



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 3-L-25-DP

AGENDA ITEM #: 55

AGENDA DATE: 3/13/2025

▶ **APPLICANT:** **KELSEY CHAMBERS**

OWNER(S): Michael Henkel FGM Properties, LLC

TAX ID NUMBER: 105 O C 02207

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 1006 SUMMER WOOD RD

▶ **LOCATION:** **East side of Summer Wood Rd, south of Middlebrook Pike**

▶ **APPX. SIZE OF TRACT:** **0.82 acres**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Summer Wood Road, a local cul-de-sac street with a pavement width that varies from 25 ft to 37 ft within a right-of-way width of 50 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Ten Mile Creek

▶ **ZONING:** **PR (Planned Residential), F (Floodway)**

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

▶ **PROPOSED USE:** **Townhouse development**

DENSITY PROPOSED: 3.66 du/ac

HISTORY OF ZONING: In 1975 the property was rezoned from RA (Low Density Residential) to PR (Planned Residential) (6-F-75). There was no associated density with the PR (Planned Residential) zone, but a density of 6 du/ac was approved in a Use on Review case in 1978 (78-E-7).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - PR (Planned Residential), F (Floodway)

South: Agriculture/forestry/vacant land - PR (Planned Residential), F (Floodway)

East: Agriculture/forestry/vacant land - A (Agricultural)

West: Multifamily residential - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The subject property is located in a small multifamily subdivision with a fire station that is accessed off of Middlebrook Pike. The surrounding area features a mix of commercial and office uses along Middlebrook Pike and multifamily and single-family subdivisions. There are three large churches within 0.5 miles of the subject property. Sinking Creek runs through the property and others nearby.

STAFF RECOMMENDATION:

- ▶ **Approve the development plan for up to 3 townhomes on the same lot and reduce the peripheral boundary along the northern property line to 16 ft, as shown on the plan, subject to 5 conditions.**

1. The maximum height of townhomes shall be 35 ft.
2. Recording the access easement before building permits can be issued. Reference to such deed or other legal document shall also be shown on the plat.
3. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
4. Meeting all applicable requirements of the Knox County zoning ordinance.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

COMMENTS:

This proposal is for three townhomes on a 0.82-acre lot. Access will be via an existing driveway from Summer Wood Road that crosses over the property line. The townhomes will all have 2-car garages and will be situated toward the rear of the lot out of the floodway.

The property's recommended disturbance budget within the Hillside Protection area is 0.21 acres and for the overall site is 1.51 acres. The plan proposes to disturb 0.58 acres of the overall site. A no-disturbance line is labeled on the plan at the floodway border.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

- A. The property was zoned PR (Planned Residential) in 1975. In 1978, a use on review was approved for nine fourplexes with a density of up to 6 du/ac (78-E-7). Five fourplexes have been built. The site contains approximately 0.82 acres. The proposed 3-unit townhome development density is 3.66 du/ac.
- B. The Planning Commission can reduce the peripheral boundary in the PR zone to 15 ft. Because of the blue line stream, the applicant would like to reduce the peripheral boundary on the northern property line to 16 ft.
- C. The height of townhomes shall be determined by the Planning Commission. The elevations provided show the units are 2 stories. The maximum height of all buildings will be 35 ft, which is consistent with the Tennessee State Scenic Corridor Act that limits building height to 35 ft.
- D. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

- A. The property's place type is SMR (Suburban Mixed Residential) on the Future Land Use Map. The housing mix includes attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home. The development plan proposes 3 townhomes 2-stories tall.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. This development is consistent with Implementation Policy 2, ensuring that development complements existing community character. The 2-story townhomes are similar in size to the existing 2-story fourplexes on Summer Wood Dr.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- A. The property is within the Planned Growth Area. The purposes of the Planned Growth area designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 41 (average daily vehicle trips)

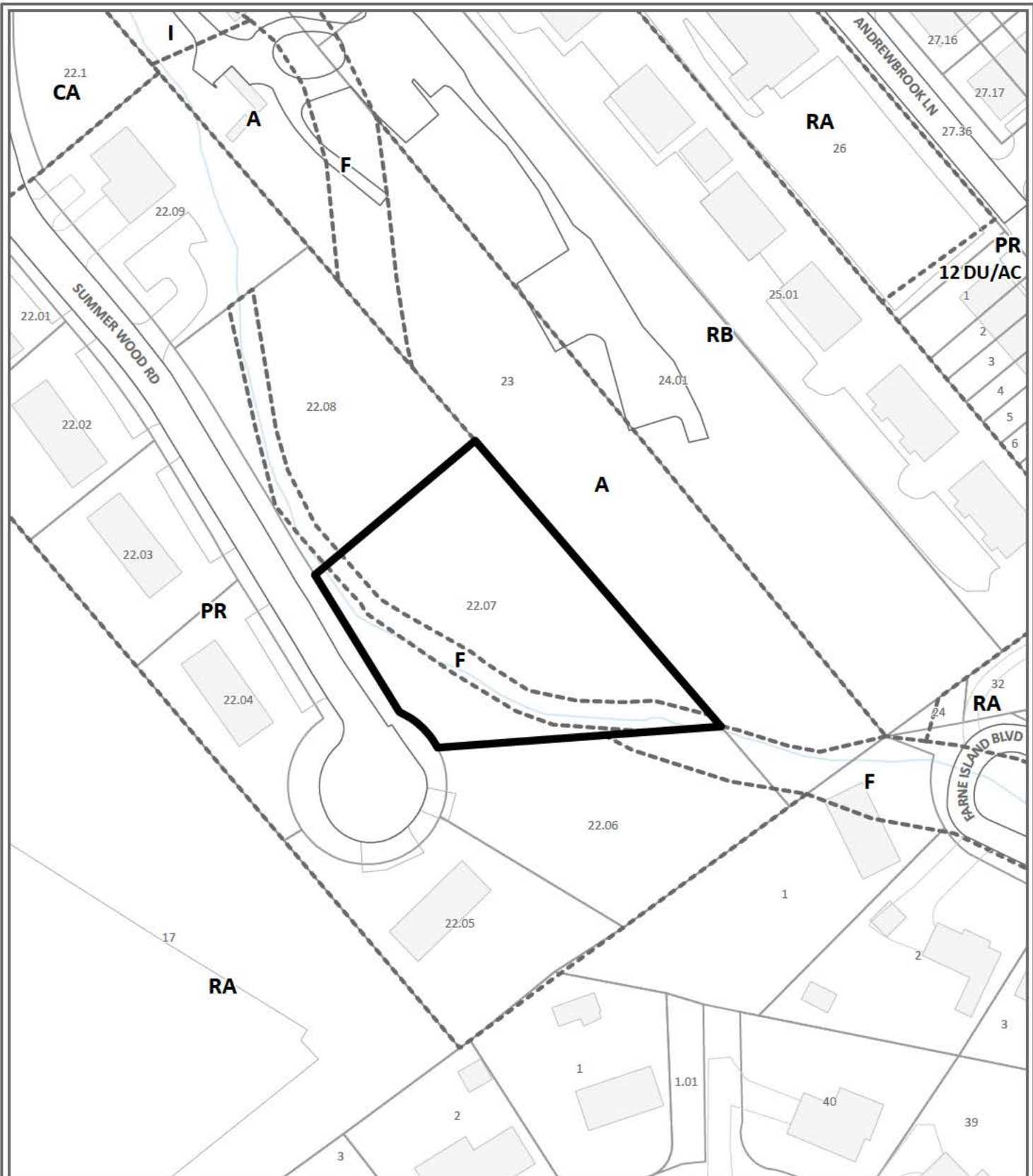
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public school children, grades K-12)

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



DEVELOPMENT PLAN

3-L-25-DP

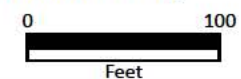
Petitioner: Kelsey Chambers



Multi-dwelling structure in PR (Planned Residential), F (Floodway)

Map No: 105

Jurisdiction: County

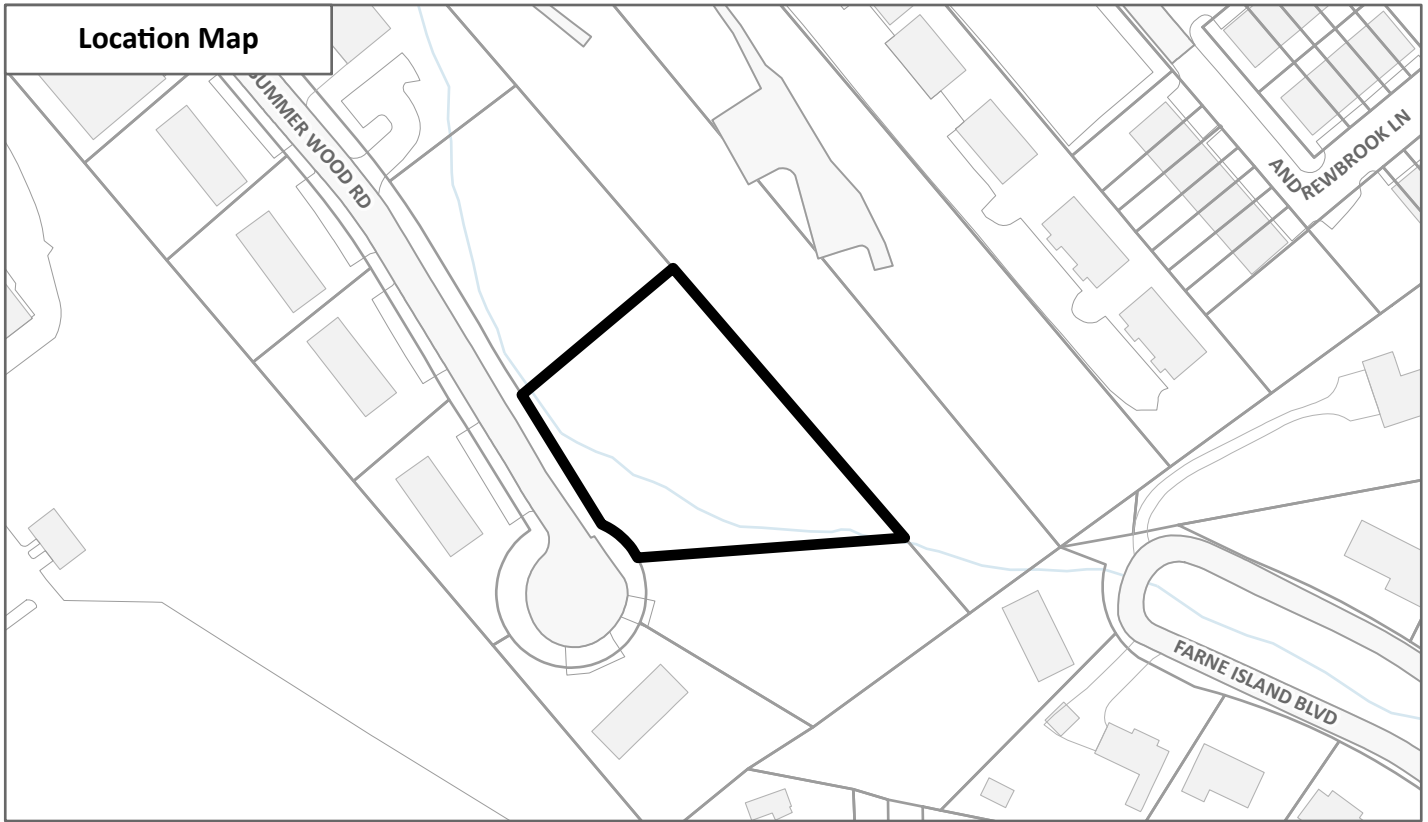


Original Print Date: 1/31/2025

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

Exhibit A. Contextual Images

Location Map



Aerial Map

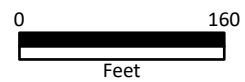


CONTEXTUAL MAPS 1

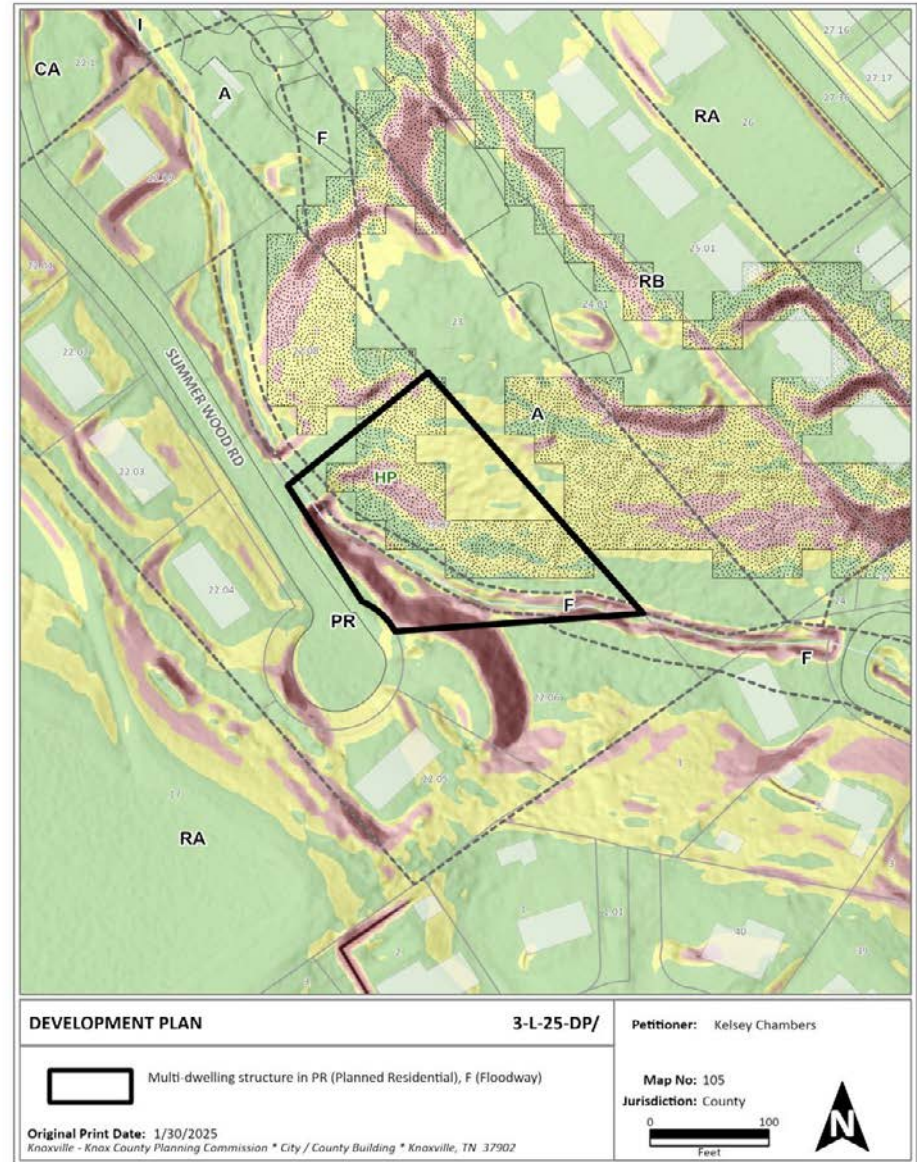
3-L-25-DP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	0.82		
Non-Hillside	0.48	N/A	
0-15% Slope	0.09	100%	0.09
15-25% Slope	0.21	50%	0.10
25-40% Slope	0.04	20%	0.01
Greater than 40% Slope	0.00	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	0.35	Recommended disturbance budget within HP Area (acres)	0.21
		Percent of HP Area	59.4%



UNIT 1 SQUARE FOOTAGE:

LOWER FLOOR PLAN:	322 SQFT.
GARAGE:	428 SQFT.
UPPER FLOOR PLAN:	864 SQFT.
LIVING:	864 SQFT.
TOTAL LIVING:	1286 SQFT.

UNIT 2 SQUARE FOOTAGE:

LOWER FLOOR PLAN:	322 SQFT.
GARAGE:	428 SQFT.
UPPER FLOOR PLAN:	864 SQFT.
LIVING:	864 SQFT.
TOTAL LIVING:	1286 SQFT.

UNIT 3 SQUARE FOOTAGE:

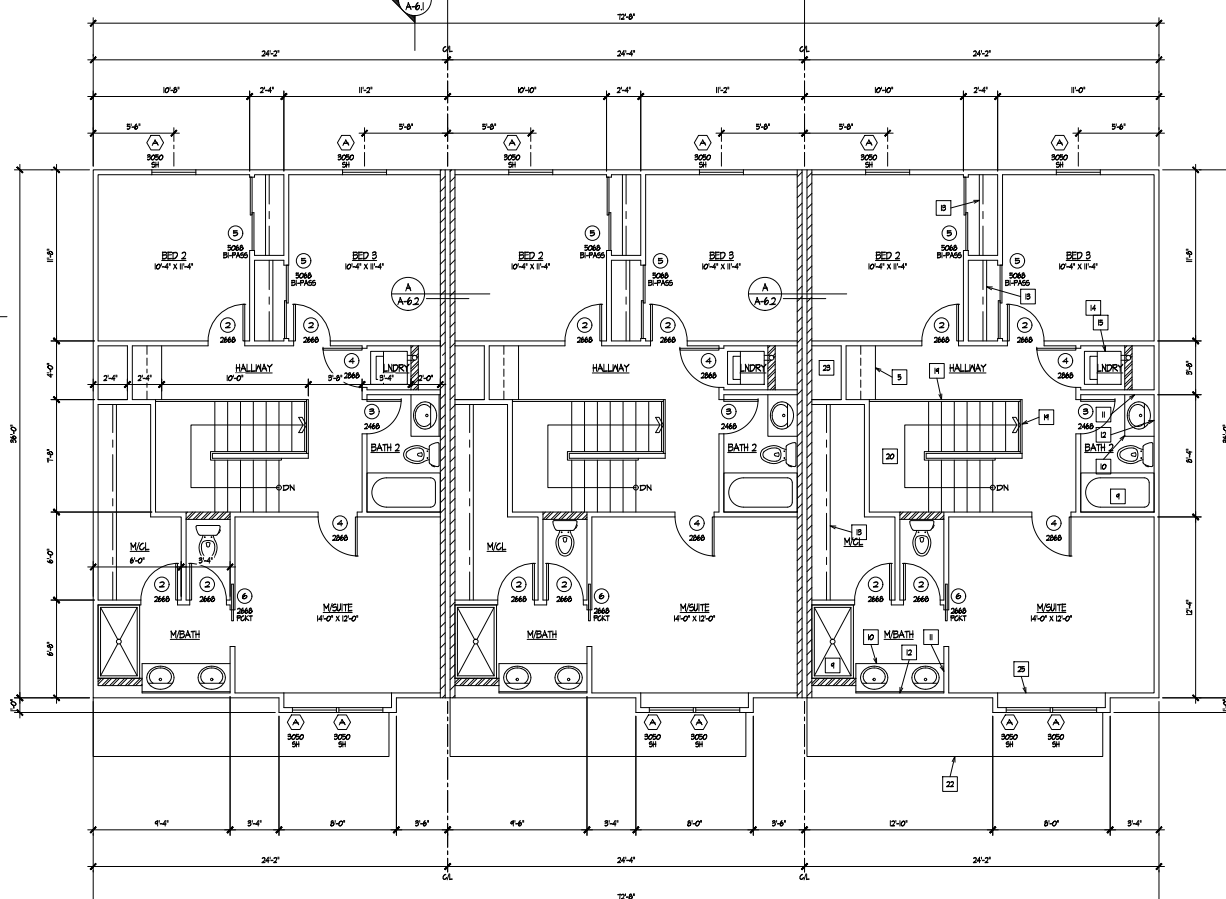
LOWER FLOOR PLAN:	322 SQFT.
GARAGE:	428 SQFT.
UPPER FLOOR PLAN:	864 SQFT.
LIVING:	864 SQFT.
TOTAL LIVING:	1286 SQFT.

FLOOR PLAN NOTES

- 1. CONTRACTOR AND/OR SUBCONTRACTOR SHALL CAREFULLY STUDY AND CORRECT ALL DRAWINGS, DATA, DIMENSIONS, SPECS, AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK. A REPORT AT ONCE TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT IS DISCOVERED.
- 2. CONTRACTOR SHALL VERIFY OWNER ALL FINISHES & MATERIALS PRIOR TO PURCHASE AND/OR INSTALLATION.
- 3. CONTRACTOR SHALL NOT MAKE ANY CHANGES OR DEVIATE FROM THESE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ARCHITECT. IF OWNER AUTHORIZES ANY CHANGES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- 4. ALL DIMENSIONS ARE TAKEN TO FACE UNLESS OTHERWISE NOTED.
- 5. IN CASE OF CONFLICT, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS. EXC. NOT SCALE DRAWINGS.

FLOOR PLAN SCHEDULE

- 1. INDICATES NOTES APPLICABLE TO THIS PLAN ONLY (UNIT 1, 2, 3) UNLESS NOTED OTHERWISE. (SEE ALL UNITS).
- 2. DOUBLE SINK IN GARAGE DISPOSAL. PROVIDE RECESSED ELECTRIC AND WATER.
- 3. SINK IN DISHWASHER. VERIFY DIMENSIONS WITH MFG.
- 4. SLIDE-RAMMAGE IN THE LIVING, HALLWAY OR 2ND OPEN IN UNIT TO OUTSIDE AIR. SEE MECHANICAL PLAN FOR ADDITIONAL INFO.
- 5. 3" CLEAR RETROFIT/ADDITIONAL SPACE. VERIFY DIMENSIONS WITH MFG. 3/8" HOT COLD WATER FOR CE. WAXER. VERIFY IN MFG. CABINETS & 8" AFF. IN CABINETS ABOVE. VERIFY IN OWNER. CABINETS ABOVE.
- 6. ISLAND CABINETS & 3" AFF. IN TILE TOP. VERIFY IN OWNER.
- 7. FACE FRAME PANEY CABINET IN SHELF 3" HIGH.
- 8. (I) PIECE THERMOSTAT THERMOMETER IN TOP GLASS ENCLOSURE. SEE-ELECTRICAL PLAN FOR ADDITIONAL INFO.
- 9. RECESSED MEDICINE CABINET IN TOP TO ALUM. WITH MIRROR. MIRROR FIXED TO WALL. MIRROR SPREAD IN TOP & 2" AFF. 12" SHELF IN POLE AND METAL BRACKET.
- 10. DRYER SPACE. SEE MECHANICAL PLAN FOR ADDITIONAL INFO.
- 11. WASHER SPACE. SEE MECHANICAL PLAN FOR ADDITIONAL INFO.
- 12. FALL ON 8" HIGH FLEXTOP PLATFORM. SEE MECHANICAL PLAN FOR ADDITIONAL INFORMATION.
- 13. WATER HEATER ON 1" H. WOOD FRAMED PLATFORM (SEE MECHANICAL CONDITIONS AND STRIP FOR LATERAL SUPPORT IN TYPICAL GMB TOP AND BOTTOM. SEE MECHANICAL PLANS FOR ADD. INFO. SCOTT).
- 14. GUARDRAIL & 42" AFF.
- 15. STAIRS SHALL MEET THE FOLLOWING REQUIREMENTS PER IBC:
 - a. MAX. RISER HEIGHT (RISE) = 7" 1/2"
 - b. MIN. TREAD DEPTH = 11" (MINOR TREAD DEPTH AT WALL LINE = 10" MIN. AND 8" MIN. AT MINOR TREAD EDGE FOR TREADS LESS THAN 11" MIN. SHALL BE 10" MIN. AND 12" MAX.)
 - c. MIN. WIDTH = 5'-0"
 - d. MIN. HEAD ROOM = 8'-0"
- 16. PROVIDE CONTIGUOUS HANDRAIL FOR STAIRS IN 4 OR MORE RISERS.
- 17. HANDRAILS SHALL BE 34" MIN. TO 38" MAX. ABOVE TREADS.
- 18. INTERMEDIATE HANDRAILS SHALL BE 43 1/2" TO 48" MAX. ON OPEN SIDE.
- 19. HANDRAIL BRG. CIRCULAR & 1 1/2" MIN. DIA. 2" MAX. DIA. NON-CIRCULAR & 4" MIN. & 3" MAX. PERMITTED DIA. IN 2 1/2" MAX. CROSS-SECTIONAL DIMENSION.
- 20. RADIUS EDGES = 0.02" MIN.
- 21. HANDRAILS SHALL RETURN TO WELDED FOOTING.
- 22. HANDRAILS AND GUARDRAILS SHALL BE RE-INSTALLED TO RESET A SINGLE CONCENTRIC LOAD OF 300 LBS. PER IBC.
- 23. ENCLOSED STAIRWAY SPACE UNDER INTERIOR STAIRWAYS SHALL HAVE 0.5" MIN. Gypsum BOARD AND ONE-HOUR FIRE-RESISTIVE CONSTRUCTION.
- 24. WALL BELOW.
- 25. ROOF PER PLAN.
- 26. SHELF.
- 27. SEE FOUNDATION PLAN FOR GWS HALL DETAIL 1 MORE INFO.



TOTAL SQUARE FOOTAGE:

LOWER FLOOR PLAN:	1286 SQFT.
GARAGE:	1286 SQFT.
UPPER FLOOR PLAN:	2340 SQFT.
LIVING:	2340 SQFT.
TOTAL LIVING:	4586 SQFT.

WALL LEGEND

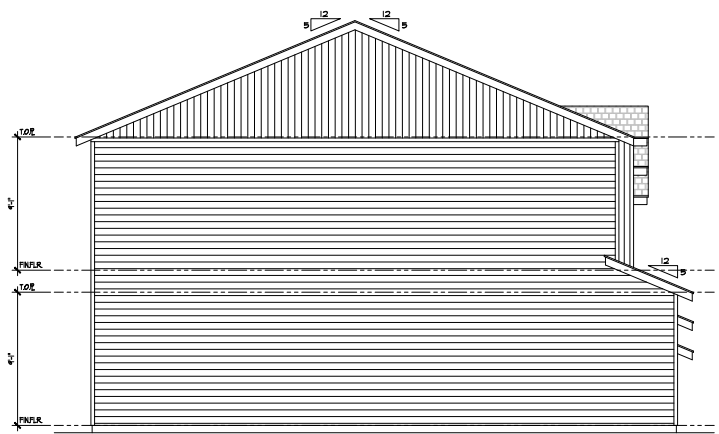
- 204 WALLS
- 206 PLUMBING WALLS
- 204 DENISING WALLS SEE PROVIDED DETAIL

Revision:
 01/25/2024
 01/25/2024
 Project and Location:
FGM PROPERTIES TRIPLEX SUMMER MOOD RD KNOXVILLE, TN 37423
 Drawn by: SP
 Checked by:
 Date: 11/10/24
 Job No: TN24-088
 Sheet Number:
A-2.2
 Of: 2 Sheets

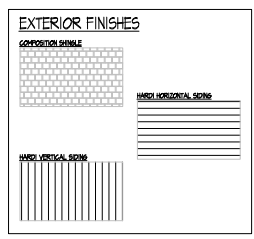
DMA Dave Madden Architecture
 1105 Parkersburg Parkway, Knoxville, TN 37924
 Phone: 865-702-0446
 Email: dma@dmadma.com
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FRONT ELEVATION



LEFT ELEVATION

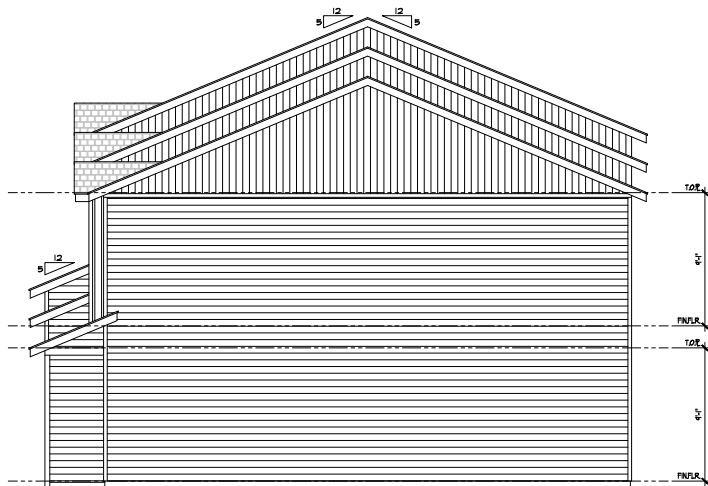


Revisions: 1. 11/10/24	
 DMA DAVE MADDEN ARCHITECT Phone 865-770-4946 • Email: madden@dmadma.com 3125 Foraker - Harrison Hwy, Knoxville, TN 37924	
ELEVATIONS	
Project and Location: FGM PROPERTIES, TRIPLEX SUMMER WOOD RD KNOXVILLE, TN 37923	
	
Drawn by: SP Checked by: Date: 11/10/24 Job No. TN24-095	
1/4" = 1'-0" Sheet Number A-5.1 Of Sheets	

TN24-095-ELEV-01-00.dwg



REAR ELEVATION



RIGHT ELEVATION

Revisions:
 1. 11/10/24
 2. 11/10/24

DMA
 DAVE MADDEN ARCHITECT
 Phone 865-770-0446 • Email: dmadden@dma-arch.com
 3125 Forbush - Harrison Hwy, Knoxville, TN 37424

Title:
ELEVATIONS, CONT'D.

Project and Location
**FGM PROPERTIES, TRIPLEX
 SUMMER WOOD RD
 KNOXVILLE, TN 37423**



Drawn by: SP
 Checked by:
 Date: 11/10/24
 Job No. TN24-088

1/4" = 1'-0"
 Sheet Number
A-512
 Of Sheets

TR24-088-ELEV-02.dwg



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

Kelsey Chambers

Applicant Name

Affiliation

~~12/23/24~~ 1/16/2025

~~2/13/25~~ 3/13/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

CORRESPONDENCE

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

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Kelsey Chambers

Dave Madden, Architect

Name

Company

3735 Parker Harrison Way

Knoxville

TN

37924

Address

City

State

ZIP

965-773-4963

Phone

Email

CURRENT PROPERTY INFO

FGM Properties LLC

9220 Slade Dr, Knoxville 37931

865-386-5955

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1006 Summer Wood Rd

1050C02207

Property Address

Parcel ID

Sewer Provider

Water Provider

N

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

Related City Permit Number(s)

Home Occupation (specify)

Other (specify) **Multi-dwelling structure**

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

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

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning 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

AUTHORIZATION

By signing below, 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.

Kelsey Chambers Digitally signed by Kelsey Chambers
Date: 2024.12.23 10:02:20 -08'00'

Kelsey Chambers

12/23/24

Applicant Signature

Print Name / Affiliation

Date

865-773-4963

Phone Number

Email


Property Owner Signature


Michael Hentel
Please Print

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.

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

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

Date to be Posted

Date to be Removed

KChambers
Applicant Signature

Kelsey Chambers

Applicant Name

1/16/25

Date