



PLAN AMENDMENT REPORT

► **FILE #:** 1-A-20-SP (REVISED) **AGENDA ITEM #:** 6

AGENDA DATE: 4/9/2020

► **APPLICANT:** MARTY NORTON

OWNER(S): Marty Norton

TAX ID NUMBER: 59 018 & 019

[View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 3309 & 3313 Mill Rd.

► **LOCATION:** West side of Mill Road, south of Washington Pike

► **APPX. SIZE OF TRACT:** 3.06 acres total

SECTOR PLAN: North City

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

ACCESSIBILITY: Mill Road is a major collector with a pavement width of approximately 20 feet and a right-of-way width that varies from 46 to 65 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / I-G (General Industrial) & RN-1 (Single Family Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION:** LI (Light Industrial) for 3309 and part of 3313 Mill Rd.

► **EXISTING LAND USE:** Existing commercial land use at 3309 Mill Road and vacant land designated single family residential at 3313 Mill Road

EXTENSION OF PLAN DESIGNATION: No, Mixed Use-Special District, North City 10 exists to the south and encompasses land zoned General Industrial

HISTORY OF REQUESTS: 3309 was annexed into the City of Knoxville in September, 2001. It had been zoned Industrial in the County and, upon annexation, was zoned I-3 (the comparable zone). 3313 was annexed in October, 1995. It went from RA (Low Density Residential) to R-1.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential - Low Density Residential
South: Industrial (across railway) - Mixed Use-Special District, North City 10
East: Office and agricultural/forestry/vacant - Low Density Residential
West: Single family residential - Low Density Residential

NEIGHBORHOOD CONTEXT Mill Road has developed with a rural feel and consists of mostly single-family residential uses, though there are industrial uses in the general area (approximately 1/3 of a mile away by car). These industrial uses are behind these parcels to the west on Washington Pike.

STAFF RECOMMENDATION:

- ▶ **Adopt resolution 1-A-20-SP amending the sector plan for 3309 Mill Road and a portion of 3313 Mill Road, as shown in the exhibit maps, to LI as it corrects nonconforming zoning and the area is transitioning to industrial and commercial uses.**

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.

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. The area is home to several established industrial and commercial properties. The plan should have taken this into account and realized that additional properties along this stretch of Mill Road would transition to these uses, as they are near the intersection of an arterial (Washington Pike) and a collector (Mill Road), and many of the industrial uses in the area have been there for some time.
2. 3309 Mill Road was annexed into the City and the zoning was set as I-3 to accommodate the existing business. The zoning is not consistent with the North City sector plan's LDR designation, but is considered legal nonconforming since the nonconformity was created with the 2007 North City Sector Plan update. Amending the sector plan for this property corrects this nonconformity.

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

1. There area has had a number of industrial uses for the last two decades and has been transitioning towards more industrial and commercial uses since then.
2. Rezoning to the north in 2008 and the industrial zoning to the south bookend three residential properties, applying pressure for these properties to change.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/5/2020 and 5/19/2020. 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 #:** 1-A-20-RZ **AGENDA ITEM #:** 6
1-A-20-PA (REVISED) **AGENDA DATE:** 4/9/2020

► **APPLICANT:** MARTY NORTON
OWNER(S): Marty Norton

TAX ID NUMBER: 59 018 & 019 [View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 3313 & 3309 Mill Rd.

► **LOCATION:** West side of Mill Road, south of Washington Pike

► **TRACT INFORMATION:** 3.06 acres total. (3313 Mill Road is 1.48 acres; 3309 Mill Road is 1.58 acres)

SECTOR PLAN: North City

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

ACCESSIBILITY: Mill Road is a major collector with a pavement width of approximately 20 feet and a right-of-way width that varies from 46 to 65 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RN-1 (Single Family Residential District) and I-G (General Industrial)

► **PROPOSED PLAN DESIGNATION/ZONING:** LI (Light Industrial) for 3309 Mill Rd. and part of 3313 Mill Rd. / I-G (General Industrial) rezoning requested for part of 3313 Mill Road only

► **EXISTING LAND USE:** Existing commercial land use at 3309 Mill Road and vacant land designated single family residential at 3313 Mill Road

► **DENSITY PROPOSED:** N/A

EXTENSION OF PLAN DESIGNATION/ZONING: No, Mixed Use-Special District, North City 10 exists to the south and encompasses land zoned General Industrial

HISTORY OF ZONING REQUESTS: 3309 was annexed into the City of Knoxville in September, 2001. It had been zoned Industrial in the County and, upon annexation, was zoned I-3 (the comparable zone). 3313 was annexed in October, 1995. It went from RA (Low Density Residential) to R-1

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single family residential - Low Density Residential - RN-1 (Single Family Residential Neighborhood District)

ZONING

South: Industrial (across railway) - Mixed Use-Special District, North City 10 - I-G (General Industrial)

East: Office and agricultural/forestry/vacant - Low Density Residential - I (Industrial) County zoning

West: Single family residential - Low Density Residential - RN-1 (Single-

NEIGHBORHOOD CONTEXT: Mill Road has developed with a rural feel and consists of mostly single-family residential uses, though there are industrial uses in the general area (approximately 1/3 of a mile away by car). These industrial uses are behind these parcels to the west on Washington Pike.

STAFF RECOMMENDATION:

- ▶ **Approve the LI (Light Industrial) designation for the requested areas because it corrects nonconforming zoning and because the area is transitioning to industrial and commercial uses.**
- ▶ **Approve I-G (General Industrial) District zoning for 3309 Mill Road and a portion of 3313 Mill Road as shown in the exhibit maps because the area is transitioning to industrial and commercial uses.**

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

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

AN ERROR IN THE PLAN:

1. The area is home to several established industrial and commercial properties. The plan should have taken this into account and realized that additional properties along this stretch of Mill Road would transition to these uses, as they are near the intersection of an arterial (Washington Pike) and a collector (Mill Road), and many of the industrial uses in the area have been there for some time.
2. 3309 Mill Road was annexed into the City and the zoning was set as I-3 to accommodate the existing business. The zoning is not consistent with the North City sector plan's LDR designation, but is considered legal nonconforming since the nonconformity was created with the 2007 North City Sector Plan update. Amending the sector plan for this property corrects this nonconformity.

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:

1. The area has had a number of industrial uses for the last two decades and has been transitioning towards more industrial and commercial uses since then.
2. Rezoning to the north in 2008 and the industrial zoning to the south bookend three residential properties, applying pressure for these properties to change.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. No change in public policy directly impacts this plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information has become available to reveal the need for a plan amendment.

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. Development in this area is a mix of single-family residential and industrial uses. There are three properties at the corner of Washington Pike and Mill Road to the north that were rezoned from R-1 to C-1 in 2008. That rezoning and the I-3 zoning of 3309 Mill Road bookend residential zoning of three properties in the middle of this block. The large property across the street on Mill Road and Babelay Road was just approved as a rural retreat and a veterinary hospital is also across the street. There are industrial businesses on Washington Pike approximately 1/3 of a mile up Washington Pike to the west. The area seems to be transitioning towards industrial and commercial uses.

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

1. The new zoning ordinance describes the I-G (General Residential) District zoning as intended to provide for a range of general industrial uses that may produce limited outside impacts, rendering them incompatible with retail, service, or residential uses. Such uses include limited manufacturing, fabricating, processing, wholesale distributing, and warehousing facilities that do not require frequent visits from customers or clients.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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

1. The area is already transitioning towards these types of uses. These amendments support this development trend and allow the existing business to expand their operations.
2. The proposed zoning area of the northernmost parcel leaves a 50-foot buffer between the industrial use proposed and the residential uses across the street to the rear of the property. This property would not be a buildable lot under the zoning requirements, but would function as a buffer space between these adjacent uses.
3. Typically, planning staff does not recommend split zoning or split land use classifications on a parcel, but in this case, the proposed zone and use are extensions of an existing zone/use and the buffer space protects the surrounding property owners from potential adverse impacts.
4. In addition to the 50-foot buffer space created by the zoning boundary, a Class B landscaping buffer will be required in accordance with Article 12 (Landscape), §12.8 (Buffer Yards) of the zoning ordinance.

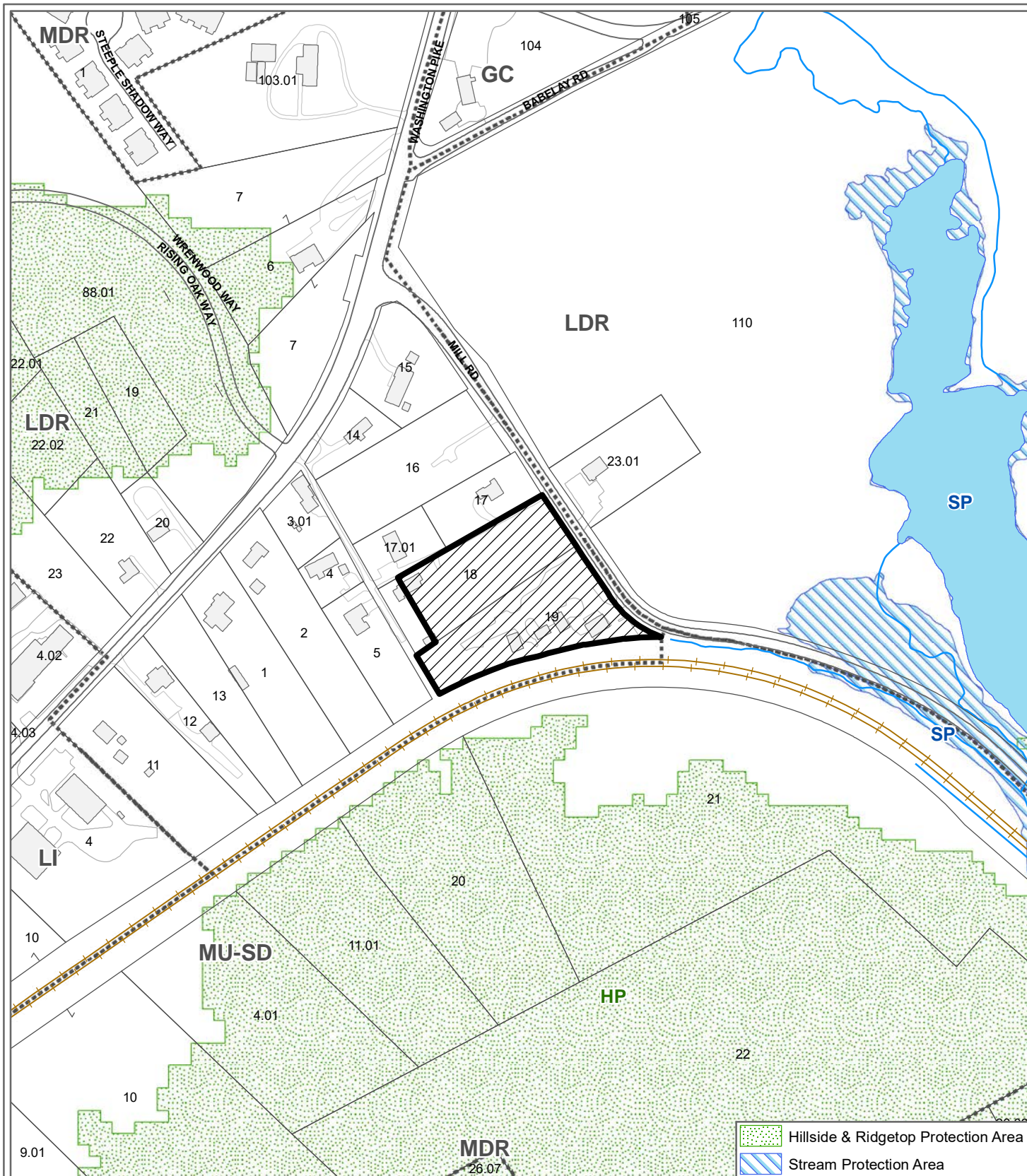
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. 3309 Mill Road was annexed into the City in 1995 and the zoning was set to I-3, the comparable zone to that of the County. The zone is legal nonconforming, and the business predates this change. Amending the sector plan for this property corrects this nonconformity.
2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

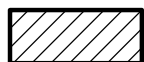
If approved, this item will be forwarded to Knoxville City Council for action on 5/5/2020 and 5/19/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



1-A-20-SP **NORTH CITY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)

To: LI (Light Industrial)



Original Print Date: 3/16/2020 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

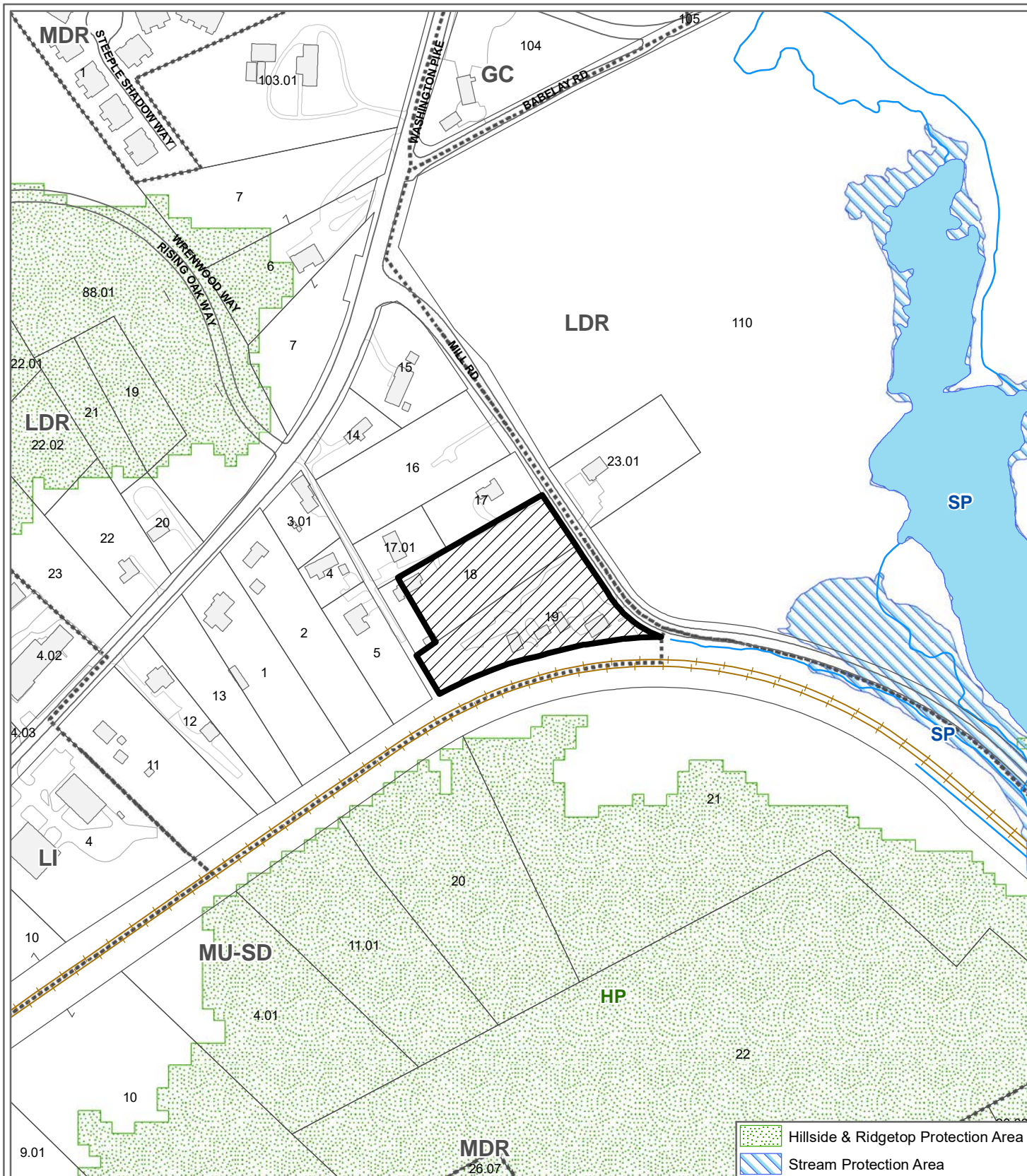
Petitioner: Norton, Marty

Map No: 59

Jurisdiction: City

0 300
 Feet

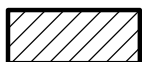




**1-A-20-PA
ONE YEAR PLAN AMENDMENT**

From: LDR (Low Density Residential)

To: LI (Light Industrial)

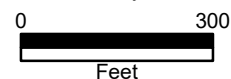


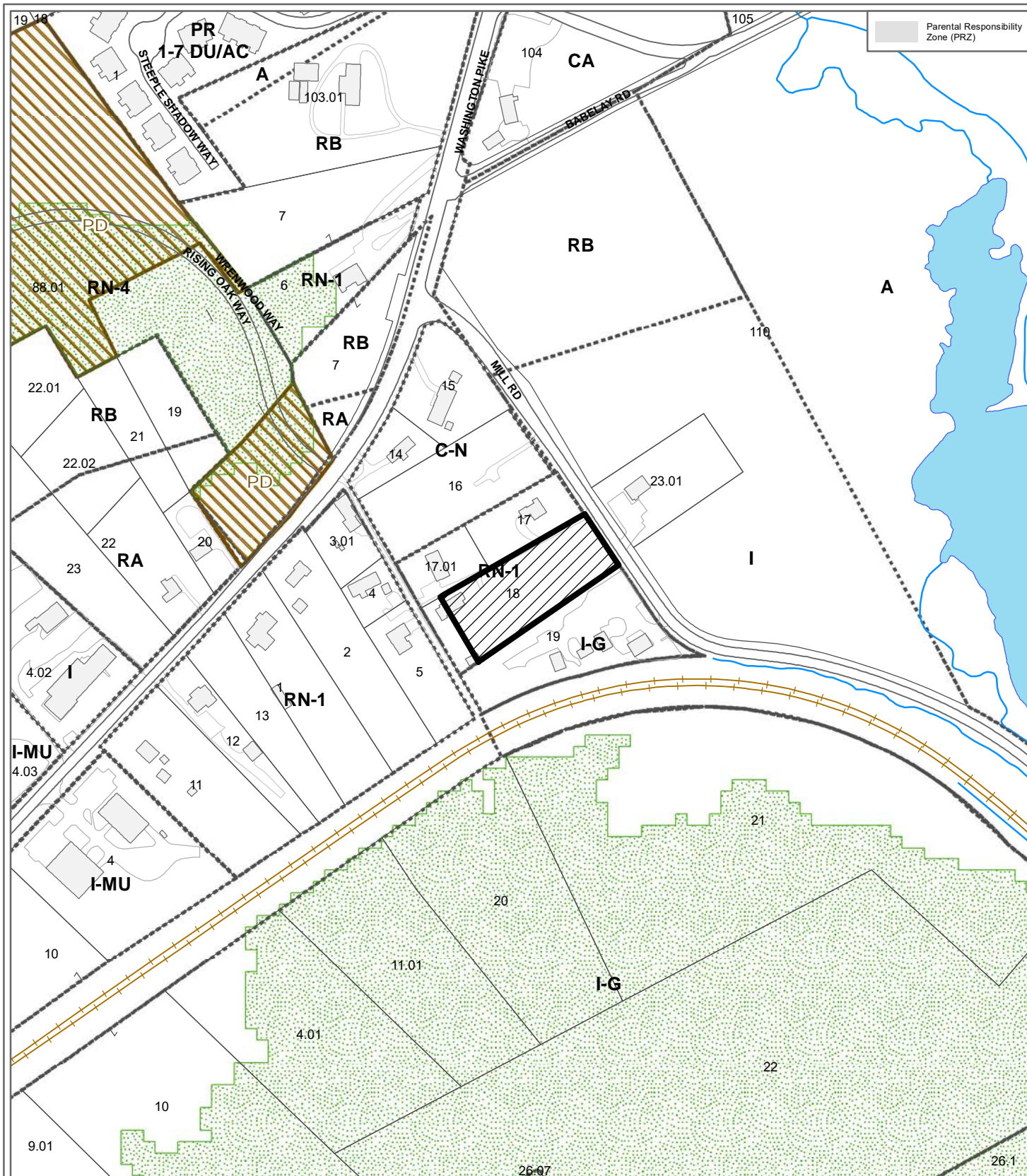
Original Print Date: 3/16/2020 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Norton, Marty

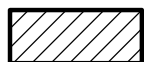
Map No: 59

Jurisdiction: City





1-A-20-RZ REZONING



From: R-1 (Low Density Residential) [RN-1 (Single Family Residential District) after 1/1/20]
To: I-G (General Industrial)

Original Print Date: 3/16/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Norton, Marty

Map No: 59
Jurisdiction: City

0 300
Feet



***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, Marty Norton has submitted an application to amend the Sector Plan from Low Density Residential to Light Industrial, 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 April 9, 2020, 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 #1-A-20-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

1-A-20-RZ / 1-A-20-PA

EXHIBIT A. Contextual Images

Street views of 3309 Mill Rd.



Structure and business at 3309 Mill Road



Outdoor storage at 3309 Mill Road

1-A-20-RZ / 1-A-20-PA
EXHIBIT A. Contextual Images



Vacant lot at 3313 Mill Road

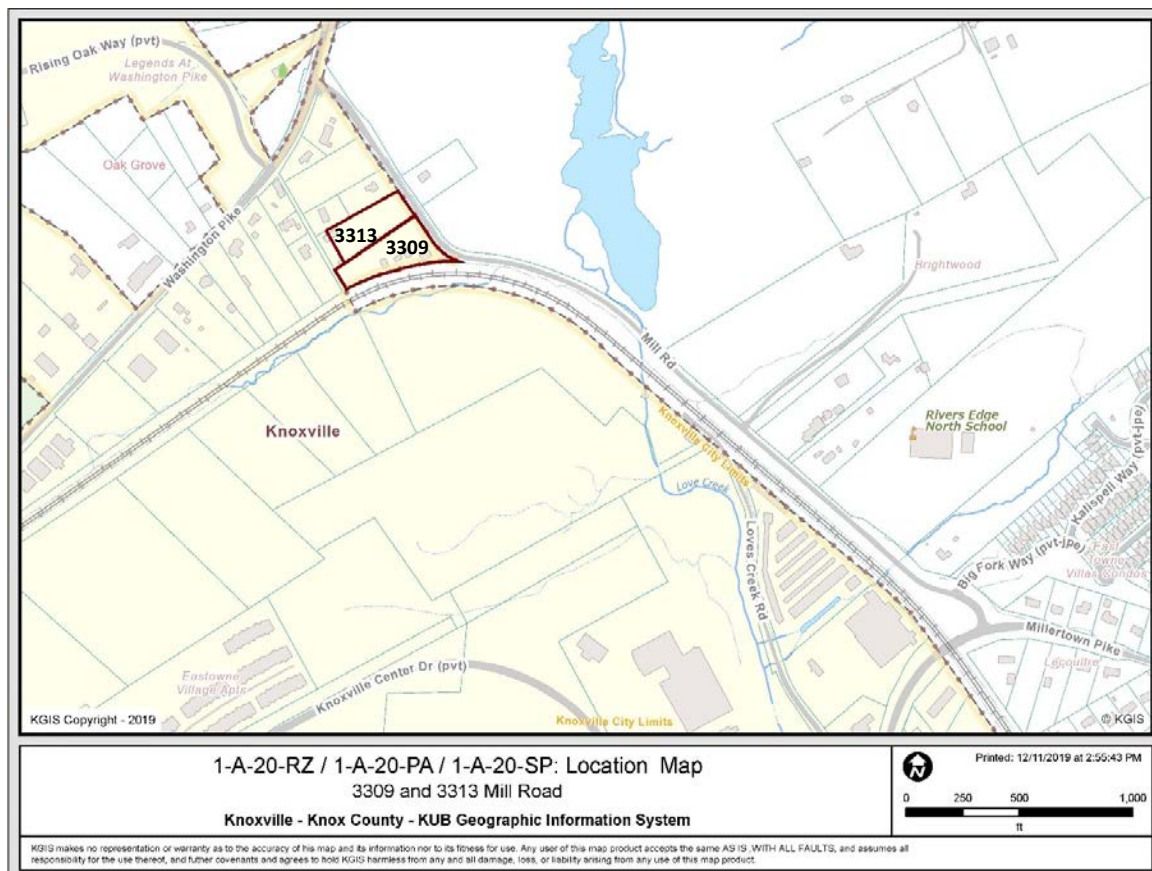


Only structure on the parcels to the south zoned Industrial – open structure, perhaps stables at one time

1-A-20-RZ / 1-A-20-PA
EXHIBIT A. Contextual Images



Birds eye view of area

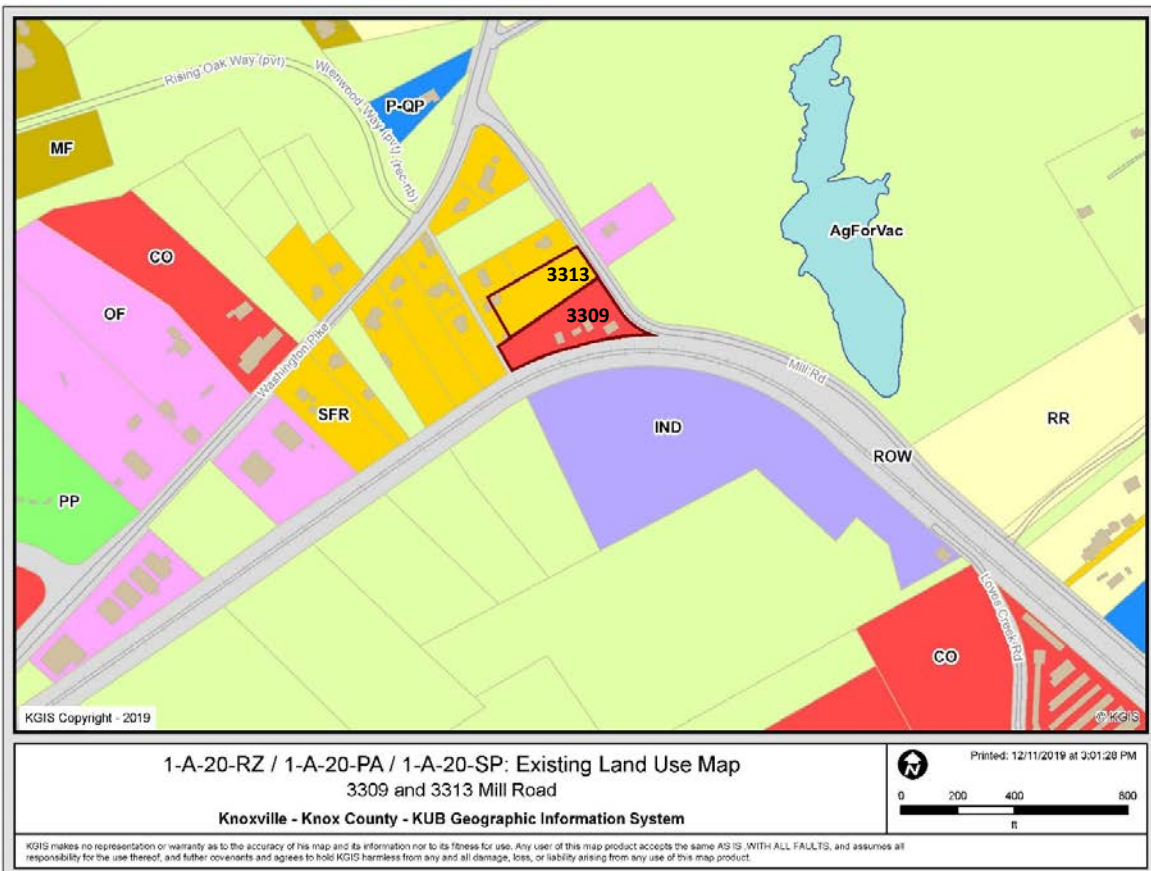


3309 Mill Road and all but the last 50 feet of 3313 Mill Road

1-A-20-RZ / 1-A-20-PA
EXHIBIT A. Contextual Images

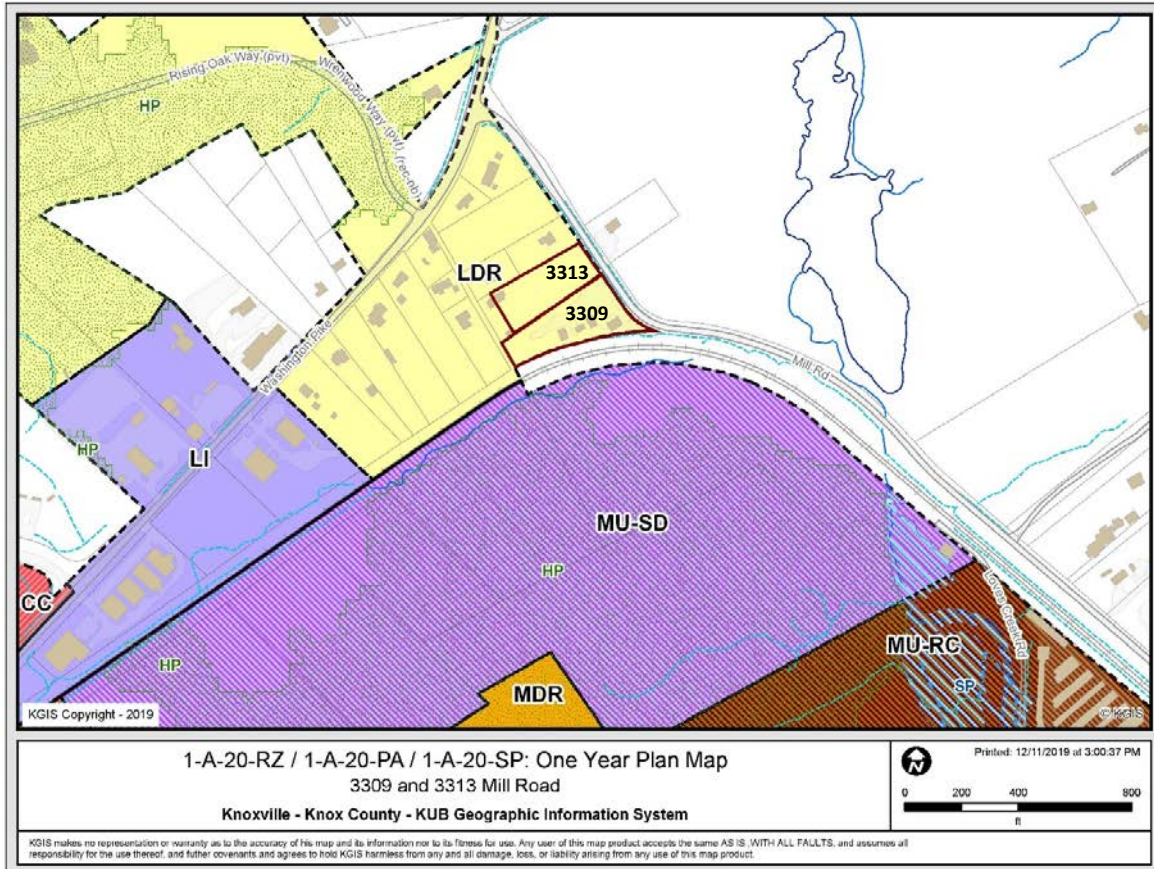


3309 Mill Road and all but the last 50 feet of 3313 Mill Road

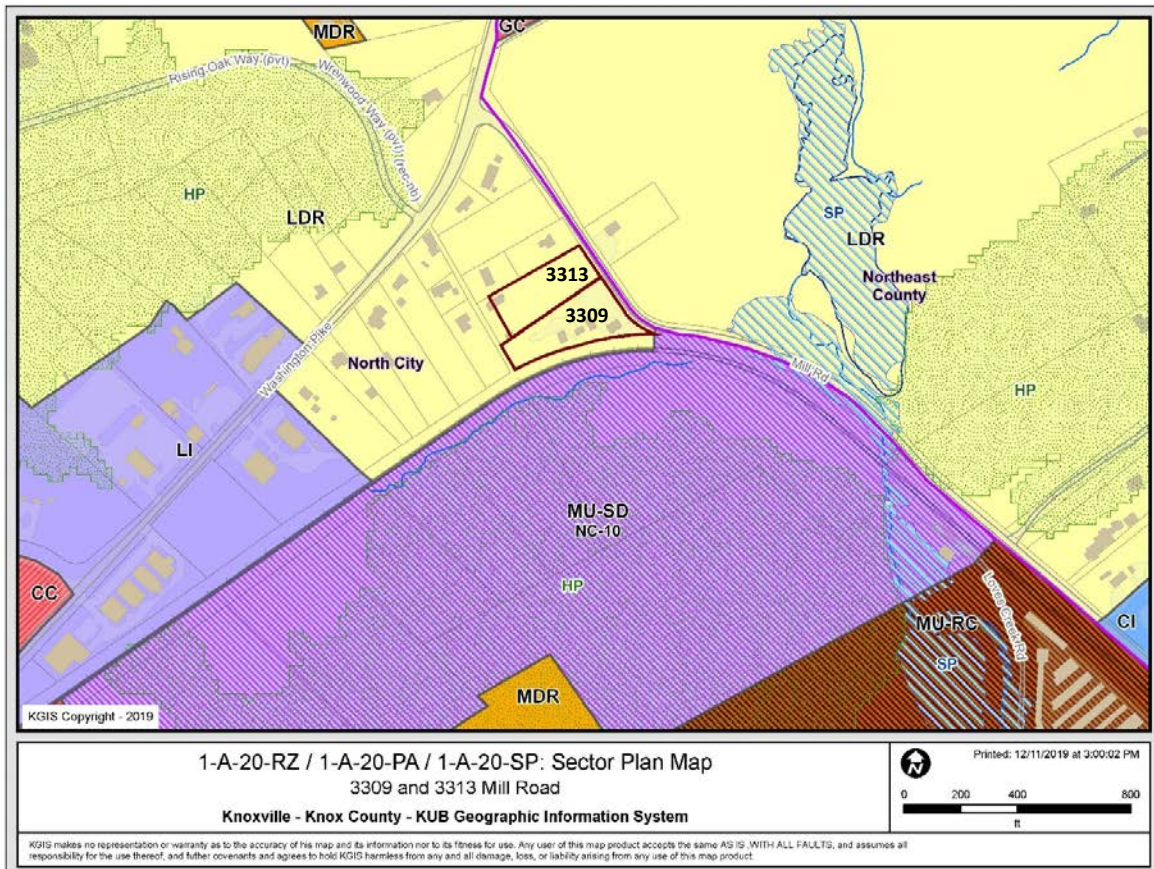


3309 Mill Road and all but the last 50 feet of 3313 Mill Road

1-A-20-RZ / 1-A-20-PA EXHIBIT A. Contextual Images



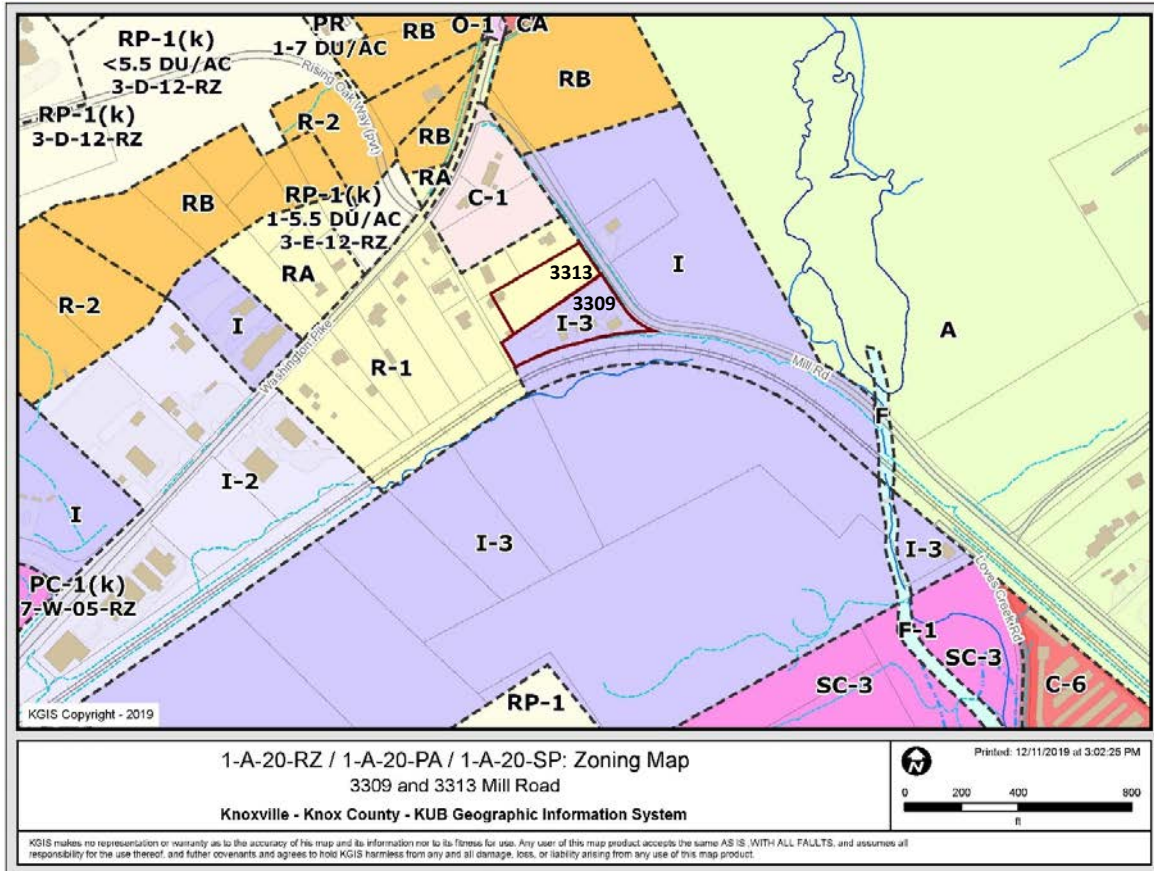
3309 Mill Road and all but the last 50 feet of 3313 Mill Road



3309 Mill Road and all but the last 50 feet of 3313 Mill Road

1-A-20-RZ / 1-A-20-PA

EXHIBIT A. Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☐ Rezoning

RECEIVED

NOV 18 2019

Knoxville-Knox County
Planning

Revised application

Marty Norton
Applicant

11-18-19
Date Filed

1-9-20
Meeting Date (if applicable)

1-A-20-PA &
1-A-20-SP
File Number(s)

CORRESPONDENCE

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

- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Marty Norton
Name

L&M Landcape Materials
Company

3309 Mill Road
Address

Knoxville TN 37924
City State Zip

(865)661-4768
Phone

martynorton7@gmail.com
Email

CURRENT PROPERTY INFO

same
Owner Name (if different)

661-4768
Owner Address

661-4768
Owner Phone

① 3309 Mill Road
Property Address

059 019

①

1.50 acres

② 3315 Mill Rd

059 018

Parcel ID

② 1.52 acres

3.2

w/5 Mill Rd, S of Washington Pk
General Location

North City
Jurisdiction (specify district above)

☒ City ☐ County

② R-1 & I-3
Zoning District

4
Planning Sector

LDR
Sector Plan Land Use Classification

N/A (City)
Growth Policy Plan Designation

① CO (Commercial)
Existing Land Use

yes
Septic (Y/N)

Sewer Provider

KUB
Water Provider

② Residential/Vacant

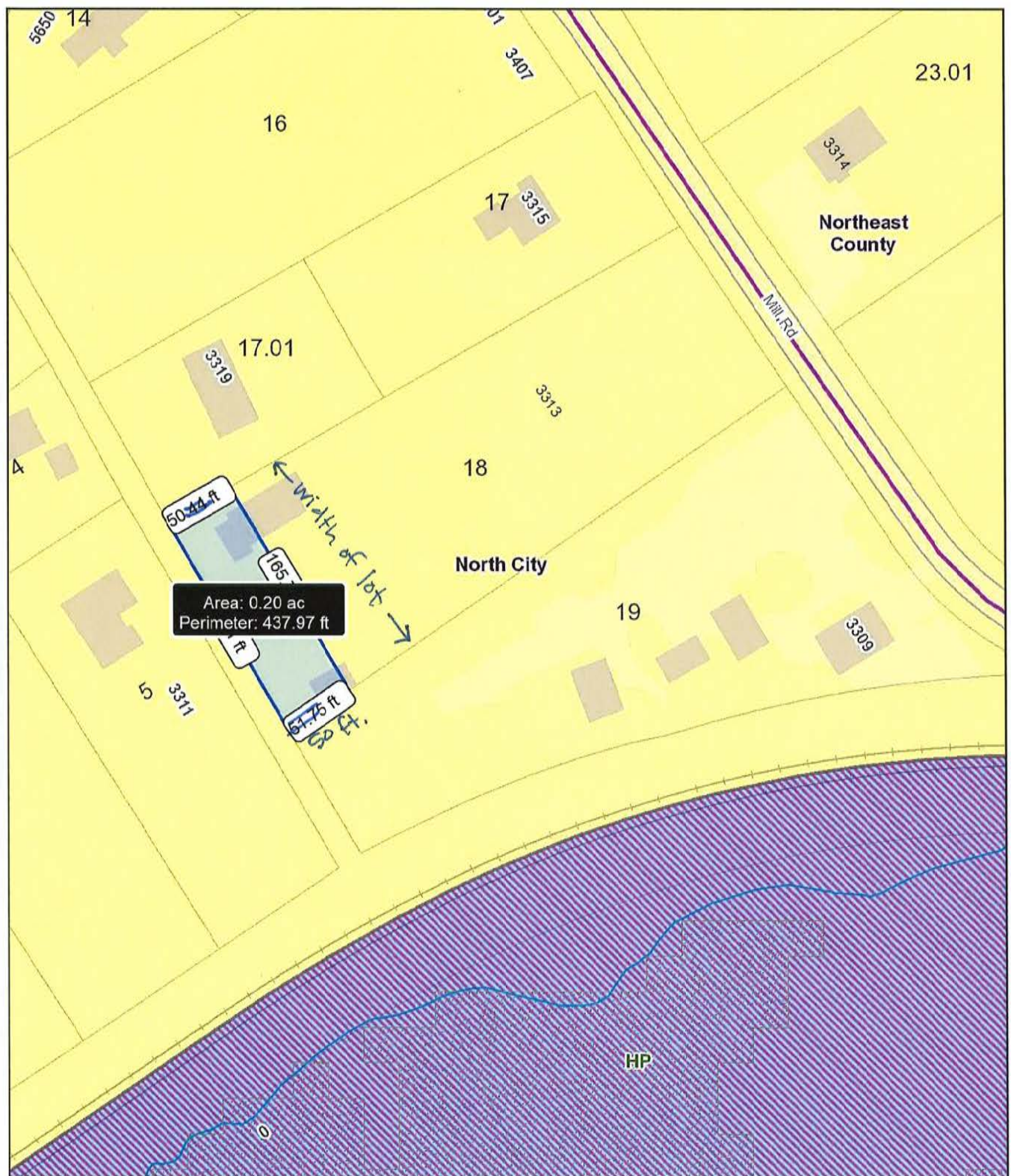
REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Use on Review / Special Use
	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify): _____	
<input type="checkbox"/> Other (specify): _____		
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____	
	<input type="checkbox"/> Parcel Change	
	<input type="checkbox"/> Combine Parcels	<input type="checkbox"/> Divide Parcel
	Total Number of Lots Created: _____	
ZONING	<input type="checkbox"/> Other (specify): _____	
	<input type="checkbox"/> Attachments / Additional Requirements	
	<input type="checkbox"/> Zoning Change: _____	
	Proposed Zoning _____	
	<input checked="" type="checkbox"/> Plan Amendment Change: <u>LT</u>	
Proposed Plan Designation(s) <u>mulch/materials</u>		
<u>Landscape & outside storage expansion</u>		
<input checked="" type="checkbox"/> Proposed Property Use (specify) _____		Proposed Density (units/acre) _____
<input type="checkbox"/> Other (specify): _____		Previous Rezoning Requests _____

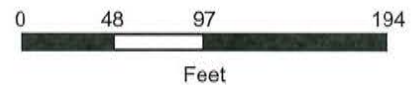
STAFF USE ONLY	PLAT TYPE	FEE 1:	TOTAL:	
	<input type="checkbox"/> Staff Review	<input type="checkbox"/> Planning Commission		<u>0516</u> <u>600.00</u>
	ATTACHMENTS			FEE 2:
	<input type="checkbox"/> Property Owners / Option Holders			<input type="checkbox"/> Variance Request
ADDITIONAL REQUIREMENTS		FEE 3:		
<input type="checkbox"/> Design Plan Certification (Final Plat only)				
<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)				
<input type="checkbox"/> Traffic Impact Study			<u>\$600.00</u>	

AUTHORIZATION

<u>Sherry Michienzi</u>	<u>SHERRY MICHIEZI</u>	<u>11-18-19</u>
Staff Signature	Please Print	Date
<u>Marty Norton</u>	<u>MARTY NORTON</u>	<u>11-18-19</u>
Applicant Signature	Please Print	Date



1-A-20-RZ: Plan Amendment Area 3313 Mill Rd.



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Planning

KNOXVILLE | KNOX COUNTY

DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☒ Rezoning

Marty Norton
Applicant

11-18-19
Date Filed

1-9-20
Meeting Date (if applicable)



Revised application

1-A-20-RZ
File Number(s)

CORRESPONDENCE

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

- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Marty Norton
Name

L'M Landscape Materials
Company

3309 Mill Road
Address

Knoxville
City

TN
State

37924
Zip

(865) 661-4768
Phone

martynorton7@gmail.com
Email

CURRENT PROPERTY INFO

Same
Owner Name (if different)

by width of lot w/ 7mm
50' ~~width~~
Part at Back at Alley
Owner Address

661-4768
Owner Phone

3313 Mill Road
Property Address

059 018
Parcel ID

w/ 50' Mill Rd, S of Washington Pk.
General Location

1.52 acres
Tract Size

4
Jurisdiction (specify district above)

☒ City ☐ County

R-1
Zoning District

North City
Planning Sector

LDR
Sector Plan Land Use Classification

N/A (City)
Growth Policy Plan Designation

vacant/res.
Existing Land Use

yes
Septic (Y/N)

Sewer Provider

KUB
Water Provider

REQUEST

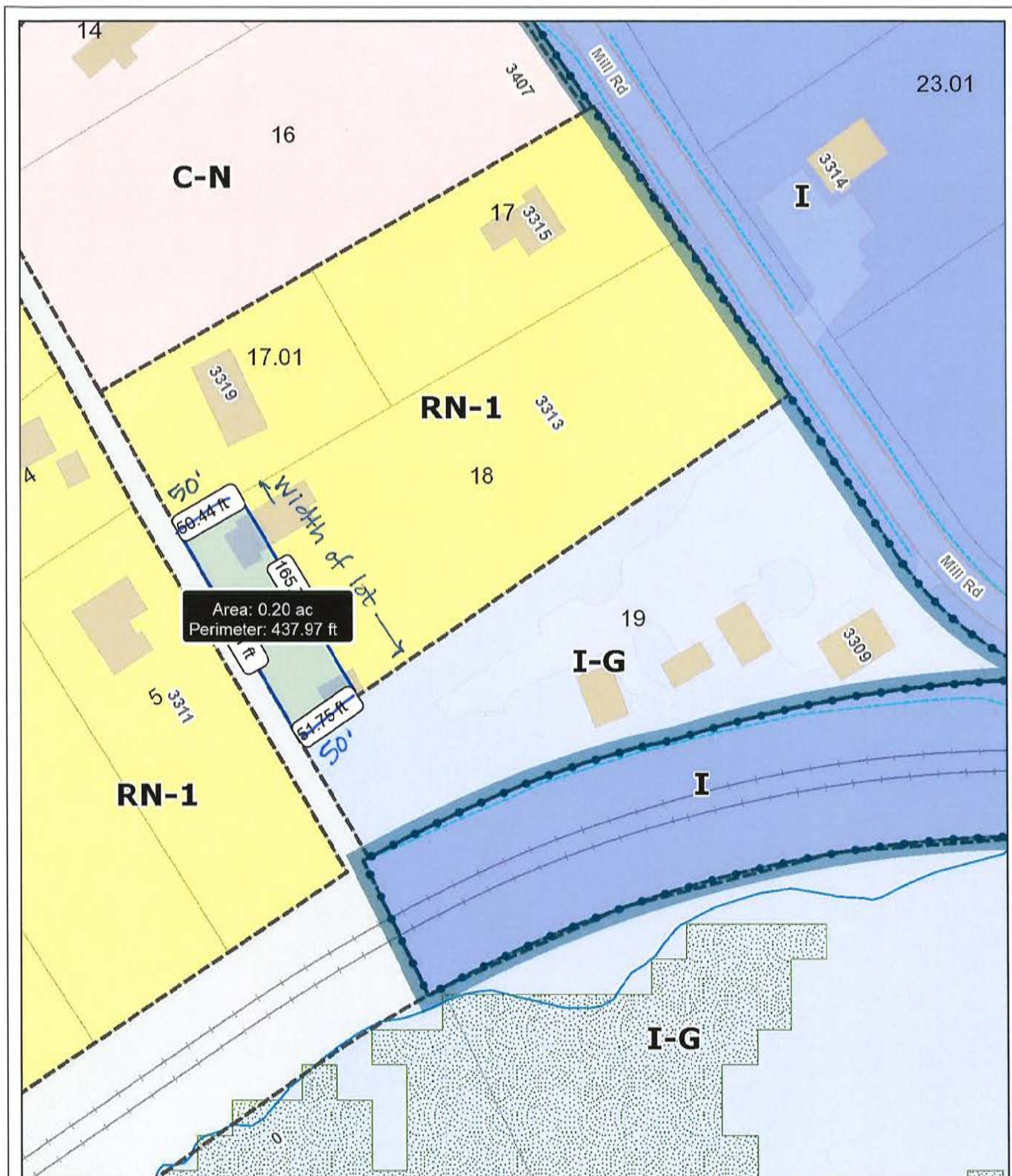
DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	<input type="checkbox"/> Home Occupation (specify): _____	
	<input type="checkbox"/> Other (specify): _____	
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____	
	<input type="checkbox"/> Parcel Change <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	<input checked="" type="checkbox"/> Zoning Change: <u>IG</u> Proposed Zoning	
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)	
	<input checked="" type="checkbox"/> Proposed Property Use (specify) <u>Mulch/materials</u> Landscape & outside storage expansion Proposed Density (units/acre) _____ Previous Rezoning Requests _____	
<input type="checkbox"/> Other (specify): _____		

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1:	TOTAL: <u>\$1000.00</u>
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<u>6326</u> <u>1000.00</u> FEE 2:	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	FEE 3:	

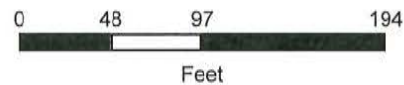
AUTHORIZATION

Sherry Michienzi SHERRY MICHIEZI 11-18-19
 Staff Signature Please Print Date

Marty Norton MARTY NORTON 11-18-19
 Applicant Signature Please Print Date



1-A-20-RZ: Rezoning Area 3313 Mill Rd.



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