



PLANNED DEVELOPMENT PRELIMINARY PLAN

► FILE #:	12-A-24-PD	AGENDA ITEM #:	20
POSTPONEMENT(S):	12/12/2024, 2/13/2025, 3/13/2025	AGENDA DATE:	5/8/2025
► APPLICANT:	HEYOH DESIGN & DEVELOPMENT		
OWNER(S):	Brian Conley / Cardinal Place LLC		
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TAX ID NUMBER:	82 M C 02603,037	View map on KGIS	
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		
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► 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:	North: Single family residential, agriculture/forestry/vacant land - RN-2 (Single-Family Residential Neighborhood), RN-1 (Single Family Residential Neighborhood) South: Single family residential, agriculture/forestry/vacant land, publicquasi public land - RN-1 (Single-Family Residential Neighborhood), OS (Parks and Open Space) East: Rural residential, office, single family residential - RN-1 (Single-Family Residential Neighborhood), CN (Neighborhood Commercial), HP (Hillside Protection Overlay) West: Public-quasi public land, public parks - RN-1 (Single-Family Residential Neighborhood), OS (Parks and Open Space)		

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:

- **Deny the Planned Development because the project does not provide public benefits that are commensurate with the zoning exceptions requested.**

COMMENTS:

Per Article 16.7.A, the purpose of a Planned Development is to encourage and allow more creative and flexible development of land than is possible under district zoning regulations. It should only be applied to further those applications that provide compensating amenities and benefits to the City and neighborhood. Standards for a Planned Development are codified in subsequent sections of Article 16.7.

This staff report consists of four sections -- Project Description, Zoning Exceptions, Community Benefits, and Criteria for Approval of a Planned Development.

--PROJECT DESCRIPTION--

Heyoh Design + Development is proposing the construction of a 650-unit residential development called Cardinal Place on a 32.4-acre site comprised of 2805 Delrose Drive and 0 Riverside Road (Parcel IDs # 082MC02603 and 037). The dwelling unit composition would be an estimated 570 multifamily units in six, four-story apartment buildings located towards the center of the subject property with 80 townhouse units along the perimeter. There would be two entry/exit access points on Delrose Drive to the south, one entry/exit on Riverside Road to the east, and there would be a pedestrian-exclusive access point to Brooks Avenue to the north. The proposal includes recreational amenities within the development such as walking paths, a swimming pool, pickleball courts, natural and open play areas, and a community garden.

--ZONING EXCEPTIONS--

Per Article 16.7.D.2, exceptions from district regulations may be granted for planned developments if the exceptions:

- a. Enhance the overall merit of the planned development.
- b. Promote the objectives of both the City and the development.
- c. Enhance the quality of the design of the structures and the site plan.
- d. Will not cause excessive adverse impact on neighboring properties.
- e. Are compatible with the adopted Knoxville-Knox County General Plan and its component parts, including adopted sector plans, corridor plans, and related documents.
- f. Provide a public benefit to the City.

This development proposal includes 13 requested exceptions from the RN-4 (General Residential Neighborhood) and RN-1 (Single-Family Residential Neighborhood) zoning districts.

Many of these requests would facilitate development more aligned with what would be allowed in the RN-5 (General Residential Neighborhood) or RN-6 (Multi-Family Residential Neighborhood) districts, and it is more intensive than the surrounding land uses.

The exception requests are as follows:

- 1) Remove Special Use review for townhouse and/or multifamily residential development in the RN-4 zoning district (Exception from Article 4.2.B: Residential Neighborhoods Districts - Uses and Table 4-1: RN-4 Development Types)
- 2) Remove the 40,000 square foot maximum lot area limit for multifamily developments in the RN-4 district (Exception from Table 4-2: Residential District Dimensional Standards).
- 3) Increase the maximum height of multifamily buildings from 45 feet to 65 feet if the building is more than 80 feet from the property line in the RN-4 district (Exception from Table 4-2: Residential District Dimensional Standards).

- 4) Change the RN-4 district minimum interior side setback standard from 12 feet or 15% of lot width, whichever is greater, to 12 feet plus 1-foot additional setback for each 2 feet of building height over 35 feet (Exception from Table 4-2: Residential District Dimensional Standards).
 - 5) Allow the use of aluminum, steel or metal sidings as a primary surface finish material (more than 15%) on any façade of a multifamily or townhouse building (Exception from Article 9.3.I Principal Use Standards for Multi-Family or Townhouse Dwellings).
 - 6) Allow the use of a townhouse and multifamily dwelling in the RN-1 district (Exception from Article 9: Uses and Table 9-1: Use Matrix).
 - 7) Permit a minimum lot area of 3,000 square feet per townhouse dwelling unit and 2,000 square feet per multi-family dwelling unit in the RN-1 district. (Exception from Table 4-2 Residential District Dimensional Standards)
 - 8) Permit a maximum building coverage of 50% for townhouse and multifamily development in the RN-1 district (Exception from Table 4-2 Residential District Dimensional Standards).
 - 9) Permit a maximum impervious surface coverage increase from 40% to 45% in the RN-1 district (Exception from Table 4-2 Residential District Dimensional Standards).*
- * Staff believe this exception is incorrect as it does not reflect the impervious coverage shown on the site plan for the RN-1 zoned parcel. The request for an increase in impervious surface area aligns with the townhouse development, driveway and parking lot shown on the RN-1 lot.
- 10) Permit a minimum front setback of 10 feet or the average of the blockface, whichever is less, in the RN-1 district (Exception from Table 4-2 Residential District Dimensional Standards).
 - 11) Permit a minimum interior side setback of 12 feet, plus 1-foot additional setback for each 2 feet of building height over 35 feet in the RN-1 district (Exception from Table 4-2 Residential District Dimensional Standards).
 - 12) Remove the minimum rear setback standard so that it is not applicable to the RN-1 zoned area of the subject property. (Exception from Table 4-2 Residential District Dimensional Standards)
 - 13) Permit more than one principal building per lot in an RN-1 district (Exception from Article 10.1.A General Development Requirements - Number of Structures on Lot and Article 9.1.D: General Use Regulations).

--COMMUNITY BENEFITS--

Per Article 16.7.D.3, an exception to zoning district regulations cannot 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.

The proposal enumerates 22 benefits that are organized according to 3 categories: Community and Recreation; Environmental and Preservation; and Infrastructure, Access and Mobility. The benefits are

summarized within these themes, and staff commentary on the purported benefits are described below.

1) Community and Recreation:

Proposal: The applicant lists the following amenities as recreational benefits intended for use by the general public.

- A playground
 - A natural park
 - A dog park
 - A community garden
 - Pickleball courts
 - An art area
 - Walking paths
- They also present the use of individually sold townhouse units located around the perimeter of the development as a benefit because it provides a transition of residential intensity.

Staff Analysis:

While the project lists many benefits, the sum of these benefits is not equal to the scale of zoning exceptions requested. The Community and Recreation Benefits such as the parks, gardens and ball courts are not easily accessible to the general public. The amenities would not be viewable from any of the streets that access the property because they are so deeply embedded within the development. They appear more intended for the future residents of Cardinal Place, rather than the surrounding neighborhoods or the City at large. This is especially apparent with the amenities' adjacency to private benefits like the pool, volleyball court and community building, which are intended exclusively for Cardinal Place tenants.

The walking path throughout Cardinal Place provides a recreational amenity for its residents, but it does not improve connectivity to any place except within the development itself. The only pedestrian access point that connects to existing sidewalk infrastructure is the Brooks Avenue entrance, and it is located very far from the cluster of park spaces.

Even with the wayfinding signage illustrated on page 25 of the plan package, the site design does not elicit a welcoming atmosphere for public use of these amenities. There is also no explanation provided on how these benefits would be physically or financially maintained for public use in perpetuity, though the applicant did verbally indicate that membership dues could be a means for maintaining the facilities. Should membership fees be charged, this could be more of a business enterprise than a public benefit.

Staff encouraged the applicant to coordinate with City staff on the park and recreational facilities to see if they aligned with recreational needs of the area and could be promoted by the City as public park space. A meeting did not occur.

The other benefits noted in this section pertain to the location and individual sale of townhouses. The development of townhouses does not merit further consideration as a public benefit. The use of a townhouse is already attainable through the RN-4 zoning district, and its location and sale does not meet the characteristics of a community benefit described in the Planned Development Article.

2) Environment and Conservation:

Proposal: The applicant credits the site design with several environmental benefits:

- Conservation of green space
- Preservation of natural grade
- An increase in sustainability through building efficiency via more units per building.
- At least 75% of the building footprint will have white roofs, which reduces the energy required to cool buildings.
- Preservation of approximately 4.27 acres of existing trees and rock outcroppings
- "Strategically" retaining trees, to the extent that it is feasible, on approximately 2.38 acres
- A 35-ft natural buffer between adjacent properties and the new development, though this is not shown as extending to the entire perimeter abutting other property

Staff Analysis:

Many of the benefits described in this section rely on the argument that development under the RN-4 zoning district would necessarily be more impervious, auto-centric, discouraging of greenspace, and would result in less efficient residential buildings. This is based on the scenario provided that shows how much the land would need to be subdivided for the extent of multifamily development being pursued by the applicant. While the RN-4 district dimensional standards are not intended for the scale and massing of multifamily development

proposed, that does not mean the zoning district hampers walkability, conservation or sustainable building design. To the contrary, the RN-4 district actively promotes greenspace with the pocket neighborhood design standards in Article 4.5. Additionally, the density of the residential buildings themselves should not be considered a public benefit as they represent more dwelling units and therefore more profit for the development.

While it is laudable that the developer intends to preserve 4.27 acres of the approximately 32-acre parcel, the development also proposes 258 more parking spaces than is required. This excessive parking design runs counter to the argument that the zoning exceptions are necessary to create a more environmentally conscientious development.

3) Infrastructure, Access and Mobility:

Proposal: The walking paths within the development are listed again in this category as a mobility benefit because the paths connect to existing sidewalk infrastructure on Brooks Avenue. The paths also connect to Delrose Drive and Riverside Road, which currently have no sidewalk infrastructure.

- Provision of vehicular parking spaces and covered bike parking for the park and recreational spaces
- Installation of a bike repair station
- Electronic Vehicle (EV) charging locations in five locations within the development
- A claim that stormwater infrastructure is improved compared to development under the RN-4 district standards.
- Widening of Riverside Road to 20 feet and construction of a sidewalk from the Riverside Road access to Brooks Avenue, subject to review by City of Knoxville Engineering. City Engineering has indicated they would require this widening to occur, due to the development's access on Riverside Road, and would prefer a sidewalk along the entirety of Riverside Road, considering its location within the Parental Responsibility Zone for Sarah Moore Greene Magnet Elementary School.
- 4% of the units being Type A accessible, because it is an increase from the 2% legally required.
- Creation of parking, signage and pedestrian access via the internal walking path to the Williams-Masterson Cemetery adjacent to the proposed development on Delrose Drive.

Staff Analysis:

This section of benefits references a small private cemetery, due to a proposed walking path's adjacency to the site. The historic significance of this cemetery, which contains approximately 11 graves, is of unknown benefit to the City.

The walking paths internal to the development are referenced as a way to connect Brooks Avenue, Riverside Road and Delrose Drive, yet there is only existing sidewalk infrastructure on Brooks Avenue to connect to.

Parking spaces for community use of the park areas are listed as a benefit, though if these amenities were deemed to be public assets, parking would be required at permitting and would not be an added benefit.

Similarly with the Riverside Road widening and potential sidewalk addition, City Engineering would require that this substandard local street be widened to at least 20 feet to safely accommodate the additional traffic generated by this development.

With regards to a sidewalk, one could argue that Riverside Road's location within a Parental Responsibility Zone meets the essential nexus test for a sidewalk to be required, negating the depiction of these infrastructure improvements as a voluntary benefit.

As with the recreational amenities, the EV charging and bike repair stations are internal to the development and do not reflect apparent convenience or benefit to the broader community.

The proposed modest increase in accessible housing units by 2% is not substantial enough to be considered a commensurate benefit with the intensive zoning exceptions requested.

The last benefit listed in this section is that stormwater infrastructure would be improved, without further explanation provided. This property is entirely covered with mature forest in its current state, which offers numerous benefits, especially for stormwater control and quality. This proposal would convert the forest to a large multifamily development with two multi-acre detention ponds. The healthy forest where this property fronts Delrose Drive would be replaced by detention ponds, one of which would be so large it could require its own retaining wall along the street face. It is debatable whether stormwater infrastructure is improved by this development, and the RN-4 standards do not require worse stormwater infrastructure.

PURSUANT TO ARTICLE 16.7.E.3.e, THE RECOMMENDATION OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION AND DECISION OF THE CITY COUNCIL MUST MAKE A FINDING THAT THE FOLLOWING STANDARDS FOR A PLANNED DEVELOPMENT HAVE BEEN MET:

A. THE PROPOSED PLANNED DEVELOPMENT MEETS THE PURPOSE OF A PLANNED DEVELOPMENT (Article 16.7.A)

1. The first sentence of the Planned Development article states that exceptions from zoning regulations should only be applied to projects that provide compensating amenities and benefits to the City and neighborhood. It is staff's determination that the enumerated benefits are not commensurate with the zoning exceptions requested; therefore, this application does not meet the intent of a Planned Development.
2. Page 7 of the Cardinal Place plan provides a development scenario of what the site would look like if it was developed under RN-4 zoning. The scenario shown takes issue with the RN-4 district's maximum lot area of 40,000 square feet for multifamily development and demonstrates the amount of subdividing that would be required if it was developed with that use exclusively. This site plan is a misrepresentation of the wide range of housing forms and layouts that could be considered under this district, which include single-family and duplex dwellings, townhouses (which do not have a maximum lot area), and small-scale multifamily buildings. Pocket neighborhoods are defined as a clustered group of dwellings around a common courtyard stewarded by residents, and this is also a development form permitted in the RN-4 district. The RN-4 standards do not necessitate a more auto-centric development scenario as presented by the applicant. This scenario would not receive support from staff if it came through Special Use review, as required under RN-4 for multifamily developments of this scale. The RN-4 district is simply not intended for the intensity of multifamily development that is desired by the applicant.
3. It is noteworthy that most of the subject property was zoned RN-4 in 2024 in response to a rezoning request from the RN-1 to RN-6 zoning district. The basis for a less intensive rezoning in the report for case 1-I-24-RZ was that RN-4 zoning balanced housing need and residential amenities of the location with the predominantly single-family and forested context surrounding the property. This Planned Development application pursues RN-6 dimensions, including the maximum building height increase and interior side setback standards.

B. THE PROPOSED PLANNED DEVELOPMENT WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE VICINITY.

1. The RN-4 district was voted upon and approved for this property because it was deemed to be more appropriate than the requested RN-6 district. While the proposed unit count meets the minimum lot area standard for the RN-4 district, the scale and massing of the multifamily buildings is more akin to an RN-6 development. This intensity of development is not in harmony with the surrounding residential context, which is primarily comprised of larger, wooded single-family lots.

C. THE PROPOSED PLANNED DEVELOPMENT WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY.

1. The intensity of a 650-unit residential development will likely have an accelerating effect on the development of surrounding properties, many of which are single-family lots or are undeveloped and forested.

D. THERE IS PROVISION FOR ADEQUATE UTILITIES AND INFRASTRUCTURE, DRAINAGE, OFF-STREET PARKING AND LOADING, PEDESTRIAN ACCESS, AND ALL OTHER NECESSARY FACILITIES

1. The appendix of the Cardinal Place plan package reflects adequate utility infrastructure for more residential intensity at this location.

E. THERE IS PROVISION FOR ADEQUATE VEHICULAR INGRESS AND EGRESS DESIGNED TO MINIMIZE TRAFFIC CONGESTION UPON PUBLIC STREETS. THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION AND/OR CITY COUNCIL MAY REQUIRE A TRAFFIC STUDY TO PROVIDE EVIDENCE THAT THE CIRCULATION SYSTEM IS ADEQUATE.

1. A traffic impact study was contracted by the applicant and estimates that the construction of 570 apartments and 80 townhouses will generate 5,076 vehicle trips at full build-out and occupancy. The study indicates that the Cardinal Place development will cause minimal delays and queues. A key recommendation includes widening the extent of Riverside Road to 20 feet of pavement, which City Engineering would require with a development of this scale. Another key recommendation for the developer to implement is a center turn lane on Delrose Drive for the entrance and exit access points there. A well-marked pedestrian crosswalk is recommended for the mid-block connection of the proposed walking path to the existing sidewalk on Brooks Avenue.

F. THE LOCATION AND ARRANGEMENT OF STRUCTURES, PARKING AREAS, WALKS, LANDSCAPE, LIGHTING, AND OTHER SITE DESIGN ELEMENTS AND THE USES ARE COMPATIBLE WITH THE

SURROUNDING NEIGHBORHOOD AND ADJACENT LAND USES.

1. The development is far more intensive than the surrounding neighborhood and adjacent residential uses. It is a level of development that was deemed inappropriate when this property was rezoned to RN-4 instead of the requested RN-6 zoning district. The request for building heights as high as 65 feet is incompatible with the surrounding scale of residential development.

ESTIMATED TRAFFIC IMPACT: 5,076 (average daily vehicle trips)

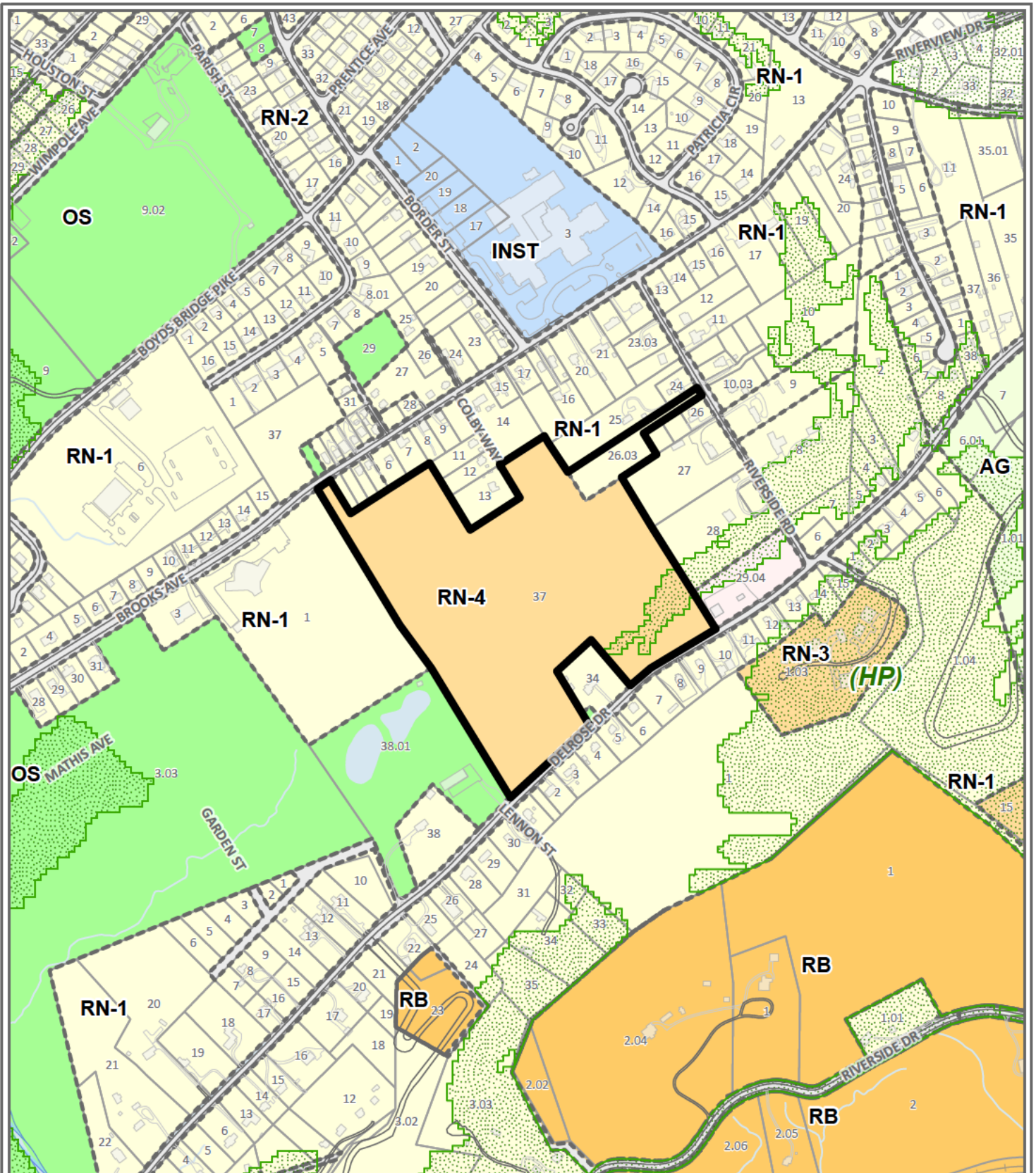
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 54 (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 6/10/2025 and 6/24/2025. 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



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

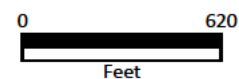
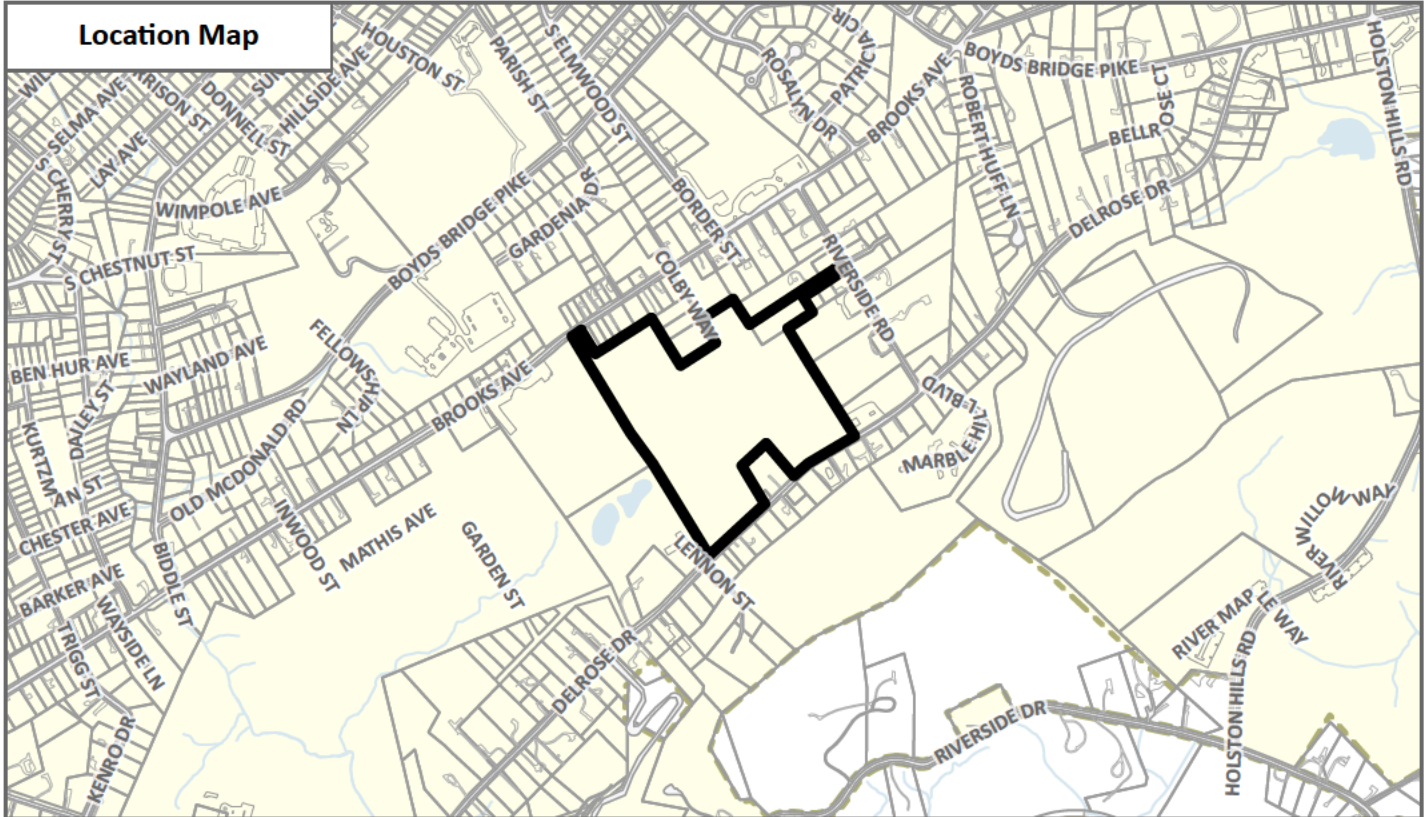
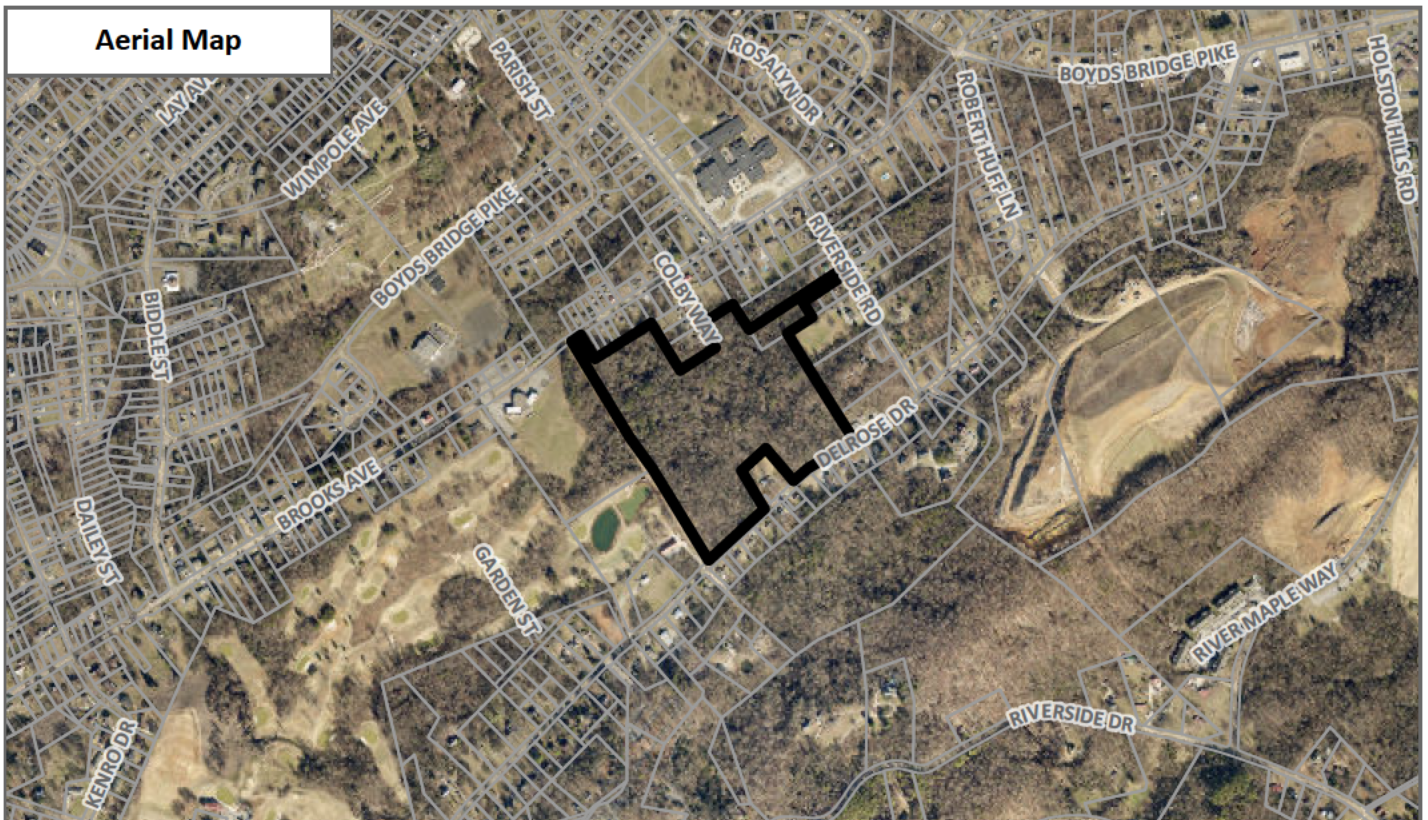


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

12-A-24-PD



Case boundary

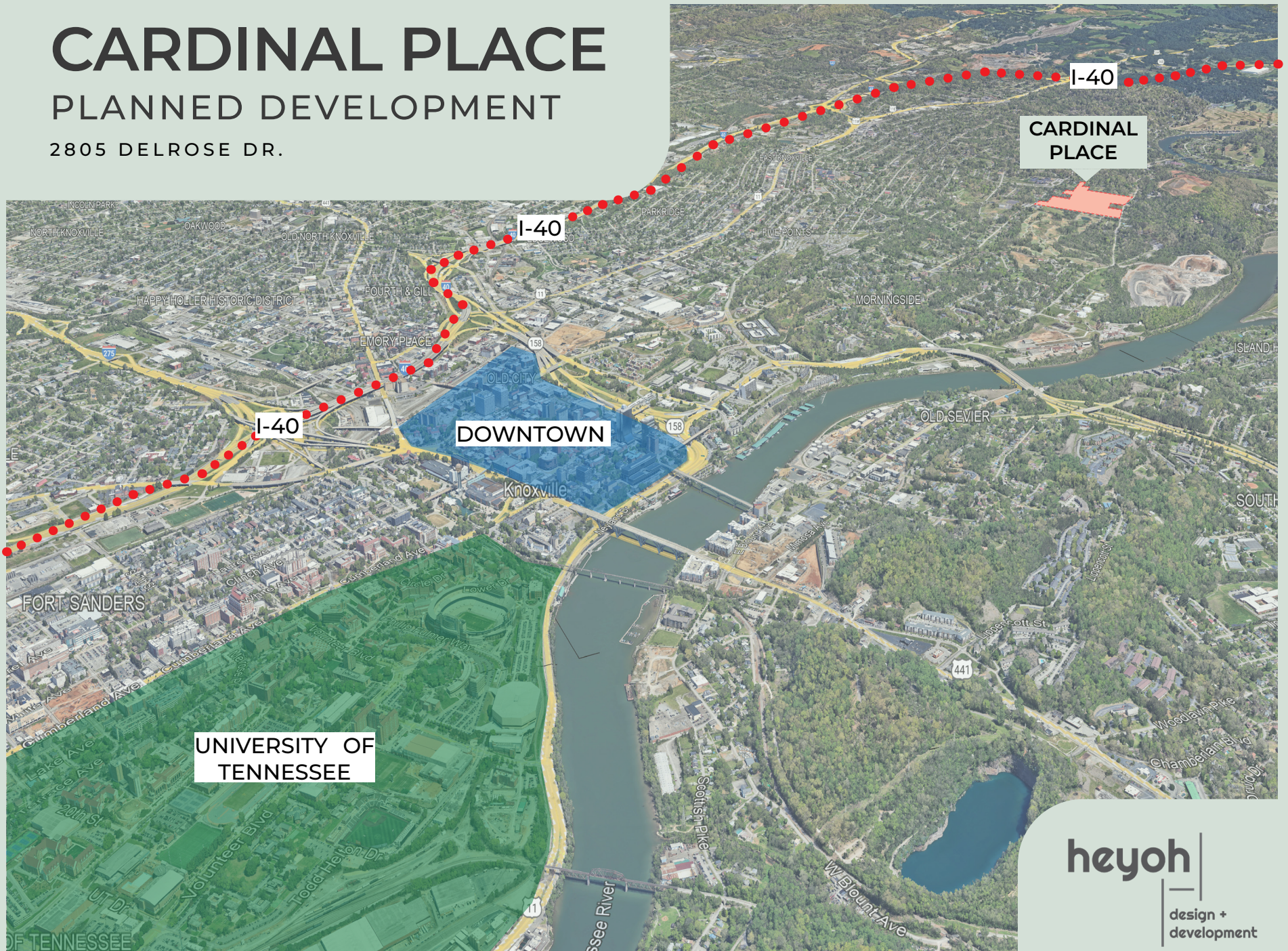
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CARDINAL PLACE

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 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.

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 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.

- 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.

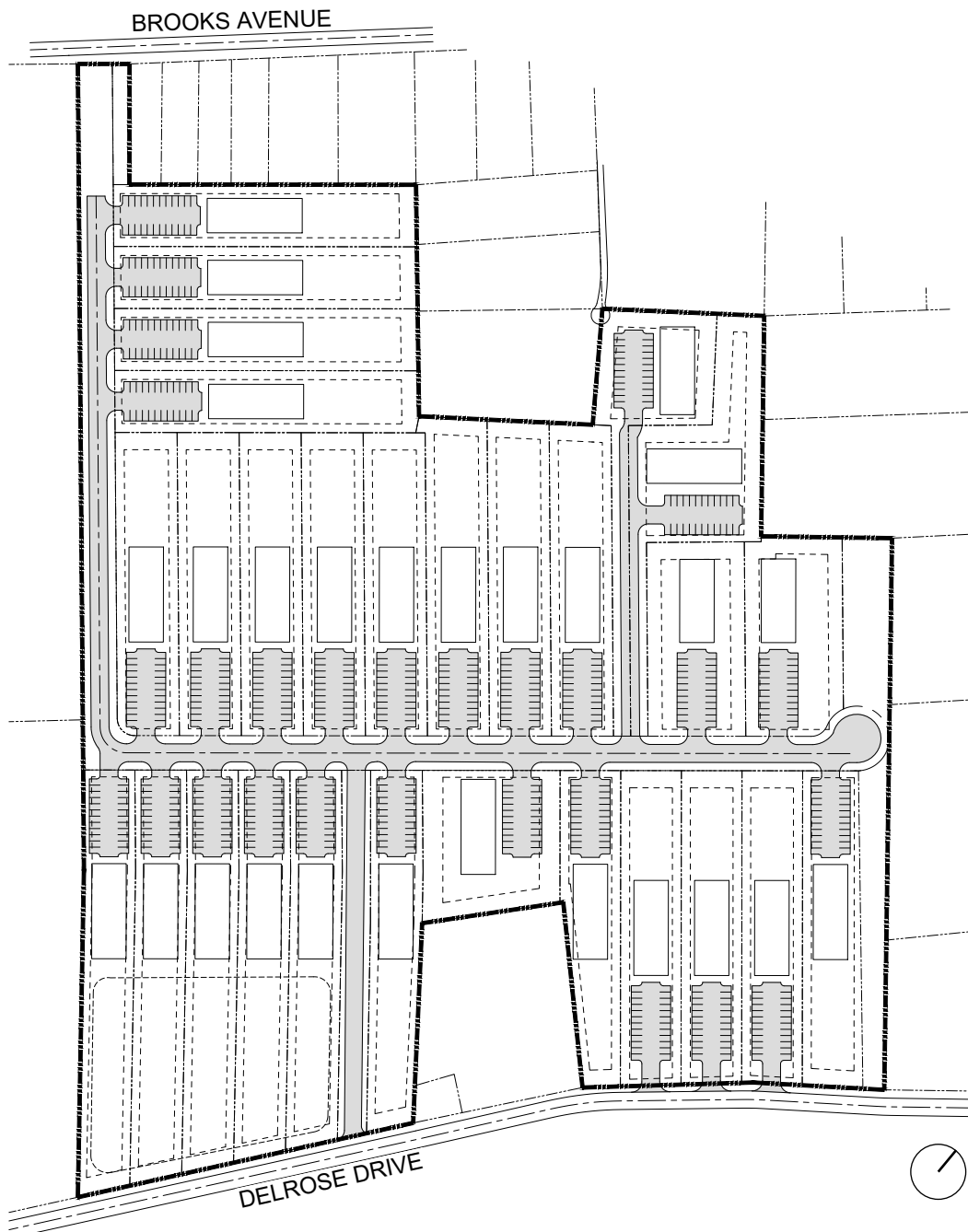
-Items included in this proposal:

- 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.



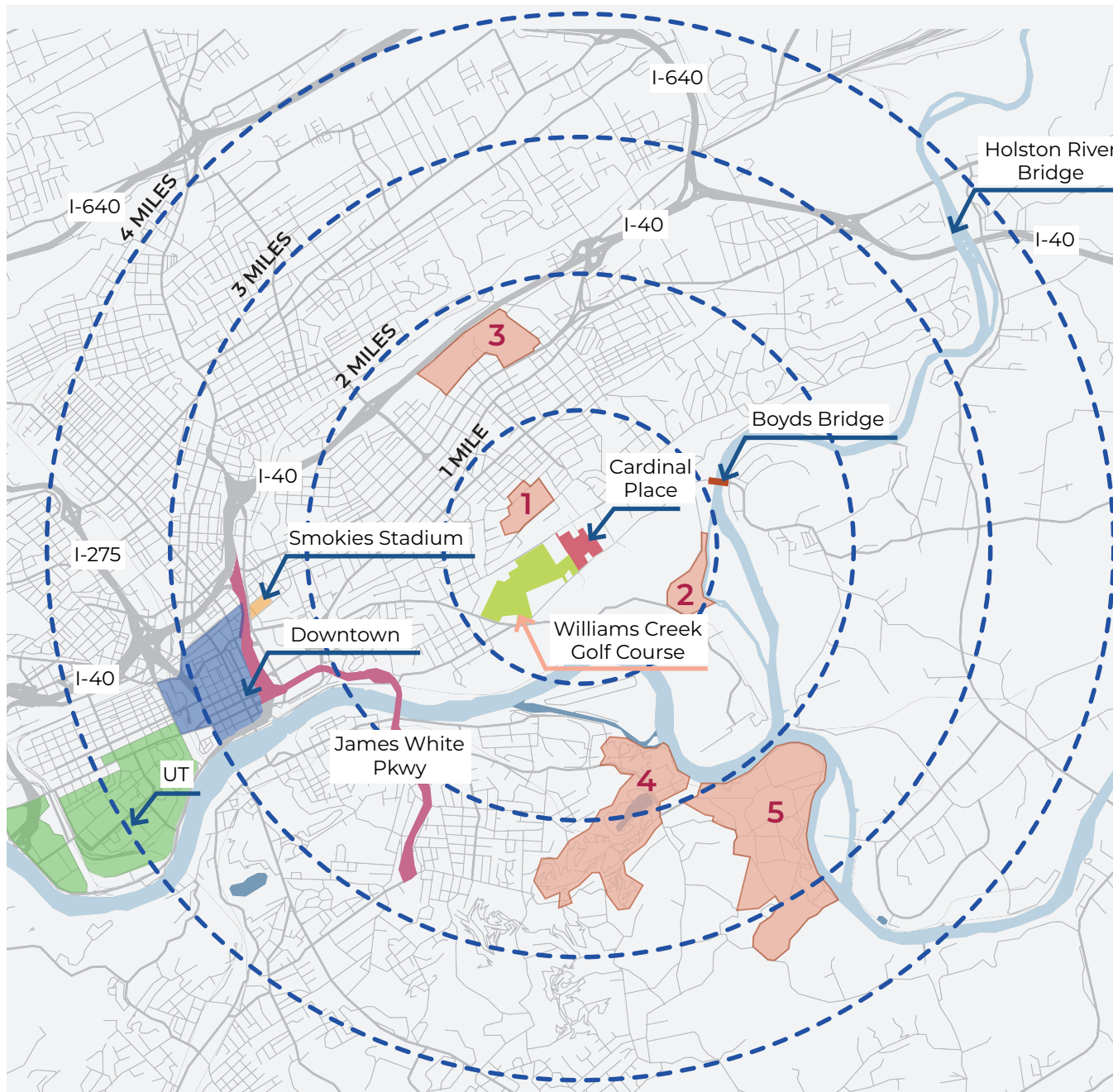
If the development were to proceed under the existing limitations, the result would be a compromised plan. Key impacts include:

- 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

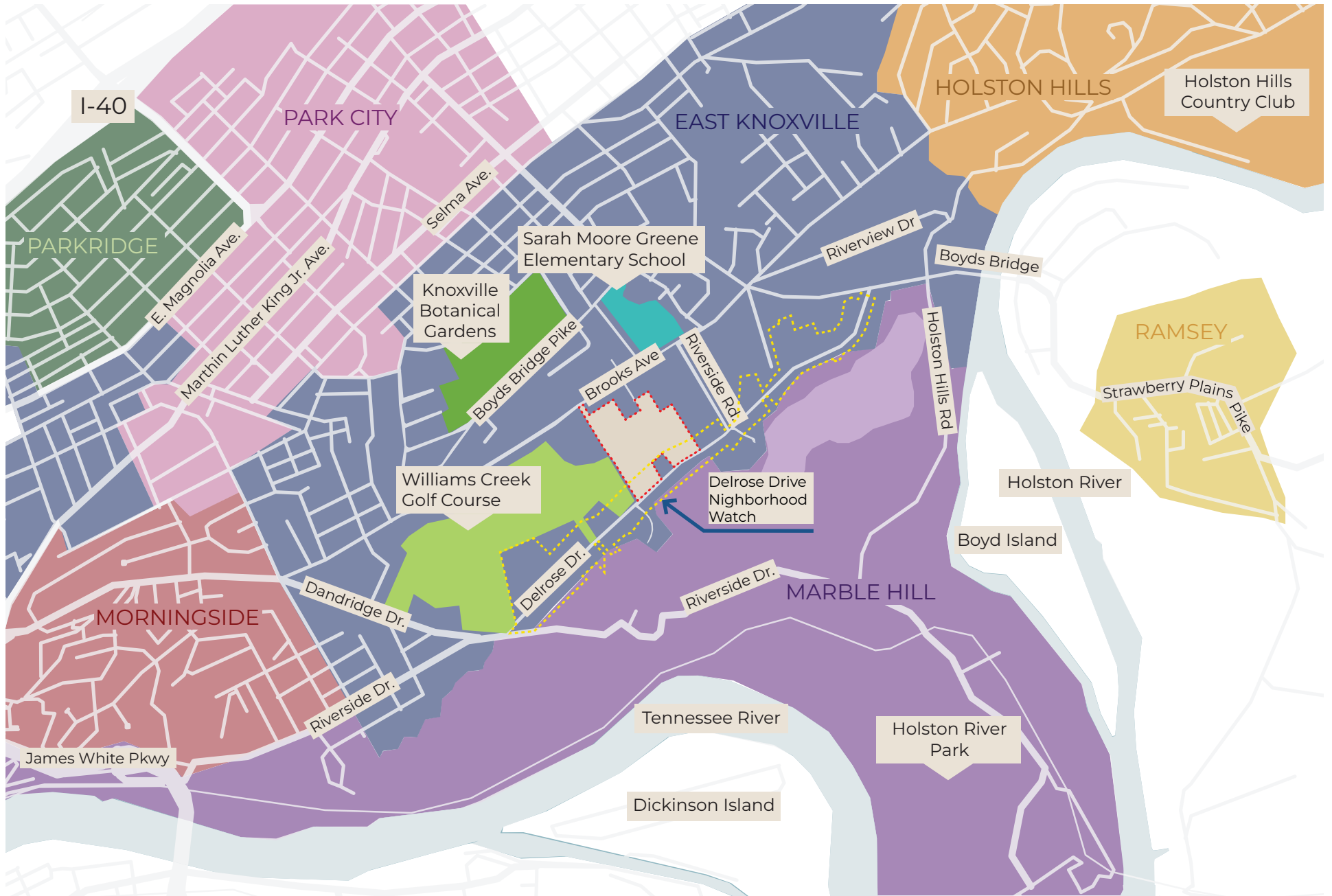


- Cardinal Place
- Downtown
- University of Tennessee
- Williams Creek Golf Course
- Smokies Stadium (Coming Soon)
- Proximity Radius (1 mile increments)

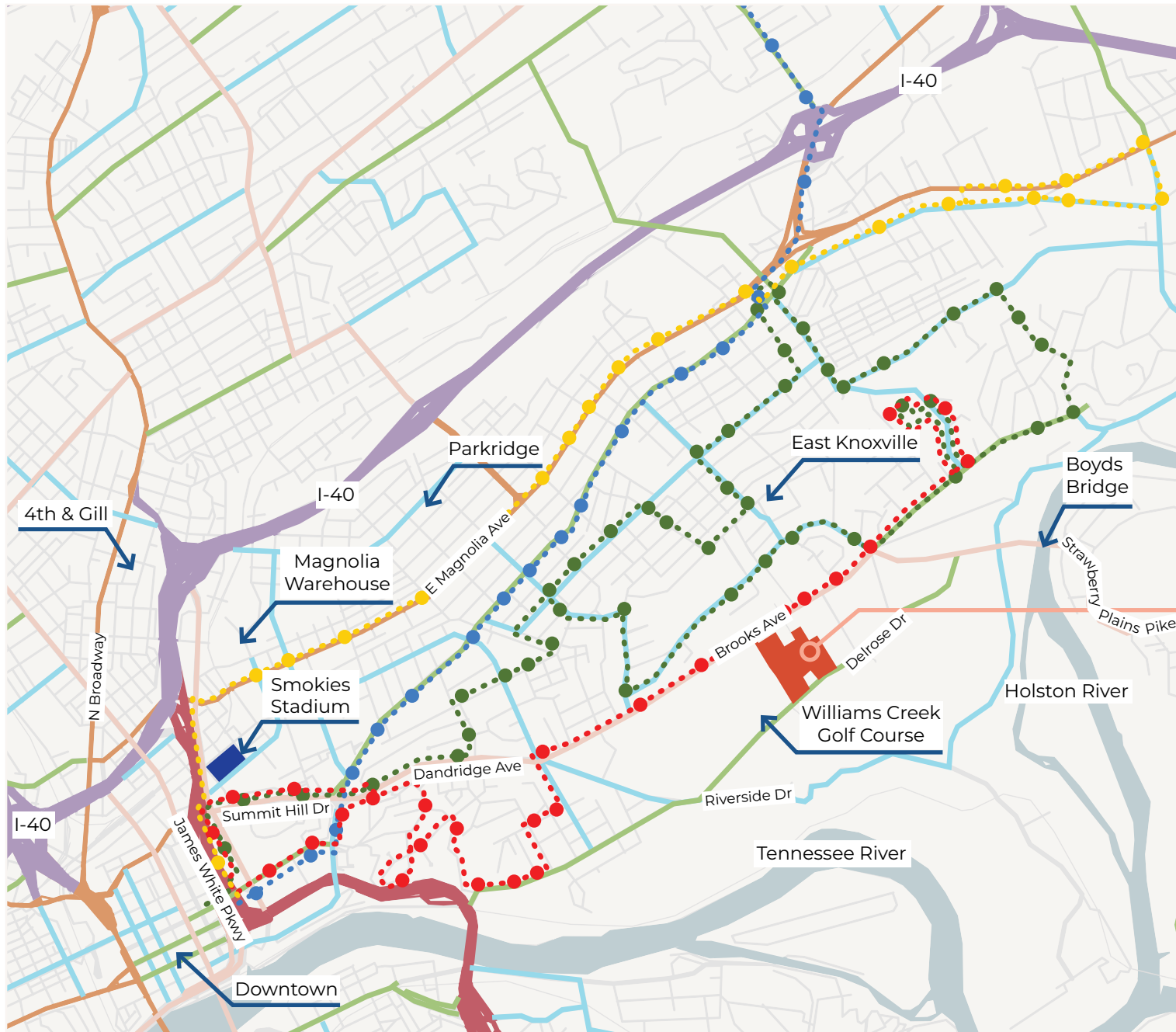
Nearby trails, and public spaces:

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.

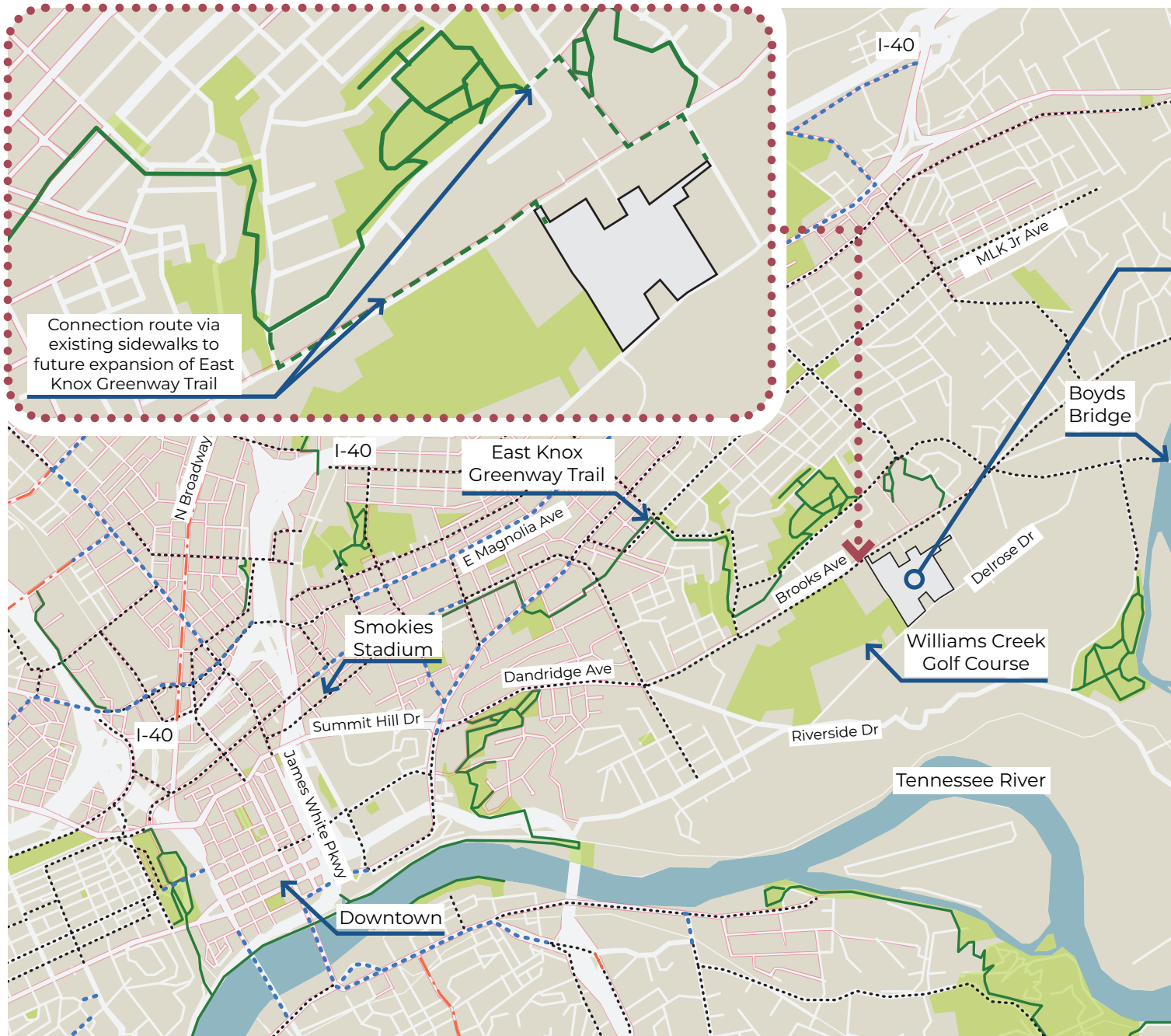


NEIGHBORHOOD MAP



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.

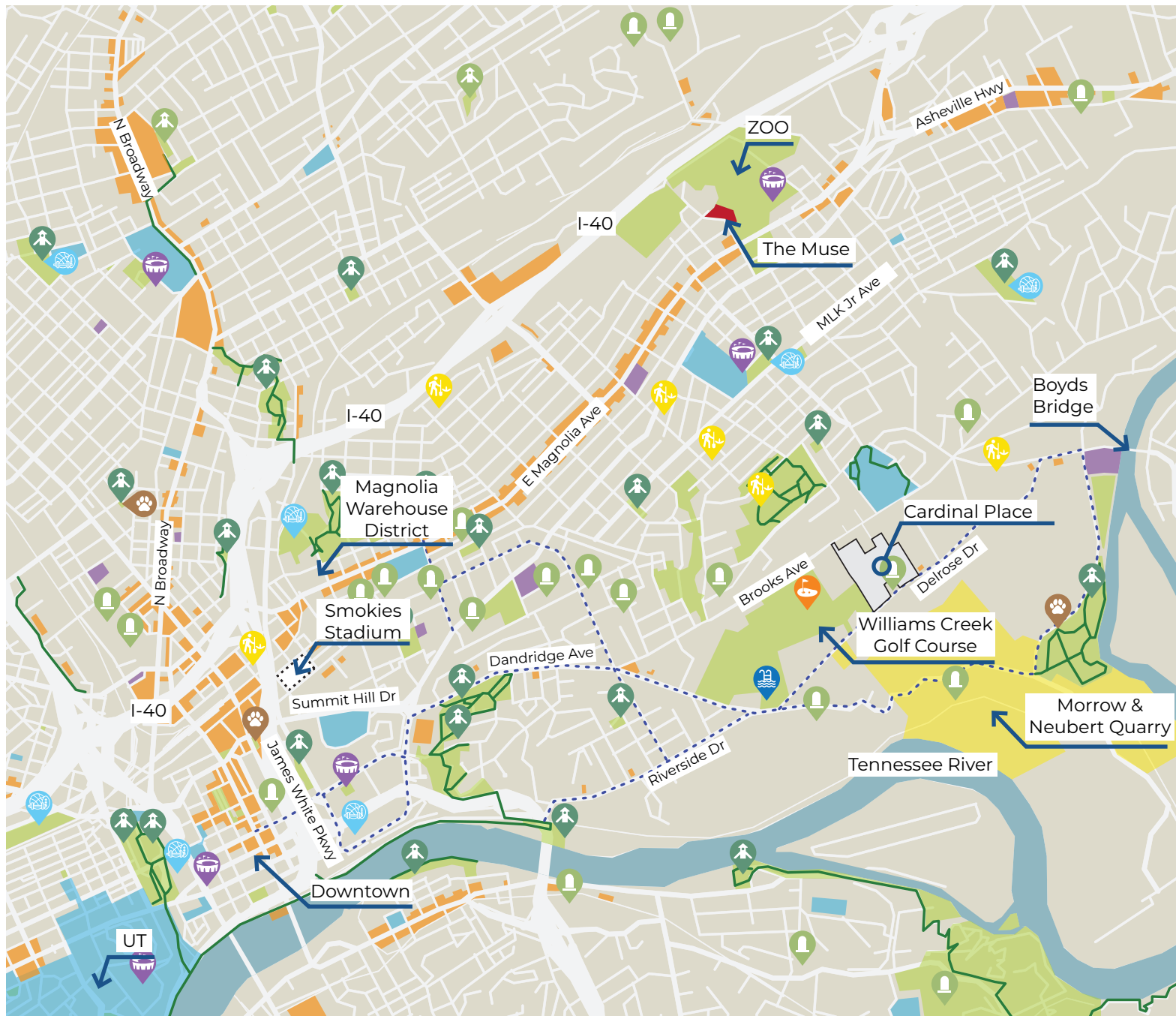


The area around Cardinal Place features a network of greenways, bike lanes, and pedestrian-friendly paths, making it ideal for outdoor activities, and sustainable transportation.

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.



*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.



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 existing trees through specific designated tree preservation zones and the value enhancement and visibility of the Historic Williams-Masterson Cemetery. 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 FOR PARCEL #082MC037* CURRENT ZONE RN-4

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-6, 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.

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'

*SEE P. # 28 -SITE PLAN- FOR PARCEL LOCATION

REQUESTED ZONING EXCEPTIONS FOR PARCEL #082MC037*

CURRENT ZONE RN-1

As the intent of this development proposal is to replat and consolidate the lots prior to the submission of the final plan. It should be noted that, upon consolidation, the combined site will function as a single lot and will be subject to the standards and requirements of RN-4 zoning. On this basis, we request the following exceptions:

1. Dimensional Standards: Regarding Table 4-2: Residential Districts Dimensional Standards.

- Minimum Lot Area:** There is no minimum lot area for Townhouses and Multi-Family, since it is not permitted within RN-1. **We would request for this requirement to be based on RN-4, which stipulates a minimum lot area of 3,000 sf/du for TH and 2,000 sf/du for MF.**
- Maximum Building Coverage:** The maximum building coverage is 30%. **We would request a coverage of 50%, based on RN-4.**
- Maximum Impervious Surface:** The maximum impervious surface allowed is 40%. **We would request an adjustment to increase this limit to 45%, based on RN-4. It is important to clarify that this percentage will be calculated based on the total lot area after the replat and consolidation of both parcels has been completed.**
- Minimum Front Setback:** The minimum front setback is +/- 10' of the average of blockface; in no case less than 25'. **We would request for this requirement to 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 to the large dimensions 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' (Same requirement we're asking for the parcel #082MC037 which is currently zoned as RN-4).**
- Minimum Rear Setback:** The minimum rear setback is 25'. **As mentioned before, due to the intent of replat and consolidation of parcels for final plan, we would request for this requirement to be Not Applicable (N/A)**

2. Permitted Use Requirement: Regarding Article 9: Uses and Table 9-1, **we would request the Dwelling—Townhouse and Dwelling—Multi-Family Use to be permitted.**

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;

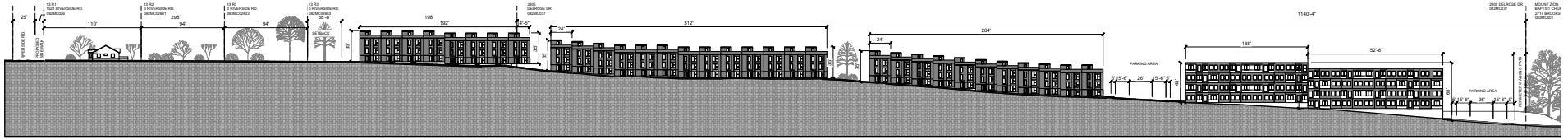
We would request an exception for use these materials as primary surface finish materials (more than 15%) on any façade to allow for greater design flexibility.

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

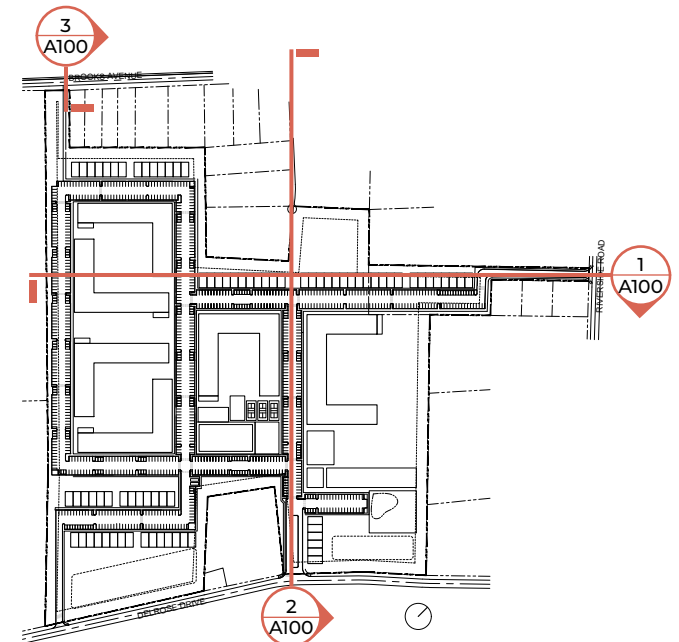
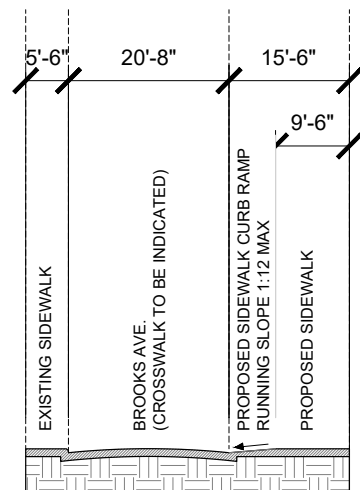
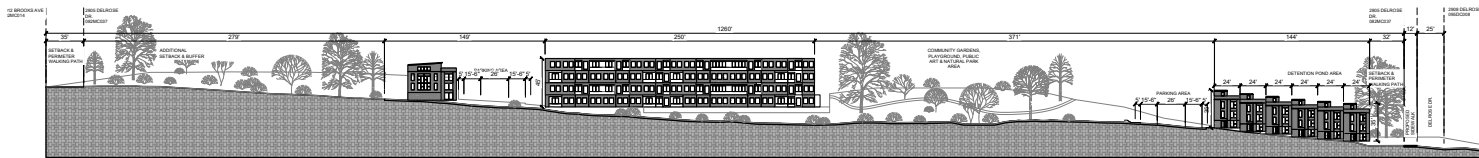
Standard/Zoning Ordinance	0 Riverside Rd
USES	
Dwelling, Townhouse	P
Dwelling, Multi-Family	P

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; MF: 2,000 sf/du
Maximum Building Coverage	30%; TH & MF: 50%
Maximum Impervious Surface	40%; 45% taking the total lot area after replat and consolidation.
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; TH 5'; no less than 15' combined MF: 12', plus 1' additional setback for each 2 feet of building height over 35'
Minimum Rear Setback	25'; Not Required since we will replat and consolidate both parcels into one lot

*SEE P. # 28 -SITE PLAN- FOR PARCEL LOCATION



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



SCALE AND MASSING DIAGRAMS

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

A large, light green, stylized number '04' serves as a background for the text. The '0' is a thick ring, and the '4' is composed of several straight lines.

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

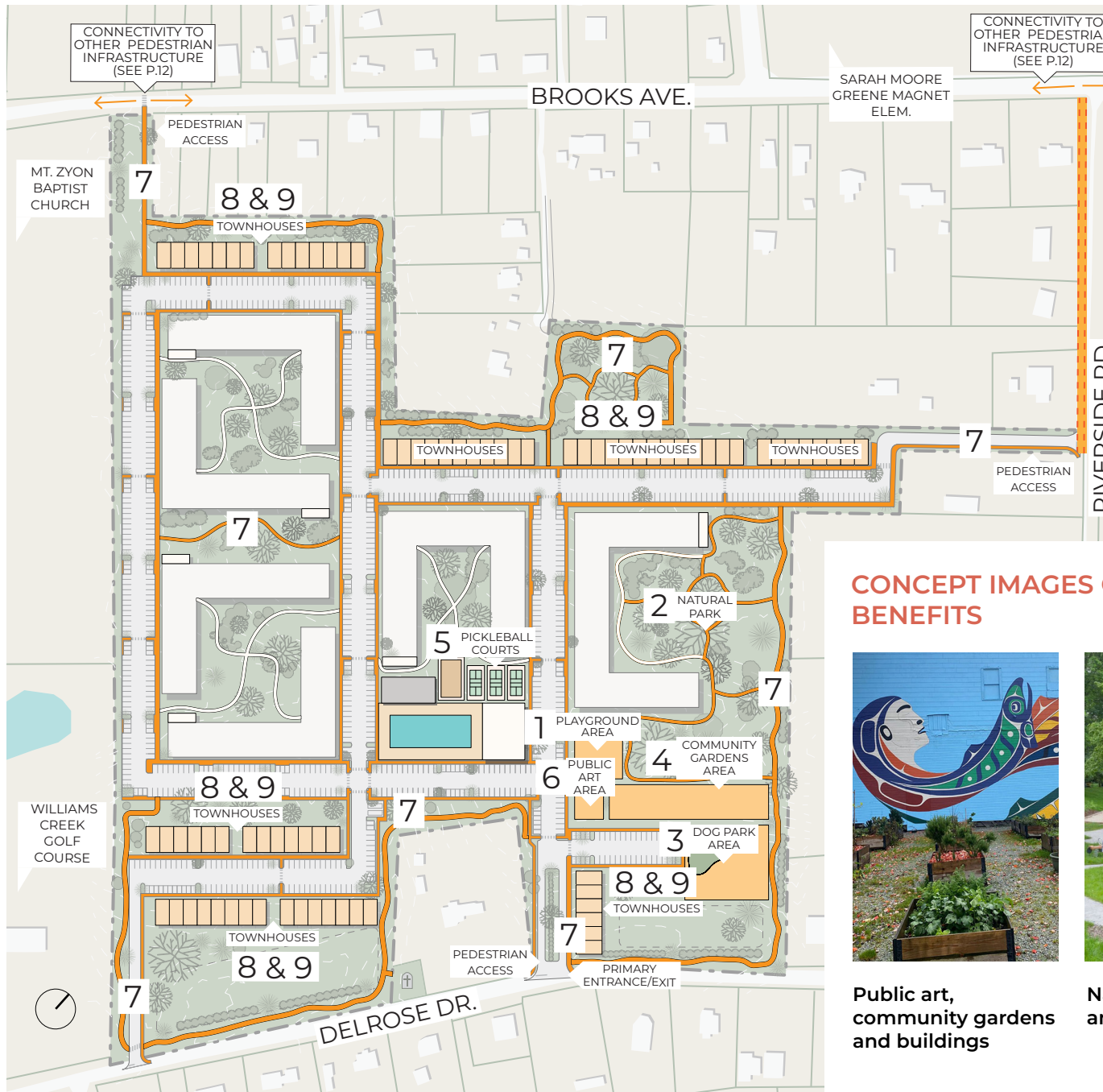
1. **Public Playground:** a dedicated area featuring play structures, seating areas and shade elements to provide a safe environment for children and families.
2. **Public Natural Park & Play Area:** a large green space with walking trails, and open fields, designed for relaxation, recreation and community 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).

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



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.

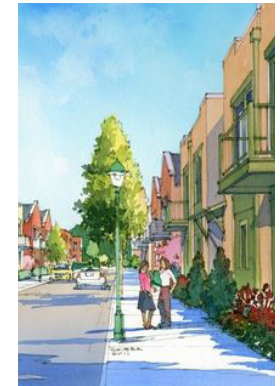
CONCEPT IMAGES OF COMMUNITY & RECREATION BENEFITS



Public art, community gardens and buildings

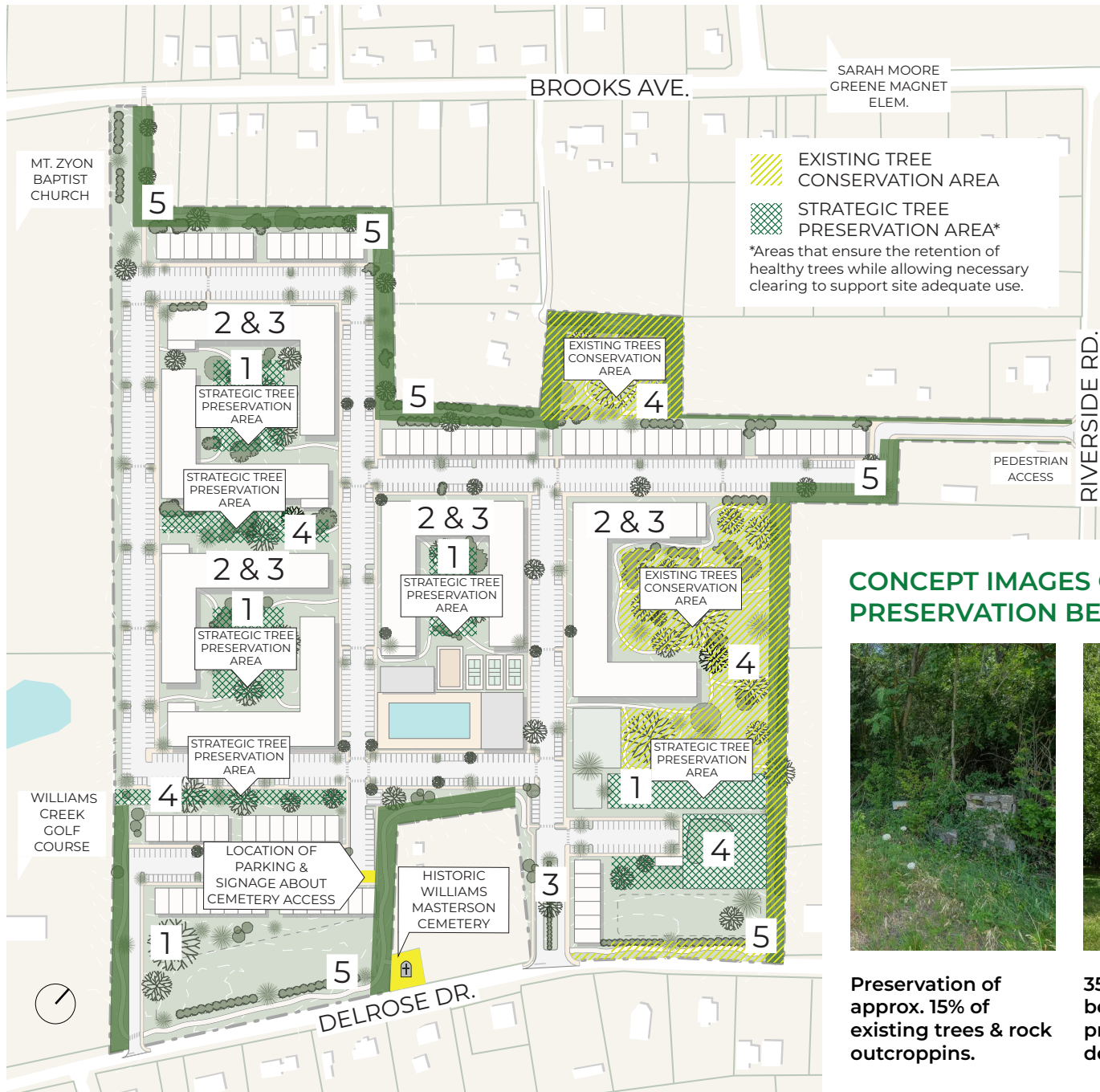


Natural park, dog park and playground



Townhouses along the perimeter as a transitional housing type

COMMUNITY AND RECREATION BENEFITS

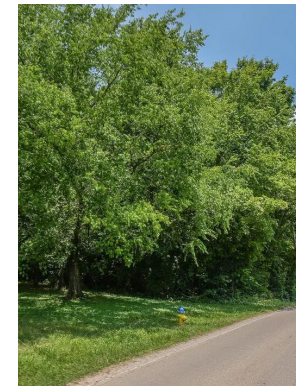


1. By not subdividing and limiting lot sizes, the structures can have the flexibility to allow for greenspace and better preservation of natural grade.
2. Grouping units into fewer buildings enables greater efficiency and more sustainable construction practices.
3. Use of white roofs over 75% of the 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).

CONCEPT IMAGES OF ENVIRONMENTAL & PRESERVATION BENEFITS



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

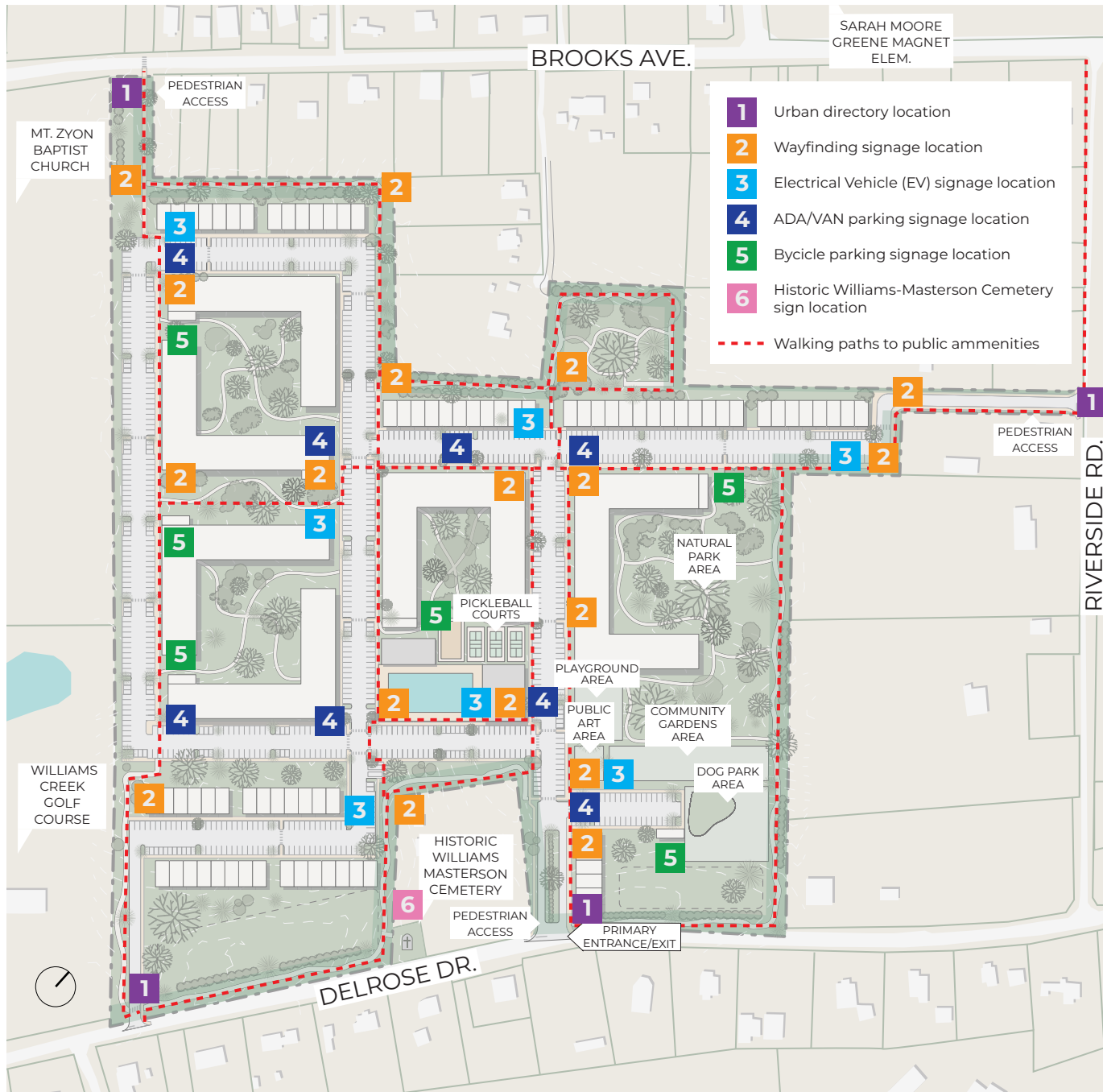


35' natural buffer between adjacent properties and development.



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

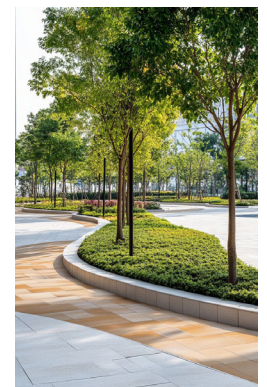
ENVIRONMENTAL AND PRESERVATION BENEFITS



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



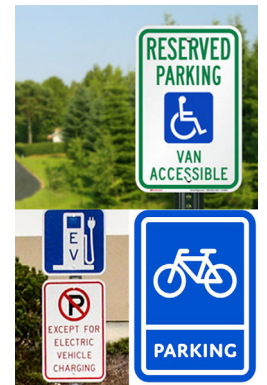
Urban directories placed on main access to show users the location and route to public amenities.



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

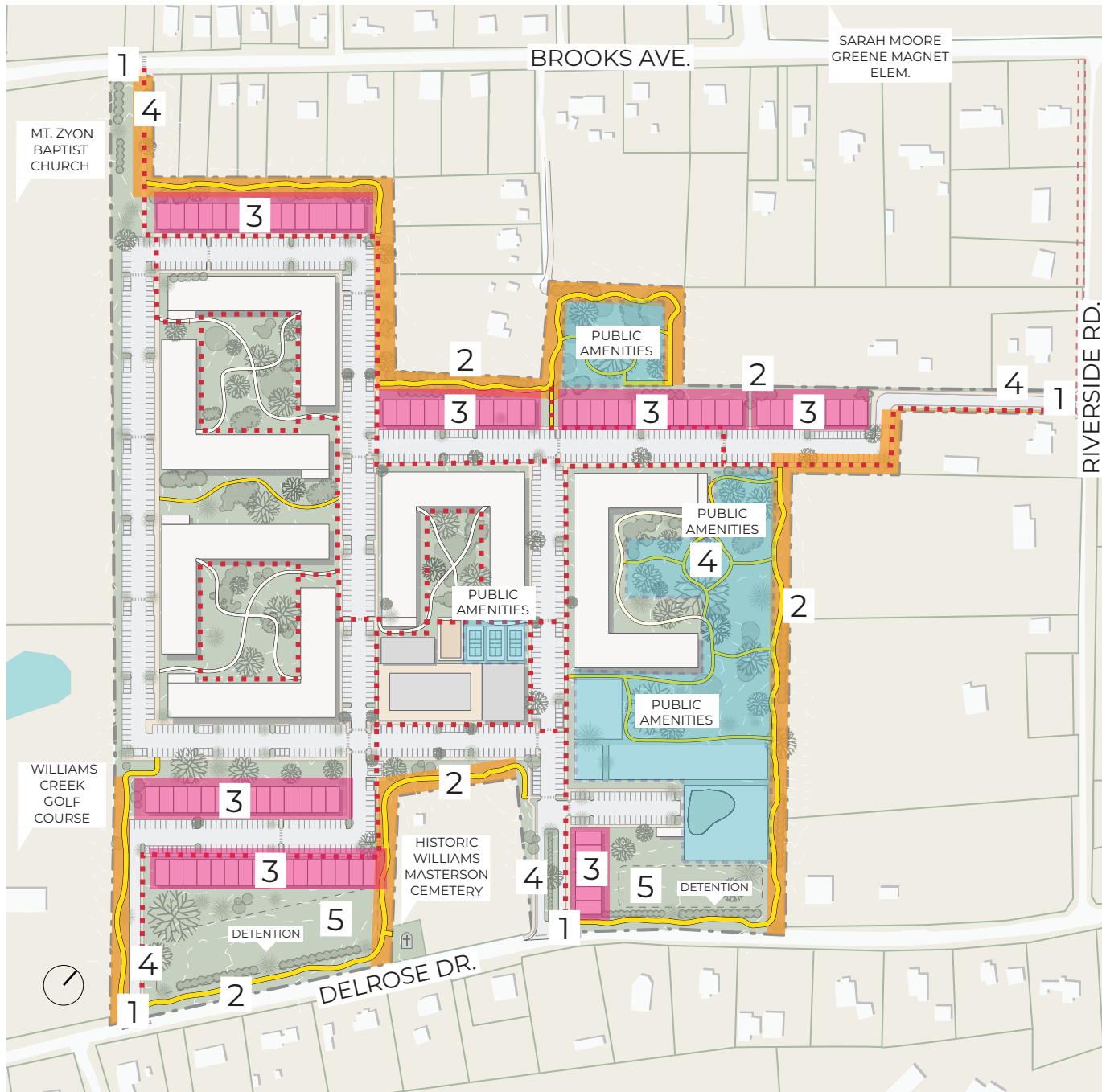


Visual, appealing and appropriate signage placed strategically along walking paths to guide users to public amenities.



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"x0.33)	4 SPACES
OFFICES (LEASING ROOM & MAIL PACKAGE/DELIVERY)	3 PER 1000 SF (7178"x31000)	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)**

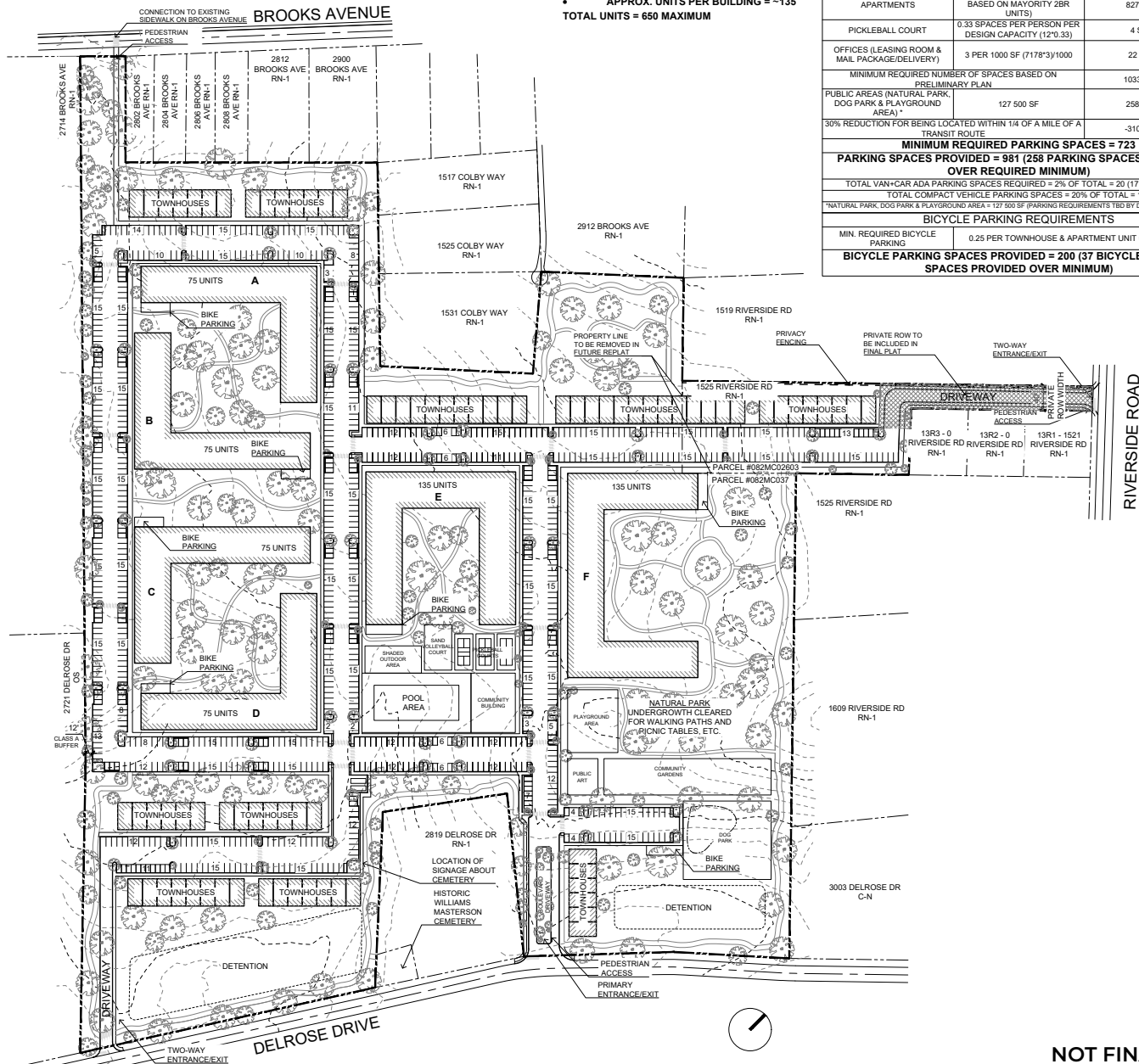
TOTAL VAN-CAR ADA PARKING SPACES REQUIRED = 2% OF TOTAL = 20 (17 CAR + 3 VAN)

TOTAL COMPACT VEHICLE PARKING SPACES = 20% OF TOTAL = 195

*NATURAL PARK, DOG PARK & PLAYGROUND AREA = 127 500 SF (PARKING REQUIREMENTS TIED BY DEPT. OF ENGINEERING)

BICYCLE PARKING REQUIREMENTS

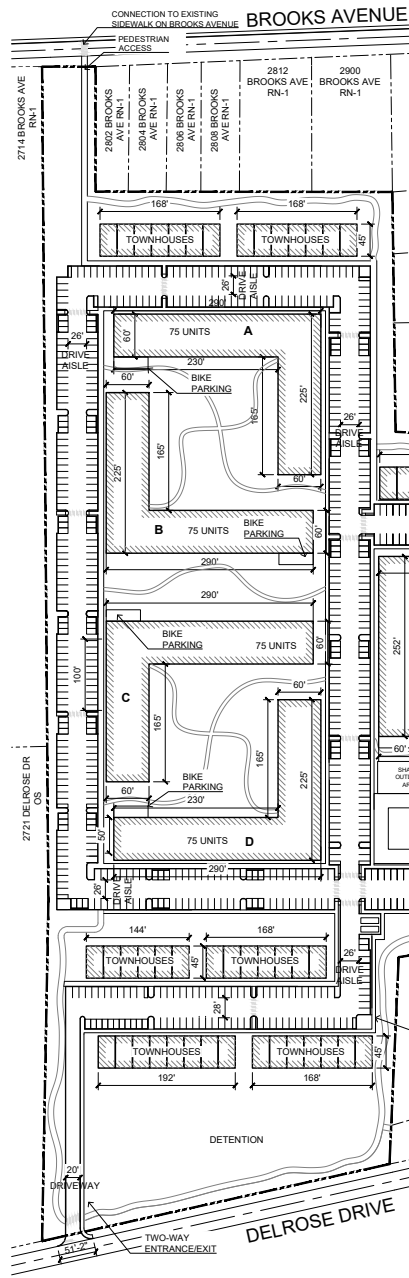
MIN. REQUIRED BICYCLE PARKING 0.25 PER TOWNHOUSE & APARTMENT UNIT = 0.25*650 = 163

BICYCLE PARKING SPACES PROVIDED = 200 (37 BICYCLE PARKING SPACES PROVIDED OVER MINIMUM)

NOT FINAL; SUBJECT TO CHANGE

SITE PLAN

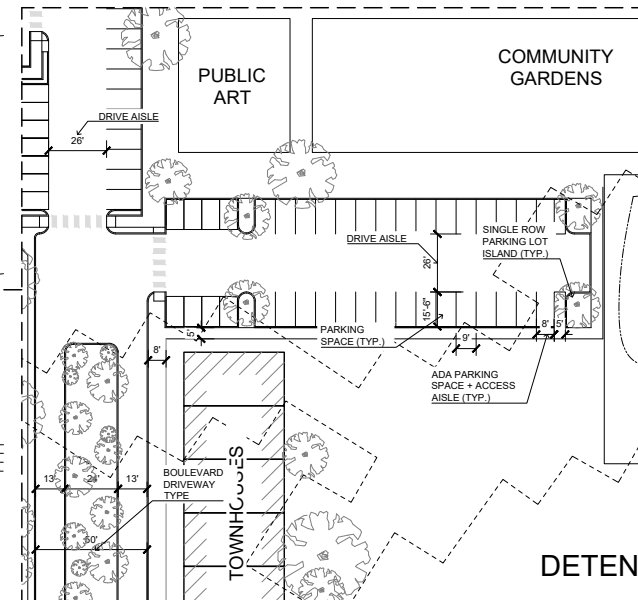
HEYOH | 28
DESIGN + DEVELOP



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.

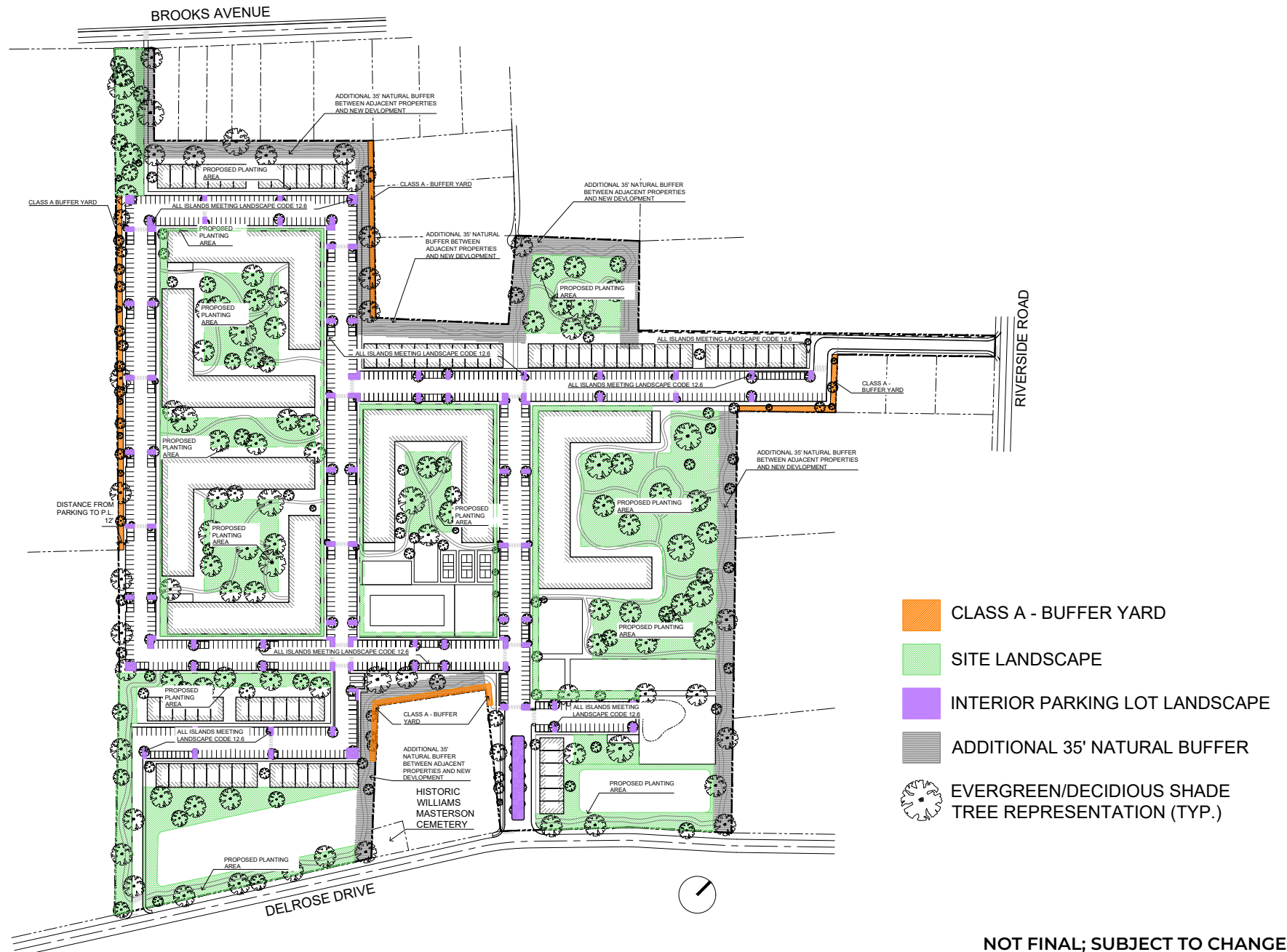
HP - SLOPE ANALYSIS			
CATEGORY	ACRES	LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
0 - 15 % SLOPE	0.1406	100%	0.1406
15 - 25 % SLOPE	0.8094	50%	0.4047
25 - 40 % SLOPE	0.1141	20%	0.0228
> 40 % SLOPE	0.0018	10%	0.0002
REAL TOTAL	1.0659		0.5683
TOTAL	1.07		0.57

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

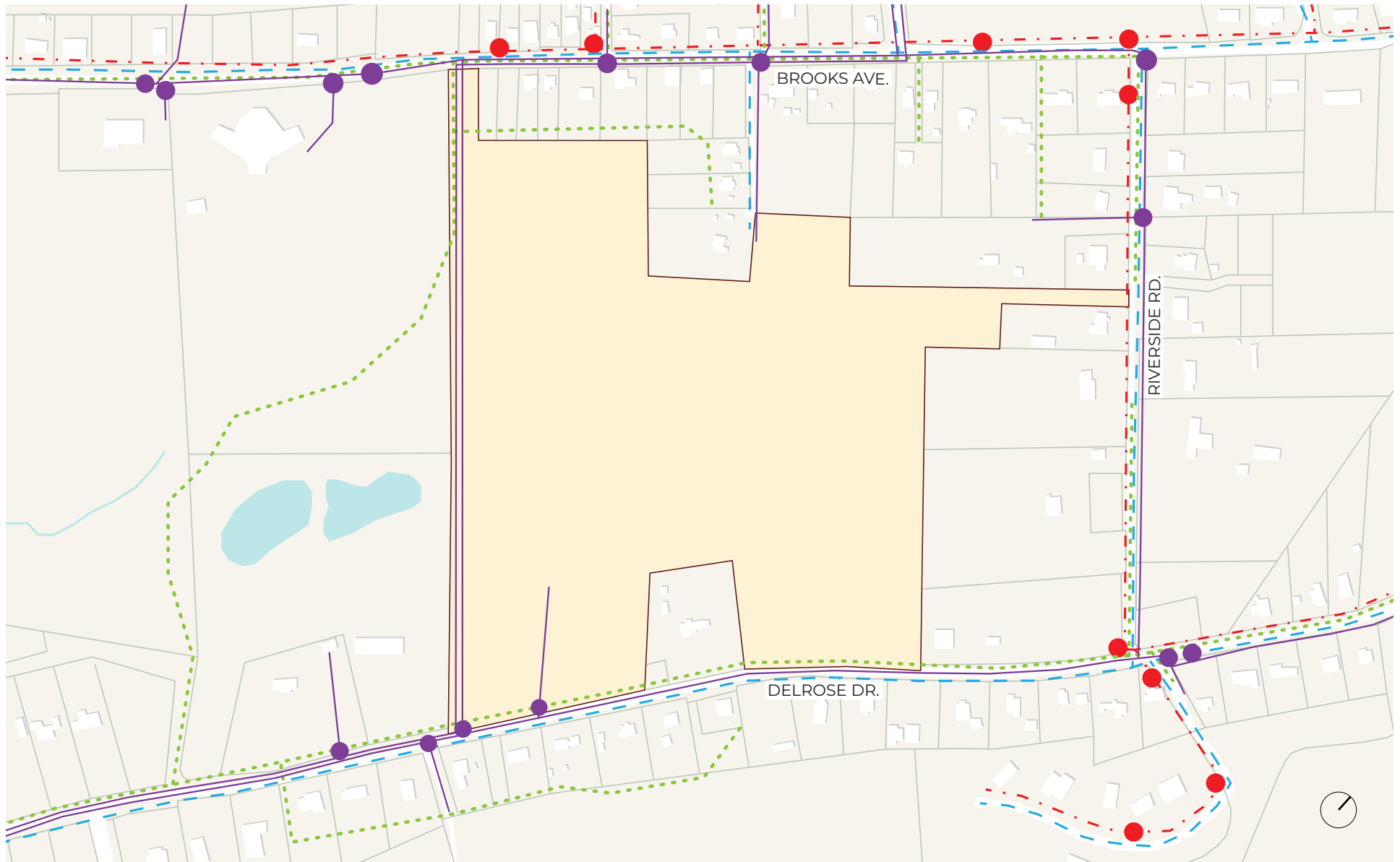






NOT FINAL; SUBJECT TO CHANGE

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



MEMORANDUM

DATE: April 22, 2025
TO: Amy Brooks, Executive Director, Knoxville-Knox County Planning
FROM: Rebekah Jane Justice, Chief of Urban Design and Development, City of Knoxville
RE: 12-A-24-PD

The Urban Design & Development team works to implement the [Key Development Priorities](#) of the City of Knoxville by supporting public-private partnerships that align with those priorities and support public benefits and amenities.

The application for 12-A-24-PD is requesting an exception from district regulations for the proposed planned development.

The proposed “public amenities” demonstrated in the application for 12-A-24-PD do not provide “substantial benefit to City,” as noted under section 16.7.D.3.



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, email=tforrester@lrwlaw.com
Reason: I am the author of this document
Location:
Date: 2023.04.07 13:53:04-05

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

<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

		Related Rezoning File Number
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		

ZONING REQUEST

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

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>)	Fee 1	\$5,634.00
	Fee 2	
	Fee 3	

AUTHORIZATION

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

	Logan Higgins	10-25-2024
Applicant Signature	Print Name / Affiliation	Date

8652360430	[REDACTED]
Phone Number	Email

<i>Brian Conley</i>	Brian Conley	10/28/2024, SG
Property Owner Signature	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.

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

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

Date of Request

Scheduled Meeting Date

File Number(s)

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 _____ 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.

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- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

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

Applicant Signature

Please Print

Phone Number

Email

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



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

- ☒ **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.

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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