



PLAN AMENDMENT REPORT

► **FILE #:** 7-B-19-SP

AGENDA ITEM #: 29

AGENDA DATE: 7/11/2019

► **APPLICANT:** **BELITA DAWN HOFFMEISTER**
OWNER(S): Belita Dawn Hoffmeister

TAX ID NUMBER: 69 I C 003

[View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 414 E Inskip Dr.

► **LOCATION:** **South side of East Inskip Drive at Rowan Road, West of High School Road**

► **APPX. SIZE OF TRACT:** **0.551 acres**

SECTOR PLAN: North City

GROWTH POLICY PLAN: City

ACCESSIBILITY: The property is accessed from E Inskip Rd, a major collector with a 20-foot pavement width inside of a 40-foot right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** **MU-SD, NC-12 (Mixed Use-Special District, North City-12) / R-2 (General Residential)**

► **PROPOSED PLAN DESIGNATION:** **MU-SD, NC-13 (Mixed Use-Special District, North City-13)**

► **EXISTING LAND USE:** **SFR (Single Family Residential)**

► **PROPOSED USE:** **Office**

EXTENSION OF PLAN DESIGNATION: MU-SD, NC-13 (Mixed Use Special District, North City-13)

HISTORY OF REQUESTS: None for this property. However, a large number of parcels in the area were rezoned from R-2 to R-1 and R-1A in 2013 following the Inskip Small Area Plan. A small parcel across the street to the northeast was rezoned to O-1 prior to the plan.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single Family Residential - MU-SD, NC-11 (Mixed Use-Special District, North City-11)

South: Industrial - LDR (Low Density Residential)

East: Single Family Residential - MU-SD, NC-12 (Mixed Use-Special District, North City-12)

West: Wholesale - MU-SD, NC-13 (Mixed Use-Special District, North City-13)

NEIGHBORHOOD CONTEXT The area to the east contains a mix of light industrial and commercial uses that begin to the east of the railroad and terminate at the parcel adjacent to

this one on the west. The area is predominantly single family homes otherwise, though Inskip Drive itself is home to townhouses and an apartment complex to the east. Inskip Elementary is to the south.

STAFF RECOMMENDATION:

- **ADOPT RESOLUTION #7-B-19-SP, amending the North City Sector Plan to the MU-SD, NC-13 (Mixed Use-Special District, North City-13) designation, and adopt the sector plan amendment (see attached resolution, Exhibit D.)**

Amending the land use designation to MU-SD, NC-13 would be an extension of that designation as it is adjacent to the parcel on the west. The area of Inskip Rd. to the west is a mix of commercial and industrial uses and to the east is multifamily housing. The MU-SD, NC-13 land use allows industrial, commercial, office, and residential uses, all of which already exist in this area.

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There are no recent changes to conditions that would warrant amending the land use plan. However, current conditions on Inskip Dr support the sector plan amendment proposal. Industrial and commercial uses abut this parcel on the west.
2. The Inskip Small Area Plan (adopted in 2011) recommended amending the land use designations of parcels along both sides of Inskip Dr to MU-SD, NC-11, 12, and 13 (Mixed Use-Special District, North City-11, 12, and 13). MU-SD, NC-13 begins two parcels east of the railroad and terminates at the parcel adjacent to this one on the west. Amending this parcel's land use to MU-SD, NC-13 extends that land use designation.
 - NC-11 consists of low-density residential uses, but also has medium density residential and office uses. Recommended zoning classifications are R-1, R-1A, RP-1, and "a new residential-office, form based or overlay zone".
 - NC-12 consists of medium- and low-density residential uses. Recommended zoning classifications are R-1, R-1A, and RP-1.
 - NC-13 consists of industrial, commercial, office, and low-density residential uses. Recommended zoning classifications are O-1, C-1, and I-2.
3. Prior to the Inskip Small Area Plan in 2011, this property's existing land use had been categorized as Single Family Residential. It was not affected by the plan amendments.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. Though there are no new trends in development, population, or traffic that would trigger an amendment. Existing conditions on Inskip Dr support the sector plan amendment proposal, as industrial and commercial uses abut this parcel on the west.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/13/2019 and 8/27/2019. 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.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 7-B-19-RZ

AGENDA ITEM #: 29

7-B-19-PA

AGENDA DATE: 7/11/2019

► **APPLICANT:** BELITA DAWN HOFFMEISTER

OWNER(S): Belita Dawn Hoffmeister

TAX ID NUMBER: 69 I C 003

[View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 414 E. Inskip Dr.

► **LOCATION:** South side of East Inskip Drive at Rowan Road, West of High School Road

► **TRACT INFORMATION:** 0.551 acres.

SECTOR PLAN: North City

GROWTH POLICY PLAN: City

ACCESSIBILITY: The property is accessed from E Inskip Rd, a major collector with a 20-foot pavement width inside of a 40-foot right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► **PRESENT PLAN DESIGNATION/ZONING:** MU-SD, NC-12 (Mixed Use-Special District, North City-12) / R-2 (General Residential)

► **PROPOSED PLAN DESIGNATION/ZONING:** MU-SD, NC-13 (Mixed Use-Special District, North City-13) / O-1 (Office, Medical, and Related Services)

► **EXISTING LAND USE:** SFR (Single Family Residential)

► **PROPOSED USE:** Office

EXTENSION OF PLAN DESIGNATION/ZONING: MU-SD, NC-13 (Mixed Use-Special District, North City-13)

HISTORY OF ZONING REQUESTS: None for this property. However, a large number of parcels in the area were rezoned from R-2 to R-1 and R-1A in 2013 following the Inskip Small Area Plan. A small parcel across the street to the northeast was rezoned to O-1 prior to the plan.

SURROUNDING LAND USE, PLAN DESIGNATION,

North: Single Family Residential - MU-SD, NC-11 (Mixed Use-Special District, North City-11)

South: Industrial - LDR (Low Density Residential)

East: Single Family Residential - MU-SD, NC-12 (Mixed Use-Special District, North City-12)

West: Wholesale - MU-SD, NC-13 (Mixed Use-Special District, North City-13)

NEIGHBORHOOD CONTEXT: The area to the east contains a mix of light industrial and commercial uses

that begin to the east of the railroad and terminate at the parcel adjacent to this one on the west. The area is predominantly single family homes otherwise, though Inskip Drive itself is home to townhouses and an apartment complex to the east. Inskip Elementary is to the south.

STAFF RECOMMENDATION:

► **Staff recommends approval of MU-SD, NC-13 (Mixed Use-Special District, North City-13) as the One Year Plan land use designation.**

Amending the land use designation to MU-SD, NC-13 would be an extension of that designation as it is adjacent to the parcel on the west. The area of Inskip Rd. to the west is a mix of commercial and industrial uses and to the east is multifamily housing. The MU-SD, NC-13 land use allows industrial, commercial, office, and residential uses, all of which already exist in this area.

► **Staff recommends approval of requested O-1 rezoning, which is compatible with surrounding uses and which provides a transition between adjacent commercial uses to the west and the adjacent residential uses to the east.**

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. AN ERROR IN THE PLAN - There are no apparent errors in the plan. The current One Year Plan designates the site as MU-SD, NC-12 (Mixed Use-Special District, North City-12). This district allows medium- and low-density residential uses. Since the site is adjacent to commercial uses, it is appropriate for MU-SD, NC-13 (Mixed Use-Special District, North City-13), the adjacent land use designation. NC-13 also allows medium- and low-density residential uses, but it also allows office and industrial uses.

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been recently made to E. Inskip Rd. There is adequate infrastructure at this site to support this land use designation.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - No change in public policy directly impacts this plan amendment, but the site is appropriate for the uses allowed by NC-13, since this is the adjacent designation and would be an extension of the designation.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment. However, the intensity of the surrounding development makes it reasonable to consider MU-SD, NC-13.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. There are no recent changes of conditions that would warrant amending the land use plan to O-1. However, O-1 zoning allows uses that are compatible with those surrounding and it provides a transition from adjacent commercial uses to the west and adjacent residential use on the east.

2. The Inskip neighborhood has seen a large portion of its land rezoned in recent years:

-In May of 2013, City Council requested, per resolution R-161-2013, for MPC staff to "review all residential land located within the Inskip neighborhood with regard to a potential rezoning to a low density residential district. The purpose of this request was to determine an appropriate means to preserve the integrity, history, and stability of the neighborhood..." - (Staff report from resulting recommendations, 11-F-13-RZ). Staff recommended amendments to the zoning that extended the R-1 and R-1A zones to stretch further from Inskip Road than they had previously in an effort to stem the amount of multifamily residential development that was occurring. This recommendation was approved and the land was rezoned in November, 2013.

-This particular property was zoned R-2 at the time and was not itself affected by the rezoning, though a large number of parcels in the nearby vicinity were. This parcel is located between commercial uses and multifamily, so rezoning it to R-1 or R-1A would not have been appropriate.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1.The proposed amendment to O-1 zoning is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods.
- 2.Should the property be rezoned, any of the following uses would be allowed by right: single family detached residential, duplexes, garage apartments, professional and business offices, medical and dental offices, clinics, private clubs and lodges, art galleries/museums, public and private schools, beauty and barber shops, radio/TV/recording studios, recycling collection facilities, halfway houses, personal/community/market gardens, and other miscellaneous uses of an accessory nature.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. O-1(Office, Medical, and Related Services) allows a mix of uses, the majority of which would be appropriate in this area.

A property across the street to the northeast is zoned O-1. This rezoning occurred in 2009, prior to the Inskip Small Area Plan, which was adopted in 2011.

2. The sector plan designation would change from MU-SD, NC-12 (Mixed Use-Special District, North City-12) to MU-SD, NC-13 (Mixed Use Special District, North City 13). MU-SD, NC-13 lists O-1 as one of the recommended zones for this land use designation.

3. This property has been designated by FEMA as Flood Zone X.

4. The property is in the Parental Responsibility Zone for Inskip Elementary School.

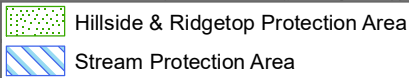
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1.Inskip Small Area Plan & North City Sector plans would both require amendments; however, the amendments would meet the intent of both plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/13/2019 and 8/27/2019. 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.



Petitioner: Hoffmeister, Belita Dawn

Map No: 69

Jurisdiction: City



Revised:

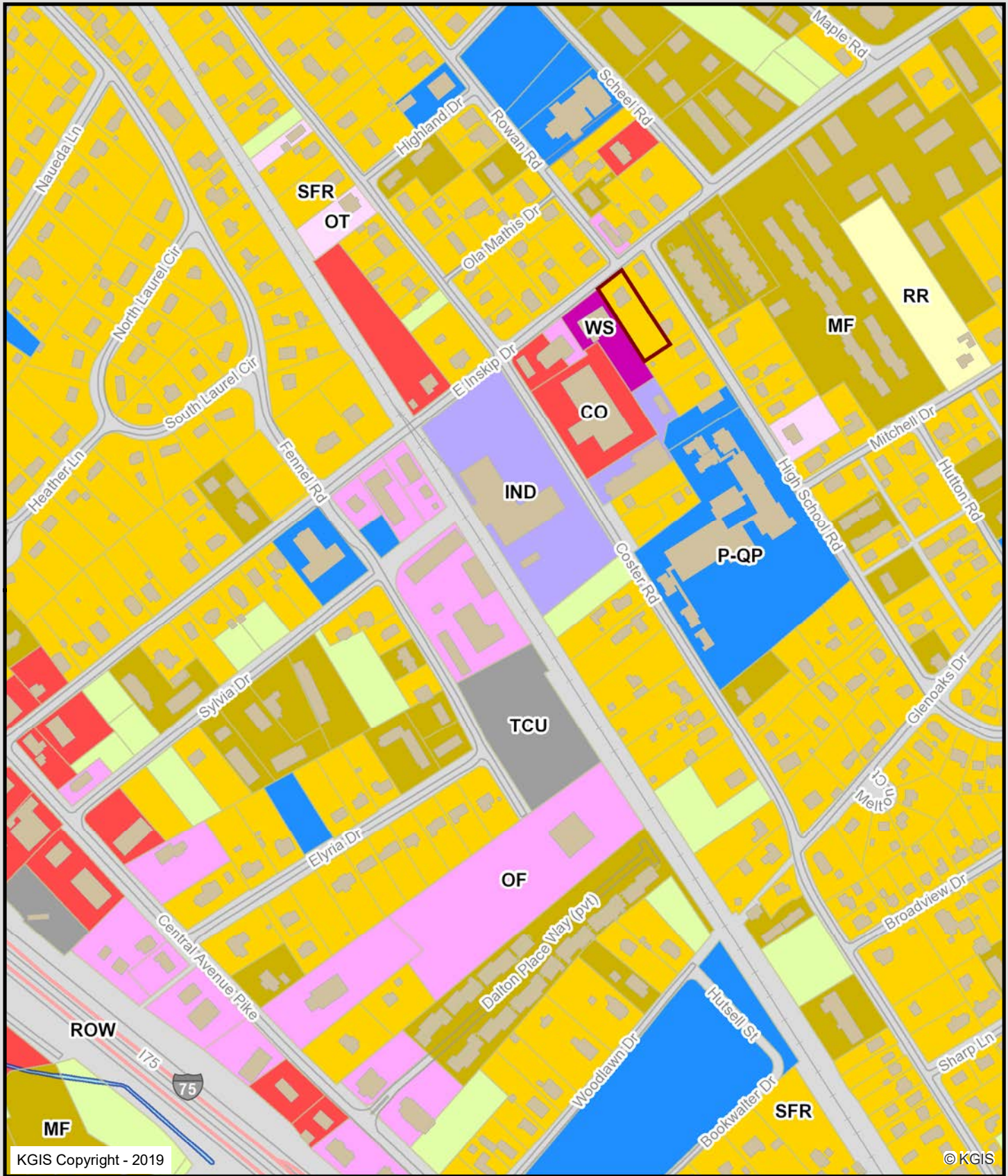


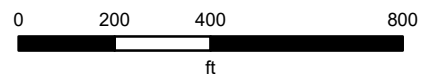
EXHIBIT A. Existing Land Use

7-B-19-SP
414 E. Inskip Dr.

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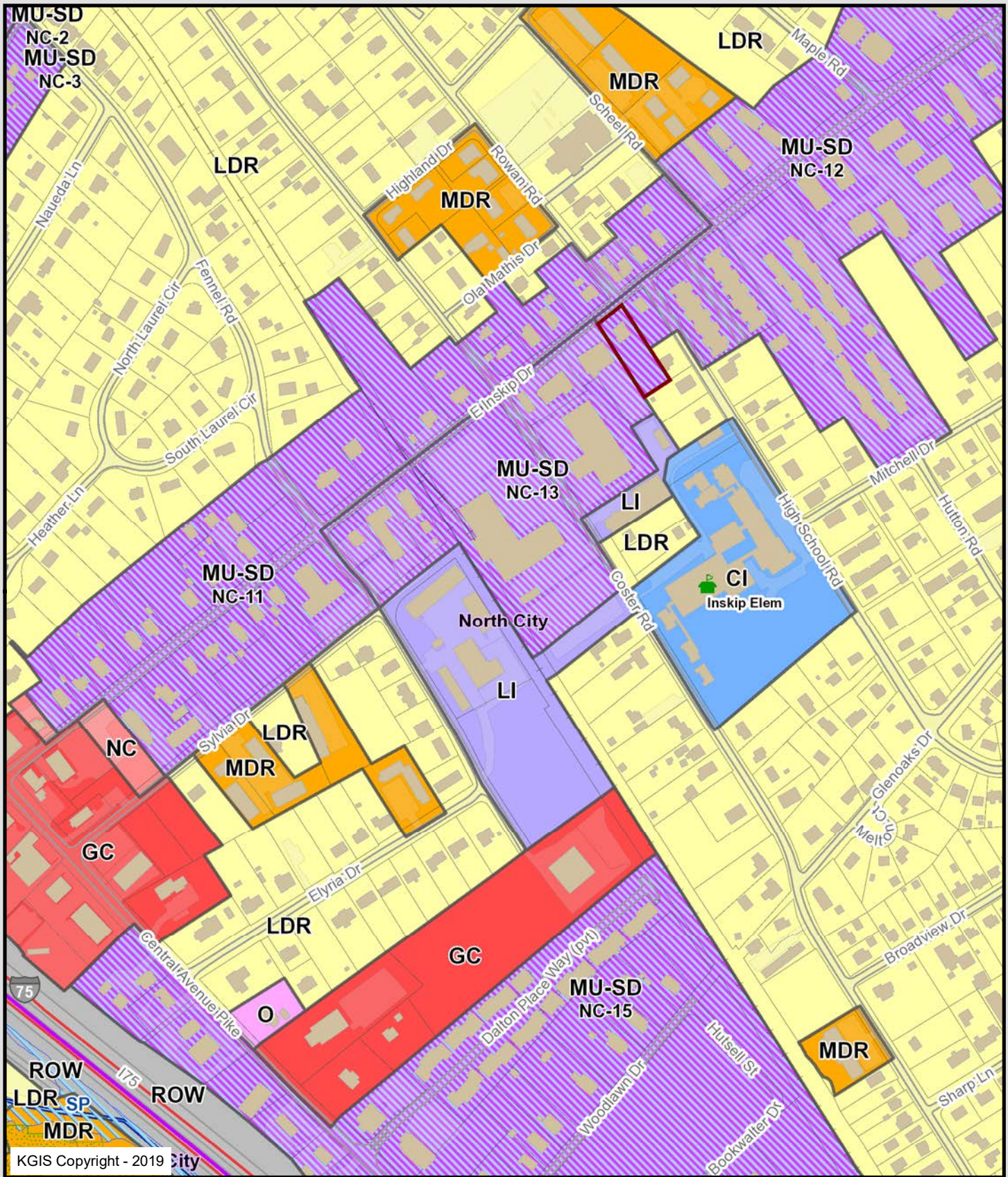


EXHIBIT B. Sector Plan Designation (Future Land Use)

7-B-19-SP
414 E. Inskip Dr.

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***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTH CITY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission, pursuant to state statute, has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033 as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the North City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033 provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Belita Dawn Hoffmeister has submitted an application to amend the Sector Plan from Mixed Use Special District NC 12 to Mixed Use Special District NC 13 for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of a revised amendment to the North City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on July 11, 2019, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the North City Sector Plan, with its accompanying staff report and map, file #7-B-19-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

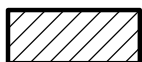
Secretary



**7-B-19-PA / 7-B-19-RZ
PLAN AMENDMENT**

From: MU-SD, NC-12 (Mixed Use-Special District, North City-12)

To: MU-SD, NC-13 (Mixed Use-Special District, North City-13)



Original Print Date: 6/18/2019
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

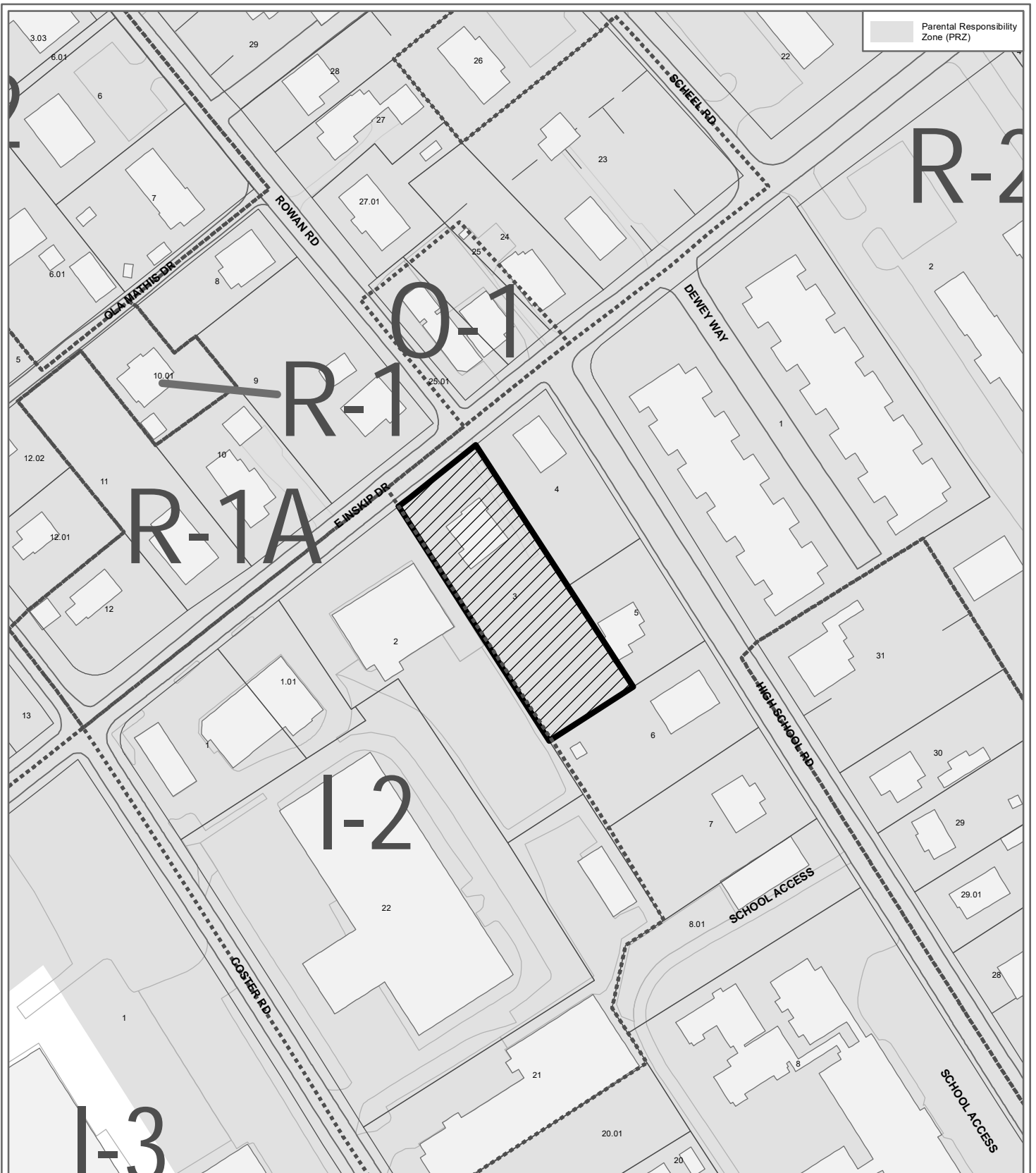
Petitioner: Hoffmeister, Belita Dawn

Map No: 69

Jurisdiction: City

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Feet





**7-B-19-RZ
REZONING**

From: R-2 (General Residential)

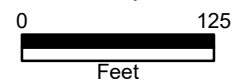
To: O-1 (Office, Medical, and Related Services)



Petitioner: Hoffmeister, Belita Dawn

Map No: 69

Jurisdiction: City



Original Print Date: 6/18/2019
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

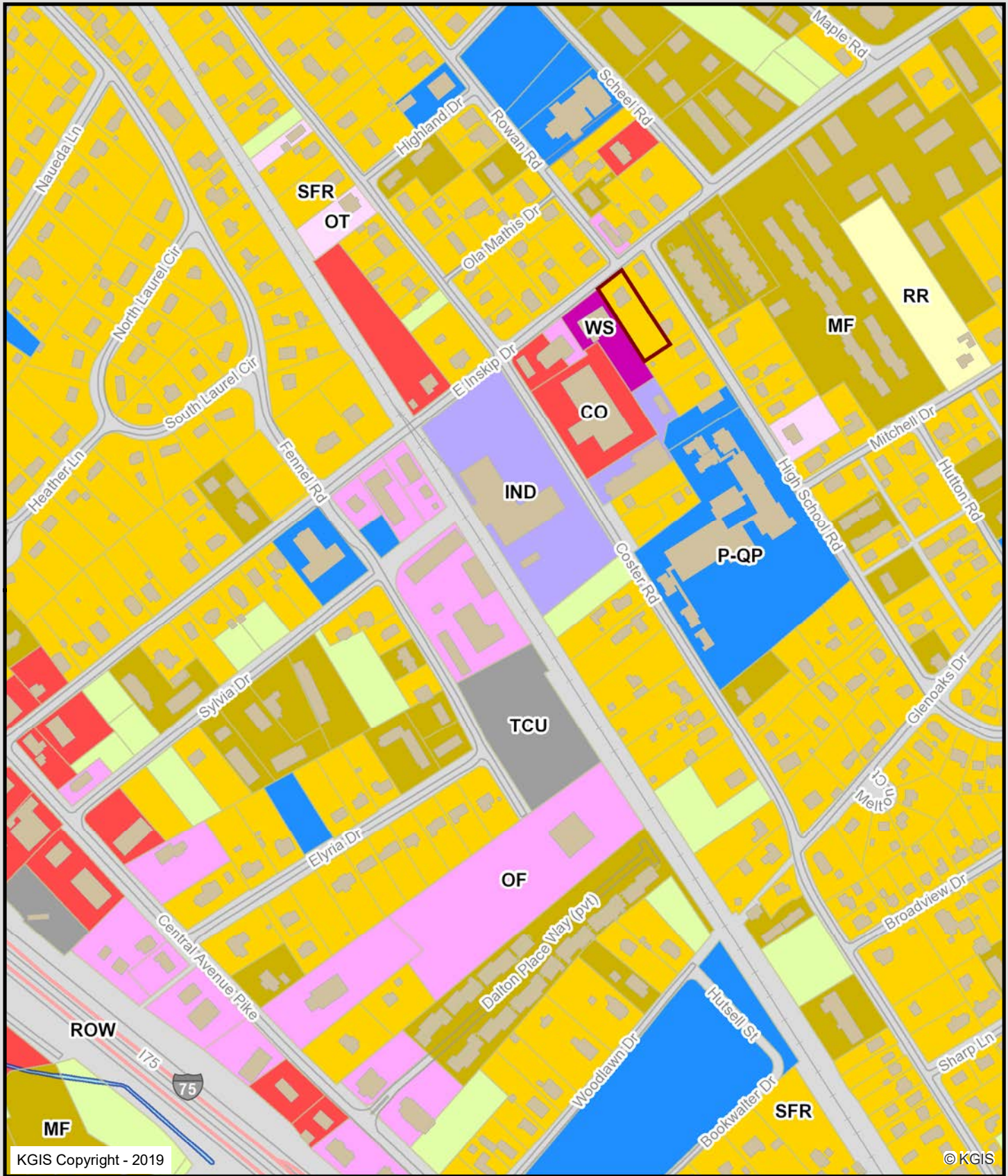


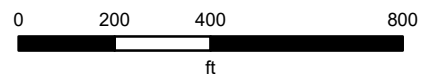
EXHIBIT A. Existing Land Use

7-B-19-SP
414 E. Inskip Dr.

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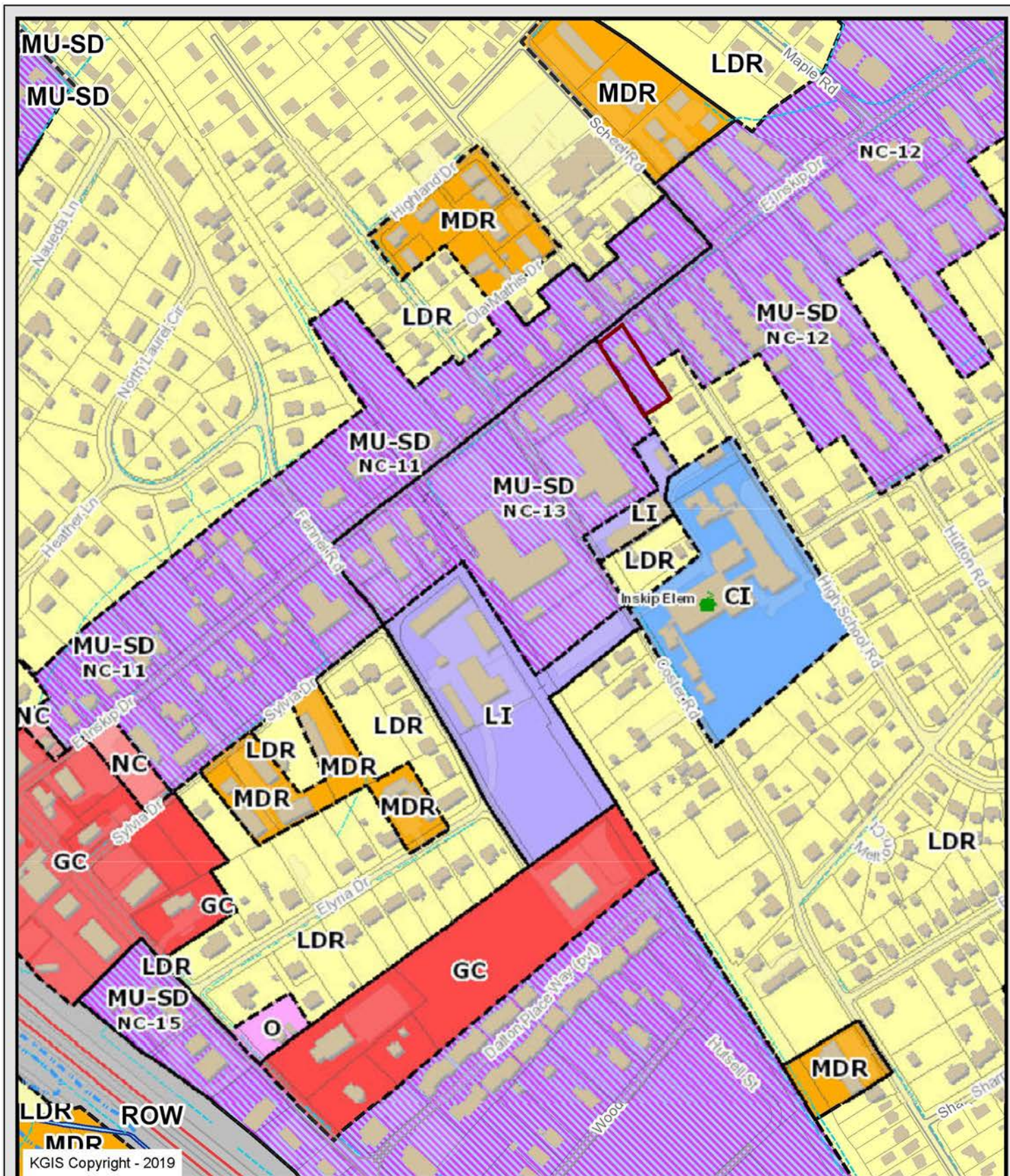


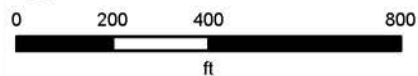
EXHIBIT B. One Year Plan Designation (Future Land Use)

7-B-19-PA
414 E. Inskip Dr.

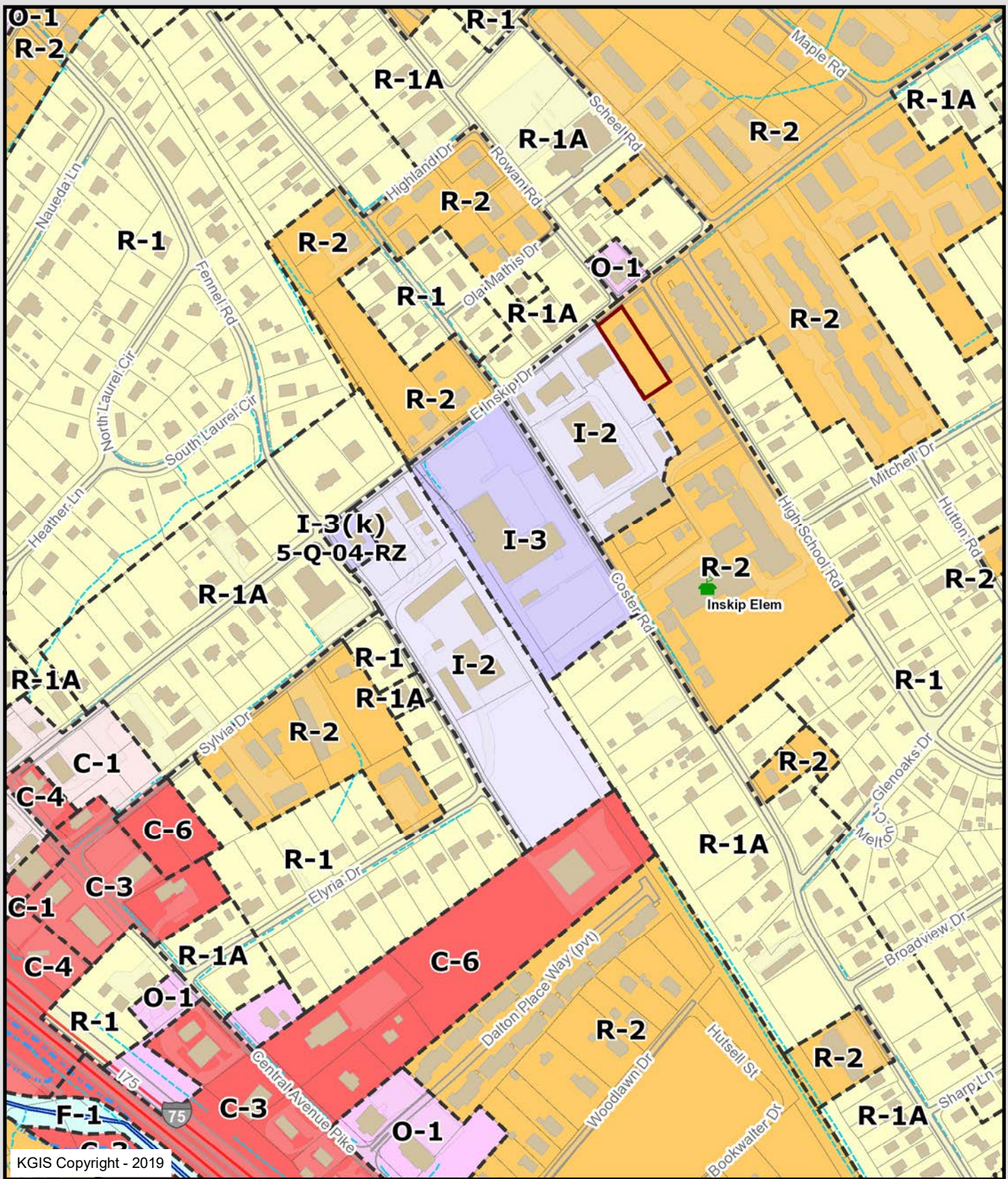
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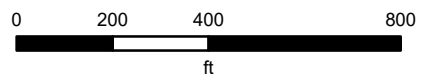
EXHIBIT C. Current Zoning

7-B-19-SP
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M P C

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TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
www.knoxmpc.org

☐ REZONING ☐ PLAN AMENDMENT

Name of Applicant: Belita Dawn HoffmeisterDate Filed: 4/26/2019 Meeting Date: 7/11/2019Application Accepted by: M. Payne

Fee Amount: _____ File Number: Rezoning _____

Fee Amount: _____ File Number: Plan Amendment 7-B-19-SP(7-B-19-RZ, 7-B-19-SP)**PROPERTY INFORMATION**Address: 414 E Inskip Dr.

General Location: _____

1/3 E Inskip Dr. at Rowan Rd
w/ of High School Rd

Parcel ID Number(s): _____

069ICD03 block 38850Tract Size: 24,000 sq. Ft +/-Existing Land Use: Single Family DwellingPlanning Sector: North CityGrowth Policy Plan: CityCensus Tract: 40Traffic Zone: 146Jurisdiction: ☒ City Council 5th District☐ County Commission _____ District**Requested Change****REZONING**FROM: R-2TO: O-1**PLAN AMENDMENT**☒ One Year Plan ☒ North City Sector PlanFROM: MU-SD NC-12 (both OYP: SP)TO: MU-SD NC-13 (both OYP: SP)**PROPOSED USE OF PROPERTY**Office

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

N/A☐ PROPERTY OWNER ☐ OPTION HOLDER

PLEASE PRINT

Name: Belita Dawn Hoffmeister

Company: _____

Address: 5317 Cedar Heights RdCity: Knoxville State: TN Zip: 37912Telephone: cell-851-4446

Fax: _____

E-mail: Belita.Hoffmeister@yahoo.com**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: (Same as above)

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

APPLICATION AUTHORIZATION

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.

Signature: Belita Hoffmeister

PLEASE PRINT

Name: _____

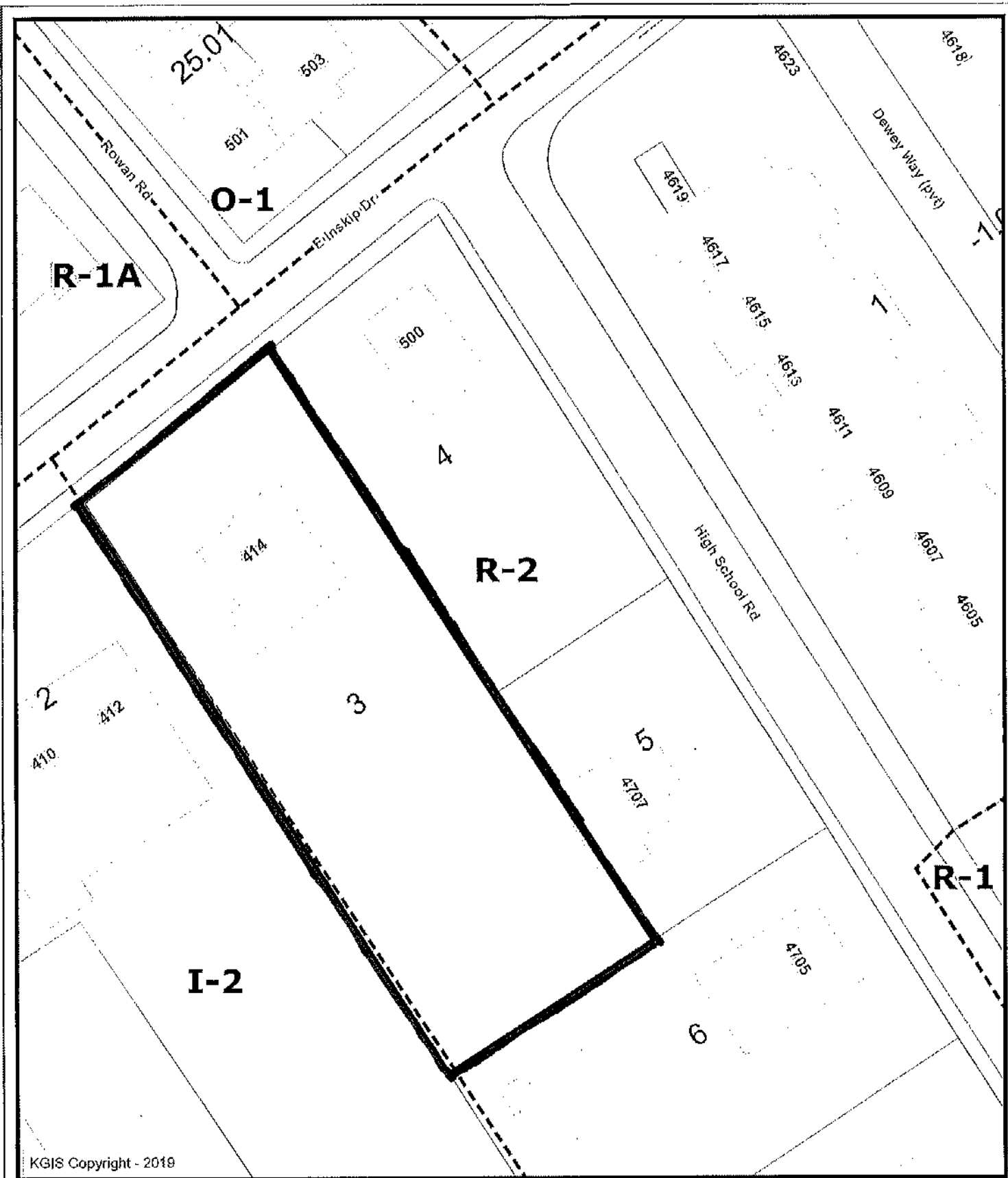
Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____



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Letter Portrait

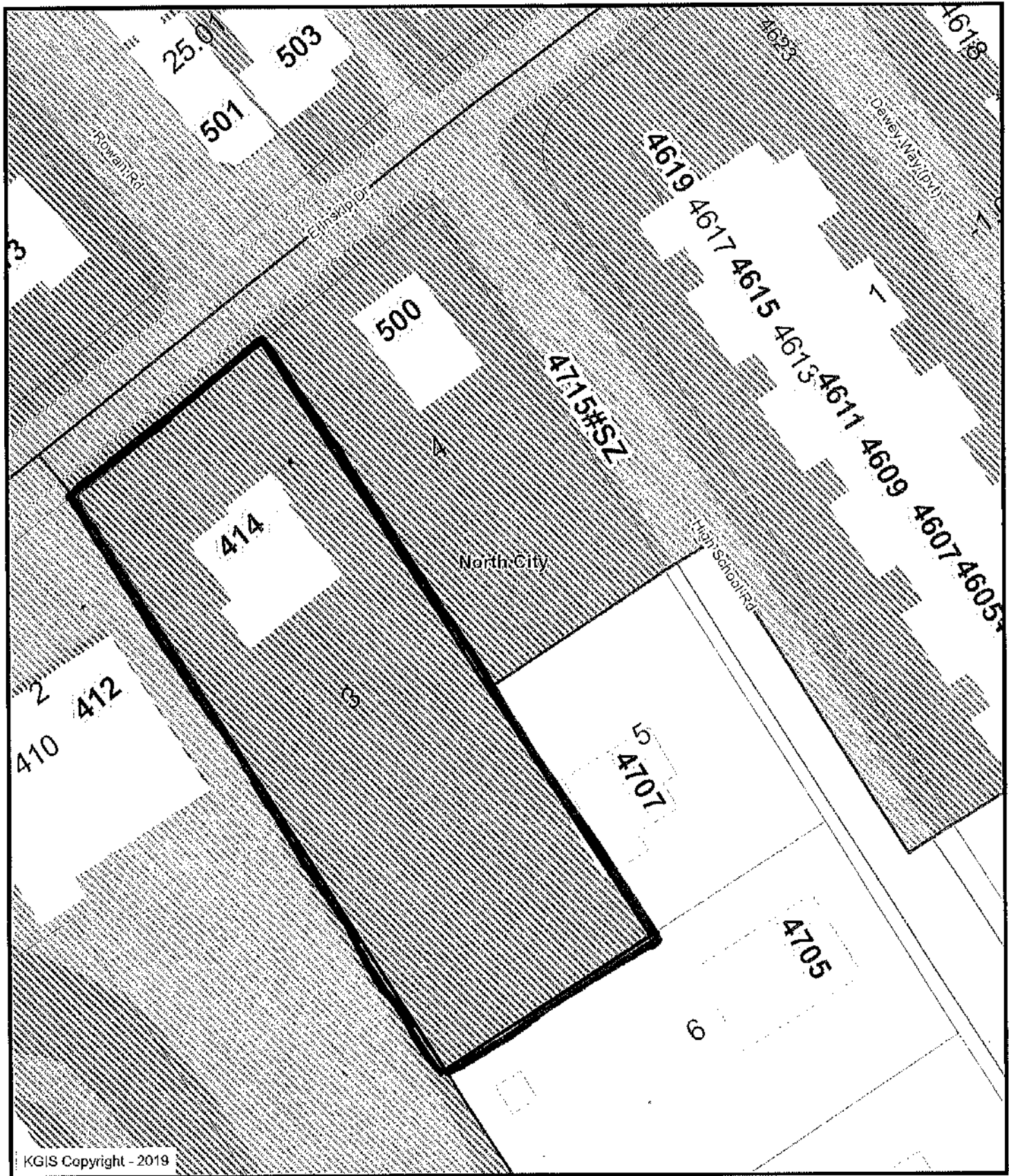
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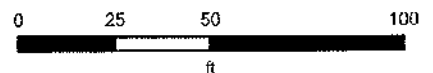
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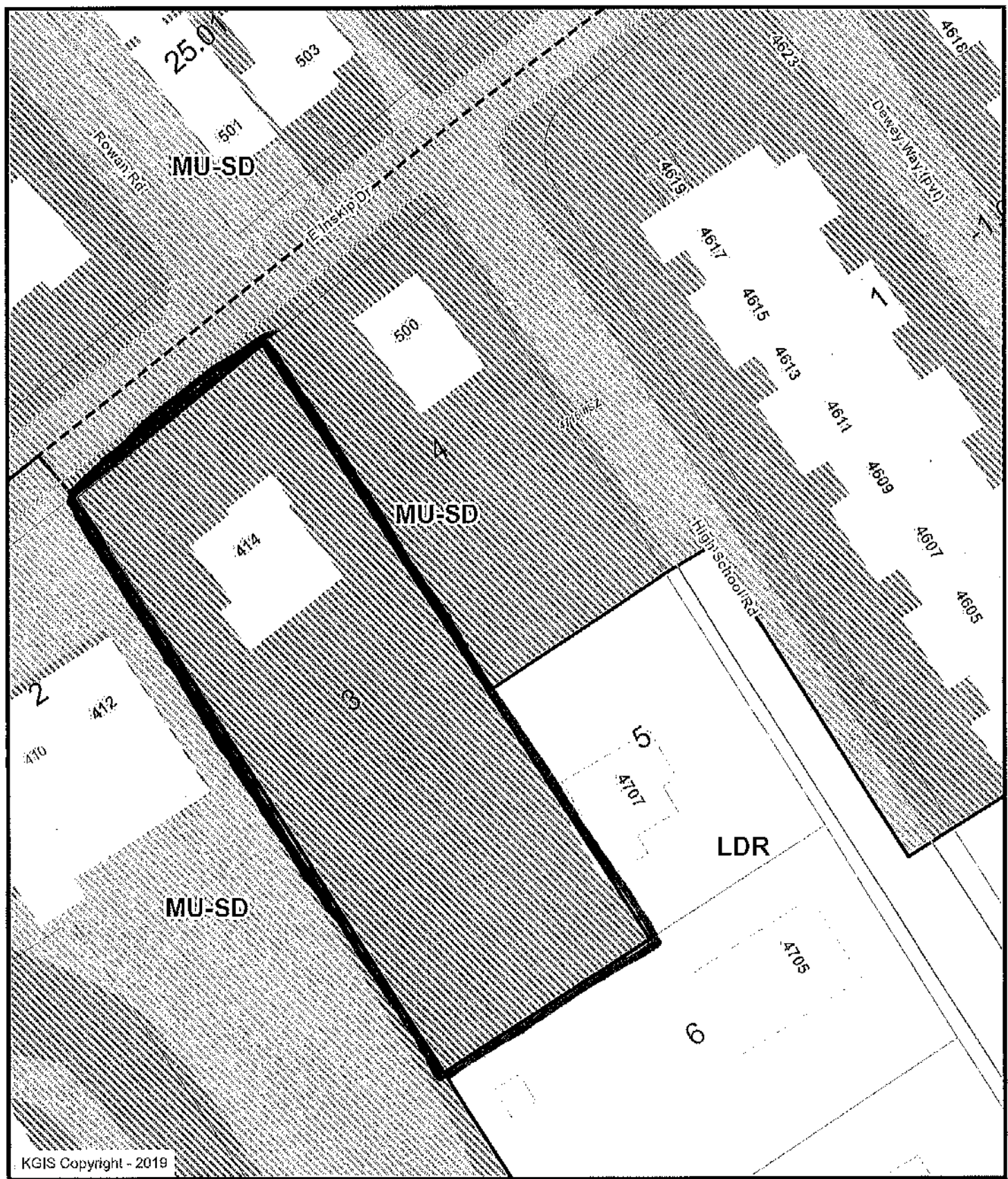
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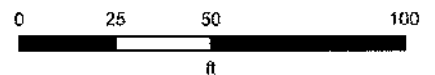


Letter Portrait

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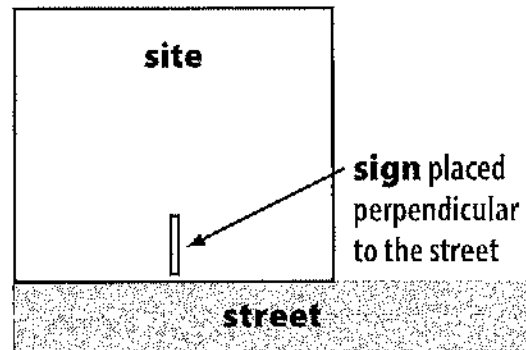
REQUIRED SIGN POSTING AGREEMENT

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6/27/19 and 7/12/19
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Belita Hoffmeister

Printed Name: Belita Hoffmeister

Phone: 865-851-4446 Email: Belita.Hoffmeister@yahoo.com

Date: 4-26-19

File Number: 7-B-19-RZ, 7-B-19-OYP, 7-B-19-SP

M P C

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
www.knoxmpc.org

☐ REZONING ☐ PLAN AMENDMENT

Name of Applicant: Belita Dawn HoffmeisterDate Filed: 4/26/2019 Meeting Date: 7/11/2019Application Accepted by: M. PayneFee Amount: 1000.00 File Number: Rezoning 7-B-19-RZFee Amount: 600.00 File Number: Plan Amendment 7-B-19-PA
(7-B-19-3P)

PROPERTY INFORMATION

Address: 414 E Inskip Dr.General Location: 1/3 E Inskip Dr. at Rowan Rd
W of High School RdParcel ID Number(s): 069IC003 block 38850Tract Size: 24,000 sq. Ft +/-Existing Land Use: Single Family DwellingPlanning Sector: North CityGrowth Policy Plan: CityCensus Tract: 40Traffic Zone: 146Jurisdiction: ☒ City Council 5th District
☐ County Commission _____ District

Requested Change

REZONING

FROM: R-2TO: O-1

PLAN AMENDMENT

☒ One Year Plan ☒ North City Sector PlanFROM: MU-5D NC-12 (both OYP: 5P)TO: MU-5D NC-13 (both OYP: 5P)

PROPOSED USE OF PROPERTY

Office

Density Proposed _____ Units/Acre

Previous Rezoning Requests: N/A

☐ PROPERTY OWNER ☐ OPTION HOLDER

PLEASE PRINT

Name: Belita Dawn Hoffmeister

Company: _____

Address: 5317 Cedar Heights RdCity: Knoxville State: TN Zip: 37912Telephone: cell-851-4446

Fax: _____

E-mail: Belita.Hoffmeister@yahoo.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: (Same as above)

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

APPLICATION AUTHORIZATION

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.

Signature: Belita Hoffmeister

PLEASE PRINT

Name: _____

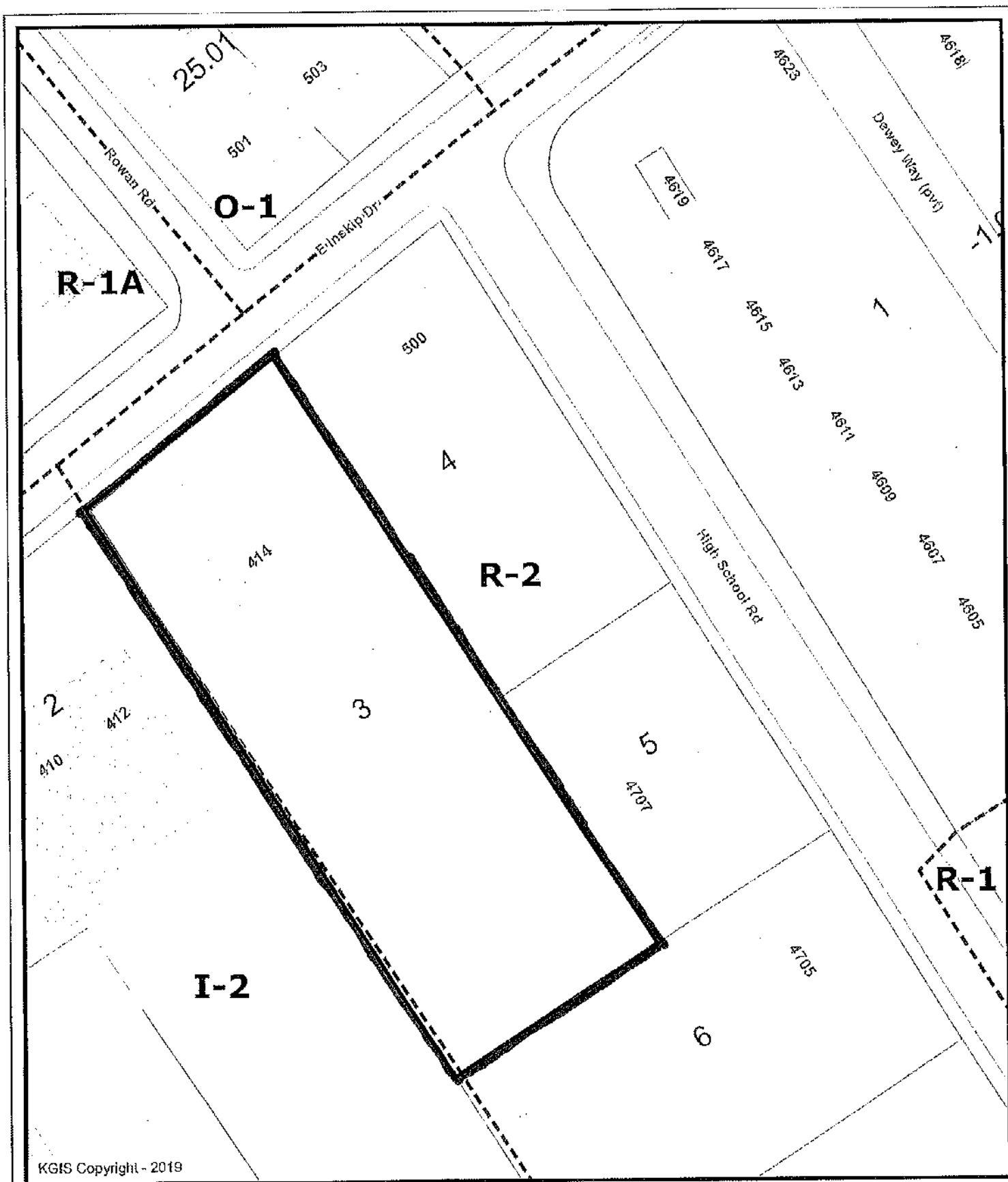
Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____



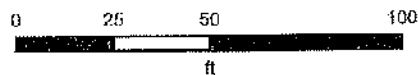
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Letter Portrait

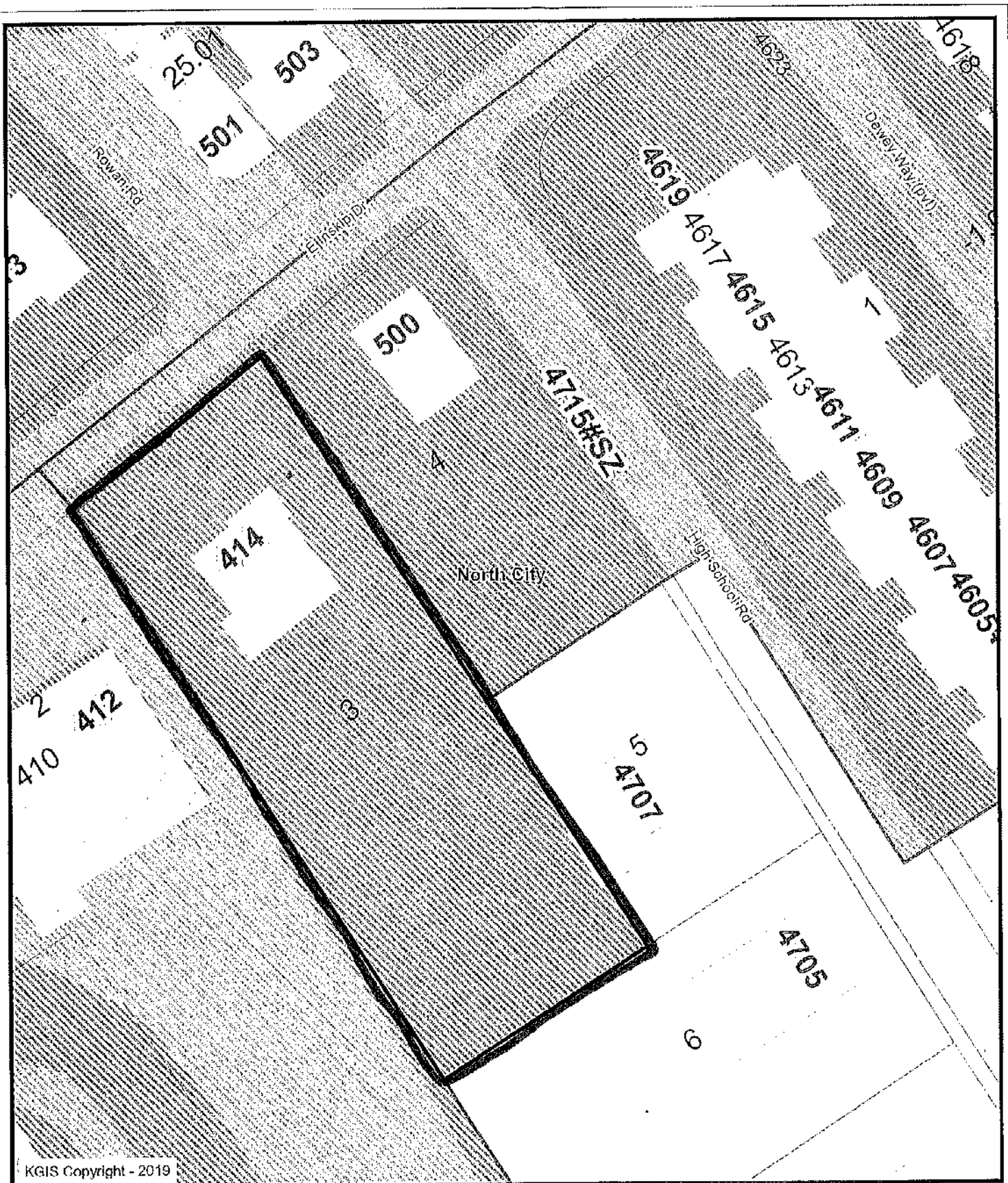
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Letter Portrait

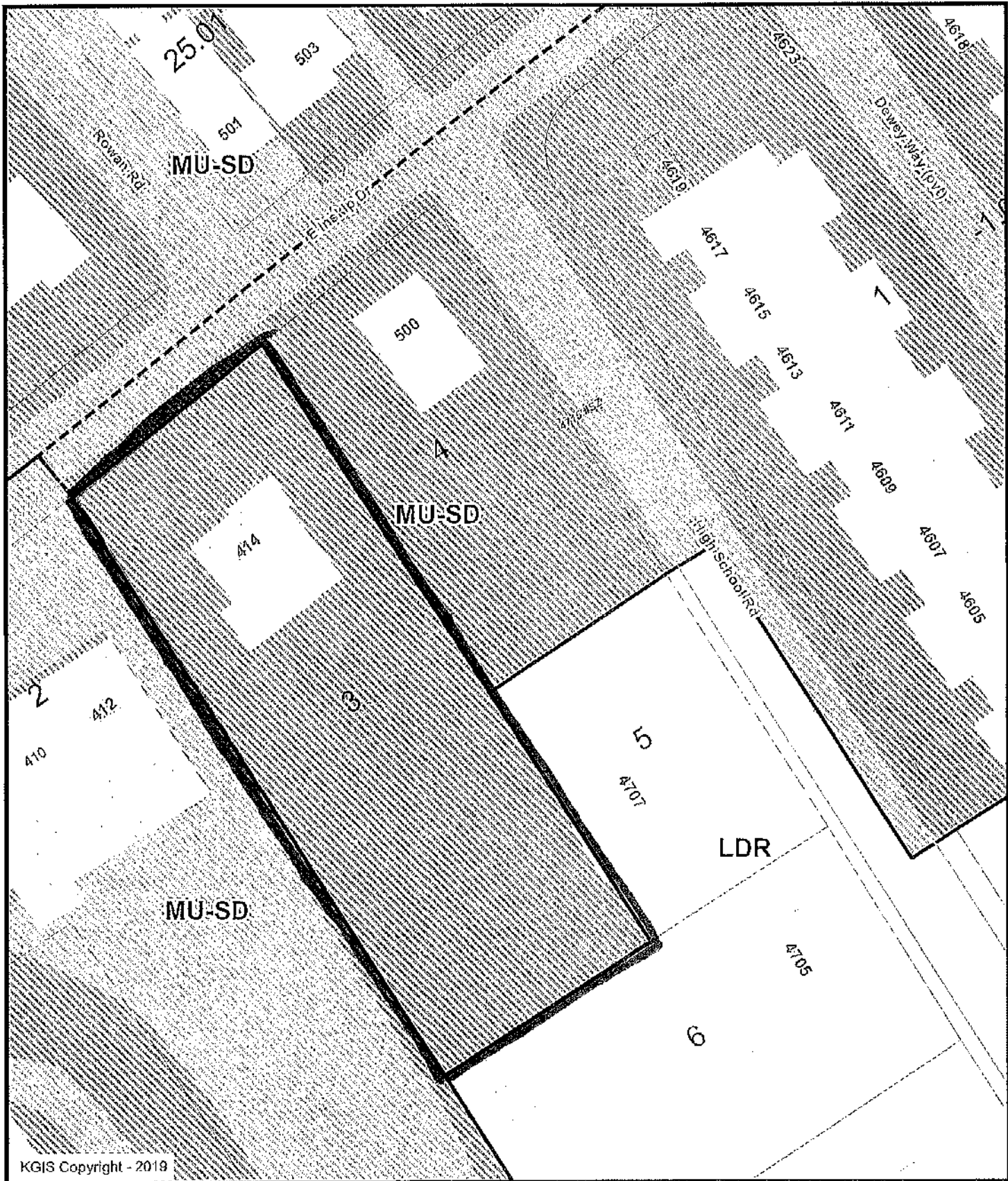
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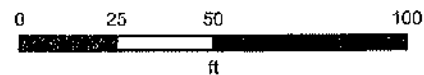
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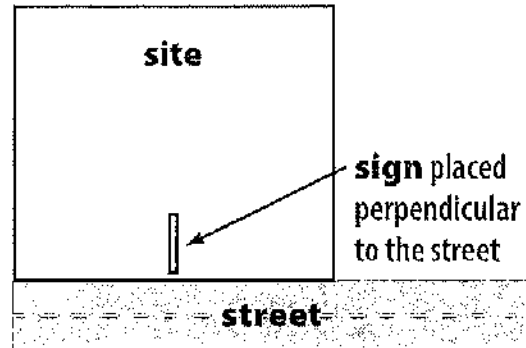
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