

DEVELOPMENT PLAN REPORT

► **FILE #:** 8-A-24-DP **AGENDA ITEM #:** 24
POSTPONEMENT(S): 8/8/2024 **AGENDA DATE:** 9/12/2024
 ► **APPLICANT:** DOUG JUSTUS/JELLY BEAN PROPERTIES LLC
OWNER(S): Doug Justus Jelly Bean Properties LLC

TAX ID NUMBER: 147 109 [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 CRENSHAW RD

► **LOCATION:** North side of Crenshaw Rd, east side of Maryville Pike, south side of W. Governor John Sevier Hwy

► **APPX. SIZE OF TRACT:** 4.33 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Crenshaw Rd, a local street with a pavement width of 17 ft within 42 ft of right-of-way; and via Maryville Pike, a minor arterial with a pavement width of 26 ft within 88 ft of right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Knob Creek

► **ZONING:** PR(k) (Planned Residential) up to 8 du/ac

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Multi-dwelling development

DENSITY PROPOSED: 7.75 du/ac

HISTORY OF ZONING: The property was rezoned from CA and A to PR < 8 du/ac subject to 2 conditions in February 2023 (1-P-23-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - PC (Planned Commercial)

South: Agriculture/forestry/vacant land, single family residential, public/quasi-public (church) - RB (General Residential), A (Agricultural)

East: Single family residential - A (Agricultural)

West: Commercial, single family residential - RB (General Residential), CA (General Business), A (Agricultural)

NEIGHBORHOOD CONTEXT: This is a neighborhood commercial node at the intersection with W. Governor John Sevier Highway and Maryville Pike.

STAFF RECOMMENDATION:

► Postpone the request until the October 3, 2024 Planning Commission meeting as requested by the applicant.

COMMENTS:

The applicant is requesting postponement to allow additional time to complete a Transportation Impact Letter to determine whether turn lanes are warranted if the development accesses Maryville Pike at the Old Maryville Pike intersection.

This proposal is for a 32-unit, multi-family development on this 4.130-acre site at a density of 7.75 du/ac. The property was rezoned in February 2023 (1-P-23-RZ) from CA (General Business) and A (Agricultural) to PR (Planned Residential) up to 8 du/ac with 2 conditions (see below).

ZONING CONDITIONS

1) Maintain a tree buffer with 50 ft of depth along the Governor John Sevier Highway, as recommended by the Governor John Sevier Scenic Highway Corridor Study. High visibility tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete.

2) No clearing or grading of the site shall be permitted until a Concept Plan or Use on Review development plan is approved by the Planning Commission.

-- Some clearing of the site occurred after the rezoning and before February 2024, as seen in the 2024 aerials. The clearing that extended into the 50 ft tree buffer along Governor John Sevier Highway is to be replanted and the remaining trees within the buffer are to remain.

ESTIMATED TRAFFIC IMPACT: 343 (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: 3 (public school children, grades K-12)

Schools affected by this proposal: Mount Olive Elementary, South Doyle Middle, and South Doyle 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).



Request to Postpone • Table • Withdraw

Doug Justus/Jelly Bean Properties LLC

8/26/24

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

Date of Request

September 12, 2024

Scheduled Meeting Date

File Number(s)

8-A-24-DP

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 Nov. 14, 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.

Applicant Signature

S. Derick Jones, Project Engineer

Please Print

865-984-3905

sdjones@sterling.us.com

Phone Number

Email

STAFF ONLY

Staff Signature

Michael Reynolds

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

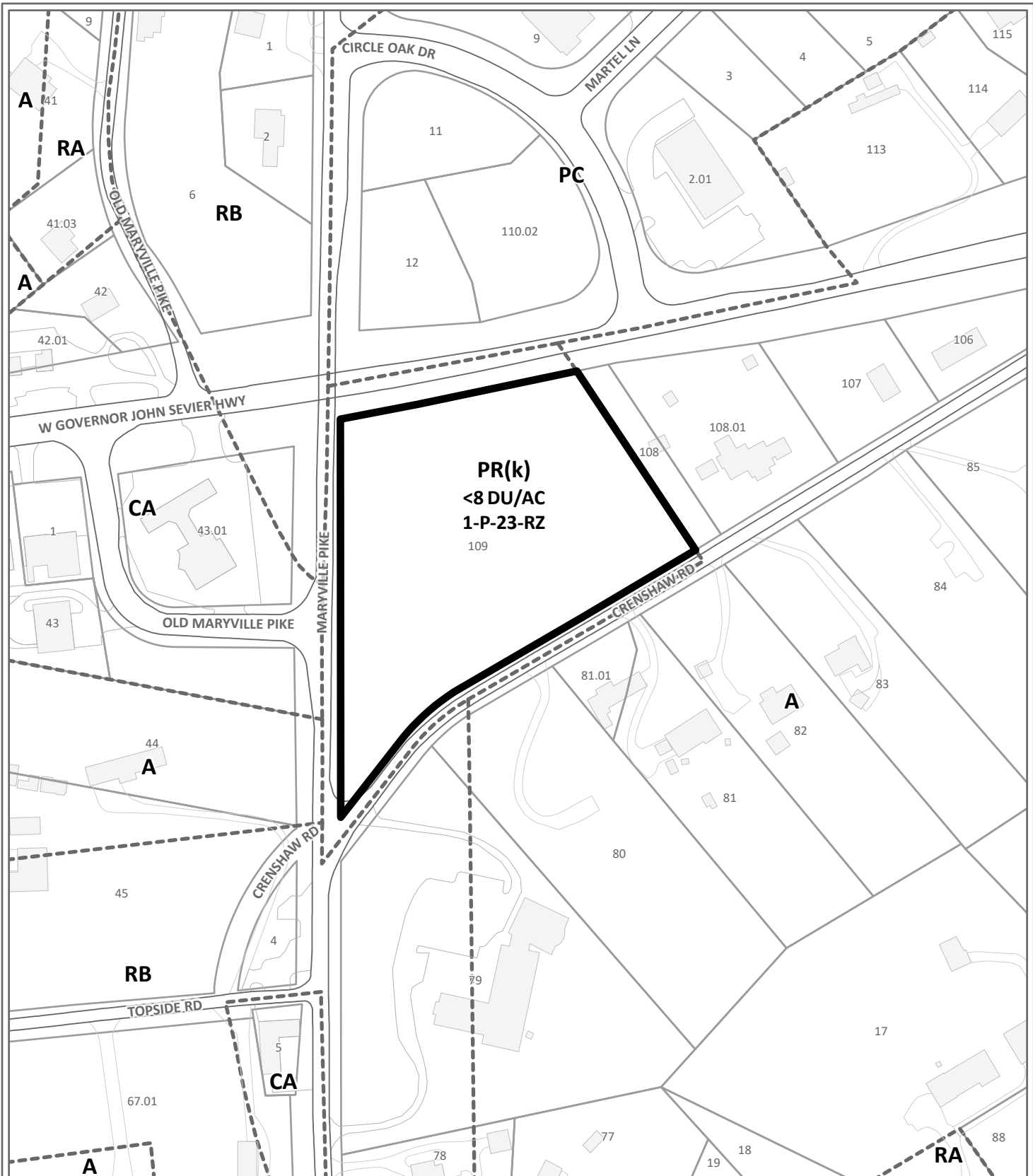
Date:

Payee Name

Payee Phone

Payee Address

October 2022



DEVELOPMENT PLAN

8-A-24-DP

Petitioner: Derick Jones PE



Multi-dwelling development in PR(k) (Planned Residential) up to 8 du/ac

Original Print Date: 7/10/2024

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

Map No: 147

Jurisdiction: County

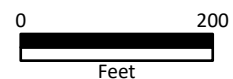
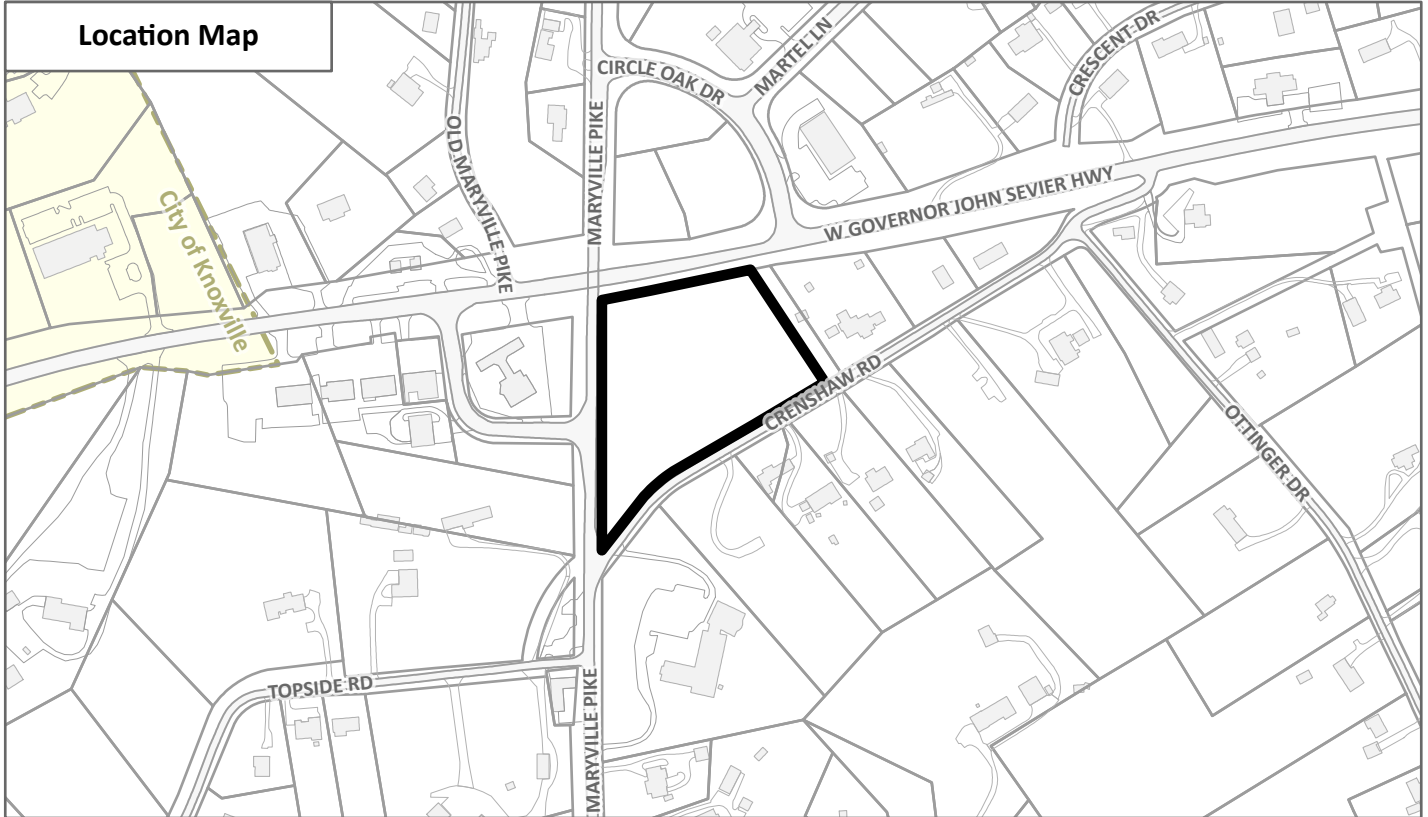


Exhibit A. Contextual Images

Location Map



Aerial Map

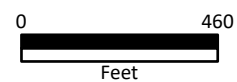


CONTEXTUAL MAPS 1

8-A-24-DP



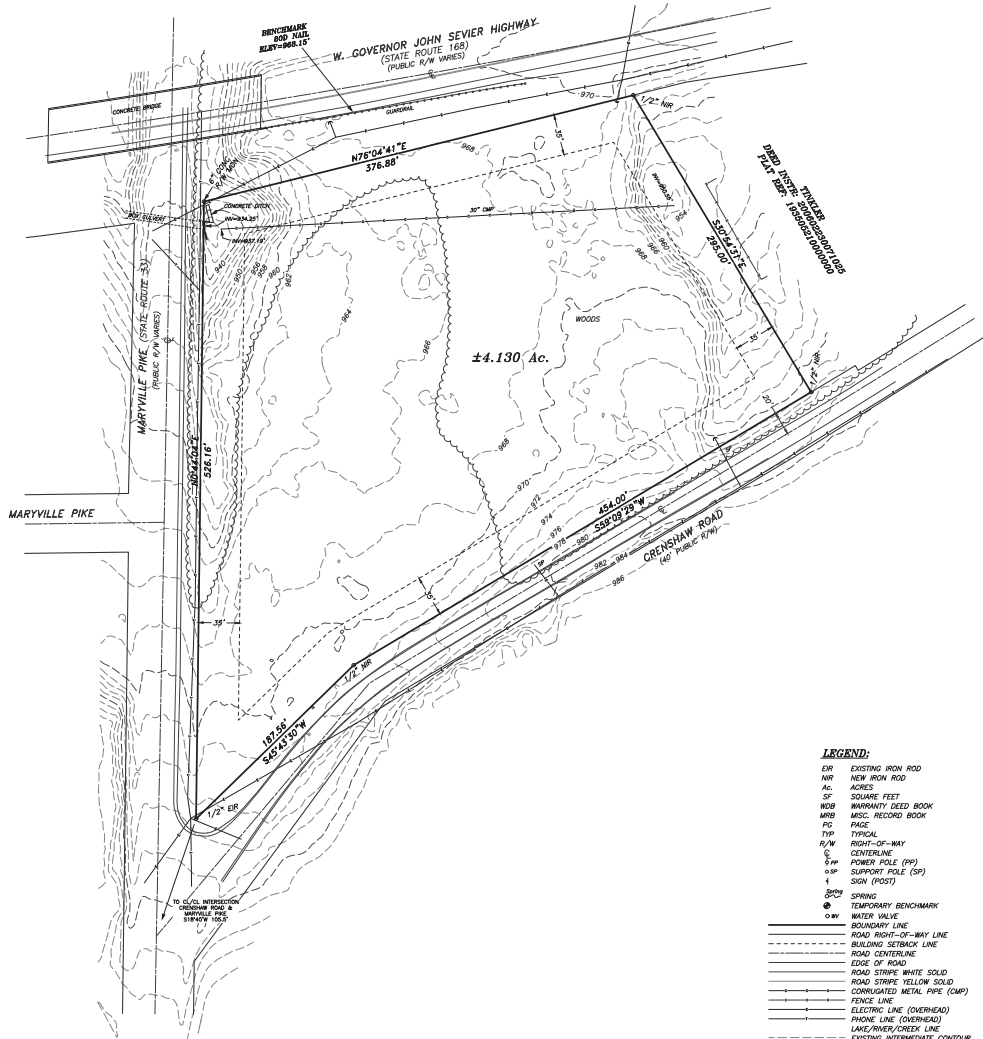
Case boundary



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SURVEYOR'S NOTES:

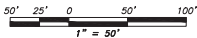
- This property is zoned Knox County PR (Planned Residential).
- Building setbacks shown hereon are according to the current zoning classification for the subject property.
- Contours shown hereon were taken from State of Tennessee GIS LIDAR data supplemented with field locations. 2 foot Contour interval shown. Elevations are based on the NAVD83.
- No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
- The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-321-1111) or the utility provider prior to any excavation or construction.
- This property is not located in a flood hazard area according to FEMA Flood Insurance Rate Maps #19085C0293F and #19085C0289F, dated May 2, 2007.



LEGEND:

- EXR EXISTING IRON ROD
- NR NEW IRON ROD
- AC ACRES
- SF SQUARE FEET
- NDB WARRANTY DEED BOOK
- MRB MISC. RECORD BOOK
- PG PAGE
- TYP TYPICAL
- R/W RIGHT-OF-WAY
- C CENTERLINE
- PP POWER POLE (PP)
- SP SUPPORT POLE (SP)
- SIGN (POST)
- SPRING
- WB TEMPORARY BENCHMARK
- BL BOUNDARY LINE
- RD ROAD RIGHT-OF-WAY LINE
- BS BUILDING SETBACK LINE
- CL CENTERLINE
- ER EDGE OF ROAD
- RS ROAD STRIPE WHITE SOLID
- RY ROAD STRIPE YELLOW SOLID
- CM CORRUGATED METAL PIPE (CMP)
- FL FENCE LINE
- EL ELECTRIC LINE (OVERHEAD)
- LP PHONE LINE (OVERHEAD)
- LI EXISTING INTERMEDIATE CONTOUR
- RI EXISTING INDEX CONTOUR
- TL TREE LINE

OWNER:
JELLY BEAN PROPERTIES, LLC
1721 NIGHTBERRY LN
KNOXVILLE, TN 37922
DISTRICT 5, KNOX COUNTY
DEED INSTR. 2022305030058862
TAX MAP 147 PARCEL 109.00



8-A-24-DP
Revised 7/18/2024



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CIVIL ENGINEERING
CONSULTING
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LAND PLANNING

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37602-4878
PHONE: 865-984-3905
FAX: 865-981-2815
www.sterling-inc.com

EXISTING CONDITIONS KNOX CO FILE# 8-A-24-DP

**CRENSHAW ROAD
MULTIFAMILY**

JELLY BEAN PROPERTIES, LLC

KNOX COUNTY, TN

DATE	BY	REVISIONS



SHEET

CP.1

DESIGNED: SDJ
DRAWN: SDJ
CHECKED: SDJ
DATE: 6/12/24
SCALE: 1" = 50'
DRAWING: 7757-CP.1
PROJECT NO: SEI#7757

TOTAL UNITS: 32 (7.75 UNIT/AC)
DWELLING UNIT (DU) MATRIX:
2-1 BEDROOM (BR) UNITS PER BUILDING
(8 TOTAL 1 BR UNITS)
6-2 BR UNITS PER BUILDING
(24 TOTAL 2 BR UNITS)
PARKING REQUIREMENT:
1.5 SPACES/DU UP TO 20 DU
1.5 SPACES/DU FOR EACH 2 OR MORE BR DU OVER 20 UNITS
1.0 SPACES/DU FOR EACH 1 BR DU OVER 20 UNITS

PARKING REQUIRED:
24 (2 BR) X 1.5 = 36 SPACES
8 (1 BR) X 1.0 = 8 SPACES
TOTAL REQUIRED = 44 SPACES
PARKING PROVIDED:

PARKING PROVIDED:
63 OPEN SPACES
4 HANDICAP SPACES
8 GARAGE SPACES
8 GARAGE BREEZEWAY SPACES
TOTAL SPACES: 83 (2.59 SPACES/UNIT)
TOTAL PROPERTY AREA: 4.130 ACRES
PROPOSED IMPERVIOUS AREA: 1.20 ACRES (29.05%)
IMPERVIOUS AREA COVERAGE: 29.05%

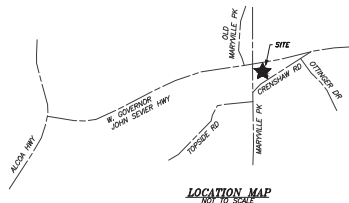
7. CLT Map 147 Parcel 109
2. Number of Lots - 1
3. Property Acreage - 4.130 Acres
4. This property is zoned PR-C8 DU/AC.
5. Proposed Building Setbacks:
 - Peripheral: 35'
 - Front: 20'
 - Rear: 20'
 - Side: 15'
6. This proposed development is to be served by public utilities.

8-A-24-DP
Revised 7/18/2024

PROPERTY DATA:
ADDRESS: 0 CRENSHAW ROAD
ZONING: PR<8 DU/AC
ACREAGE: 4.130 ACRES

OWNER:
JELLY BEAN PROPERTIES, LLC
1721 NIGHTBERT LN
KNOXVILLE, TN 37922
DISTRICT 9, KNOX COUNTY
DEED INSTR. 202305030058862
TAX MAP 147 PARCEL 109.00

A graphic scale bar with alternating black and white segments. The segments are labeled from left to right: 50', 25', 0, 50', 100'. Below the bar, the text $1'' = 50'$ is written.



ED	EXISTING ROAD BOUNDARY
NR	NEW HIGH ROAD
AL	ARC LENGTH
R	RADIUS
CL	CENTRAL ANGLE (DEG.)
B	CHORD BEARING
CL	CHORD LENGTH
AC	ACRES
ST	SQUARE FEET
MA	MAINTENANCE DEED BOOK
PG	PAGE
CD	SEWER CLEANOUT
FW	FIRE HYDRANT
FD	FLOW DIRECTION
HD	HANDICAP PARKING
MA	MANHOLE (EXISTING)
PP	POWDER PILE (PP)
SP	SPOT HEIGHT
SW	SWITCH METER (DESIGN)
WV	WATER VALVE
	BOUNDARY LINE
	ROAD RIGHT-OF-WAY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	ROAD CENTERLINE
	EDGE OF ROAD
	EDGE OF DRIVE/RAIL
	CONCRETE CURB
	PARKING/LANE STRIPES (EXISTING)
TS	FRENCH DRAIN
LE	ELECTRIC LINE (OVERHEAD)
EL	ELECTRIC LINE (EXISTING U/S)
EL	ELECTRIC LINE (DESIGN U/S)
WL	WATER LINE (EXISTING)
PC	PC PIPE (EXISTING)
SI	SEWER LINE (EXISTING)
	EXISTING INTERMEDIATE CONTOUR
900	EXISTING BENCH CONTOUR
	DESIGN INTERMEDIATE CONTOUR
900	DESIGN BENCH CONTOUR
	SILT FENCE
	GRAVEL RAIL
	PROPOSED ASPHALT PARKING
	PROPOSED TREE BUFFER CORRECTION



SINCE 1979

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2020 WILLIAM BLOUNT DRIVE
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SITE DEVELOPMENT LAYOUT KNOX CO FILE# 8-A-24-DP
CRENSHAW ROAD
MULTIFAMILY
JELLY BEAN PROPERTIES, LLC
KNOX COUNTY, TN

[illegible]

SHEET	
CP.2	
DESIGNED:	SDJ
DRAWN:	SDJ
CHECKED:	
DATE:	6/12/24
SCALE:	1" = 50'
DRAWING:	7757-CP.2
PROJECT NO:	SEI#7757

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FINAL STRUCTURAL CONTROL PLAN
CRENSHAW ROAD
PROPERTY
JELLY BEAN PROPERTIES, LLC

DATE	BY	CS	REVISIONS
7/18/24			Rev. per Knox Co. Concept Review



SHEET	CE.4
DESIGNED:	SWH
DRAWN:	SWH
CHECKED:	SDJ
DATE:	8/3/23
SCALE:	1" = 30'
DRAWING:	7757-CE.4
PROJECT NO.:	SEI#7757

KNOX COUNTY, TN



FRONT ELEVATION

1/8" = 1'-0"



LEFT SIDE ELEVATION

1/8" = 1'-0"



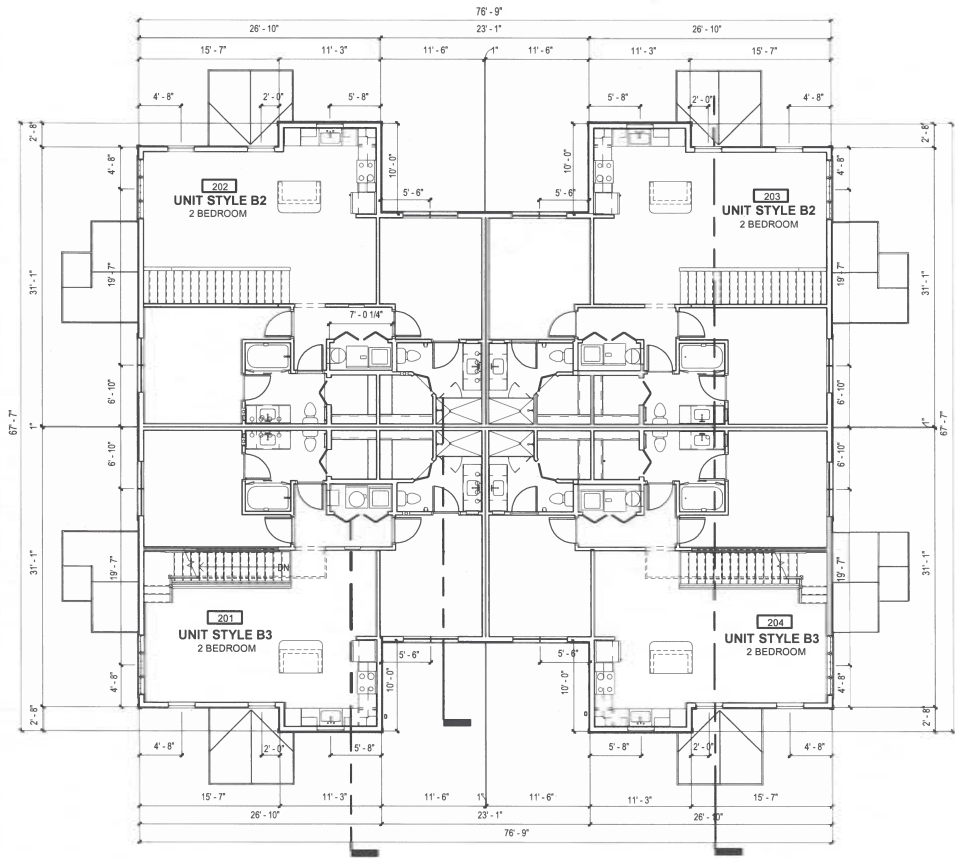
RIGHT SIDE ELEVATION

1/8" = 1'-0"



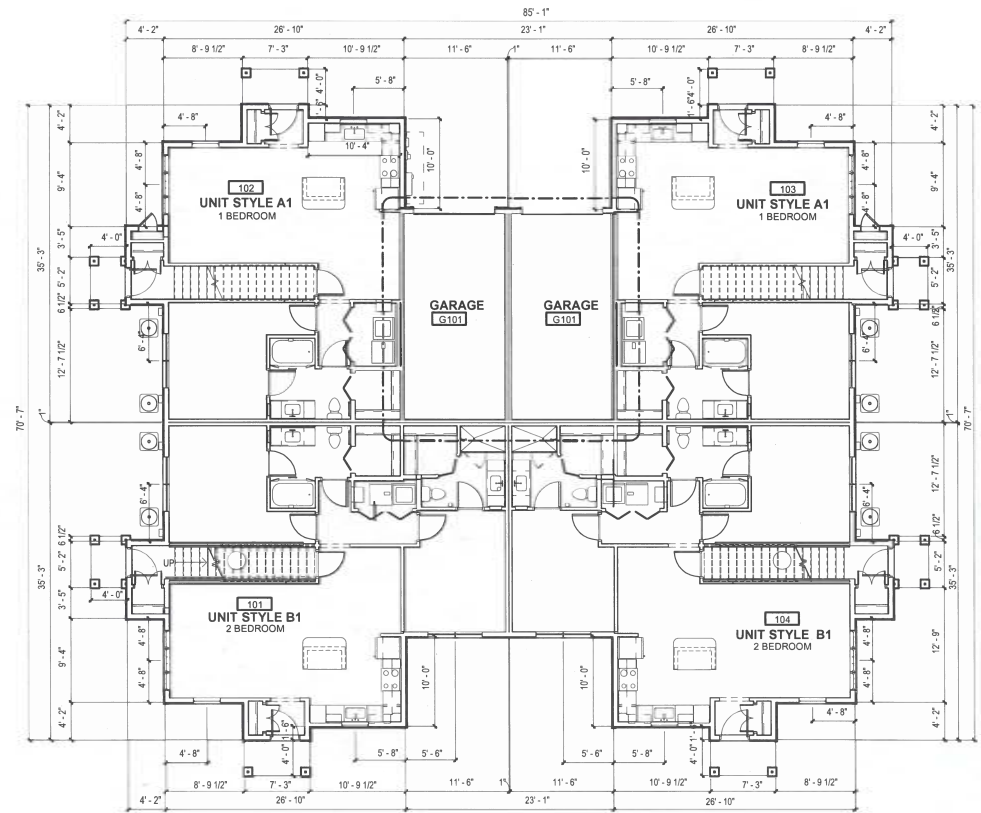
REAR ELEVATION

1/8" = 1'-0"



LEVEL 2

1/8" = 1'-0"



GROUND LEVEL

1/8" = 1'-0"

8-A-24-DP
6/24/2024

Design Guidelines

Landscape Screening

Type “B” Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

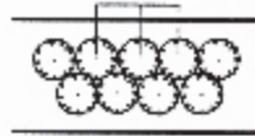
NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.

- Two offset rows of evergreen shrubs

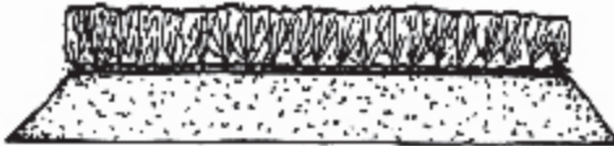


Maximum 4' Centers



SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers



- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



Maximum 50' Centers

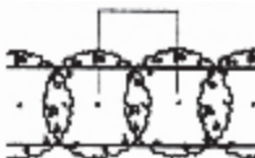


TREE HEIGHT
Installed: 8 ft.
Mature: 15 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers



TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.



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

Doug Justus/Jelly Bean Properties LLC

Applicant Name

Affiliation

6/24/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-A-24-DP

File Number(s)

CORRESPONDENCE

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

Chris Rosser Sterling Engineering, Inc.

Name / Company

1020 William Blount Dr Maryville TN 37801

Address

865-984-3905 / cmrosser@sterling.us.com

Phone / Email

CURRENT PROPERTY INFO

Doug Justus Jelly Bean Properties LLC

Owner Name (if different)

1721 Nightbert Ln Knoxville TN 37922

Owner Address

865-755-7663 / dougjustus07@i

Owner Phone / Email

0 CRENSHAW RD

Property Address

147 109

Parcel ID

4.33 acres

Tract Size

Knox-Chapman Utility District

Sewer Provider

Knox-Chapman Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Crenshaw Rd, east side of Maryville Pike, south side of W. Governor John Sevier Hwy

General Location

☐ City

Commission District 9

PR(k) (Planned Residential) up to 8 du/ac

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

CMU (Corridor Mixed-use)

Land Use (City)/Place Type (County)

Planned Growth Area

Growth Policy Plan Designation

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) Multi-dwelling development			

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 type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	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
\$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.

Doug Justus/Jelly Bean Properties LLC	6/24/2024
Applicant Signature	Please Print Date

Phone / Email

Doug Justus Jelly Bean Properties LLC	6/24/2024
Property Owner Signature	Please Print 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 ☐ PA
☐ Rezoning

Doug Justus (Jelly Bean Properties LLC)

Owner

Applicant Name

Affiliation

June 24, 2024

August 8, 2024

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

Derick Jones, PE

Sterling Engineering, Inc.

Name

Company

1020 William Blount Drive

Maryville

TN

37801

Address

City

State

ZIP

865-984-3905

sdjones@sterling.us.com

Phone

Email

CURRENT PROPERTY INFO

Jelly Bean Properties LLC (Doug Justus)

1721 Nightbert Lane Knoxville, TN 37922

865-755-7663

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Crenshaw Road Knoxville, TN 37920

147/109

Property Address

Parcel ID

Knox Chapman Utility District

Knox Chapman Utility District

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

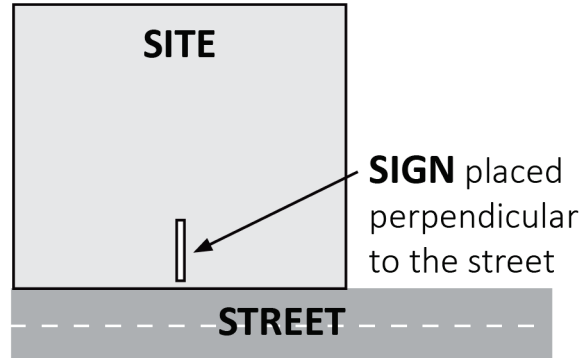
Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

April 2024

\$500.00

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: Dough Justus

Date: 6/24/2024

File Number: 8-A-24-DP



Sign posted by Staff



Sign posted by Applicant