

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 7-L-17-UR

**AGENDA ITEM #:** 76

**AGENDA DATE:** 7/13/2017

▶ **APPLICANT:** LANSDEN LANDMARKS

OWNER(S): PNB Holdings Co.

TAX ID NUMBER: 71 | C 025, 027

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 4625 Asheville Hwy

▶ **LOCATION:** North side of Asheville Hwy, west of Carta Rd.

▶ **APPX. SIZE OF TRACT:** 6.98 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Asheville Hwy., a four-lane, median-divided, major arterial street, or Carta Rd., a local street with 20' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ **ZONING:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant hotel

▶ **PROPOSED USE:** Independent living apartments for seniors

16.5 du/ac

HISTORY OF ZONING: The property was rezoned O-1 from C-3 and R-2 in 2003.

SURROUNDING LAND USE AND ZONING: North: Apartments & houses / R-2 (General Residential) & EN-1 (Established Neighborhood)

South: Asheville Hwy, restaurants / C-3 (General Commercial)

East: Apartments / R-2 (General Residential)

West: Church / O-1 (Office, Medical and Related Services)

NEIGHBORHOOD CONTEXT: This section of Asheville Hwy. is developed with commercial businesses fronting on the highway zoned C-3, residential uses zoned R-2, R-1A, R-1 and EN-1, and a church zoned RP-1.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for up to 115 apartment units, subject to the following 9 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Obtaining a driveway permit from TDOT and meeting all applicable requirements of driveway permit approval.
3. Revising the driveway widths along the Asheville Hwy frontage to meet the minimum and maximum driveway width standards of the Knoxville Zoning Ordinance, unless otherwise required by TDOT and a

variance approved by the Knoxville Board of Zoning Appeals.

4. Installation of sidewalks as identified on the development plan meeting all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
5. Meeting the requirements of the Knoxville Tree Protection Ordinance.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Installation of landscaping as shown on the landscape plan within six months of the issuance of the first occupancy permit for each phase of the project.
8. Meeting all applicable requirements of the Knoxville City Arborist.
9. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all criteria for a use-on-review in the O-1 zoning district.

#### **COMMENTS:**

The applicant is requesting approval of a senior independent living apartment complex with 115 dwelling units on 7 acres at a density of 16.4 du/ac. The property is zoned O-1 (Office, Medical and Related) district, which allows multi-dwelling developments via use-on-review, consistent with the R-2 district regulations. Phase 1 of the proposal is to renovate the old hotel into 75 1-bedroom apartments and phase 2 is to construct one new building (Building D) with 40 1-bedroom apartments. Building E is the old hotel office and lounge, and is not in the scope of this proposal. The use of this building will be determined in the future and can be any use permitted by right in the current O-1 zoning.

Access to the site is provided via one new full access driveway and one right-out driveway along Asheville Hwy, and one new full access driveway to Carta Rd. The three existing driveways along Asheville Hwy will be closed. The proposed driveway access to Asheville Hwy will require the planted center median to be reduced in size and a striped left turn lane added. The proposed access and modifications to Asheville Hwy will require TDOT approval.

#### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed apartment development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development at a density of 16.4 du/ac is consistent the density standards of the R-2 zone district, which the O-1 zone refers to for multi-dwelling developments.
3. There are multi-dwelling developments to the east and north of the site, and church to the west.
4. There will be no impact on schools under the current proposal for senior apartments.

#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed apartment development meets the standards for development within a O-1 (Office, Medical and Related) zone and applicable R-2 (General Residential) zone requirements.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood since this area is has a mix of uses, including office, commercial, residential, church, and nearby public school and library.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The property designated MU-SD EC-2 on the sector plan, which recommends a mix of medium density residential, office, and commercial uses. The proposed multi-dwelling development at a density of 16.4 du/ac is consistent with the recommendations of the Sector Plan and the O-1 zoning.
2. The site is located within the Knoxville city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

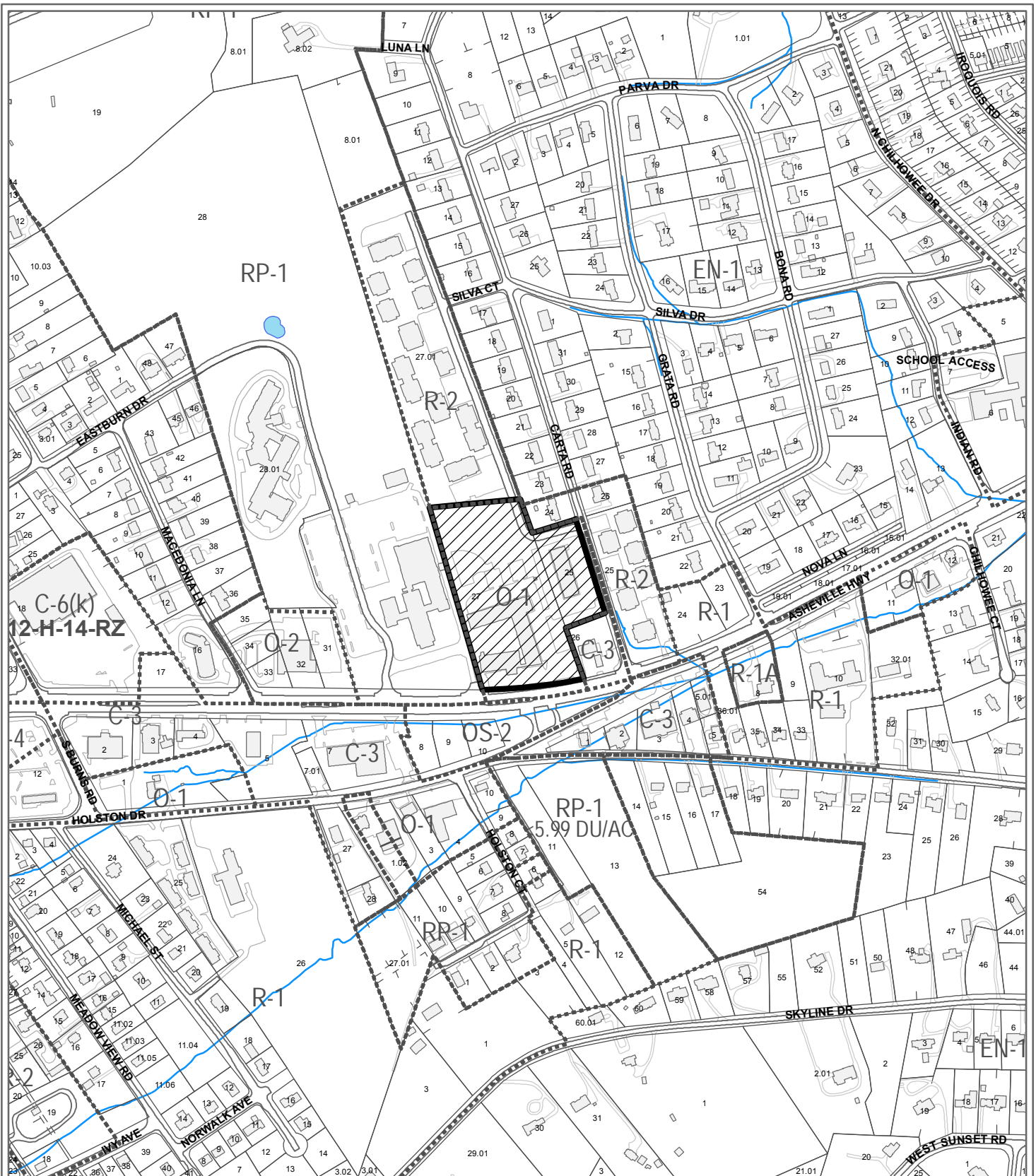
**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**ESTIMATED STUDENT YIELD:** 2 (public school children, ages 5-18 years)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Holston Middle, and Austin East High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**7-L-17-UR  
USE ON REVIEW**



Independent living apartments for seniors in O-1 (Office, Medical, and Related Services)

Original Print Date: 6/15/2017

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Lansden Landmarks

Map No: 71

Jurisdiction: City



**RESIDENT UNIT DISTRIBUTION**

RESIDENT AMMENITY BLOCK "A"	UNIT QTY.
LOWER LEVEL 7,500 SF	7 UNITS
UPPER LEVEL 14,075 SF	14 UNITS
<b>SUBTOTAL</b>	<b>21 UNITS</b>
RESIDENT AMMENITY BLOCK "B"	UNIT QTY.
LOWER LEVEL 11,355 SF	14 UNITS
UPPER LEVEL 11,355 SF	14 UNITS
<b>SUBTOTAL</b>	<b>28 UNITS</b>
RESIDENT AMMENITY BLOCK "C"	UNIT QTY.
LOWER LEVEL 8,320 SF	13 UNITS
UPPER LEVEL 8,320 SF	13 UNITS
<b>SUBTOTAL</b>	<b>26 UNITS</b>
RESIDENT AMMENITY BLOCK "D"	UNIT QTY.
LOWER LEVEL 16,515 SF	20 UNITS
UPPER LEVEL 16,515 SF	20 UNITS
<b>SUBTOTAL</b>	<b>40 UNITS</b>
<b>TOTAL RESIDENTIAL BLOCKS</b>	<b>UNIT QTY.</b>
EXISTING BUILDINGS A, B, AND C	75 UNITS
FUTURE BUILDING D	40 UNITS
<b>SUBTOTAL</b>	<b>115 UNITS</b>

THE CITY OF KNOXVILLE PLANS REVIEW AND INSPECTIONS DIVISION HAS DETERMINED THAT THIS PROJECT IS A MULTI-DWELLING STRUCTURE

**PARKING ANALYSIS**

**PARKING PROVIDED FOR 115 TOTAL RESIDENTIAL UNITS**

PARKING STALL PROVIDED	STALL QTY.
TYPICAL PARKING STALLS	104 STALLS
ACCESSIBLE STALLS	18 STALLS
VISITOR STALLS	5 STALLS
LOADING STALLS	1 STALLS
<b>SUBTOTAL</b>	<b>128 STALLS</b>
<b>RATIO OF PARKING PROVIDED/UNIT: 1.05</b>	

**PARKING PROVIDED FOR EXISTING OFFICE/RESTAURANT BUILDING E**

EXISTING BUILDING E	QTY.
PARKING PROVIDED	8,000 SF
<b>RATIO OF FLOOR AREA/STALL: 250 SF</b>	<b>32 STALLS</b>
<b>TOTAL SITE PARKING STALLS PROVIDED: 158</b>	

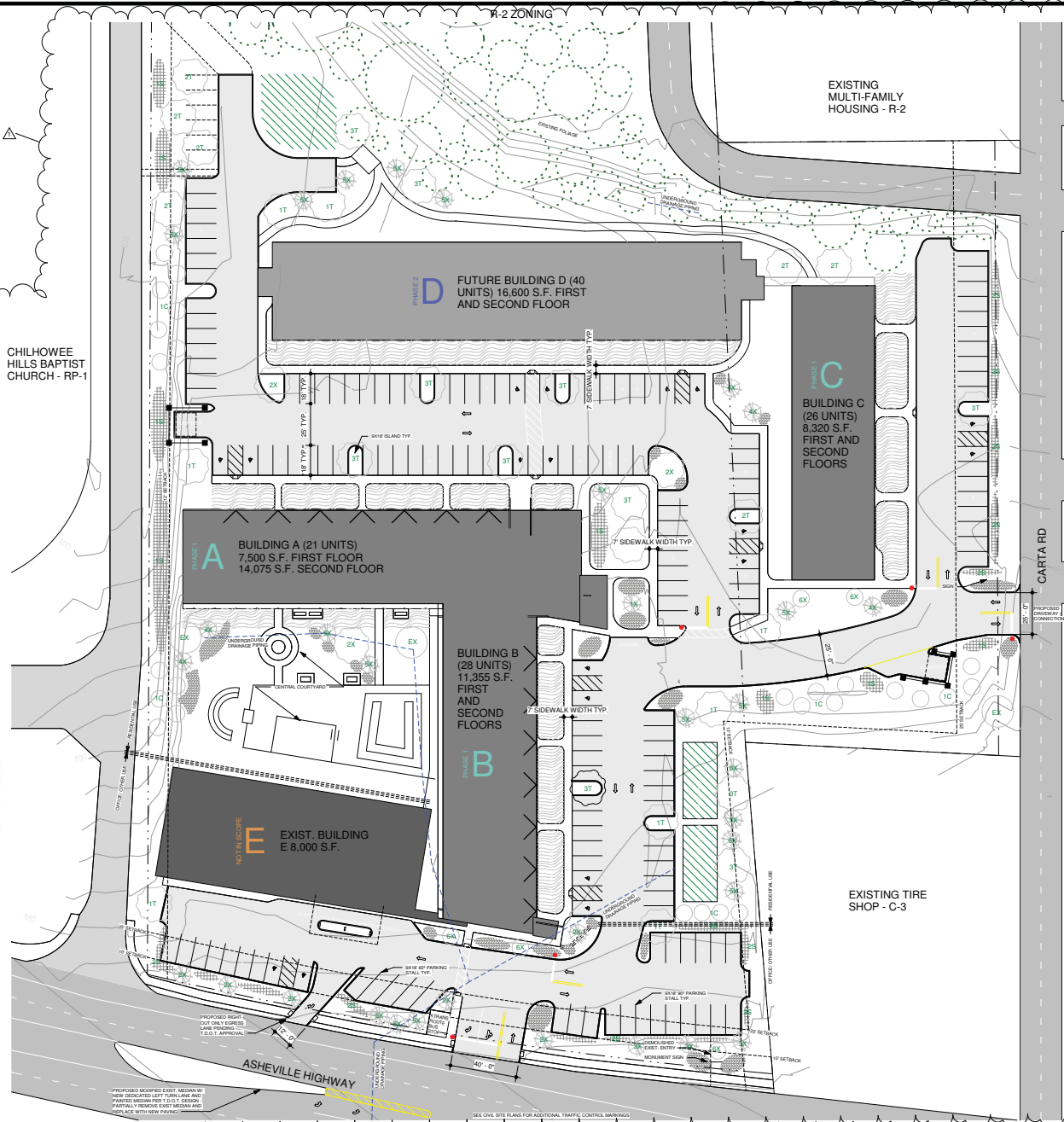
**INTENSITY OF USE**

TOTAL AREA:	6.98 ACRES - 304,038 SF
TOTAL RESIDENTIAL AREA:	41-5.9 ACRES - 257,000 SF
AREA/UNIT:	2,235 SF
DENSITY (MINIMUM AREA/UNIT):	1,552 SF
LOT COVERAGE:	50,265 SF
MAXIMUM LOT COVERAGE:	77,100 SF
USEABLE OPEN SPACE:	253,773 SF
MINIMUM USEABLE OPEN SPACE:	46,000 SF

NO ESTIMATED NET INCREASE IN IMPERMEABLE SITE SURFACE AREA

NO. OF UNITS	NO. OF STALLS	NO. OF TREES	NO. OF SHRUBS	NO. OF ANNUALS	NO. OF RAIN GARDENS	NO. OF COMMUNITY GARDENS
21	104	10	10	10	10	10
28	104	10	10	10	10	10
26	104	10	10	10	10	10
40	104	10	10	10	10	10
<b>TOTAL</b>	<b>336</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>

**1 SITE PLAN**  
RT 1" = 30'-0"



**PLANTING LEGEND**

(Symbol)	TREES - SEE SCHEDULE
(Symbol)	SHRUBS - SEE SCHEDULE
(Symbol)	ANNUAL PLANTING BED
(Symbol)	RAIN GARDEN
(Symbol)	COMMUNITY GARDEN

06/28/17 MPC REVISION  
**SITE PLAN**

7-L-17-UR  
Revised: 6-28-2017

06/28/17 PRICING SET  
1710 PROJECT NUMBER

**A1**



**BREWER  
INGRAM  
FULLER**  
*Architects Inc.*

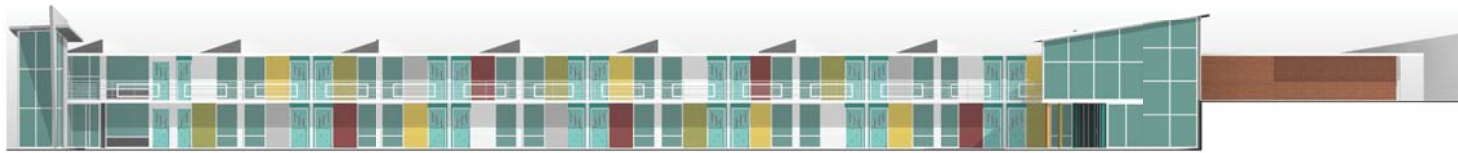
**HOLIDAY**  
APARTMENTS

ELEVATIONS

7-L-17-UR  
Revised: 6-28-2017

05/30/17 PRICING SET  
1710 PROJECT NUMBER

A6



1 East  
A6 3/32" = 1'-0"



2 South  
A6 3/32" = 1'-0"



3 West  
A6 3/32" = 1'-0"



4 North  
A6 3/32" = 1'-0"



4  
A9 3D View 7



1  
A9 3D View 4



2  
A9 3D View 3



3  
A9 3D View 6

PERSPECTIVES

7-L-17-UR  
Revised: 6-28-2017

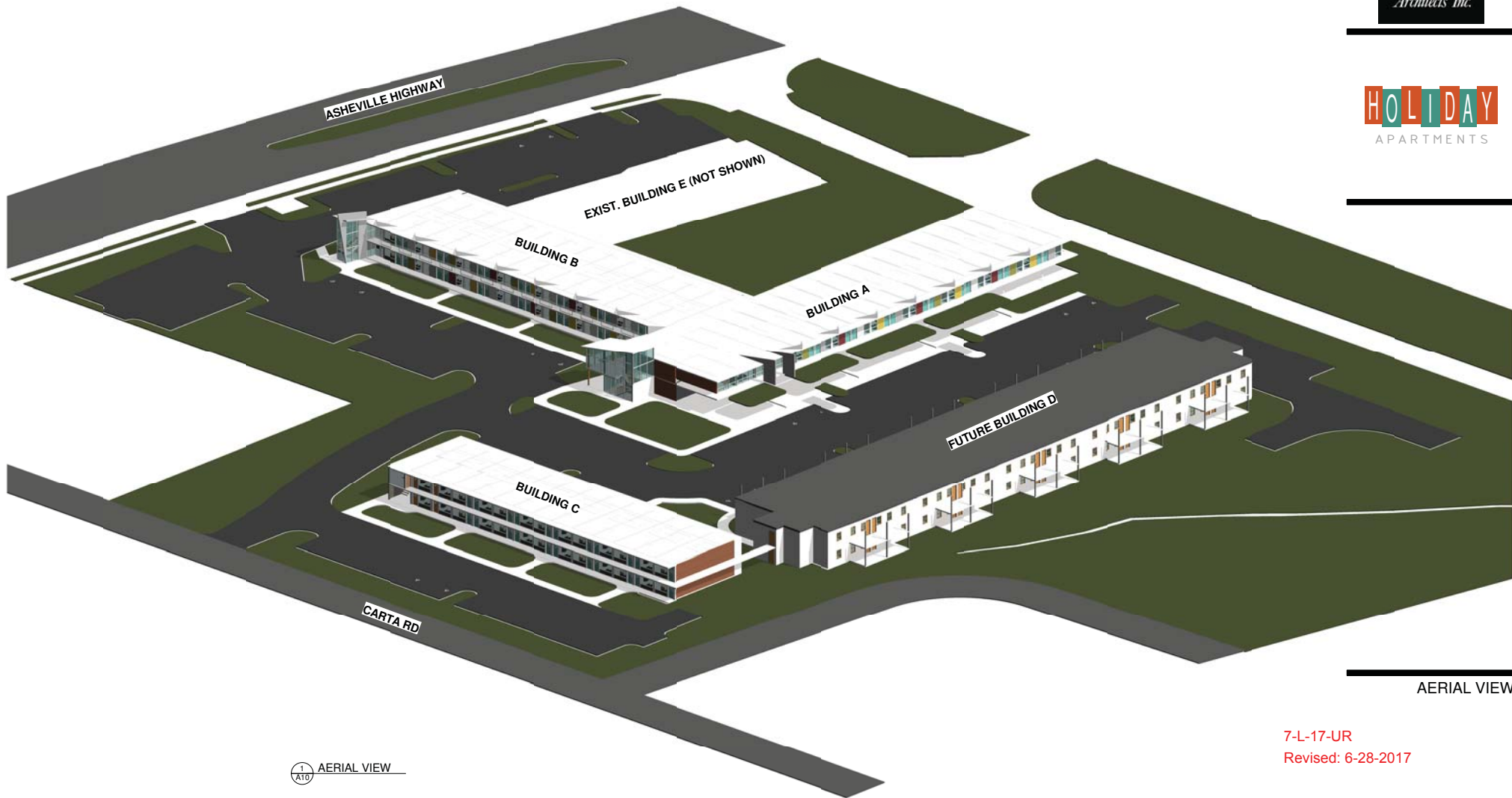
05/30/17 PRICING SET  
1710 PROJECT NUMBER

A9



**BREWER  
INGRAM  
FULLER**  
*Architects Inc.*

**HOLIDAY**  
APARTMENTS



AERIAL VIEW

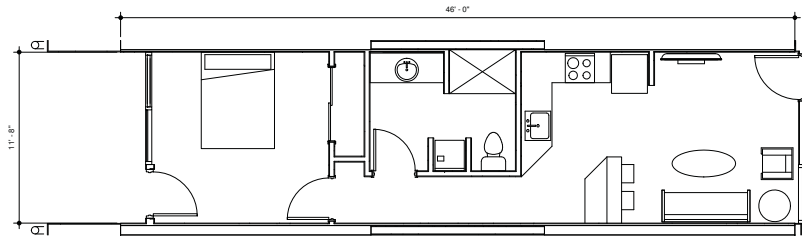
1 AERIAL VIEW  
A10

7-L-17-UR  
Revised: 6-28-2017

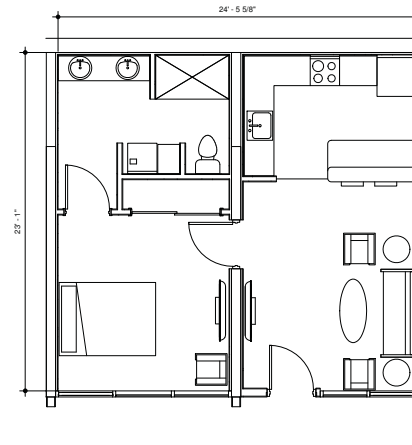
05/30/17 PRICING SET  
1710 PROJECT NUMBER

A10

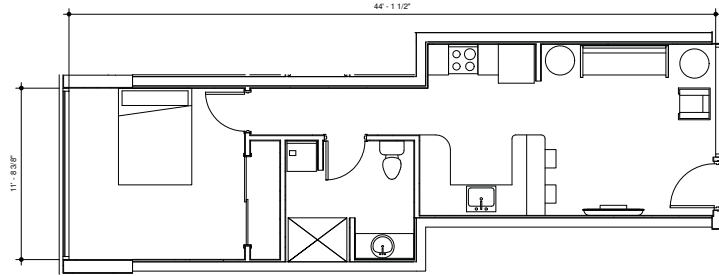




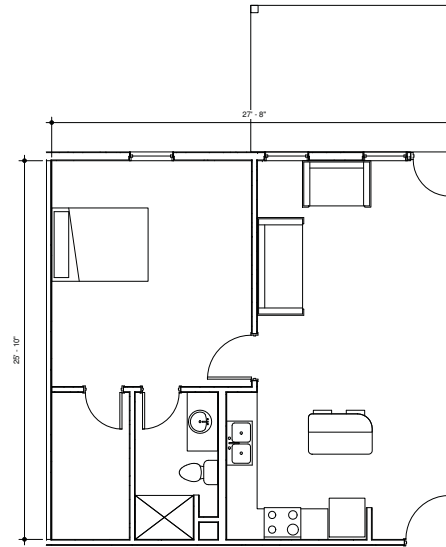
1 UNIT FLOOR PLAN 1  
A5 1/4" = 1'-0" 520 SF



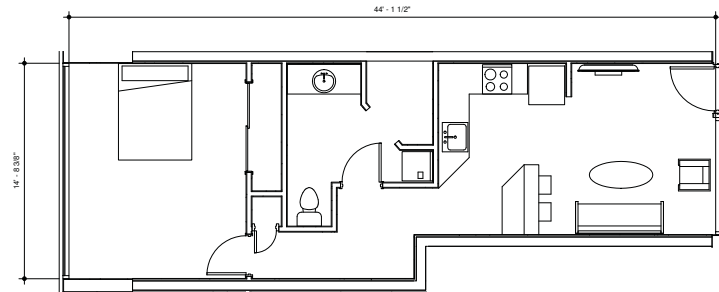
2 UNIT FLOOR PLAN 2  
A5 1/4" = 1'-0" 500 SF



3 UNIT FLOOR PLAN 3  
A5 1/4" = 1'-0" 510 SF



5 UNIT FLOOR PLAN 5  
A5 1/4" = 1'-0" 715 SF



4 UNIT FLOOR PLAN 4  
A5 1/4" = 1'-0" 585 SF

UNIT FLOOR  
PLANS

7-L-17-UR  
Revised: 6-28-2017

# HOLIDAY APARTMENTS

## PROJECT SUMMARY



7-L-17-UR  
Revised: 6-28-2017

ARCHITECTURAL SERVICES GROUP, INC.  
BREWER INGRAM FULLER ARCHITECTS, INC.

# HOLIDAY APARTMENTS

4625 ASHEVILLE HIGHWAY AND 101 CARTA ROAD  
KNOXVILLE, TENNESSEE  
May 25, 2017 | Revised June 28, 2017

## PROJECT SUMMARY



## PROJECT TEAM

Owner: Lansden Landmarks  
Carl Lansden

Architect: Brewer Ingram Fuller Architects Inc.  
Architectural Services Group, Inc.  
Knoxville TN

Site Engineers: Urban Engineering Inc.

## SITE DATA

Property Address: 4625 Asheville Highway and 101 Carta Road/City of Knoxville  
Neighborhood: Chilhowee Hills  
Sector Plan: East City Sector/MU - SD (Mixed Use - Special District)  
Zoning: **O - 1 Office (Current Zoning) Requesting Use on Review for R-2 Use on Tracts 1 and 2**

Area: 5.651 Acres + 1.329 Acres = 6.98 Acres

Setbacks: As regulated by the R-2 General Residential District:  
Front -- 25' building setback and 10'paving setback  
Side - 12'  
Rear - 25'

Max Lot Coverage: 30%  
Max. Density: 7500 sf/1st Unit plus 1500 sf/each addnl. Unit  
Max. Height: 35'  
Usable Open Space: 400 sf/Unit min.

Easements: Ingress/Egress Easement - at adjoining R-2 apartments  
General Utility and Drainage Easement - 10' inside all exterior lot lines



# HOLIDAY APARTMENTS

## PROJECT SUMMARY

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### SITE DATA *continued*

Site Amenities:	Central Courtyard Shelter/Shade Structure Outdoor Cooking Areas Benches and other Seating and Tables Raised Bed Planting Areas Forum (Group Gathering Area) Community Garden Walking Trail Shade Trees and Landscaping Pedestrian Connection to Public Transportation Enclosed Solid Waste Disposal
Parking:	One Bedroom Dwelling Units within Multi-Dwelling Structures: 1.5 stalls/0 - 20 Units + 1.0 stall/21+ Units Handicapped required - total 7 Requesting - 1.05 parking stalls per living unit Proposed 120 resident + 5 staff + 1 service = 126 minimum parking stalls
Parking Stall Size:	9' x 17.5' stall for 90-degree parking
Utilities:	Power/KUB - three phase Fire Line - 6" with hydrant/KUB Sewer/KUB Gas/KUB
Misc:	Streets and Driveways/City of Knoxville + TDOT

### BUILDING DATA

Senior Apartment Buildings - Phase 1  
Three Renovated Buildings A, B and C/Two stories/Concrete and CMU frame  
75 Resident Units in one bedroom designs

Senior Apartment Buildings - Phase 2  
New Building D/Two stories/Wood Frame  
40 Resident Units in one bedroom designs

Building E - Phase 3  
Renovated Building for possible healthcare tenant (to be determined)



# HOLIDAY APARTMENTS

## PROJECT SUMMARY

### BUILDING DATA *continued*

Unit Mix: Building A - 23 Units @ 580 sf (One Bedroom)  
Building B - 28 Units @ 580 sf (One Bedroom)  
Building C - 24 Units @ 580 sf (One Bedroom)  
Building D - 40 Units @ 600 sf (One Bedroom)

Floor Areas: Building A  
1st Floor - 7,500 sf  
2nd Floor - 14,075 sf  
Building B  
1st Floor - 11,355 sf  
2nd Floor - 11,355 sf  
Building C  
1st Floor - 8,320 sf  
2nd Floor - 8,320 sf  
(Does not include balconies)

Amenities: Senior Apartment Buildings  
Common Areas (Proposed)  
Community Room/Lounge  
Game Room  
Small Meeting/Private Party Room  
Media Room  
Library  
Computer Lounge  
Hair Dresser  
Laundry  
Fitness Center  
Vending Area  
Mail Boxes

Support: Administrative areas, public toilets, and utility.



# HOLIDAY APARTMENTS

## PROJECT SUMMARY

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HOLIDAY SENIOR INDEPENDENT LIVING  
May 25, 2017

Lansden Landmarks proposes a mixed-use development at 4625 Asheville Highway, in three phases. The seven-acre site was the location of the former Holiday Inn Northeast. The first phase will be to renovate three former motel buildings into multi-dwelling residential buildings. The second phase will be to construct a new multi-dwelling residential building. The third phase will be to renovate the former motel restaurant into space for lease to healthcare tenants and a small coffee shop. The project may reposition the main entrance on Asheville Highway to align with an existing median cut, while closing one existing driveway connection. A new driveway connection is proposed at Carta Road, which serves existing single and multi-family residential areas, in order to take advantage of the existing, dedicated left turn lane intersection Carta Road has on Asheville Highway. The independent senior-living nature of our project will not generate significant additional traffic to the area, and will not require as much on-site parking as the motel use.

Holiday Senior Independent Living will consist of two story buildings containing approximately 61,000 square feet. Parking requirements for the senior housing will be lower than for the former motel, allowing for a net decrease in the paved area. The site will be heavily landscaped in both formal courtyards and natural areas. The north and east sides of the site, which abut existing R-2 residential areas, will take advantage of existing vegetation to separate the development visually. The front of the site will create news landscape borders between the highway and the parking area. Storm water management is being planned utilizing existing site construction where possible, with water quality improvement features such as rain gardens.

This project will be an independent living facility. Under MPC description, the project also meets the congregate housing definition. The facility does not require licensure by the state and residents will not require assistance in essential daily activities or nursing care. The target market will be senior citizens downsizing from single family residences. Market research shows current, unmet demand for one-bedroom units. A large segment of the US population is approaching the target age of independent living- type properties.

The projected resident capacity will be approximately 114 -120 residents, with a staff of 10 employees. The units will be a mix of one bedroom apartment floor plans. Units will have approximately 550 square feet of floor area. Two of the buildings radiate from a central core, which will house administrative offices, community areas, media room, lounge, fitness center, laundry, and other amenities. A central courtyard will be the hub of social activity for the residents, with areas for individuals and group activities. Night sky lighting will be designed for the building and site lighting to carefully control exterior lighting sensitivity for the adjoining neighborhood properties.

The proposed construction start date is Fall 2017 with an estimated completion of Summer 2018. Brewer Ingram Fuller Architects Inc. and Architectural Services Group, Inc. of Knoxville will provide architectural and design services, Urban Engineering of Farragut will provide site civil engineering services.

Recently, the existing motel buildings were listed in Knox Heritage's "Fragile Fifteen," recognizing the potential that the 1960's era architecture has for reuse and its importance of the site to the Chilhowee Hills Community and renewal along the Asheville Highway corridor. Although others have proposed razing the buildings, this project would seek not only to preserve them but to enhance their iconic character.

The independent living facility is the highest and best use for the property and this is the right time to proceed with this project.



# URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS

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May 22, 2017

Mr. Dan Kelly  
Knox County Metropolitan Planning Commission  
Suite 403, City/County Building  
400 Main Street  
Knoxville, TN 37902

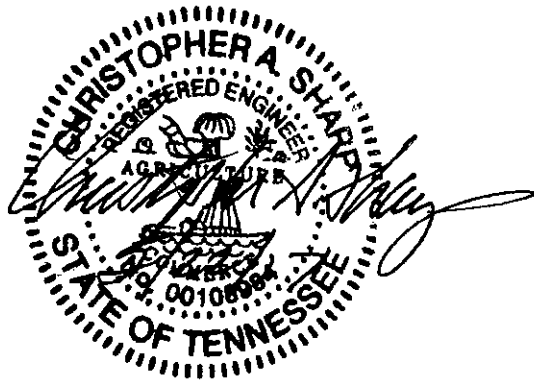
**Re: Holiday Apartments Use on Review**

Dear Mr. Kelly:

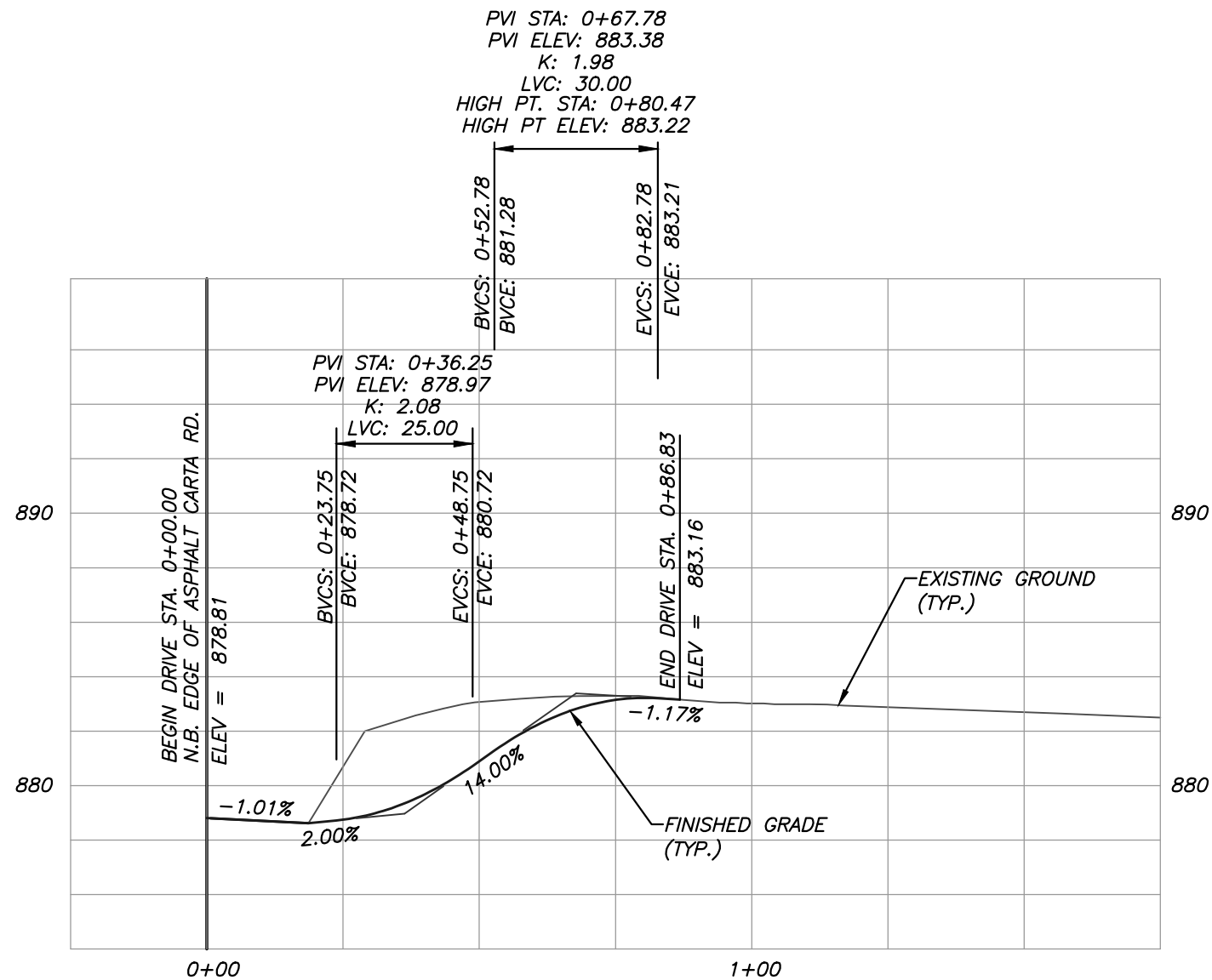
For an Assisted Living Facility (Land Use 254) with 115 occupied beds, the estimated number of weekday trips generated per ITE guidelines would be 316 trips/day.

Sincerely,

Urban Engineering, Inc.



Chris Sharp, P.E.



**DRIVEWAY PROFILE**

1"=30' (HORIZ.)  
1"=6' (VERT.)



**DRIVEWAY PROFILE  
HOLIDAY APARTMENTS**

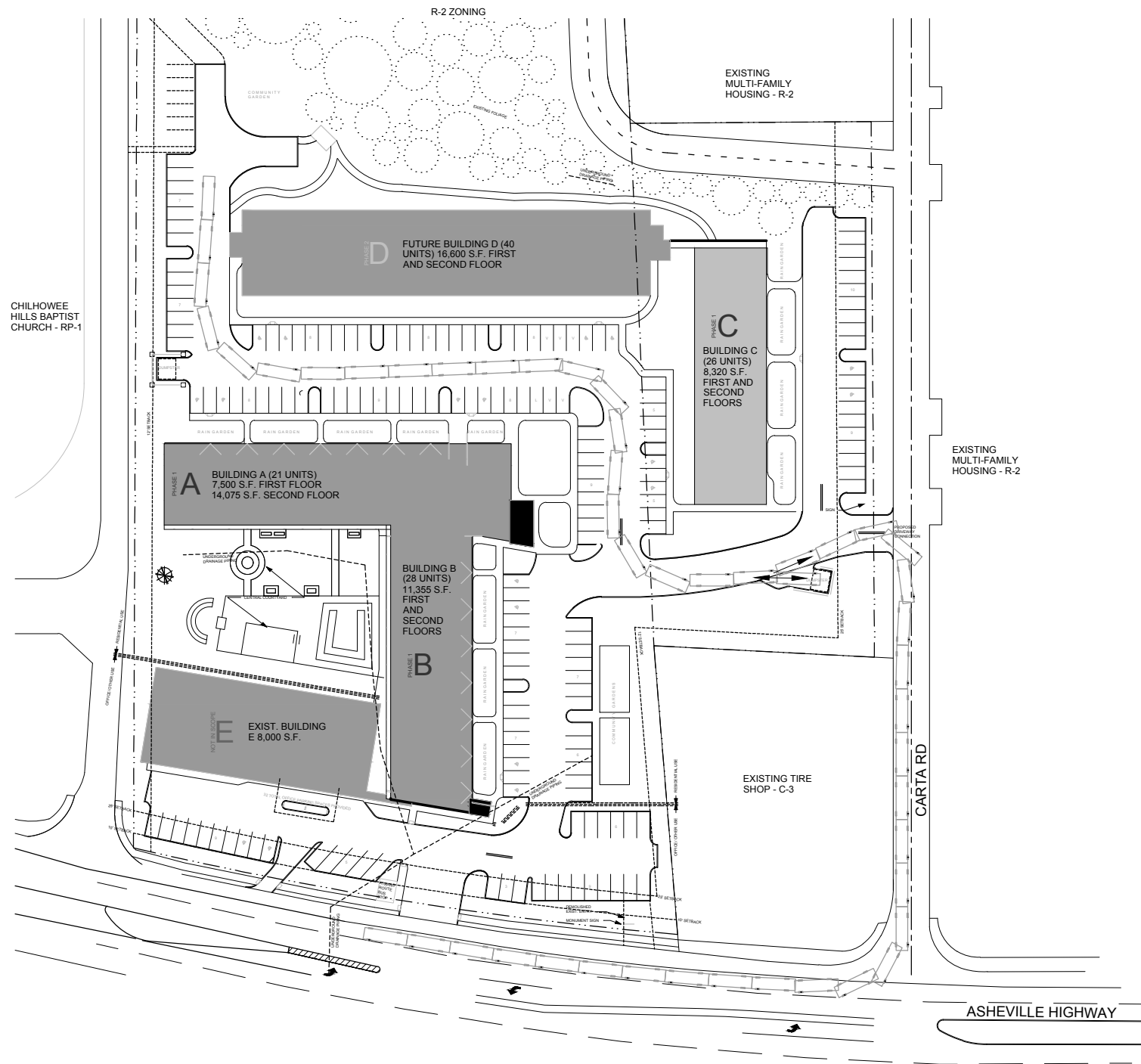
SITE ADDRESS: 4625 ASHEVILLE HWY, KNOXVILLE, TENNESSEE 37914

DIST. 31	KNOX COUNTY
CITY OF KNOXVILLE	BLOCK #31140
CLT MAP 71	GROUP 'C' PARCELS 25 & 27
SCALE: AS NOTED	INSERT 'I' JUNE 27, 2017



URBAN ENGINEERING, INC.  
11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37934  
(865) 966-1924





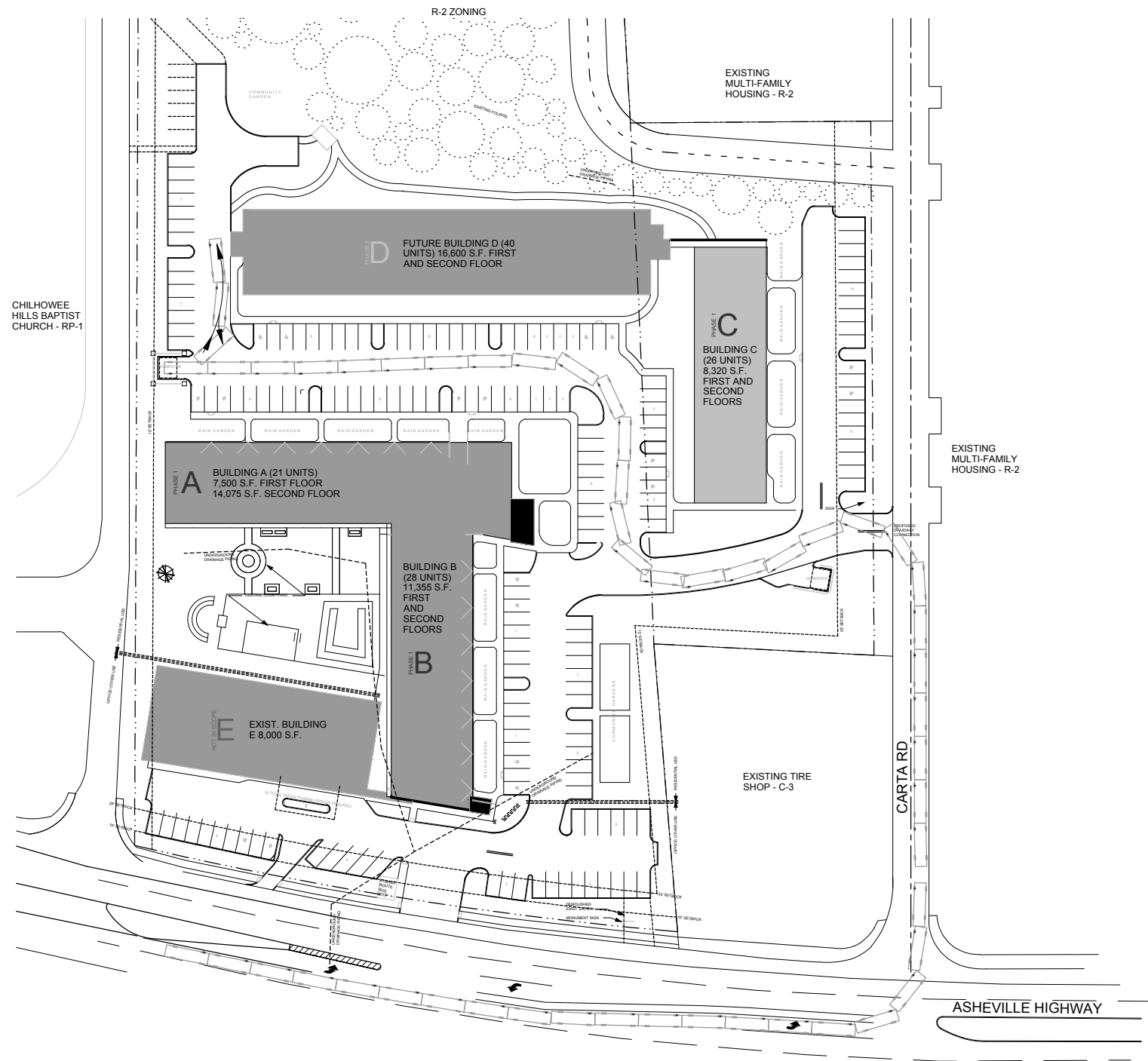
GARBAGE TRUCK (SU) VEHICLE EGRESS ACCESS EXHIBIT  
**HOLIDAY APARTMENTS**

SITE ADDRESS: 4625 ASHEVILLE HWY, KNOXVILLE, TENNESSEE 37914

DIST. 31 KNOX COUNTY  
CITY OF KNOXVILLE BLOCK #31140 TENNESSEE  
CLT MAP 71 GROUP 'C' PARCELS 25 & 27  
SCALE: 1"=100' INSERT '1' JUNE 24, 2017



URBAN ENGINEERING, INC.  
11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37934  
(865) 966-1924



**GARBAGE TRUCK (SU) VEHICLE INGRESS ACCESS EXHIBIT**  
**HOLIDAY APARTMENTS**

SITE ADDRESS: 4625 ASHEVILLE HWY, KNOXVILLE, TENNESSEE 37914

DIST. 31 KNOX COUNTY  
CITY OF KNOXVILLE BLOCK #31140 TENNESSEE  
CLT MAP 71 GROUP 'C' PARCELS 25 & 27  
SCALE: 1"=100' INSERT 'I' JUNE 24, 2017



**URBAN ENGINEERING, INC.**  
11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37934  
(865) 966-1924

Use on Review  Development Plan

Name of Applicant: Lansden Landmarks

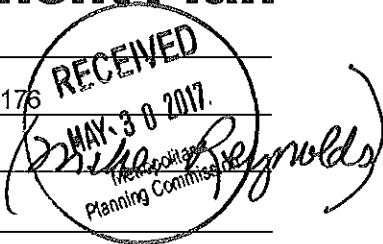
Date Filed: May 30, 2017

Meeting Date: July 13, 2017

Application Accepted by: Sherry Michienzi

Fee Amount: \_\_\_\_\_ File Number: Development Plan

Fee Amount: \$1500.00 File Number: Use on Review



07-L-17-UR

<p align="center"><b>PROPERTY INFORMATION</b></p> <p>Address: <u>4625 Asheville Highway &amp; 101 Carta Road</u></p> <p>General Location: <u>at Carta Road intersection, edge of Burlington Neighborhood</u></p> <p>Tract Size: <u>5.65 + 1.33 = 6.98 acres</u> No. of Units: <u>115</u></p> <p>Zoning District: <u>O - 1</u></p> <p>Existing Land Use: <u>former Hoilday Inn motel</u></p> <p>Planning Sector: <u>East City Sector</u></p> <p>Sector Plan Proposed Land Use Classification: <u>MU - SD (EC - 2)</u></p> <p>Growth Policy Plan Designation: <u>Inside City</u></p> <p>Census Tract: <u>32</u></p> <p>Traffic Zone: <u>74</u></p> <p>Parcel ID Number(s): <u>0711C027 &amp; 0711C025</u></p> <p>Jurisdiction: <input checked="" type="checkbox"/> City Council <u>6th</u> District <input checked="" type="checkbox"/> County Commission <u>1st</u> District</p>	<p align="center"><b>PROPERTY OWNER/OPTION HOLDER</b></p> <p>PLEASE PRINT Name: <u>Carl Lansden</u></p> <p>Company: <u>Lansden Landmarks</u></p> <p>Address: <u>5315 Asheville Highway</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37914</u></p> <p>Telephone: <u>(865) 414-8492</u></p> <p>Fax: _____</p> <p>E-mail: <u>lansdenlandmarks@gmail.com</u></p>
<p align="center"><b>APPROVAL REQUESTED</b></p> <p><input type="checkbox"/> Development Plan: <u>Residential</u> <u>Non-Residential</u></p> <p><input type="checkbox"/> Home Occupation (Specify Occupation) _____</p> <p><input checked="" type="checkbox"/> Other (Be Specific) <u>Use on Review for R - 2 Use in O - 1 Zone</u></p>	<p align="center"><b>APPLICATION CORRESPONDENCE</b></p> <p>All correspondence relating to this application should be sent to:</p> <p>PLEASE PRINT Name: <u>Carl Lansden</u></p> <p>Company: <u>Lansden Landmarks</u></p> <p>Address: <u>5315 Asheville Highway</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37914</u></p> <p>Telephone: <u>(865) 414-8492</u></p> <p>Fax: _____</p> <p>E-mail: <u>lansdenlandmarks@gmail.com</u></p> <p align="center"><b>APPLICATION AUTHORIZATION</b></p> <p>I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.</p> <p>Signature: <u>[Signature]</u></p> <p>PLEASE PRINT Name: <u>Carl Lansden</u></p> <p>Company: <u>Lansden Landmarks</u></p> <p>Address: <u>5315 Asheville Highway</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37914</u></p> <p>Telephone: <u>(865) 414-8492</u></p> <p>E-mail: <u>lansdenlandmarks@gmail.com</u></p>

