



PLANNED DEVELOPMENT PRELIMINARY PLAN

▶ FILE #:	12-A-24-PD	AGENDA ITEM #:	40
POSTPONEMENT(S):	12/12/2024, 2/13/2025	AGENDA DATE:	2/13/2025
▶ APPLICANT:	HEYOH DESIGN & DEVELOPMENT		
OWNER(S):	Brian Conley / Cardinal Place LLC		

TAX ID NUMBER:	82 M C 02603,037	<u>View map on KGIS</u>
JURISDICTION:	City Council District 6	
STREET ADDRESS:	2805 DELROSE DR (0 RIVERSIDE RD)	
▶ LOCATION:	North side of Delrose Dr, south side of Brooks Ave, west side of Riverside Rd	
▶ APPX. SIZE OF TRACT:	31.34 acres	
SECTOR PLAN:	East City	
GROWTH POLICY PLAN:	N/A (Within City Limits)	
ACCESSIBILITY:	Access is via Delrose Drive, a major collector street with a 23-ft pavement width within a 40-ft right-of-way. Access is also via Brooks Avenue, a minor arterial street with a 21-ft pavement width within a 42-ft right-of-way.	
UTILITIES:	Water Source: Knoxville Utilities Board Sewer Source: Knoxville Utilities Board	
FIRE DISTRICT:	Knoxville Fire Department	
WATERSHED:	Williams Creek	

▶ ZONING:	RN-1 (Single-Family Residential Neighborhood), RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)		
▶ EXISTING LAND USE:	Agriculture/Forestry/Vacant Land, Rural Residential		
▶ PROPOSED USE:	Preliminary plan for a residential development		
HISTORY OF ZONING:	A rezoning to the RN-4 district was approved for most of the subject property in response to a request for the RN-6 district in March of 2024 (1-I-24-RZ). A rezoning request for RP-1 (Planned Residential) with a proposed density of 12 du/ac was denied per staff recommendation in 2003 (4-J-03-RZ).		
SURROUNDING LAND USE AND ZONING:	<p>North: Single family residential, agriculture/forestry/vacant land - RN-2 (Single-Family Residential Neighborhood), RN-1 (Single Family Residential Neighborhood)</p> <p>South: Single family residential, agriculture/forestry/vacant land, publicquasi public land - RN-1 (Single-Family Residential Neighborhood), OS (Parks and Open Space)</p> <p>East: Rural residential, office, single family residential - RN-1 (Single-Family Residential Neighborhood), CN (Neighborhood Commercial), HP (Hillside Protection Overlay)</p> <p>West: Public-quasi public land, public parks - RN-1 (Single-Family Residential Neighborhood), OS (Parks and Open Space)</p>		

NEIGHBORHOOD CONTEXT: This area of East Knoxville is predominantly comprised of single family homes. There is a small multifamily community nearby to the southeast. Williams Creek Golf Course is located to the west and a landfill is located to the southeast. Sarah Moore Greene Elementary School and the Knoxville Botanical Gardens and Arboretum are nearby to the north.

STAFF RECOMMENDATION:

- ▶ **Postpone for 30 days to the March 13, 2025 Planning Commission meeting per the applicant's request.**

ESTIMATED TRAFFIC IMPACT: 4970 (average daily vehicle trips)

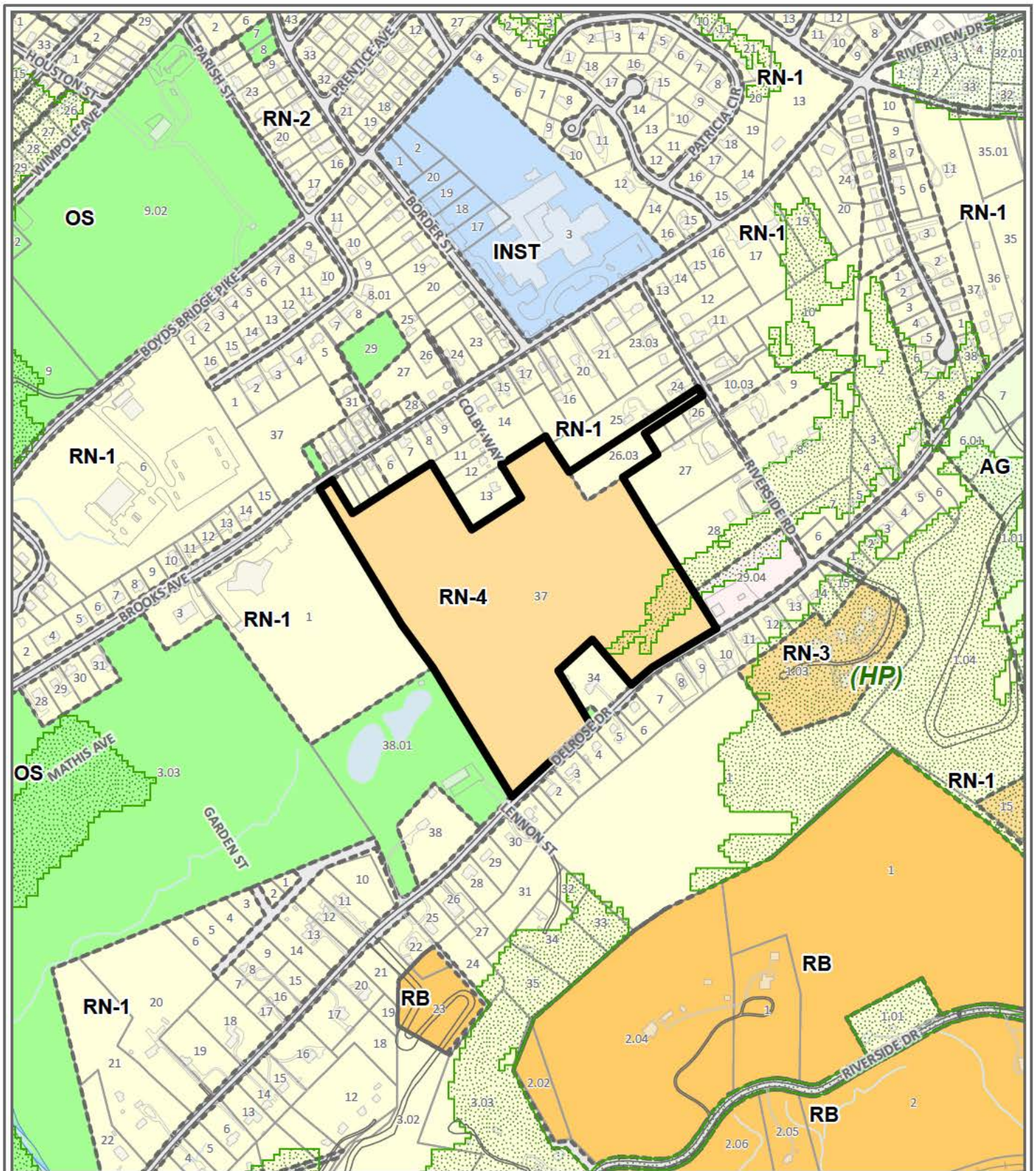
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 52 (public school children, grades K-12)

Schools affected by this proposal: Sarah Moore Greene Magnet, Vine Middle Magnet, and Austin East 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.

If approved, this item will be forwarded to Knoxville City Council for action on 4/1/2025 and 4/15/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLANNED DEVELOPMENT

12-A-24-PD

Petitioner: Heyoh Design & Development



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

Map No: 82

Jurisdiction: City

Original Print Date: 1/3/2025

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

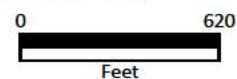
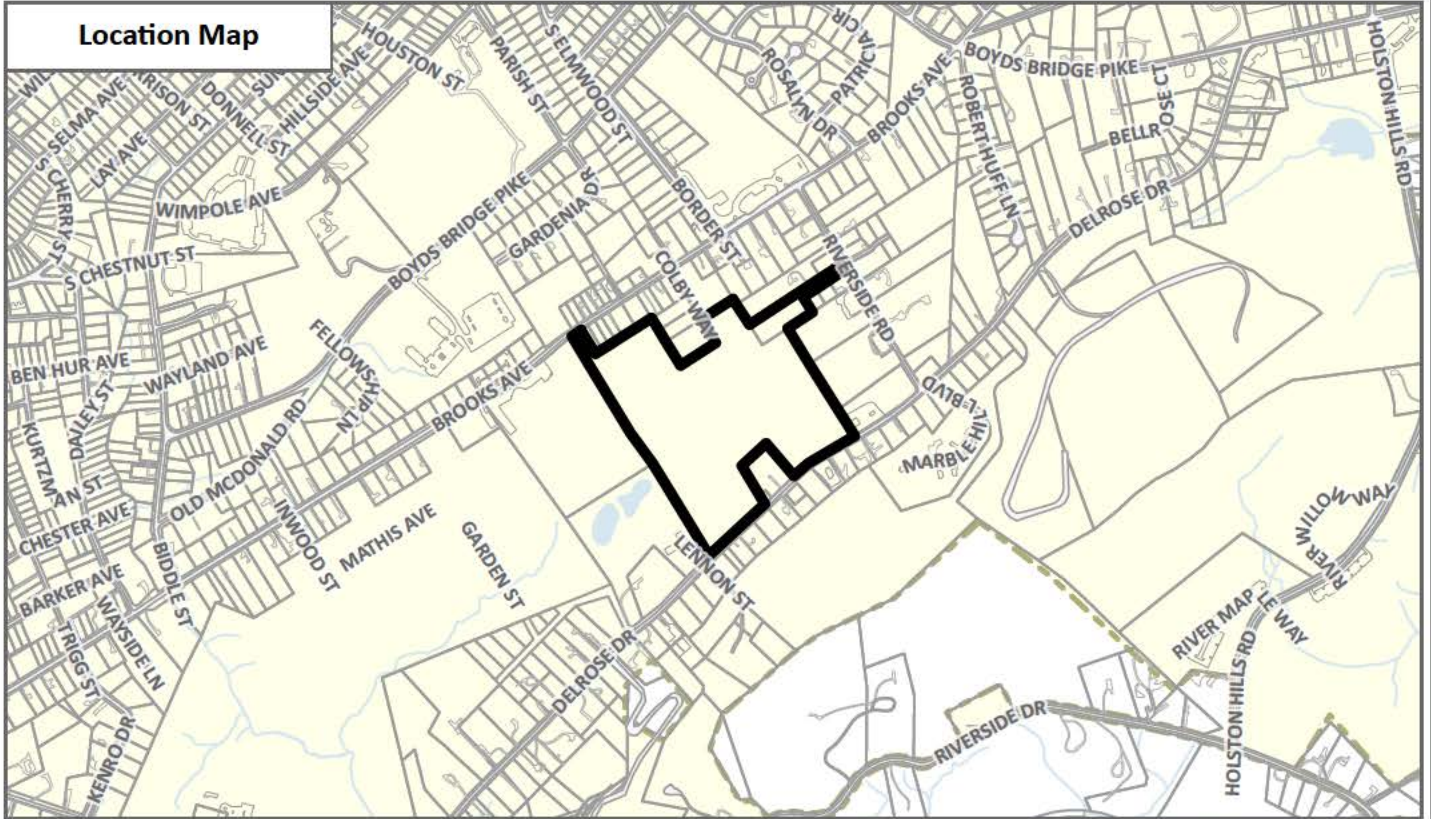
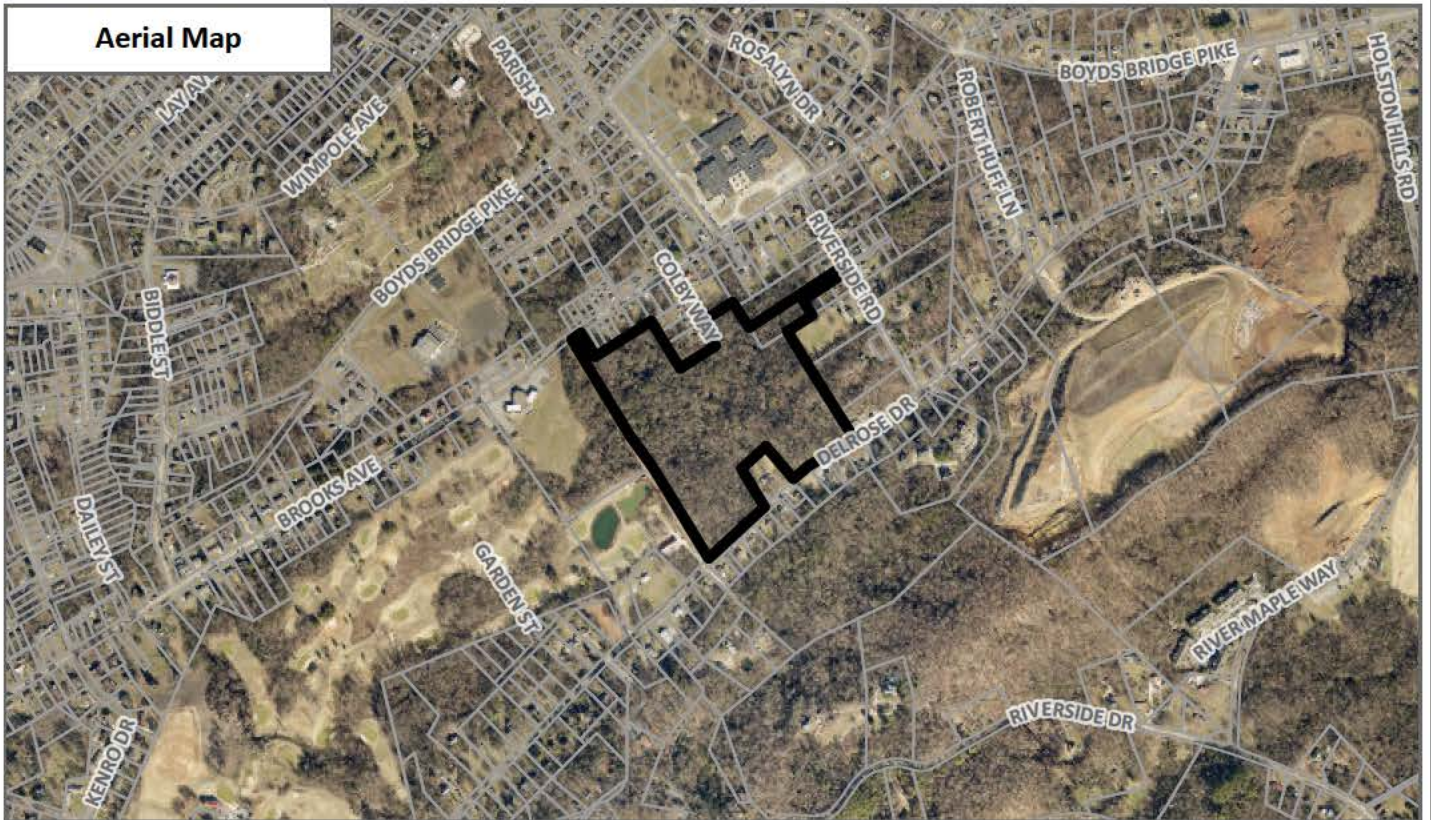


Exhibit A. Contextual Images

Location Map



Aerial Map

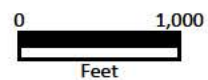


CONTEXTUAL MAPS 1

12-A-24-PD



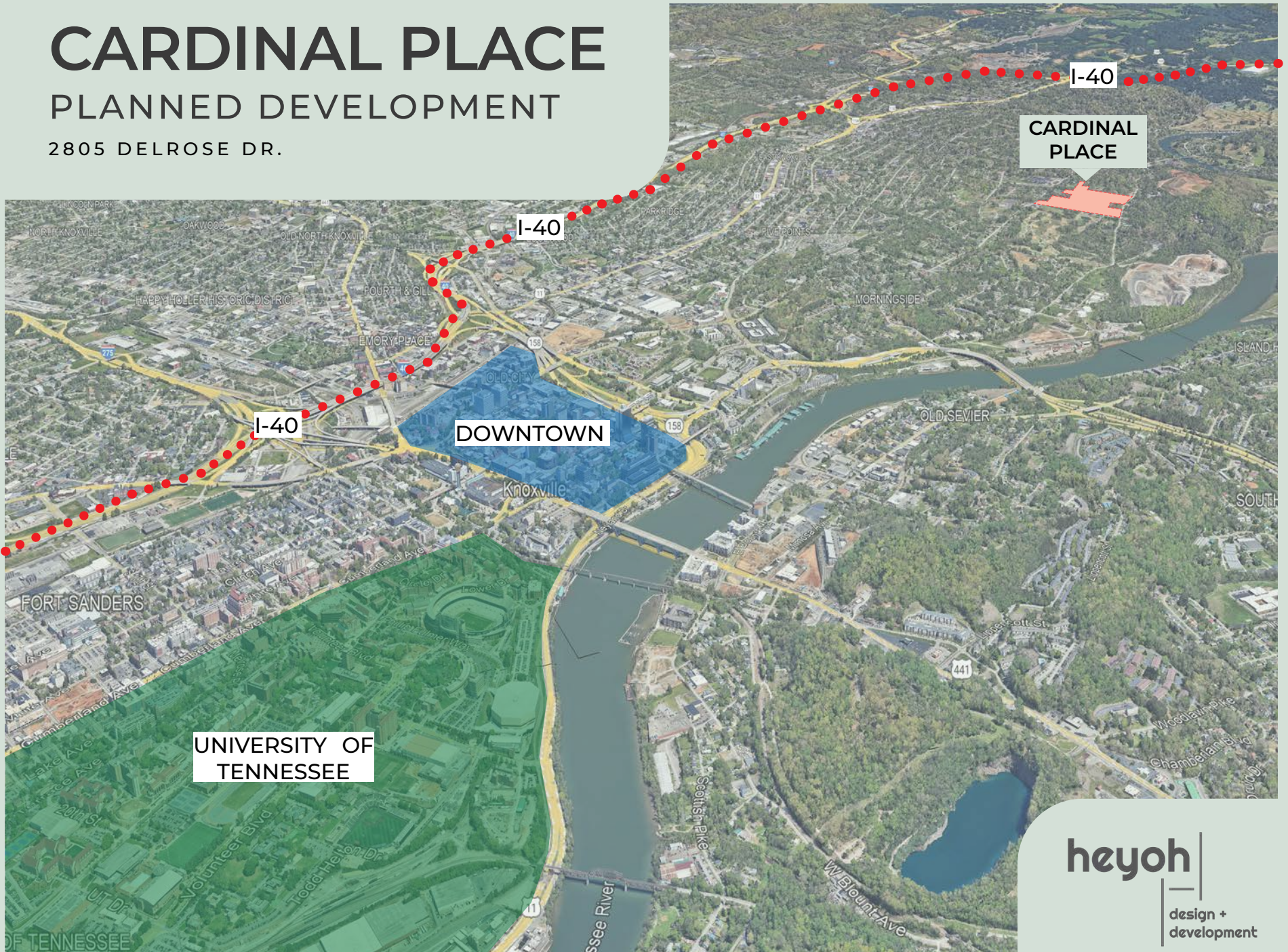
Case boundary



CARDINAL PLACE

PLANNED DEVELOPMENT

2805 DELROSE DR.



CARDINAL PLACE PLANNED DEVELOPMENT

EXECUTIVE SUMMARY

Planned developments are designed to allow for more creative, sustainable, and flexible approaches to land development than traditional zoning regulations. They must provide benefits to both the city and the community in exchange for flexibility in zoning requirements.

Cardinal Place is a ~32-acre site proposed for multifamily and townhouse development within the RN-4 district. This PD request seeks only a few exceptions to the zoning code while providing significant community benefits that exceed standard requirements.

Purpose of the request:

Main concern: The underlying 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.

Effects of this requirement: The subdivision requirement would spread infrastructure and buildings over a larger area, leading to greater environmental disruption, increased waste in building materials, and reduced energy efficiency. (See DEVELOPMENT SCENARIO UNDER RN-4 ZONING REGULATIONS P. #7 for additional information).

Other exceptions: Additional flexibility is requested 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. This project provides six of those benefits, along with additional enhancements beyond the listed criteria.

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

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

Cardinal Place 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 and historical features of the site.

*This packet places the words 'public' and 'community' before 'amenities' and 'benefits' to distinguish between those provided to the city and those intended solely for residents of the development.



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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**

OVERVIEW OF PLANNED DEVELOPMENT

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 affective 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.

BENEFITS TO THE CITY

While underlying zoning district dimensional, design, and use regulations apply, exceptions may be granted if the applicant demonstrates superior design and significant community benefits. Key design elements 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.

- Cardinal Place provides space for public art, community gardens, public outdoor spaces, and public walking paths.

b. Improvement of existing on-site and off-site infrastructure.

-The development will improve stormwater infrastructure, upgrade Delrose Drive, widen Riverside Road and add a new sidewalk along it.

-The pedestrian infrastructure of this development will connect this section of Delrose Drive to Brooks Avenue, providing access to bus routes, Sarah Moore Greene Elementary, and the Botanical Gardens.

OVERVIEW OF PLANNED DEVELOPMENT

- 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.

-The proposed architectural development type 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.

- d. Preservation of existing environmental features, including additional protections for steep slopes (15% or more slope).

-The proposed development approach allows the buildings to follow the topography and minimizes building coverage, enabling greater preservation. Additionally the proposal quantifies preservation as follows:

-Preservation of approximately 4.27 acres of existing trees and 2.38 acres strategic tree removal and retention area, maintaining a 35-ft buffer of existing trees around most perimeters, preserving natural rock outcroppings, and minimizing disturbance of sloped areas.

- e. Preservation of historic features and adaptive reuse of existing buildings.

Although the site has no existing buildings, Cardinal Place remains committed to historic preservation. The project will dedicate resources to restoring and preserving the Historic Williams-Masterson Cemetery.

-Furthermore, the proposal includes parking, signage, and access to the historic cemetery. Currently, there is a sign, but no access or parking.

- 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.

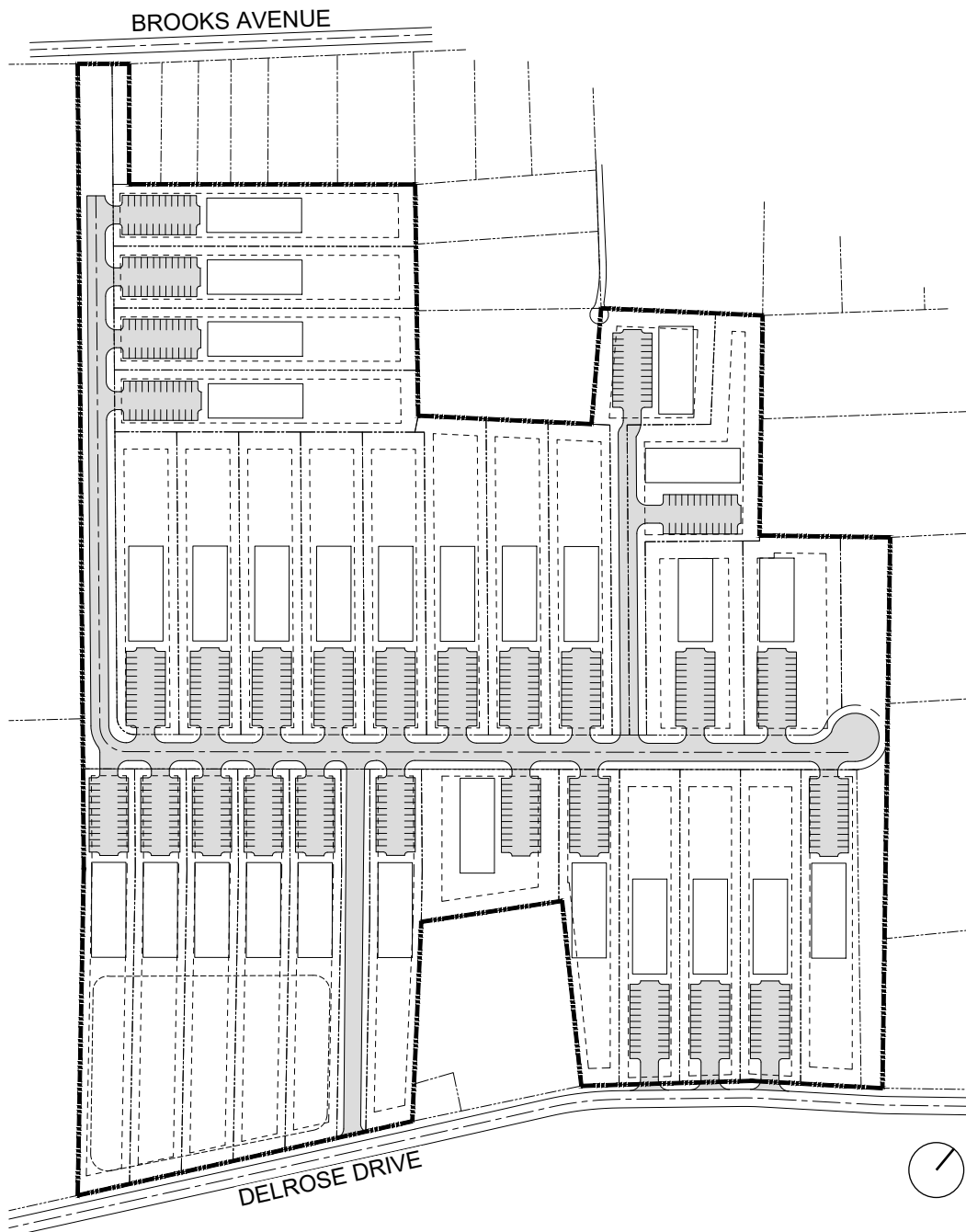
-Items included in this proposal:

- Public playground
- Public natural park and play area
- Public dog park
- Public community gardens
- Public walking paths
- Public pickleball courts

- 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.



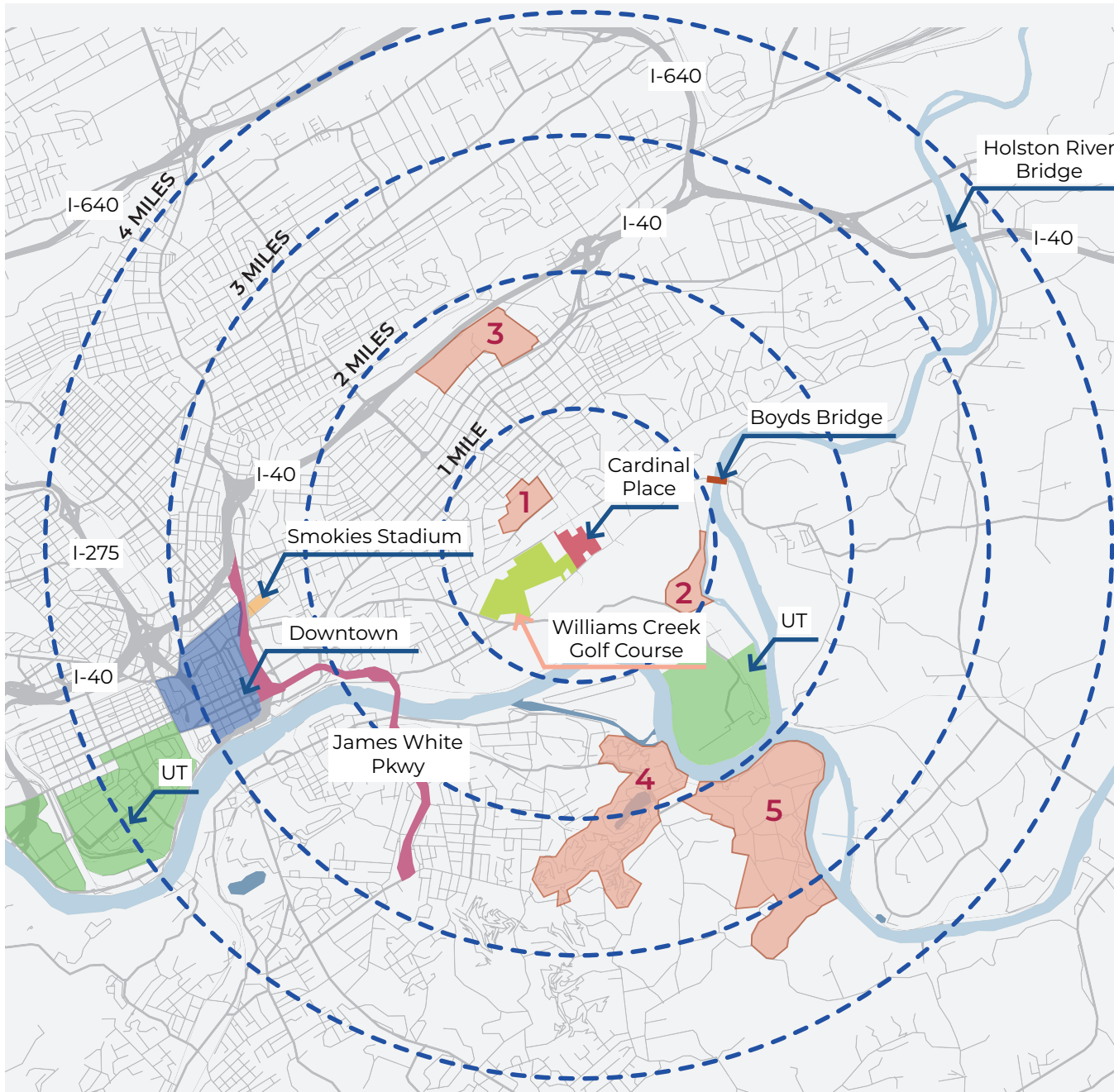
If the development were to proceed under the existing limitations, the result would be a compromised plan. Key impacts include:

- 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.

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**SECTION 02: PROJECT LOCATION
AND CONTEXT MAPS**

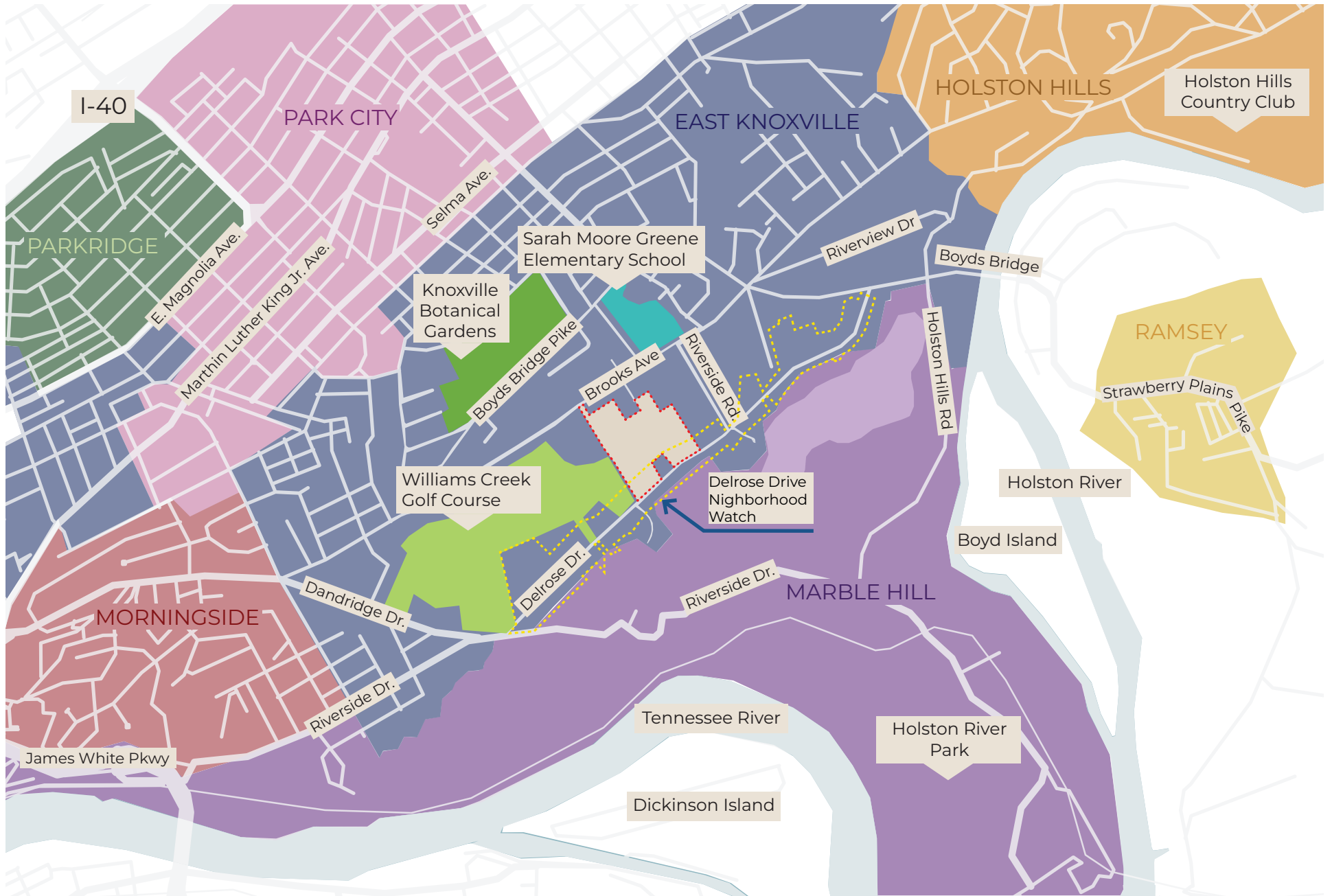


- Cardinal Place
- Downtown
- University of Tennessee
- Williams Creek Golf Course
- Smokies Stadium (Coming Soon)
- Proximity Radius (1 mile increments)

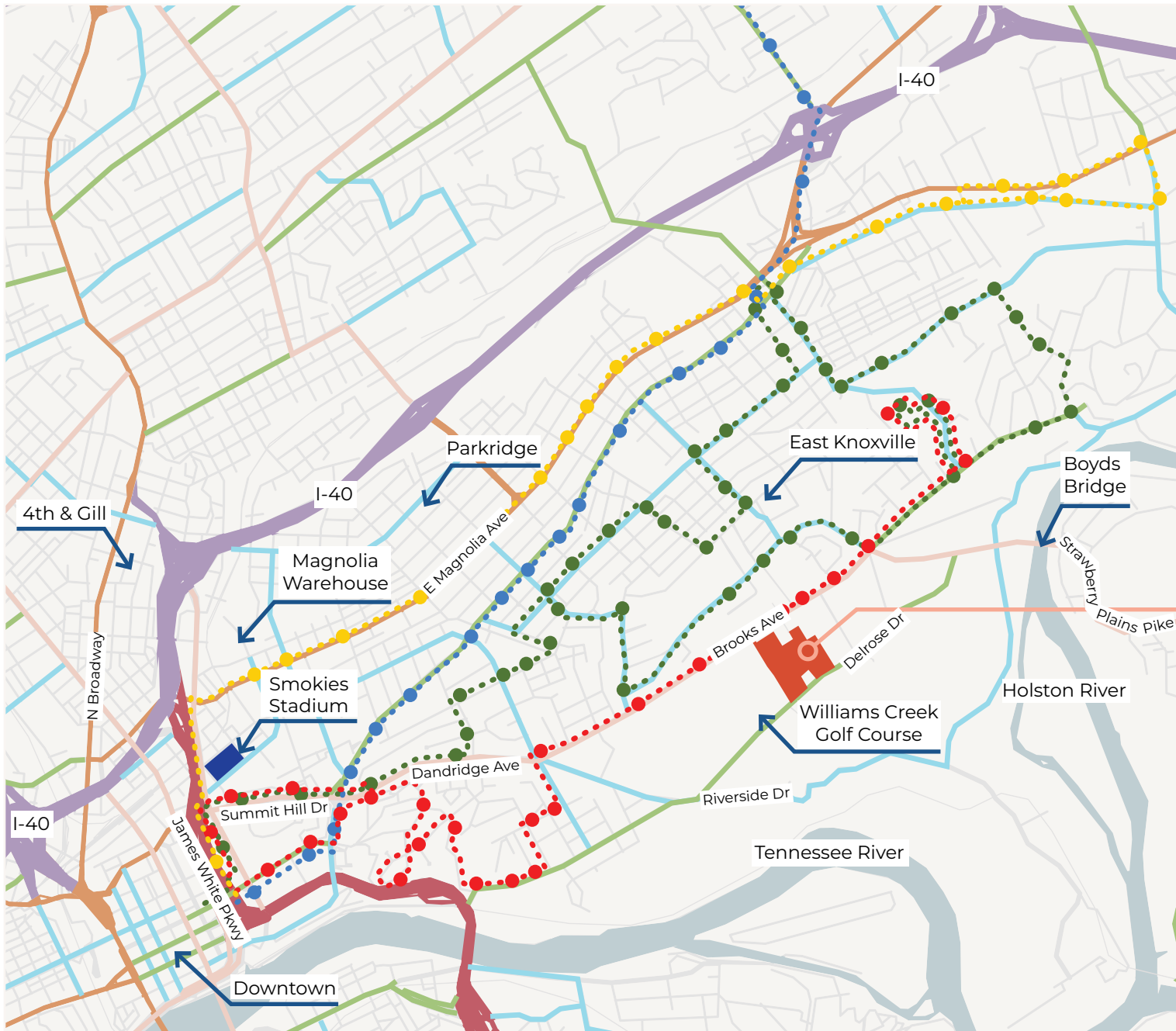
Nearby trails, and public spaces:

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.



NEIGHBORHOOD MAP



Road Plan Classification Type

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

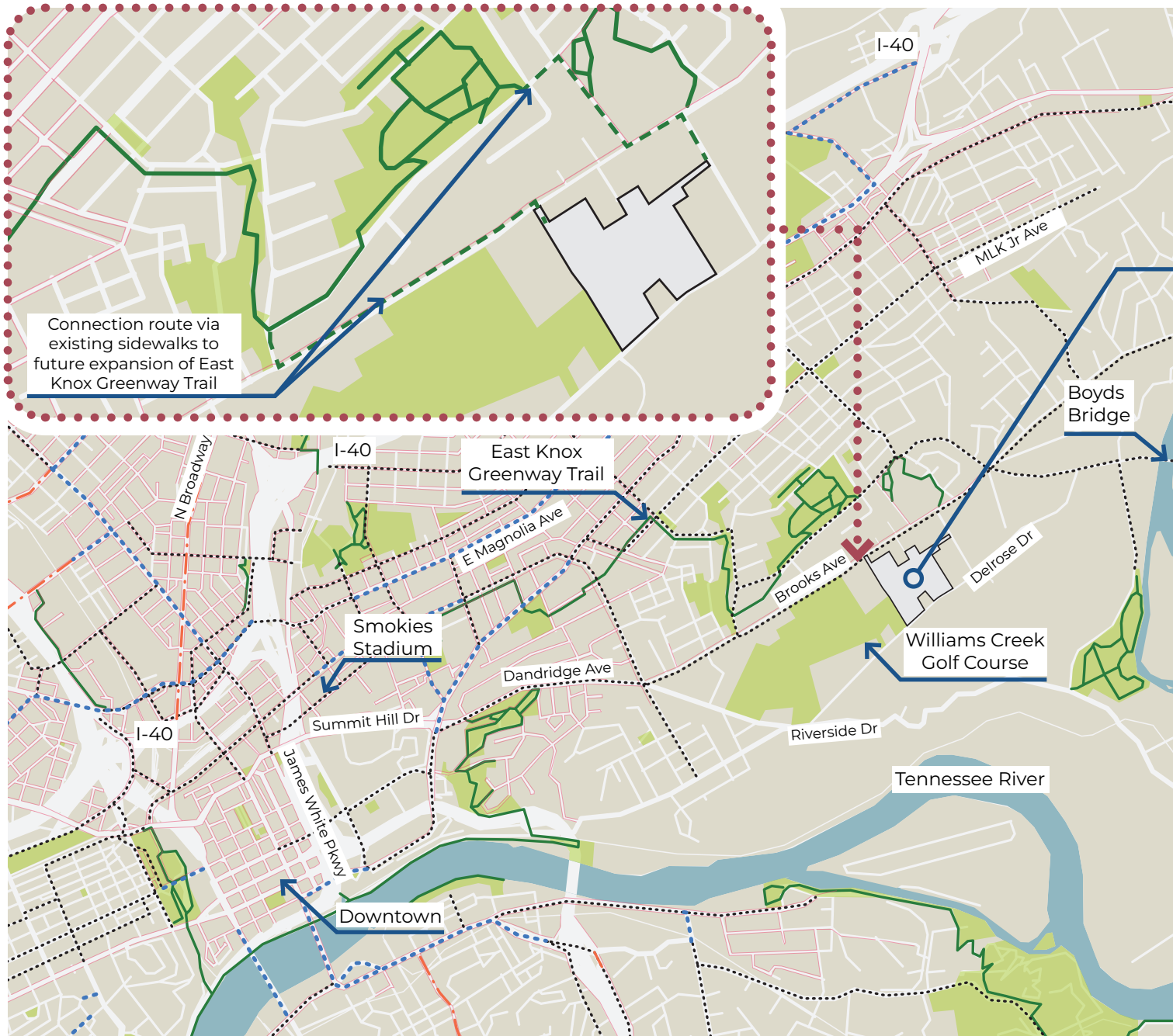
Bus Routes

- Route 31
- Route 32
- Route 33
- Route 34
- • • • Bus Stops

Cardinal Place

The Knoxville Area Transit (KAT) provides convenient access to public transportation near Cardinal Place, enhancing connectivity for residents. Key routes such as Route 34: Burlington 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.



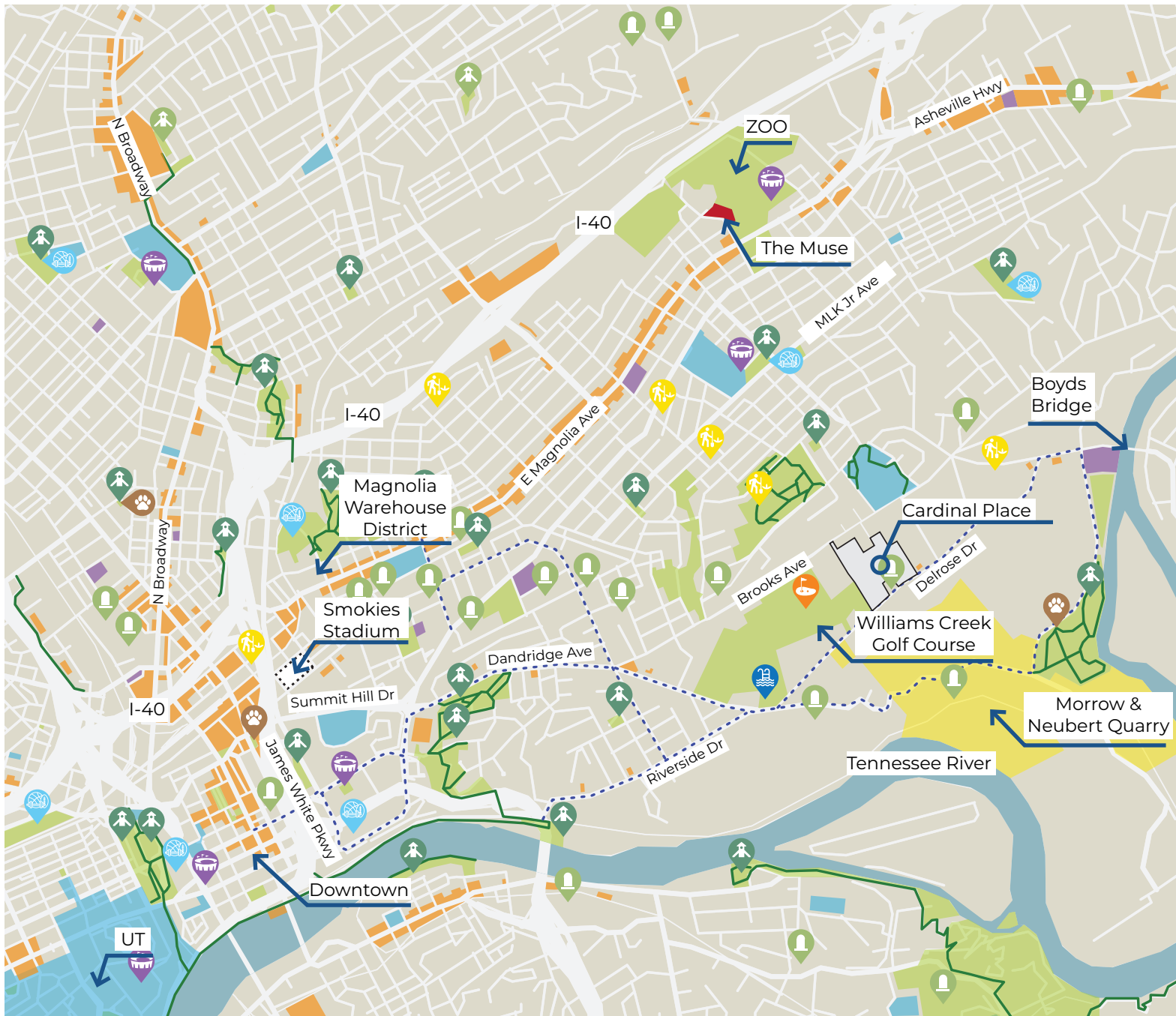
- Pedestrian
- Comfortable Biking
- Bike Lane
- Greenway
- Outdoor Recreation Facilities
- Cardinal Place

The area around Cardinal Place features a network of greenways, bike lanes, and pedestrian-friendly paths, making it ideal for outdoor activities, and sustainable transportation.

Nearby greenways, such as the James White Greenway and Will Skelton Greenway, connect residents to downtown and recreational spots like Ijams Nature Center.

Dedicated bike lanes and safe pedestrian pathways promote biking, and walking, enhancing the area's accessibility and encouraging a healthy, and active lifestyle.

The proposed interconnected sidewalks and walking paths will further improve walkability and community connectivity.



- 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.

PUBLIC SPACES



**SECTION 03: CARDINAL PLACE DEVELOPMENT
AND REQUESTED EXCEPTIONS**



PROPOSED SITE PLAN

*SUBJECT TO CHANGE DURING PLANNED DEVELOPMENT APPROVAL PROCESS

PROPOSED NUMBER OF UNITS
= APPROX. 570 APARTMENTS +
80 TOWNHOUSES

HEYOH | 15
DESIGN + DEVELOP

OVERVIEW + PROPOSED USE

Cardinal Place located at 2805 Delrose Drive in East Knoxville is a 32.4-acre site set for residential development. This land, located 3 miles from downtown Knoxville, 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 the current zoning, a Planned Development (PD) is the most suitable approach to achieve the site's highest, and best use.

The Planned Development we are requesting will create a number of community benefits and adjust zoning exceptions to a small number of items that are specific to this plan. The proposed development includes 570 apartments distributed in several four-story buildings at the center and 80 townhouses on the perimeter. It will provide 981 vehicle parking spaces, bike parking, bike repair stations, and EV charging stations.

Planned public amenities include a community garden, natural park, dog park, walking paths and playground. The development plans to commit resources to the preservation of Historic Williams-Masterson Cemetery and existing trees through specific specified tree preservation zones. Infrastructure improvements will focus on water quality mitigation, green spaces, and elevated walking paths. Additionally, a variety of housing options will promote a diverse, and sustainable residential community.

In the following pages, this packet will explain the benefits of this plan and why the new use is appropriate for this site.

PRELIMINARY PROJECT SCHEDULE		
March 2025	Preliminary Plan to be Heard at Knoxville Knox-County Planning Commission	
Fall 2025	Submit Final Plan and construction drawings for approval	
Spring 2026	Finalize construction drawings	
Summer 2026	Break ground on new work	
NUMBER OF UNITS PROPOSED		
~570 apartments	4% Type A accessible units = 23 units (minimum Type A units required 2%)	
80 townhouses		
Total Units = 650		
PARKING REQUIREMENTS		
Use	Minimum Parking Required	Totals
Townhouses (80 units)	2.25 spaces	180 spaces
Apartments (~570 units)	1.2-2.2 spaces (1.45 average based on majority 2br units)	827 spaces
Pickleball Courts	0.33 spaces per person per design capacity (12*0.33)	4 spaces
Offices (Leasing Room/Mail package/delivery)	3 per 1000 sf gfa = (7178*3)/1000	22 spaces
Minimum required number of spaces based on preliminary plan		1033 spaces
Public Areas (Natural Park, Dog Park & Playground Area)*	127 500 SF	258 spaces
30% reduction for being located within 1/4 of a mile of a transit route		-310 spaces
MINIMUM REQUIRED PARKING SPACES = 723		
PARKING SPACES PROVIDED = 981 (258 Parking Spaces provided over required minimum)		
Total Van+Car ADA parking spaces required = 2% of total= 20 (17 car + 3 van)		
*Natural park, dog park and playground area = ~127 500 SF (parking requirements TBD by Dept. of Engineering)		
BICYCLE PARKING SPACES PROVIDED = 200 (35 BICYCLE PARKING SPACES PROVIDED OVER MINIMUM)		

REQUESTED CHANGES TO ZONING + DIMENSIONAL STANDARDS

REQUESTED ZONING EXCEPTIONS:

1. Special Use Requirement: Regarding section 4.2.B and Table 4-1, we would request the exemption from the requirement for Special Use on review since the development plan exceeds “9 or more units total on lot.” And the PD review is similar in process and intent to the use on review process.

2. Dimensional Standards: Regarding Table 4-2: Residential Districts Dimensional Standards, we would request the following exceptions:

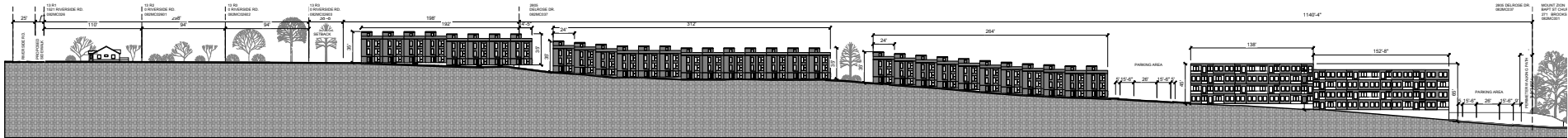
- a. **Maximum Lot Area:** The maximum lot area permitted is 40,000 SF. **We would request for this requirement to be Not Applicable (N/A)**
- b. **Maximum Building Height:** The maximum building height is 45’ for multi-family unless adjacent to a single-family dwelling, then 35’. **We would request the change of this restriction to be 45’ or 65’ if MF is more than 80’ from property line, to account for changes in grade. The rising elevation towards the center of the site results in higher ground floor levels compared to buildings near the property boundaries.**
 Also, it is important to note that we plan to establish a transition buffer between the development and the surrounding neighborhood. This buffer will include townhouses at the perimeter of the property that conform to the specified height requirements, as well as the preservation of as many trees as possible to minimize any negative visual impact on the neighborhood.
- c. **Minimum Interior Setback:** The minimum interior side setback for Multi-family 12’ or 15% of lot width whichever is greater. **Due to the large dimensions of the lot, we request that this requirement be based on RN-5, which stipulates 12’, plus 1’ additional setback for each 2 feet of building height over 35’.**

3. Principal Use Standards: Regarding Article 9.3.1 Principal Use Standards for Multi-Family or Townhouse dwellings, specifically to section 9.3.1.5.B.ii. Aluminum, steel or other metal sidings; We would request an exception for use these materials as primary surface finish materials (more than 15%) on any façade to allow for greater design flexibility.

4. Additional Requirement: We request that the **RN-1 parcel #082MC02603 be regulated under RN-4 standards**, as outlined in this packet, with the intent to replat and consolidate the lots before the final plan.

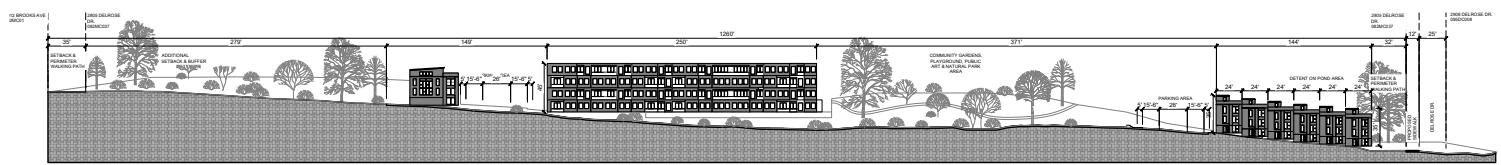
Standard/Zoning Ordinance	2805 Delrose Dr
USES	
Dwelling, Multi-Family	P
Dwelling, Townhouse	P

RN-4 DIMENSIONAL STANDARDS (current zone) (Exception adapted from other zones as applicable)	
Maximum Lot Area	40,000 SF ; N/A
Maximum Building Height	TH: 35’; MF: 45’, unless adjacent to a single family dwelling, then 35’ ; or 65’ if MF is greater than 80’ from property line
SETBACKS	
Minimum Interior Side Setback	TH 5’; no less than 15’ combined MF 12’ or 15% of lot width whichever is greater ; MF: 12’, plus 1’ additional setback for each 2 feet of building height over 35’

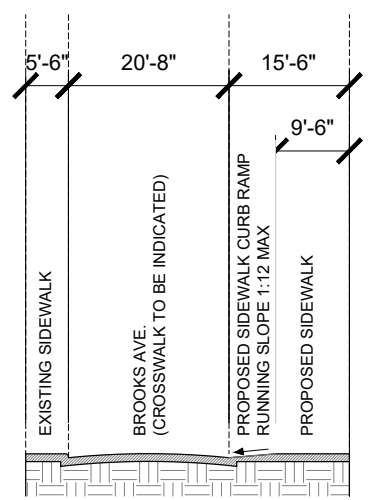


01 TRANSVERSE SECTION
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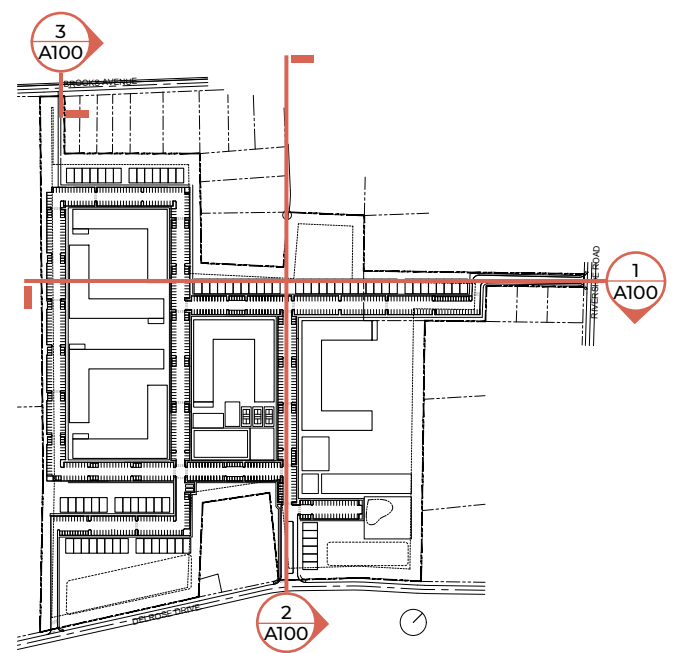
ELEVATIONS PRESENTED ON THIS PAGE ARE MEANT TO SHOW SCALE AND MASSING ONLY AND ARE NOT INTENDED TO REFLECT DESIGN INTENT



02 LOGITUDINAL SECTION
 A100 1/64"=1'-0"



03 BROOKS AVE. SECTION
 (PROPOSED ADA SIDEWALK)
 A100 1/8"=1'-0"



SCALE AND MASSING DIAGRAMS

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

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**SECTION 04: CARDINAL PLACE
PROPOSED COMMUNITY BENEFITS**

COMMUNITY BENEFITS OF CARDINAL PLACE PLANNED DEVELOPMENT

The following list outlines how the proposed development adheres to the key characteristics required for a Planned Development. Each element has been designed to meet or exceed the standards necessary to justify exceptions to the zoning district's dimensional, design and use regulations.

These features ensure that the project aligns with the broader goals of sustainable growth, community enhancement, and responsible land use, while preserving the unique qualities of the site.

COMMUNITY & RECREATION BENEFITS

1. **Public Playground:** a dedicated area featuring play structures, seating areas 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:** a fenced-in area with designated spaces for dogs, agility equipment and shaded seating for pet owners.
4. **Public Community Gardens:** a shared gardening space where residents & neighbors can grow fresh produce, flowers and herbs, fostering community engagement and sustainability.
5. **Public Pickleball Courts:** three courts for pickleball, providing an active recreational space for all ages.
6. **Public Art Area:** A curated space featuring sculptures, murals or interactive art installations to celebrate local culture and creativity.
7. **Public Walking Paths:** more than 2 miles of pedestrian-friendly trails that connect key areas of the development, promoting outdoor activity and alternative mobility options.
8. **Use of townhouses along the perimeter** of the development as a transitional housing type between the centrally located multifamily buildings and abutting single family residences.
9. **Townhouse units to be sold individually** to provide a variety of housing types and homeownership opportunities.

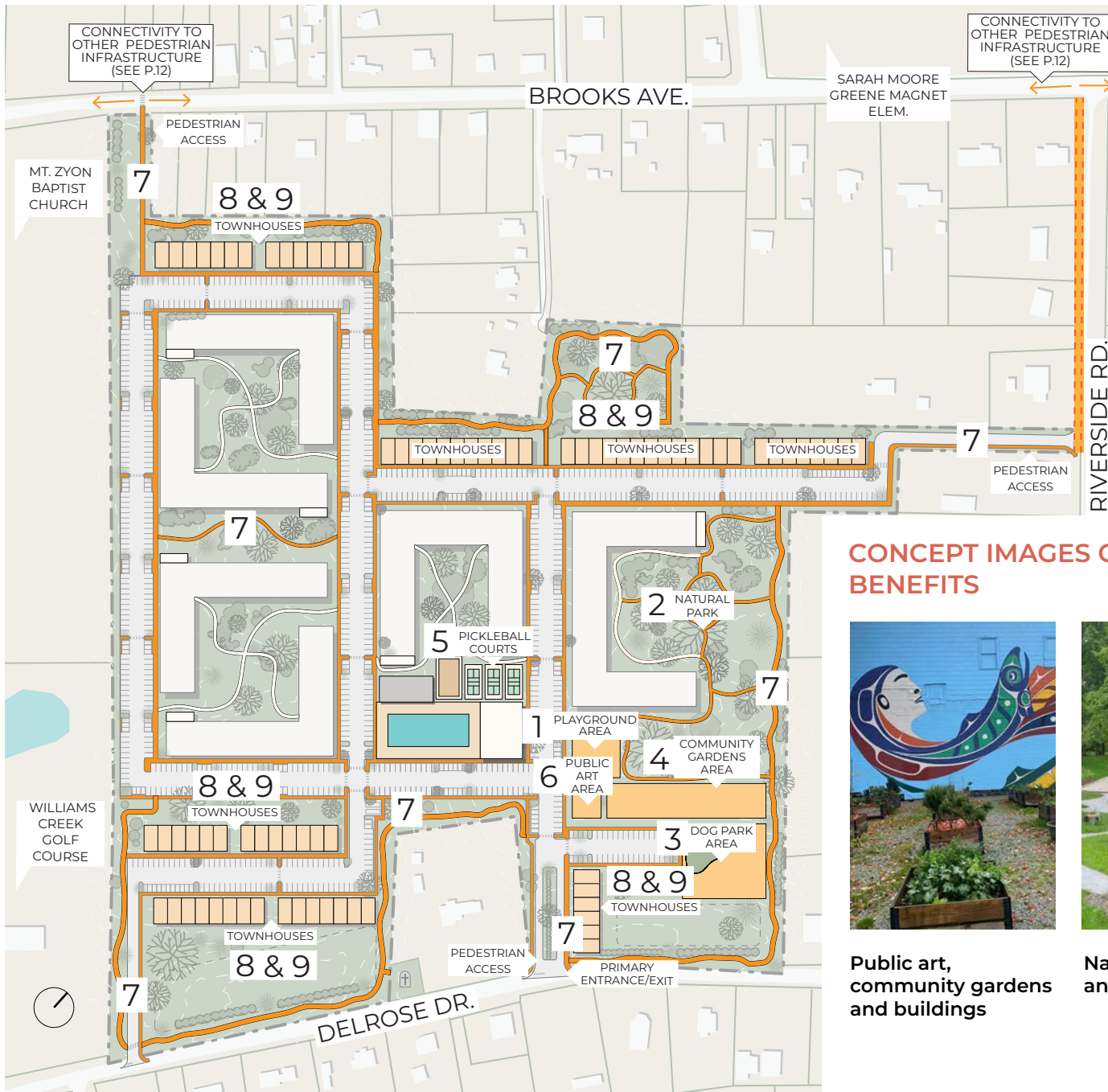
ENVIRONMENTAL & PRESERVATION BENEFITS

1. By not subdividing and limiting lot sizes, the structures can have the flexibility to allow for greenspace and better preservation of natural grade.
2. Grouping units into fewer buildings enables greater efficiency and more sustainable construction practices.
3. Use of white roofs over 75% of the total building footprint of the site.
4. Preservation of approximately 4.27 acres (13%) of existing trees and rock outcroppings and 2.38 acres (7%) strategic tree removal and retention area on the property.
5. Preservation of 35' natural buffer between adjacent properties and new development (buffer/outdoor space will be accessible to adjacent neighbors).
6. Commitment to the clean-up and preservation of the Historic Williams-Masterson Cemetery.

INFRASTRUCTURE, ACCESS AND MOBILITY BENEFITS

1. Development and upgrade 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 stations, covered bike parking for residents above minimum and covered public bike parking near public amenities.
4. Installation of electric vehicle charging stations (EV) throughout the development.
5. Improvement of stormwater infrastructure.
6. Widening of Riverside Road to 20', and building of a sidewalk from Riverside Road to Brooks Ave.*
7. Commitment to a more inclusive community by providing more than the legally required number of accessible units.
8. Creation of pedestrian access to the Williams-Masterson Cemetery.

*Subject to recommendation by CoK Engineering.



1. Public playground (~ 8 600 SF)
2. Public natural park & play area (~75 100 SF)
3. Public dog park(~18 800 SF)
4. Public community gardens (~16 600 SF)
5. Public pickleball courts (~5 400 SF)
6. Public art (~3 000 SF)
7. Public walking paths (~ 2 Miles)
8. Use of townhouses along the perimeter of the development as a transitional housing type between the centrally located multifamily buildings and abutting single family residences.
9. Townhouse units to be sold individually to provide a variety of housing types and homeownership opportunities.

CONCEPT IMAGES OF COMMUNITY & RECREATION BENEFITS



Public art, community gardens and buildings

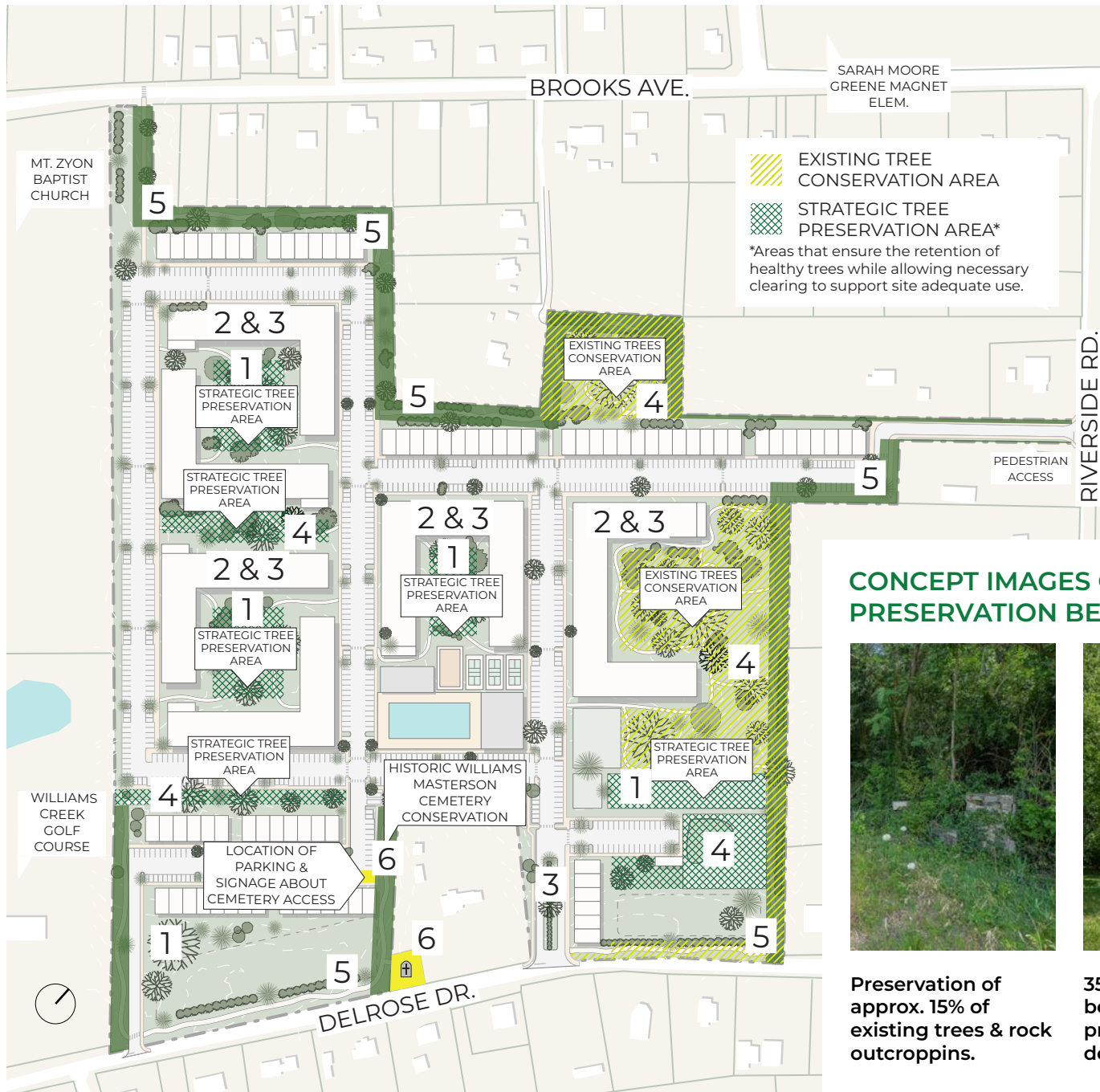


Natural park, dog park and playground



Townhouses along the perimeter as a transitional housing type

COMMUNITY AND RECREATION BENEFITS



1. By not subdividing and limiting lot sizes, the structures can have the flexibility to allow for greenspace and better preservation of natural grade.
2. Grouping units into fewer buildings enables greater efficiency and more sustainable construction practices.
3. Use of white roofs over 75% of the total building footprint of the site.
4. Preservation of approximately 4.27 acres (13%) of existing trees and rock outcroppings and 2.38 acres (7%) strategic tree removal and retention area on the property.
5. Preservation of 35' natural buffer between adjacent properties and new development (buffer/outdoor space will be accessible to adjacent neighbors).
6. Commitment to the clean-up and preservation of the Historic Williams-Masterson Cemetery.

CONCEPT IMAGES OF ENVIRONMENTAL & PRESERVATION BENEFITS



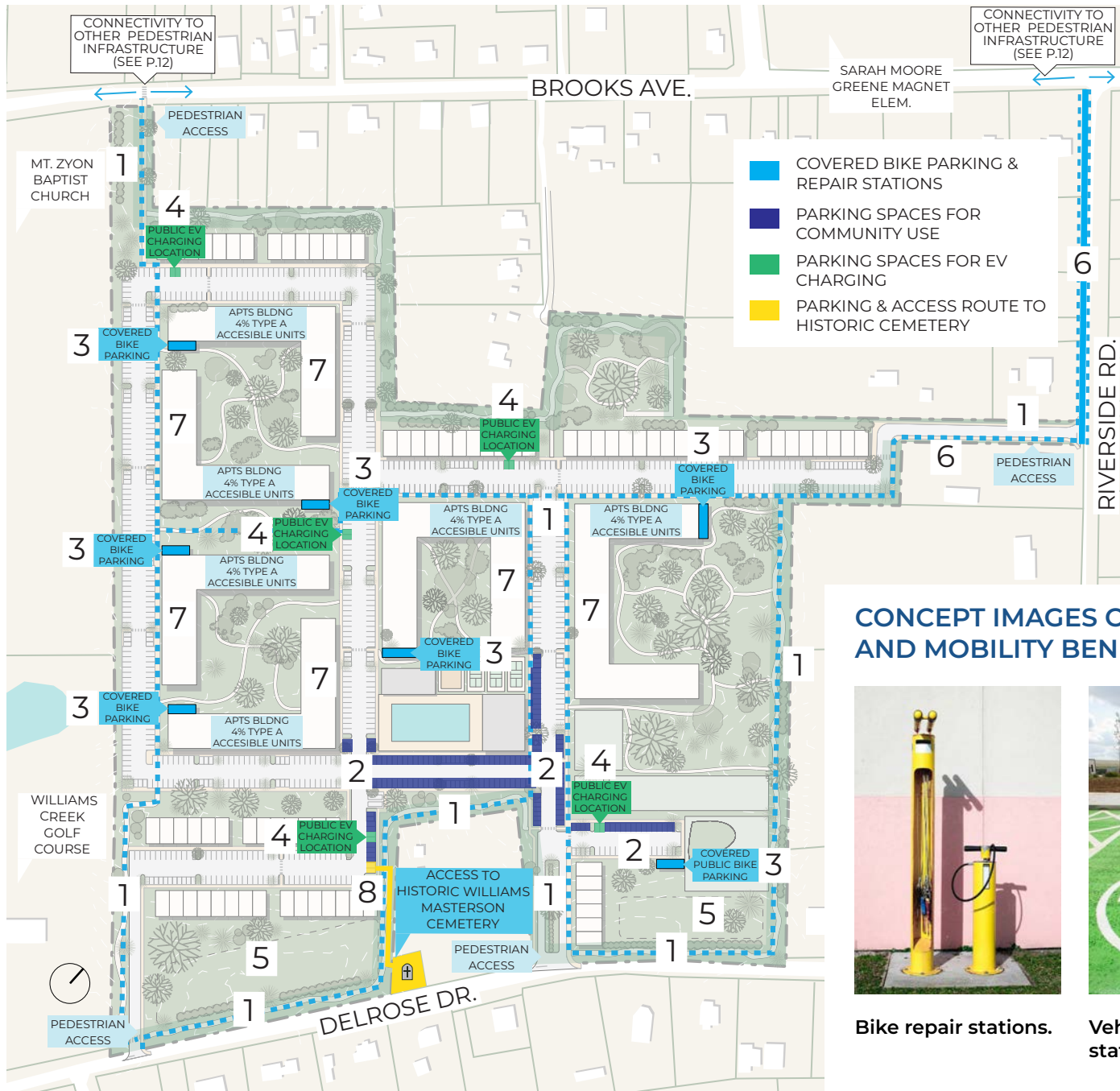
Preservation of approx. 15% of existing trees & rock outcroppings.



35' natural buffer between adjacent properties and development.

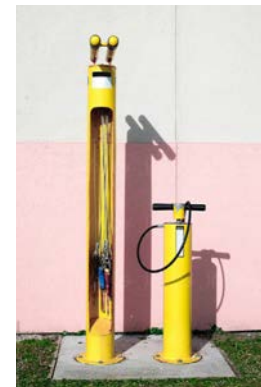


Clean-up and preservation of Historic Williams-Masterson Cemetery.



1. Development and upgrade 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 stations, covered bike parking for residents above minimum and covered public bike parking near public amenities.
4. Installation of electric vehicle charging stations (EV) throughout the development.
5. Improvement of stormwater infrastructure.
6. Widening of Riverside Road to 20', and building of a sidewalk from Riverside Road to Brooks Ave.
7. Commitment to a more inclusive community by providing more than the legally required number of accessible units.
8. Creation of pedestrian access to the Williams-Masterson Cemetery.

CONCEPT IMAGES OF INFRASTRUCTURE, ACCESS AND MOBILITY BENEFITS



Bike repair stations.

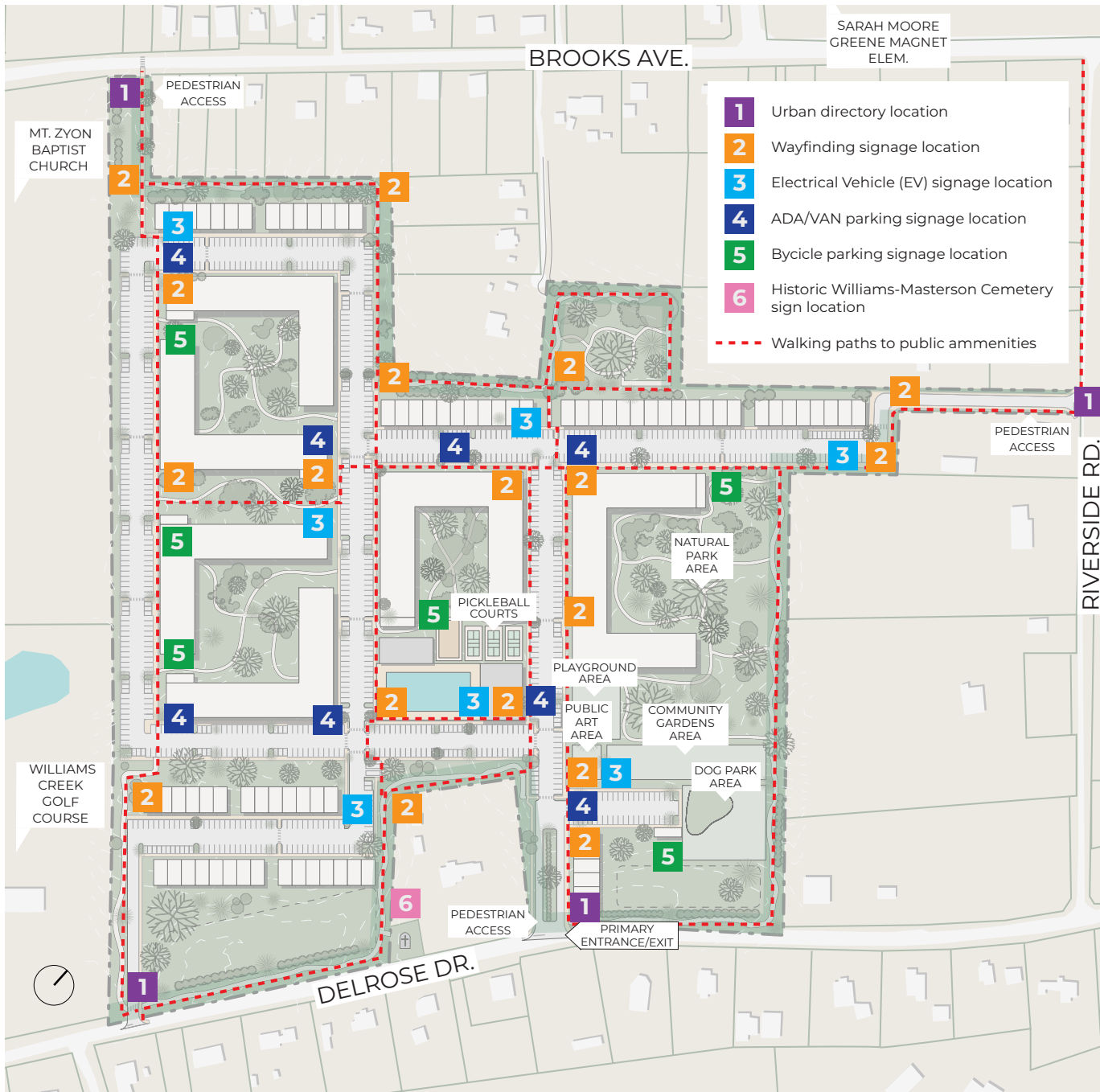


Vehicle charging stations.



Improvement of existing sidewalks and infrastructure.

INFRASTRUCTURE, ACCESS AND MOBILITY BENEFITS



CONCEPT IMAGES FOR PUBLIC AMMENITIES, 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.

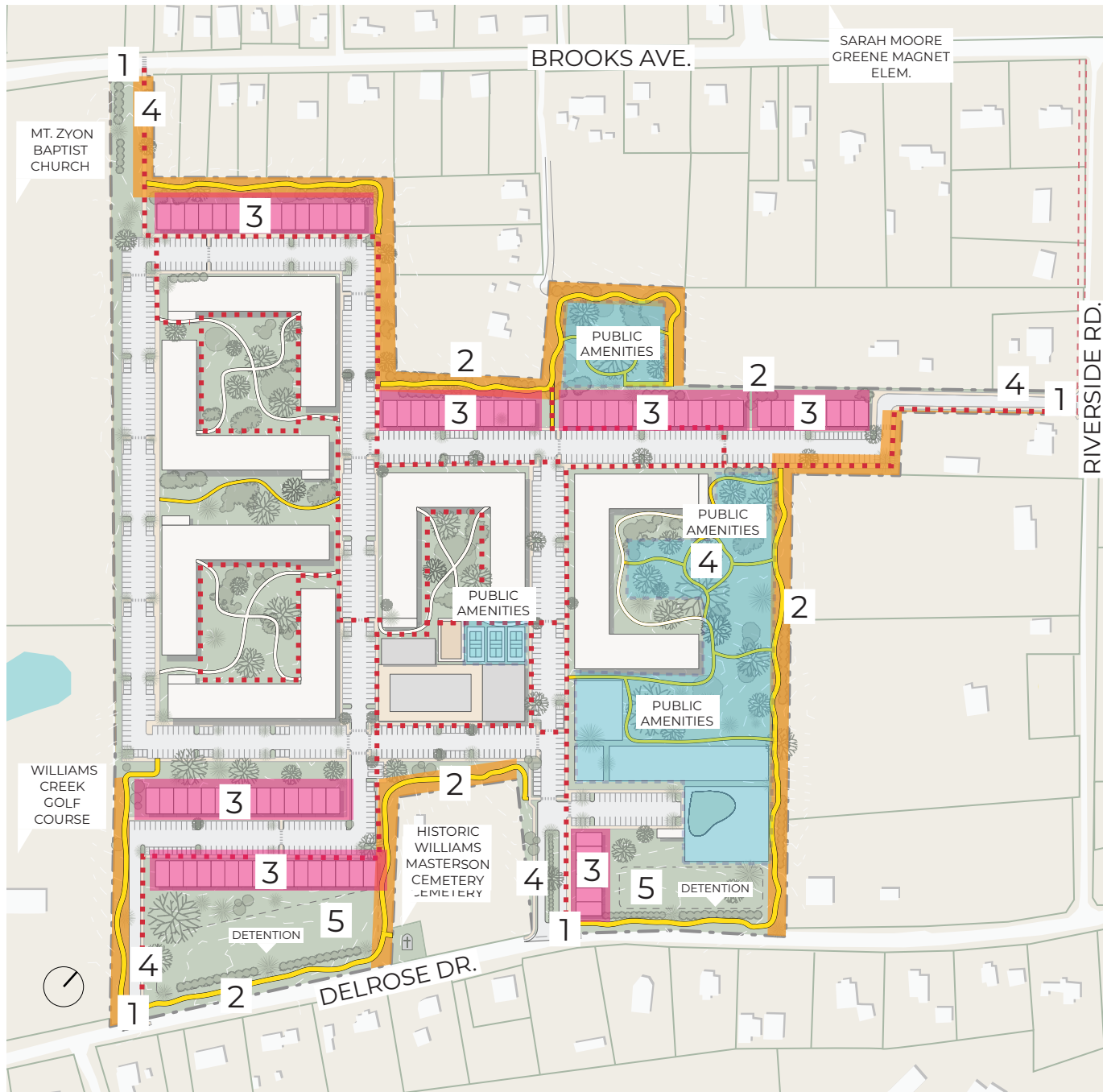


Visual, appealing and appropriate signage placed strategically along walking paths to guide users to public amenities.



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

WAYFINDING SIGNAGE CONCEPT PLAN



- Walkpaths
- Public Amenities
- 35' Additional Buffer
- Transitional Housing Type
- Access Path from Roads

1. Access from roads delimiting the site to public amenities.
2. 35' additional buffer to help contain sound transfer from the site to neighboring properties.
3. Townhouses as a transitional housing type to block parking from street view.
4. Designed walkpaths connecting public amenities with Brooks Ave, Riverside Road and Delrose Drive with adequate signage throughout.
5. Water detention areas located on site in relationship with topography. Green stormwater infrastructure to be implemented to fullest extent feasible.

05

SECTION 05: SITE PLANS

BUILDING A,B,C & D

- BUILDING FOOTPRINT = 27,000 SF
- STORIES = 4

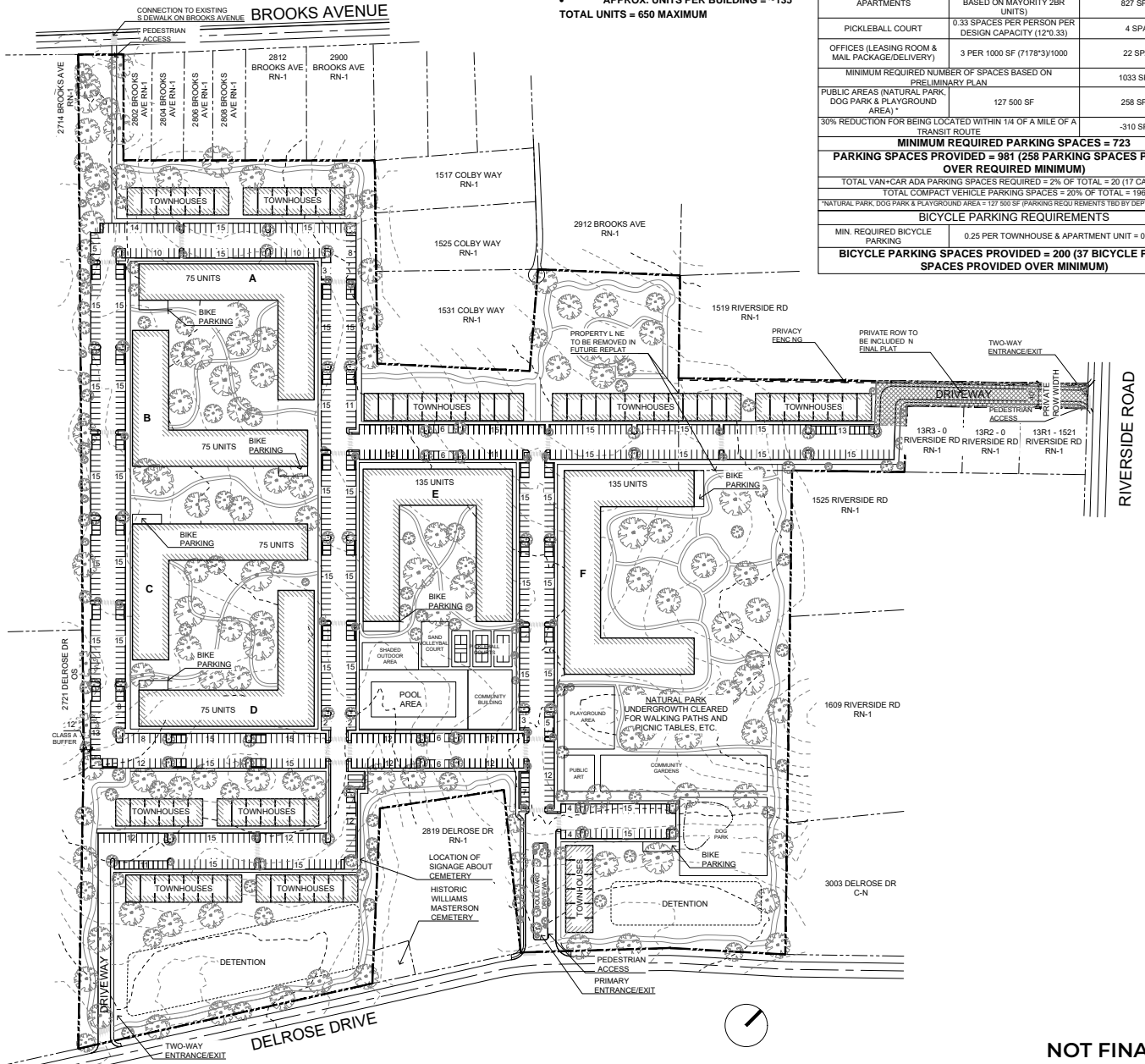
APPROX. UNITS PER BUILDING = ~75

BUILDING E & F

- BUILDING FOOTPRINT = 38,000 SF
- STORIES = 4

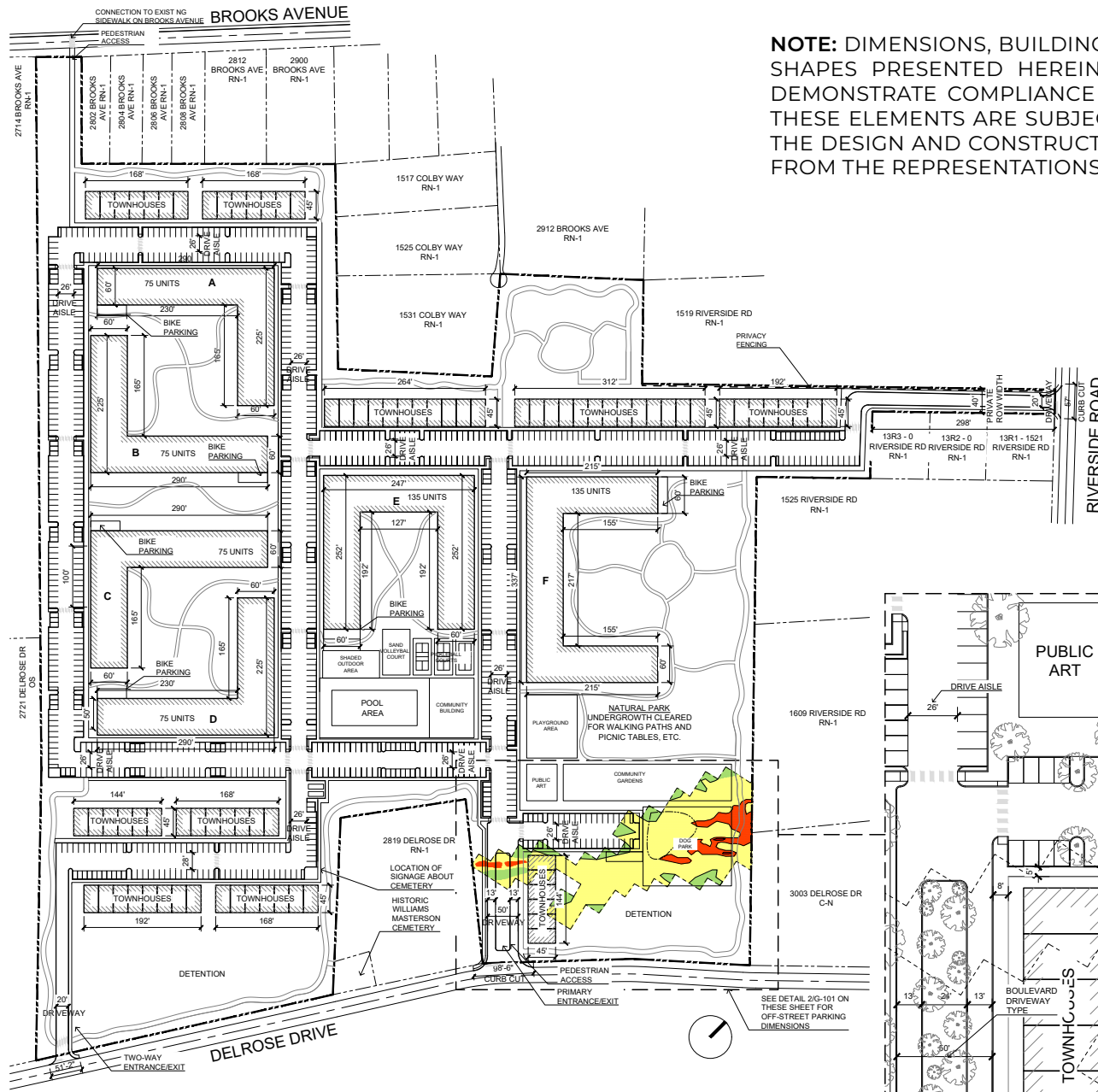
APPROX. UNITS PER BUILDING = ~135
TOTAL UNITS = 650 MAXIMUM

NUMBER OF UNITS PROPOSED		
~570 APARTMENTS	4% TYPE A UNITS = 23 UNITS (MIN TYPE A UNITS REQUIRED 2%)	
80 TOWNHOUSES		
VEHICLE PARKING REQUIREMENTS		
USE	MINIMUM PARKING REQUIRED	TOTALS
TOWNHOUSES	2.25 SPACES	180 SPACES
APARTMENTS	1.2-2.2 PARKING SPACES (1.45 BASED ON MAJORITY 2BR UNITS)	827 SPACES
PICKLEBALL COURT	0.33 SPACES PER PERSON PER DESIGN CAPACITY (12"0.33)	4 SPACES
OFFICES (LEASING ROOM & MAIL PACKAGE/DELIVERY)	3 PER 1000 SF (7178'3/1000)	22 SPACES
MINIMUM REQUIRED NUMBER OF SPACES BASED ON PRELIMINARY PLAN		1033 SPACES
PUBLIC AREAS (NATURAL PARK, DOG PARK & PLAYGROUND AREA)	127 500 SF	258 SPACES
30% REDUCTION FOR BEING LOCATED WITHIN 1/4 OF A MILE OF A TRANSIT ROUTE		-310 SPACES
MINIMUM REQUIRED PARKING SPACES = 723		
PARKING SPACES PROVIDED = 981 (258 PARKING SPACES PROVIDED OVER REQUIRED MINIMUM)		
TOTAL VAN+CAR ADA PARKING SPACES REQUIRED = 2% OF TOTAL = 20 (17 CAR + 3 VAN)		
TOTAL COMPACT VEHICLE PARKING SPACES = 20% OF TOTAL = 198		
*NATURAL PARK, DOG PARK & PLAYGROUND AREA = 127 500 SF (PARKING REQUIREMENTS TBD BY DEPT. OF ENGINEERING)		
BICYCLE PARKING REQUIREMENTS		
MIN. REQUIRED BICYCLE PARKING	0.25 PER TOWNHOUSE & APARTMENT UNIT = 0.25*650 = 163	
BICYCLE PARKING SPACES PROVIDED = 200 (37 BICYCLE PARKING SPACES PROVIDED OVER MINIMUM)		



SITE PLAN

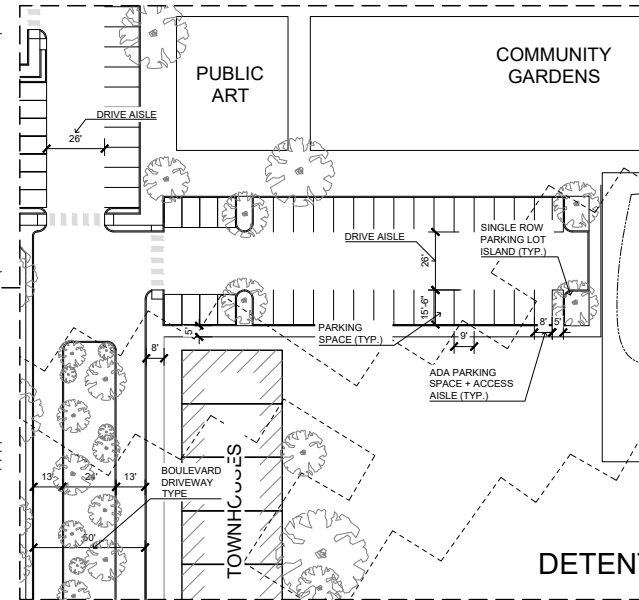
NOT FINAL; SUBJECT TO CHANGE



NOTE: DIMENSIONS, BUILDING LAYOUTS, AND TOWNHOUSE SHAPES PRESENTED HEREIN ARE INTENDED SOLELY TO DEMONSTRATE COMPLIANCE WITH CODE REQUIREMENTS. THESE ELEMENTS ARE SUBJECT TO MODIFICATION DURING THE DESIGN AND CONSTRUCTION PROCESS AND MAY VARY FROM THE REPRESENTATIONS SHOWN.

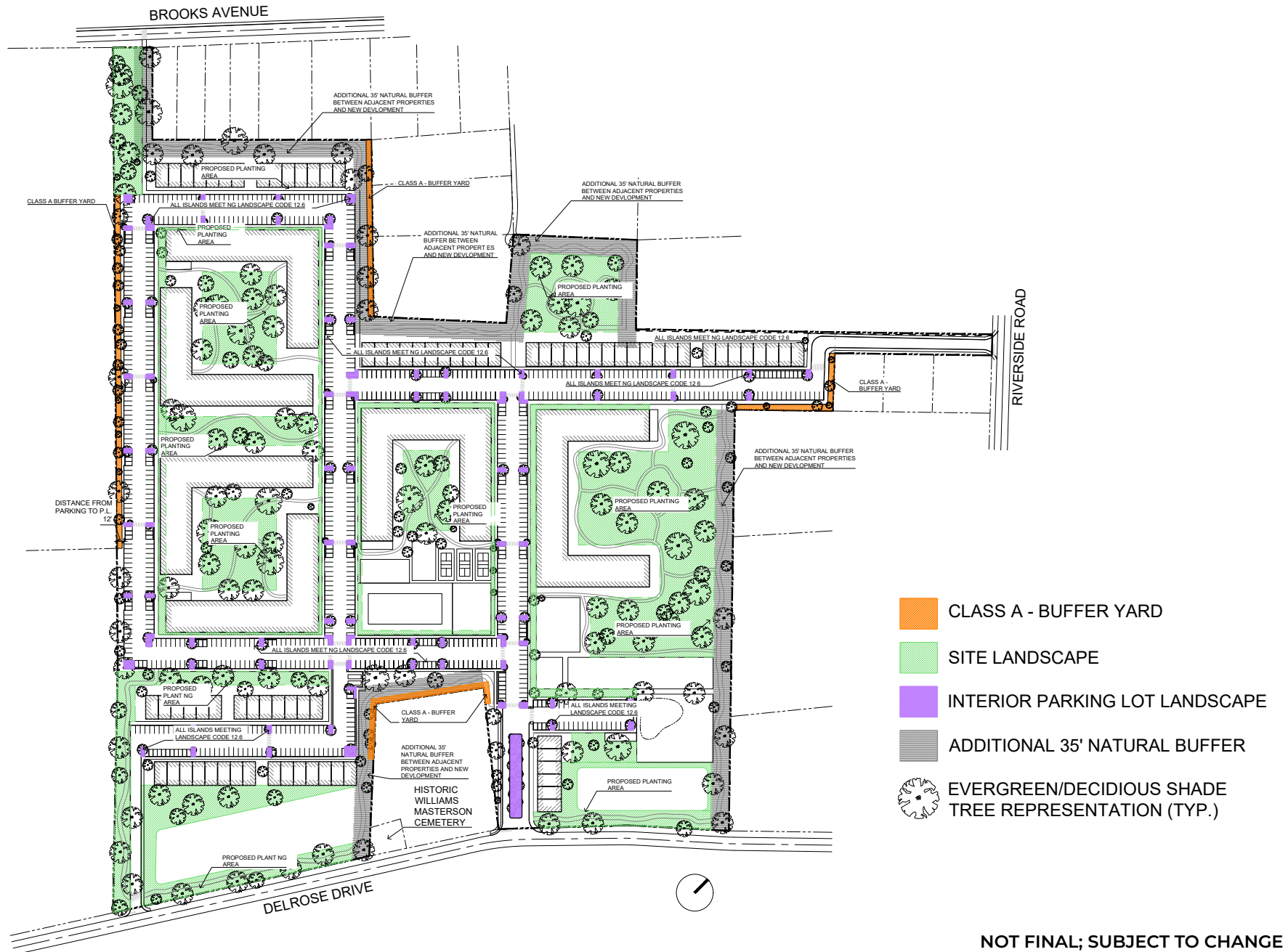
HP - SLOPE ANALYSIS			
CATEGORY	ACRES	LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
0 - 15 % SLOPE	0.1406	100%	0.1406
15 - 25 % SLOPE	0.8094	50%	0.4047
25 - 40 % SLOPE	0.1141	20%	0.0228
> 40 % SLOPE	0.0018	10%	0.0002
REAL TOTAL	1.0659		0.5683
TOTAL	1.07		0.57

MAXIMUM LAND DISTURBANCE PER HILLSIDE PROTECTION AREA = 24,829 SF

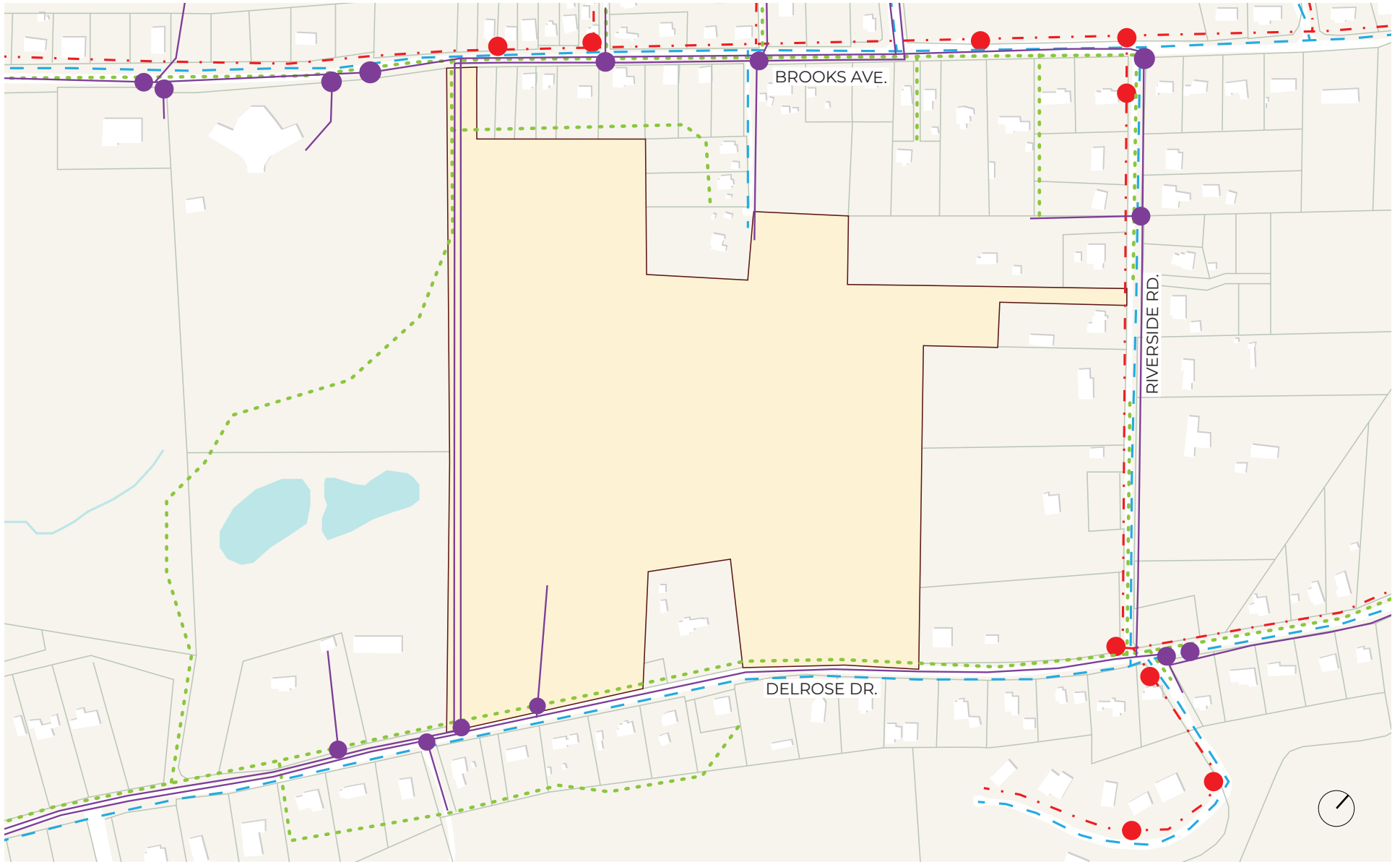


NOT FINAL; SUBJECT TO CHANGE

DIMENSIONED SITE PLAN



LANDSCAPING INTENT CONCEPT PLAN



● — ● ELECTRIC UTILITIES

..... SEWER UTILITIES

● - - ● GAS UTILITIES

- - - WATER UTILITIES

APPENDIX: EXISTING UTILITY MAP FROM KUB

NO FUTURE UTILITIES SHOWN



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

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ Other (specify) <u>City of Knoxville Planned Development Concept Plan</u>	Related City Permit Number(s)
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SUBDIVISION REQUEST

Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created _____ <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	Related Rezoning File Number
--	--

ZONING REQUEST

<input type="checkbox"/> Zoning Change Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify) _____	Pending Plat File Number
--	--------------------------------------

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (<i>Comprehensive Plan</i>) ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Fee 1</td> <td style="width: 30%;">Total</td> </tr> <tr> <td style="height: 40px;"> </td> <td> </td> </tr> <tr> <td>Fee 2</td> <td rowspan="2" style="color: red; font-weight: bold;">\$5,634.00</td> </tr> <tr> <td style="height: 40px;"> </td> </tr> <tr> <td>Fee 3</td> <td> </td> </tr> </table>	Fee 1	Total			Fee 2	\$5,634.00		Fee 3	
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	<div style="background-color: black; width: 100%; height: 15px;"></div> Email	10/28/2024, SG Date Paid
 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

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Print the completed form and bring it to the
Knoxville-Knox County Planning offices OR email it to
applications@knoxplanning.org

Reset Form



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

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 2/13/2025 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.

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



Planning

KNOXVILLE | KNOX COUNTY

Request to Postpone • Table • Withdraw

Heroh 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

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 March 13, 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

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AUTHORIZATION

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

Applicant Signature

LOGAN HILLMAN

Please Print

Phone Number

LOGAN@HEROHDESIGN.COM

Email

STAFF ONLY

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