



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 2-F-24-DP

AGENDA ITEM #: 44

AGENDA DATE: 2/8/2024

▶ **APPLICANT:** UPLAND SOUTH CONSTRUCTION

OWNER(S): Cheri Franklin Mcadow

TAX ID NUMBER: 49 C J 001,002,003

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 TAZEWELL PIKE (5511, 5513 TAZEWELL PIKE)

▶ **LOCATION:** West side Old Tazewell Pike, north of Murphy Rd

▶ **APPX. SIZE OF TRACT:** 1.98 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Old Tazewell Pike, a local street with a pavement width of 16 ft within a right-of-way of 52 ft.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Whites Creek

▶ **ZONING:** PR (Planned Residential) up to 5 du/ac

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** Attached residential development

DENSITY PROPOSED: 4.55 du/ac

HISTORY OF ZONING: In 2022, this property was rezoned to PR (Planned Residential) up to 5 du/ac (7-E-22-RZ).

SURROUNDING LAND USE AND ZONING: North: Rural residential - RA (Low Density Residential)

South: Single family residential - A (Agricultural)

East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac

West: Rural residential, single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is primarily single family detached residential lots, with smaller lots in developed subdivisions and larger lots fronting on the major roadways.

STAFF RECOMMENDATION:

▶ **Approve the development plan for a 9-unit townhome development, subject to 6 conditions.**

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision for street names consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Townhomes (multi dwelling structures) shall not exceed 35-ft in height.
4. A landscape buffer Type B 12 ft in width is required along the northern property line adjacent to single family,

as seen on the development plan.

5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

COMMENTS:

This proposal is for 9 townhomes on approximately 1.98 acres. The property is zoned PR (Planned Residential) up to 5 du/ac and the proposed density is 4.55 du/ac.

The driveway will be accessed off of Old Tazewell Pike. There are sections of Old Tazewell Pike to the north and south that have recently been closed. Part of the southern portion was relocated to connect with Murphy Road a short distance to the south from its previous configuration. That portion is being renamed as Memory Hill Lane (Case 2-A-24-SNC). For the portion of the property where the right-of-way has been closed, a 25 ft access strip (12.5 ft on this property and 12.5 ft on the neighboring property) is required to the home just south whose only access is this closed right-of-way.

Each unit has a one-car garage and a driveway that can accommodate 2 parking spaces, and the development contains 9 additional guest parking spaces grouped together in the middle of the property. A Type B landscape screen 12 ft in width is required along the northern property line adjacent to single family houses.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) 5 du/ac:

A. The PR zone allows multi-dwelling developments as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B. The Planning Commission determines the maximum height for any use other than houses and duplexes (Article 5, Section 5.13.12). Staff recommends a maximum height of 35 ft for the multi-dwelling structures, consistent with the maximum height allowed on surrounding properties. The elevations provided show the units will be 2 stories.

C. This PR zone district is zoned for a maximum of 5 du/ac. The proposed density is 4.55 du/ac.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. (Policy 9.3) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. -- The surrounding area is largely single family residential and larger agricultural tracts. The two-story structures are of similar scale to single family homes.

3) NORTH CITY SECTOR PLAN

A. The property's land use classification is LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed development has a density of 4.55 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area of the Growth Policy Plan. While the Growth Plan limits density to 2 or 3 du/ac in Rural Areas depending on certain criteria, it also states that the plan shall not impede the right of the property owner to use or develop the property for a purpose permitted by that property's zoning.

ESTIMATED TRAFFIC IMPACT: 110 (average daily vehicle trips)

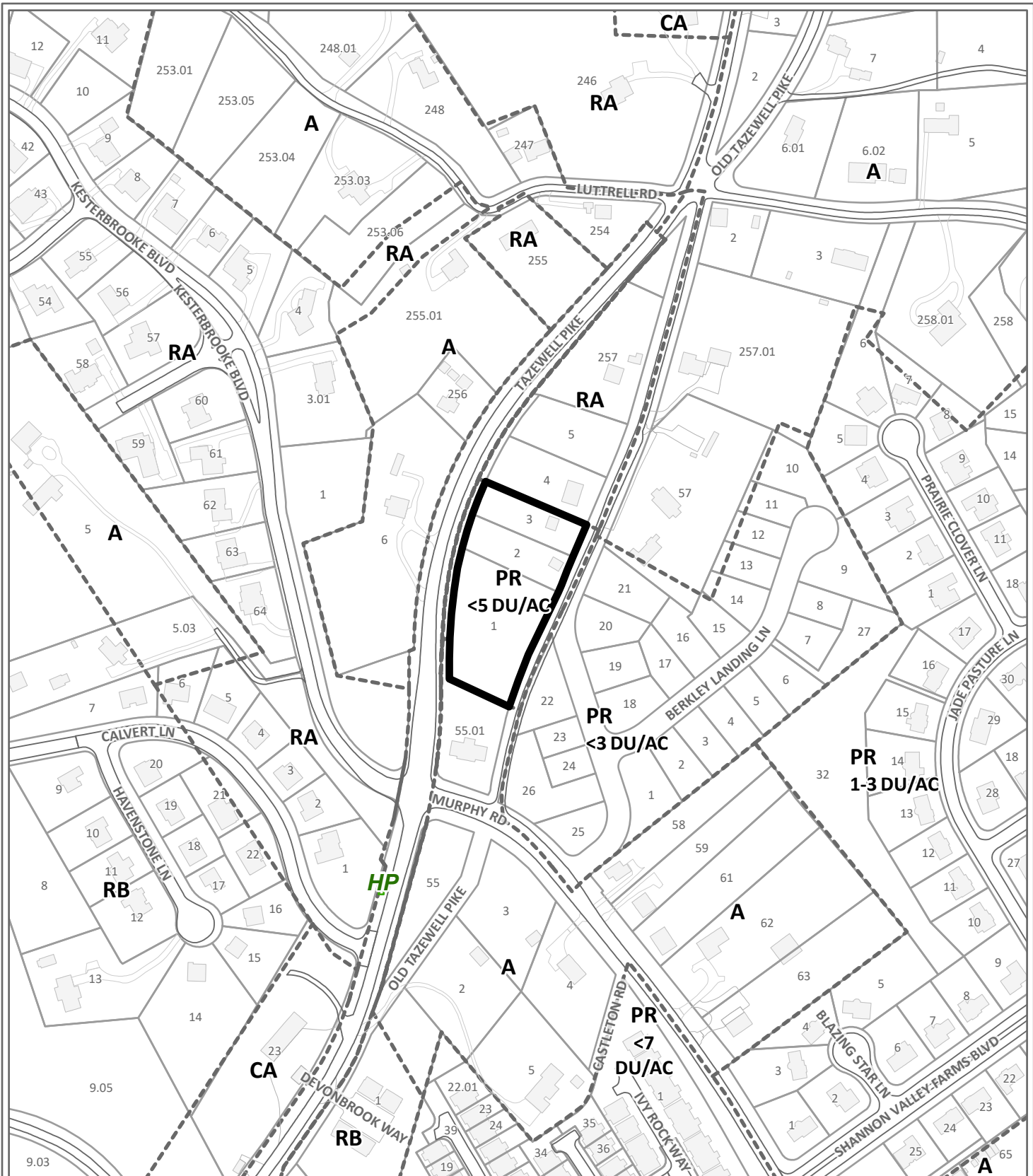
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs 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.

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

2-F-24-DP

Petitioner: Upland South Construction



Attached residential development in PR (Planned Residential)

Original Print Date: 1/8/2024

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

Map No: 49

Jurisdiction: County

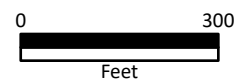
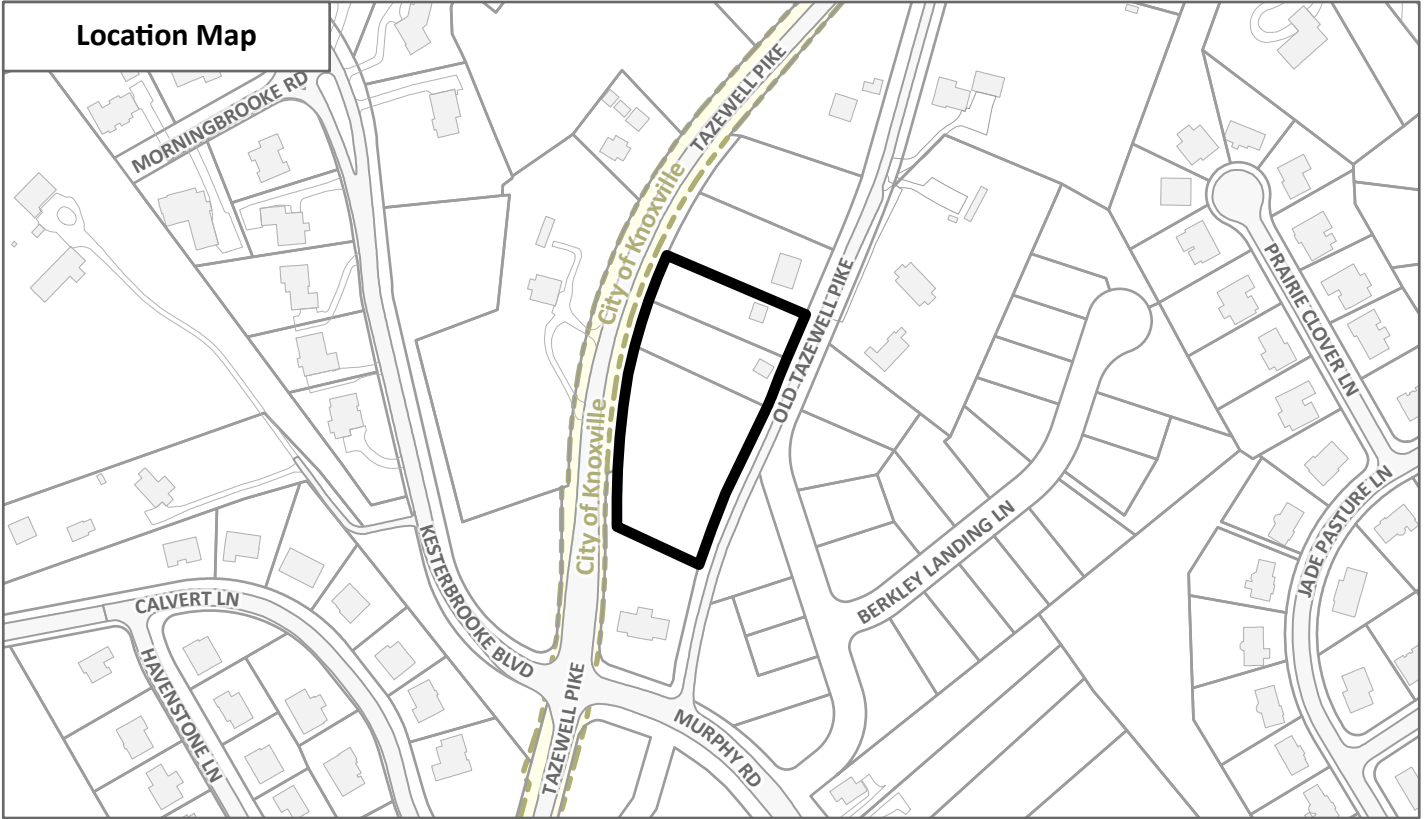


Exhibit A. Contextual Images

Location Map



Aerial Map

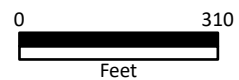


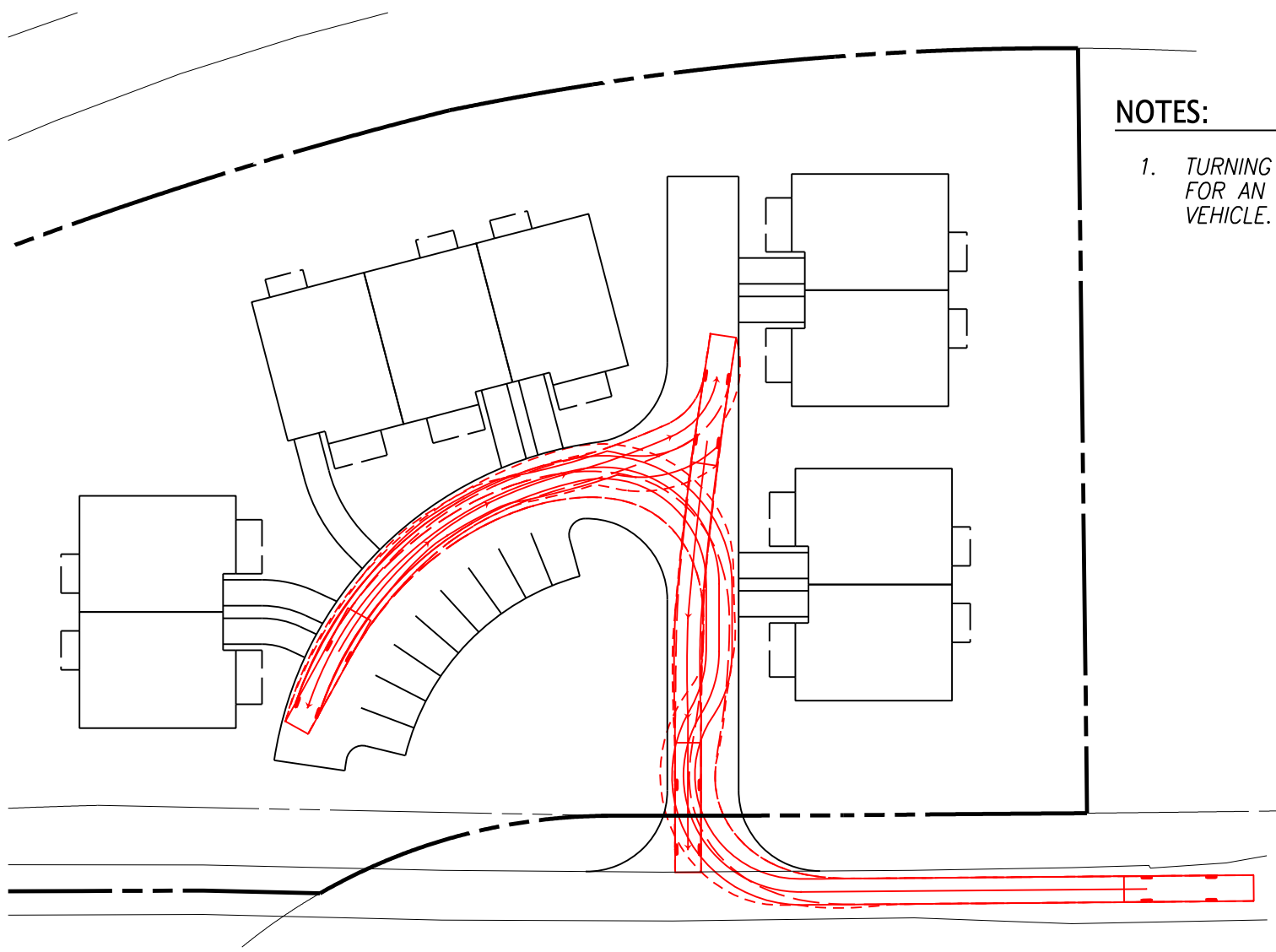
CONTEXTUAL MAPS 1

2-F-24-DP



Case boundary





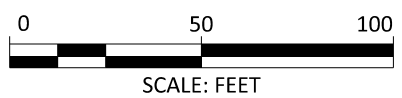
NOTES:

1. TURNING MOVEMENTS SHOWN ARE FOR AN AASHTO S-BUS-40 VEHICLE.

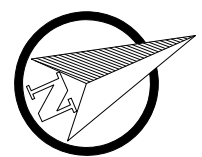
FIRE TRUCK TURNING MOVEMENTS

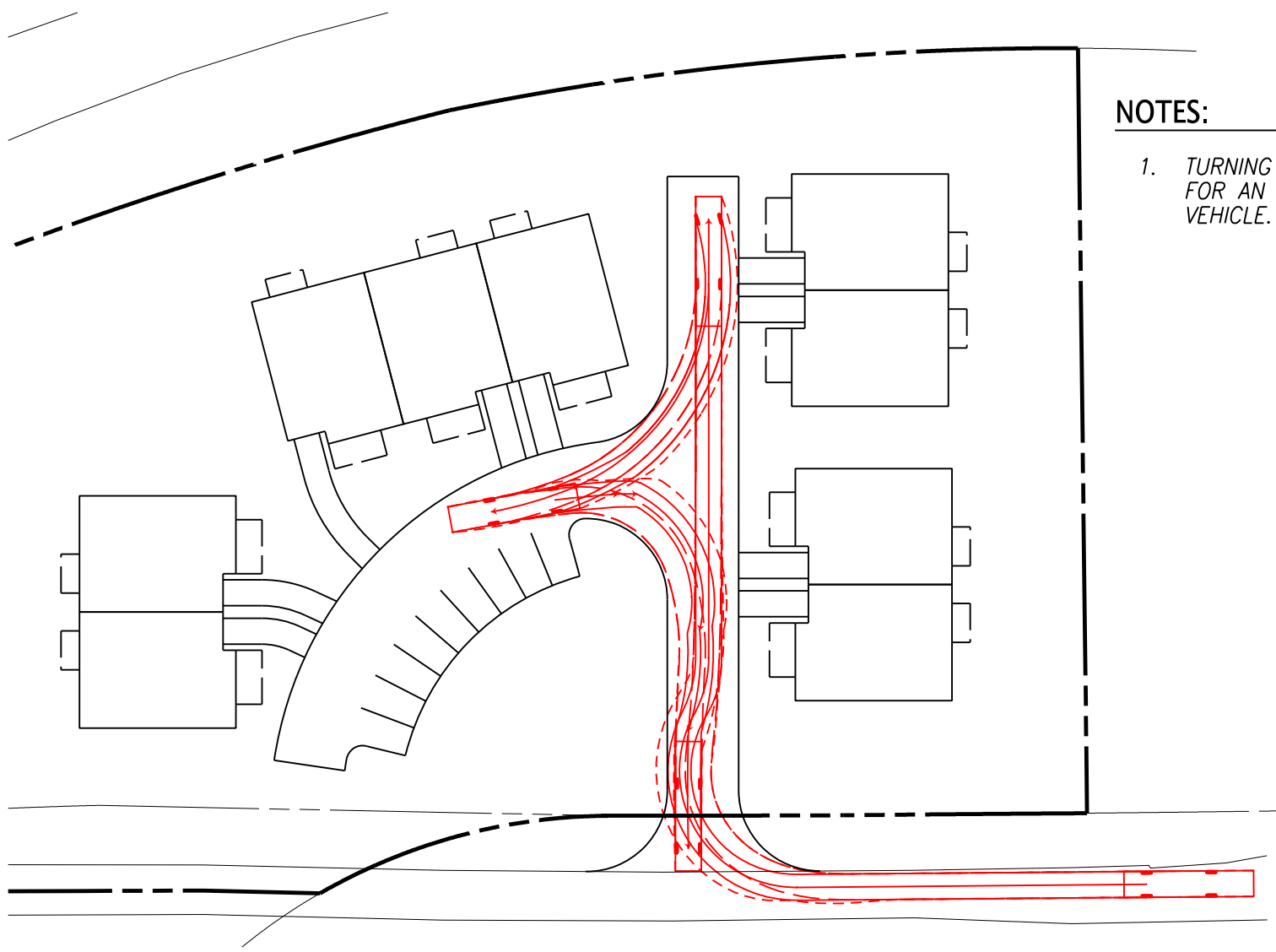
EXH-1

01/17/2024



ARDURRA
COLLABORATE. INNOVATE. CREATE.





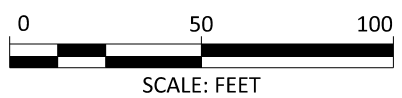
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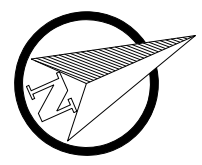
FIRE TRUCK TURNING MOVEMENTS

EXH-2

01/17/2024



ARDURRA
COLLABORATE. INNOVATE. CREATE.







REAR ELEVATION
TYPICAL TWO UNIT 1/4" = 1'-0"



SIDE ELEVATION
TYPICAL END UNIT 1/4" = 1'-0"

DRAWING LEGEND

A01	COVER SHEET
A02	SPECIFICATIONS
A1	FOUNDATION PLAN
A2	FOUNDATION PLAN
A3	DETAILS & SCHEDULE
A4	END UNIT PLANS
A5	INTERIOR UNIT PLANS
A6	ROOF PLANS
A7	ELEVATIONS
A8	ELEVATIONS
A8	SECTIONS
E1	END UNIT RCPs
E2	INTERIOR UNIT RCPs
FR1	END UNIT FRAMING
FR2	INTERIOR UNIT FRAMING



NOBLE KNIGHTS
CONSTRUCTION SERVICES, INC.
605-966-7223

OLD TAZWELL DUPLEX
OLD TAZWELL PINE, KNOX COUNTY, KNOXVILLE, TN 37918

Drawing Description
FLOOR PLANS
ELEVATIONS



REVIEW SET

REVISIONS	
No.	Date

Dwn. FOR REVIEW
 Appd. N/A
 Project No. 2311
 Date DECEMBER 06, 2023

A8
of

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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

Upland South Construction

Applicant Name		Affiliation
12/12/2023	2/8/2024	2-F-24-DP
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.

Jason Estes Upland South Construction

Name / Company	Jason Estes Upland South Construction	
Address	6923 Maynardville Pk. Pk. No. 219 Knoxville TN 37918	
Phone / Email	214-625-3045 / jason@uplandsouth.com	

CURRENT PROPERTY INFO

Owner Name (if different)	Owner Address	Owner Phone / Email
Cheri Franklin Mcadow	6820 Sunset Glen Way Knoxville TN	512-571-8588
Property Address	0 TAZEWell PIKE / 5511, 5513 TAZEWell PIKE	
Parcel ID	Part of Parcel (Y/N)?	Tract Size
49 C J 001,002,003		1.98 acres
Sewer Provider	Water Provider	Septic (Y/N)
Knoxville Utilities Board	Northeast Knox Utility District	

STAFF USE ONLY

General Location	West side Old Tazewell Pike, north of Murphy Rd		
<input type="checkbox"/> City	Commission District 8	PR (Planned Residential) up to 5 du/ac	Rural Residential
<input checked="" type="checkbox"/> Count	District	Zoning District	Existing Land Use
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation	
North City	LDR (Low Density Residential)	Rural Area	

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 checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Attached residential development	

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	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	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	\$500.00	
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 checked="" 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	Upland South Construction Please Print	12/12/2023 Date
---------------------	--	---------------------------

Phone / Email	Cheri Franklin Mcadow Please Print	12/12/2023 Date
Property Owner Signature		



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

Upland South Construction

Developer

Applicant Name

February 8, 2024

Affiliation

09/22/2023

~~January 11, 2024~~

File Number(s)

Date Filed

Meeting Date (if applicable)

2-F-24-DP

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

Jason Estes

Upland South Construction

Name

Company

6923 Maynardville Pike #219

Knoxville

TN

37918

Address

City

State

ZIP

214.625.3045

jason@uplandsouth.com

Phone

Email

CURRENT PROPERTY INFO

Cheri F McA Dow

6820 Sunset Glen Way

512.571.8588

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Old Tazewell Pike, 5511 & 5513 Old Tazewell Pike

049CJ001, 049CJ002, 049CJ003

Property Address

Parcel ID

Knoxville Utility Board (KUB)

Northeast Knoxville Utility District (NEKUD)

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

Related City Permit Number(s)

Home Occupation (specify) **Attached Townhomes**

Other (specify)

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify)

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

	Fee 1	Total
0402	\$500.00	
		\$500.00

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*)

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

Jason Estes

Please Print

11/8/23
Date

214.625.3045

jason@uplandsouth.com

Email

Pd.12/12/2023, SG

Phone Number

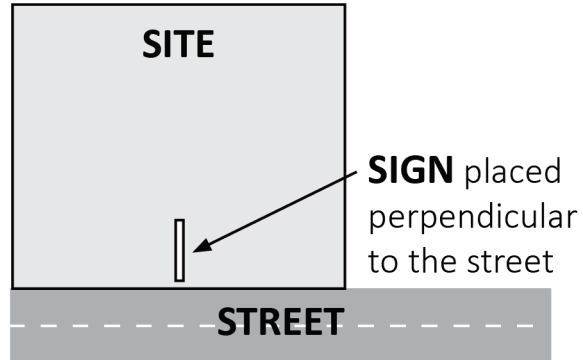
Cheri F McAdow

Please Print

12/23
Date Paid

Property Owner Signature

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:

_____ January 26, 2024 _____ and _____ February 9, 2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Upland South Construction

Date: 12/12/2024

File Number: 2-F-24-DP

- Sign posted by Staff
- Sign posted by Applicant