

July 8th, 2021

Attn: Knoxville-Knox County Planning Commission

RE: Planning Cases 7-H-21-RZ, 7-C-21-PA, 7-D-21-SP

Applicant update on project concept and communication with neighborhood

Commissioners,

Dominion appreciates the opportunity to present this rezone application for your consideration. We see this site as ideally positioned for a strong multifamily community which can serve as both: 1) a catalyst for positive retail and commercial development along the adjacent Alcoa Hwy corridor, and 2) function as a healthy transition between the commercial highway zone and nearby residential neighborhoods further down Maloney Road. After multiple meetings with neighborhood and local municipal constituents, we have received both positive and negative feedback. Below we outline parties we have communicated with, concerns raised, and how we are addressing these in our concept.

Parties Engaged to date for Concept Discussions

- Carson Dailey – County Commissioner
- Tommy Smith – City Council Member
- MPC Staff
- Lakemoor Hills HOA
- Alcoa Hwy Beautification Council
- Mt Olive HOA
- South Oaks HOA
- Sevier Heights Church
- Knox County Engineering
- Knoxville Area Transit
- Public Meeting – Open House hosted at Mt Olive Baptist Church on June 22nd

Notes on Concerns and Concept Revisions

- Exterior materials:
 - Dominion will use a mixture of cementitious “hardie” siding and masonry, either brick or stone. Siding styles would be a mixture of lap and board & batten.
- Landscaping:
 - Dominion plans to tie into the Alcoa Hwy Landscape Plan developed by the Alcoa Hwy Beautification Council, utilizing the same landscape designer. Additionally, prior to site clearing, Dominion plans to work with the local non-profit Native Plant Rescue Squad to identify and recover any plants deemed worth recovering that would otherwise be lost during development process.

- Greenway connection:
 - Dominion is excited to see the greenway connection at Maloney Road come to fruition and would like to work with the city to connect this apartment community to the greenway at the roundabout.
- Buffers:
 - Due to concerns about buffers between adjacent residential properties, Dominion has modified its concept to include increased buffer zones adjacent to eastern and northern residential neighbors, up to 80 feet at most locations. This will both preserve more existing tree coverage and provide a nice buffer for residential neighbors.
- Light concerns:
 - Dominion plans to utilize dark sky lighting standards for exterior lighting. Additionally, having the parking lot enclosed by buildings and larger buffer zones will aide in reducing light pollution between parking lot lighting and neighboring properties.
- Target unit count:
 - Dominion has reduced the concept unit count from 294 to 240 units.
- Parking and Traffic
 - New traffic circles at Maloney provide added capacity for traffic to/from Alcoa Hwy
 - Parking spaces in community at 412 spaces (1.72 per unit)
 - Dominion is exploring potential of KAT bus connection to aid in reduction of traffic and parking.
 - Dominion will seek to locate its entrance across from eastern end of Sevier Heights parking lot balancing requirements of Knox County Engineering for distance from traffic circle and neighbor desires for entrance to be further from single family neighborhoods.
 - Dominion will order a minimum of level 1 traffic study as required by Knox County and will also coordinate with TDOT on any additional traffic study requirements.
 - Per Knox County Engineering, the traffic study will also provide Knox County with information on any infrastructure issues on Maloney Road necessary to then focus on addressing any identified issues.
- Mt. Olive Elementary School:
 - According to KCS board member, Kristi Kristy, the elementary school is currently operating at approximately 54% capacity and has room for more students. Enclosed is a recent capacity report provided by Kristi Kristy demonstrating this.
- Safety and Security:
 - Dominion desires to build and operate thriving multifamily communities where residents want to live, and Dominion shares community concerns about crime. If there are current crime issues, Dominion would seek assistance from KPD and Knox County Sheriff's Department to address any crime issues. Additionally, Dominion is exploring a vehicle identification security system currently utilized by Lakemoor Hills.
- City/County Line
 - Our project concept includes land in both the city and the county, however the current application covers only the city portion. Dominion plans to submit a rezone application for the county portion prior to end of July deadline.
 - Per discussion with both MPC staff and Knox County Engineering, there is precedent for collaborative design review of projects straddling the city/county line.
 - Dominion would consider annexation of its county parcels into the city if necessary.

Enclosures:

- Original 294 unit concept (presented at June 22nd neighborhood meeting)
- Revised Concept at 240 units
- KCS School Capacity Report provided by KCS board member, Kristi Kristy.

Sincerely,



Sean Chalmers

Director of Development

Dominion Development Group

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865.809.9059

ORIGINAL CONCEPT





DOMINION MALONEY ROAD MULTI-FAMILY

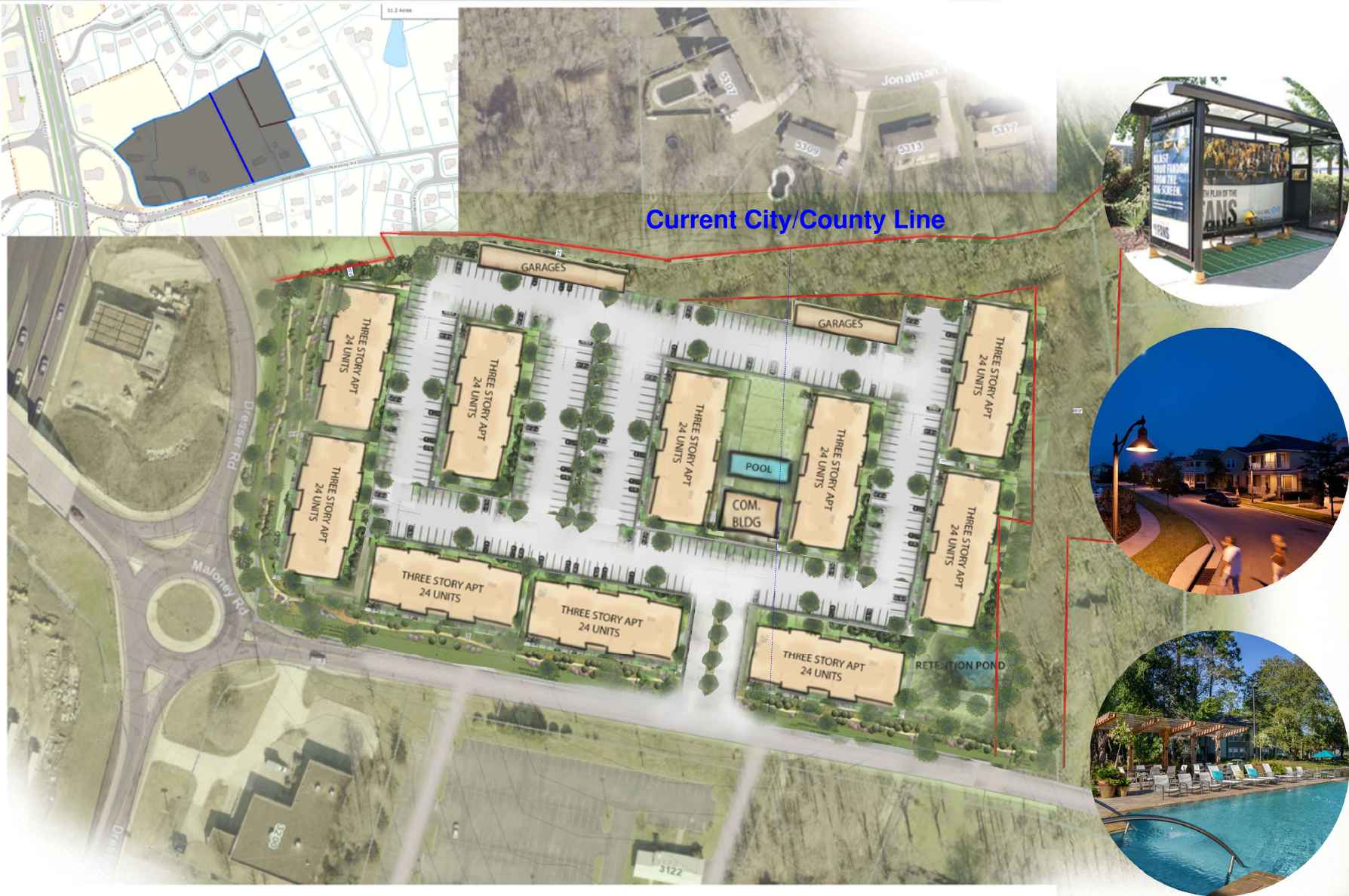
CONCEPT

CODE INFORMATION
TYPE OF CONSTRUCTION:
TYPE VA: 13R SPRINKLERED
OCCUPANCY CLASS:
RESIDENTIAL R-2
FIRE PROTECTION SYSTEMS
FIRE ALARM (NFPA 72)
SMOKE ALARM
SPRINKLER SYSTEM (NFPA 13R)
FIRE EXTINGUISHERS (NFPA 10)
UL RATED ASSEMBLIES

REVISIONS		
NO	DESCRIPTION	DATE

21033	DOMINION MALONEY ROAD MULTI-FAMILY
ISSUE DATE	5.14.2021
CLIENT	
ADDRESS	LOUON, TN
SCALE	
A000	
EXPERIENCE RENDERING	

UPDATED CONCEPT
240 UNITS
412 PARKING SPACES



UNIT MATRIX
10 BUILDINGS
24 UNITS PER BUILDING
240 TOTAL UNITS

412 PARKING

Working Draft

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	Z	AA	AB		
1	KCS ELEMENTARY SCHOOL CAPACITY WORKSHEET																								
2		BUILDING			PORTABLES			Considerations					Maximum Capacity ¹	Building Capacity ²	Functional Capacity ³	Difference in Max and Functional Capacities	Program Capacity ⁴	Temporary Capacity ⁵	SY 2025 Projected Enrollment (Jan 2021)	SY 2020 Percent Utilization Based only on Gross Max Capacity		K-5 Enrollment 9-9-2020	SY 2025 Change from SY20-SY21		
3		Number of Teaching Stations			Number of Teaching Stations																				
4	Facility	Pre-K -3	Grades 4-5	Total	Pre-K -3	Grades 4-5	Total	N Student Population 9-9-2020	Percent of N Student to total population doubled	Portable Classroom Capacity	Staffing Ratio Student:Teacher Core Only (SY19-20)	Gross Max = Bldg + Portable													
5	A. L. Lotts	32	15	48	4	2	4	7	0.02	90	22.5	1170	1080	1056	950	130	950	1040	993	95%	81%	951	42		
6	Adrian Burnett	20	6	28	7	4	11	4	0.02	248	22.5	878	630	617	555	75	555	802		0%	57%	503			
7	Adrian Burnett (New School)	24	10	39				4	0.02	0	22.5	878	878	860	774	104	774	774	479	62%		0	-24		
8	Amherst	32	14	50			0	12	0.05	0	22.5	1125	1125	1066	959	166	959	959	719	75%	57%	645	74		
9	Ball Camp (see Note 6)	21	8	30			0	4	0.02	0	22.5	675	675	660	594	81	594	594	543	91%	79%	532	11		
10	Bearden	20	6	21	2	0	2	1	0.01	45	22.5	518	473	468	421	51	421	466	319	68%	65%	336	-17		
11	Beaumont	21	8	37	2		2	16	0.10	45	22.5	878	833	748	673	159	673	718	596	83%	67%	586	10		
12	Belle Morris	27	10	36			0	2	0.02	0	22.5	810	810	797	717	93	717	717	389	54%	50%	406	-17		
13	Blue Grass	32	6	38	2	2	4	1	0.01	90	22.5	945	855	850	765	90	765	855	612	72%	55%	521	91		
14	Bonny Kate	13	4	21	4	2	6	7	0.05	135	22.5	608	473	447	402	71	402	537	350	65%	53%	321	29		
15	Brickey-McCloud	33	14	47			0	13	0.04	0	22.5	1058	1058	1014	913	145	913	913	871	95%	80%	848	23		
16	Carter	21	8	35			0	3	0.02	0	22.5	788	788	775	697	90	697	697	504	72%	64%	506	-2		
17	Cedar Bluff Elementary	37	16	61			0	8	0.02	0	22.5	1373	1373	1341	1207	166	1207	1207	1037	86%	76%	1036	1		
18	Chilhowee Intermediate	6	12	19			0	0	0.00	0	22.5	428	475	475	428	48	380	380	212	56%	42%	180	32		
19	Christenberry	25	10	42			0	14	0.09	0	22.5	945	945	858	772	173	772	772	436	56%	48%	451	-15		
20	Copper Ridge	17	6	24	7	4	11	5	0.03	248	22.5	788	540	523	471	69	471	718	391	54%	54%	426	-35		
21	Corryton Elementary	3	3	6	6	4	10	0	0.00	225	22.5	360	135	135	122	14	122	347	204	59%	59%	211	-7		
22	Dogwood	28	10	53			0	8	0.06	0	22.5	1193	1193	1119	1007	185	1007	1007	492	49%	40%	479	13		
23	East Knox	Notes:	8	31	2		2	8	0.05	45	22.5	743	698	659	593	104	593	638	426	67%	58%	434	-8		
24	Farragut Primary	39	0	43	8		10	8	0.03	225	22.5	1193	968	943	848	119	848	1073	951	89%	76%	911	40		
25	Farragut Intermediate	13	22	39			13	5	0.02	293	22.5	1170	975	960	864	111	767	1059	1035	98%	90%	1054	-19		
26	Fountain City	13	6	20	2	2	4	1	0.01	90	22.5	540	450	446	402	48	402	492	339	69%	64%	349	-10		
27	Gap Creek	3	3	7	2		2	0	0.00	45	22.5	203	158	158	142	16	142	187	85	46%	36%	74	11		
28	Gibbs	33	14	53			0	5	0.01	0	22.5	1193	1193	1175	1057	135	1057	1057	844	80%	72%	864	-20		
29	Green Magnet	22	8	31			0	1	0.01	0	22.5	698	698	691	621	76	621	621	333	54%	46%	337	-4		
30	Halls Elementary	30	12	42	2		2	3	0.01	45	22.5	990	945	934	841	104	841	886	633	71%	67%	660	-27		
31	Hardin Valley (See Note 6)	28	12	50	4	4	10	3	0.01	225	22.5	1350	1125	1117	1005	120	1005	1230	709	58%	89%	1202	-493		
32	Inskip	16	16	32			0	1	0.01	0	22.5	720	720	715	644	76	644	644	481	75%	67%	480	1		
33	Karns (See Note 6)	47	20	75			0	23	0.06	0	22.5	1688	1688	1592	1433	255	1433	1433	905	63%	71%	1200	-295		
34	Lonsdale	11	3	20		5	5	0	0.00	113	22.5	563	450	450	405	45	405	518			53%	302			
35	Lonsdale (New School)	17	13	41			0	0	0.00	0	22.5	923	923	923	830	92	830	830	411	50%	0%	0	411		
36	Maynard	12	4	16			0	0	0.00	0	22.5	360	360	360	324	36	324	324	144	44%	37%	132	12		
37	Moreland Heights	18	6	25	2		2	1	0.01	45	22.5	608	563	555	500	63	500	545	324	59%	41%	250	74		
38	Mount Olive	13	4	21			0	1	0.01	0	22.5	473	473	467	420	52	420	420	228	54%	45%	216	12		
39	New Hopewell	12	4	19	2	2	4	1	0.01	90	22.5	518	428	422	380	48	380	470	236	50%	41%	214	22		
40	Northshore	39	16	53			0	8	0.02	0	22.5	1193	1193	1166	1049	143	1049	1049	1025	98%	85%	1021	4		
41	Northwest (See Note 8)	30	10	47			0	0	0.00	0	22.5	1058	1058	1058	952	106	952	952	766	80%		0	766		
42	Norwood	16	4	24	8	2	10	0	0.00	225	22.5	765	540	540	486	54	486	711	441	62%	64%	489	-48		
43	Pleasant Ridge	12	3	18	4		4	0	0.00	90	22.5	495	405	405	365	41	365	455	301	66%	56%	279	22		
44	Pond Gap	14	15	31			0	2	0.02	0	22.5	698	698	685	617	81	617	617	390	63%	50%	348	42		
45	Powell	25	10	38	8	6	14	3	0.01	315	22.5	1170	855	846	761	94	761	1076	802	75%	66%	777	25		
46	Ritta	22	8	34			0	9	0.05	0	22.5	765	765	729	656	109	656	656	524	80%	70%	537	-13		
47	Rocky Hill	20	7	32	4	4	10	10	0.04	225	22.5	945	720	692	623	97	623	848	739	87%	77%	725	14		
48	Sam E. Hill (See Note 7)			17			0	0	0.00	0	22.5	383	383	383	344	38	344	344		0%	40%	152			
49	Sarah Moore Greene	24	10	46	2		2	6	0.04	45	22.5	1080	1035	995	895	140	895	940	485	52%	50%	535	-50		
50	Sequoyah	15	6	22		4	4	0	0.00	90	22.5	585	495	495	446	50	446	536	505	94%	78%	456	49		
51	Shannondale	19	7	26			0	0	0.00	0	22.5	585	585	585	527	59	527	527	408	77%	66%	384	24		
52	South Knoxville	7	2	13			0	0	0.00	0	22.5	293	293	293	263	29	263	263	175	66%	53%	155	20		
53	Spring Hill	19	6	27	4	2	6	11	0.08	135	22.5	743	608	560	504	104	504	639	452	71%	61%	452	0		
54	Sterchi	15	4	23	2	2	4	4	0.03	90	22.5	608	518	501	451	67	451	541	368	68%	58%	351	17		
55	Sunny View	16	0	18	9		9	0	0.00	203	22.5	608	405	405	365	41	365	567	201	35%	36%	218	-17		
56	West Haven	11	4	18	2	2	4	0	0.00	90	22.5	495	405	405	365	41	365	455	355	78%	61%	305	50		
57	West Hills	24	10	38	2	2	4	15	0.07	90	22.5	945	855	794	715	140	715	805	696	87%	69%	653	43		
58	West View	8	3	13	5	2	7	1	0.02	158	22.5	450	293	287	259	34	259	416	190	46%	45%	198	-8		
59																									
60																									
61																							26054	25652	402
62	Notes:																								
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75																									
1 Total student seats based on applied pupil:teacher ratio																									
2 Total student seats plus considerations of support facilities that may vary by grade level (considers CDC)																									
3Total students seats, plus support facilities plus scheduling considerations that vary by grade level																									
4Total students seats, plus support facilities plus scheduling considerations, plus programming/curricular considerations																									
5 Considers all of the above plus any temporary measures to create or reduce capacity including use of portable classrooms and facility use strategies.																									
6 SY2025 enrollment projection adjusted to reflect potential rezoning to NWES.																									
7 Sam E. Hill Students will be transferred to the new Lonsdale elementary School in SY2022-2023. Sam E. Hill will be transferred to the City of Knoxville.																									
8. The new Northwest Elementary School is projected to open for the 2022-2023 school year																									