



SPECIAL USE REPORT

▶ **FILE #:** 1-A-24-SU

AGENDA ITEM #: 11

AGENDA DATE: 1/11/2024

▶ **APPLICANT:** **ETHAN PHILLIPS**

OWNER(S): Chars-WM LLC

TAX ID NUMBER: 70 C D 025

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 4628 WASHINGTON PIKE

▶ **LOCATION:** **South side of Washington Pike, east of Shelbourne Rd**

▶ **APPX. SIZE OF TRACT:** **3.87 acres**

SECTOR PLAN: East City

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

ACCESSIBILITY: Washington Pike is a minor arterial with a 23-ft pavement width within a right-of-way that varies in width from 40 to 61 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ **ZONING:** **RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)**

▶ **EXISTING LAND USE:** **Rural Residential, Single Family Residential**

▶ **PROPOSED USE:** **12 duplexes**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood)

South: Rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Public/quasi public land O (Office), HP (Hillside Protection Overlay)

West: Single family residential, rural residential - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This area is primarily single family residential dwellings with some attached and multi-family dwellings in the vicinity as well.

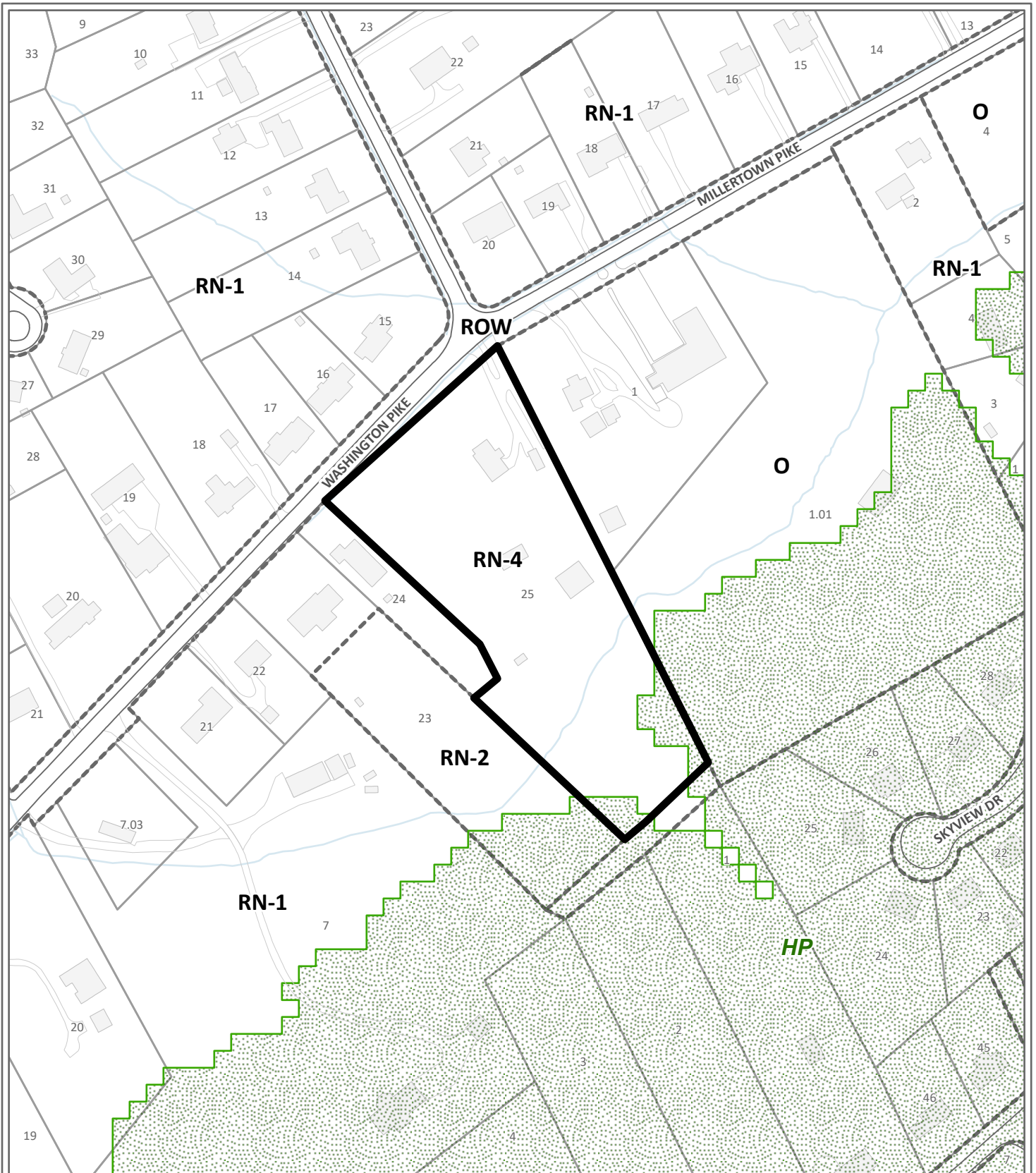
STAFF RECOMMENDATION:

▶ **Withdraw the application as a special use is not needed. Duplexes are a permitted use in the RN-4 (General Residential Neighborhood) district.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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



SPECIAL USE

1-A-24-SU

Petitioner: Ethan Phillips



Develop 12 duplexes in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 70
Jurisdiction: City

Original Print Date: 12/7/2023

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

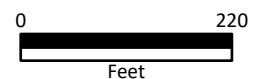
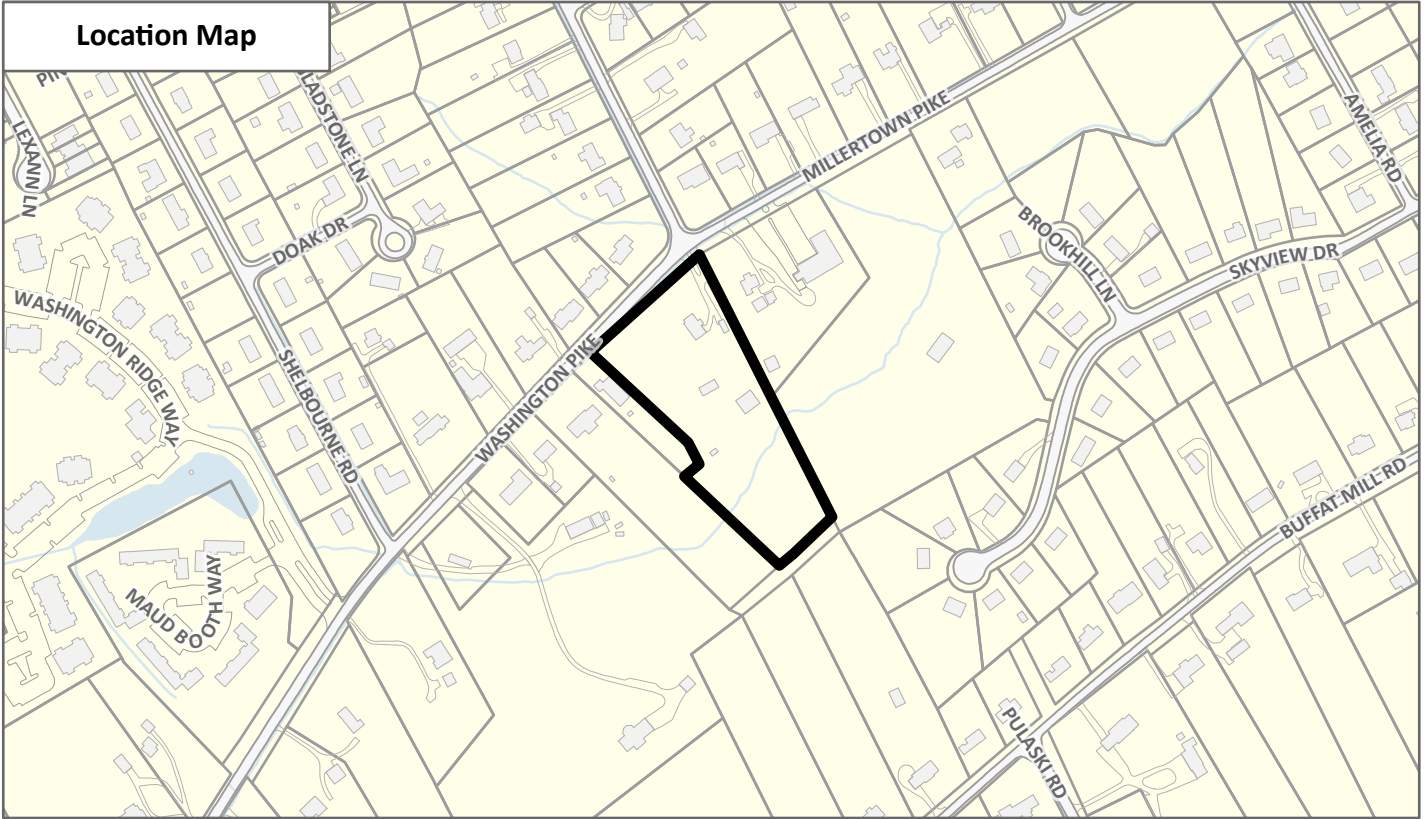


Exhibit A. Contextual Images

Location Map



Aerial Map

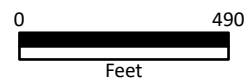


CONTEXTUAL MAPS 1

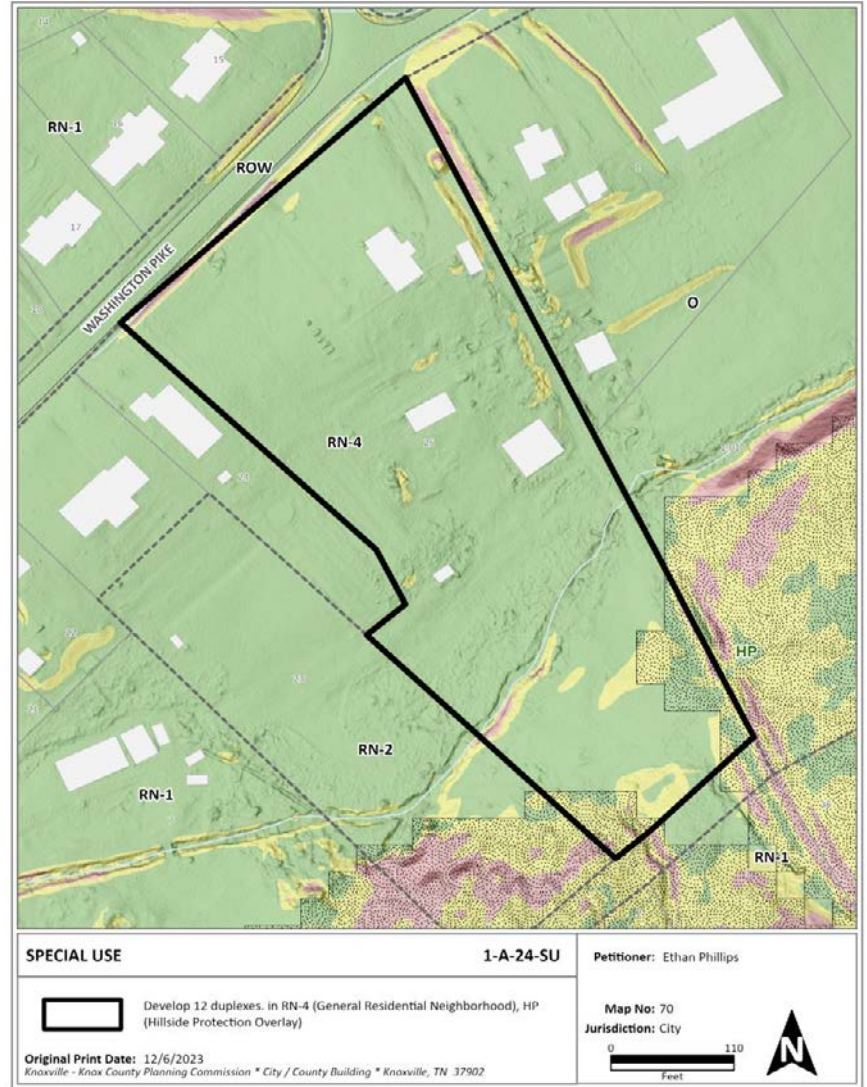
1-A-24-SU



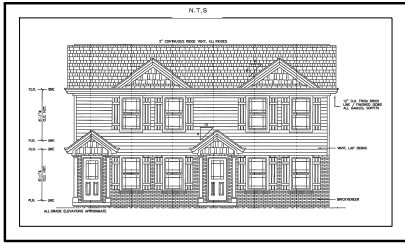
Case boundary



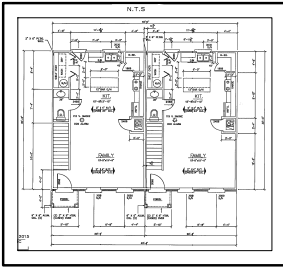
CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	168,360.0	3.9			
Non-Hillside	158,205.9	3.6	N/A		
0-15% Slope	4,094.7	0.09	100%	4,094.7	0.1
15-25% Slope	5,172.3	0.12	50%	2,586.1	0.1
25-40% Slope	887.1	0.02	20%	177.4	0.0
Greater than 40% Slope	0.0	0.00	10%	0.0	0.0
Ridgetops					
Hillside Protection (HP) Area	10,154.1	0.2	Recommended disturbance budget within HP Area	6,858.3	0.2
			Percent of HP Area	67.5%	



Duplex Front Elevation



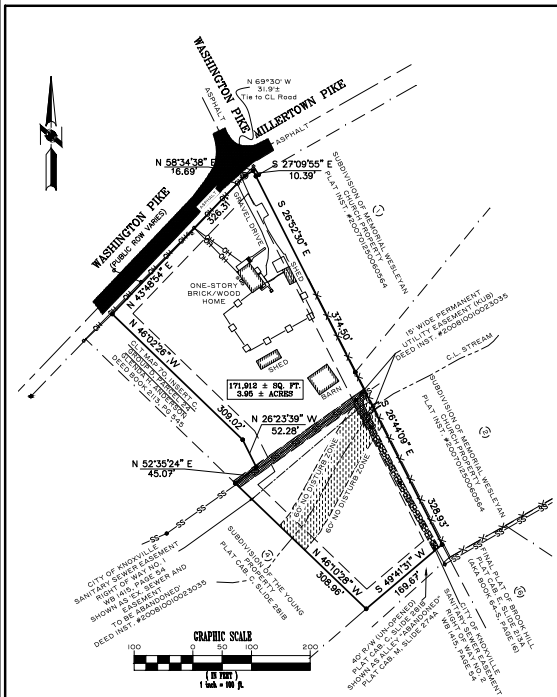
Duplex Plan



NOTES

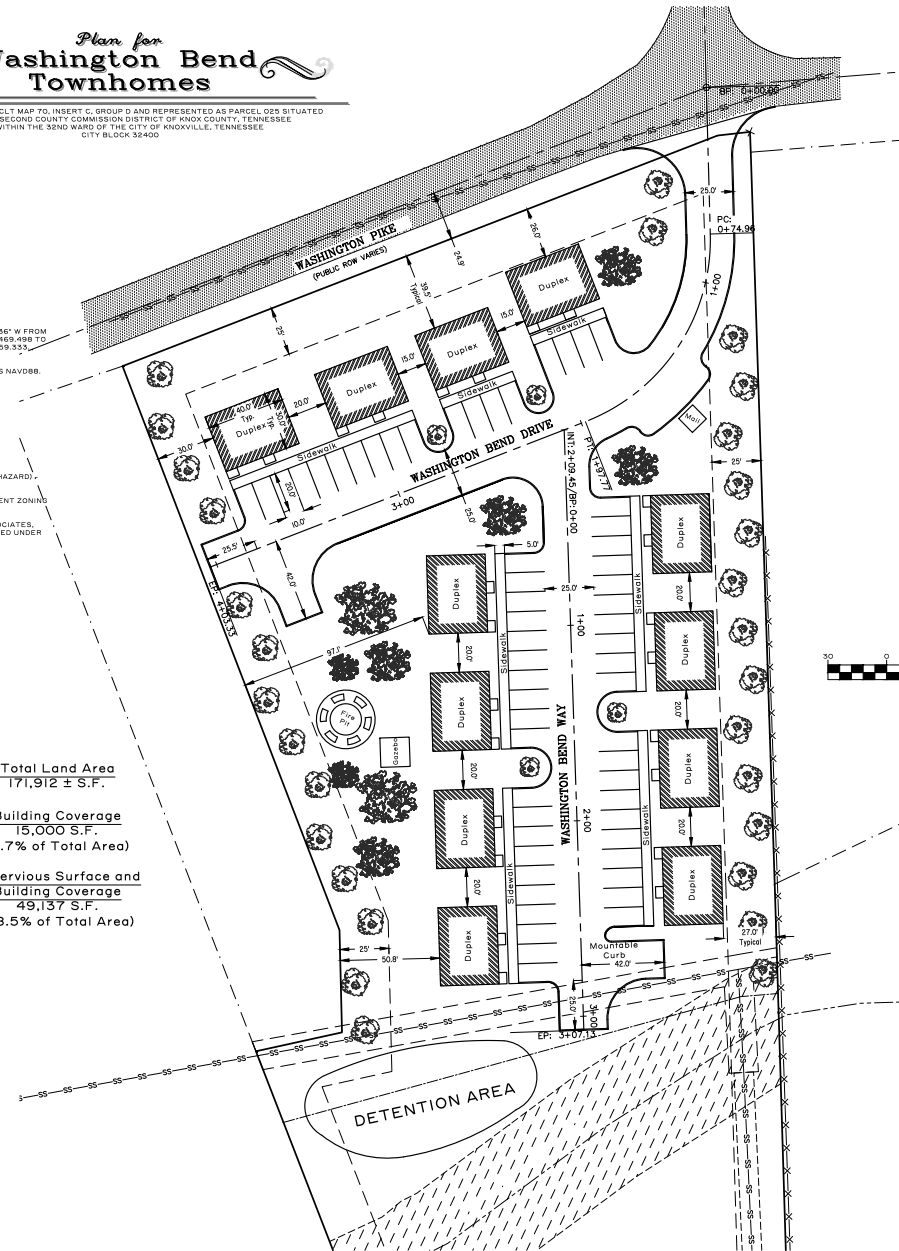
- 1) RECORD INFORMATION AS FOLLOWS:
OWNER: CHARIS-WM LLC
DEED: 0203082009897
ALL OF THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE
- 2) *KNOXVILLE CITY GRID* NORTH BASED ON A BEARING OF S 40° 57' 36" W FROM KCM 0260 MAINTAINING COORDINATES OF N:621,624.960, E:2,594,469.498 TO KCM 0259 MAINTAINING COORDINATES OF N:621,032.395 E:2,594,039.333. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.
- 3) HORIZONTAL DATUM IS NAD83(2011/PAA/MAI). VERTICAL DATUM IS NAVD83.
- 4) GNSS INFORMATION:
TYPED REFERENCE STATION: TN15 (E.G. 627,893.13' N:615,020.36')
- 5) RTK GNSS EQUIPMENT: CARLSON BRX7
DATES/IS OF OBSERVATION: 16 SEPTEMBER 2022
EPOCH: 2010
COMBINED SCALE FACTOR AT SITE: 0.99997
GNSS POSITIONAL QUALITY: HD(081 VIO:18)
DISTANCES SHOWN HEREON: GROUND
- 6) FEMA FIRM INFORMATION:
FLOOD MAP NO. 4709350544f (NOT PRINTED)
SPECIAL FLOOD HAZARD AREA ZONE IV (AREA OF MINIMAL FLOOD HAZARD) - OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD HAZARD.
- 7) SUBJECT PROPERTY IS ZONED RN-4AND IS SUBJECT TO ANY CURRENT ZONING REQUIREMENTS.
- 8) THE SURVEY FOR THIS PLAN WAS PREPARED BY BENCHMARK ASSOCIATES, INC. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0806.03-7.

Existing Property Information



Plan for Washington Bend Townhomes

BEING LOCATED ON CLT MAP 10, INSERT G, GROUP D AND REPRESENTED AS PARCEL 025 SITUATED WITHIN THE SECOND COUNTY COMMISSION DISTRICT OF KNOX COUNTY, TENNESSEE AND WITHIN THE BEND WARD OF THE CITY OF KNOXVILLE, TENNESSEE CITY BLOCK 32400



Total Land Area
171,912 ± S.F.

Building Coverage
15,000 S.F.
(8.7% of Total Area)

Impervious Surface and Building Coverage
49,137 S.F.
(28.5% of Total Area)

Undeveloped Area

DATE: 11-15-23
 SCALE: 1"=30'
 DRAWN BY: EP
 FILE NAME: 22218-09A77
 PROJECT NO.: 23-116

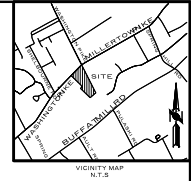
CONCEPT PLAN
 SHEET
1 of 1

BENCHMARK ASSOCIATES, INC.
 Land Planners & Land Surveyors
 SITE ADDRESS:
 4628 Washington Pike
 Knoxville, Tennessee

02227 BENCHMARK ASSOCIATES, INC. 11/15/23 11:30 AM
 THIS PLAN IS THE PROPERTY OF BENCHMARK ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, TRANSMITTED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BENCHMARK ASSOCIATES, INC. ALL COMMON LAW, STATUTORY AND REGULATORY RIGHTS ARE RESERVED BY BENCHMARK ASSOCIATES, INC.

Plan for Washington Bend Townhomes

BEING LOCATED ON CL T MAP 70, INSERT C, GROUP D AND REPRESENTED AS PARCEL 025 SITUATED WITHIN THE SECOND COUNTY COMMISSION DISTRICT OF KNOX COUNTY, TENNESSEE AND WITHIN THE 32ND WARD OF THE CITY OF KNOXVILLE, TENNESSEE CITY BLOCK 32400.



1078 Maple Hill Road
Knoxville, Tennessee 37922
Phone: (865) 942-4590
Facsimile: (865) 942-4591

BENCHMARK ASSOCIATES, INC.

Land Planners & Land Surveyors



Plan for Washington Bend Townhomes

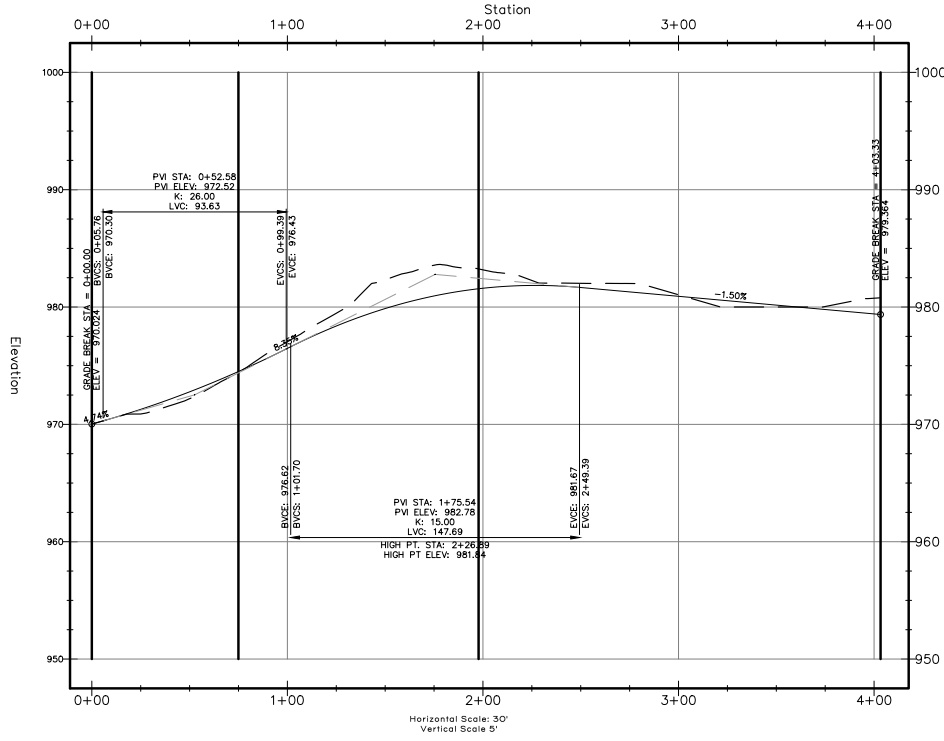
SITE ADDRESS:
4628 Washington Pike
Knoxville, Tennessee

DATE: 11-15-23
SCALE: 1"=30'
DRAWN BY: [Redacted]
FILE NAME: 22215-DRAFT
PROJECT NO.: 22-216

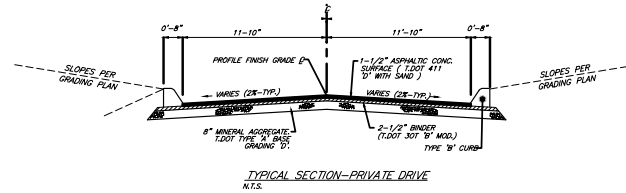
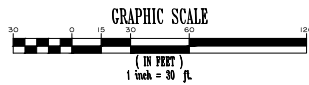
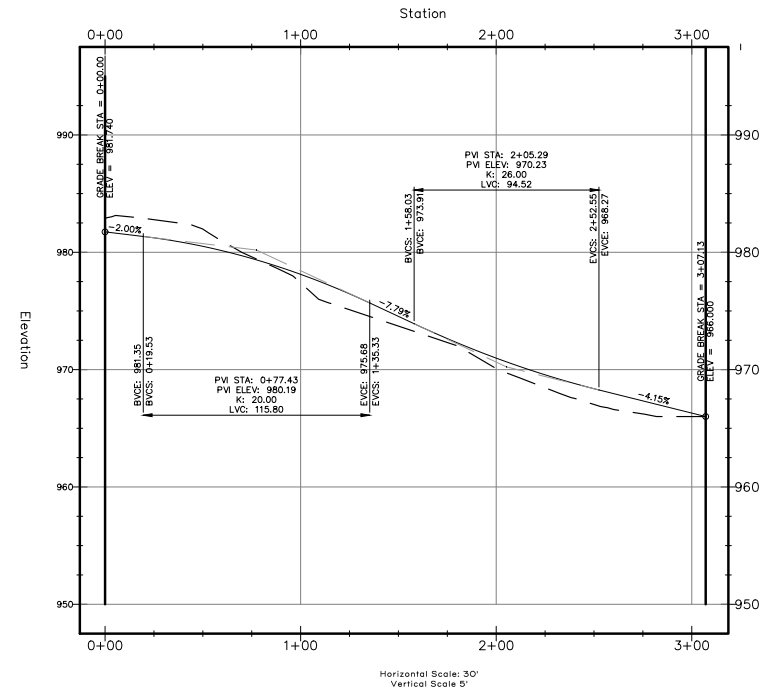
CONCEPT
PLAN

1 of 1

Washington Bend Drive



Washington Bend Way





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

Ethan Phillips

Applicant Name

Affiliation

11/9/2023

Date Filed

1/11/2024

Meeting Date (if applicable)

1-A-24-SU

File Number(s)

CORRESPONDENCE

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

Ethan I. Phillips Benchmark Associates, Inc.

Name / Company

10308 Hardin Valley Rd Knoxville TN 37932

Address

865-692-4090 / EPhillips@BMA-LS.com

Phone / Email

CURRENT PROPERTY INFO

Chars-WM LLC

Owner Name (if different)

815 Sunnydale Rd Knoxville TN 37923

Owner Address

865-207-9663

Owner Phone / Email

4628 WASHINGTON PIKE

Property Address

70 C D 025

Parcel ID

3.87 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Washington Pike, North of Buffat Mill Rd.

General Location

City **Council District 4** **RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)** **Rural Residential, Single Family Residential**

County District Zoning District Existing Land Use

East City **MDR (Medium Density Residential), LDR (Low Density Re** **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 checked="" 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) Develop 12 duplexes.	

SUBDIVISION REQUEST

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

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$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	Ethan Phillips Please Print	11/9/2023 Date
---------------------	---------------------------------------	--------------------------

Property Owner Signature	Chars-WM LLC Please Print	11/9/2023 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
 - SP
 - OYP
- Rezoning

Ethan Phillips

Surveyor

Applicant Name

January 11, 2024

Affiliation

3 November 2023

~~December 1, 2023~~

File Number(s)

Date Filed

Meeting Date (if applicable)

1-A-24-SU

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

Ethan Phillips

Benchmark Associates, Inc

Name

Company

10308 Hardin Valley Road

Knoxville

Tn

37830

Address

City

State

ZIP

865-692-4090

eiphillips@bma-ls.com

Phone

Email

CURRENT PROPERTY INFO

Chars-WM LLC

815 Sunnysdale Rd.

865-207-9663

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4628 Washington Pike

070cd025

Property Address

Parcel ID

KUB

KUB

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) 12 Duplexes
 Attachments: Pg 1 & 2 of the Plan for Washington Bend Townhomes
 Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____
 Unit / Phase Number _____
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____
 Other (specify) _____
 Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change
 Proposed Zoning _____
 Plan Amendment Change
 Proposed Plan Designation(s) _____
 Proposed Density (units/acre) _____
 Previous Rezoning Requests _____
 Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

<p>PLAT TYPE</p> <p><input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission</p> <p>ATTACHMENTS</p> <p><input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request</p> <p>ADDITIONAL REQUIREMENTS</p> <p><input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>)</p> <p><input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>)</p> <p><input type="checkbox"/> Traffic Impact Study</p> <p><input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Fee 1</td> <td style="width: 40%;">0402 \$500.00</td> <td style="width: 40%;">Total</td> </tr> <tr> <td>Fee 2</td> <td></td> <td>\$500.00</td> </tr> <tr> <td>Fee 3</td> <td></td> <td></td> </tr> </table>	Fee 1	0402 \$500.00	Total	Fee 2		\$500.00	Fee 3		
Fee 1	0402 \$500.00	Total								
Fee 2		\$500.00								
Fee 3										

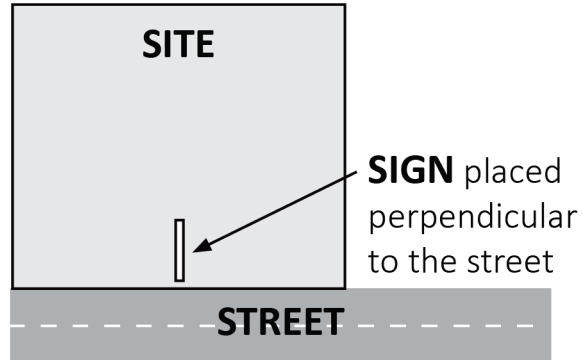
AUTHORIZATION

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

 Ethan Phillips 03 November 2023
 Applicant Signature Please Print Date

Phone Number _____ Email _____
 VICTOR JERNIGAN 11/09/2023, SG
 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:

_____ 12/29/2023 _____ and _____ 01/12/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Ethan Phillips

Date: November 13, 2023

File Number: 1-A-24-SU

- Sign posted by Staff
- Sign posted by Applicant