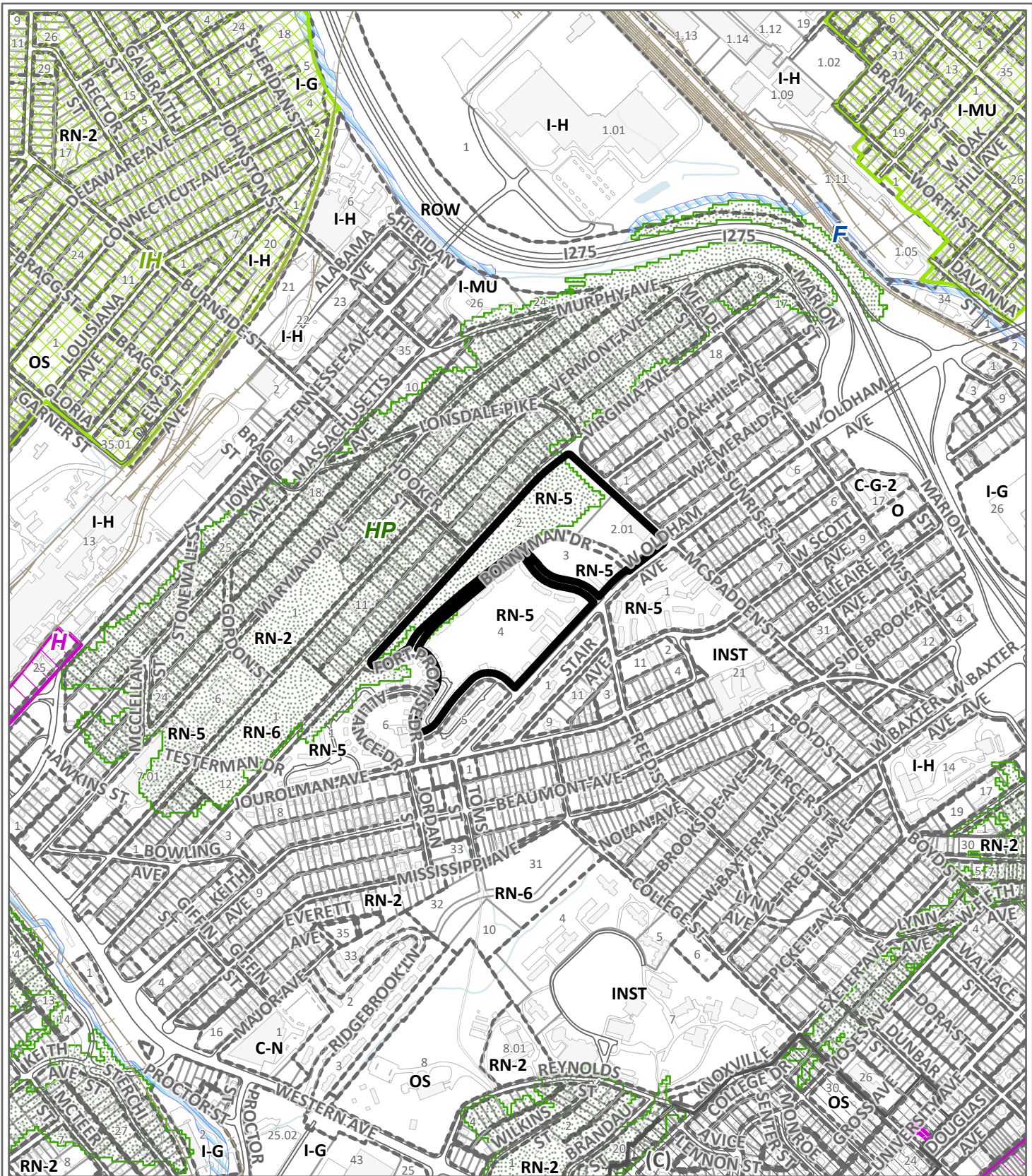
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knoxville-Knox County Planning Commission. The date of the Knoxville-Knox County Planning Commission appeal hearing will depend on when the appeal application is filed.



CONCEPT PLAN

11-SE-23-C

Petitioner: James Smith



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

Map No: 94

Jurisdiction: City

Original Print Date: 10/4/2023

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

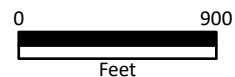
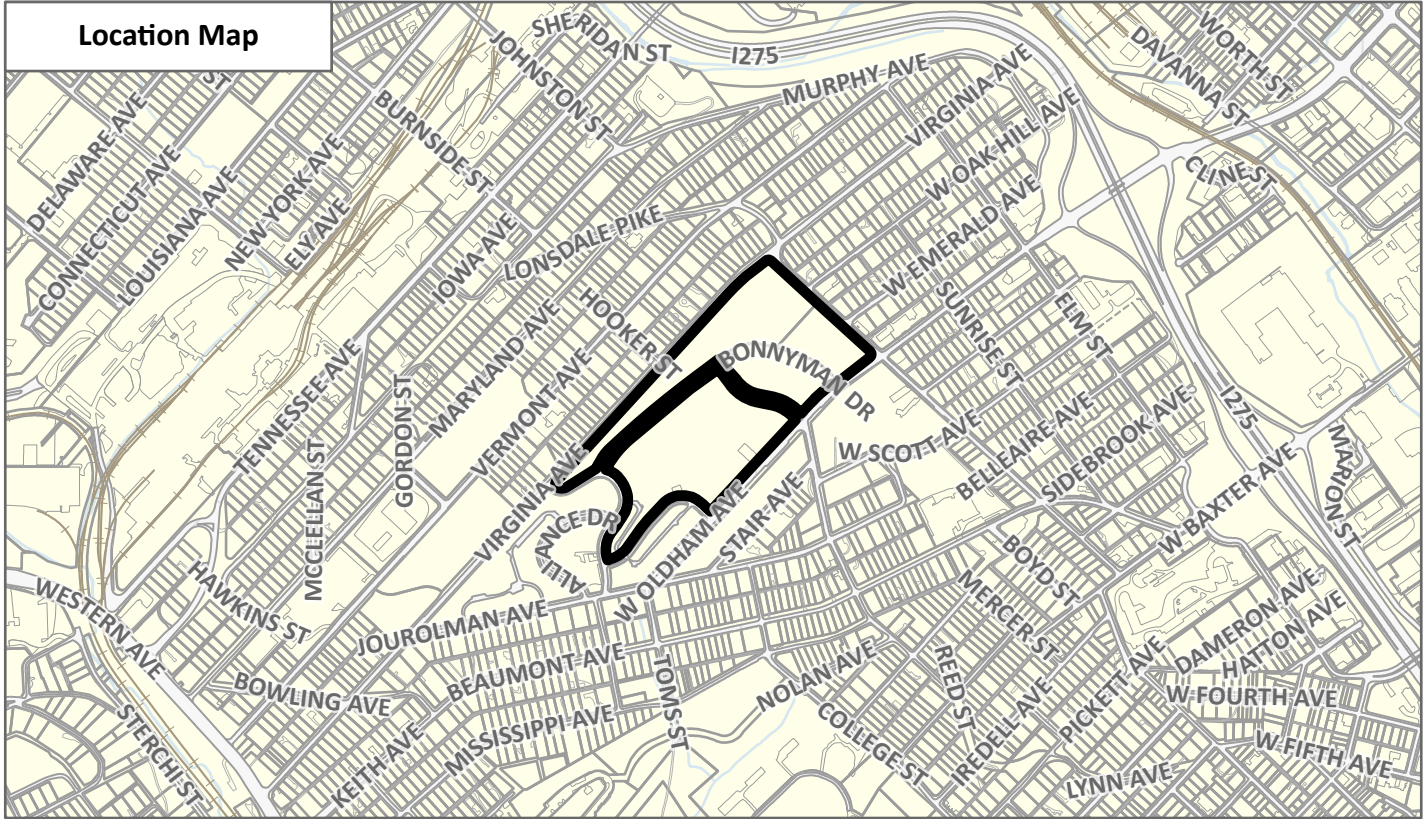
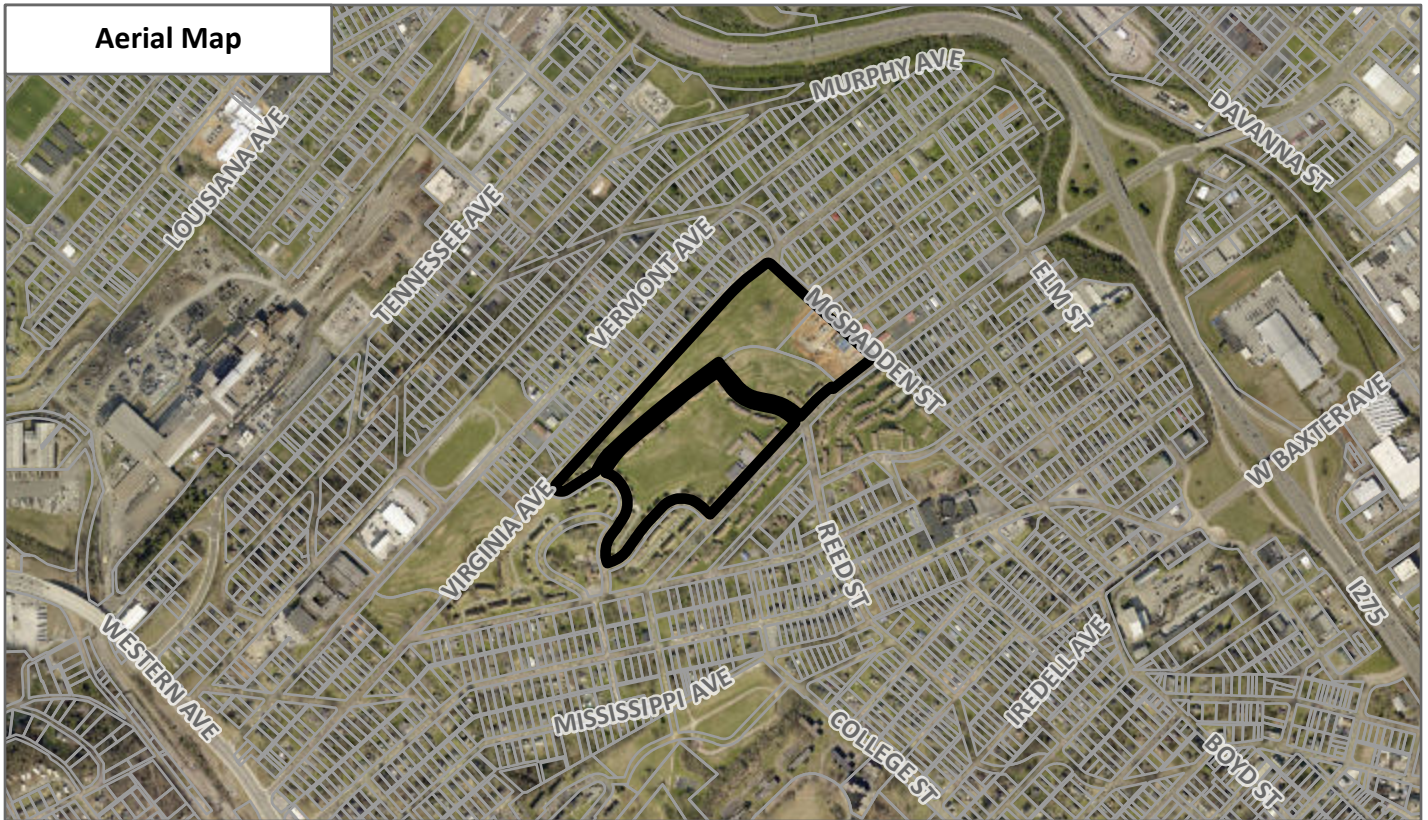


Exhibit A. Contextual Images

Location Map



Aerial Map

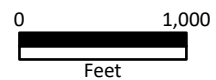


CONTEXTUAL MAPS 1

11-SE-23-C



Case boundary



VARIANCE CRITERIA

The Planning Commission may reduce or otherwise vary the requirements of these regulations when it finds the hardship criteria area are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations.

Any variance granted by the Planning Commission shall be noted in its official minutes along with the reasons that justified the granting of the variance (Subdivision Regulations, Section 1.05).

Planning requires all variance requests to include a description of how the subject property meets criteria a and b, and how the proposed plans meet criteria c and d below.

Hardship conditions to be met:

1. **Conditions Required.** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may, after written application by the developer, grant variations to the regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
2. **Evidence of Hardship Required.** The Planning Commission shall not grant variations to these regulations unless they make findings based upon the evidence presented to them in each specific case that:
 - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
 - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
 - c. The purpose of the variation is not based exclusively upon a desire for financial gain.
 - d. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

Variations Requested: For each variance requested, identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to.

1. Variance requested: Radii at property corners to be 25 foot

Identify the hardship that would result for each of the above criteria:

- a. Large elevation change across entirety of site (1070 Virginia Ave to 960 W. Oldham Avenue)
- b. This request is unique to this site due to the large grade change and amount of roadway connections.
- c. This variance will ease grading slopes between the different properties.
- d. We see no public safety, health, welfare, or injurious to other properties.

2. Variance requested: Radii at intersections to be 25 foot

Identify the hardship that would result for each of the above criteria:

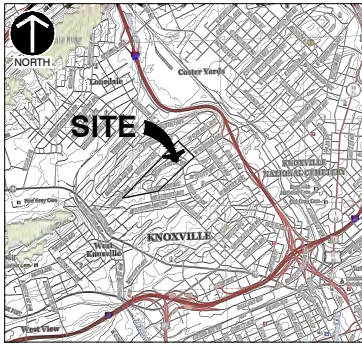
- a. Overall development serves as mainly a residential development. Connecting intersections to match those opposite.
- b. The request is unique to the overall development due to most of the development being residential with some commercial. The smaller radii will serve the development to match the residential traffic flow with 25 mph limits.
- c. The request is to serve the development as its majority use. To also provide a neighborhood feel and force cars to follow speed limit and stop at designated areas.
- d. The smaller Radii at intersections will encourage cars to follow the speed limit and implement the neighborhood parameters. We see no public safety, health, welfare, or injurious to other properties.

Engineering supports the variance requested (to be completed during review process): YES NO

Engineering Comments: The variances requested are consistent with residential uses such as this area. City Engineering supports these variances.

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION (KCDC) WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE

PREPARED FOR:
KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
OCTOBER 2023



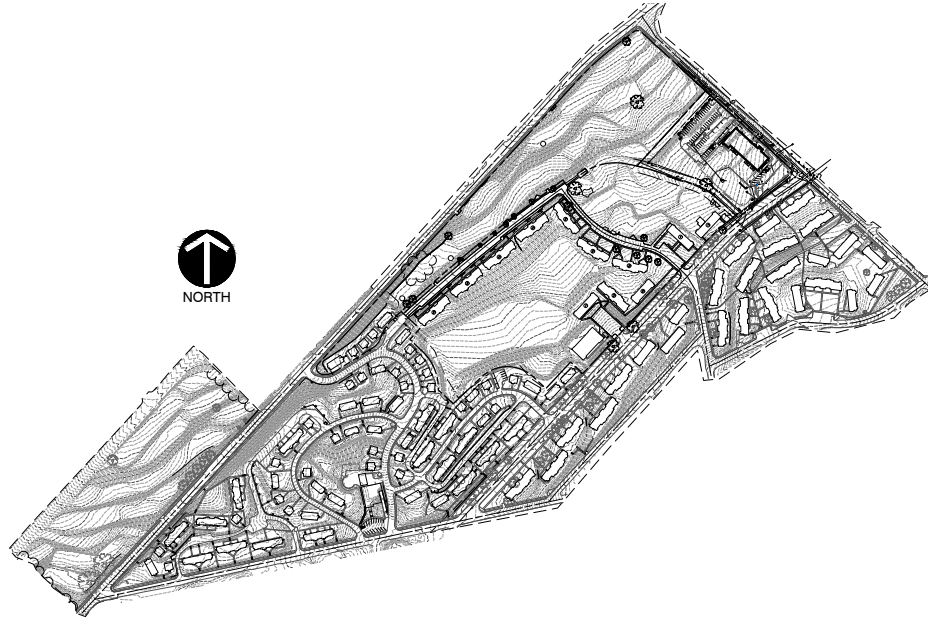
U.S.G.S. MAP

USGS TOPOGRAPHIC MAP
KNOXVILLE, TN
N.T.S.



VICINITY MAP

N.T.S.



Sheet List Table	
Sheet Number	Sheet Title
CP000	COVER SHEET
CP100	CONCEPT SUBDIVISION EXISTING CONDITIONS
CP101	CONCEPT DEMOLITION PLAN
CP200	CONCEPT INFRASTRUCTURE PAVING PLAN
CP201	CONCEPT INFRASTRUCTURE LAYOUT PLAN
CP202	CONCEPT ROAD PROFILE PLAN SHEET 1 OF 2
CP203	CONCEPT ROAD PROFILE PLAN SHEET 2 OF 2
CP204	CONCEPT SITE LAYOUT PLAN
CP300	CONCEPT GRADING PLAN
CP400	CONCEPT DRAINAGE PLAN
CP800	CONCEPT DETAILS SHEET 1 OF 2
CP801	CONCEPT DETAILS SHEET 2 OF 2

UTILITY COMPANIES

WATER & WASTE WATER SERVICE
KUB NEW SERVICES DEPARTMENT CS26
4505 MIDDLEBROOK PIKE,
KNOXVILLE, TN 37921
PHONE: (865) 558-2294
CONTACT: TIM RIDENHOUR
EMAIL: TIMOTHY.RIDENOUR@KUB.ORG

ELECTRIC
KUB NEW SERVICES DEPARTMENT CS26
4505 MIDDLEBROOK PIKE,
KNOXVILLE, TN 37921
PHONE: (865) 558-2294
CONTACT: TIM RIDENHOUR
EMAIL: TIMOTHY.RIDENOUR@KUB.ORG

ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
2704 CHEROKEE FARM WAY, STE. 101
KNOXVILLE, TN 37920
PH: (865) 977-9997
CONTACT: MATT BRAZILLE, PE.

REVIEWING AGENCY

CITY OF KNOXVILLE ENGINEERING DEPARTMENT
400 MAIN ST. SUITE 475, P.O. BOX 1631
KNOXVILLE, TN 37901
PH: (865)215-2148
CONTACT: JOSHUA FRERICHS, PE.

OWNER/DEVELOPER

KNOXVILLE'S COMMUNITY DEVELOPMENT
CORPORATION (KCDC)
901 N. BROADWAY
KNOXVILLE, TENNESSEE 37917
PHONE: 865-403-1169
EMAIL: JHATFIELD@KCDC.ORG
CONTACT: JIM HATFIELD

PROPERTY INFORMATION

TOTAL ACREAGE: ± 28.74 ACRES
ZONING: RN-5 (GENERAL RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT)
REZONING TO C-N (NEIGHBORHOOD COMMERCIAL) IS PENDING
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
PARCEL ID'S: 094BC002, 094BC004, 094BC003, 094BC00201
ADDRESSES: 1500 FORT PROMISE DR, 1331 W. OLDHAM AVE, 1203 W OLDHAM AVE, 1101 W OLDHAM AVE
CITY BLOCK: 20140
CITY WARD: 20
PARCEL NUMBERS: 2, 4, 3, 2.01
CLT MAP: 94

**PRELIMINARY
NOT FOR CONSTRUCTION**



EXAMINED AND
SEAL
DATE: 10/23/2023
BY: JHATFIELD
PROJECT NO: 23022

C000

REVISION RECORD

CEE
Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way, Suite 101, Knoxville, TN, 37920
Ph: 865.977.9997 Fax: 865.977.9919
www.cecinc.com

KNOXVILLE COMMUNITY
DEVELOPMENT CORPORATION (KCDC)
WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE
KNOXVILLE TN, 37921

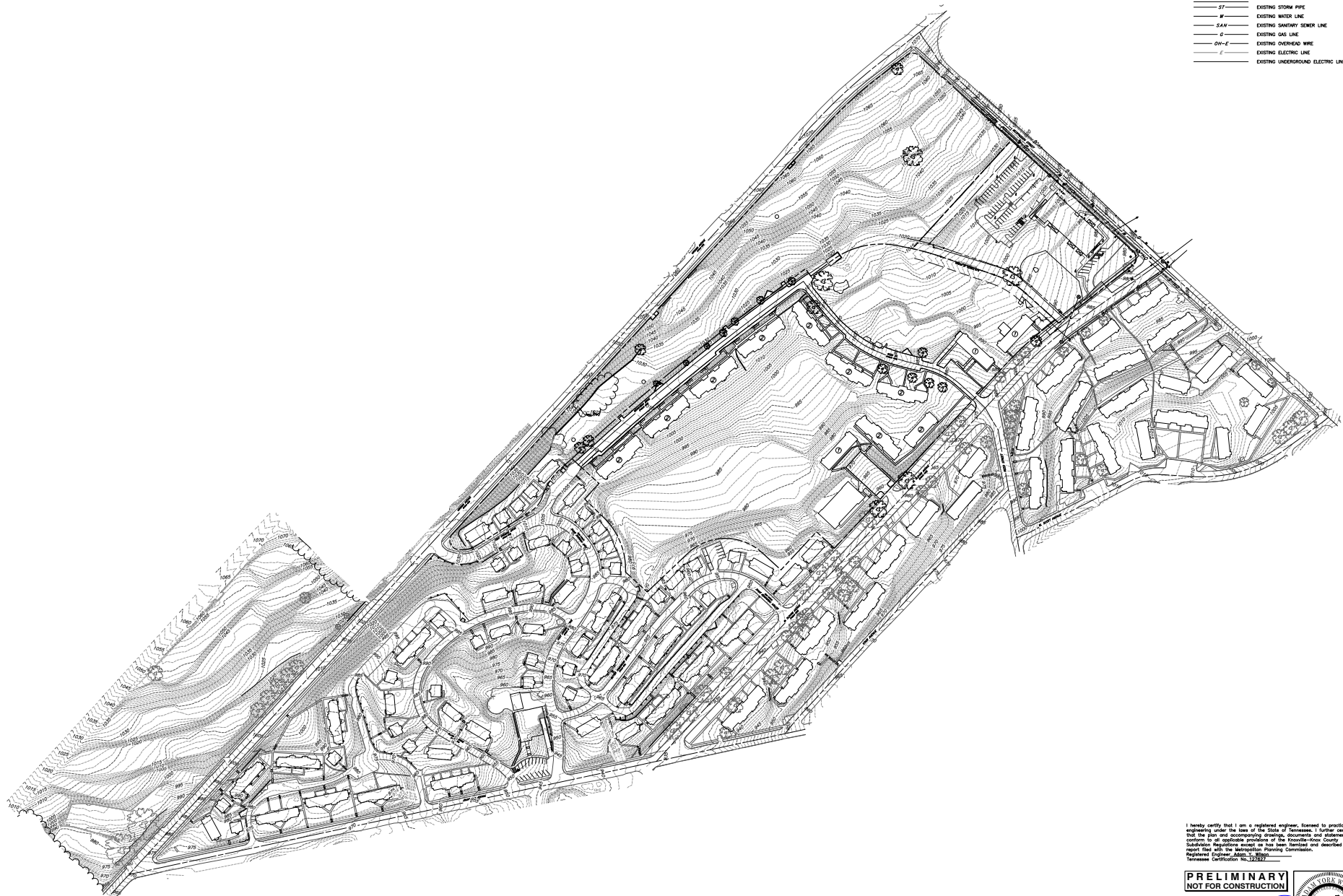
COVER SHEET

DATE: 10/23/2023
BY: JHATFIELD
PROJECT NO: 23022

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- LEGEND**
- EXISTING PROPERTY LINE
 - - - EXISTING EASEMENT
 - - - EXISTING RIGHT-OF-WAY
 - EXISTING INDEX (MAJOR) CONTOUR
 - EXISTING INTERMEDIATE (MINOR) CONTOUR
 - EXISTING ROADWAY CENTERLINE
 - EXISTING CURB
 - EXISTING STRUCTURE
 - ST — EXISTING STORM PIPE
 - W — EXISTING WATER LINE
 - SAN — EXISTING SANITARY SEWER LINE
 - G — EXISTING GAS LINE
 - OWE — EXISTING OVERHEAD WIRE
 - E — EXISTING ELECTRIC LINE
 - EXISTING UNDERGROUND ELECTRIC LINE



I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Metropolitan Planning Commission Subdivision Regulations except as has been amended and described in a report filed with the Metropolitan Planning Commission. Registered Engineer, Adam V. Blagg, Tennessee Certification No. 23282.

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET
0 100 200



REVISION RECORD

CEE
Staff & Environmental Consultants, Inc.
 2724 Cherokee Farm Way, Suite 101, Knoxville, TN, 37920
 Ph: 865.977.9897 Fax: 865.977.9819
 www.ceeinc.com

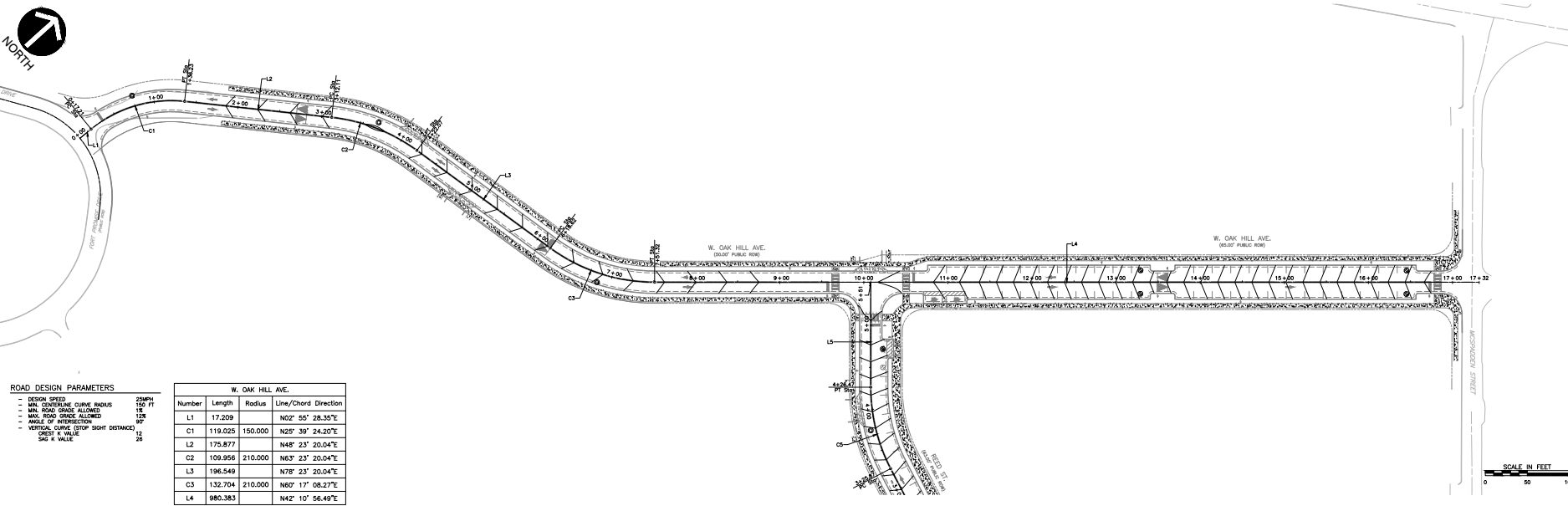
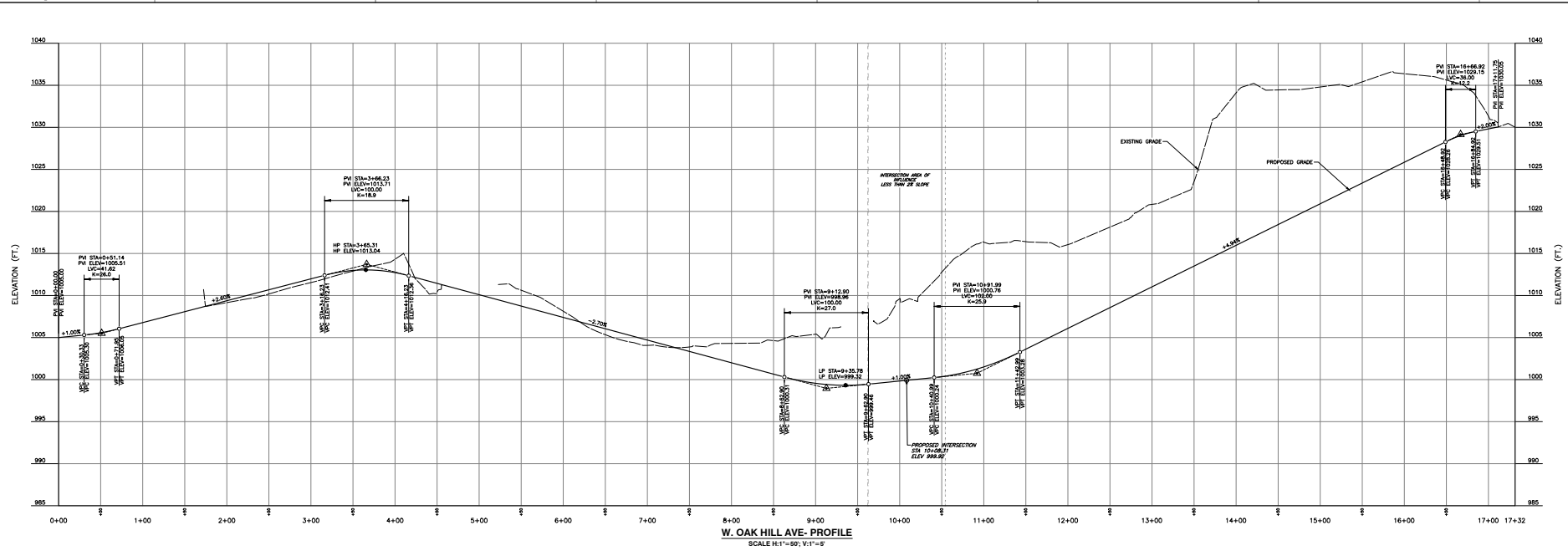
**KNOXVILLE COMMUNITY
 DEVELOPMENT CORPORATION (KCDC)
 WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE
 KNOXVILLE TN, 37921**

CONCEPT SUBDIVISION EXISTING CONDITIONS

DATE:	12/23/2023	DRAWN BY:	LEPT/JRIB
SCALE:	AS SHOWN	CHECKED BY:	383/24
PROJECT NO.:		DATE PLOTTED:	12/23/2023
DRAWN BY:		DATE PLOTTED:	

CP100

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ROAD DESIGN PARAMETERS

- DESIGN SPEED: 20MPH
- MIN. CENTRIE CURVE RADIUS: 100 FT
- MIN. ROAD GRADE ALLOWED: 1%
- MAX. ROAD GRADE ALLOWED: 12%
- ANGLE OF INTERSECTION: 90°
- VERTICAL CURVE (STOP SIGHT DISTANCE): 12
- CREST K VALUE: 28

PRELIMINARY NOT FOR CONSTRUCTION

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plans and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations which have been heretofore and described in a report filed with the Metropolitan Planning Commission. Registered Engineer, **John L. Smith**, Tennessee Certification No. 121202

BRISON RECORD

CEC
Chief & Environmental Consultants, Inc.
2724 Cherokee from Way, Suite 101, Knoxville, TN 37903
Ph: 865.977.9897 Fax: 865.977.9819
www.cecinc.com

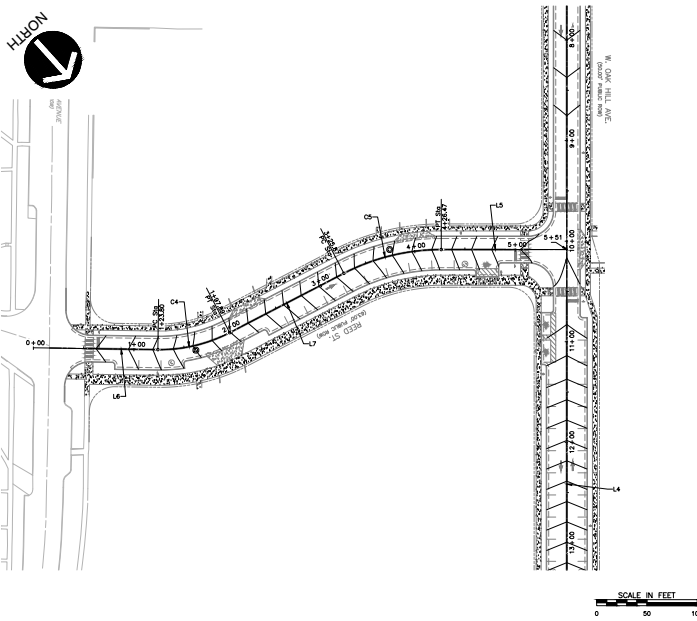
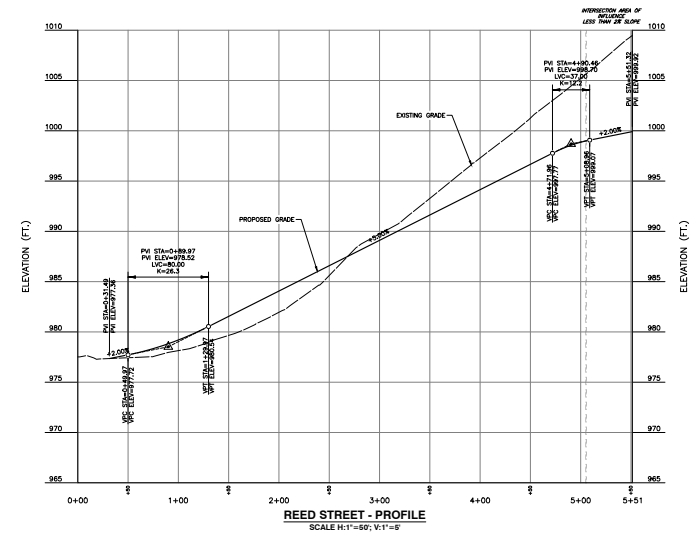
KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION (KCDC)
WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE
KNOXVILLE TN, 37921

CONCEPT ROAD PROFILE PLAN
SHEET 1 OF 2

DATE: 10/23/2023 DRAWN BY: JLS
CHECKED BY: ASB/BJM/ML/CC/CE/CF/EP
SCALE: 1"=40'

CP202

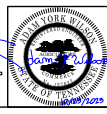
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- ROAD DESIGN PARAMETERS**
- DESIGN SPEED 35MPH
 - MIN. CENTERLINE CURVE RADIUS 150 FT
 - MIN. ROAD SHOULDER ALIGNED 15 FT
 - MIN. ROAD CROSS ALIGNED 15 FT
 - MIN. ROAD CROSS ALIGNED 15 FT
 - ANGLE OF INTERSECTION 90°
 - VERTICAL CURVE (STP SIGHT DISTANCE) 12
 - CREST & VALLE 12
 - SAG & VALLE 12

REED STREET			
Number	Length	Radius	Line/Chord Direction
L6	123.802		N46° 57' 52.75"W
C4	74.992	150.000	N61° 06' 54.67"W
L7	127.977		N75° 15' 56.99"W
C5	100.603	210.000	N61° 32' 30.25"W
L5	124.840		N47° 49' 03.51"W

**PRELIMINARY
NOT FOR CONSTRUCTION**



I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plans and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subordinate Regulations which have been heretofore and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer, State of Tennessee
 Tennessee Certification No. 123456

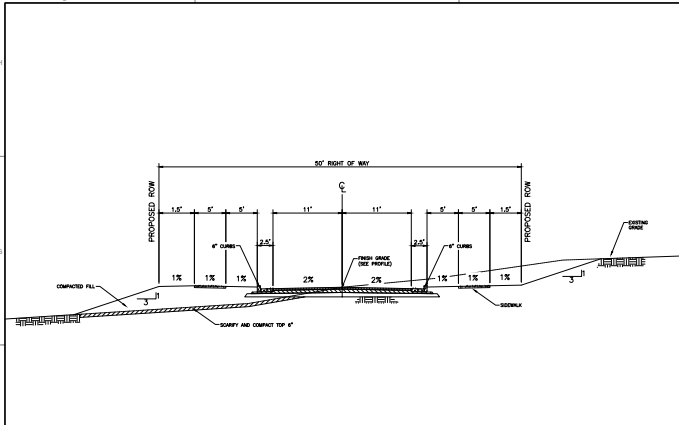
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 PROJECT LOCATION: KNOXVILLE, TN

**KNOXVILLE COMMUNITY
 DEVELOPMENT CORPORATION (KCDC)**
WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE
KNOXVILLE TN, 37921

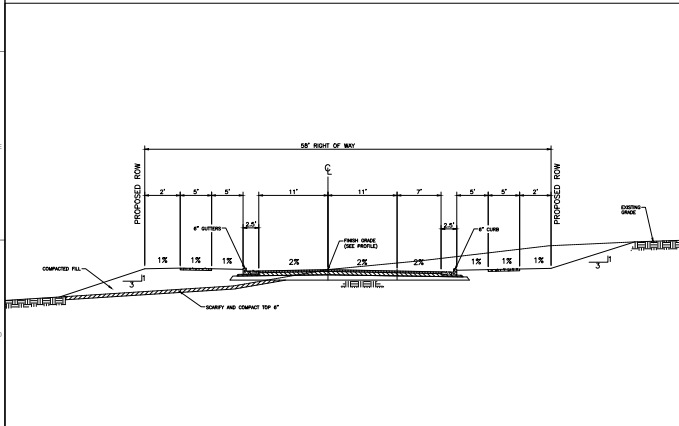
CEC
Staff & Environmental Consultants, Inc.
 2724 Cherokee Farm Way, Suite 101 - Knoxville, TN 37920
 Ph: 865.977.9897 Fax: 865.977.9819
 www.cecinc.com

REASON RECORD
 EXCERPT

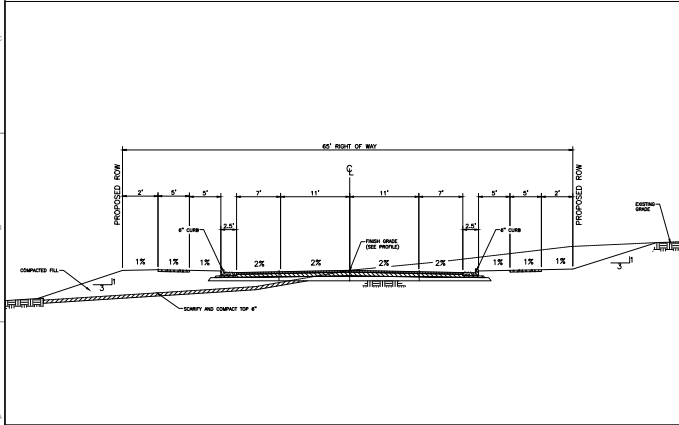
CP203



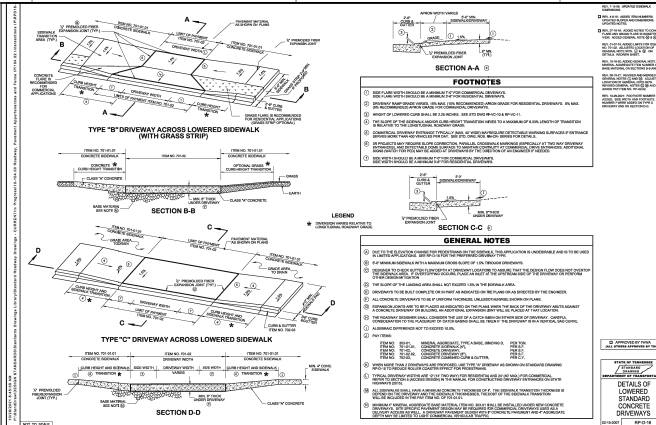
DETAIL 200
TYPICAL 26' ROAD SECTION
N.T.S.



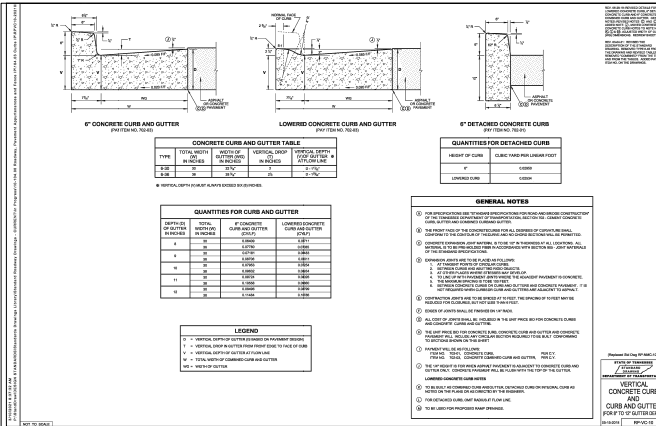
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TYPICAL 26' ROAD SECTION (ON STREET PARKING ON ONE SIDE OF STREET)
N.T.S.



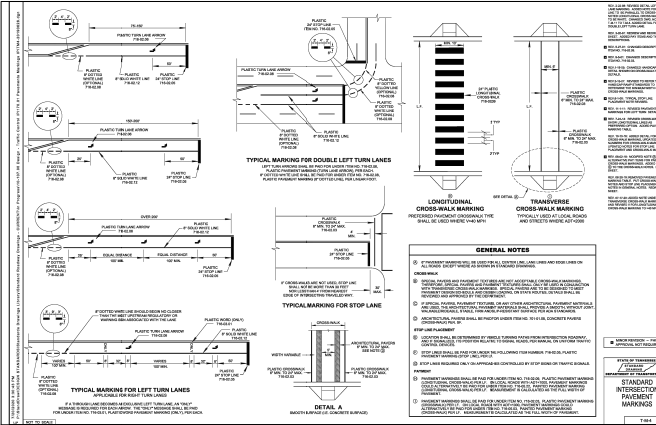
DETAIL 202
TYPICAL 26' ROAD SECTION (ON STREET PARKING ON BOTH SIDES OF STREET)
N.T.S.



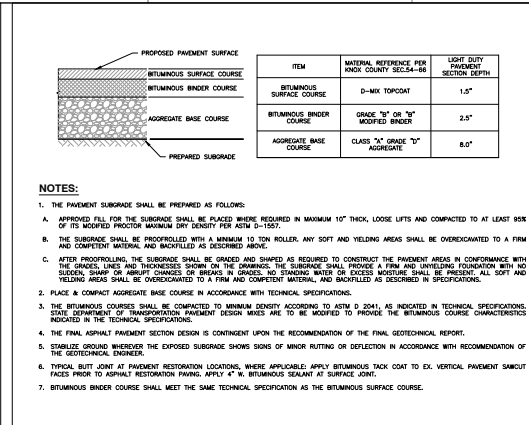
DETAIL 203
TDOT LOWER STANDARD CONCRETE DRIVEWAYS (RP-D-16)
N.T.S.



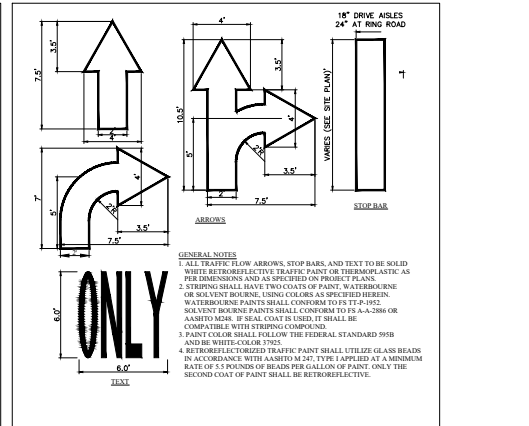
DETAIL 204
TDOT VERTICAL CONCRETE CURB AND GUTTER (RP-VC-10)
N.T.S.



DETAIL 205
TDOT STANDARD INTERSECTION PAVEMENT MARKINGS (T-M-4)
N.T.S.



DETAIL 206
PUBLIC LOCAL STREET ASPHALT PAVEMENT SECTION
N.T.S.



DETAIL 207
TRAFFIC MARKINGS
N.T.S.

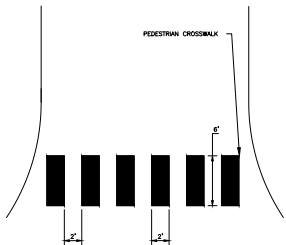


DETAIL 205
TDOT STANDARD INTERSECTION PAVEMENT MARKINGS (T-M-4)
N.T.S.

REVISION RECORD
 NO. DATE DESCRIPTION
 1 01/15/2023
 2 01/15/2023
 3 01/15/2023
 4 01/15/2023
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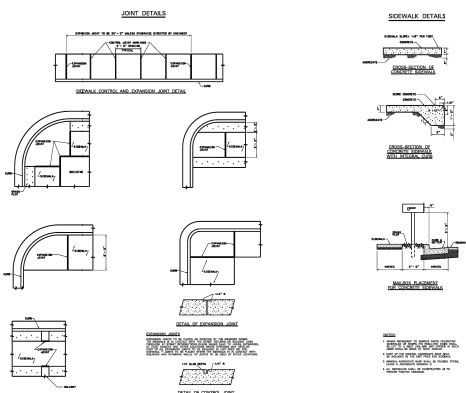
KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION (KCDC)
 WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE
 KNOXVILLE TN, 37921
 PREPARED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 10/30/2023
 PROJECT NO: 2023-0001
 SHEET NO: 382-24
 TOTAL SHEETS: 382-25
 DRAWING NO: CP800
 PROJECT NO: 2023-0001
 SHEET NO: 382-24
 TOTAL SHEETS: 382-25
 DRAWING NO: CP800

PRELIMINARY
 NOT FOR CONSTRUCTION
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plans and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Engineers Act as has been amended and described in a report filed with the Metropolitan Planning Commission, Registration Engineer, A-10707.
 Tennessee Certification No. 12282



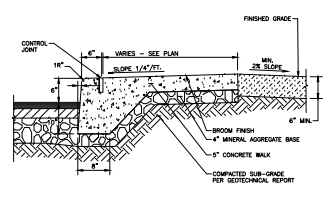
NOTE:
PEDESTRIAN CROSSWALK, SOLID WHITE MARKINGS PAINTED ON ASPHALT (TYPICAL).

DETAIL 208
PEDESTRIAN CROSSWALK
N.T.S.



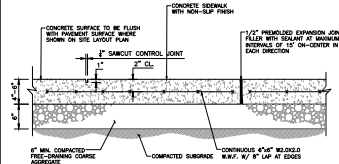
NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMIT	10/1/20
3	ISSUED FOR PERMIT	10/1/20
4	ISSUED FOR PERMIT	10/1/20
5	ISSUED FOR PERMIT	10/1/20
6	ISSUED FOR PERMIT	10/1/20
7	ISSUED FOR PERMIT	10/1/20
8	ISSUED FOR PERMIT	10/1/20
9	ISSUED FOR PERMIT	10/1/20
10	ISSUED FOR PERMIT	10/1/20

DETAIL 209
COK CONCRETE SIDEWALK (COK-6)
N.T.S.



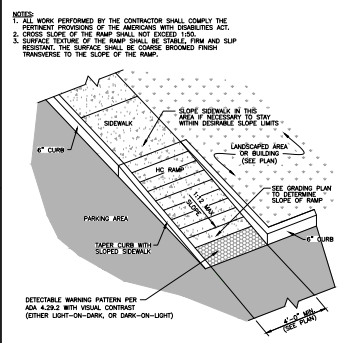
NOTE:
1. PROVIDE CONTROL JOINTS SPACED EVERY 5 FT. AND EXPANSION JOINTS EVERY 20 FT.

DETAIL 210
INTEGRAL CURB AND SIDEWALK
N.T.S.



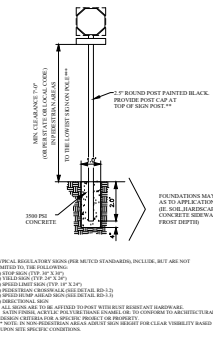
NOTES:
1. PROVIDE 1/2" EXPANSION JOINT FILLER WITH SEALANT WHERE THE CONCRETE SIDEWALK ADJUTS THE BUILDING.
2. REFER TO THE PROJECT SPECIFICATIONS FOR SPECIAL FINISHES, AGGREGATE TREATMENT, COLORS, PATTERN FINISHES, ETC.
3. SEE SHEET C200 FOR LOCATIONS AND WIDTHS.

DETAIL 211
CONCRETE SIDEWALK
N.T.S.



NOTES:
1. ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY THE PERMIT PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT.
2. CROSS SLOPE OF THE RAMP SHALL NOT EXCEED 1:50.
3. SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

DETAIL 212
ACCESSIBLE RAMP - TYPE I
N.T.S.



TYPICAL REGULATORY SIGNATURE METALS HANDSHEDS INCLUDING, BUT ARE NOT LIMITED TO THE FOLLOWING:
 (1) TOP AND BOTTOM SIGN POSTS
 (2) SIGN POSTS
 (3) SIGN POSTS
 (4) SIGN POSTS
 (5) SIGN POSTS
 (6) SIGN POSTS
 (7) SIGN POSTS
 (8) SIGN POSTS
 (9) SIGN POSTS
 (10) SIGN POSTS



R1-1



R2-1

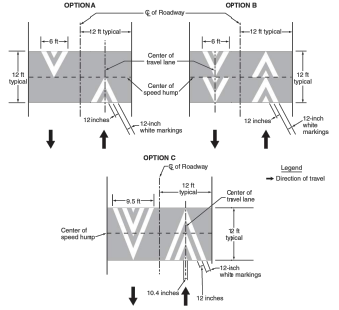


D3-1

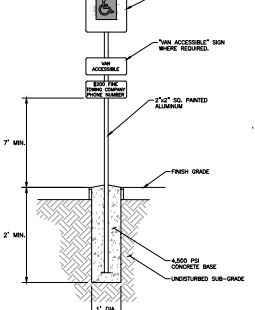


W17-1

DETAIL 213
INTERIOR REGULATORY SIGNS
N.T.S.



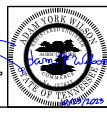
DETAIL 214
SPEED HUMP DETAIL MUTCD 38-29
N.T.S.



NOTES:
1. PARKING SPACES SIGNED AS ACCESSIBLE PARKING SPACES MUST BE SUPPLEMENTED WITH PARKING MARKINGS.
2. SIGN SHALL INCLUDE TEXT "MINIMUM THE SIGN".

DETAIL 215
ACCESSIBLE PARKING SIGN
N.T.S.

PRELIMINARY
NOT FOR CONSTRUCTION



I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plans and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subordinate Regulations except as has been amended and described in a report filed with the Metropolitan Planning Commission, Regulatory Engineering, Knoxville, Tennessee.
 Tennessee Certification No. 121272

NO.	DATE	DESCRIPTION
1	10/1/20	ISSUED FOR PERMIT
2	10/1/20	ISSUED FOR PERMIT
3	10/1/20	ISSUED FOR PERMIT
4	10/1/20	ISSUED FOR PERMIT
5	10/1/20	ISSUED FOR PERMIT
6	10/1/20	ISSUED FOR PERMIT
7	10/1/20	ISSUED FOR PERMIT
8	10/1/20	ISSUED FOR PERMIT
9	10/1/20	ISSUED FOR PERMIT
10	10/1/20	ISSUED FOR PERMIT

CEC
 Staff & Environmental Consultants, Inc.
 2724 Cherokee from Way, Suite 101, Knoxville, TN, 37903
 Ph: 865.977.9897 Fax: 865.977.9519
 www.cecinc.com

KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION (KCDC)
WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE
KNOXVILLE TN, 37921

NO.	DATE	DESCRIPTION
1	10/1/20	ISSUED FOR PERMIT
2	10/1/20	ISSUED FOR PERMIT
3	10/1/20	ISSUED FOR PERMIT
4	10/1/20	ISSUED FOR PERMIT
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8	10/1/20	ISSUED FOR PERMIT
9	10/1/20	ISSUED FOR PERMIT
10	10/1/20	ISSUED FOR PERMIT

CONCEPT DETAILS
SHEET 2 OF 2

CP801



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

James Smith

Applicant Name

Affiliation

09/25/2023

11/05/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

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

James Smith

Civil & Environmental Consultants

Name

Company

2704 Cherokee Farm Way

Knoxville

TN

37920

Address

City

State

ZIP

865-340-4949

jsmith@cecinc.com

Phone

Email

CURRENT PROPERTY INFO

Knoxville Community Development Corporation 901 N. Broadway

865-403-1139

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1500 Fort Promise dr, 1331 W. Oldham Ave, 1203 W Oldham Ave 094BC002, 094BC004, 094BC003, 094BC004

Property Address

Parcel ID

Knoxville Utilities Board (KUB)

Knoxville Utilities Board (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

Western Heights

Proposed Subdivision Name

Phase 2

Unit / Phase Number

Combine Parcels

Divide Parcel

5

Total Number of Lots Created

Related Rezoning File Number

Other (specify) _____

Attachments / Additional Requirements

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

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

Smith, James

Digitally signed by Smith, James
DN: E=jsmith@cecinc.com, CN="Smith, James",
OU=Users, OU=Knoxville, DC=cecinc, DC=com
Date: 2023.09.25 14:38:38-04'00'

James Smith

9/25/2023

Applicant Signature

Please Print

Date

865-340-4949

jsmith@cecinc.com

Phone Number

Email

Property Owner Signature

Please Print

Date Paid



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

James Smith

Applicant Name

Affiliation

9/26/2023

Date Filed

11/9/2023

Meeting Date (if applicable)

11-SE-23-C

File Number(s)

CORRESPONDENCE

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

James Smith Civil & Environmental Consultants

Name / Company

2704 Cherokee Farm Way Knoxville TN 37920

Address

865-340-4949 / jsmith@cecinc.com

Phone / Email

CURRENT PROPERTY INFO

Knoxville's Community Development Co 901 N Broadway Knoxville TN

Owner Name (if different)

Owner Address

865-403-1139

Owner Phone / Email

1500 FORT PROMISE DR / 1101, 1203, 1331 W OLDHAM AVE

Property Address

94 B C 002, 00201, 003, 004

Parcel ID

Part of Parcel (Y/N)?

28.56 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest side of W Oldham Ave, southwest side of McSpadden St, southeast side of Virginia Ave

General Location

<input checked="" type="checkbox"/> City	Council District 6	RN-5 (General Residential Neighborhood), , HP (Hillside Protection Overlay)	Agriculture/Forestry/Vacant Land, Right of Way/Open Space, Multifamily Residential
--	---------------------------	--	---

<input type="checkbox"/> County	District	Zoning District	Existing Land Use
---------------------------------	----------	-----------------	-------------------

Central City	MDR (Medium Density Residential), HP (Hillside Protecti	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

Western Heights	Related Rezoning File Number
Proposed Subdivision Name	
<u>Phase 2</u>	<u>5</u>
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	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
\$500.00	
Fee 2	
Fee 3	

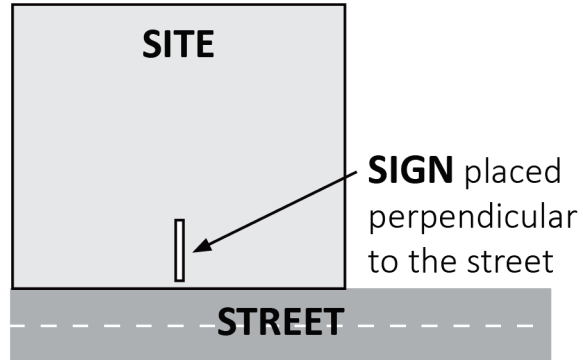
AUTHORIZATION

- 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	James Smith Please Print	9/26/2023 Date
---------------------	------------------------------------	--------------------------

Phone / Email		
Property Owner Signature	Knoxville's Community Development Corporation Please Print	9/26/2023 Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

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

Applicant Name: James Smith

Date: 9/26/2023

File Number: 11-SE-23-C

- Sign posted by Staff
- Sign posted by Applicant

Knoxville NEWS SENTINEL

PART OF THE USA TODAY NETWORK

KNOX CTY METRO PLAN COMMIS
 400 W MAIN ST # 403
 KNOXVILLE TN 37902--242

<u>Account</u>	<u>AD#</u>	<u>Order Amount</u>	<u>Tax Amount</u>	<u>Total Order Amount</u>	<u>Payment Method</u>	<u>Order Payment Amount</u>	<u>Order Amount Due</u>
1317419	0005839542	\$390.96	\$0.00	\$390.96	Invoice	\$0.00	\$390.96

Sales Rep: KSchmidt

Order Taker: KSchmidt

Order Created 10/03/2023

<u>Product</u>	<u># Ins</u>	<u>Start Date</u>	<u>End Date</u>
KNS-knoxnews.com	1	10/06/2023	10/06/2023
KNS-Knoxville News Sentinel	1	10/06/2023	10/06/2023

* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

PUBLIC NOTICE

Knoxville-Knox County Planning Commission will consider the items specified below on November 9, 2023 at 1:30 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For detailed information related to these items, visit KnoxPlanning.org/agenda or call (865) 215-2500. Full copies of each application can be viewed on the website or at the Knoxville-Knox County Planning offices located at 400 Main St., Suite 403, Knoxville, TN. Copies of the preliminary meeting agenda are also available at each Knox County branch library approximately three weeks before the meeting. Planning does not discriminate on the basis of disability in its provision of services, programs, activities, or benefits. If you need assistance or accommodation for a disability, please contact Planning at (865) 215-2500, and we will work with you to satisfy any reasonable request. A review meeting on these items will be held November 7 at 11:30 a.m. in the Main Assembly Room of the City County Bldg.

STREET / ALLEY CLOSURES

11-A-23-SC - ANDREW BYRD - Request closure of unnamed St. between Richmond Avenue and Joseph Schofield Street.

STREET NAME CHANGES

11-A-23-SNC -CITY OF KNOXVILLE - Request to change the street name of a portion of Pelham Rd. to Rock Pointe Dr. between Rutledge Pike and the current western terminus of Rock Pointe Dr.

PLAN

AMENDMENTS/REZONINGS

11-A-23-RZ - JOHN SEVIER JOINT VENTURE & RED DOOR HOMES - 0 E GOVERNOR JOHN SEVIER HWY (2 PARCELS). Property located southeast side of E Governor John Sevier Hwy, west of Arthur Herman Rd. Proposed rezoning.

11-B-23-RZ - ZIGGURAT DEVELOPMENT LLC/JANET PLONT - 3710 NEAL DR. Proposed rezoning.

11-C-23-RZ - JAN MULLINS - 5030 AND 0 SULLIVAN RD. Proposed rezoning.

11-D-23-RZ - NORTHSHORE CONSTRUCTION, INC. - 4501 LONAS DR. Proposed rezoning.

11-E-23-RZ - SERGIO ALMENDARO - 2414 ROBINSON RD. Proposed rezoning.

11-F-23-RZ - KEITH FOSTER - 1124,1126, 1128 AND 1130 TRIGG ST. Proposed rezoning.

11-A-23-SP AND 11-G-23-RZ - SYNERGY GOLF GROUP, LLC AND RON WATKINS - 913 AND 0 GETTYSVUE DR. Proposed sector plan amendment, proposed rezoning.

11-H-23-RZ - NED FERGUSON - 112 VERTON DR. Proposed rezoning.

11-B-23-SP AND 11-I-23-RZ - NATURE'S BEST ORGANICS OF TN LLC/BRIAN DEVELOPMENT, LLC - 0 W EMORY RD, 0, 8703 AND 8707 JOE DANIELS RD. Proposed sector plan amendment, proposed rezoning.

11-J-23-RZ - RON WORLEY - 6925 BALL RD. Proposed rezoning.

CONCEPTS AND DEVELOPMENT PLANS

11-SA-23-C AND 11-B-23-DP - BABELAY SUBDIVISION - 0 (2 PARCELS) AND 6513 BABELAY RD. Proposed concept plan and development plan.

11-SB-23-C AND 11-C-23-DP - ARCADIA - 2482 ARCADIA PENINSULA WAY. Proposed concept plan and development plan.

11-SC-23-C AND 11-D-23-DP - ELA'S PLACE - 4900 E EMORY RD. Proposed concept plan and development plan.

11-SG-23-C - BROWNVUE ROAD DEVELOPMENT - 0 BROWNVUE RD. Property located east side of Brownvue Rd. at its terminus. Proposed concept plan.

CONCEPTS AND SPECIAL USES

11-SD-23-C AND 11-C-23-SU - HIGHLANDS AT CLEAR SPRINGS - 0 GLEN CREEK RD. Property located south side of Glen Creek Dr., south of Autumn Creek Dr. Proposed concept plan and special use.

11-SE-23-C - WESTERN HEIGHTS - 1500 FORT PROMISE DR., 1101, 1203 AND 1331 W OLDHAM AVE. Proposed concept plan.

CONCEPTS AND USES ON REVIEW

11-SF-23-C AND 11-A-23-UR -

DUTCHTOWN WEST 2 - 9805, 9813 AND 9821 DUTCHTOWN OVERLOOK WAY, 811 AND 817 BOB KIRBY RD. Proposed concept plan and use on review.

USES ON REVIEW

11-B-23-JR - SAMUEL HARWARD - 8117 RIVER DR. Proposed use on review.

11-C-23-UR - STEPHEN STEELE - 1733 MARYVILLE PIKE. Proposed use on review.

SPECIAL USES

11-A-23-SU - SHANNON HARPER - 0 PARKSIDE DR. Property located southeast side of Parkside Dr., southwest of Wakefield Rd. Proposed special use.

11-B-23-SU - JAY PATEL - 0 LONAS DR. Property located east side of Lonas Dr., south side of Middlebrook Pk., north side of Kim Watt Dr. Proposed special use.

DEVELOPMENT PLANS

11-A-23-DP - DAVID HURST - 9900 AND 9902 GEORGE WILLIAMS RD. Proposed development plan.

11-E-23-DP - RETREAT AT HARDIN VALLEY - 2122 SCHAEFFER RD. Proposed development plan.

11-F-23-DP - GARRY BURKE - 0 (2 PARCELS) AND 7717 FREEWAY HEIGHTS DR. Proposed development plan.

11-G-23-DP - KNOX HOUSING PARTNERSHIP - 6011 AND 6010 CLAYBERRY Dr., 7000 WILLOW BEND WAY. Proposed development plan.

FINAL SUBDIVISIONS

11-SA-23-F - CARTER RIDGE PHASE V LOTS 248 TO 269 AND LOT 311 TO 321 - 0 Madison Oaks Rd. Property located southeast of Carter Mill Dr., west of Carter Ridge Dr.

PLANNED DEVELOPMENTS

11-A-23-PD - DAVID COCKILL - 1834 BEECH ST. Proposed planned development final plan.

OTHER BUSINESS

11-A-23-OB - TRENT STEELE - 1733 MARYVILLE PK. - Proposed Special Use Determination.

11-B-23-OB - KNOXVILLE-KNOX COUNTY PLANNING - Consideration of amendments to the Knoxville-Knox County Subdivision Regulations.