



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 8-A-24-DP

AGENDA ITEM #: 44

AGENDA DATE: 8/8/2024

▶ **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:

▶ **Approve the development plan for up to 32 multi-dwelling units as depicted on the site plan, subject to 11 conditions.**

- 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 3) Providing a sidewalk from the internal sidewalk system to the commercial node at the Old Maryville Pike and Governor John Sevier Highway intersection per the requirements of the Knox County Sidewalk Ordinance (Chapter 54, Article IV of the Knox County Code). The details regarding the sidewalk location will be determined during permitting.
- 4) Realigning the Crenshaw Road intersection with Maryville Pike per the requirements of Knox County Engineering and Public Works and the Tennessee Department of Transportation (TDOT).
- 5) Widening Crenshaw Road to 20 ft from the intersection with Maryville Pike to the development access point.
- 6) Entering into a Memorandum of Understanding with Knox County Engineering and Public Works for completing off-site improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102). The cost of these improvements is the responsibility of the property owner.
- 7) Maintain a tree buffer with 50 ft of depth along the Governor John Sevier Highway frontage and install high-visibility tree protection fencing before clearing and grading activities begin and maintain it until site and building construction are complete, per the zoning condition (1-P-23-RZ). Areas that have been previously disturbed shall be replanted with evergreen and deciduous trees.
- 8) Provide a Type B landscape screen along the eastern boundary (Exhibit B). Existing trees that remain can count toward this requirement.
- 9) A landscape plan must be submitted to Planning staff for review and approval before grading permits are issued.
- 10) During permitting, evaluate the stormwater pipe capacity that crosses the northern part of the property. If it is determined to be undersized, the property owner must replace it at their expense.
- 11) The height of the structures must be compliant with the 35 ft height limitation of the Tennessee Scenic Highway System Act of 1971 (TCA 54-17-115).

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

COMMENTS:

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.

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) up to 8 du/ac subject to 2 conditions (listed above):

- A) The PR zone allows houses, attached houses, and multi-dwelling developments as permitted uses. 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 proposed development has a density of 7.75 du/ac and, with the recommended conditions, complies with the zoning conditions.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A) The 50-ft tree buffer along Governor John Sevier Highway and the recommended Type B landscape screen along the eastern property boundary are consistent with Policy 2, which ensures that development is sensitive to existing community character.
- B) The proposal adds multi-family dwellings to the area's housing mix, consistent with Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity.

- C) The developer is required to widen Crenshaw Road and realign the intersection with Maryville Pike, consistent with Policy 9, to coordinate infrastructure improvements with development.
- D) A sidewalk connection to the nearby commercial node is required, consistent with Policy 11, to promote connectivity with new development, increase mobility, and encourage active transportation and recreation.

3) FUTURE LAND USE MAP

- A) The property is classified as the CMU (Corridor Mixed-Use) place type. CMU areas are appropriate for moderate-scale, walkable mixed-use development occurring along major corridors. These areas may incorporate office, retail, civic, residential, and community gathering spaces both vertically and horizontally and shall provide connectivity to nearby neighborhoods. – With the recommended conditions, this proposal is consistent with the intent of the CMU place type by providing residential uses and pedestrian connectivity to the commercial node.
- B) Multi-family residential is considered a secondary use in the CMU place type. Secondary uses are supporting or complementary land uses that are compatible with the primary use but are not the main focus of the place type. -- The CMU place type designation covers a larger area surrounding the subject property, consisting of retail, service, single-family residential, and quasi-governmental uses. The proposed multi-dwelling development complements the existing uses in this location.
- C) The CMU form attributes include building heights between 2 and 5 stories, front setbacks of 20-30 ft, automobiles as a secondary mode of transportation, parking located to the side and rear of buildings, and streets promoting walkable settings. – This proposal includes 2 story structures with pitched roofs, parking located to the side (between) the buildings, and is required to provide a sidewalk connection to the nearby commercial node.
- D) The CMU place type allows consideration of PR up to 24 du/ac. The proposed development has a density of 7.75 du/ac and meets the conditions of the rezoning.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- A) The property is within the Planned Growth Area (PGA). The purposes of the PGA designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.
- B) With the recommended conditions, this proposal is consistent with the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 343 (average daily vehicle trips)

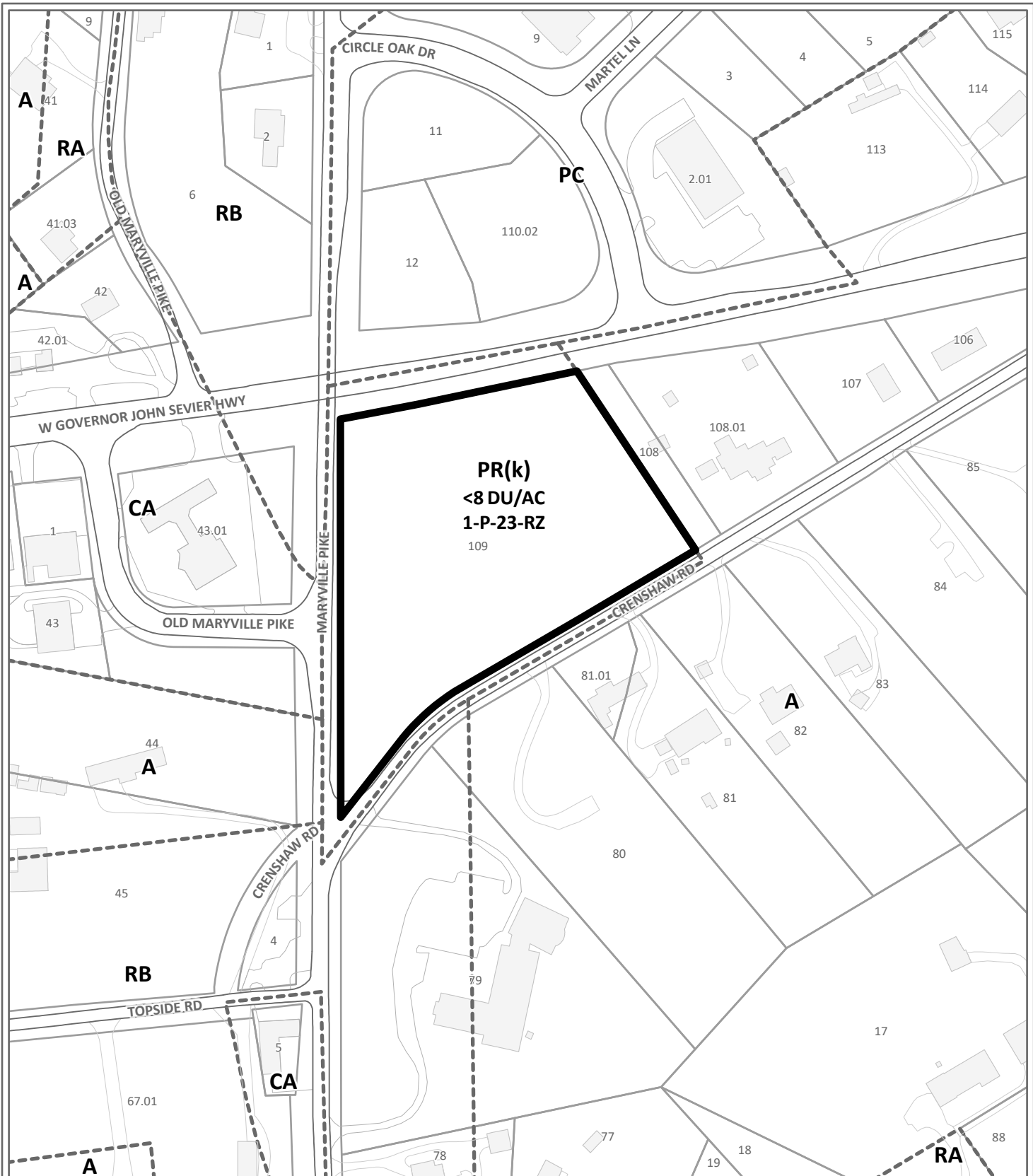
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



DEVELOPMENT PLAN

8-A-24-DP

Petitioner: Derick Jones PE



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

Map No: 147

Jurisdiction: County

Original Print Date: 7/10/2024

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

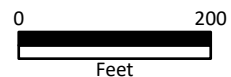
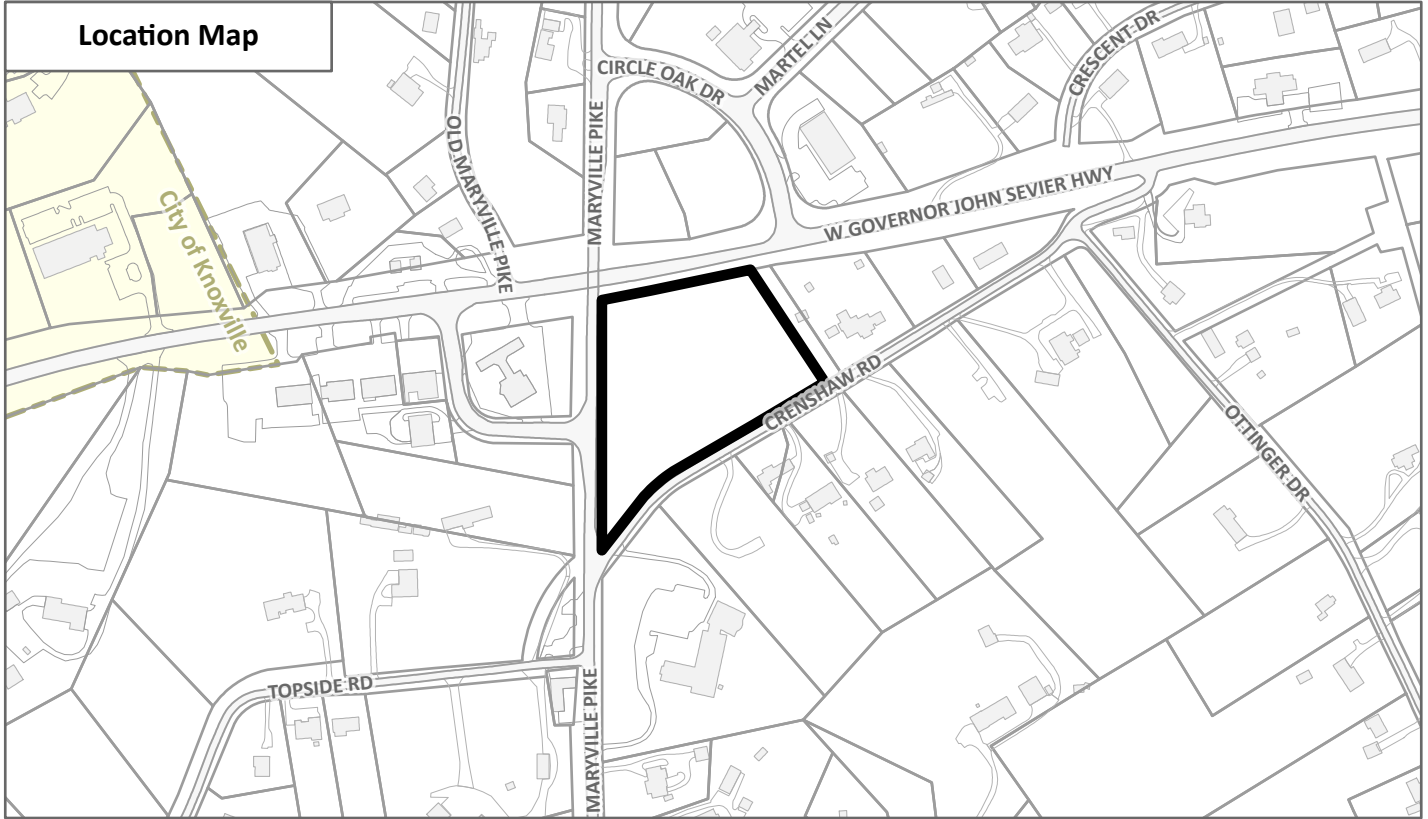


Exhibit A. Contextual Images

Location Map



Aerial Map

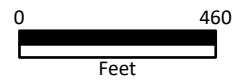


CONTEXTUAL MAPS 1

8-A-24-DP



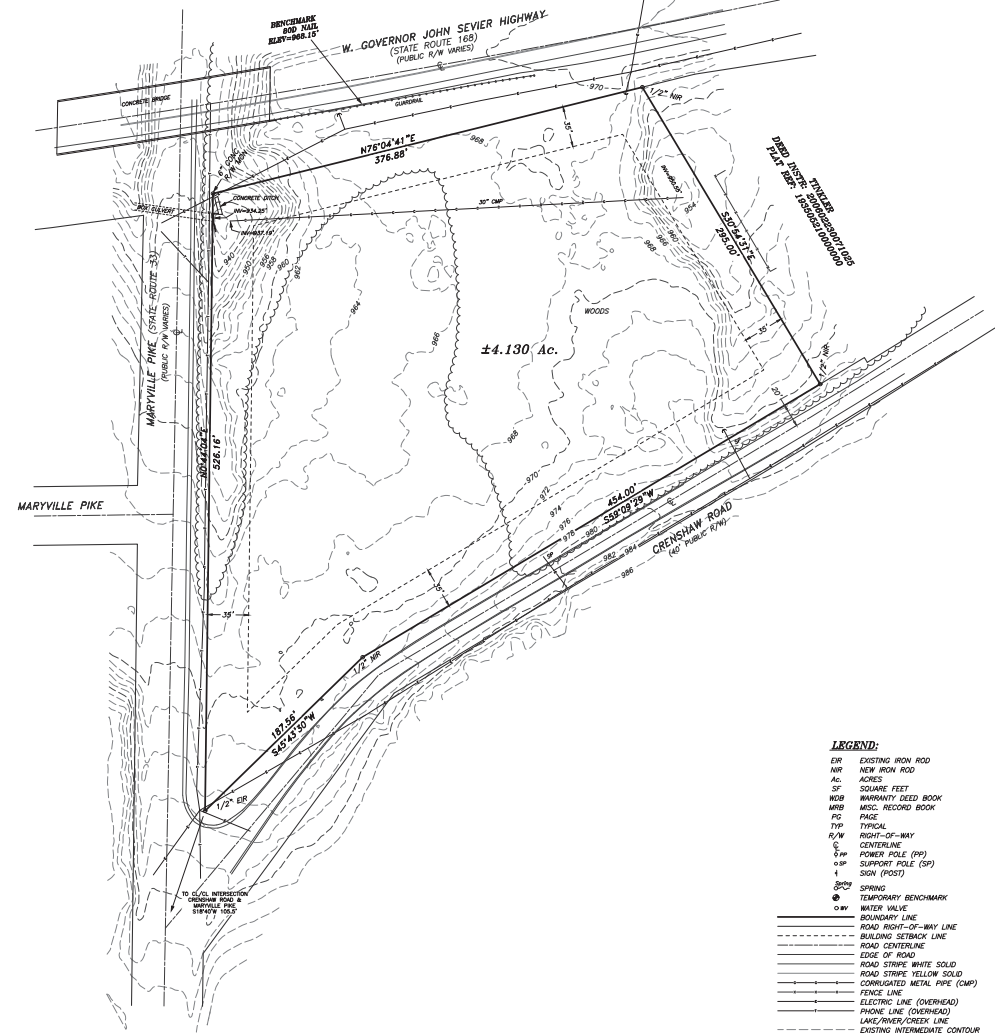
Case boundary



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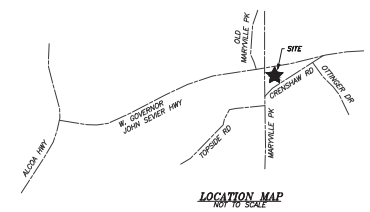
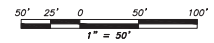
SURVEYOR'S NOTES:

1. This property is zoned Knox County RR (Planned Residential).
2. Building setbacks shown herein are according to the current zoning classification for the subject property.
3. Contours shown herein were taken from State of Tennessee GIS LIDAR data supplemented with field locations. 2 foot contour interval shown. Elevations are based on the NAVD83.
4. No instruments of record reflecting assessments, rights of way, and/or ownership were furnished to the Surveyor, except as shown herein. The Surveyor has made no attempt to access the public records for any assessments. Subject to any assessments, regulations or restrictions in effect at the time of this survey, No 89a opinion is expressed or implied.
5. The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown herein. 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.
6. This property is not located in a flood hazard area according to FEMA Flood Insurance Rate Maps #1709SC0238 and #1709SC02089, dated May 2, 2007.



- LEGEND:**
- ER EXISTING IRON ROD
 - NR NEW IRON ROD
 - AC ACRES
 - SF SQUARE FEET
 - NOB WARRANTY DEED BOOK
 - MOR MISC. RECORD BOOK
 - PG PAGE
 - TYP TYPICAL
 - R/W RIGHT-OF-WAY
 - C CENTERLINE
 - PP POWER POLE (PP)
 - SP SUPPORT POLE (SP)
 - SIGN (SIGN)
 - SPRING
 - WB WATCH WALK
 - TM TEMPORARY BENCHMARK
 - OB OB
 - BOUNDARY LINE
 - ROAD RIGHT-OF-WAY LINE
 - BUILDING SETBACK LINE
 - ROAD CENTERLINE
 - EDGE OF ROAD
 - ROAD STRIPE WHITE SOLID
 - ROAD STRIPE YELLOW SOLID
 - CORRUGATED METAL PIPE (CMP)
 - FENCE LINE
 - ELECTRIC LINE (OVERHEAD)
 - PHONE LINE (OVERHEAD)
 - EXISTING INTERMEDIATE CONTOUR
 - EXISTING INDEX CONTOUR
 - TREE LINE

OWNER:
 JELLY BEAN PROPERTIES, LLC
 1721 HIGHTBERT LN
 KNOXVILLE, TN 37922
 DISTRICT 3, KNOX COUNTY
 DEED INSTR. 202305030058862
 TAX MAP 147 PARCEL 109.00



SINCE 1979

STERLING
ENGINEERS, L.P.

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CONSULTING
LAND SURVEYING
LAND PLANNING**

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MARYVILLE, TENNESSEE
37602-8401
P.O. BOX 4878
MARYVILLE, TENNESSEE
37602-4878
PHONE: 865-984-3905
FAX: 865-981-2815
www.sterling-llc.com

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

CRENSHAW ROAD

MULTIFAMILY

JELLY BEAN PROPERTIES, LLC

KNOX COUNTY, TN

NO.	DATE	BY	REVISIONS

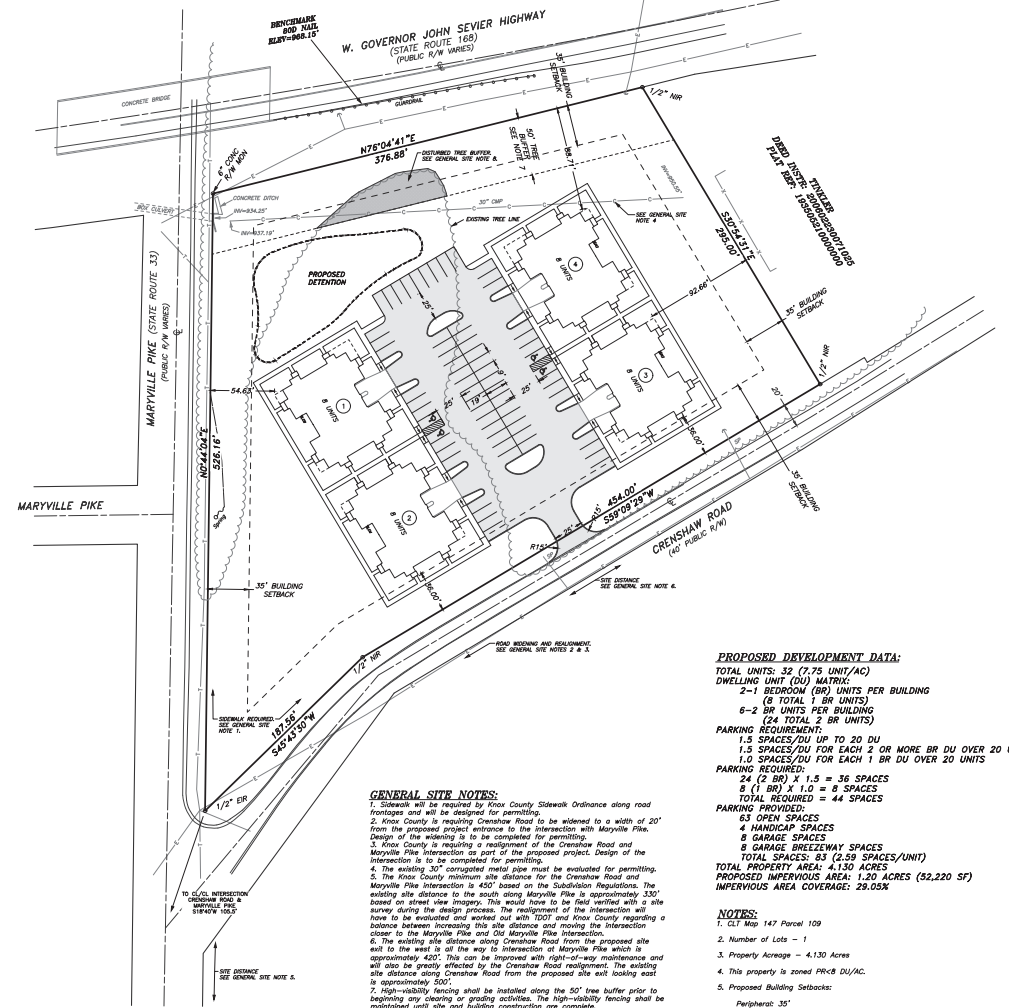
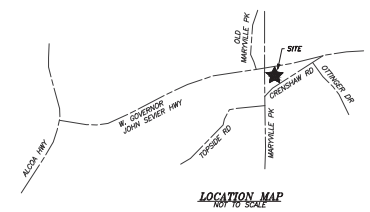


SHEET

CP.1

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

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



LEGEND:

- BR EXISTING IRON ROD
- NR NEW IRON ROD
- A= ARC LENGTH
- R= RADIUS
- D= CENTRAL ANGLE (DELTA)
- Ch= CHORD BEARING
- C= CHORD LENGTH
- AC= AREA
- SF SQUARE FEET
- WDB WARRANTY DEED BOOK
- FR FENCE
- SEWER CLEANOUT
- FIRE HYDRANT
- FLOW DIRECTION
- HANDICAP PARKING
- MANHOLE (EXISTING)
- POWER POLE (PP)
- 900/900' STIP HEIGHT
- WATER METER (DESIGN)
- WATER VALVE
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- DISEMENT LINE
- BUILDING SETBACK LINE
- ROAD CENTERLINE
- EDGE OF ROAD
- EDGE OF DRIVE/ROAD
- CONCRETE CURB
- TO FRENCH DRAIN
- ELECTRIC LINE (OVERHEAD)
- ELECTRIC LINE (EXISTING U/G)
- ELECTRIC LINE (DESIGN U/G)
- WATER LINE (EXISTING)
- PFC PIPE LINE
- SEWER LINE (EXISTING)
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- DESIGN INTERMEDIATE CONTOUR
- DESIGN INDEX CONTOUR
- SILT FENCE
- GUARD RAIL
- PROPOSED ASPHALT PARKING
- PROPOSED TREE BUFFER CORRECTION

PROPOSED DEVELOPMENT DATA:
TOTAL UNITS: 32 (1.75 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 REQUIREMENTS:
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:
63 OPEN SPACES
4 HANDICAP SPACES
8 GARAGE SPACES
8 GARAGE BREZELWAY SPACES
TOTAL SPACES: 83 (2.69 SPACES/UNIT)
TOTAL PROPERTY AREA: 4.130 ACRES
PROPOSED IMPERVIOUS AREA: 1.20 ACRES (52,220 SF)
IMPERVIOUS AREA COVERAGE: 29.05%

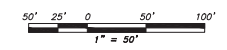
GENERAL SITE NOTES:
1. Sidewalk will be required by Knox County Sidewalk Ordinance along road frontages and will be designed for permitting.
2. Knox County is requiring Crenshaw Road to be widened to a width of 20' from the proposed minimum site distance to the intersection with Maryville Pike. Design of the widening is to be completed for permitting.
3. Knox County is requiring a realignment of the Crenshaw Road and Maryville Pike intersection as part of the proposed project. Design of the intersection is to be completed for permitting.
4. The existing 30" corrugated metal pipe must be evaluated for permitting.
5. The Knox County minimum site distance for the Crenshaw Road and Maryville Pike intersection is 425' based on the Subdivision Regulations. The existing site distance to the south along Maryville Pike is approximately 330' based on street view imagery. This would have to be field verified with a site survey during the design process. The realignment of the intersection will have to be evaluated and worked out with DOT and Knox County regarding a distance between the proposed site and the intersection.
6. The existing 30" corrugated metal pipe along Crenshaw Road from the proposed site west to the east is all the way to intersection of Maryville Pike which is approximately 425'. This can be field verified with right-of-way maintenance and will also be greatly affected by the Crenshaw Road realignment. The existing site distance along Crenshaw Road from the proposed site east looking east is approximately 500'.
7. High-visibility fencing shall be installed along the 50' tree buffer prior to beginning any clearing or grading activities. The high-visibility fencing shall be maintained until site and building construction are complete.
8. Disturbed tree buffer shall be replanted with trees to satisfy Knox County tree buffer regulations. The replanting plan will be reviewed and approved by Knox County Planning staff during permitting. Knox County prefers to keep replanting trees within the buffer in place as much as possible. Any further disturbance will result in additional replanting.

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

PROPERTY DATA:
ADDRESS: 0 CRENSHAW ROAD
ZONING: PRCS DU/AC
ACREAGE: 4.130 ACRES

OWNER:
JELLY BEAN PROPERTIES, LLC
1721 NIGHTBEN LN
KNOXVILLE, TN 37922
DISTRICT 9, KNOX COUNTY
DEED INSTR. 2023K05058282
TAX MAP 147 PARCEL 109.00

- NOTES:**
1. C11 Map 147 Parcel 109
 2. Number of Lots - 1
 3. Property Acreage - 4.130 Acres
 4. This property is zoned PRCS DU/AC.
- Proposed Building Setbacks:**
- Front: 20'
 - Side: 15'
 - Back: 35'

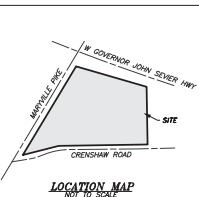


REVISIONS	DATE	BY



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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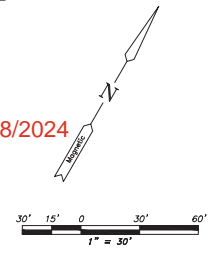
- LEGEND:**
- ER EXISTING IRON ROD
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 - R= RADIUS
 - D= CHORD BEARING
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 - Ac ACRES
 - SF SQUARE FEET
 - WDR WARRANTY DEED BOOK
 - PS PAGE
 - o-co SEWER CLEANOUT
 - o-ph FIRE HYDRANT
 - o-d FLOW DIRECTION
 - o-hp HANDICAP PARKING
 - o-m MANHOLE (EXISTING)
 - o-pp POWER POLE (PP)
 - o-sh SHED HEIGHT
 - o-wm WATER METER (DESIGN)
 - o-wv WATER VALVE
 - o-rw ROADSIDE LINE
 - o-rr ROAD RIGHT-OF-WAY LINE
 - o-ec EASEMENT LINE
 - o-bu BUILDING SETBACK LINE
 - o-cl ROAD CENTERLINE
 - o-er EDGE OF ROAD
 - o-eg EDGE OF GRAVEL/ROAD
 - o-cu CONCRETE CURB
 - o-pl PARKING/LANE STRIPES (EXISTING)
 - o-fd FRENCH DRAIN
 - o-el ELECTRIC LINE (OVERHEAD)
 - o-ec ELECTRIC LINE (EXISTING U/G)
 - o-cac ELECTRIC LINE (DESIGN U/G)
 - o-wl WATER LINE (EXISTING)
 - o-pc PVC PIPE LINE
 - o-sl SEWER LINE (EXISTING)
 - o-ix EXISTING INTERMEDIATE CONTOUR
 - o-ixd EXISTING INDEX CONTOUR
 - o-ixd DESIGN INTERMEDIATE CONTOUR
 - o-ixd DESIGN INDEX CONTOUR
 - o-sf SILT FENCE
 - o-gu GUARD RAIL
 - o-ll OUTPILE LOCATION
 - o-dt TDEC DISTURBED AREA

TDEC DISTURBED AREAS:
 TOTAL DISTURBED AREAS: 2.88AC

- 253 DISTURBED AREA STABILIZATION (W/ PERMANENT SEEDING)
- 221 MATING

OWNER/CLIENT:
 JELLY BEAN PROPERTIES, LLC
 1721 HIGHTST LINE
 KNOXVILLE, TN 37922
 865-735-7663

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



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 37802-4878
 PHONE: 865-984-3905
 FAX: 865-981-2815
 www.sterling-inc.com

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

KNOX COUNTY, TN

DATE	BY	REVISIONS
7/18/24	CLS	Rev. per Knox Co. Contract 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



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"

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.

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.

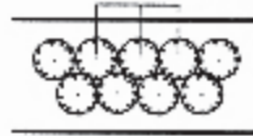
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

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

- Two offset rows of evergreen shrubs

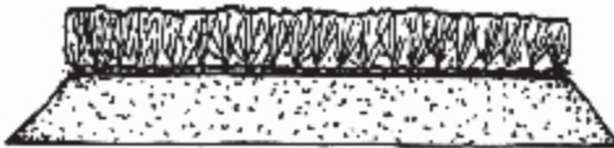


Maximum 4' Centers

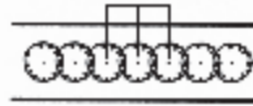


SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

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



Maximum 3' Centers



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

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



Maximum 50' Centers

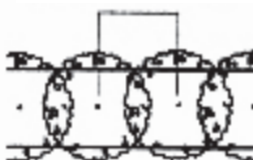


TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers





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

Part of Parcel (Y/N)?

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	
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 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.

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

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

DEVELOPMENT PROJECT

Development Plan Use on Review / Special Use Hillside Protection COA

Residential Non-Residential

Home Occupation (specify)

Other (specify) **32-unit multi family development**

Related City Permit Number(s)

1-P-23-RZ

REZONING REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcel 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 Request(s)

Other (specify)

STAFF USE ONLY

PLAT TYPE Fee 1 Total

Staff Review Planning Commission

ATTACHMENTS Fee 2

Property Owners / Option Holders Variance Request

Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS Fee 3

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) I/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 

Doug Justus (Jelly Bean Properties LLC) 6/17/24
Please Print Date

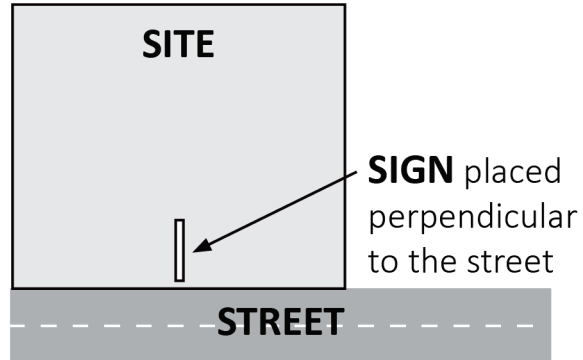
865-755-7663
Phone Number

dougjustus07@icloud.com
Email

Property Owner Signature 

Doug Justus \$500.00
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:

_____ July 26, 2024 _____ and _____ August 9, 2024 _____
(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