

PLANNED DEVELOPMENT

12-A-24-PD



Preliminary plan for a residential development in RN-1 (Single-Family Residential Neighborhood), RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 1/3/2025

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

Petitioner: Heyoh Design & Development

Map No: 82

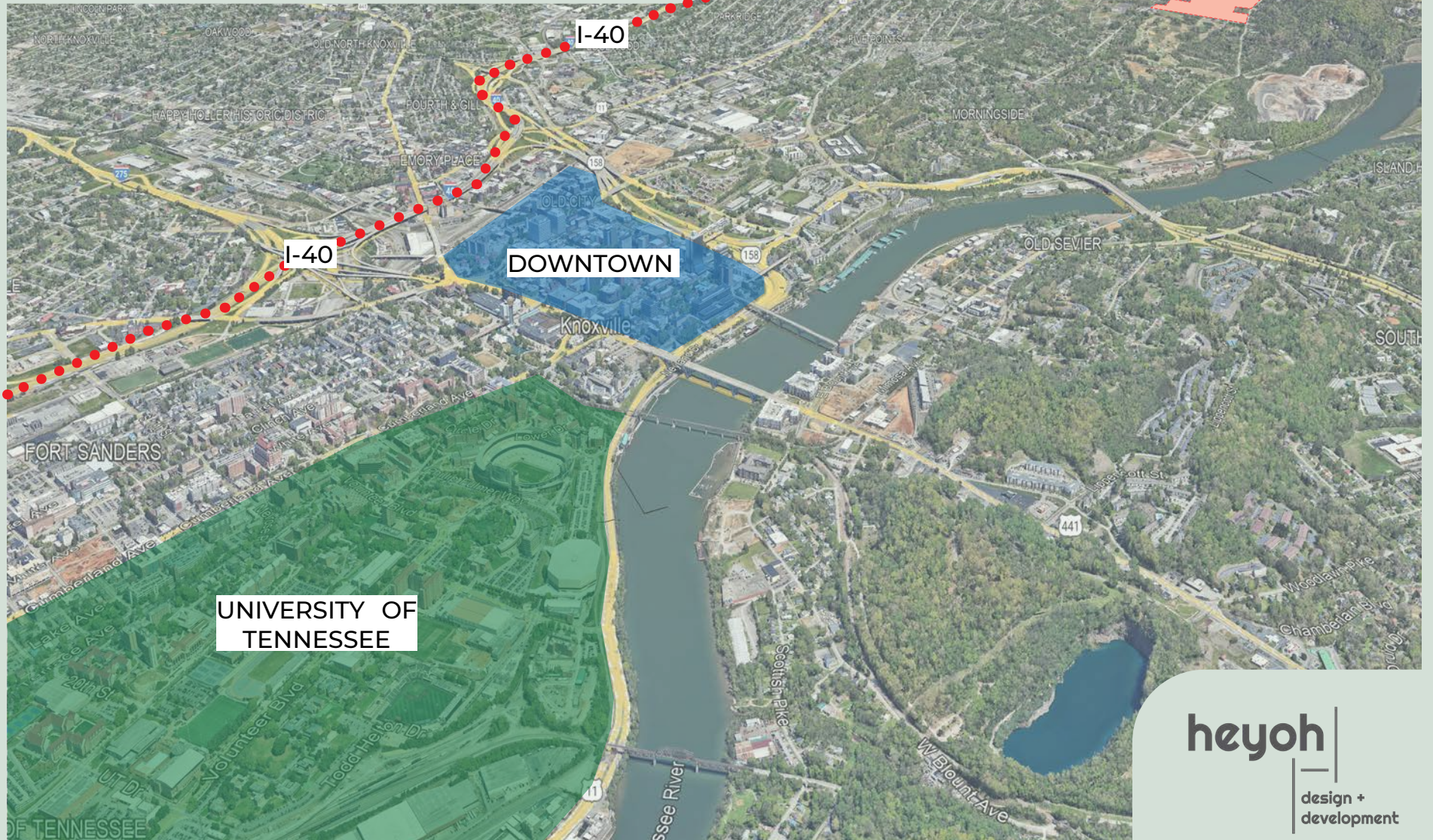
Jurisdiction: City



CARDINAL PLACE

PLANNED DEVELOPMENT

2805 DELROSE DR.



CARDINAL PLACE PLANNED DEVELOPMENT

EXECUTIVE SUMMARY

Planned Developments (PD) allow for **more creative, sustainable, and flexible approaches** to land development than allowed by existing zoning regulations. In return, they must provide benefits to both the city and the community to receive zoning flexibility.

Cardinal Place is a ~31-acre site proposed for multifamily and townhouse development within the RN-4 district. It is committed to creating a **thoughtfully designed, sustainable, and community-oriented** residential neighborhood. Approval of this request will allow for a development that aligns with the city's long-term growth strategy while preserving the unique environmental features of the site.

PURPOSE OF THE REQUEST

PRIMARY EXISTING CONCERN: The existing RN-4 zoning restricts multifamily development to parcels of at least 40,000 square feet. Under this rule, a development of this scale would require subdivision into more than 33 individual parcels as shown in the diagram on page 19

CONSEQUENCE OF THIS EXISTING REQUIREMENT: The subdivision requirement would spread infrastructure and buildings over a larger area, leave less green space, waste more building materials, and reduce energy and spatial efficiency (see page 19).

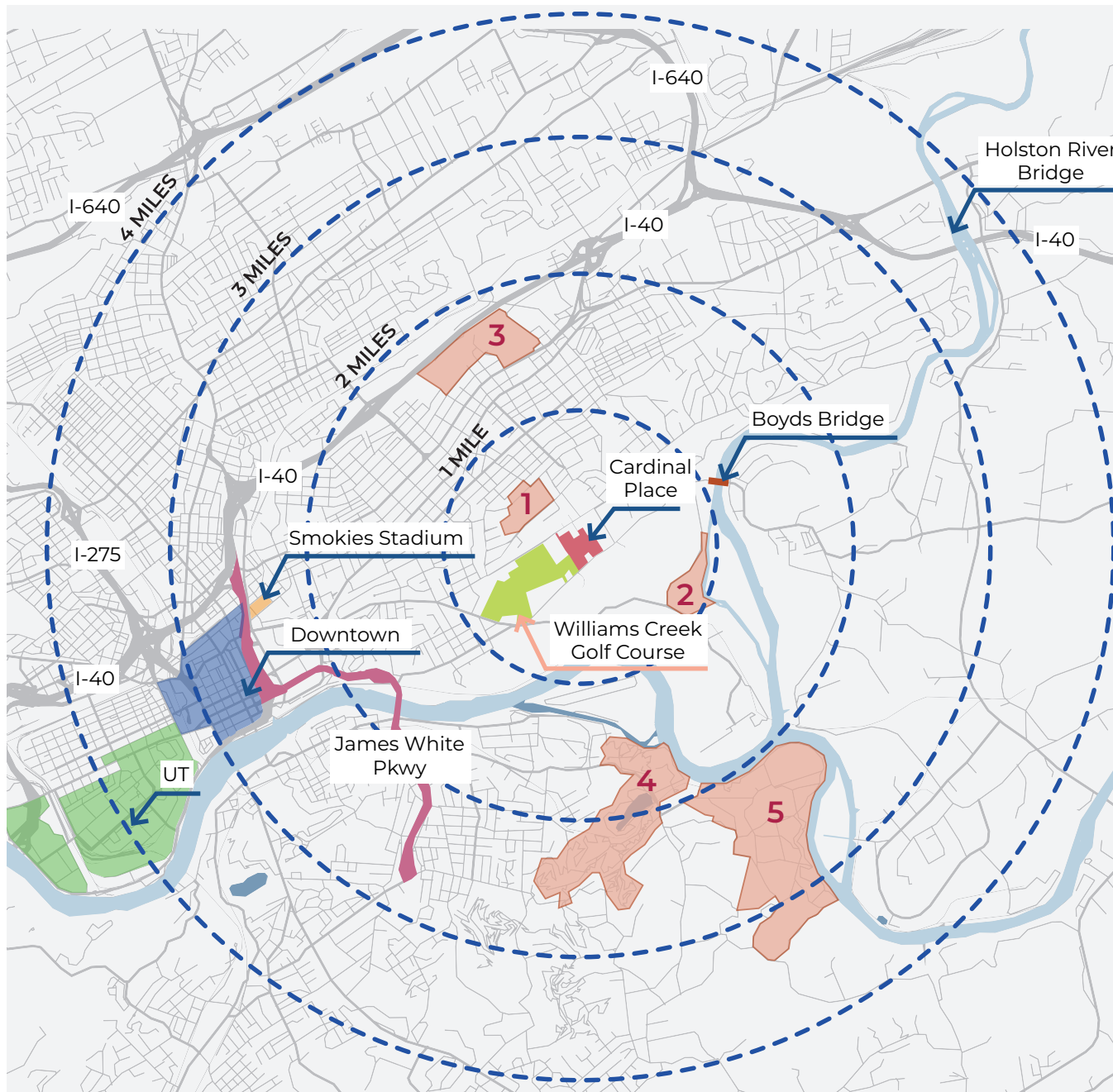
OTHER EXCEPTIONS: The request includes additional flexibility to enable innovative and efficient site design.

COMMUNITY BENEFITS

The zoning code outlines nine types of individual community benefits that may justify a Planned Development, but clarify that the list is not all encompassing. **This project aligns with six of those defined benefits, along with additional enhancements beyond the listed criteria.** For extended explanation, see pages 13 & 14 and Appendix C.

For clarity, these benefits are grouped into three main categories:

Community and Recreational | **Environmental and Sustainability** | **Infrastructure, Access, and Mobility**



- Cardinal Place
- Downtown
- University of Tennessee
- Williams Creek Golf Course
- Smokies Stadium

— Proximity Radius (1 mile increments)

Nearby trails, and public spaces:

1. **Knoxville Botanical Gardens**
2. **Holston River Park**
3. **Chilhowee Park & Knoxville Zoo**
4. **Ijams Nature Center**
5. **Forks of the River Wildlife Management Area**

Located just minutes from downtown Knoxville and UT the property offers convenient access to numerous recreational and cultural amenities that contribute to a high quality of life for residents, making 2805 Delrose Drive an ideal location for a new residential development.



PROPOSED SITE PLAN

*SUBJECT TO CHANGE DURING PLANNED DEVELOPMENT APPROVAL PROCESS

PROPOSED NUMBER OF UNITS =
APPROX. 480 APARTMENTS + 140
TOWNHOUSES

LOT SIZE AFTER CONSOLIDATION
OF BOTH PARCELS = 31 AC

HEYOH | 4
DESIGN + DEVELOP

PARK DESIGN*



Playground/play area and community gardens placed on higher portion of the area so they are most visible from the road.

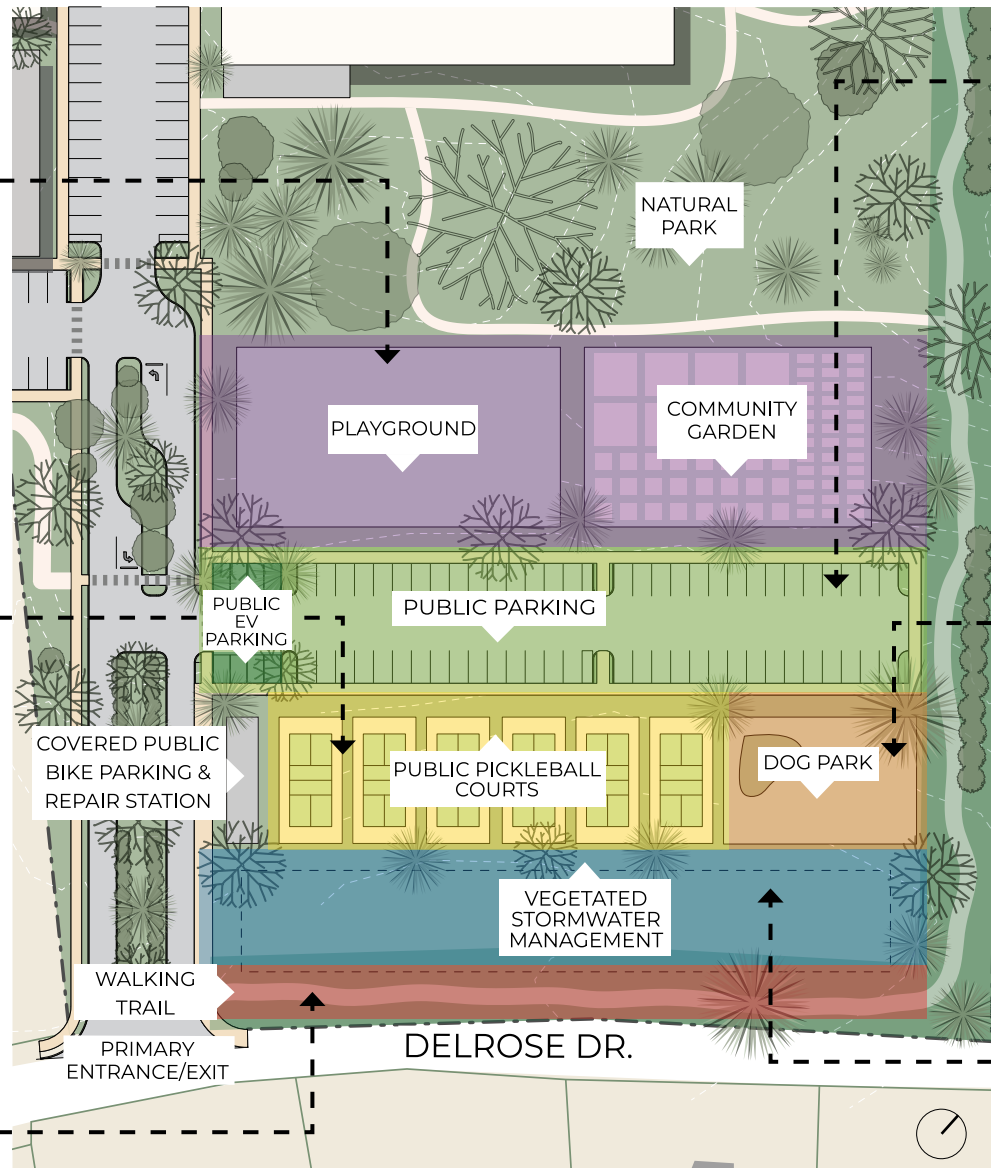


Increased number of Pickleball Courts to be highly visible.
(A high number of courts is a clear indicator of a public park)



Walking trail along Delrose to show pedestrian friendliness.

In order to create a safe buffer between Delrose Dr. and the park, we created layers of park space as follows:



Public parking separated from the rest of the project to show that this is meant for outside users. (Parking lot will be visible but will also be partially and intentionally blocked by the pickleball courts so that passersby can see park features without parking lot being a focal point; Parking will also have public EV charging spaces)



Placed the dog park next to the courts and in a visible location from the road



Narrow stormwater management zone (e.g. Suttree Landing Park)

*Access and maintenance to be codified through private management plan during final plan phase. (see Appendix E)

UPDATES SINCE FIRST PRESENTATION

DENSITY & UNITS

1. Replaced apartment units with townhouses, increasing the ratio of townhouses (from 1:7 to 1:3.4) and reducing the overall number of units from 650 to 620.
2. Removed townhouses from main entrance and made the entire SE section park area.
3. Reworded building height zoning request to stipulate that the building height be no higher than 55ft at any given vertical (due to the slope) and no higher than 65ft overall.
4. Increased accessible units (after conversation with Stephanie Cook at the Disability Services Office) from 2% Type A units to 8% Type A and an additional 2% Accessible units making our total accessible unit count five times more than what is required.

OTHER UPDATES

1. Reduced total number of parking spaces from 981 to 893.
2. Removed parking at entry to create a more engaging entrance
3. Removed vehicular entry from Riverside and added privacy fence between pedestrian entrance and townhouses and adjacent parcels
4. Removed mention of development-specific amenities as community benefits/public amenities.
5. Provided a list of meetings we have had with members of city government and staff.
6. Added diagrams that break down the public benefits clustered in the SE quadrant of the site.

PUBLIC BENEFITS

1. In order to create a safe buffer between Delrose and the park, we redesigned the park layout to have the following layering of uses:
 - Kept walking trail along Delrose to show pedestrian friendliness and to easily connect to any possible, future sidewalks.
 - Placed a narrow stormwater management zone (like that of Suttree Landing Park).
 - Increased number of Pickleball courts and placed those to be highly visible - the higher number of courts is a clear indicator of a public park as that number is not associated with a residential complex.
 - Placed dog park next to the courts and visible from the road.
 - Split the public amenities with public parking - separated from the rest of the development - both to delineate public from private and create an additional layer of protection between street and playground. Parking will be visible but also partially and intentionally blocked by pickleball courts, so that passersby can see park features without parking being a focal point.
 - Placed the playground/play area and community gardens on the higher portion of the area so they are most visible from the road.
2. Enlarged playground area.
3. Incorporated EV charging spaces specific to the public at the public park amenities as well as connected to the Brooks pedestrian access so Delrose and Brooks community members can park their cars and walk to their respective residences from both corners of the site.



PUBLIC PROJECT MEETINGS

Meeting Date	Meeting Location	Department / Office	Summary	Attendees
6/5/25	Virtual	Housing & Neighborhood Development	<ul style="list-style-type: none"> - 2029 housing goal to add 6,000-8,000 dwelling units - Need for affordable, workforce/mixed-income, and market rate housing. <p>Key Takeaway: It is of substantial benefit to the city to provide new, varied housing (even at market rate) to support the growing population.</p>	Kevin Dubose, Jillian Love, Beth Bacon, Savannah Reyes-Dixon, Logan Higgins
6/4/25	Virtual	Disability Services Office	<ul style="list-style-type: none"> - Accessible housing types needed in the region. - Benefits of providing more than the required number of accessible units. - Site accessibility. <p>Key Takeaway: The need for accessible housing is growing across the US due to the aging population. This increase makes our goal of providing double the amount of required accessible housing a huge asset to the community and city.</p>	Stephanie Cook, Logan Higgins, Savannah Reyes-Dixon
6/2/25	Virtual	Urban Forestry	<ul style="list-style-type: none"> - Strategies for tree preservation during project planning, construction, and long-term. - Timing for how to plan out preservation - Best practices for which areas to focus preservation efforts on. <p>Key Takeaway: Focusing efforts on preserving larger areas of trees is the most successful course of action for overall tree conservation on the site. Long-term preservation accountability can be realistically achieved through easements and restrictions.</p>	Kasey Krouse, Savannah Reyes-Dixon
5/29/25	Virtual	Office of Neighborhood Empowerment	<ul style="list-style-type: none"> - Discussed needs of neighborhoods in the area. - Ways this development can empower neighbors is through universal activities - like the walking trails, a diverse range of amenities, and accessible housing. - Place-making and connectivity. <p>Key takeaway: Having public space that connects neighbors is a key element to empowering neighborhoods. Change can be difficult, but once that space is created it becomes a benefit to everyone.</p>	Debbie Sharp, Logan Higgins, Savannah Reyes-Dixon
5/21/25	Virtual	Legacy Parks	<ul style="list-style-type: none"> - Methods for long-term management of the park areas. - Park activities and needs that can be met. - Considerations for safety, visibility, and access. 	Carol Evans, Savannah Reyes-Dixon, Logan Higgins
05-08-25	Knoxville City-County Building	Planning Commission Presentation	<ul style="list-style-type: none"> - Still some confusion about pool (good feedback to clarify in next iteration of packet) - Good push to give feedback if they're going to go ahead and postpone (they do for 60 days) - Commissioners bring up concerns with long-term maintenance and the "process part of it" in terms of the legal ramifications of this PD as well as future tenant usage of community benefits - Suggestions about public park benefits and relocation closer to Delrose - Want clarity for what is open to who - Concerns: Building height, not enough change between concept plan and preliminary plan, public benefits feeling too private, not enough public good 	Planning Commissioners, Planning Staff, Some Delrose/Holston Hills Community Members, Taylor Forrester, Savannah Reyes-Dixon
05-07-25	Williams Creek Golf Course	Williams Creek Board	<ul style="list-style-type: none"> - Savannah presented a condensed version of the development packet to the Williams Creek Board to seek approval of their place on a committee to further discuss the development with other representatives of the community around Delrose. The Board voted in agreement to participate in the committee. 	Williams Creek Board, Savannah Reyes-Dixon, (Al Gibb Organized)
03-14-25	Knoxville City-County Building	Knoxville-Knox County Planning	<ul style="list-style-type: none"> - Planning staff clarifies their stance of not supporting current application/proposal/plan - wants the city's feedback of if this proposed plan truly benefits the city - Discussion between Forrester and Justice/Bentley about private investment, financing, loans, etc. - Discussion of long term maintenance of public benefits - will have to be codified and documented by legal team; of specific importance to UD&D/Mayor's Office - Discussion of possible PPP (Private-Public Partnership) and workforce housing types - Mayor's office suggests meeting w/ parks may be counterproductive if not requesting COK to manage public amenities 	Taylor Forrester, Logan Higgins, Savannah Reyes-Dixon, Amy Brooks, Ben Bentley, RJ Justice, Jessie Hillman

Meeting Date	Meeting Location	Department / Office	Summary	Attendees
03-12-25	Heyoh Office	Williams Creek	<ul style="list-style-type: none"> - Discussed petition and neighborhood perception mentioned in community meetings (without development team) - Discussed possible collaborations and different interactions between Cardinal Place and Williams Creek (no decisions or promises made; purely conjecture and brainstorming) 	Logan Higgins, Savannah Reyes-Dixon, Al Gibb
1-27-25	Williams Creek Golf Course	Delrose Community	2nd Community Meeting Primary Concerns <ul style="list-style-type: none"> - Infrastructure: traffic increase, streets not bike-safe, concern over use of Riverside Rd., no sidewalks - Environmental: displaced wildlife, stormwater runoff - Community: use of local, Black subcontractors, visibility, disruption of "country feel" - Development: concern/confusion over allowed vs proposed density, property tax/insurance price increase questions 	Delrose Community, Al Gibbs, Logan Higgins, Savannah Reyes-Dixon, Brian Conley, Leigh Burch Samiul Haque*
01-23-25	Knoxville City-County Building	Knoxville-Knox County Planning	<ul style="list-style-type: none"> - Staff concerned with location of public benefits being centrally located - Suggests speaking to Parks & Rec - Suggests specifying tree preservation within proposal - Discussed community land trust to ensure TH bought/sold at affordable rate - Proposed: community space, sidewalk on Riverside, alternative stormwater management ideas 	Jessie Hillman, Savannah Reyes-Dixon, Amy Brooks, Logan Higgins, Michelle Portier
01-14-25	KUB	KUB	<ul style="list-style-type: none"> - Confirmed Capacity Reservation Program can service the development - Received general information about phasing and electrical access on the site as well as cost - Discussed gas utilities - KUB would not put in a gas line except that which is paid for by the people who would connect; even if we put in a gas line, the neighbors would still have to pay to connect to it - Primary water/sewer discussion focused on locations of the pipes serving the development and if those locations would be easy to access - KUB Fiber is available at this site 	Chris Anderson & KUB Staff, Michelle Portier, Jessie Hillman, Logan Higgins, Savannah Reyes-Dixon, Leigh Burch
1-14-25	Knoxville City-County Building	Dept. of Engineering	<ul style="list-style-type: none"> - Widening Riverside will absolutely be required - Left turn lane is debatable, but development would prefer it due to traffic concerns from community - Expressed doubt from Joshua and Jason about the effectiveness of green stormwater options due to stormwater volume - Asked about historic cemetery preservation (DoE didn't have an answer, but after substantial discussion with local historians and the state's office of cemetery preservation, preservation of this cemetery would not be an option without distinct permission from any existing relatives of which there probably are, but unknown where) - Unclear about new sidewalks being planned - Talk to P&R about easements for walkway/greenway 	Joshua Frerichs, Logan Higgins, Savannah Reyes-Dixon, Jason Hunt, Michelle Portier, Jessie Hillman,
12-3-24	Williams Creek Golf Course	Delrose Community	1st Community Meeting Primary Concerns <ul style="list-style-type: none"> - Infrastructure: traffic, dump trucks, widening roads taking their properties, underdeveloped existing utility infrastructure, smells from landfills and water treatment facilities - Environmental: displaced wildlife, stormwater runoff - Community: no support for community pool, concern over new population assimilating to be part of the greater community, no police presence, fees for use of the public benefits - Development: concern for homes along Riverside - specifically Shaeffer property, concerns about density, community wants more single-family units Community schedules their own meeting for Jan 6	Delrose Community, Al Gibbs, Logan Higgins, Savannah Reyes-Dixon, Taylor Forrester, Chris Osborn
08-22-24	Knoxville City-County Building	Knoxville-Knox County Planning	Initial presentation of proposed site design	Michelle Portier, Amy Brooks, Jessie Hillman Logan Higgins, Savannah Reyes-Dixon

*Samiul Haque from planning staff was in attendance to observe, but did not participate in discussion



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This application has been prepared to seek approval from City of Knoxville under the Planned Development Process. Furthermore, this application will serve to inform and to explain to City of Knoxville residents, elected officials, and staff why "Cardinal Place", located at 2805 Delrose Dr, should be approved, how the project will move forward if approved, and a timeline of project.



SECTION 01: PLANNED DEVELOPMENT OVERVIEW




ALIGNMENT WITH PD PURPOSE


*Summarized from City of Knoxville, Municipal Zoning Code, Article 16.7.A.1-7; see Appendix B for excerpt from the code.

1. Promote flexible, creative, and sustainable land use - including circulation patterns, utilities, and landscape - and architectural design otherwise limited by existing zoning code *(Points 1-3, 5)*.
➤ **The proposed development avoids site division currently required by RN-4 zoning and provides a design that efficiently groups buildings and green space for a more sustainable and succinct use of land.**
2. Combine architectural styles and forms to provide a cohesive environment between mixed building types and outdoor space *(Point 4)*
➤ **This design balances townhouse and apartment building types to create scale buffers at abutting single-family lots, and prioritizes larger areas of green courtyards, conservation areas, and buffers that go beyond zoning requirements.**
3. Preserve vegetation, topography, and geologic elements to the greatest extent possible, and avoid changes that could affect flooding, drainage, and erosion *(Point 6)*
➤ **This plan would ensure the protection and preservation of existing natural conditions including:**
 - **Stepping buildings around existing topography**
 - **Avoiding rock outcroppings through purposeful building and community benefit placement.**
 - **Utilizing existing detention areas at low points of the site**
 - **Partnering with Urban Forestry to set aside specific areas for tree conservation, reforestation and strategic tree preservation.**
4. Respect adopted Knoxville-Knox County General Plan including: sector plans, corridor plans, and related documents *(Point 7)*
➤ **The Cardinal Place site is currently zoned and has the adopted sector plan appropriate to support the density proposed in this development**

ALIGNMENT WITH PD BENEFITS






*Summarized from City of Knoxville, Municipal Zoning Code, Article 16.7.D.3 and refined to reflect those points which apply to the proposed plan; see Appendix C for excerpt from the code.

1. Public community spaces including plazas, public art, gardens, gathering spaces, and pedestrian/transit facilities.  **Cardinal Place provides space for community gardens, public outdoor spaces, and public walking paths.**
2. Existing infrastructure improvements, on and off site.  **The pedestrian infrastructure within this development will connect the abutting section of Delrose Drive to Brooks Avenue, providing access to bus routes, Sarah Moore Greene Elementary, and, with future greenways, the Botanical Gardens.**
3. Sustainable site planning and land use and energy efficient architecture (like green roofs, white roofs, new building technologies, etc.) that can meet standards from entities like LEED, Energy Star, and others.  **The proposed architectural development type and land use is significantly more efficient and sustainable than what is allowed under the current regulations. Furthermore, this project will commit to the use of white roofs over 75% of the building footprints.**

Additionally, we are providing public EV charging stations to encourage sustainable transportation options.
4. Preservation of environmental features and additional protection for slope.  **The proposed development approach allows the buildings to follow the topography and minimizes building coverage enabling greater site preservation. Additionally the proposal quantifies preservation as follows:**
 - Preservation of approximately **3.5 acres of existing trees** and **3.5 acres strategic tree** removal and retention area
 - Maintaining a **35-ft buffer** of existing trees around most perimeters specifically abutting residential lots
 - Preserving natural rock outcroppings
 - Minimizing disturbance of sloped areas

ALIGNMENT WITH PD BENEFITS

*Summarized from City of Knoxville, Municipal Zoning Code, Article 16.7.D.3 and refined to reflect those points which apply to the proposed plan; see Appendix C for excerpt from the code.

5. Historic feature preservation and adaptive reuse.  Although the site has no historic features or existing buildings, Cardinal Place remains committed to enhancing the value and visibility of the adjacent Historic Williams-Masterson Cemetery by providing parking, signage, and creating an access path to facilitate visits to the historic site.
6. New open space and recreational amenities like parks and playgrounds, natural water features and conservation areas, trails and fitness courses, dog parks, skate parks, etc.  **Items included in this proposal:***
- Public playground
 - Public natural park and play area
 - Public dog park
 - Public community gardens
 - Public walking paths
 - Public pickleball courts
7. Additional Community Benefits in this PD  **Accessibility:** This development commits to providing 5x the number of required accessible units. 8% Type A (4 times more than what the code requires) and 2% Accessible apartment units (not required by code in this occupancy type) totaling ~48 units. This will meet a growing need in Knoxville that the Disability Services Office specifically addressed with our team.
-  **Housing:** Cardinal Place will add ~620 housing units to Knoxville which aligns with the Office of Housing & Neighborhood Development's 2029 goal of 6,000 - 8,000 new housing units. While this may not be viewed as a “community” (or public) benefit, we believe this represents a “substantial benefit to the City” which is a key element to Planned Development.
-  **Transitional Townhouses:** A buffer between single family and multi-family to address privacy, height, and density concerns with the neighborhood. It also provides an opportunity for home-ownership.

*To be achieved through private management plan during final plan phase (see Appendix E)

ALIGNMENT WITH KNOXVILLE'S KEY DEVELOPMENT PRIORITIES

*Summarized from the Office of Urban Design & Development's Key Development Priorities and refined to reflect those points which apply to the proposed plan; see Appendix C for published document.

Key 1: Project Type

Includes: new, permanent, and affordable housing; mixed-income and mixed-family structure focused; commercial development growth.

1. Not only does this proposal support **new, permanent housing**, it provides various typologies to provide options for various family structures: **single parents, aging families, retired couples, foster families, and others.**
2. While Cardinal Place does not create commercial space, it will **directly impact the workforce and economic expansion of new jobs** to align with Knoxville Chamber's Path to Prosperity strategy to **"develop and implement regional talent"**. Young professionals are actively looking for unique developments that offer community benefits like Cardinal Place is providing.

Key 3: Project Characteristics

Prioritizes: historic structure preservation/reuse; programmatic and architectural creativity and innovation; environmentally friendly and sustainable

1. Even without historic structures, Cardinal Place is committed to **enhancing the value and visibility of adjacent Historic Williams-Masterson Cemetery.**
2. The purpose of this community is to go beyond what existing zoning code requires by having an **innovative and environmentally conscious master plan** that focuses on smaller building footprints, public and centralized green spaces, varied housing typologies and scales, consolidation of community benefit spaces, and preservation - to the highest level possible - of topographic and natural elements.

Key 2: Project Location

Focus areas like: redevelopment areas, blight remediation, primary transit corridors - especially those served by KAT

1. Cardinal Place absolutely promotes public benefits related to location. Its proximity to downtown, connection to pedestrian and vehicular traffic, and lack of development in the surrounding area create an opportunity to align with this key priority.
2. This development is between a major collector and minor arterial and is along the **Route 32 KAT line.**

Key 4: Project Integration with Public Amenities and Transportation

Including: public spaces, leveraging city investments in infrastructure, smart-parking strategies, and other multimodal/alternative transport

1. Cardinal Place proposes all of these elements in the development as all of these are listed as examples of public benefits in PD zoning code. However, to highlight how we align with this, we are including:
 - **Consolidated public benefits** like a playground, dog park, community garden, proposed connection to greenway, and walking trails
 - **Opportunity to collaborate with the city's goal to invest in infrastructure in the area** to support both the development and surrounding area
 - **Public parking and public EV stations** to open access to the public and encourage sustainable vehicular practices
 - **Opportunity to collaborate with the city's goals to enhance streetscapes**, sidewalks, greenways, and address traffic issues in the area

ALIGNMENT WITH NEIGHBORHOOD INFRASTRUCTURE FIVE-YEAR INVESTMENT PLAN

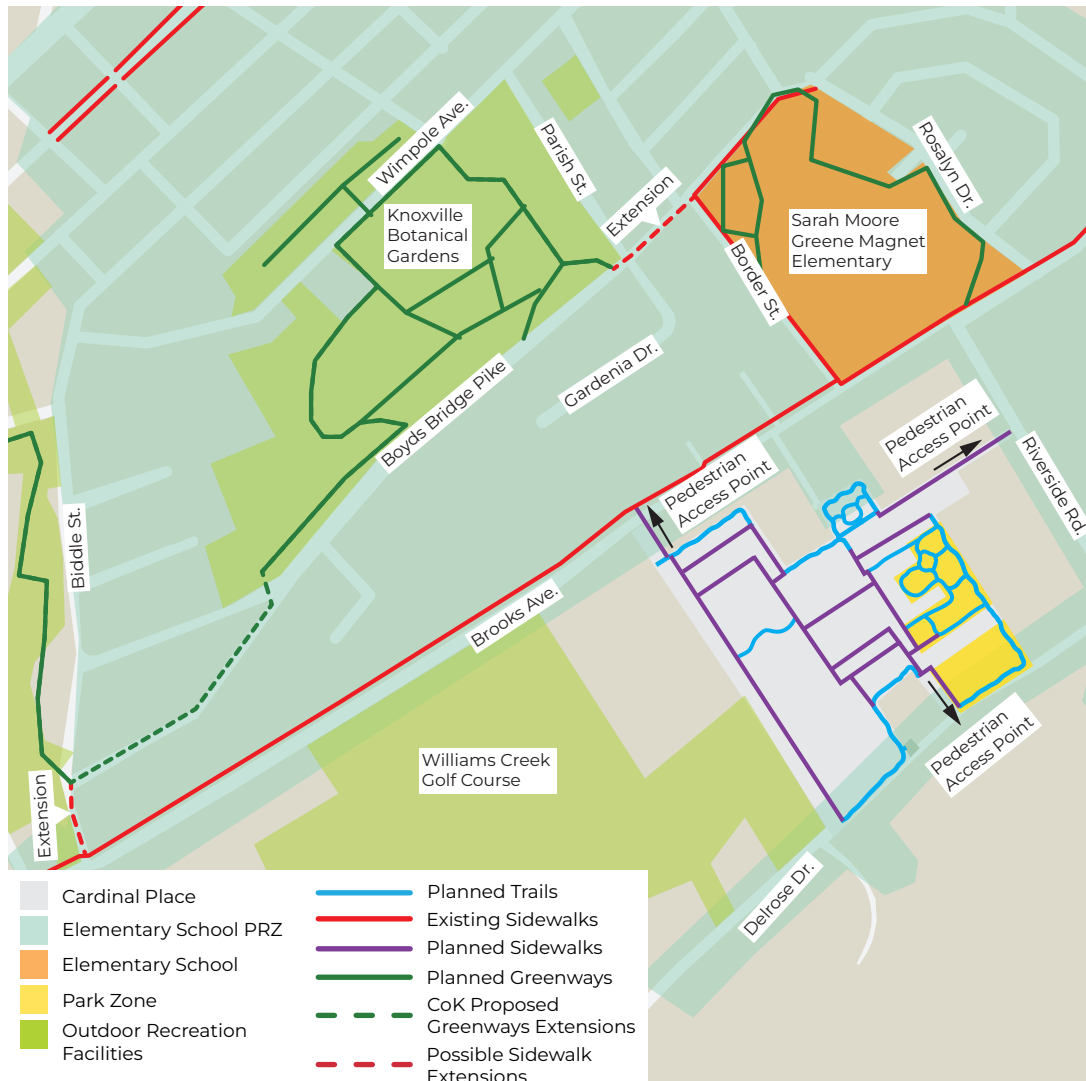
Site: <https://www.knoxvilletn.gov/cms/One.aspx?portalId=109562&pageId=20858757>; District 6

"We are talking about [this plan] not for tourists and visitors, but for - first and foremost - the people who live and enjoy our community - our neighbors in our neighborhoods. ... [This plan is] about ensuring a high quality of life for the next generation."

Mayor Indya Kincannon, June 10, 2025

*"Knoxville's **unprecedented** growth requires **unprecedented** investment in our community neighborhoods to maintain the quality of life Knoxville residents expect and deserve."*

Neighborhood Infrastructure Five-Year Investment Plan



Sidewalks - Not only do **ALL** of Cardinal Place's pedestrian access points directly connect to the Parental Responsibility Zone (PRZ) around Sarah Moore Greene Magnet Academy, but **the development's walking paths and sidewalks can directly connect the PRZ along Delrose to the PRZ along Brooks** creating a more direct path to the school.

Parks - Cardinal Place will include a **new** park for the area, but not a new financial burden on the city to be achieved through private management plan during final plan phase.

Greenways - We propose **sidewalk extensions** shown in the adjacent map (**red dashed line**) to better connect the surrounding area to the Sarah Moore Greene Greenway, the Knoxville Botanical Gardens, and the intended East Knox Greenway.

Facilities/Infrastructure - New development brings new and updated infrastructure.

Additional Investments:

- **Road Paving** - Road improvements have been a consistent concern of the community and are part of our proposed plan through a turning lane.
- **Neighborhood Traffic Calming and Safety Projects** - Traffic and safety have been a constant concern of the community. Cardinal Place is also planning for a left turn lane to alleviate traffic concerns.
- **Housing** - Additional, varied housing supports the Housing & Neighborhood Development's Strategic Plan.

In conclusion, this proposal not only aligns with the city's goals in terms of neighborhood development, it would aid in the implementation of those goals in a significant and tangible way.

***Disclaimer: This development, design team, and legal team are not taking a political stance by aligning with this plan. This plan, however, reflects what the city sees as substantial public benefit and, as such, directly applies to the purpose of PD in zoning code.**



SECTION 02: CARDINAL PLACE DEVELOPMENT AND REQUESTED EXCEPTIONS

OVERVIEW + PROPOSED USE

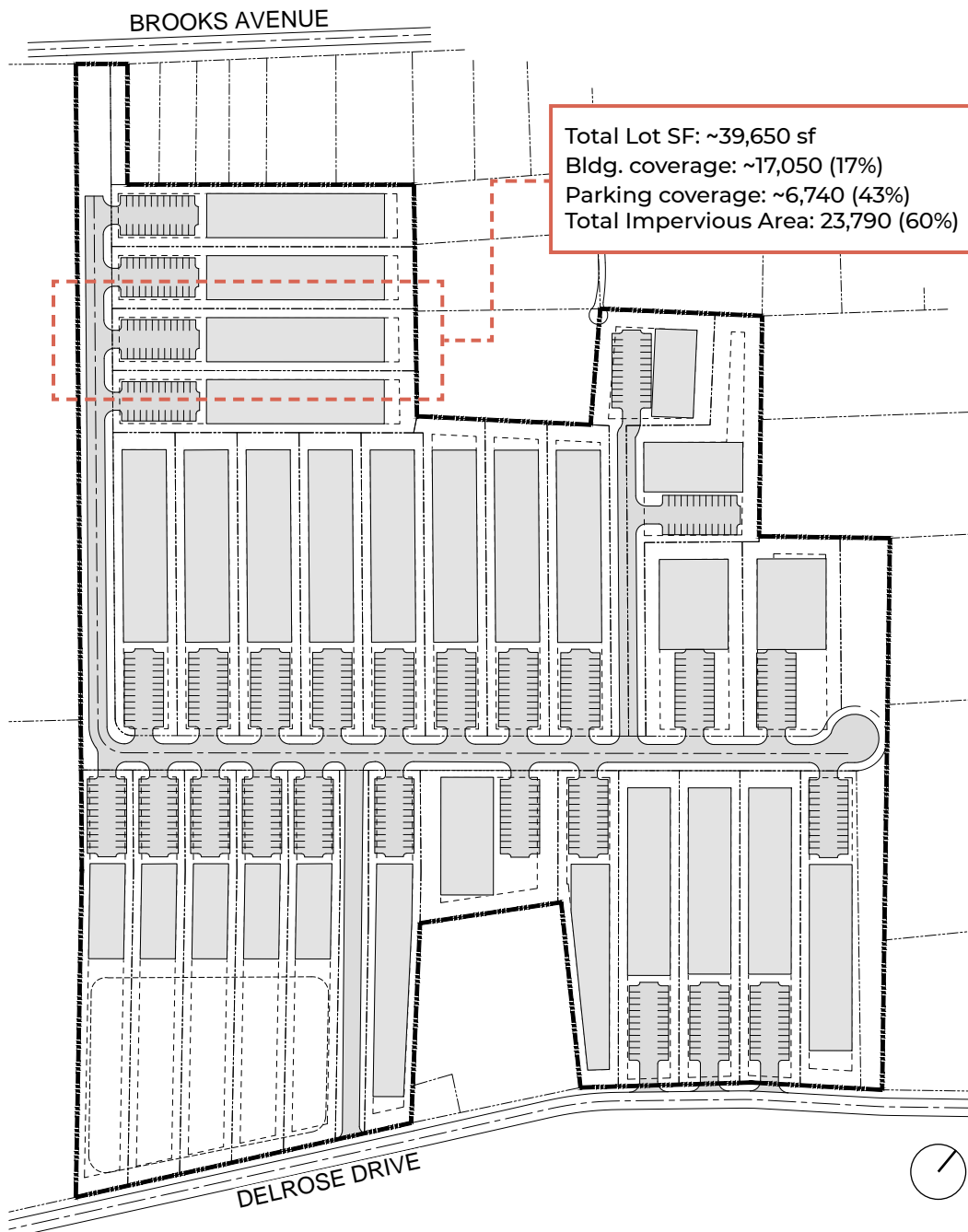
Cardinal Place, **located at 2805 Delrose Drive** in East Knoxville, is a ~31-acre site zoned for residential development. This lot, located **3 miles from Downtown**, features diverse vegetation and rock outcroppings. It was rezoned in 2024 from RN-1 to RN-4 to accommodate changing conditions and surrounding developments. However, due to the maximum lot size limitations under current zoning, **Planned Development (PD) is the most suitable approach to achieve the site's highest and best use.**

The Planned Development being proposed will create a number of community benefits while requesting zoning exceptions to a small number of items specific to this lot. The proposed development includes approximately **480 apartments** distributed in several four-story, centralized buildings and **140 townhouses** along the perimeter. It will provide 893 vehicle parking spaces, bike parking, bike repair stations, and EV charging stations.

Planned public amenities include a **community garden, dog park, walking paths, a playground, and pickleball courts.** The development plans to commit to forestry conservation with **tree preservation zones** as well as highlight the value and visibility of the Historic Williams-Masterson Cemetery through signage and walking paths. Infrastructure improvements will focus on **pedestrian connection.** Additionally, a **variety of housing options** will promote a diverse, and sustainable residential community.

The following pages will expand on the zoning requests and community benefits being proposed as part of this development.

PRELIMINARY PROJECT SCHEDULE		
Summer 2025	Preliminary Plan to be Heard at Knoxville Knox-County Planning Commission	
Spring 2026	Submit Final Plan and construction drawings for approval	
Summer 2026	Finalize construction drawings	
Fall 2026	Break ground on new work	
NUMBER OF UNITS PROPOSED		
~480 apartments	8% Type A accessible units + 2% Accessible apartment units = 48 units (min. Type A units required 2%; min. Accessible units required = 0)	
140 townhouses		
Total Units = 620		
PARKING REQUIREMENTS		
Use	Minimum Parking Required	Totals
Townhouses (140 units)	2.25 spaces	315 spaces
Apartments (~480 units)	1.45 average based on majority 2br units	696 spaces
Public Areas (Natural Park, Dog Park & Playground Area)*	Parking requirements TBD by Dept. of Engineering	60 spaces provided
MINIMUM REQUIRED NUMBER OF SPACES = 1071		
PARKING SPACES PROVIDED = 893 (with bus route reduction)		
Min. Required Bicycle Parking	0.25 per townhouse & apartment unit	155 spaces
BICYCLE PARKING SPACES PROVIDED = 200		



If the development were to proceed under the existing limitations, the result would be a compromised plan. Key impacts include:

- **Reduced green space and buffers** between the development and neighboring properties, affecting overall privacy.
- **Decreased pedestrian engagement and accessibility**, leading to a less walkable connected environment for the neighborhood.
- **Limited or no common amenities**, reducing the overall quality of life for residents and community.
- **Waste of construction materials** due to smaller, fragmented footprint buildings, **increasing inefficiencies**.
- The existing topography would require **extensive grading**, which would **increase stormwater runoff** into adjacent facilities, potentially causing environmental concerns.
- **Fewer opportunities to preserve existing trees, rock outcroppings, and other distinctive landscape features.**
- **A more car-focused layout**, with **increased hardscape** due to additional drive aisles, **resulting in greater stormwater runoff.**

This existing RN-4 approach, without the requested Planned Development, would not be optimal, as it would compromise the overall vision of the project, ultimately detracting from the sense of community.

REQUESTED CHANGES TO ZONING + DIMENSIONAL STANDARDS

REQUESTED ZONING EXCEPTIONS FOR PARCEL #082MC037* CURRENT ZONE RN-4 (29.71 ac)

1. Special Use Requirement: We request exemption from the required Special Use on Review process as the development plan exceeds “9 or more units total on lot.” The PD review is similar in process and intent to the Special Use on Review process. (Ref: Section 4.2.B and Table 4-1)

2. Dimensional Standards: We request the following exceptions to Residential Districts Dimensional Standards (Ref: Table 4-2):

- a. **Minimum Lot Area:** The allowed min. lot area in RN-4 for Townhouse (TH) is 3,000 sf/du. We request this restriction be adjusted to 2,600 sf/du. It is important to mention that with completed replat and consolidation of both parcels prior to the final plan, the total lot area for each townhouse and apartment unit will be below the minimum lot area permitted in RN-4.
- b. **Maximum Lot Area:** : The allowed max. lot area is 40,000 SF. We request for this requirement to be Not Applicable (N/A)
- c. **Maximum Building Height:** The max. building height in RN-4 is 45' for multi-family (MF) unless adjacent to a single family dwelling, then 35'. To account for grade changes and avoid excessive grading, we request this restriction be adjusted to maximum 55' at any vertical point and maximum 65' overall building height. The rising grade towards the center of the site results in higher ground floor levels compared to buildings near the property boundaries at lower points. See diagram on page 22 for clarification and site sections.
- d. **Minimum Interior Setback:** The minimum interior side setback for MF is 12' or 15% of lot width whichever is greater. Due to the large width of the lot, we request that this requirement be based on RN-6, which stipulates 12', plus 1' additional setback for each 2 feet of building height over 35'.

3. Principal Use Standards: The use standards for MF/ Townhouse (TH) dwellings restrict aluminum, steel or other metal siding materials in excess of 15% of the facade. We request an exception for unlimited use of these materials as primary surface finishes to allow for greater design flexibility. (Ref: Article 9.3.I, specifically to section 9.3.I.5.B.ii).

Standard/Zoning Ordinance	2805 Delrose Dr
USES	
Dwelling, Multi-Family	P
Dwelling, Townhouse	P

RN-4 DIMENSIONAL STANDARDS (current zone) (Exception adapted from other zones as applicable)	
Minimum Lot Area	SF: 5,000 sf; 2F: 7,000 sf; TH: 3,000 sf/du TH: 2,600 sf/du; MF: 2,000 sf/du; Nonresidential: 10,000 sf
Maximum Lot Area	40,000 SF ; N/A
Maximum Building Height	SF, 2F, TH: 35'; MF: 45', unless adjacent to a single family dwelling, then 35' MF: 55' at any vertical point and max. 65' overall building height
SETBACKS	
Minimum Interior Side Setback	SF, 2F, TH: 5' or 15% of lot width, whichever is less; in no case less than 15' combined. MF: 12' or 15% of lot width, whichever is greater Nonresidential: 20% of lot width; MF: 12', plus 1' additional setback for each 2 feet of building height over 35'

*SEE P. # 43 -SITE PLAN- FOR PARCEL LOCATION

*Final replat and final survey to be included in final plan phase. (see Appendix E)

REQUESTED ZONING EXCEPTIONS FOR PARCEL #082MC037*

CURRENT ZONE RN-1 (1.294 ac)

1. Dimensional Standards: We request the following exceptions to Residential Districts Dimensional Standards (Ref: Table 4-2):

- Minimum Lot Area:** There is no minimum lot area for TH and MF as it is not permitted in RN-1. **We request this requirement be based on RN-4, which stipulates a minimum lot area of 3,000 sf/du for TH.**
- Maximum Impervious Surface:** Max. impervious surface allowed is 40%. **We request to increase this limit to 70%. To clarify, although this may appear high, with completed replat and consolidation of both parcels, the overall impervious area will be reduced to 56%, which falls within the limits permitted under RN-4.**
- Minimum Front Setback:** The minimum front setback is +/- 10' of the average of blockface; in no case less than 25'. **We request this requirement be based on RN-4 which stipulates 10' or the average of blockface, whichever is less.**
- Minimum Interior Side Setback:** The minimum interior side setback is 8' or 15% of lot width, whichever is less; in no case less than 20' combined. Due townhouses being designed to cross the plan-west property line, **we request that this requirement be changed to 0' maintaining the 35ft natural buffer between this lot and residential uses (which would be along the plan-east property line regardless). With the replat, the plan-west property line would be removed.**
- Minimum Rear Setback:** The minimum rear setback is 25'. **We request this requirement be deemed Not Applicable (N/A) for this lot. With completed replat and consolidation of both parcels prior to the final plan, a rear setback will not be necessary as the buildings will be part of a continuous plat.**

2. Permitted Use Requirement: We request the Dwelling & Townhouse uses be permitted (Ref: Article 9, Uses and Table 9-1)

3. Principal Use Standards: The use standards for MF/TH dwellings restrict aluminum, steel or other metal siding materials in excess of 15% of the facade. **We request an exception for unlimited use of these materials as primary surface finishes to allow for greater design flexibility** (Ref: Article 9.3.1, specifically to section 9.3.1.5.B.ii). **(Same exception requested for the parcel #082MC037 which is currently zoned as RN-4).**

4. Number of Structures on a Lot: We would request to have more than one principal building per lot in a RN-1 District (Ref: Article 9.1.D and Article 10.1.A).

Standard/Zoning Ordinance	O Riverside Rd
USES	
Dwelling, Townhouse	P

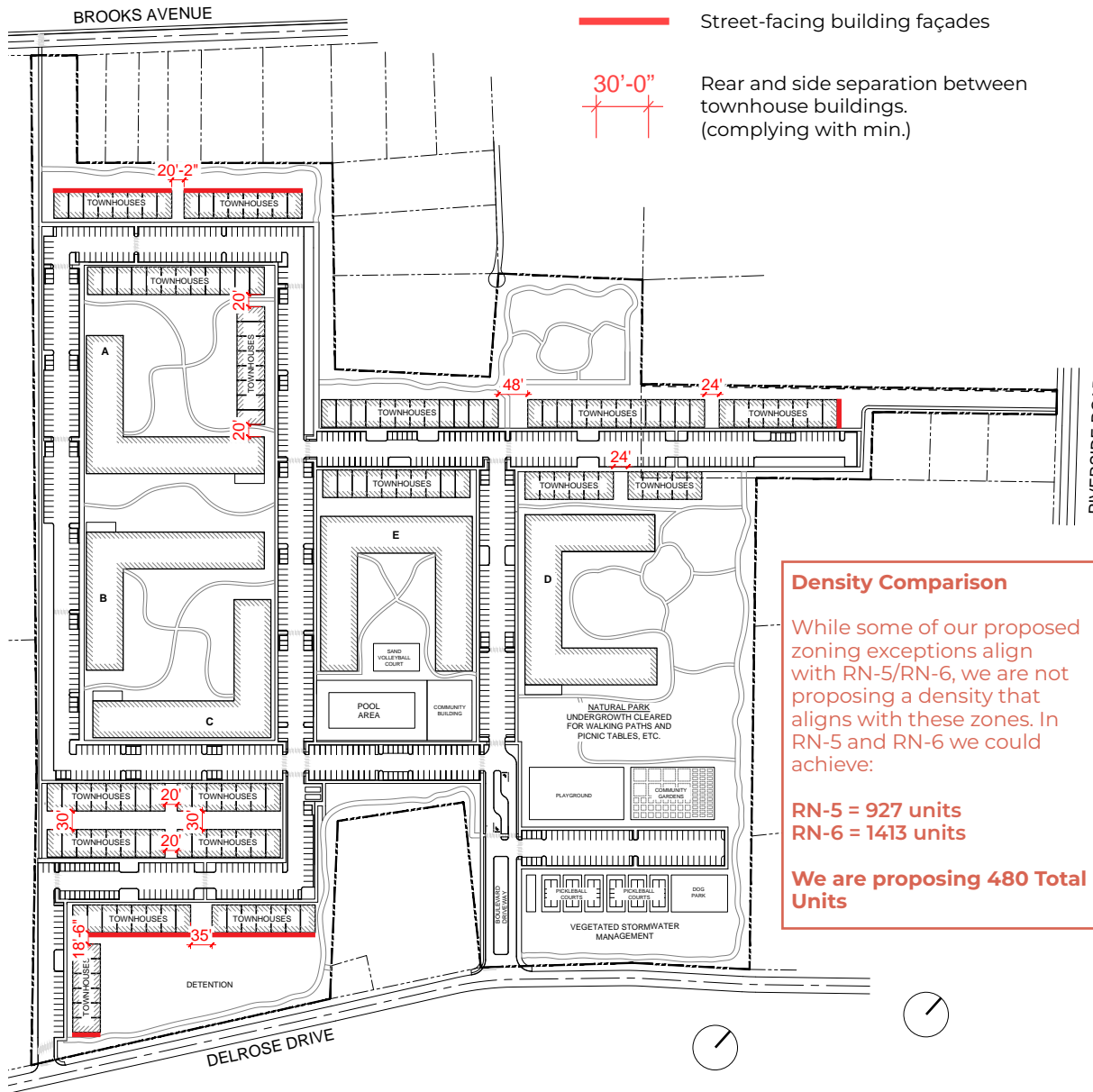
RN-1 DIMENSIONAL STANDARDS (current zone) (Exception adapted from other zones as applicable)	
Minimum Lot Area	TH and Multi-Family Not Permitted; TH: 3,000 sf/du
Maximum Impervious Surface	40%; 70% (56% taking the total lot area after replat and consolidation of both parcels)
SETBACKS	
Minimum Front Setback	+/- 10' of the average of blockface; in no case less than 25'; 10' or the average of blockface, whichever is less
Minimum Interior Side Setback	8' or 15% of lot width, whichever is less; in no case less than 20' combined Nonresidential: 20% of lot width; 0' with 35ft green buffer maintained abutting residential uses
Minimum Rear Setback	25'; N/A; with replat, rear setback will not be necessary

*SEE P. # 43 -SITE PLAN- FOR PARCEL LOCATION

*Final replat and final survey to be included in final plan phase. (see Appendix E)

ALIGNMENT WITH PRINCIPAL USE STANDARDS

Per City of Knoxville, Municipal Zoning Code, Article 9.3.I Dwelling—Multi-Family or Townhouse



Cardinal Place will comply with the following standards (apply only to new construction).

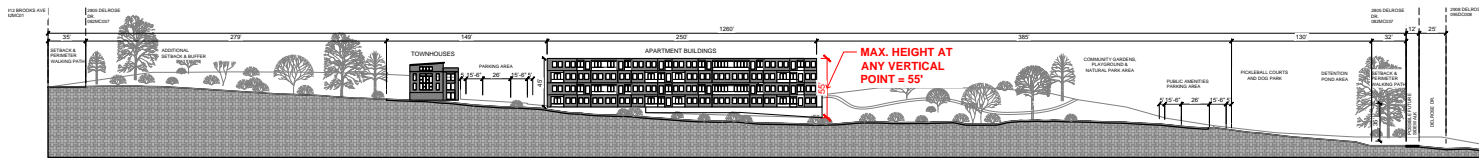
- Façades will be designed with consistent materials and treatments wrapped around all façades**, with a unifying architectural theme for the entire multi-family and townhouse buildings.
- Street-facing building facades** will include windows, projected or recessed entrances, overhangs, and other architectural features to provide dimensional elements.
- All façades facing the street**, will comply with the minimum transparency requirements. Our current development ensures:
 - A minimum of 15% transparency for townhouse units**
 - A minimum of 20% transparency for multi-family dwellings**

Calculated based on the total façade area, in accordance with the applicable code.
- There will be a **minimum separation of 15ft between sidewalls of townhouse buildings**. And there will be a **minimum separation of 30ft where the front or rear wall of a townhouse faces the front or rear wall of another townhouse**.
- We will comply with the building material restrictions mention on section 9.3.I.5 and **we request an exception for unlimited use of aluminum, steel or other metal siding materials in excess of 15% of the facade.** (See P. # 20 & 21)



01 TRANSVERSE SECTION
A100 1=2000

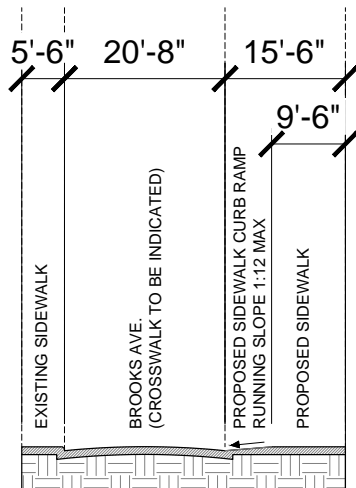
ELEVATIONS PRESENTED ON THIS PAGE ARE MEANT TO SHOW SCALE AND MASSING ONLY AND ARE NOT INTENDED TO REFLECT DESIGN INTENT



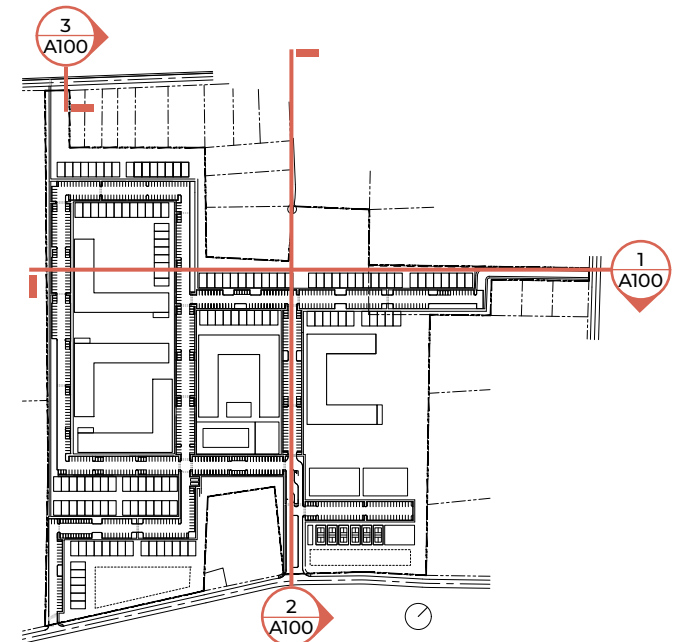
02 LOGITUDINAL SECTION
A100 1= 2000

We request building height restriction be adjusted to maximum 55' at any vertical point and maximum 65' overall building height. The rising grade towards the center of the site results in higher ground floor levels compared to buildings near the property boundaries at lower points.

Due to how building/inspections defines building height from the front elevation, the stepping of the building could create an overall building height at a point higher than 55ft. Limiting any vertical point to 55ft will ensure that the maximum 65ft is only seen in architectural construction drawings.



03 BROOKS AVE. SECTION
A100 (PROPOSED ADA SIDEWALK)
1/16"=1'-0"



SCALE AND MASSING DIAGRAMS

ELEVATIONS FOR SCALE AND MASSING ONLY; THEY DO NOT REFLECT DESIGN INTENT

SCHEMATIC RENDERED ROAD VIEWS

3D VIEWS FOR SCALE AND MASSING ONLY; THEY DO NOT REFLECT DESIGN INTENT



1. PEDESTRIAN ENTRANCE AT BROOKS



2. ENTRY TO PARK & DEVELOPMENT



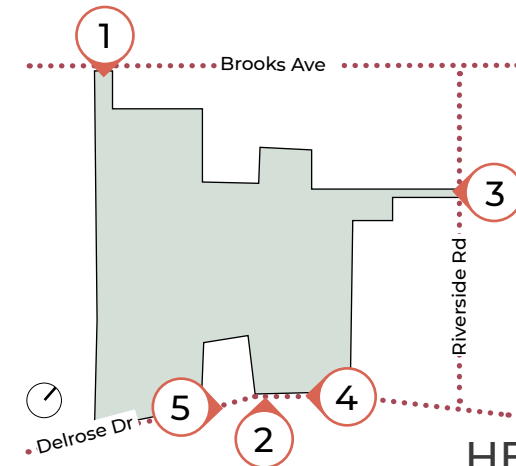
3. PEDESTRIAN ENTRANCE AT RIVERSIDE



4. ENTRY OFF DELROSE DRIVING SOUTHWEST



5. ENTRY OFF DELROSE DRIVING NORTHEAST





SECTION 03: CARDINAL PLACE PROPOSED COMMUNITY BENEFITS



PROPOSED SITE PLAN

*SUBJECT TO CHANGE DURING PLANNED DEVELOPMENT APPROVAL PROCESS

PROPOSED NUMBER OF UNITS =
APPROX. 480 APARTMENTS + 140
TOWNHOUSES

LOT SIZE AFTER CONSOLIDATION
OF BOTH PARCELS = 31 AC

PUBLIC, COMMUNITY BENEFITS INCLUDED IN THIS PROPOSAL

- > 1. Public Playground
- > 2. Community Garden for public use
- > 3. Dog Park for public use
- > 4. Public EV charging stations at different public access points
- > 5. Multiple, public-use pickleball courts
- > 6. 6+ miles of public walking trails and sidewalks that create pedestrian connection to surrounding streets
- > 7. Connection and signage to historic cemetery
- > 8. Transitional residential housing-type buffer around perimeter and mixed housing types throughout
- > 9. 10% total accessible units - Type A and Accessible (5 times the legal requirements)
- > 10. Tree conservation, reforestation, and strategic preservation area
- > 11. 35ft natural buffer abutting residential uses - 15-25ft above any zoning- required buffer yard
- > 12. 620 new, varied housing units

LINEAR MILES OF WALKING PATHS & SIDEWALKS	~6 MILES
PRESERVATION AREA (NOT INCLUDING STRATEGIC/ REFORESTATION)	~3.5 ACRES (11%)
PUBLIC AMENITIES SPACE (INCLUDING SIDEWALKS & TRAILS)	~11.5 ACRES (37%)
TOTAL COMBINED PUBLIC AND CONSERVATION AREA	~15 ACRES (48%) & ~6 MILES OF PATHS AND SIDEWALKS

These public benefits respond to different needs that the city has proposed through multiple offices and departments, programs, and statements. Additionally, some of the individual benefits align with multiple points of the purpose and non-inclusive benefits listed in the PD code.

The following pages explain the application of these benefits in different contexts throughout the proposed plan.

COMMUNITY & RECREATION BENEFITS

1. **Public Playground:**

Dedicated area with play structures, seating, and shade elements to provide a safe environment for children and families.

2. **Public Natural Park & Play Area:**

A large green space with walking trails, and open fields, designed for relaxation, recreation and community gatherings.

3. **Public Dog Park:**

Fenced area for dogs, agility equipment and shaded seating for owners.

4. **Public Community Gardens:**

Shared gardening space where residents & neighbors can grow fresh produce, flowers and herbs, fostering community engagement and sustainability.

5. **Public Pickleball Courts:**

Six courts for pickleball, providing an active recreational space for all ages.

6. **Public Walking Paths:**

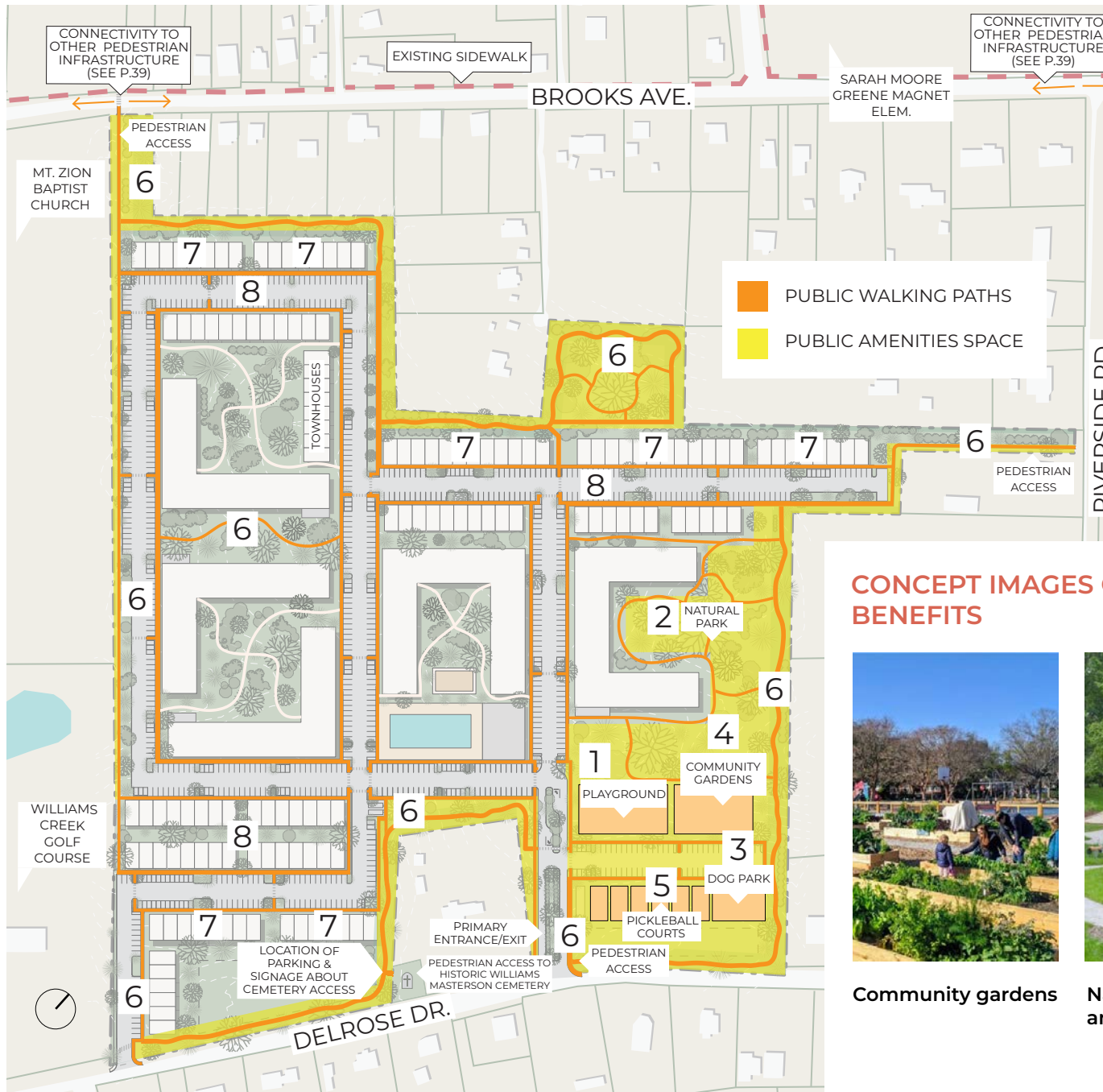
More than 6 miles of pedestrian trails and sidewalks that connect to different pedestrian points, promoting outdoor activity and pedestrian connection to Brooks and Riverside.

7. **Townhouses along the perimeter**

Residential housing-type transition between the central multifamily buildings and abutting single family residences.

8. **Townhouse units to be sold individually**

To provide a variety of housing types and homeownership opportunities.



1. Public playground (~ 13 000 SF)
 2. Public natural park (~120 000 SF)
 3. Public dog park (~5 500 SF)
 4. Public community gardens (~11 600 SF)
 5. Public pickleball courts (~10 800 SF)
 6. Public walking paths (~ 6 Miles)
 7. Residential housing-type transition buffer at perimeter
 8. Individually sold townhouse to promote home ownership
- *~11.5 (37%) acres of land dedicated for public, community benefits

CONCEPT IMAGES OF COMMUNITY & RECREATION BENEFITS



Community gardens



Natural park, dog park and playground



Residential housing-type transition buffer at perimeter

COMMUNITY AND RECREATION BENEFITS*

Private management contracts including: park amenities and walking trails to be included in final plan phase. (see Appendix E)

ENVIRONMENTAL & PRESERVATION BENEFITS

1. By not subdividing and limiting lot sizes, the structures can have the flexibility to allow for green space and better preservation of natural grade.

2. Grouping units into fewer buildings enables greater land use efficiency, less construction waste, smaller footprint, and more green space.

3. Use of white roofs over 75% of the total building footprint of the site.

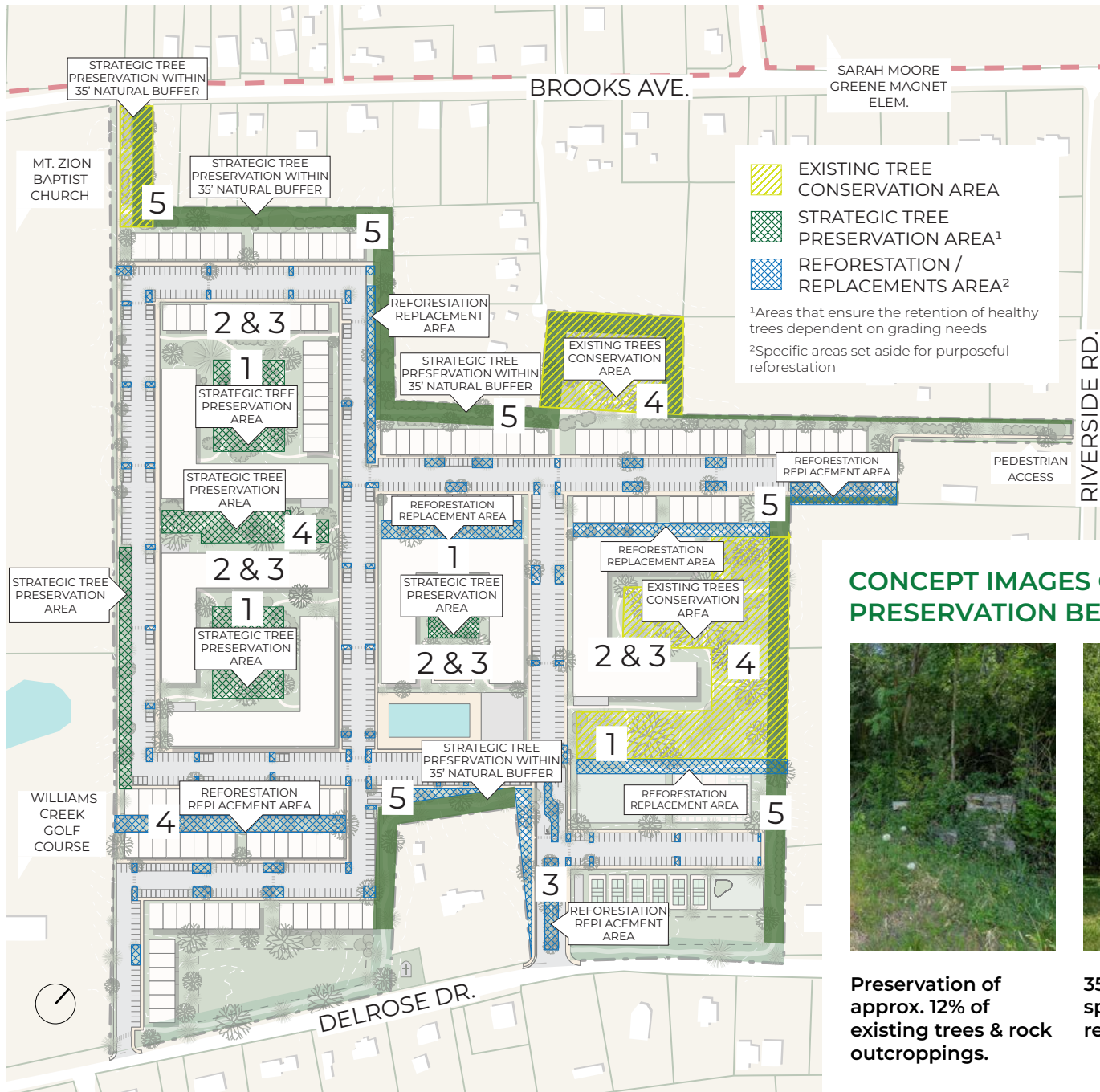
4. Conservation of approximately 3.5 acres (11%) of existing trees and rock outcroppings*

5. Roughly 3.5 acres (11%) designated for strategic tree removal and retention area on the property.*

6. Reforestation areas throughout the site to replace native trees throughout.*

7. Preservation of 35' natural buffer specifically abutting residential lots (buffer/outdoor space will be accessible to adjacent neighbors).

*Per discussion with Urban Forestry on June 2, we will defer defining exact locations for conservation, reforestation, and strategic tree preservation areas until work begins on Final Plan. However, the quantifiable areas will be upheld. The use of the word "strategic" refers to the analysis and determination of which existing trees closest to developed areas have the best chance of survival and growth during the life of the development.



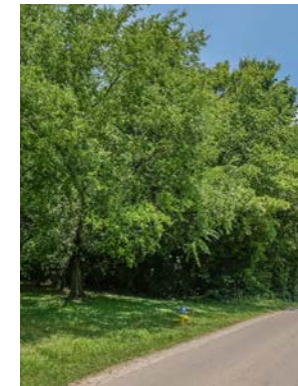
1. Green courtyard space
2. Fewer building footprints
3. White roofs
4. ~3.5 acres (11%) of conservation and ~3.5 acres (11%) of strategic preservation.
5. 35' natural buffer specifically abutting residential lots.

*Per discussion with Urban Forestry on June 2, we will defer defining exact locations for conservation, reforestation, and strategic tree preservation areas until work begins on Final Plan (Appendix E). However, the quantifiable areas will be upheld.

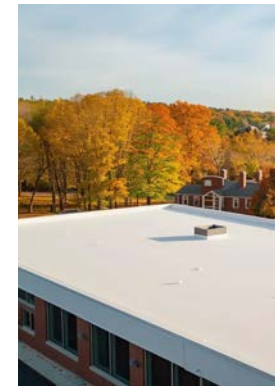
CONCEPT IMAGES OF ENVIRONMENTAL & PRESERVATION BENEFITS



Preservation of approx. 12% of existing trees & rock outcroppings.



35' natural buffer specifically abutting residential lots.



Use of white roofs over 75% of the total building footprint.

ENVIRONMENTAL AND PRESERVATION BENEFITS

Private management contracts (including conservation areas), easement for tree/existing greenscape preservation and conservation, strategic tree conservation and tree preservation plan to be included in final plan phase. (see Appendix E)

INFRASTRUCTURE, ACCESS AND MOBILITY BENEFITS

1. Development of interconnected sidewalks and bike paths connecting Delrose Drive, Brooks Avenue, Riverside Road.

2. Parking for community use of public spaces.

3. Installation of a bike repair station near public amenities, covered bike parking for residents above minimum, and covered public bike parking near public amenities.

4. Installation of electric vehicle charging stations (EV) at strategic points for public use.

5. Commitment to a more inclusive community by providing more than the legally required number of accessible units. 8% type A housing (4 times more than required) & an additional 2% Accessible housing (most strict).

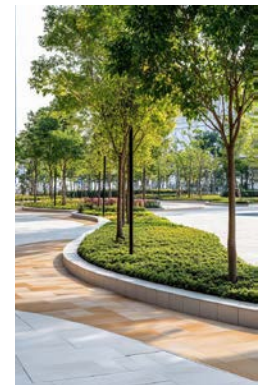
6. Creation of parking, signage, and pedestrian access to enhance the visibility and value of the Williams-Masterson Cemetery.



CONCEPT IMAGES FOR PUBLIC AMENITIES, EV CHARGING AND ADA/VAN SIGNAGE



Urban directories placed on main access to show users the location and route to public amenities.



Guided vegetation and changes in color and texture of walking paths that lead to public amenities.



Visual, appealing and appropriate signage placed strategically along walking paths to guide users to public amenities.



Required signage for EV charging stations, bike and VAN/ADA parking spaces.

WAYFINDING SIGNAGE CONCEPT PLAN

PARK DESIGN*



Playground/play area and community gardens placed on higher portion of the area so they are most visible from the road.

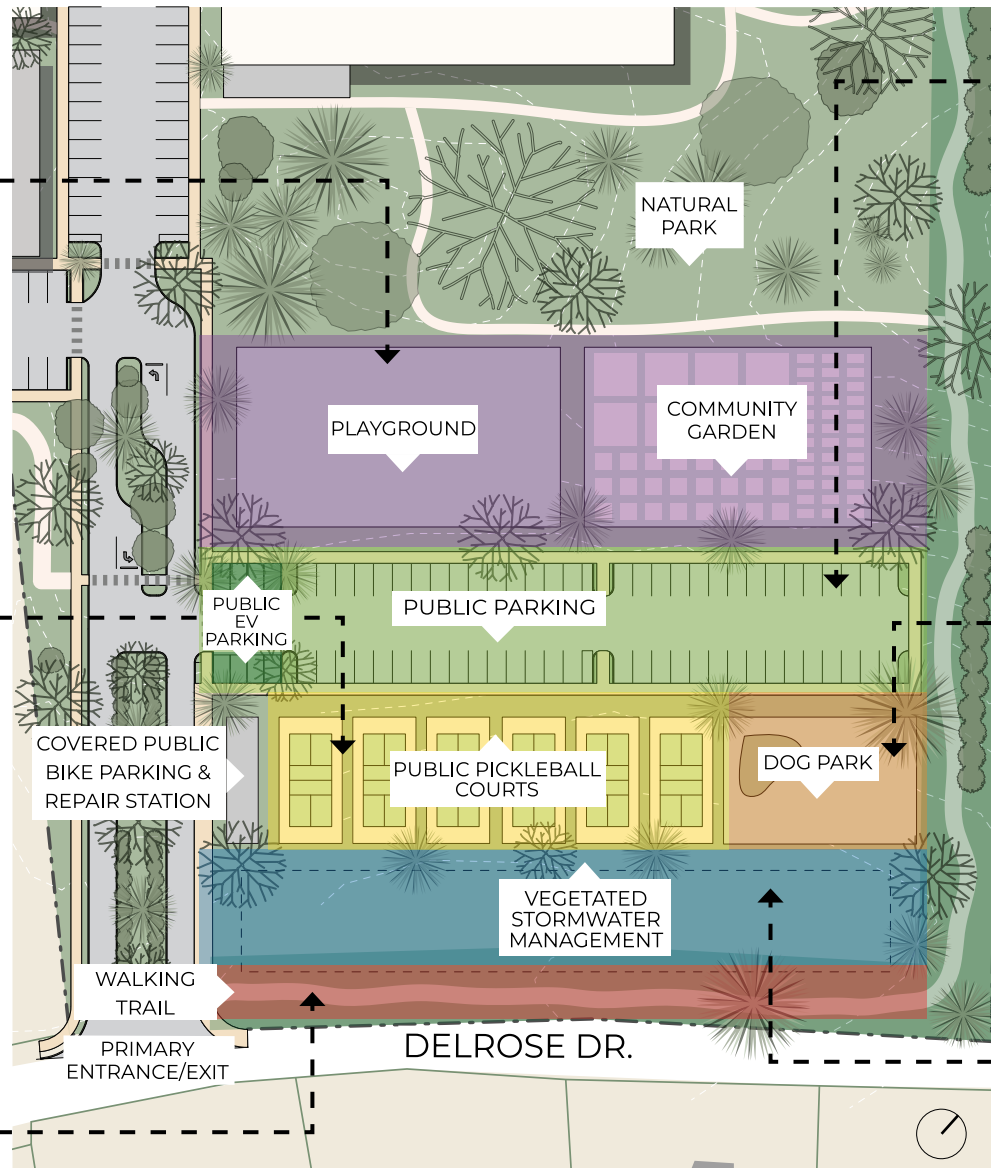


Increased number of Pickleball Courts to be highly visible.
(A high number of courts is a clear indicator of a public park)



Walking trail along Delrose to show pedestrian friendliness.

In order to create a safe buffer between Delrose Dr. and the park, we created layers of park space as follows:



Public parking separated from the rest of the project to show that this is meant for outside users. (Parking lot will be visible but will also be partially and intentionally blocked by the pickleball courts so that passersby can see park features without parking lot being a focal point; Parking will also have public EV charging spaces)

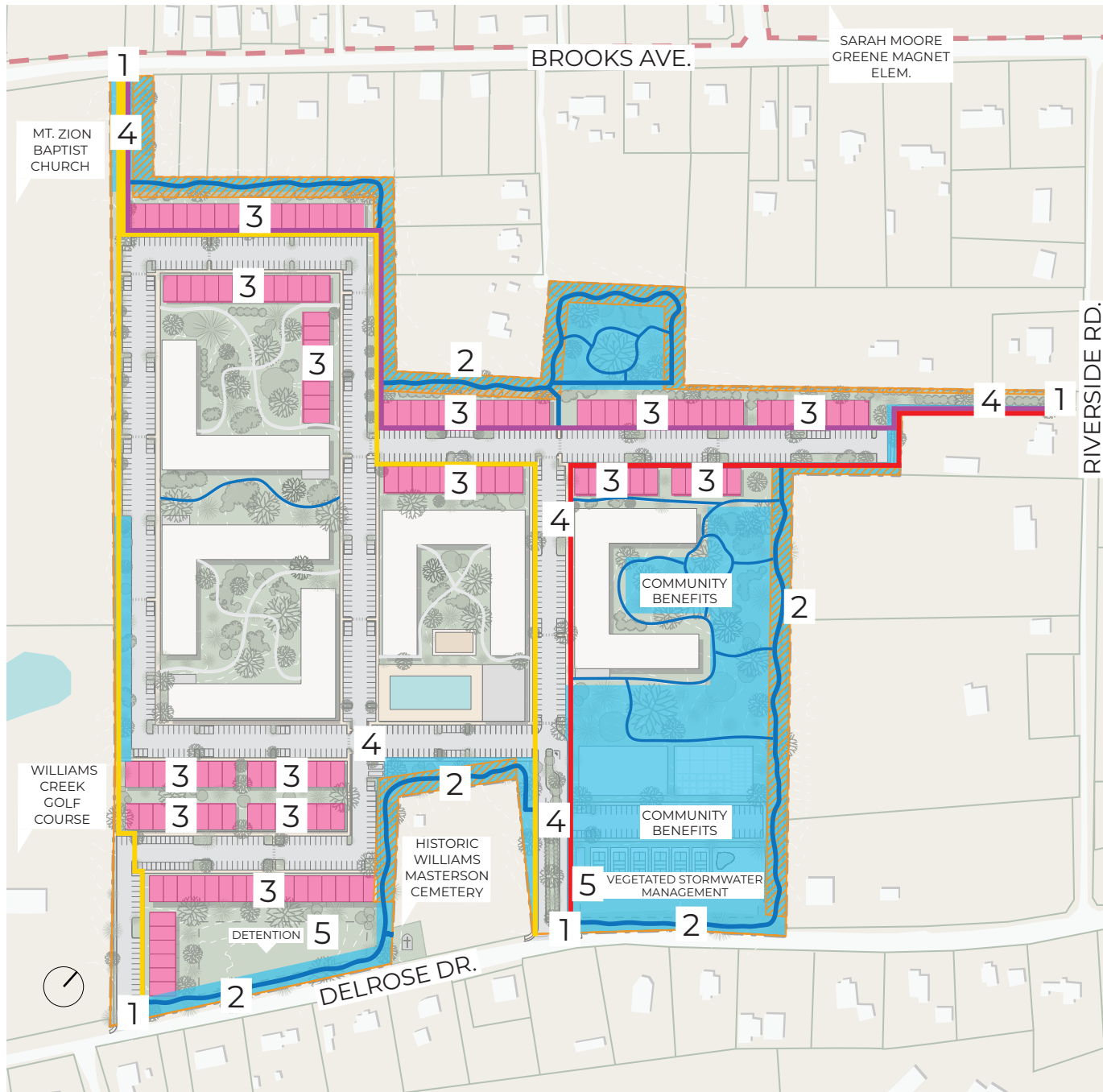


Placed the dog park next to the courts and in a visible location from the road



Narrow stormwater management zone (e.g. Suttree Landing Park)

*Access and maintenance to be codified through private management plan during final plan phase. (see Appendix E)



- Sidewalk: Brooks to Delrose connection
- Sidewalk: Brooks to Riverside connection
- Sidewalk: Delrose to Riverside connection
- Walking Paths
- Community Benefits
(~11.5 acres of land dedicated for public, community benefits)
- Transitional, lower-density housing type at perimeter
- 35' Buffer specifically abutting residential lots

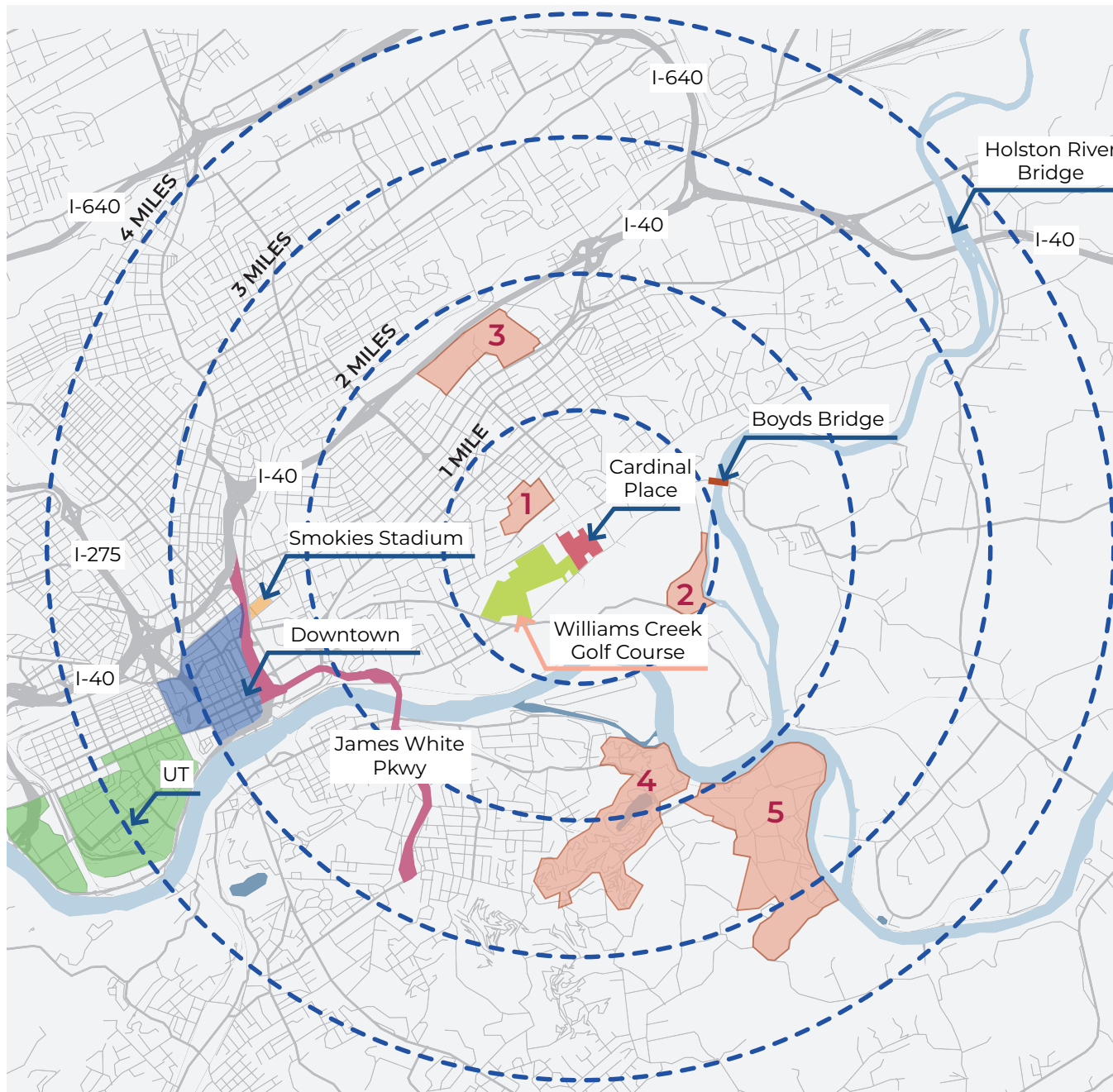
1. Public amenity signage
2. 35' natural buffer specifically abutting residential lots for sound and visibility
3. Residential housing-type transition buffer at perimeter
4. Interconnected walking paths.
5. Purposefully placed detention areas; green stormwater infrastructure to be implemented as feasible

CONSCIENTIOUS SITE PLANNING

*Private management contracts (including park amenities and walking trails), easement for tree/existing greenscape preservation and conservation, stormwater and EPSC management plan to be included in final plan phase. (see Appendix E)

A large, light green, stylized number '04' serves as a background element. The '0' is a thick ring, and the '4' is composed of several straight segments. The text 'SECTION 04: PROJECT LOCATION AND CONTEXT MAPS' is centered over the '0' and the beginning of the '4'.

SECTION 04: PROJECT LOCATION AND CONTEXT MAPS



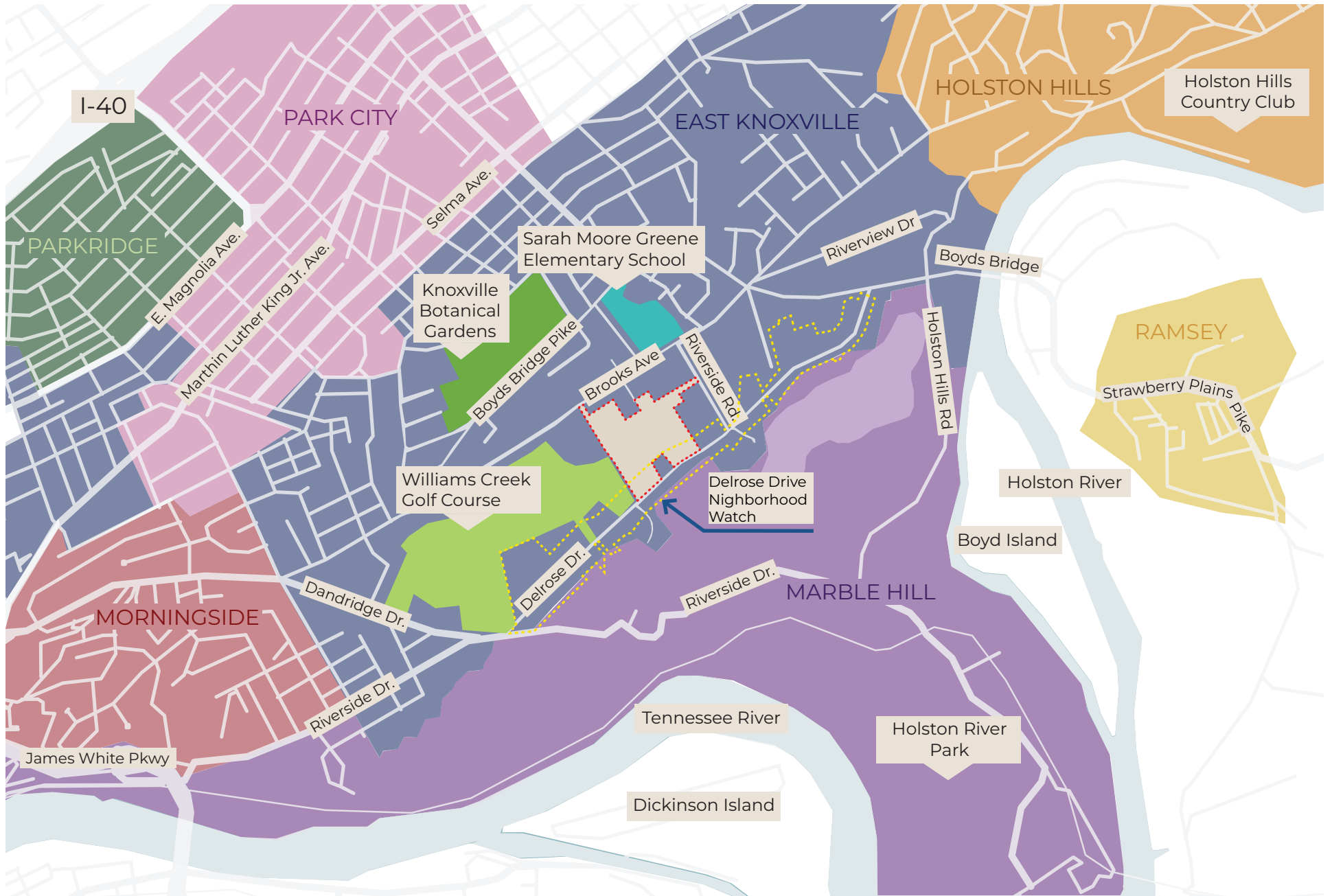
- Cardinal Place
- Downtown
- University of Tennessee
- Williams Creek Golf Course
- Smokies Stadium

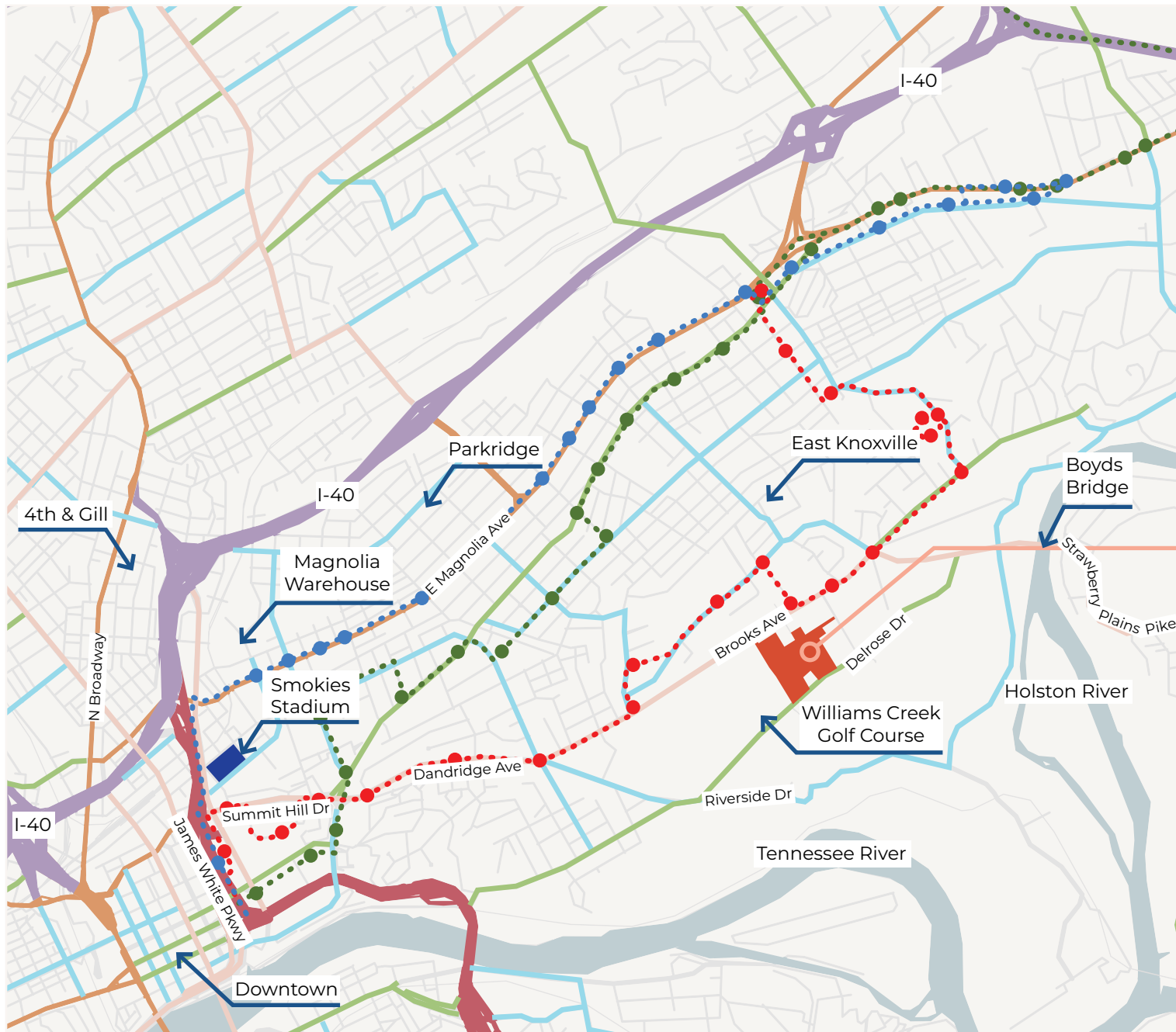
— Proximity Radius (1 mile increments)

Nearby trails, and public spaces:

1. **Knoxville Botanical Gardens**
2. **Holston River Park**
3. **Chilhowee Park & Knoxville Zoo**
4. **Ijams Nature Center**
5. **Forks of the River Wildlife Management Area**

Located just minutes from downtown Knoxville and UT the property offers convenient access to numerous recreational and cultural amenities that contribute to a high quality of life for residents, making 2805 Delrose Drive an ideal location for a new residential development.





Road Plan Classification Type

- Minor Collector
- Major Collector
- Minor Arterial
- Major Arterial
- Expressway
- Interstates

Bus Routes

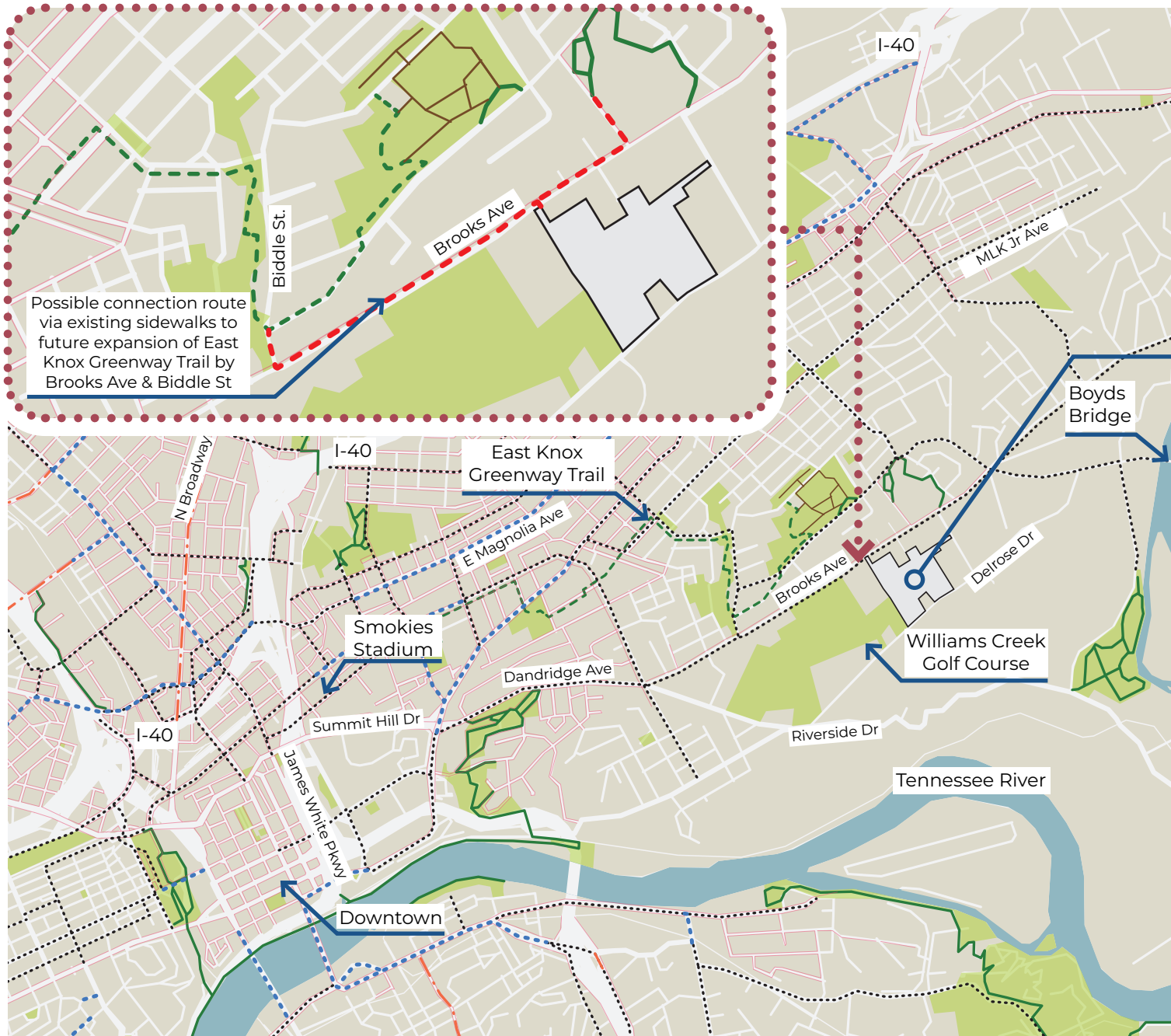
- ... Route 31
- ... Route 32
- ... Route 34
- ● Bus Stops

Cardinal Place

The Knoxville Area Transit (KAT) Reimagined Routes

provides convenient access to public transportation near Cardinal Place, enhancing connectivity for residents. Key routes such as Route 32: Dandridge Ave. offer frequent services to and from downtown Knoxville.

Additionally, the property benefits from its proximity to major interstates, and expressways. such as Interstate 40, which provides quick access to other parts of Knoxville, and beyond.

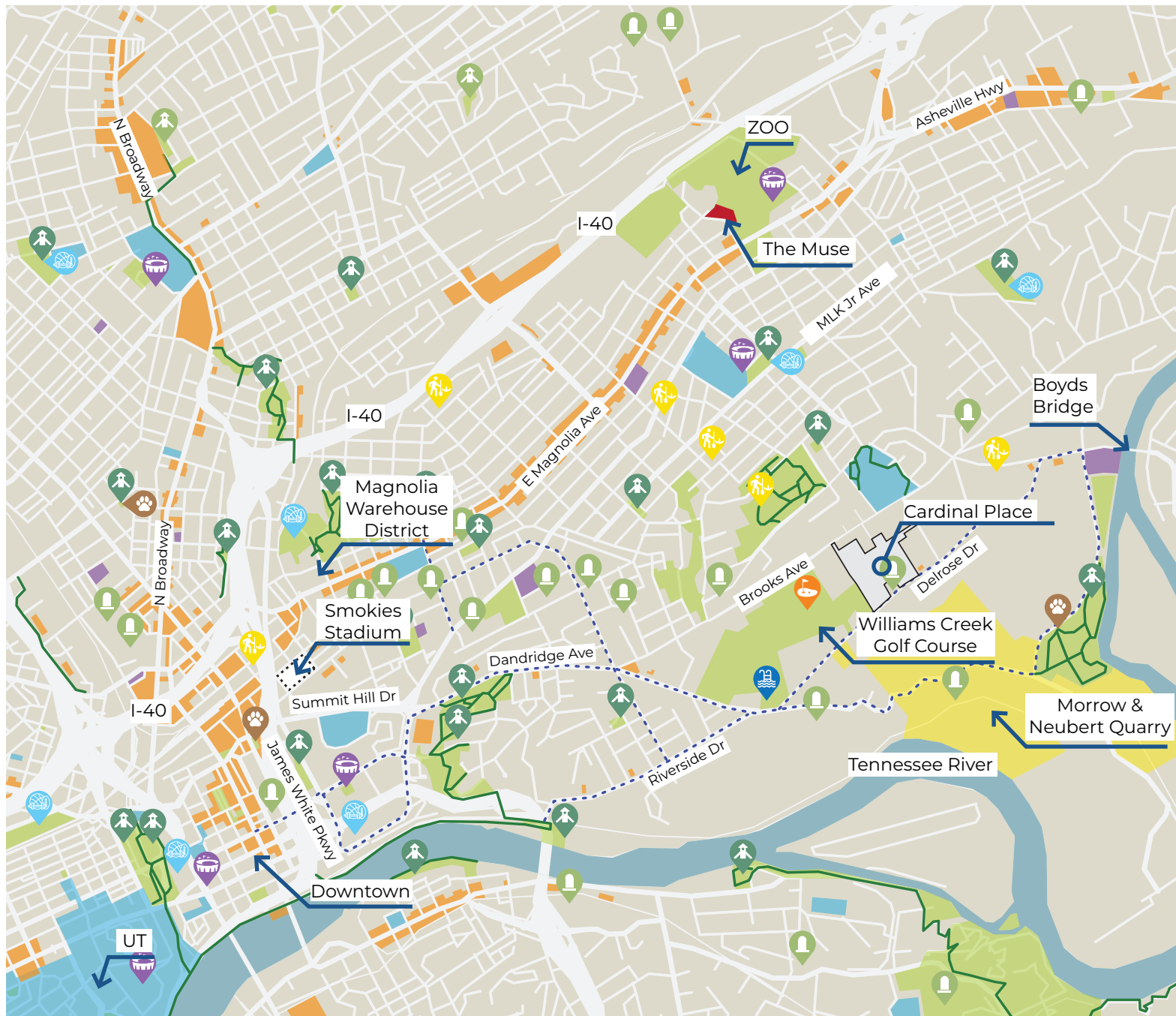


- Pedestrian
- - - - - Comfortable Biking
- - - - - Bike Lane
- Existing Greenway
- - - - - Proposed Greenway
- Trails
- Outdoor Recreation Facilities
- Cardinal Place

The area surrounding Cardinal Place occupies a vital position for enhancing pedestrian connectivity along Brooks Avenue. This development will introduce expansive walkable green space and establish a safe, direct pedestrian link between Delrose and Brooks. As future sidewalks and greenways take shape in East Knoxville, this plan will serve as a key pedestrian hub and community destination.

Greenways across the river, such as the James White Greenway and Will Skelton Greenway, connect residents to downtown and recreational spots like Ijams Nature Center and provide a great precedent of why Cardinal Place's location has some significant potential to also create a pedestrian connection to downtown.

While the lack of sidewalks along Delrose and the lack of safe bike usage dissuades the surrounding community from engaging in alternative mobility, this development would give community members a safe area to bike, walk, jog, or connect to different ends of the site. This proposed plan would be a piece of the ever-growing mosaic of pedestrian friendly infrastructure in the city.



- Public Playground
- Dog Park
- * Community Garden
- Public Pool
- Golf Course
- Stadium/Auditorium
- Sports
- Historic Cemeteries
- Greenway
- Bike Lane
- PARKS
- EDUCATION
- COMMERCIAL
- HEALTH

*Source: <https://knoxgardenalliance.org/>

This comprehensive map showcases the diverse, and valuable resources available in close proximity to Cardinal Place, making it an attractive location for residential development.

05

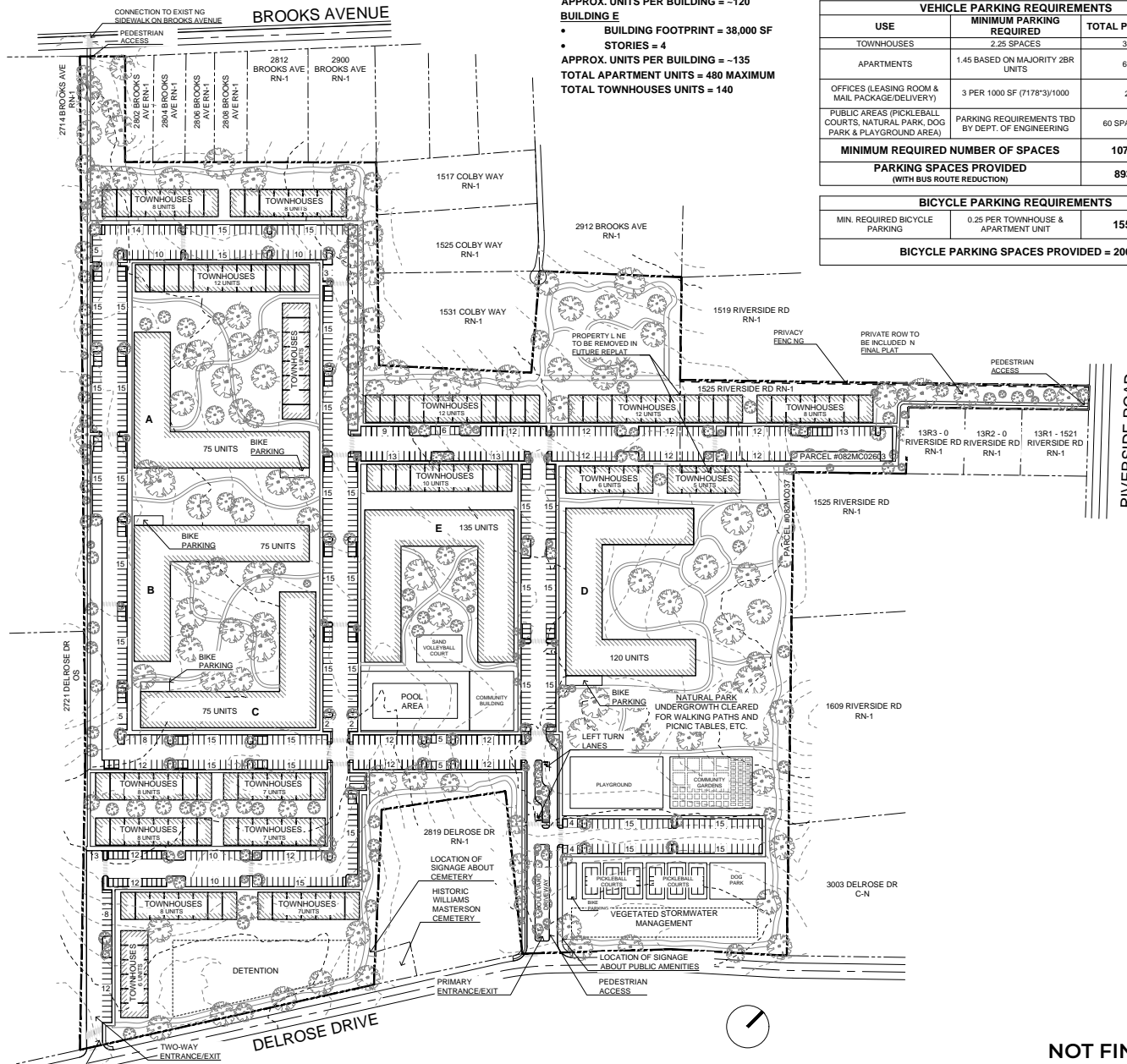
SECTION 05: SITE PLANS

- BUILDING A, B & C**
- BUILDING FOOTPRINT = 27,000 SF
 - STORIES = 4
 - APPROX. UNITS PER BUILDING = ~75
- BUILDING D**
- BUILDING FOOTPRINT = 36,000 SF
 - STORIES = 4
 - APPROX. UNITS PER BUILDING = ~120
- BUILDING E**
- BUILDING FOOTPRINT = 38,000 SF
 - STORIES = 4
 - APPROX. UNITS PER BUILDING = ~135
- TOTAL APARTMENT UNITS = 480 MAXIMUM**
TOTAL TOWNHOUSES UNITS = 140

NUMBER OF UNITS PROPOSED		
-480 APARTMENTS	8% Type A accessible units + 2% Accessible apartment units = 48 units (minimum Type A units required 2%; min Accessible units required = 0)	
140 TOWNHOUSES		

VEHICLE PARKING REQUIREMENTS		
USE	MINIMUM PARKING REQUIRED	TOTAL PARKING SPACES
TOWNHOUSES	2.25 SPACES	315 SPACES
APARTMENTS	1.45 BASED ON MAJORITY 2BR UNITS	696 SPACES
OFFICES (LEASING ROOM & MAIL PACKAGE/DELIVERY)	3 PER 1000 SF (7178'3"/1000)	22 SPACES
PUBLIC AREAS (PICKLEBALL COURTS, NATURAL PARK, DOG PARK & PLAYGROUND AREA)	PARKING REQUIREMENTS TBD BY DEPT. OF ENGINEERING	60 SPACES PROVIDED
MINIMUM REQUIRED NUMBER OF SPACES		1071 SPACES
PARKING SPACES PROVIDED (WITH BUS ROUTE REDUCTION)		893 SPACES

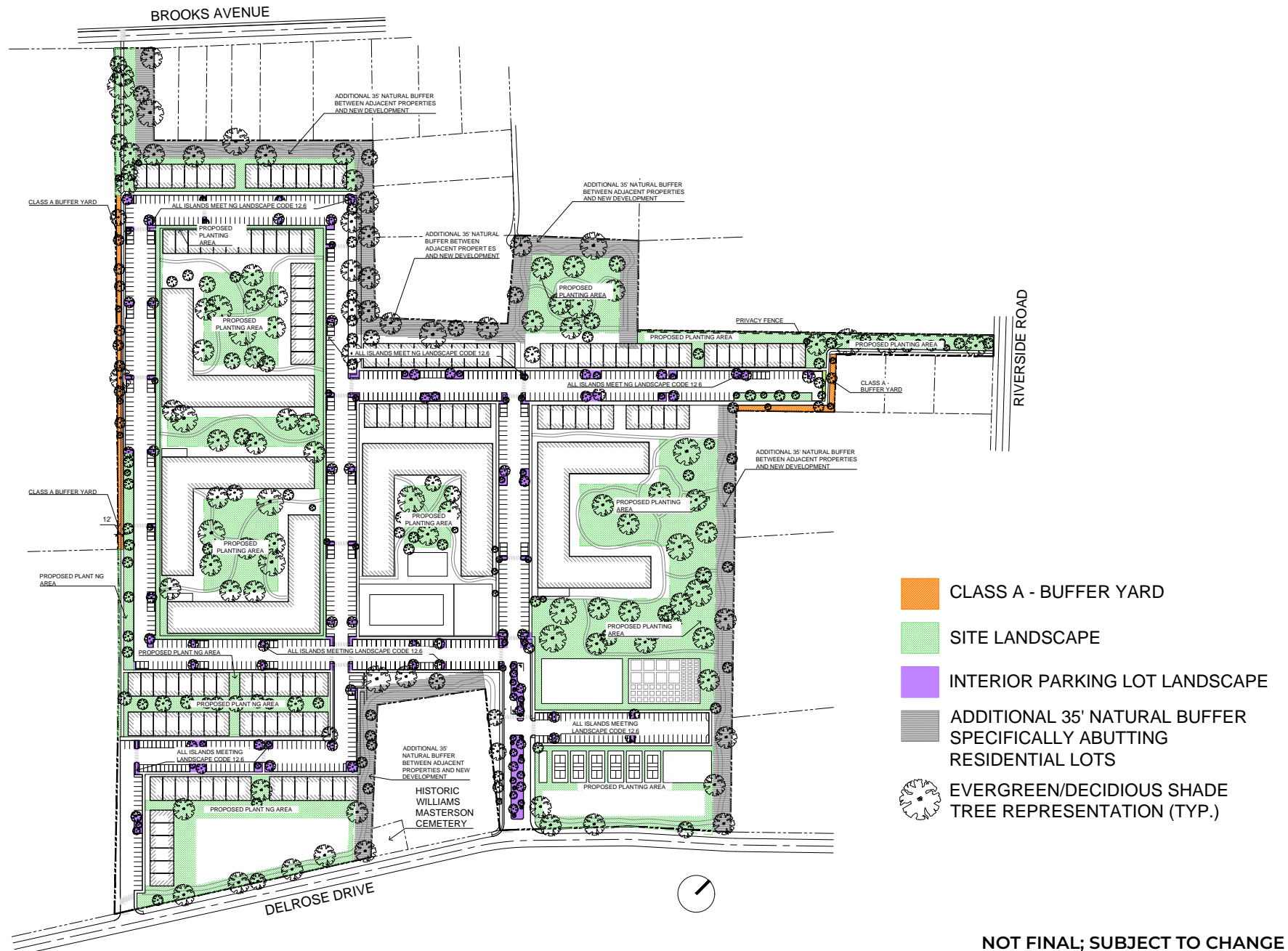
BICYCLE PARKING REQUIREMENTS		
MIN. REQUIRED BICYCLE PARKING	0.25 PER TOWNHOUSE & APARTMENT UNIT	155 SPACES
BICYCLE PARKING SPACES PROVIDED = 200		



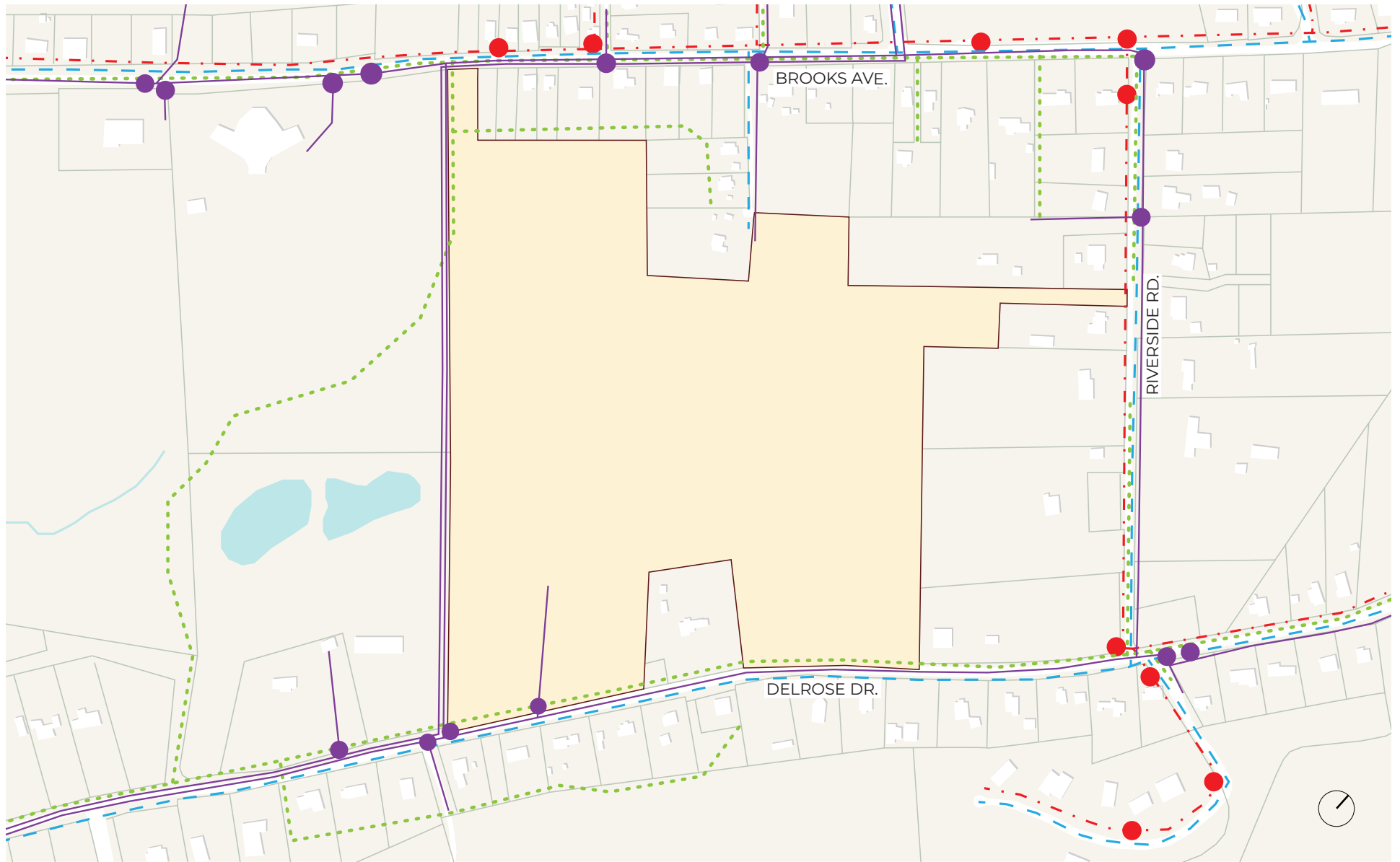
SITE PLAN

LOT SIZE AFTER CONSOLIDATION OF BOTH PARCELS = 31 AC

NOT FINAL; SUBJECT TO CHANGE



LANDSCAPING INTENT CONCEPT PLAN



—●— ELECTRIC UTILITIES

..... SEWER UTILITIES

—●— GAS UTILITIES

— — — WATER UTILITIES

APPENDIX A: EXISTING UTILITY MAP FROM KUB

NO FUTURE UTILITIES SHOWN

APPENDIX B: EXCERPT FROM CoK MUNICIPAL CODE, ARTICLE 16.7.A.1-7

Planned Developments (PDs) encourage and allow more creative and flexible development of land than is possible under district zoning regulations and should be applied to projects that offer compensating benefits to the city and neighborhood.

PDs AIM TO:

1. Encourage flexibility in the development of land and in the design of structures.
2. Encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of other sections of this Code.
3. Allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning controls.
4. Combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different uses in an innovative and functionally efficient manner.
5. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, structures, circulation patterns, and utilities.
6. Encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecologic conditions.
7. Facilitate the implementation of the adopted Knoxville-Knox County General Plan and its component parts, including adopted sector plans, corridor plans, and related documents, particularly with respect to areas planned for potential redevelopment.

APPENDIX C: EXCERPT FROM CoK MUNICIPAL CODE, ARTICLE 16.7.D.3

The underlying zoning district dimensional, design, and use regulations apply, unless an exception is granted as part of the planned development approval. To be granted such exceptions, the applicant must demonstrate superior design and enhanced amenities. In no case may an exception to district regulations be granted unless the applicant demonstrates a substantial benefit to the City. Design characteristics and amenities to be considered in this determination include, but are not limited to, the following:

- a. Community gathering spaces and amenities including plazas, public art, formal gardens, places to congregate, and pedestrian and transit facilities.
- b. Improvement of existing on-site and off-site infrastructure.
- c. Use of sustainable design and architecture, such as green roofs, white roofs and other energy efficient design concepts, new building technologies, and approval of buildings and developments that meet established standards such as Leadership in Energy and Environmental Design (LEED), Energy Star, Earthcraft, etc.
- d. Preservation of existing environmental features, including additional protections for steep slopes (15% or more slope).
- e. Preservation of historic features and adaptive reuse of existing buildings.
- f. New open space and recreational amenities such as recreational open space, including parks and playgrounds, natural water features and conservation areas, jogging trails and fitness courses, dog parks, skate parks, and similar recreational features.
- g. Provision of public car and/or bike share facilities.
- h. Affordable housing set-asides. Affordable housing must comply with the standards for affordability approved by the Knoxville Community Development Department.
- i. Senior housing set-asides.

APPENDIX D: KNOXVILLE'S KEY DEVELOPMENT PRIORITIES

Document: https://cdns5-hosted.civiclive.com/UserFiles/Servers/Server_109478/File/EconomicDevelopment/Key-Development-Priorities.pdf



1 PROJECT TYPE

Favorable Projects Include:

- Expansion of the permanent housing supply, geared toward family, workforce, or senior demographics, with a preference for affordable and mixed-income properties
- Mixed-use developments incorporating ground floor commercial and/or the activation of under-utilized street frontage
- Development of commercial projects that support job growth and expand economic opportunity in alignment with the Knoxville Chamber's Path to Prosperity



2 PROJECT LOCATION

Project location should promote strategic public benefits in focus areas such as:

- Existing redevelopment areas
- Sites where development would include blight remediation
- Knoxville's primary transit corridors, particularly locations served by Knox Area Transit (KAT)



The City of Knoxville values public private partnerships that are aligned with our strategic development priorities and support public benefits and amenities. Public Private Partnerships can include PILOTs, TIFs, Development Agreements, and the like.

Applicants for economic development assistance should thoughtfully design their projects with these development priorities in mind. Full application review will be required for all projects.

3 PROJECT CHARACTERISTICS

Incorporate forward-thinking and creative design characteristics that could include but are not limited to:

- Preservation, restoration, and reuse of historic structures
- Programmatically or architecturally distinctive, innovative or creative
- Properties incorporating other environmentally friendly and sustainable engineering characteristics



4 PROJECT INTEGRATION WITH PUBLIC AMENITIES & TRANSPORTATION

Project should include an emphasis on continued development of public amenities and transportation resources toward holistic growth.

- Incorporate new or improved public spaces within the project's footprint and/or the expansion of, or significant upgrades to, connectivity to existing public amenities (e.g. parks, plazas, greenways, water/river front access, etc.)
- Leverage recent City investments in public infrastructure
- Widen the supply of smart-parking, structured-parking, and shared-parking resources
- Further multimodal and alternative transportation opportunities



APPENDIX E: ITEMS TO BE INCLUDED IN FINAL PLAT

- Private management contracts (including: park amenities, walking trails, public parking, and conservation areas)
- Easements for tree/existing greenspace preservation and conservation
- Strategic tree conservation and tree preservation plan (per landscape requirements from the city)
- Final replat
- Final survey
- Stormwater and EPSC management plan (including any opportunities for green stormwater management)



Request to Postpone • Table • Withdraw

Heyoh Design & Development

3/5/2025

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

Date of Request

March 13, 2025

Scheduled Meeting Date

File Number(s)

12-A-24-PD

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 May 8, 2025 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.

Taylor D. Forrester

Digitally signed by Taylor D. Forrester
(DN: cn=Taylor D. Forrester, o=Heyoh Design & Development, c=US, email=tforrester@lrwlaw.com)
Reason: I am the author of this document
Location:
Date: 2023.04.07 13:52:04-05

Taylor D. Forrester

Applicant Signature

Please Print

865-584-4040

tforrester@lrwlaw.com

Phone Number

Email

STAFF ONLY

Jessie Hillman
Staff Signature

Jessie Hillman

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 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

Architect

Applicant Name

Affiliation

10-25-2024

December 12, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

12-A-24-PD

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

8652360430

Phone

Email

CURRENT PROPERTY INFO

CARDINAL PLACE LLC

6800 Sherwood Drive, Knoxville TN 37919

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2805 Delrose Drive & 0 Riverside Drive

082MC037 & 082MC02603

Property Address

Parcel ID

KUB

KUB

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) City of Knoxville Planned Development Concept Plan

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel _____ Total Number of Lots Created _____

☐ Other (specify) _____

☐ Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

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
☐ Amendment Request (*Comprehensive Plan*)

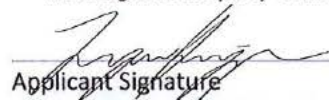
ADDITIONAL REQUIREMENTS

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

Fee 1	Total
Fee 2	\$5,634.00
Fee 3	

AUTHORIZATION

- ☒ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.



Applicant Signature

Logan Higgins

Print Name / Affiliation

10-25-2024

Date

8652360430

Phone Number

Email


Property Owner Signature

Brian Conley

Please Print

10/28/2024, SG

Date Paid



Public Notice and Community Engagement

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.

11-29-2024

12-13-2024

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

Heyoh Design & Development

10-25-2024

Applicant Signature

Applicant Name

Date



Request to Postpone • Table • Withdraw

Heyoh Design & Development

12/3/2024

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

Date of Request

12/12/2024

Scheduled Meeting Date

File Number(s)

12-A-24-PD

POSTPONE

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SELECT ONE: ☐ 30 days ☒ 60 days ☐ 90 days

Postpone the above application(s) until the 2/13/2025 Planning Commission Meeting.

WITHDRAW

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AUTHORIZATION

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

Logan Higgins

Applicant Signature

Please Print

865.236.0430

logan@heyohdesign.com

Phone Number

Email

STAFF ONLY

Jessie Hillman

Jessie Hillman

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



Request to Postpone • Table • Withdraw

Heyoh Design

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

Date of Request

2/13/2025

Scheduled Meeting Date

File Number(s)

12-A-24-PD

POSTPONE

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Postpone the above application(s) until the March 13, 2025 Planning Commission Meeting.

WITHDRAW

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AUTHORIZATION

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

Applicant Signature

Please Print

LOGAN HILLMAN

Phone Number

Email

LOGAN@HEYOHDESIGN.COM

STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022