



SPECIAL USE REPORT

▶ **FILE #:** 5-C-24-SU **AGENDA ITEM #:** 55
 POSTPONEMENT(S): 5/9/2024 **AGENDA DATE:** 6/13/2024
 ▶ **APPLICANT:** LEAH METCALF
 OWNER(S): Jeffrey King, JKing Enterprises, LLC

TAX ID NUMBER: 94 H Q 02601, 002, 003 [View map on KGIS](#)
 JURISDICTION: City Council District 3
 STREET ADDRESS: 600, 512, 0 Richmond Ave.
 ▶ **LOCATION:** South side of Richmond Ave, east of Richmond Hill Rd
 ▶ **APPX. SIZE OF TRACT:** 6.61 acres
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: N/A (Within City Limits)
 ACCESSIBILITY: Access is via Richmond Avenue, a local street with an 18-ft pavement width within a 35-ft right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: East Fork of Third Creek

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
 ▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land
 ▶ **PROPOSED USE:** Duplex development

HISTORY OF ZONING: In 2018, this property was rezoned from the R-1A (Low Density Residential) and R-2 (General Residential) districts to the RP-1 (Planned Residential) district with a density of up to 4 du/ac (11-C-18-RZ).

SURROUNDING LAND USE AND ZONING:
 North: Transportation/communications/utilities, public-quasi public land (cemetery) - INST (Institutional), OS (Public Parks & Open Space), HP (Hillside Protection Overlay)
 South: Public-quasi public land (cemetery), single-family residential - RN-1 (Single-Family Residential), OS (Public Parks & Open Space), HP (Hillside Protection Overlay)
 East: Agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
 West: Public-quasi public land (cemetery) -OS (Public Parks & Open Space), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This is a hilly, forested area among several cemeteries. Nearby to the east and west are large traditional neighborhoods with a grid street network and compact residential lots.

STAFF RECOMMENDATION:

- ▶ **Postpone for 30 days to the July 11th, 2024 Planning Commission meeting per the applicant's request.**

ESTIMATED TRAFFIC IMPACT: 304 (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: 0 (public school children, grades K-12)

Schools affected by this proposal: West View Elementary, Bearden Middle, and West 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 request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



Request to Postpone • Table • Withdraw

Leah Metcalf

5/20/2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

6/13/2024

Scheduled Meeting Date

5-C-24-SU

File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the July 11, 2024 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Digitally signed by Leah Metcalf
Date: 2024.05.20 15:49:42 -05'00'

Leah Metcalf

Applicant Signature

Please Print

865-248-2424

lmetcalf@atlassurveytn.com

Phone Number

Email

STAFF ONLY

Shelley Gray

05/21/2024

No Fee

Staff Signature

Please Print

Date Paid

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



Request to Postpone • Table • Withdraw

Leah Metcalf

4/30/2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

5/9/2024

Scheduled Meeting Date

5-C-24-SU

File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the June 13, 2024 Planning Commission Meeting.


WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

 By signing below, I certify I am the property owner, and/or the owners authorized representative.



Digitally signed by Leah Metcalf
Date: 2024.04.30 15:54:32 -05'00' Leah Metcalf

Applicant Signature

Please Print

865-248-2424

lmetcalf@atlassurveytn.com

Phone Number

Email

STAFF ONLY



Staff Signature

Jessie Hillman

Please Print

5/1/24

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount: \$ 75

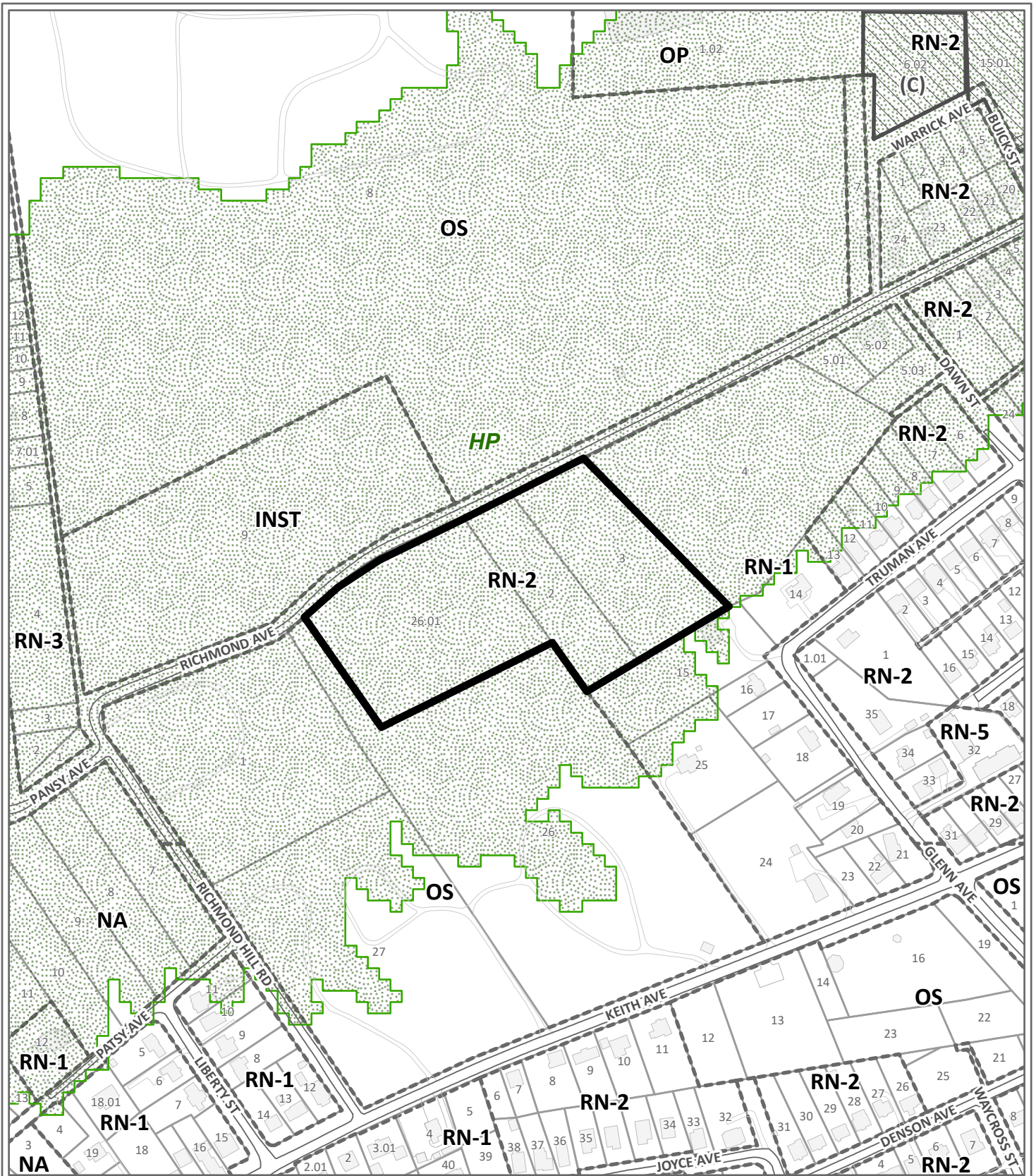
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



SPECIAL USE

5-C-24-SU

Petitioner: Leah Metcalf



Duplex developments in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 94
Jurisdiction: City

Original Print Date: 4/15/2024

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

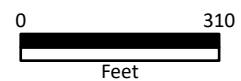
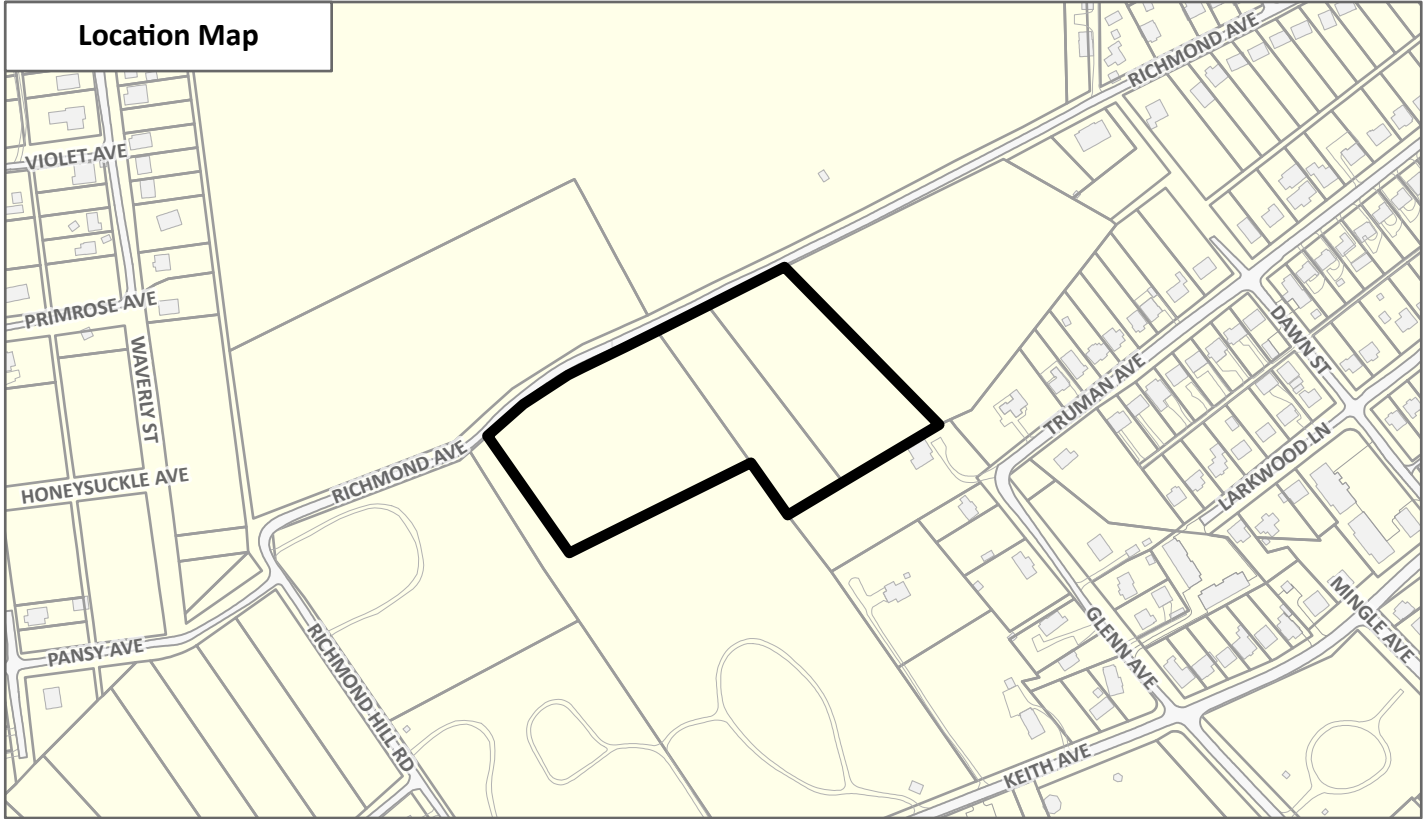


Exhibit A. Contextual Images

Location Map



Aerial Map

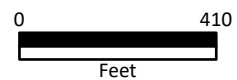


CONTEXTUAL MAPS 1

5-C-24-SU



Case boundary



NOTES

- PURPOSE OF PLAT: COMBINE PARCELS 002.00, 003.00 & 026.01, SUBDIVIDE INTO FOURTEEN (14) LOTS.
 - TOTAL ACREAGE 283,227 SQ. FT. OR 6.50 ACRES INTO FOURTEEN (14) LOTS.
 - PROPOSED AREA TO CLEAR: 3.4 ACRES.
- PARCELS NUMBERS SHOWN AS THIS (00) REFER TO TAX MAP 094, INSERT H, GROUP Q, KNOX COUNTY, TENNESSEE.
- SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNHARMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON BETWEEN SEPTEMBER 03, 2023 UTILIZING CARSON BROTHERS DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE FIXED STATIONS WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD83(2011), GEOID 18.
- THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093CQ277G, DATED 08/05/2013.
- THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
- PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
- SUBJECT PROPERTY IS CURRENTLY ZONED "RN-2": SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD. FOR ACCURATE INFORMATION CONCERNING ZONING EQUIPMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES: 865-215-2500.
- REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY, INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (IPEs), EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE (ROCK).
 - DEED REFERENCE(S): INSTRUMENT NO. 20220610095175
 - PLAT REFERENCE(S): PLAT BOOK 93L, PAGE 30 & CABINET J, SLIDE 1158
- SURVEY FIELD DATA COLLECTED ON SEPTEMBER 20, 2023.
- LOTS 1-7 WERE PREVIOUSLY PLATTED AS LOT 37-R OF THE PROPERTY AT CRESTVIEW CEMETERY.

SITE DATA

PROPERTY LOCATED ON KNOX COUNTY TAX MAP MAP 094, INSERT H, GROUP Q, PARCELS 002.00, 003.00 & 026.01

CITY: KNOXVILLE
 COUNTY: KNOX
 STATE: TENNESSEE
 CIVIL DISTRICT: 5TH, 23RD WARD
 CITY BLOCK: 23320 & 23362

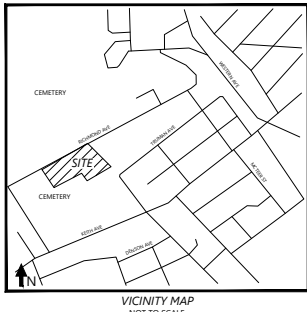
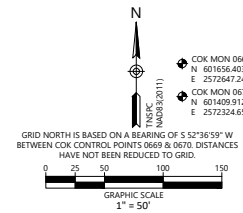
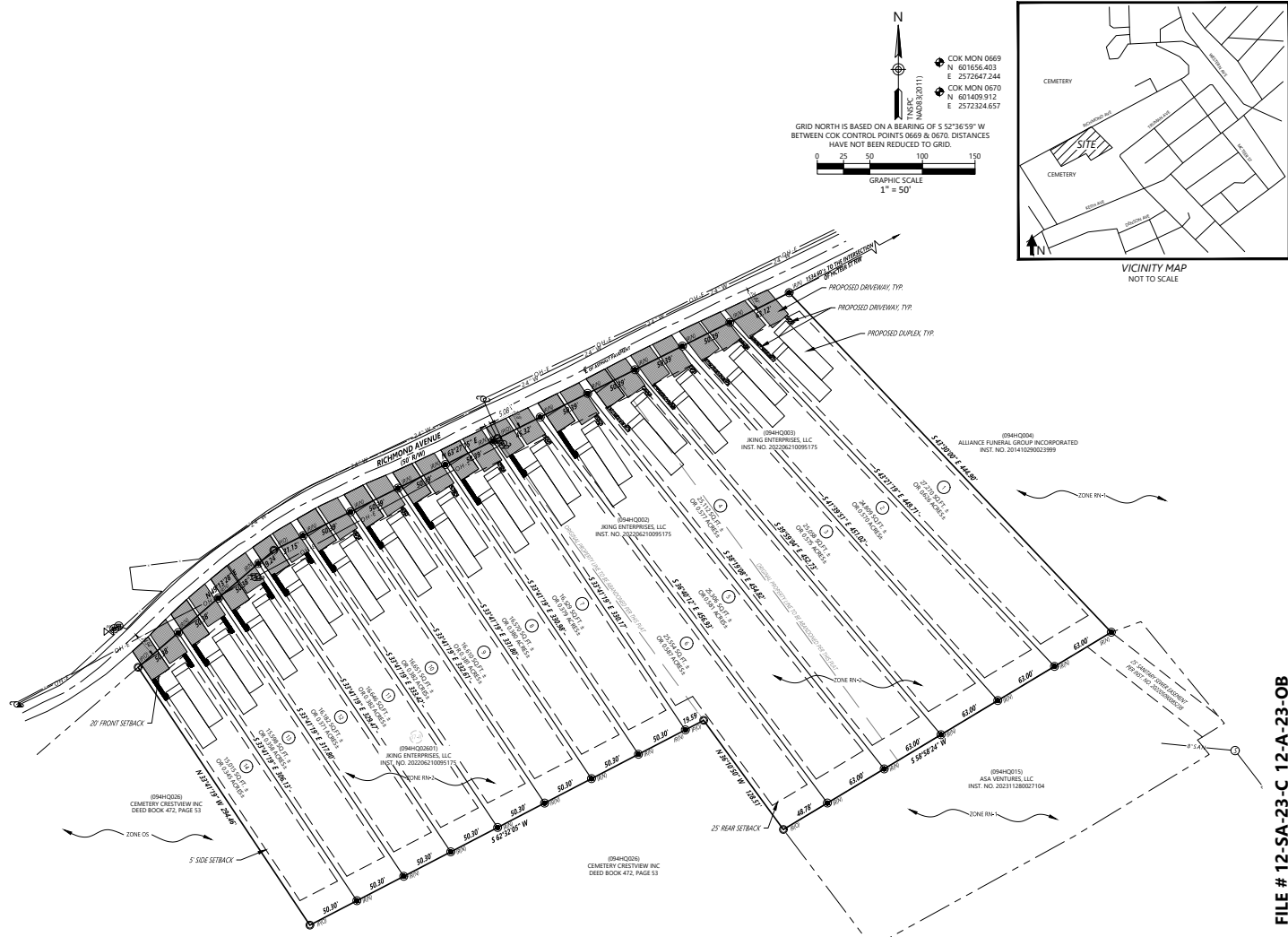
OWNER: J KING ENTERPRISES, LLC
 6908 OFFICE PARK CIRCLE
 KNOXVILLE, TN 37909
 (865) 309-5321

SURVEYOR: LEAH M METCALF, RLS
 ATLAS SURVEY & MAPPING, LLC
 7178 MARZO DRIVE
 KNOXVILLE, TN 37918
 (865) 248-2424

ENGINEER: STEVE DRUMMER, PE
 LEA ENGINEERING
 110 TYSON BLVD, SUITE 200
 ALCOA, TN 37701
 (865) 803-2675

LEGEND

PARCEL NO.	(X)
LOT NO.	(X)
RAILROAD R/W LINE	RR
SR R/W LINE	R/W
SR R/W LINE (DATE SURV & MAP) (DT)	R/W
T-ROAD R/W LINE	R/W
PROPERTY ALIGNMENT LINE	---
PROPERTY LINE	---
FENCE LINE	---x---
WATER LINE	---W---
SEWERTY SOBER LINE	---S---AN---
OVERHEAD POWER LINE	OH-E---
ELECTRIC METER	[M]
UTILITY POLE	[P]
SEWERTY SOBER MANHOLE	[M]
WATER VALVE	[V]



**FILE # 12-SA-23-C-12-A-23-OB
 CONCEPT PLAN**



J KING ENTERPRISES, LLC
 6908 OFFICE PARK CIRCLE
 KNOXVILLE, TN 37909
 865-309-1800

NO.	DATE	DESCRIPTION	BY	CHK	APP

PEAK HILL AT WEST VIEW
 TAX MAP 094, INSERT H, GROUP Q, PARCELS 002.00, 003.00 & 026.01
 KNOXVILLE, KNOX COUNTY, TENNESSEE



SURVEYOR'S CERTIFICATE
 I hereby certify that to the best of my knowledge and belief the hereon shown Boundary & Topographic Survey represents a Category "T" survey having an unadjusted ratio of precision greater than 1:10,000 and is true and correct.
 By: *Leah M. Metcalf* Date: 09/25/2024
 LEAH M. METCALF, TN Registered Surveyor No. 3480

DATE	MARCH 25, 2024
PROJECT NUMBER	231029
SHEET NUMBER	1 OF 1

Shown with Optional Exterior Features

These are artist renditions for sales purposes only.

Refer to working drawings for actual dimensions.

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LANDMARK WESTBURY II



A MULTI-FAMILY COLLECTION
BY NATIONWIDE HOMES est. 1959

SQUARE FOOTAGE 1,828

3+ Bedroom

3.5 Bathroom



WESTBURY II

Total Finished Area:
1,828 Sq. Ft. Per Residence

Dimensions:
31'8"W x 58'0"D

3+ Bedrooms
3.5 Bathrooms

Two-Story

Extensive Kitchen Bartop

Walk-in Closet

Open Concept

Rectangular Lavatory Sinks

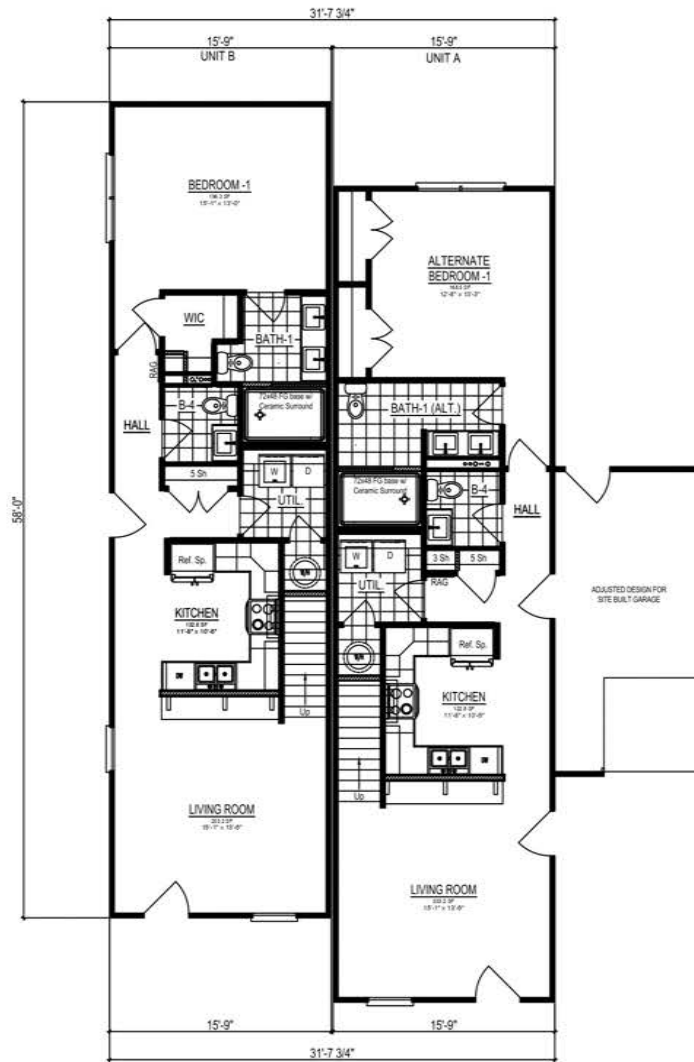
Optional Garage



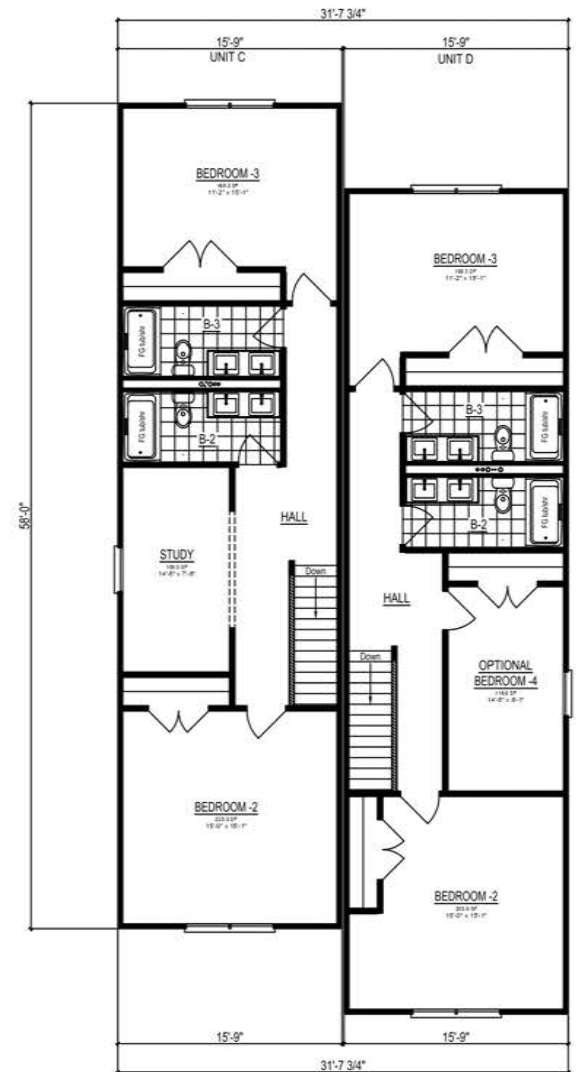
nationwide-homes.com

facebook.com/nationwidehome

instagram.com/nationwidehomes



First Floor 914 SQ. FT.
(1,828 SQ.FT. per Living Unit)



Second Floor 914 SQ. FT.
(1,828 SQ.FT. per Living Unit)

LANDMARK
A MULTI-FAMILY COLLECTION

Shown with Optional Interior and Exterior Features

These are artist renditions for sales purposes only. Refer to working drawings for actual dimensions. © 2023 Nationwide Homes 02/2023





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

Leah Metcalf

Applicant Name

Affiliation

3/26/2024

Date Filed

5/9/2024

Meeting Date (if applicable)

5-C-24-SU

File Number(s)

CORRESPONDENCE

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

Leah Metcalf Atlas Survey & Mapping, LLC

Name / Company

7016 Maize Drive Knoxville TN 37918

Address

865-248-2424 / lmetcalf@atlassurveytn.com

Phone / Email

CURRENT PROPERTY INFO

Jeffrey King JKing Enterprises, LLC

Owner Name (if different)

6908 Office Park

Owner Address

865-309-5321

Owner Phone / Email

512 Richmond Ave. / 0, 600 Richmond Ave

Property Address

94 H Q 026 01, 002, 003

Parcel ID

Part of Parcel (Y/N)?

6.61 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Richmond Ave, east of Richmond Hill Rd

General Location

City

Council District 3

RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Central City

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

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 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) Duplex developments	

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
\$1,000.00	
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: **Leah Metcalf** Please Print **3/26/2024** Date

Property Owner Signature: **Jeffrey King JKing Enterprises, LLC** Please Print **3/26/2024** Date



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

Leah Metcalf

Applicant Name

Affiliation

03/21/2024

05/09/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

5-C-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

Leah Metcalf

Atlas Survey & Mapping, LLC

Name

Company

7016 Maize Dr

Knoxville

TN

37918

Address

City

State

ZIP

865-248-2424

lmetcalf@atlassurveytn.com

Phone

Email

CURRENT PROPERTY INFO

JKing Enterprises, LLC

6908 Office Park Circle

865-309-5321

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0, 512 & 600 Richmond Ave

094HQ002, 094HQ003, 094HQ02601

Property Address

Parcel ID

KUB

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) DUPLEX

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

~~Peak Hill at West View~~

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel

14
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
0403 \$1,000.00	\$1,000.00
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

Digitally signed by Leah Metcalf
Date: 2024.03.21 16:46:26 -05'00'

Leah Metcalf

03/21/2024

Applicant Signature

Please Print

Date

865-248-2424

lmetcalf@atlassurveytn.com

Phone Number

Email

Jeffrey King

Digitally signed by Jeffrey King
Date: 2024.03.22 09:03:24 -04'00'

Jeffery King

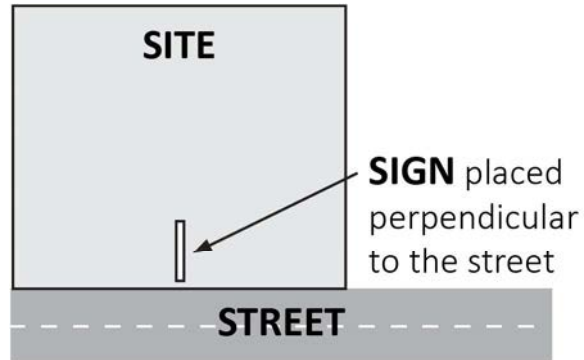
03/26/2024, SG

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:

_____ 04/26/2024 _____ and _____ 05/10/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Leah Metcalf

Date: 03/26/2024

File Number: 5-C-24-SU

- Sign posted by Staff
- Sign posted by Applicant