



PLAN AMENDMENT REPORT

▶ **FILE #:** 10-D-23-SP

AGENDA ITEM #: 12

AGENDA DATE: 10/5/2023

▶ **APPLICANT:** **MATT. W BRAZILLE, PE**

OWNER(S): Ben Bentley KCDC

TAX ID NUMBER: 94 B C 002, 003, 004

[View map on KGIS](#)

JURISDICTION: Council District 6

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

▶ **LOCATION:** **Southeast side of Virginia Ave, northwest side of W Oldham Ave, northeast of Fort Promise Dr**

▶ **APPX. SIZE OF TRACT:** **25.7 acres**

SECTOR PLAN: Central City

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

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; Better Tomorrow Drive, a local street with a 20-ft pavement width within a 50-ft right-of-way; and Bonnyman Drive a local street with a 20 to 30-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: East Fork and Second Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **MDR (Medium Density Residential), HP (Hillside Protection) / RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)**

▶ **PROPOSED PLAN DESIGNATION:** **MU-NC (Mixed Use Neighborhood Center), HP (Hillside Protection)**

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

EXTENSION OF PLAN DESIGNATION: No, this is not an extension of the plan designation.

HISTORY OF REQUESTS: None noted.

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

South: Multifamily - MDR (Medium Density Residential), HP (Hillside Protection)

East: Multifamily, agriculture/forestry/vacant, public-quasi public land - TDR (Traditional Neighborhood Residential), MDR (Medium Density

Residential)

West: Single family residential, multifamily, agriculture/forestry/vacant - TDR (Traditional Neighborhood Residential), MDR (Medium Density Residential), HP (Hillside Protection)

NEIGHBORHOOD CONTEXT This neighborhood is predominantly composed of single family homes in a grid pattern surrounding the subject property, which is part of a large multifamily residential community. Beaumont Elementary School is nearby to the east.

STAFF RECOMMENDATION:

- ▶ **Approve the sector plan amendment to the MU-NC (Mixed Use Neighborhood Center) land use classification because it is compatible with surrounding development and changing conditions. The HP (Hillside Protection) will be retained.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This property is part of the Western Heights community that was established in 1939. The Western Heights campus provides affordable housing and community services through Knoxville's Community Development Corporation (KCDC) and partner organizations. In 2011, most of the residential buildings on the subject parcel were demolished, leaving it primed for new development.
2. In 2021, KCDC was awarded a federal grant to implement the Transforming Western Plan. This is a community-driven plan, developed in partnership with over 65 organizational stakeholders and the City, for renovated and newly constructed housing with community-serving commercial amenities. The first phase of this plan includes new multifamily housing construction at 1800 and 1900 Vermont Avenue, which was recently approved for a sector plan amendment to MDR/O (Medium Density Residential/Office) (7-C-23-SP). This phase is currently under construction.
3. In 2022, a new 22,000 sq ft Head Start preschool was opened next door to the subject property. It is designed to serve over 130 children with programming that includes health screenings, mental health and disability services, meals, and dual-language learning programs.
4. The requested Central City Sector Plan amendment from the MDR (Medium Density Residential) to the MU-NC (Mixed Use Neighborhood Commercial) land use classification would create a mixed use node at this location. This would in turn enable the development of a wider range of housing forms and small-scale commercial development. Approval of this land use class would build upon existing and upcoming residential development and amenities in the area.

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

1. There have been no significant updates to the road network or utilities, but existing infrastructure can accommodate more intensive development at this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current MDR land use classification is not the result of an error in the sector plan, but MU-NC could have been considered as an avenue to increase commercial services and residential opportunities in this walkable area. The subject property meets all of the location criteria for MU-NC except for having flat terrain. The property may have slopes, but it has all been previously graded, cleared and developed.

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

1. An increase in affordable housing and commerce in this area would address ongoing demand in the City for a range of housing options where goods and services to meet daily needs are accessible.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knoxville City Council for action on 11/14/2023 and 11/28/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 10-H-23-RZ **AGENDA ITEM #:** 12
 10-D-23-PA **AGENDA DATE:** 10/5/2023

▶ **APPLICANT:** MATT W. BRAZILLE, PE
 OWNER(S): Ben Bentley, KCDC

TAX ID NUMBER: 94 B C 002, 003, 004 [View map on KGIS](#)

JURISDICTION: Council District 6

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

▶ **LOCATION:** Southeast side of Virginia Ave, northwest side of W Oldham Ave, northeast of Fort Promise Dr

▶ **TRACT INFORMATION:** 25.7 acres

SECTOR PLAN: Central City

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

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; Better Tomorrow Drive, a local street with a 20-ft pavement width within a 50-ft right-of-way; and Bonnyman Drive a local street with a 20 to 30-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: East Fork and Second Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential), HP (Hillside Protection) / RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MU-NC (Mixed Use Neighborhood Center), HP (Hillside Protection) / C-N (Neighborhood Commercial), HP (Hillside Protection Overlay)

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

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No, this is not an extension of the plan designation or zoning.

HISTORY OF ZONING REQUESTS: None noted.

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

ZONING

South: Multifamily - MDR (Medium Density Residential), HP (Hillside Protection) - RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

East: Multifamily, agriculture/forestry/vacant, public-quasi public land - TDR (Traditional Neighborhood Residential), MDR (Medium Density Residential) - RN-2 (Single-Family Residential Neighborhood), RN-5 (General Residential Neighborhood)

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

NEIGHBORHOOD CONTEXT: This neighborhood is predominantly composed of single family homes in a grid pattern surrounding the subject property, which is part of a large multifamily residential community. Beaumont Elementary School is nearby to the east.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to the MU-NC (Mixed Use Neighborhood Center) land use classification because it is compatible with surrounding development and changing conditions. The HP (Hillside Protection) will be retained.**

- ▶ **Approve the C-N (Neighborhood Commercial) district because it meets the intent of the district. The HP (Hillside Protection Overlay) will be retained.**

COMMENTS:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This property is part of the Western Heights affordable housing community, which is undergoing major federally-funded revitalization efforts to provide new housing along with social and commercial services.
2. The proposed One Year Plan amendment from MDR (Medium Density Residential) to the MU-NC (Mixed Use Neighborhood Center) land use classification would allow for a more diverse range of housing and commercial development opportunities in a location that is well-suited for these uses.

AN ERROR IN THE PLAN:

1. The One Year Plan could have considered how the subject property meets all relevant location criteria for the MU-NC designation. The Plan describes how this land use should be located in areas with sidewalks and transit that are at the intersection of local streets and thoroughfares, with adjacent low or medium density residential uses. All of these conditions are met by the subject property.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. A new Head Start preschool was recently built next to the subject property.
2. The next phase of a community-driven revitalization plan, called Transforming Western Heights, is breaking ground nearby to build new multifamily housing following a recent One Year Plan amendment approval that permits more residential density there.
3. These ongoing improvements to the area support consideration of the MU-NC designation to build upon this planned redevelopment.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no significant changes to public policy that pertain to the proposed land use amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. A study called the Missing Middle Housing Scan was published in 2022 for the City of Knoxville. It states that

between 2010 and 2020, the City population increased by 6.6% while the amount of new housing units only increased by 4.4%. The study projects that by 2040, Knoxville's population will grow by more than 14,000 new residents. It also describes how there is increasing demand for residential developments that are walkable.

2. The proposed plan amendment will help meet housing demand by enabling greater flexibility with regards to housing form and density, while also permitting an integration of neighborhood commercial and office uses in an area that already has sidewalks and transit.

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

1. The C-N district is intended to provide for an environment of integrated residential development and small-scale commercial and service uses, predominantly serving nearby residential neighborhoods. Low-intensity mixed-use development is encouraged.
2. The subject property is a large, predominantly vacant campus centered in the walkable Beaumont residential neighborhood. There are limited commercial offerings to meet daily needs in this area. This is a location that meets the intent of the C-N zoning district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. There are no adverse impacts anticipated to occur from the proposed rezoning. The proposal stems from a public planning process with residents in the area. However, regardless of development plans, this is an appropriate location for C-N zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed rezoning is consistent with the Central City Sector Plan and the One Year Plan, as amended to the MU-NC (Mixed Use Neighborhood Center) designation.
2. C-N zoning at this location is consistent with the General Plan's development policy 8.1 to develop infill housing on vacant lots and redevelopment parcels, and policy 8.2 to locate neighborhood commercial development where it will enhance, rather than hinder, the stability of residential areas.

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

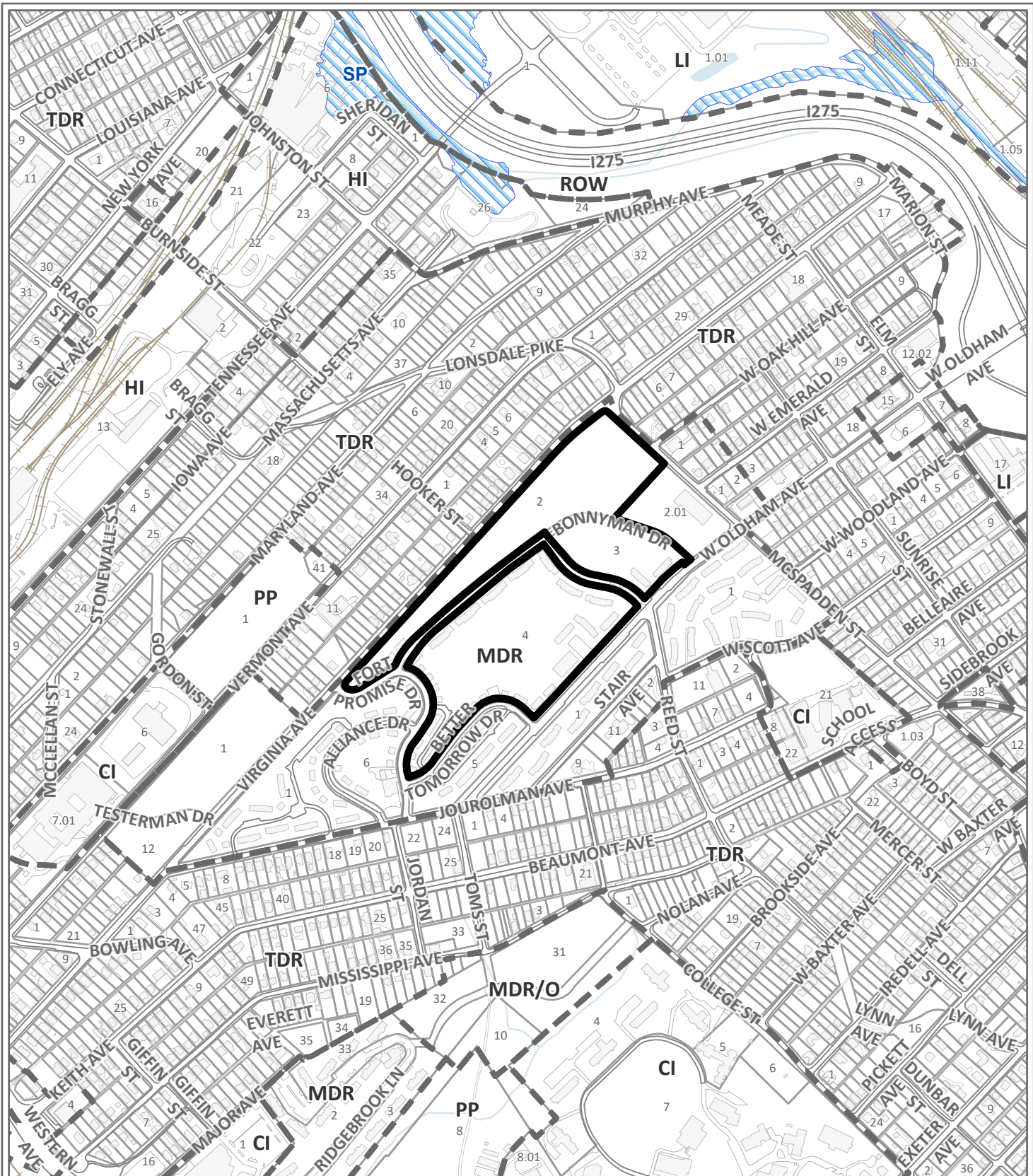
1. The subject property has access to numerous community facilities including a publicly-run preschool, an elementary school, Malcom-Martin Park and the Murphy Branch Library.
2. This is an urbanized area with established utility and street infrastructure that can accommodate redevelopment of this parcel.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knoxville City Council for action on 11/14/2023 and 11/28/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**10-D-23-SP
CENTRAL CITY SECTOR PLAN MAP**

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

To: MU-NC (Mixed Use Neighborhood Center), HP (Hillside Protection)

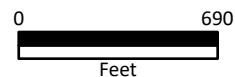
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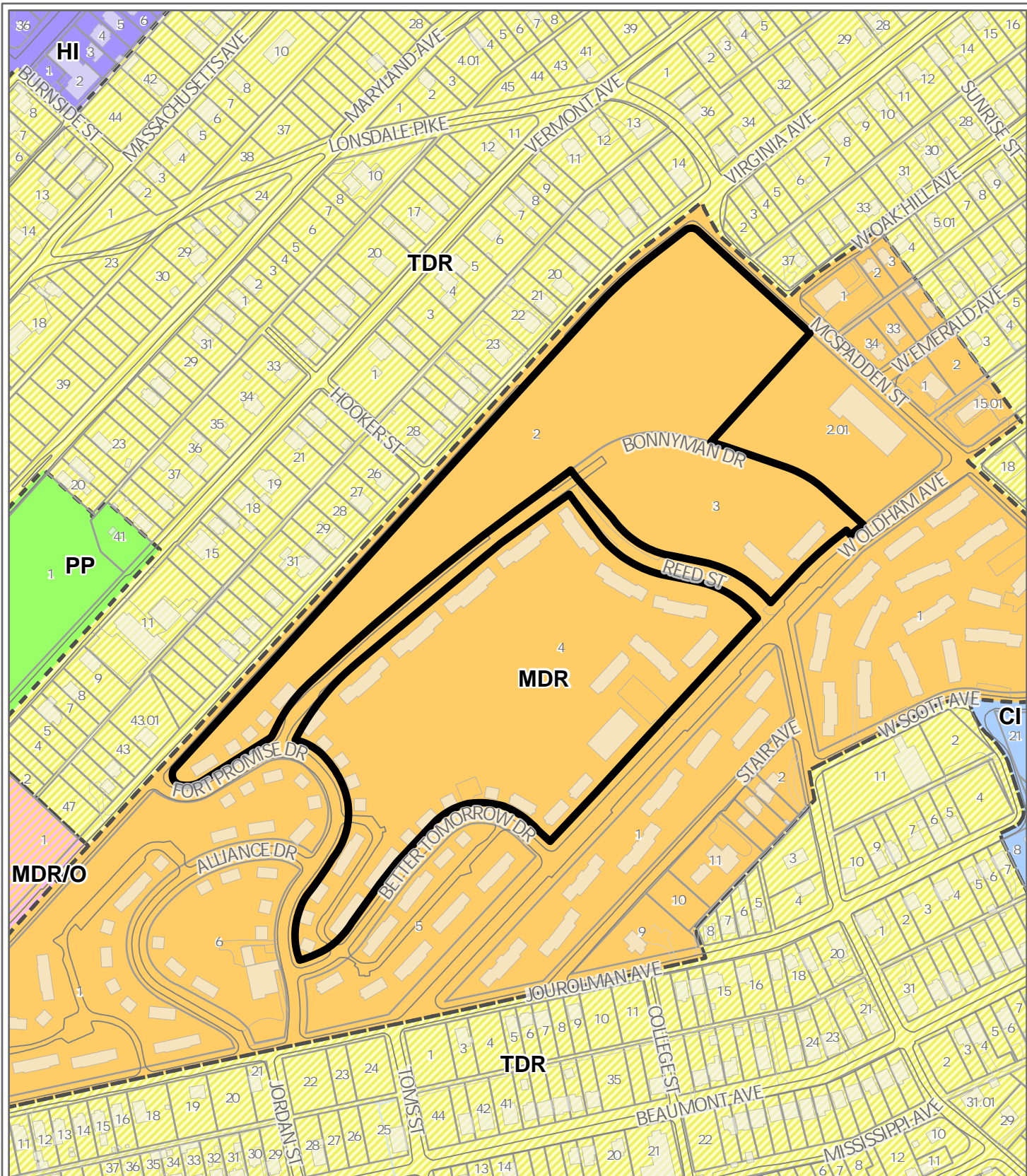
*Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902*

Petitioner: Matt. W Brazille, PE

Map No: 94

Jurisdiction: City





ONE YEAR PLAN MAP

10-D-23-PA

Petitioner: Mat. W Brazille, PE

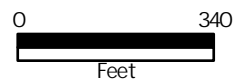


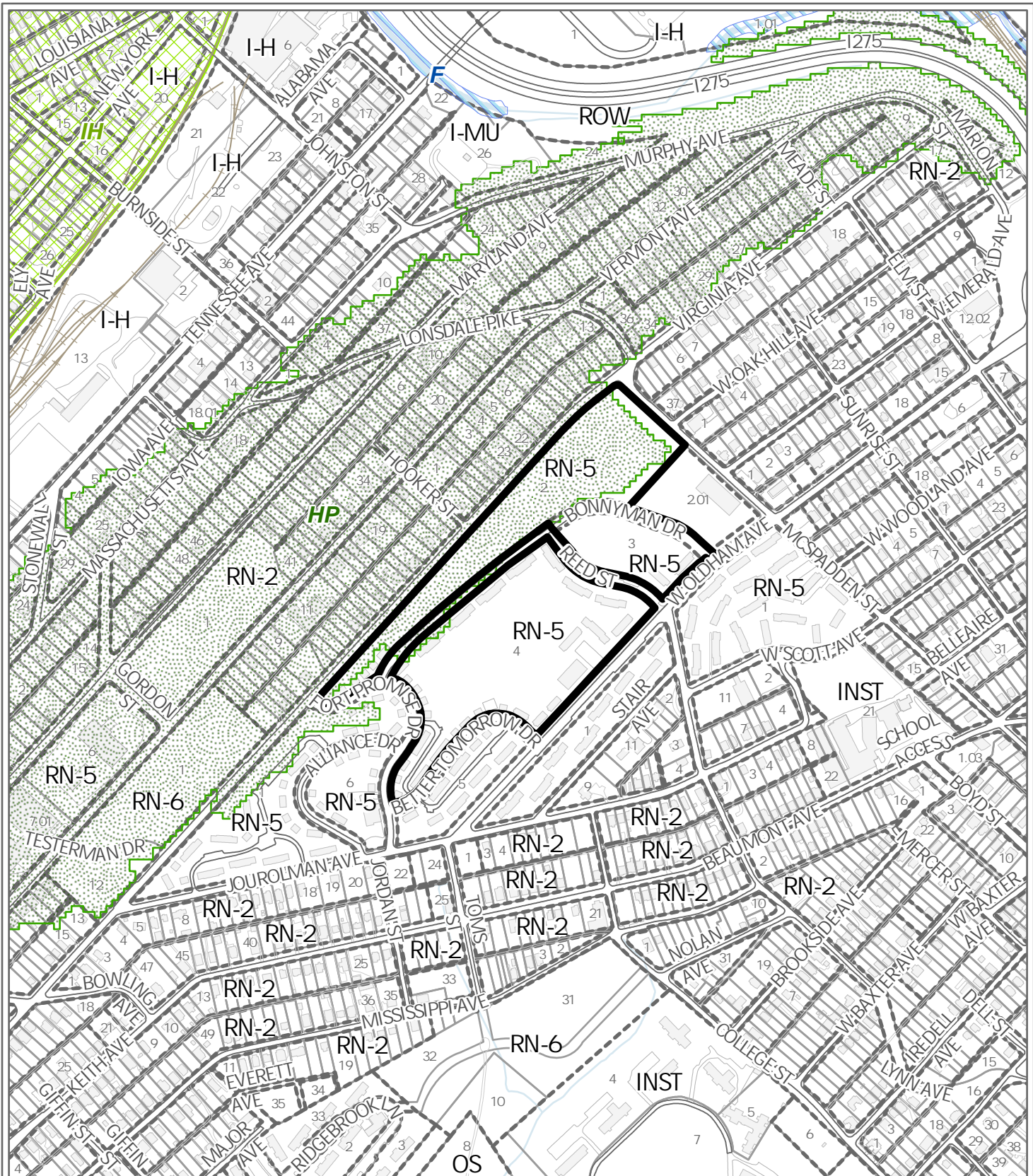
From: MDR (Medium Density Residential), HP (Hillside Protection)

To: MU-NC (Mixed Use Neighborhood Center), HP (Hillside Protection)

Original Print Date: 9/13/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 94
 Jurisdiction: City





REZONING

10-H-23-RZ

Petitioner: Mat. W. Brazille, PE

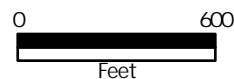


From: RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)
 To: C-N (Neighborhood Commercial); HP (Hillside Protection Overlay)

Original Print Date: 9/14/2023

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

Map No: 94
 Jurisdiction: City



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	12,576.8	0.29			
Non-Hillside	0.0	0.00	N/A		
0-15% Slope	3,058.0	0.07	100%	3,058.0	0.07
15-25% Slope	8,289.3	0.19	50%	4,144.7	0.10
25-40% Slope	1,229.4	0.03	20%	245.9	0.01
Greater than 40% Slope	0.0	0.00	10%	0.0	0.00
Ridgetops					
Hillside Protection (HP) Area	12,576.8	0.29	Recommended disturbance budget within HP Area	7,448.6	0.17
			Percent of HP Area	59.2%	

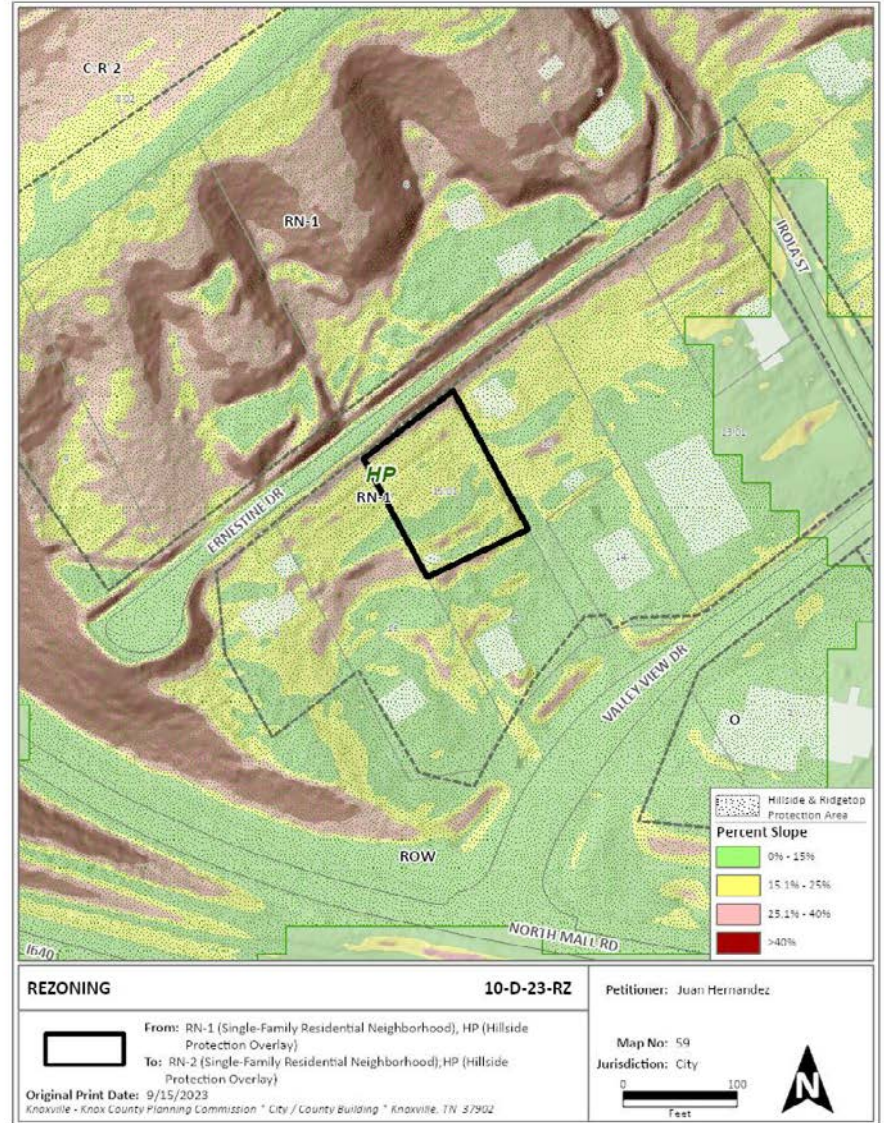
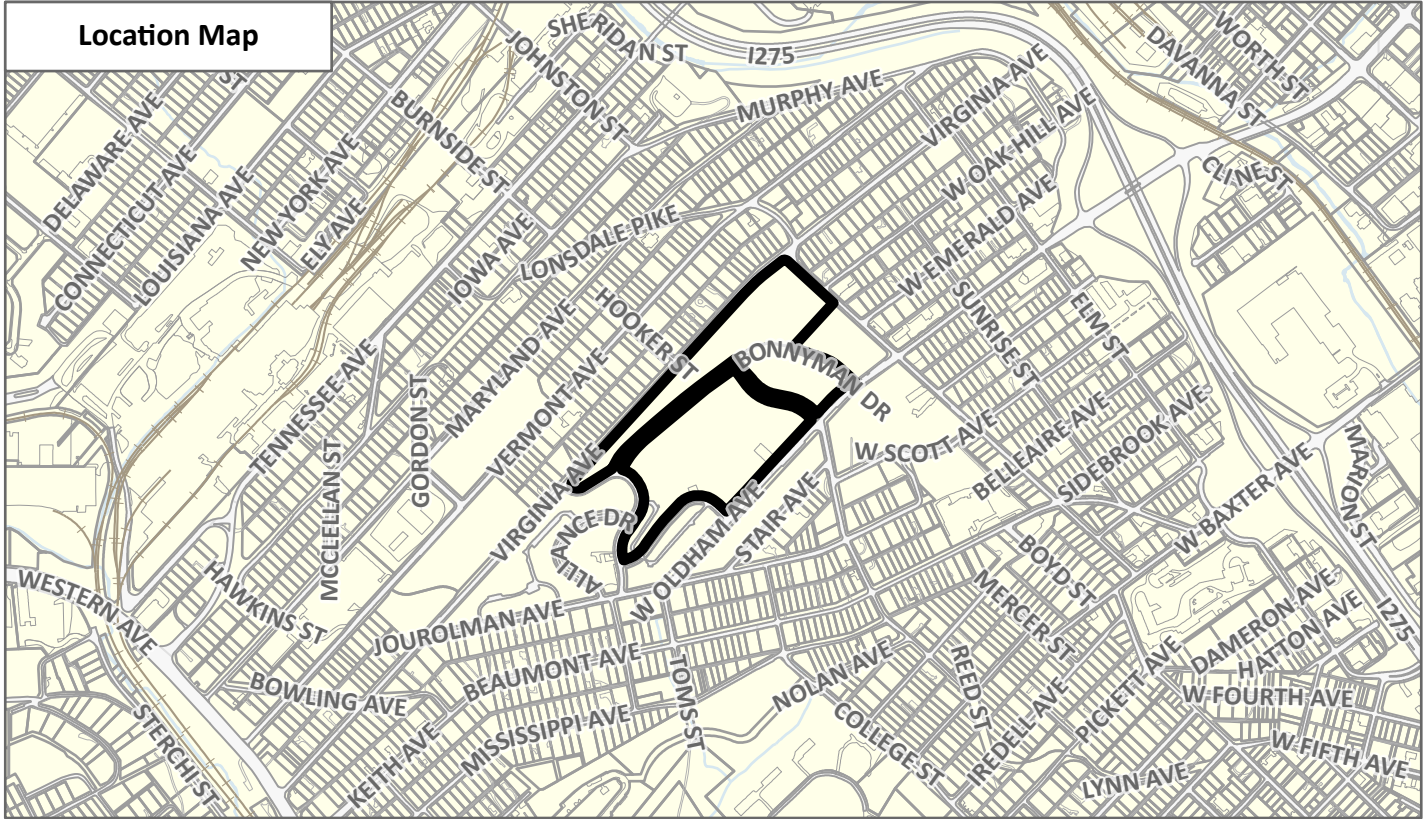
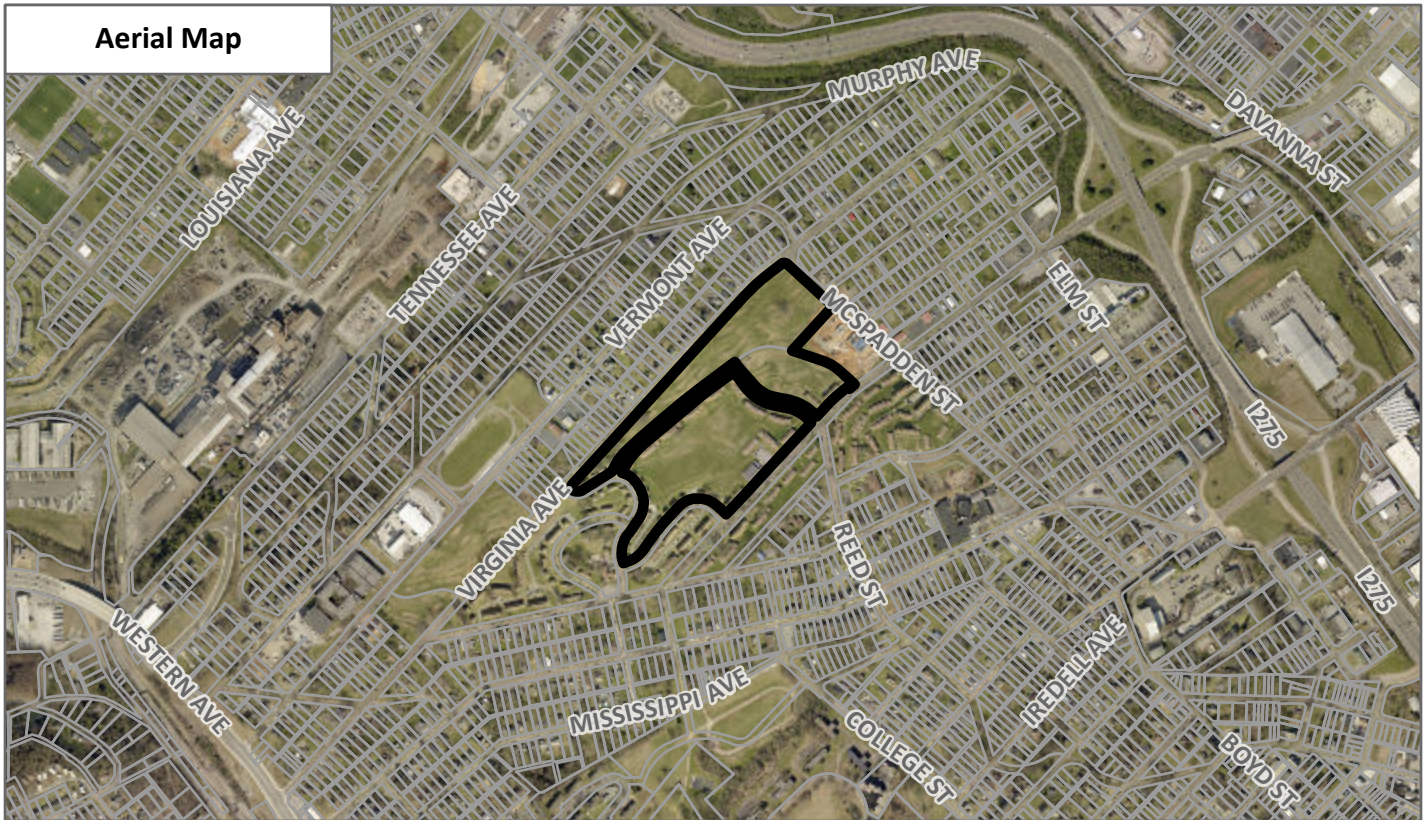


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

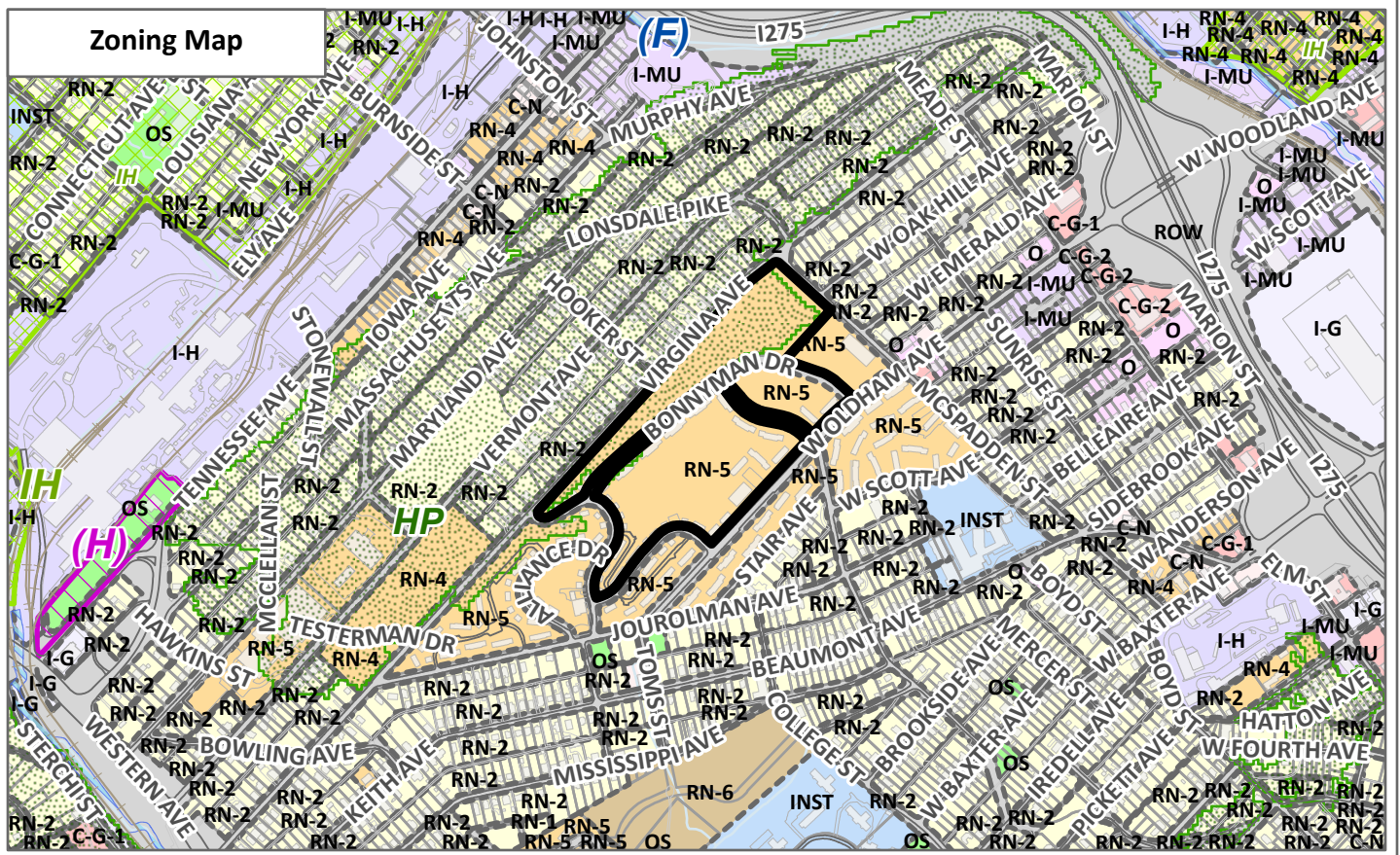
10-D-23-SP/10-D-23-PA/10-H-23-RZ



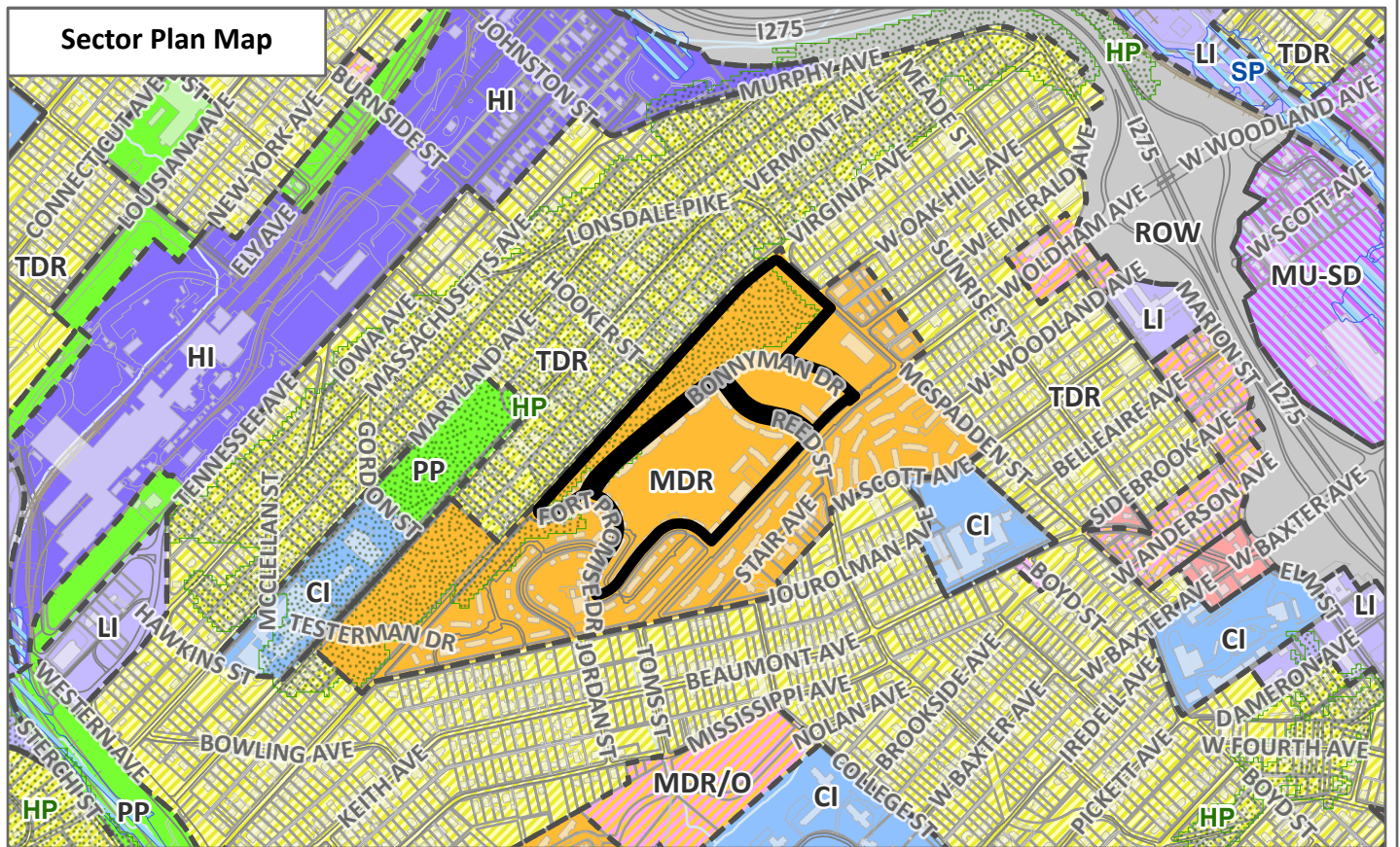
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

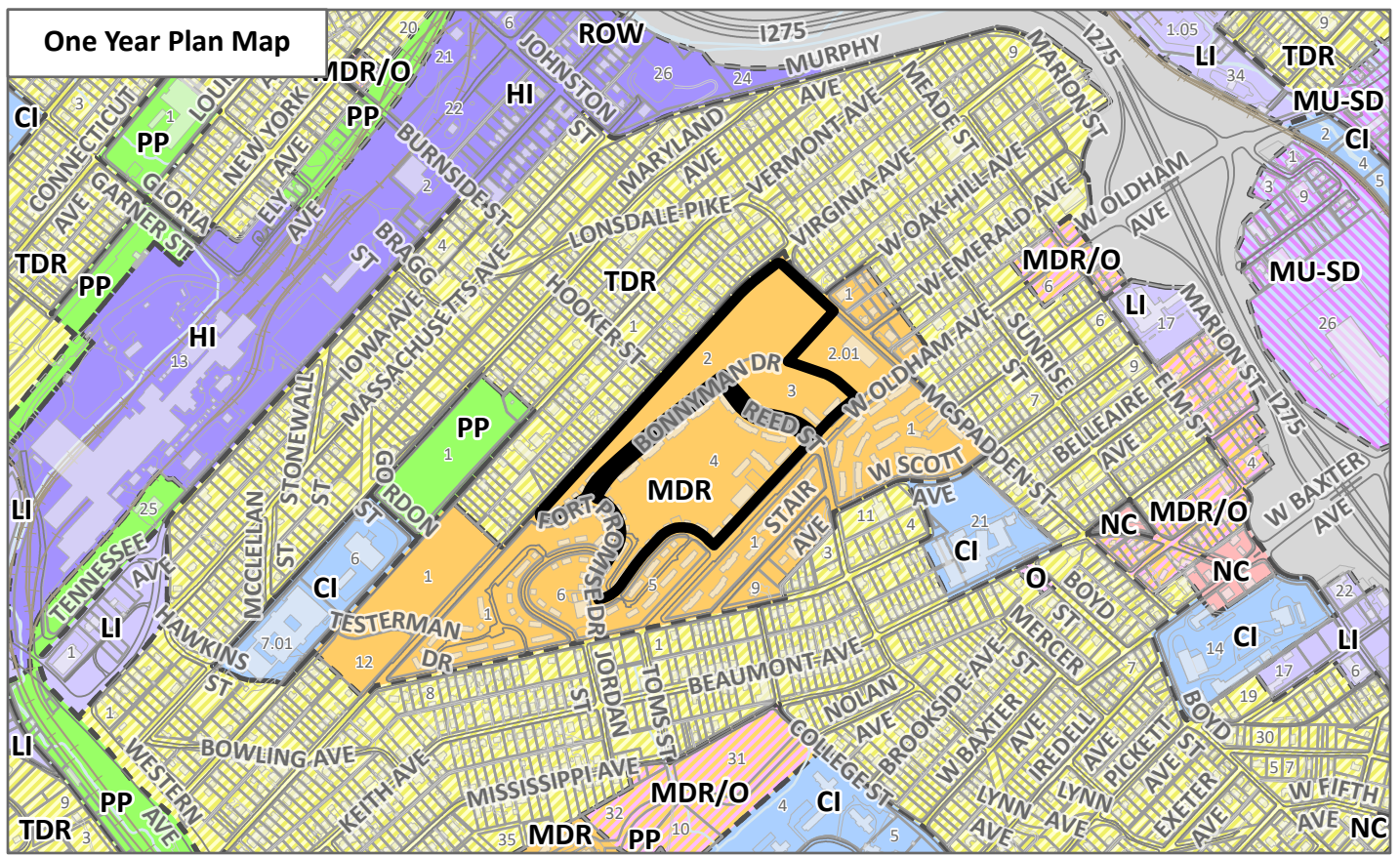
10-D-23-SP/10-D-23-PA/10-H-23-RZ



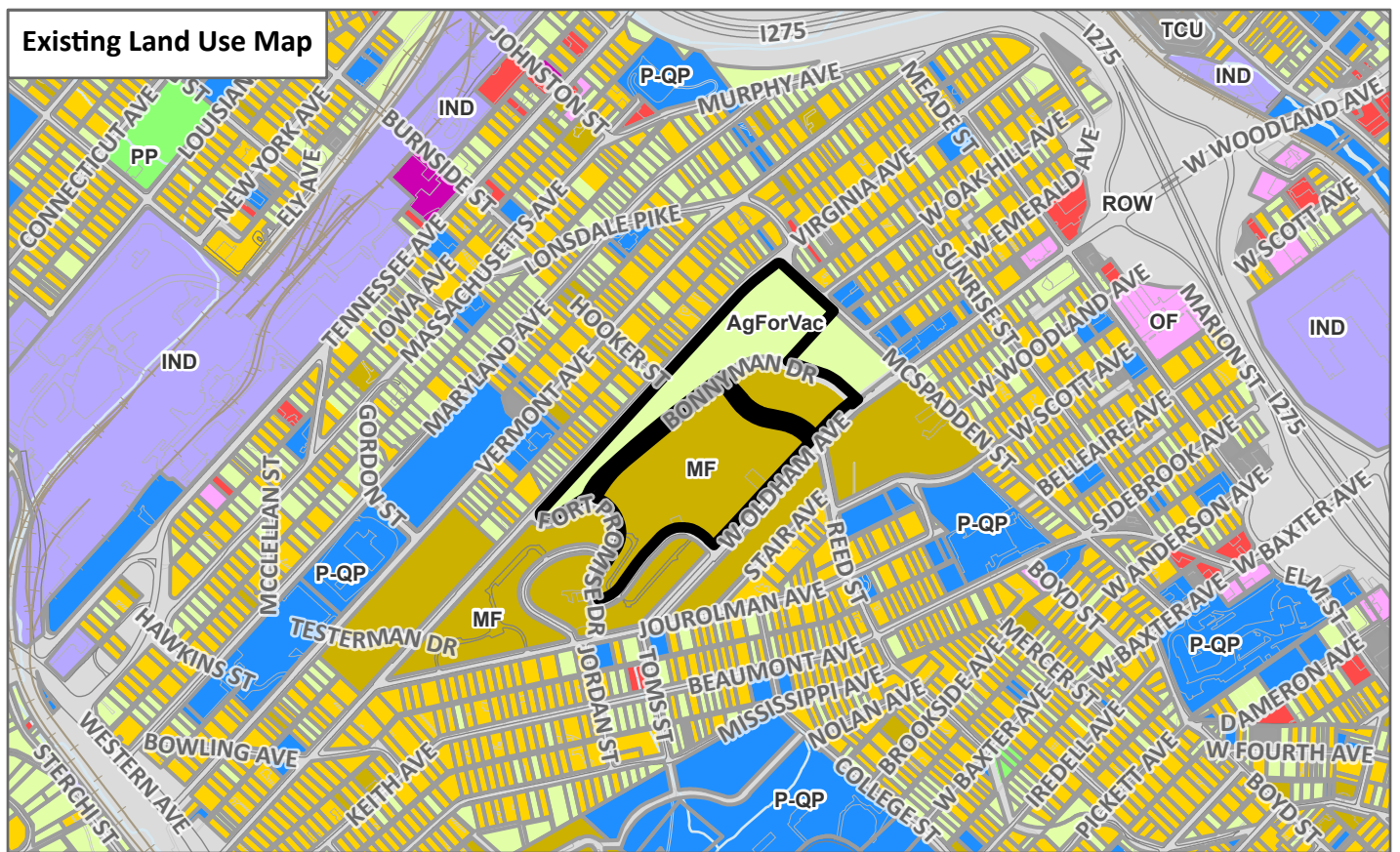
Case boundary



One Year Plan Map



Existing Land Use Map



CONTEXTUAL MAPS 3

10-D-23-SP/10-D-23-PA/10-H-23-RZ



Case boundary





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

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

Matt. W Brazille, PE

Applicant Name

Affiliation

8/21/2023

Date Filed

10/5/2023

Meeting Date (if applicable)

10-D-23-SP

File Number(s)

CORRESPONDENCE

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

Matt Brazille Civil & Environmental Consultants, Inc.

Name / Company

2704 Cherokee Farm Way Ste 101 Knoxville TN 37923

Address

865-340-4945 / mbrazille@cecinc.com

Phone / Email

CURRENT PROPERTY INFO

Ben Bentley KCDC

Owner Name (if different)

901 N Broadway Knoxville TN

Owner Address

865-403-1100

Owner Phone / Email

1500 FORT PROMISE DR / 1203, 1331 W OLDHAM AVE

Property Address

94 B C 002,003,004

Parcel ID

Part of Parcel (Y/N)?

25.7 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Virginia Ave, northwest side of W Oldham Ave, northeast of Fort Promise Dr

General Location

City

Council District 6

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

Agriculture/Forestry/Vacant Land, Right of Way/Open Space, Multifamily Residential

County District

Zoning District

Existing Land Use

Central City

Planning Sector

MDR (Medium Density Residential), HP (Hillside Protecti

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change C-N (Neighborhood Commercial); HP (Hillside Protection Overlay)	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment MU-NC (Mixed Use Neighborhood Center), HP (Hillside Protection)	
Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information _____	

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$4,920.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

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	Matt. W Brazille, PE Please Print	8/21/2023 Date
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Property Owner Signature	Ben Bentley KCDC Please Print	8/21/2023 Date
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Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

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

Matt. W Brazille, PE

Applicant Name

Affiliation

8/21/2023

10/5/2023

10-D-23-PA / 10-H-23-RZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

Matt Brazille Civil & Environmental Consultants, Inc.

Name / Company

2704 Cherokee Farm Way Ste 101 Knoxville TN 37923

Address

865-340-4945 / mbrazille@cecinc.com

Phone / Email

CURRENT PROPERTY INFO

Ben Bentley KCDC

901 N Broadway Knoxville TN

865-403-1100

Owner Name (if different)

Owner Address

Owner Phone / Email

1500 FORT PROMISE DR / 1203, 1331 W OLDHAM AVE

Property Address

94 B C 002,003,004

25.7 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Virginia Ave, northwest side of W Oldham Ave, northeast of Fort Promise Dr

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
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<input type="checkbox"/> County	District	Zoning District	Existing Land Use
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Central City	MDR (Medium Density Residential), HP (Hillside Protecti	N/A (Within City Limits)
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Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
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DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	C-N (Neighborhood Commercial); HP (Hillside Protection Overlay)	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	MU-NC (Mixed Use Neighborhood Center), HP (Hillside Protection)	
	Proposed Plan Designation(s)	
Proposed Density (units/acre) _____ Previous Zoning Requests _____		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 1	Total
	\$4,920.00	
	Fee 2	
		Fee 3

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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	Matt. W Brazille, PE	8/21/2023
	Please Print	Date
Phone / Email		
Property Owner Signature	Ben Bentley KCDC	8/21/2023
	Please Print	Date



Development Request

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- Planned Development
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SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP OYP
- Rezoning

Matt W. Brazille, P.E.

Applicant Name		Affiliation
8/21/2023	October 5, 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

Matt W. Brazille, P.E.

Civil & Environmental Consultants, Inc.

Name		Company	
2704 Cherokee Farm Way, Suite 101		Knoxville	TN 37920
Address		City	State ZIP
865-340-4945		mbrazille@cecinc.com	
Phone		Email	

CURRENT PROPERTY INFO

KCDC	901 N Broadway	865-403-1100
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
1500 Fort Promise, 1331 W Oldham, 1203 W Oldham		094BC004, 094BC002, 094BC003
Property Address		Parcel ID
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location		Tract Size
<input type="checkbox"/> City <input type="checkbox"/> County	District	Zoning District Existing Land Use
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number

Combine Parcels

Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

C-N (Neighborhood Commercial)

Proposed Zoning

Plan Amendment Change

MU-NC

Proposed Plan Designation(s)

8.5

None

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

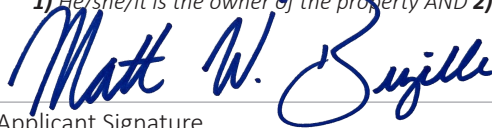
Fee 2

Fee 3

AUTHORIZATION

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



Matt W. Brazille, P.E.

8/21/2023

Applicant Signature

Please Print

Date

865-340-4945

mbrazille@cecinc.com

Phone Number

Email



Ben Bentley

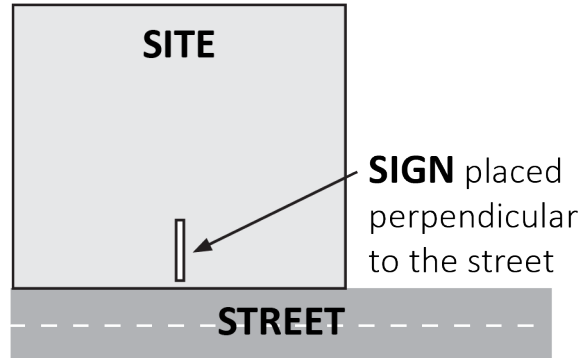
8/21/23

Property Owner Signature

Please Print

Date Paid

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



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

LOCATION AND VISIBILITY

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

TIMING

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

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

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

Applicant Name: _____

Date: _____

File Number: _____

- Sign posted by Staff
 Sign posted by Applicant