



PLAN AMENDMENT REPORT

▶ **FILE #:** 10-C-24-SP

AGENDA ITEM #: 36

AGENDA DATE: 10/3/2024

▶ **APPLICANT:** HEYOH DESIGN & DEVELOPMENT
OWNER(S): OPH CONSULTANTS LLC

TAX ID NUMBER: 83 P A 009

[View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 1524 RIVERSIDE RD

▶ **LOCATION:** East of Riverside Rd between Brooks Ave and Delrose Dr

▶ **APPX. SIZE OF TRACT:** 2.31 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Riverside Road, a local street with a pavement width of 15 ft within a 27-ft right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Williams Creek, Holston-French Broad Rivers

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION:** MDR (Medium Density Residential), HP (Hillside Protection)

▶ **EXISTING LAND USE:** Rural Residential

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential, agriculture/forestry/vacant land - LDR (Low Density Residential), HP (Hillside Protection)

South: Rural residential - LDR (Low Density Residential), HP (Hillside Protection)

East: Rural residential - LDR (Low Density Residential), HP (Hillside Protection)

West: Rural residential - LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT This is a wooded, hilly single family residential area south of Sarah Moore Greene Elementary Magnet School.

STAFF RECOMMENDATION:

- ▶ **The Sector Plan amendment application was withdrawn per the applicant's request.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/12/2024 and 11/26/2024. 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-P-24-RZ (REVISED) **AGENDA ITEM #:** 36
 10-C-24-PA **AGENDA DATE:** 10/3/2024

▶ **APPLICANT:** HEYOH DESIGN & DEVELOPMENT
OWNER(S): OPH CONSULTANTS LLC

TAX ID NUMBER: 83 P A 009 [View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 1524 RIVERSIDE RD

▶ **LOCATION:** East of Riverside Rd between Brooks Ave and Delrose Dr

▶ **TRACT INFORMATION:** 2.31 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Riverside Road, a local street with a pavement width of 15 ft within a 27-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Williams Creek, Holston-French Broad Rivers

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential), HP (Hillside Protection) / RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Rural Residential

EXTENSION OF PLAN DESIGNATION/ZONING: No, this is not an extension of the zoning district.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single family residential, agriculture/forestry/vacant land - LDR (Low Density Residential), HP (Hillside Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

East: Rural residential - LDR (Low Density Residential), HP (Hillside Protection) - RN-1 (Single-Family Residential Neighborhood), HP

(Hillside Protection Overlay)

West: Rural residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This is a wooded, hilly single-family residential area south of Sarah Moore Greene Elementary Magnet School.

STAFF RECOMMENDATION:

- ▶ **The One Year Plan amendment application was withdrawn per the applicant's request.**

- ▶ **Approve the RN-2 (Single-Family Residential Neighborhood) district because it is compatible with surrounding development and supported by residential amenities in the area.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. There have not been significant changes to the residential development of the area immediately surrounding the subject property, which is comprised of large, forested single-family lots along the narrow local street of Riverside Road. However, the property's location is well-suited for a modest increase in residential intensity to the requested RN-2 (Single-Family Residential Neighborhood) district when considering amenities in the area.
2. The property is walking distance from Sarah Moore Greene Elementary Magnet School, and it is near the recreational amenities of the Knoxville Botanical Gardens & Arboretum and the public Williams Creek Golf Course. It has access to transit, and it is a short driving distance from downtown Knoxville and employment hubs in that area.

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

1. The RN-2 district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks than the RN-1 (Single-Family Residential Neighborhood) district. Duplexes may also be permitted with special use approval by the Planning Commission.
2. The subject property's surrounding context of single-family residential development is consistent with the permitted uses and intent of RN-2 zoning.

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 with the proposed rezoning. Residential development more intensive than the single-family pattern that exists would be reviewed in a public forum through the special use process.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS:

1. The RN-2 district is consistent with the LDR (Low Density Residential) land use classification in the One Year Plan and the East City Sector Plan.
2. The proposed rezoning is not in conflict with the General Plan or any other adopted plans for the area.

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:

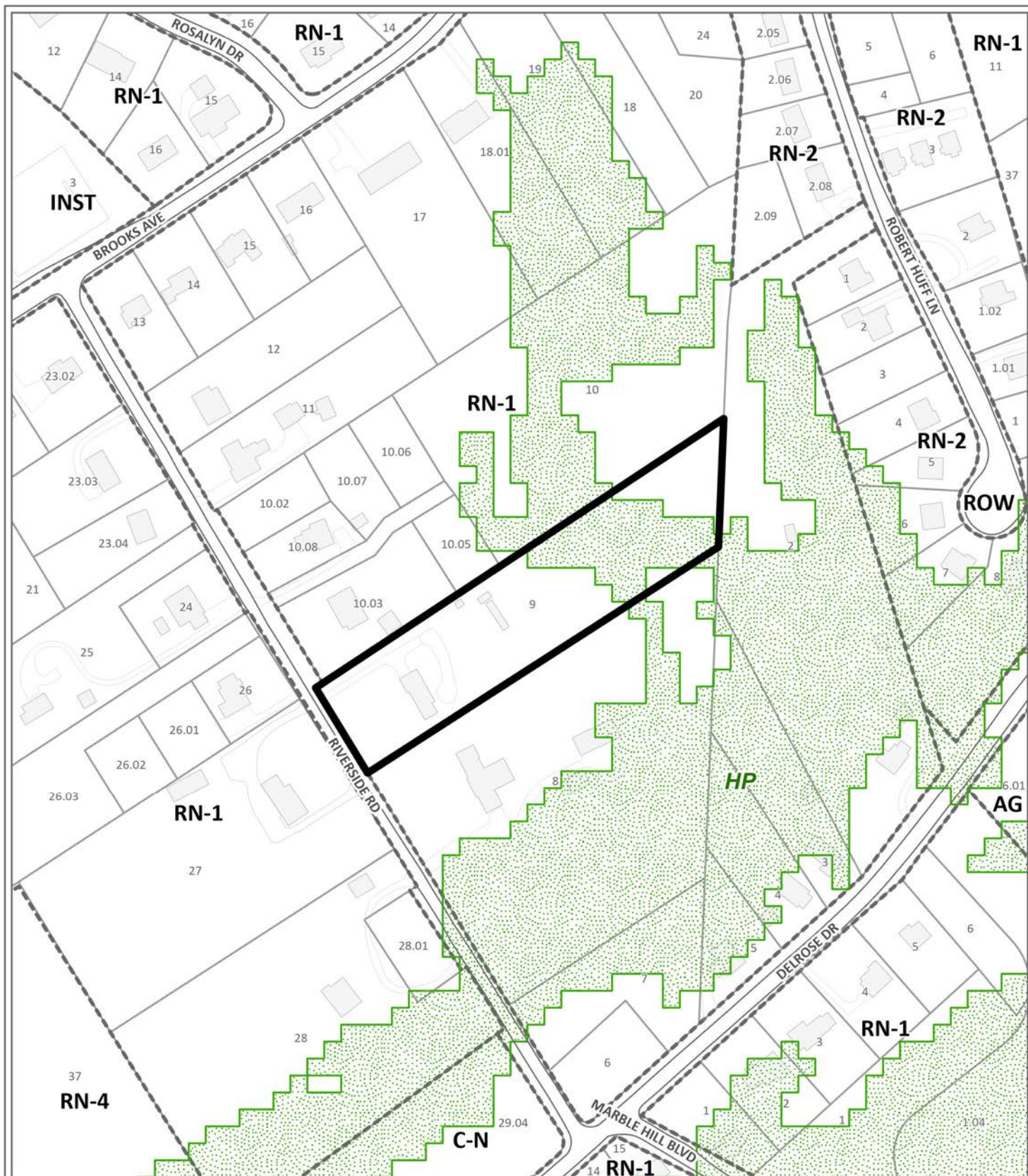
1. The subject property is walking distance from a KAT bus stop in front of Sarah Greene Elementary Magnet School, where there are sidewalks along Brooks Avenue.
2. This is an urbanized area with adequate utility infrastructure to support more residential development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sarah Moore Greene Elementary Magnet, Vine Middle, Austin-East High

If approved, this item will be forwarded to Knoxville City Council for action on 11/12/2024 and 11/26/2024. 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.



REZONING

10-P-24-RZ

Petitioner: Heyoh Design & Development



From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
To: RN-3 (General Residential Neighborhood)

Map No: 83
Jurisdiction: City

Original Print Date: 9/3/2024
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

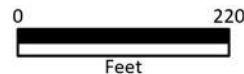
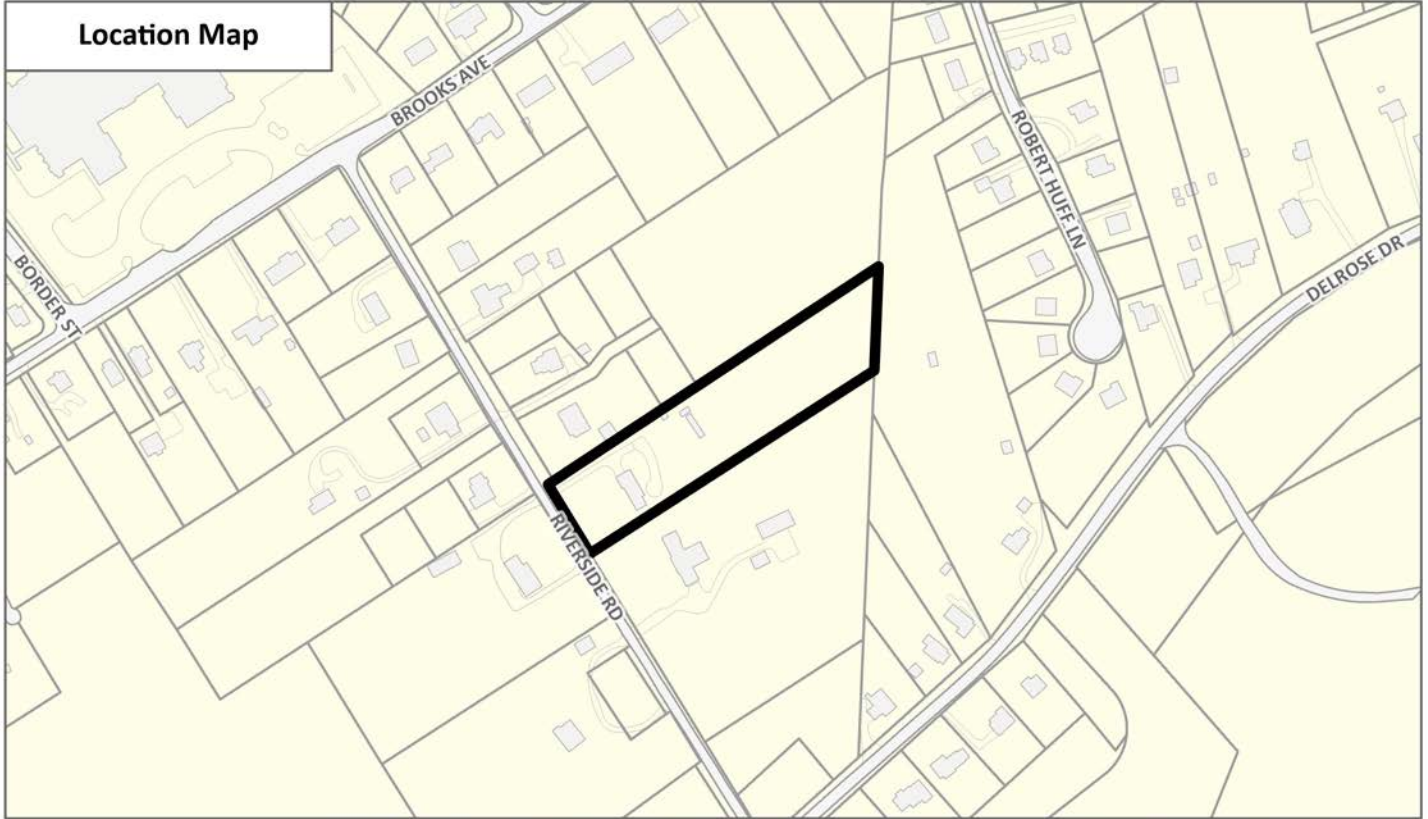


Exhibit A. Contextual Images

Location Map



Aerial Map

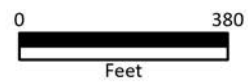


CONTEXTUAL MAPS 1

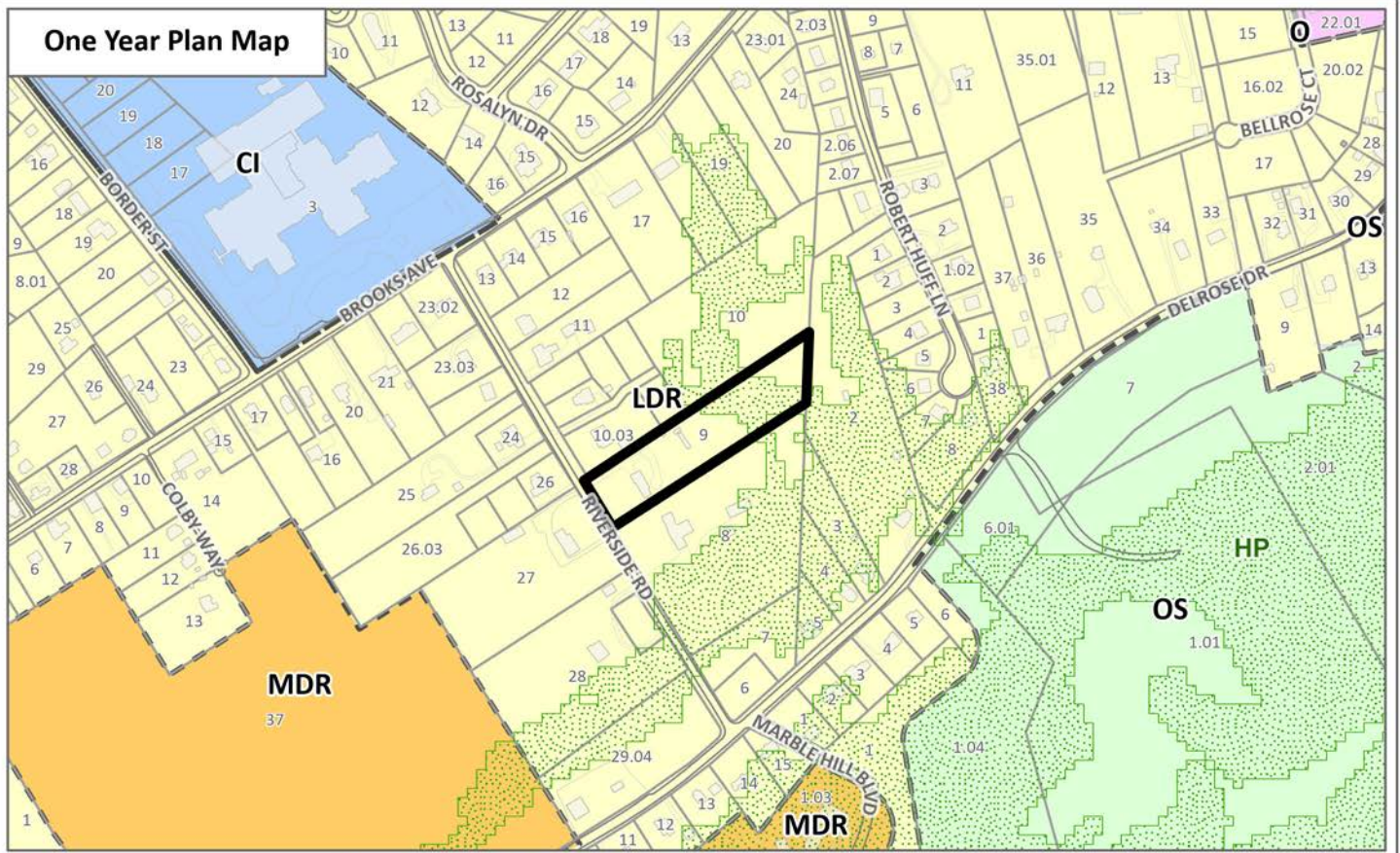
10-P-24-RZ / 10-C-24-PA



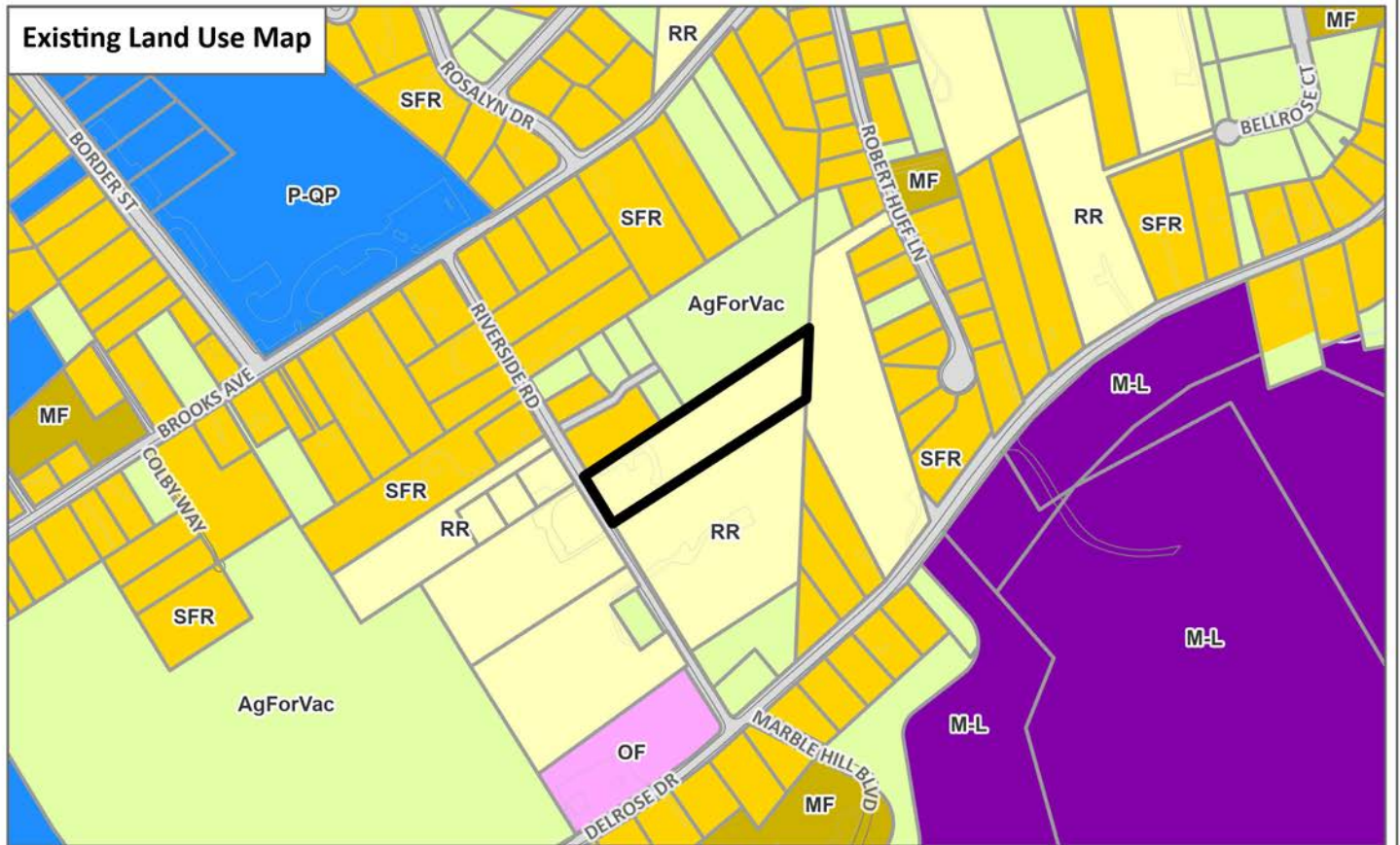
Case boundary



One Year Plan Map



Existing Land Use Map

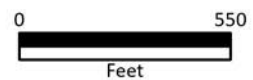


CONTEXTUAL MAPS 3

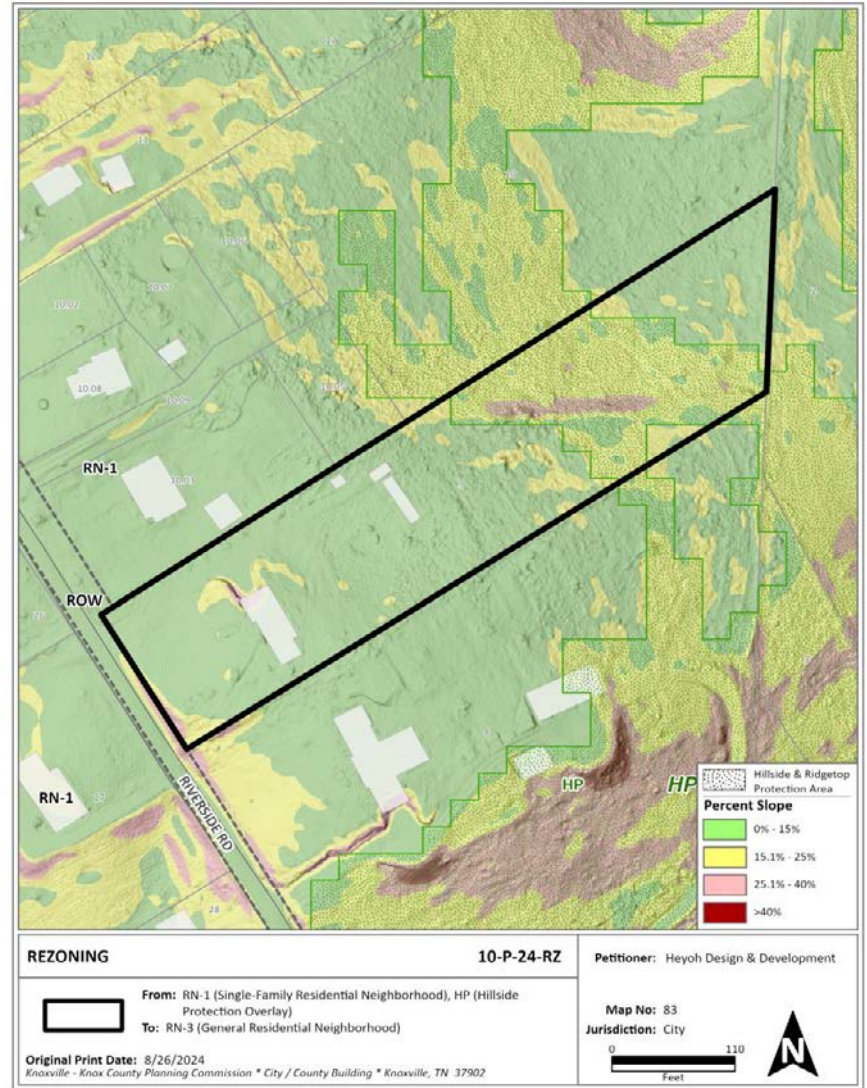
10-P-24-RZ / 10-C-24-PA



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	100,807.8	2.31			
Non-Hillside	76,235.2	1.75	N/A		
0-15% Slope	4,247.8	0.10	100%	4,247.8	0.10
15-25% Slope	18,074.8	0.41	50%	9,037.4	0.21
25-40% Slope	2,200.0	0.05	20%	440.0	0.01
Greater than 40% Slope	50.0	0.00	10%	5.0	0.00
Ridgetops					
Hillside Protection (HP) Area	24,572.6	0.56	Recommended disturbance budget within HP Area	13,730.2	0.32
			Percent of HP Area	55.9%	





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Heyoh Design & Development

Applicant Name		Affiliation
8/21/2024	10/3/2024	10-P-24-RZ / 10-C-24-PA
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.

Heyoh Design & Development

Name / Company
133 S Gay St Ste C Knoxville TN 37902
Address
865-236-0430 / admin@heyohdesign.com
Phone / Email

CURRENT PROPERTY INFO

OPH CONSULTANTS LLC	1238 Via Candalas OCEANSIDE CA 92056	949-333-9921
Owner Name (if different)	Owner Address	Owner Phone / Email
1524 RIVERSIDE RD		
Property Address		
83 P A 009	2.31 acres	
Parcel ID	Part of Parcel (Y/N)?	Tract Size
Knoxville Utilities Board	Knoxville Utilities Board	
Sewer Provider	Water Provider	Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice and Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

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 checked="" type="checkbox"/> Zoning Change	RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)	Pending Plat File Number
Proposed Zoning		
<input checked="" type="checkbox"/> Plan Amendment	MDR (Medium Density Residential)	
Proposed Plan Designation(s)		

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
\$1,700.00	
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: Heyoh Design & Development Date: 8/21/2024
Please Print

Phone / Email: _____

Property Owner Signature: OPH CONSULTANTS LLC Date: 8/21/2024
Please Print



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP PA
- Rezoning

Heyoh Design & Development

Applicant

Applicant Name

Affiliation

8/15/24

October 3, 2024

Date Filed

Meeting Date (if applicable)

File Number(s)
10-P-24-RZ 10-C-24-PA 10-C-24-SP

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

Logan Higgins

Heyoh Design & Development

Name

Company

133 S Gay Street, Suite C

Knoxville

TN

37902

Address

City

State

ZIP

865-236-0430

admin@heyohdesign.com

Phone

Email

CURRENT PROPERTY INFO

OPH CONSULTANTS LLC

1238 VIA CANDELAS, OCEANSIDE, CA 92056 9493339921

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1524 RIVERSIDE RD, KNOXVILLE - 37914

083PA009

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

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 _____

Combine Parcels
 Divide Parcel
 Unit / Phase Number _____

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change **RN-3**
 Proposed Zoning

Plan Amendment Change **MDR**
 Proposed Plan Designation(s)

N/A

Unknown

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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

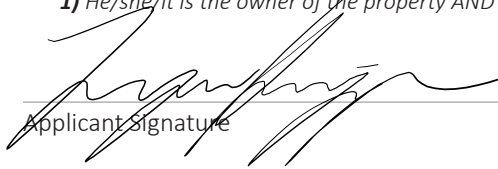
- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0801	\$1,700.00
0605	
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

Heyoh Design & Development

8-15-24

Please Print

Date

8652360430

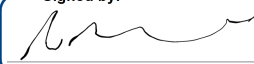
admin@heyohdesign.com

Phone Number

Email

08/21/2024, SG

Signed by:



Alex Dominguez

8/20/2024

Property Owner Signature

Please Print

Date Paid

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

09/20/2024

~~Anytime~~

10/04/2024

1 day after PC meeting

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting



Applicant Signature

Heyoh LLC

Applicant Name

8-15-24

Date

10-P-24-RZ; 10-C-24-PA; 10-C-24-SP

FILE NUMBER