



PLAN AMENDMENT REPORT

► **FILE #:** 4-D-20-SP

AGENDA ITEM #: 12

AGENDA DATE: 4/9/2020

► **APPLICANT:** TAYLOR D. FORRESTER
OWNER(S): Robert A Whaley

TAX ID NUMBER: 58 E J 01202 [View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 0 N. Broadway Ave.

► **LOCATION:** East side of N. Broadway, north of Gibbs Dr.

► **APPX. SIZE OF TRACT:** 0.79 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access would be from the neighboring property at the corner of N. Broadway Avenue and Gibbs Drive. An access easement at or near the shared boundary between the two lots would allow this property to be accessed approximately 75 ft from the intersection of Broadway and Gibbs. N. Broadway Avenue is a major collector with a pavement width of 53 feet and a right-of-way width of approximately 93 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

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

► **PROPOSED PLAN DESIGNATION:** O (Office)

► **EXISTING LAND USE:** Vacant parcel

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: A request to amend this and the adjacent parcel's land use from LDR to NC (Neighborhood Commercial) was denied in November, 1999.

SURROUNDING LAND USE AND PLAN DESIGNATION:
North: Commercial - GC (General Commercial)
South: Single family residential and commercial - LDR (Low Density Residential) and O (Office)
East: Single family residential - LDR (Low Density Residential)
West: Commercial - MU-SD NC-6 (Mixed Use-Special District, North City-6)

NEIGHBORHOOD CONTEXT N. Broadway Avenue consists mostly of office and commercial uses along its length. In the immediate vicinity is a big box grocery store, a bank, and

several strip malls. Fountain City Park is on the west side of Broadway to the north.

STAFF RECOMMENDATION:

- **Deny the O (Office) designation because it is not consistent with the North City Sector Plan designation and could cause adverse impacts for neighboring residential properties.**

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. This parcel and the adjacent parcel, 2805 Gibbs Drive, were recently subdivided. However, this subdivision would not qualify as a substantial change warranting a rezone.
2. Amending this parcel would likely apply pressure to the area for the neighboring residential parcel to flip to Office land use as well.

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 regarding this parcel.

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

- 1.There are no new trends in development, population, or traffic that warrant reconsideration of this area of the North City Sector Plan.

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 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 #:** 4-C-20-RZ **AGENDA ITEM #:** 12
4-D-20-PA **AGENDA DATE:** 4/9/2020

► **APPLICANT:** TAYLOR D. FORRESTER

OWNER(S): Robert Whaley

TAX ID NUMBER: 58 E J 01202 [View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 0 N. Broadway Ave.

► **LOCATION:** East side of N. Broadway, north of Gibbs Dr.

► **TRACT INFORMATION:** 0.79 acres.

SECTOR PLAN: North City

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

ACCESSIBILITY: Access would be from the neighboring property at the corner of N. Broadway Avenue and Gibbs Drive. An access easement at or near the shared boundary between the two lots would allow this property to be accessed approximately 75 ft from the intersection of Broadway and Gibbs. N. Broadway Avenue is a major collector with a pavement width of 53 feet and a right-of-way width of approximately 93 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / O (Office)

► **EXISTING LAND USE:** Vacant parcel

►
EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: A request to amend this and the adjacent parcel's land use from LDR to NC (Neighborhood Commercial) was denied in November, 1999.

SURROUNDING LAND USE, PLAN DESIGNATION,

North: Commercial - GC (General Commercial) - C-G-2 (General Commercial) District

ZONING

South: Single family residential and commercial - LDR (Low Density Residential) and O (Office) - RN-1 (Single Family Residential Neighborhood) and O (Office) Districts

East: Single family residential - LDR (Low Density Residential) - RN-1 (Single Family Residential Neighborhood) District

West: Commercial - MU-SD NC-6 (Mixed Use-Special District, North City-6) - C-G-2 (General Commercial) District

NEIGHBORHOOD CONTEXT: N. Broadway Avenue consists mostly of office and commercial uses along its length. It is bordered by a stream to the north which somewhat isolates this property. Gibbs Drive is home to single family residential houses, most of which were built in the 1910s and 1920s.

STAFF RECOMMENDATION:

- ▶ **Deny the O (Office) designation since it does not meet the criteria for One Year Plan amendments and could cause adverse impacts for neighboring residential properties.**

- ▶ **Deny O (Office) zoning because it is not consistent with the North City Sector Plan designation and could cause adverse impacts for neighboring residential properties.**

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. There are no apparent errors in the plan.

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. This parcel and the adjacent parcel, 2805 Gibbs Drive, were recently subdivided. However, this subdivision would not qualify as a substantial change warranting a rezone.
2. Amending this parcel would likely apply pressure to the area for the neighboring residential parcel to flip to Office land use as well.

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. This parcel and the adjacent parcel, 2805 Gibbs Drive, were recently subdivided. However, this subdivision would not qualify as a substantial change warranting a rezone.
2. Amending this parcel would likely apply pressure to the area for the neighboring residential parcel to flip to Office zoning as well.

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

1. The proposed amendment to O zoning is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. The O District may additionally serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas within the City of Knoxville.
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. Almost half of the property is in a 100-year floodplain.
2. There is no direct access to this parcel from Broadway Avenue; current proposed access, approved during the plat process, shows access off of Broadway onto the adjoining property.
3. Due to the stream that runs along the northwest property line, this property is separated from the adjacent commercial uses. It sits higher than the commercial properties, and the floodplain is on the part of the parcel closer to the stream. This increases the likelihood that a new structure would be situated closer to the residential properties than the commercial ones.
4. N. Broadway Avenue is a major arterial and has developed as a commercial corridor. Typically, office use on an arterial would be appropriate and would provide a transitional buffer between the commercial uses along the arterial and the residential uses behind that frontage parcel. However, in this case, that frontage parcel is in a residential zone and contains a single family home that forms the entry to the subdivision. That fact, plus the separation from other commercial uses by the stream, make the office use inappropriate at this location.

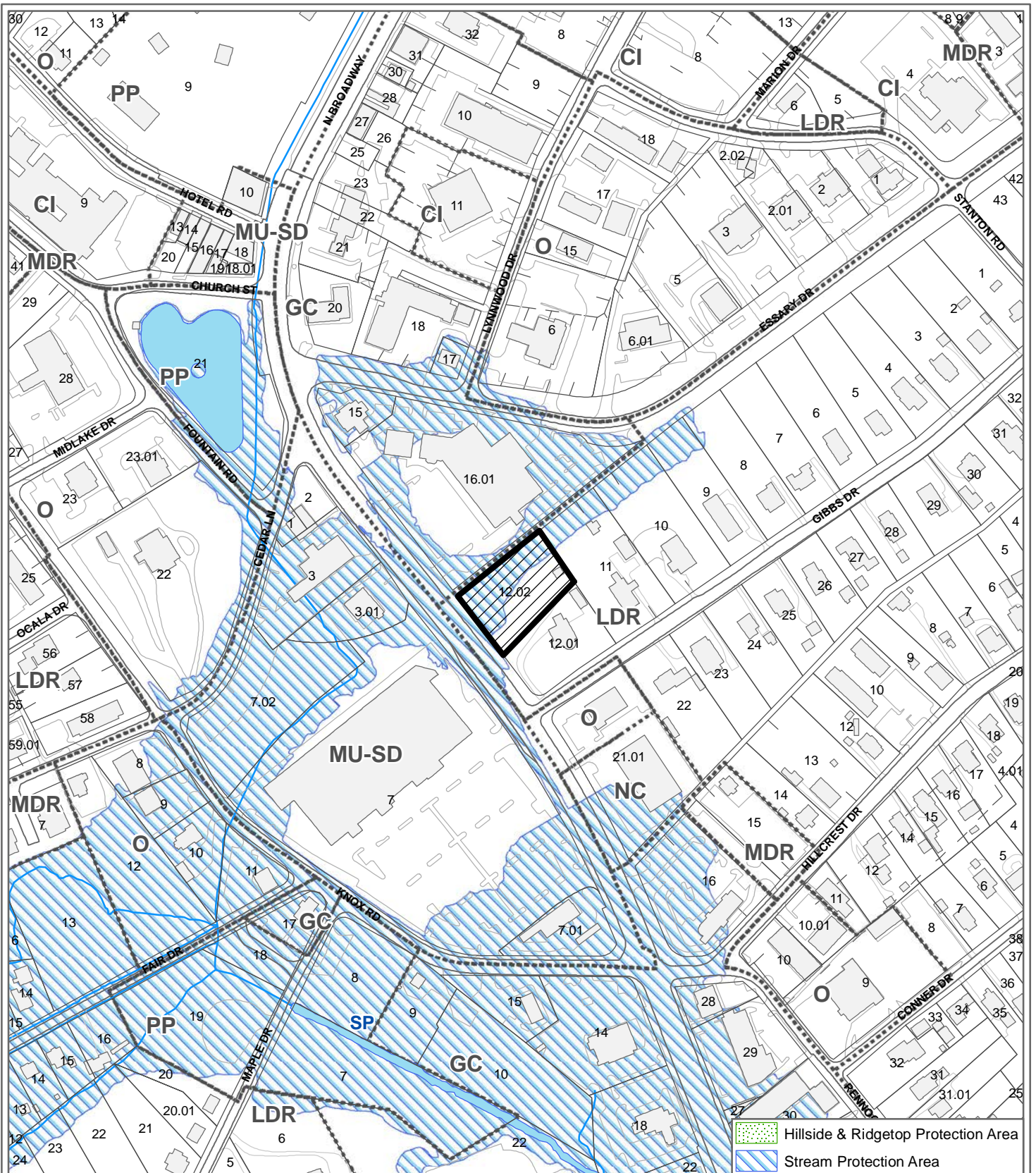
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Office zoning is not consistent with the existing LDR (Low Density Residential) designation for this corner of the intersection.
2. The adjacent residential properties may be adversely impacted by the proposed O (Office) District zoning and an additional building at this location.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

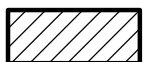
If approved, this item will be forwarded to Knoxville City Council for action on 5/5/2020 and 5/19/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal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



4-D-20-SP **NORTH CITY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)

To: O (Office)



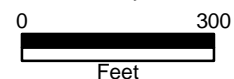
Original Print Date: 3/16/2020
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

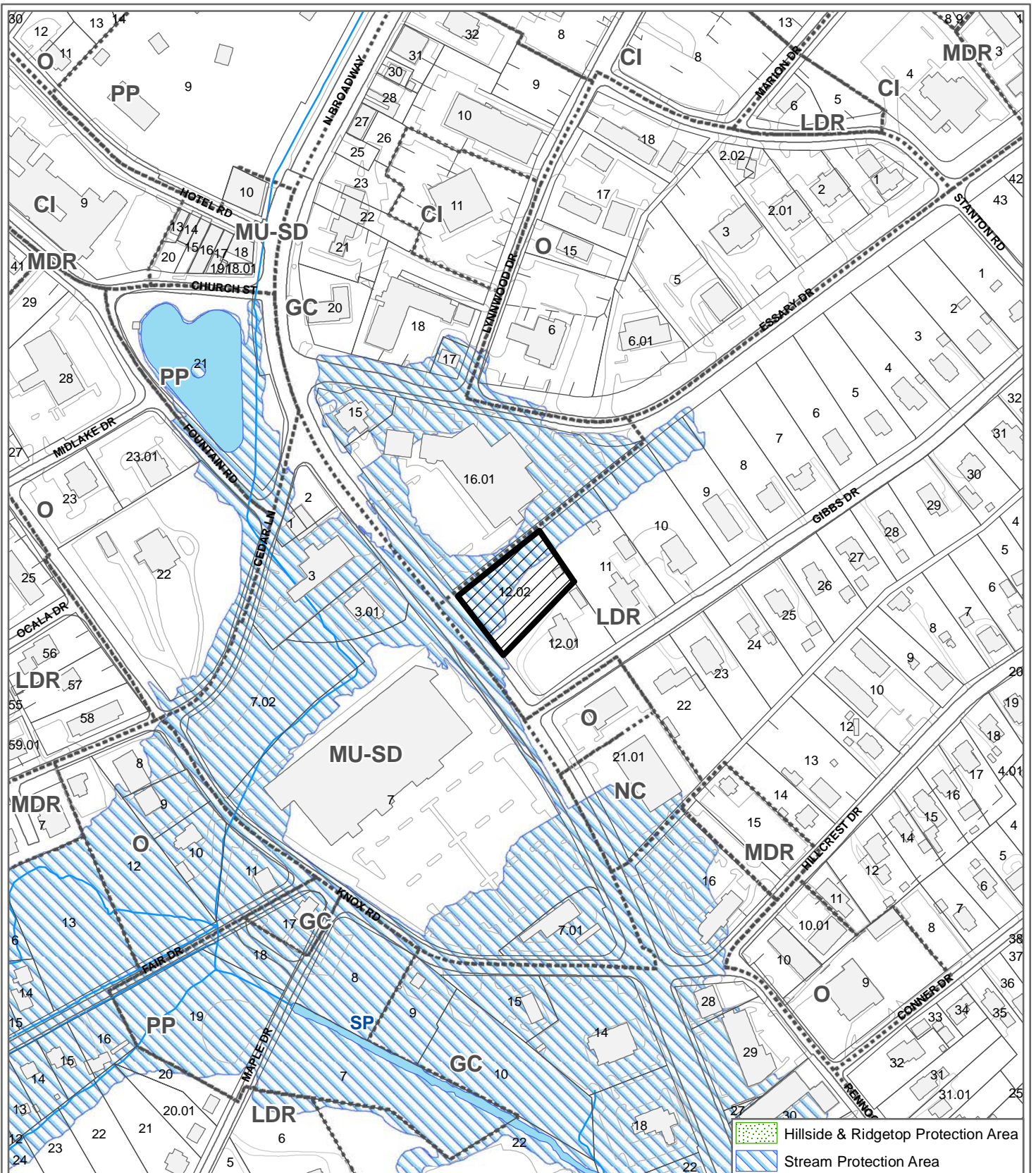
Revised:

Petitioner: Forrester, Taylor D.

Map No: 58

Jurisdiction: City





**4-D-20-PA
ONE YEAR PLAN AMENDMENT**

From: LDR (Low Density Residential)

To: O (Office)



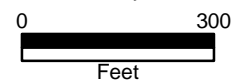
Original Print Date: 3/16/2020
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

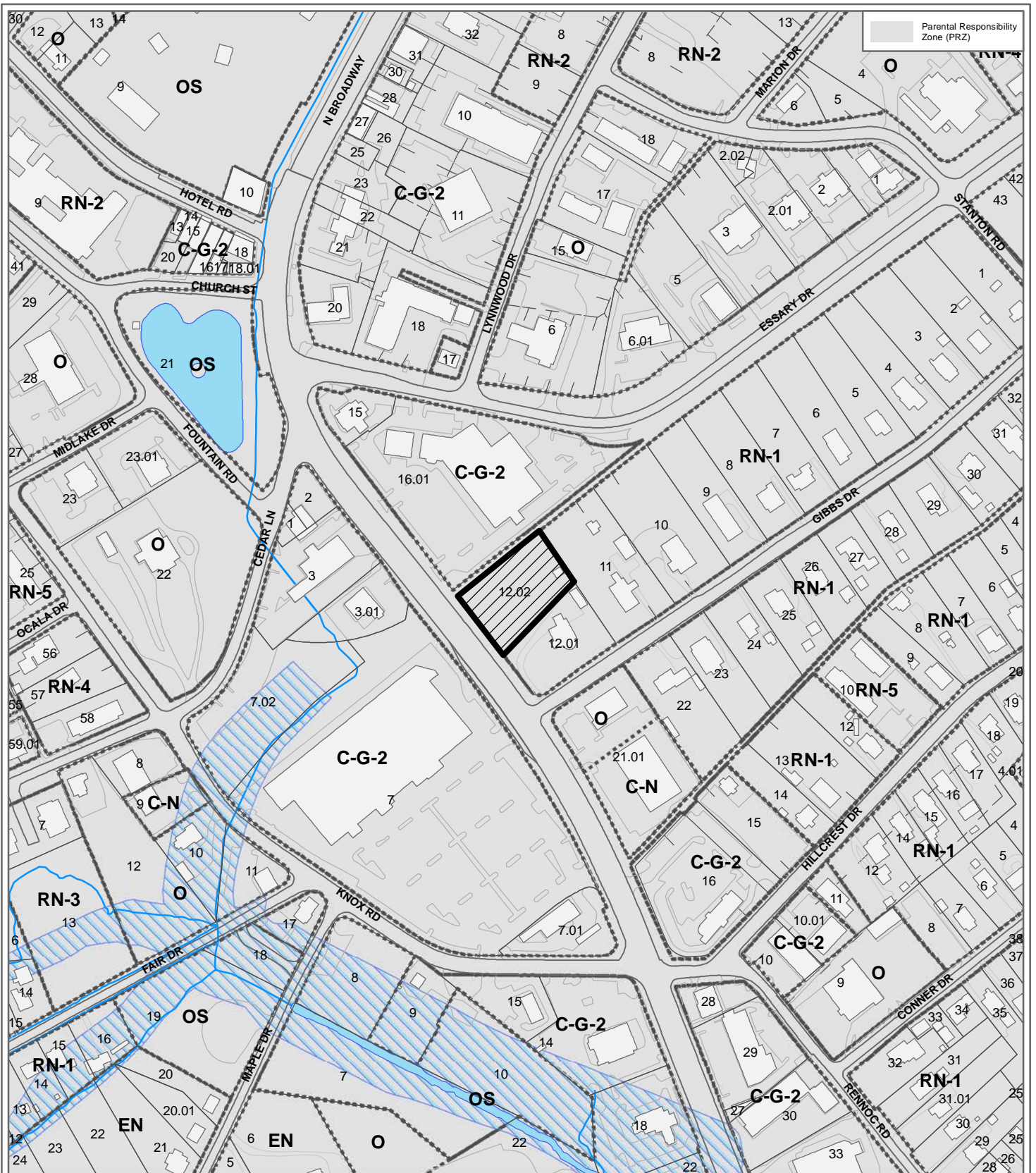
Revised:

Petitioner: Forrester, Taylor D.

Map No: 58

Jurisdiction: City

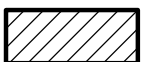




4-C-20-RZ REZONING

From: RN-1 (Single-Family Residential Neighborhood)

To: O (Office)



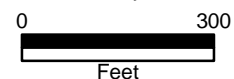
Original Print Date: 3/16/2020
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Forrester, Taylor D.

Map No: 58

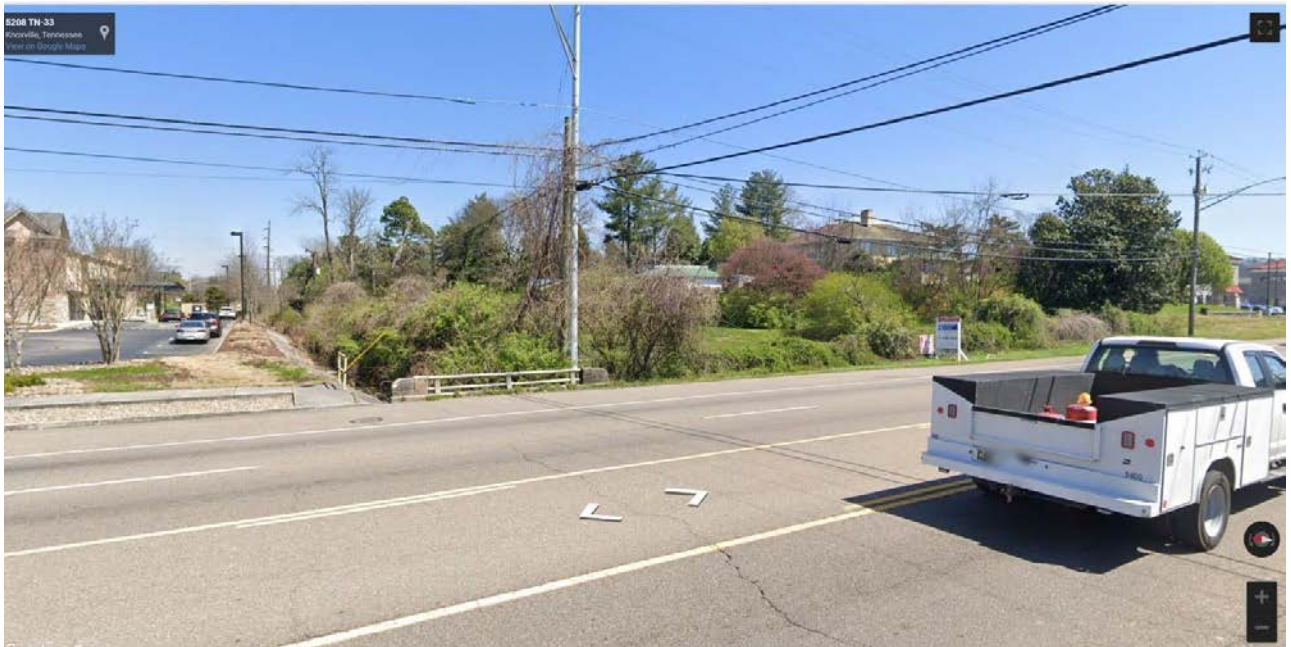
Jurisdiction: City



4-C-20-RZ/4-D-20-PA
EXHIBIT A. Contextual Images



View of creek that runs along northwest property line; separation from adjacent commercial uses



View of creek looking towards property

4-C-20-RZ/4-D-20-PA
EXHIBIT A. Contextual Images



View of parcel requested for rezoning



Entry of adjoining property at entrance to neighborhood

KB FOUNTAIN VIEW LLC
INSTR#201704190063798
"JICH PROPERTIES LLC"
PLAT#200601190061382

C.O.K. MON 885 NAD83(2011)
N. 635940.172
E. 2581969.702
ELE.(NAVD88) 1,066.98

FF 1/2" REDNR
NS1°13'E
131.70'
PS
ALLEY-WAY
NS1°15'E
100.22'
TOP OF BANK
FF 3/8" REDNR
30' RIPARIAN BUFFER ZONE
100YR FLOOD FRINGE
OLD LOT LINE
ASPHALT
CONCRETE POND
34,391 S.F.
3R
1
3
WAT45°E
226.83'
CARPORT
PORCH
GARAGE
2-STORY BRICK
Porch
GAS METER
CONCRETE
STONE WALL
SIDEWALK
FACE DE LOUPE
GIBBS DRIVE (ROW)(PUBLIC)

Property requested for rezoning

DONNA L CRAGLE
INSTR#200503080070276
5
GIBBS & MALONEY'S
ADDITION TO FOUNTAIN CITY
CAB A SLIDE 58C

N. BROADWAY (ROW)(PUBLIC)
N82°04'W
CH=35.03'
A=38.81'
R=25.00'

25' ACCESS EASEMENT (673 SF)
31,305 S.F.
1R
2-20'
2-14'
2-30'
2-20'
165.94'
20' COLUMN

Plat showing allowed access

4-C-20-RZ/4-D-20-PA
EXHIBIT A. Contextual Images

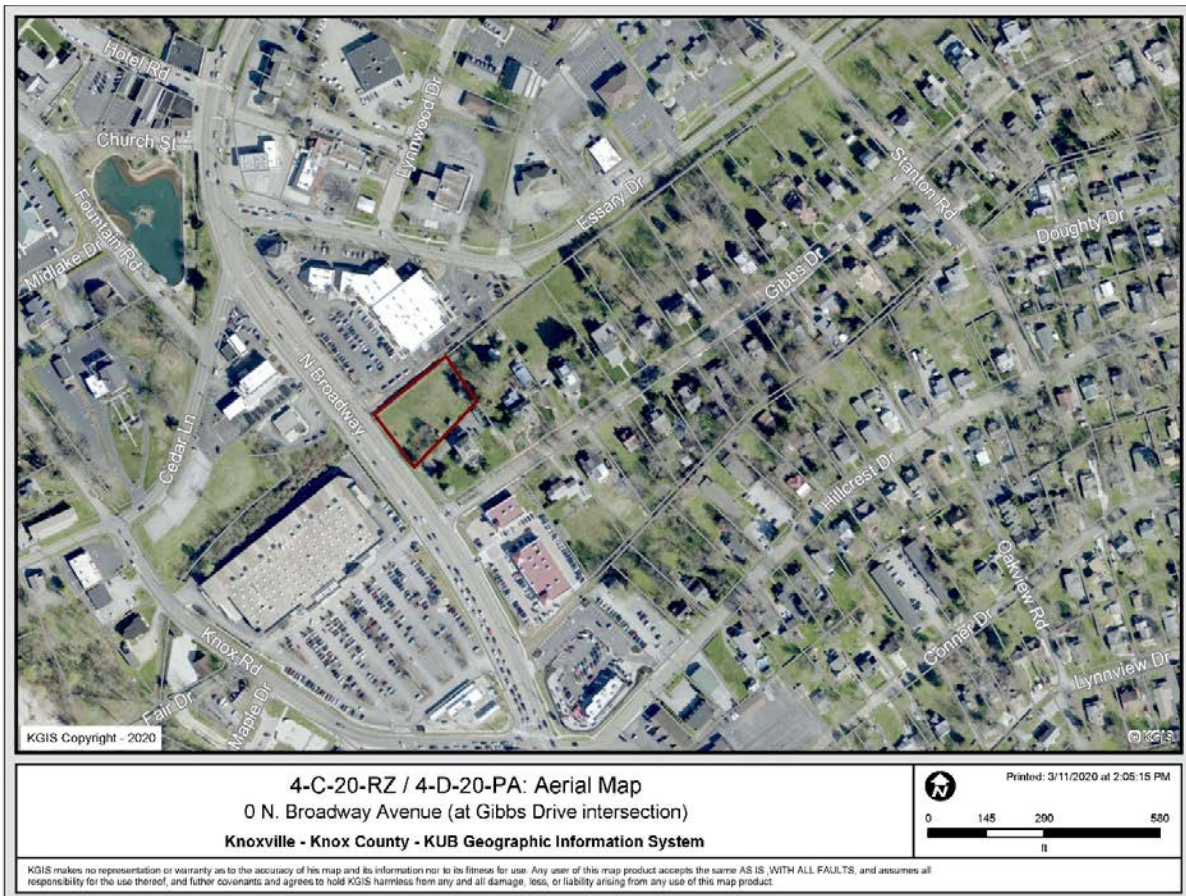
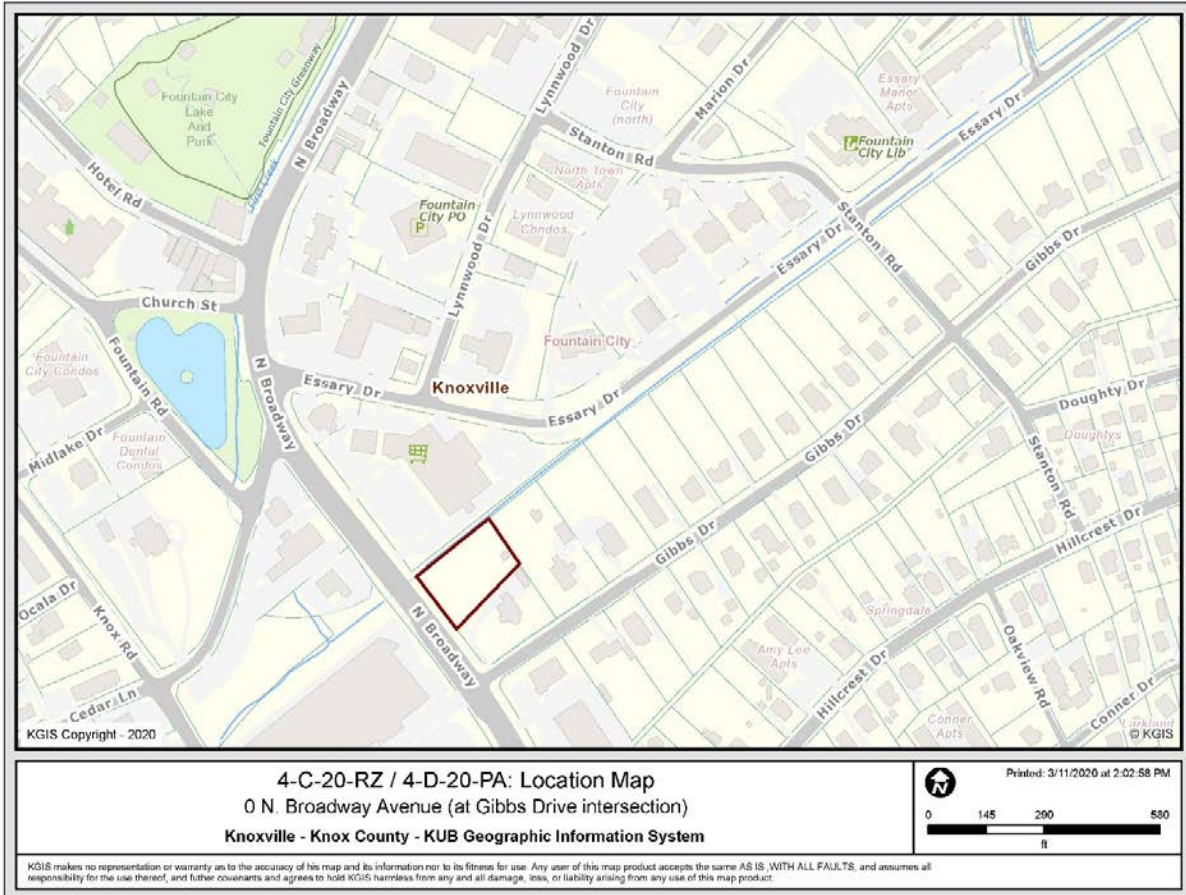


Proposed access point



Proposed access point in relation to access to neighborhood

4-C-20-RZ/4-D-20-PA
EXHIBIT A. Contextual Images



4-C-20-RZ/4-D-20-PA
EXHIBIT A. Contextual Images

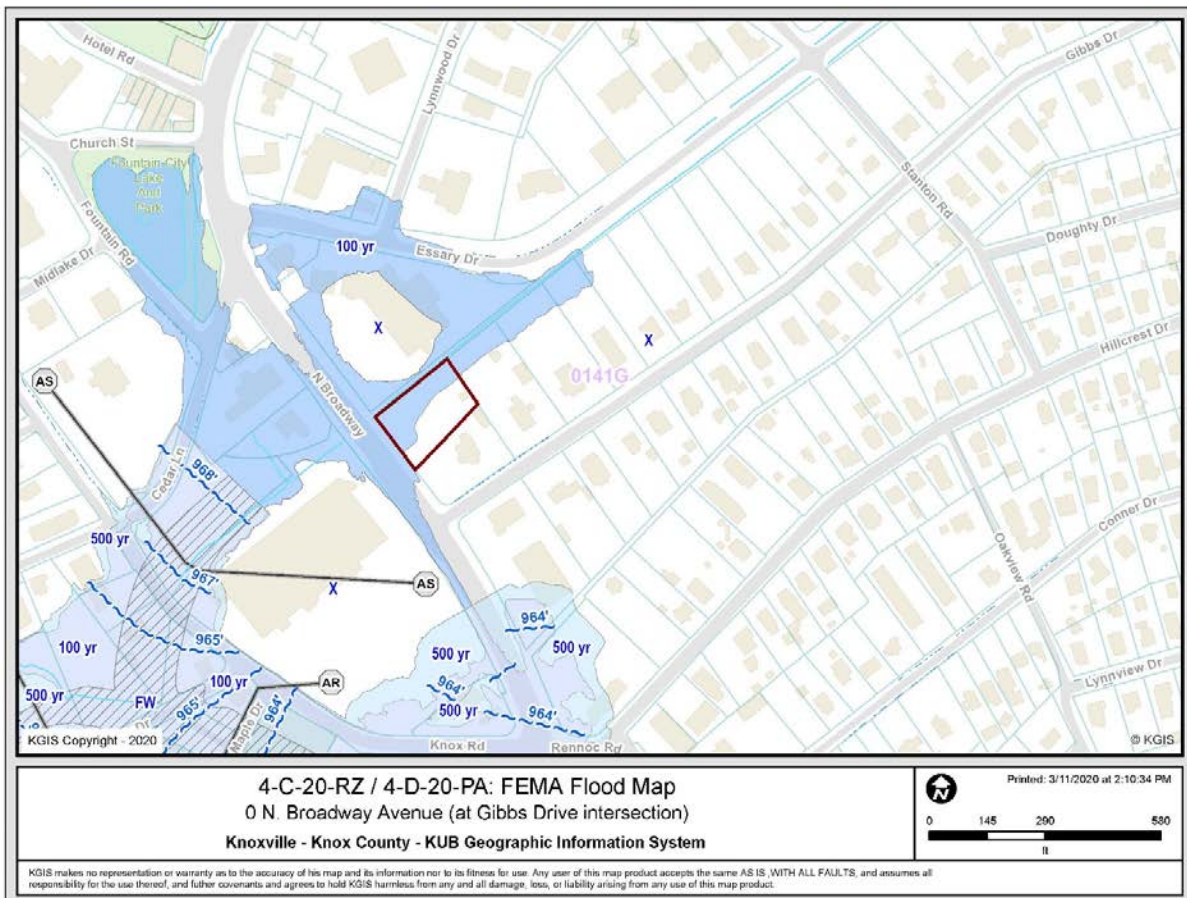
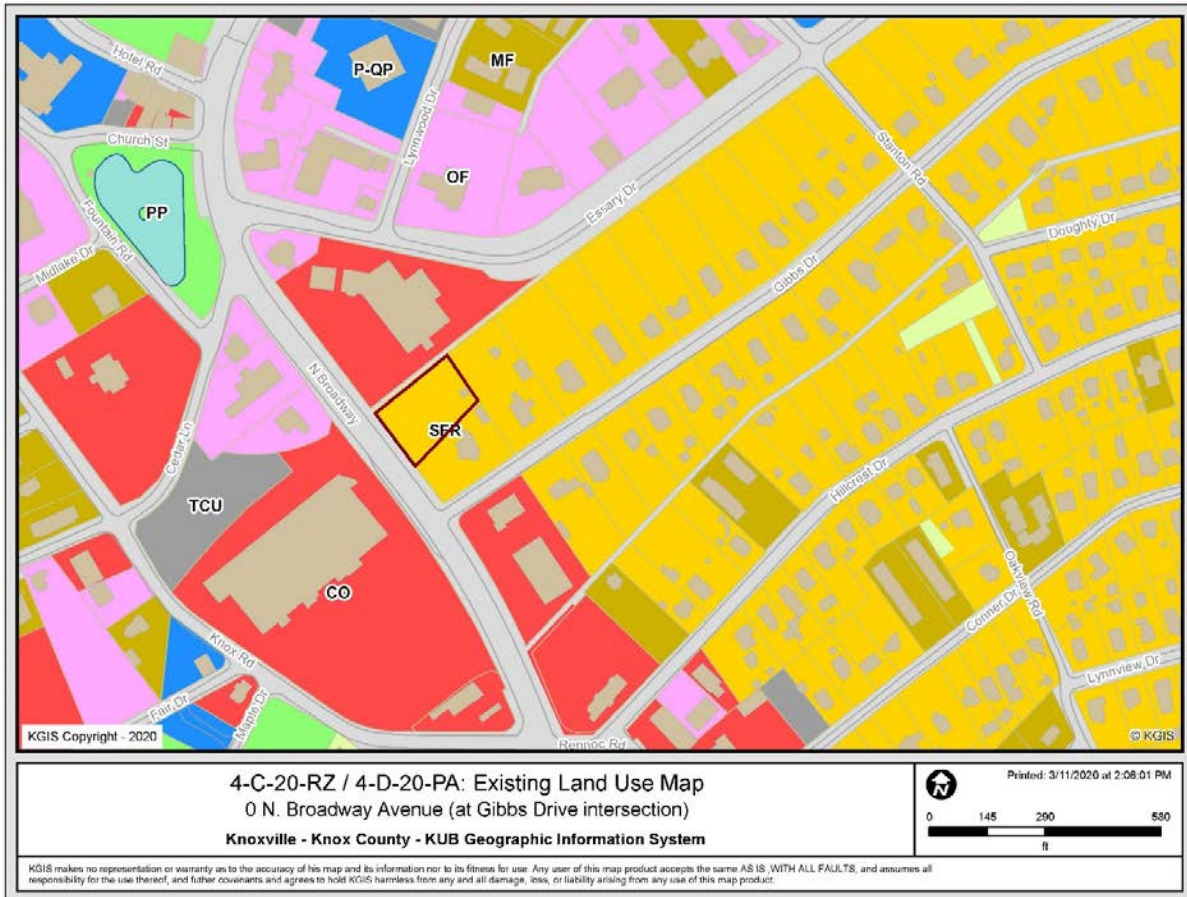
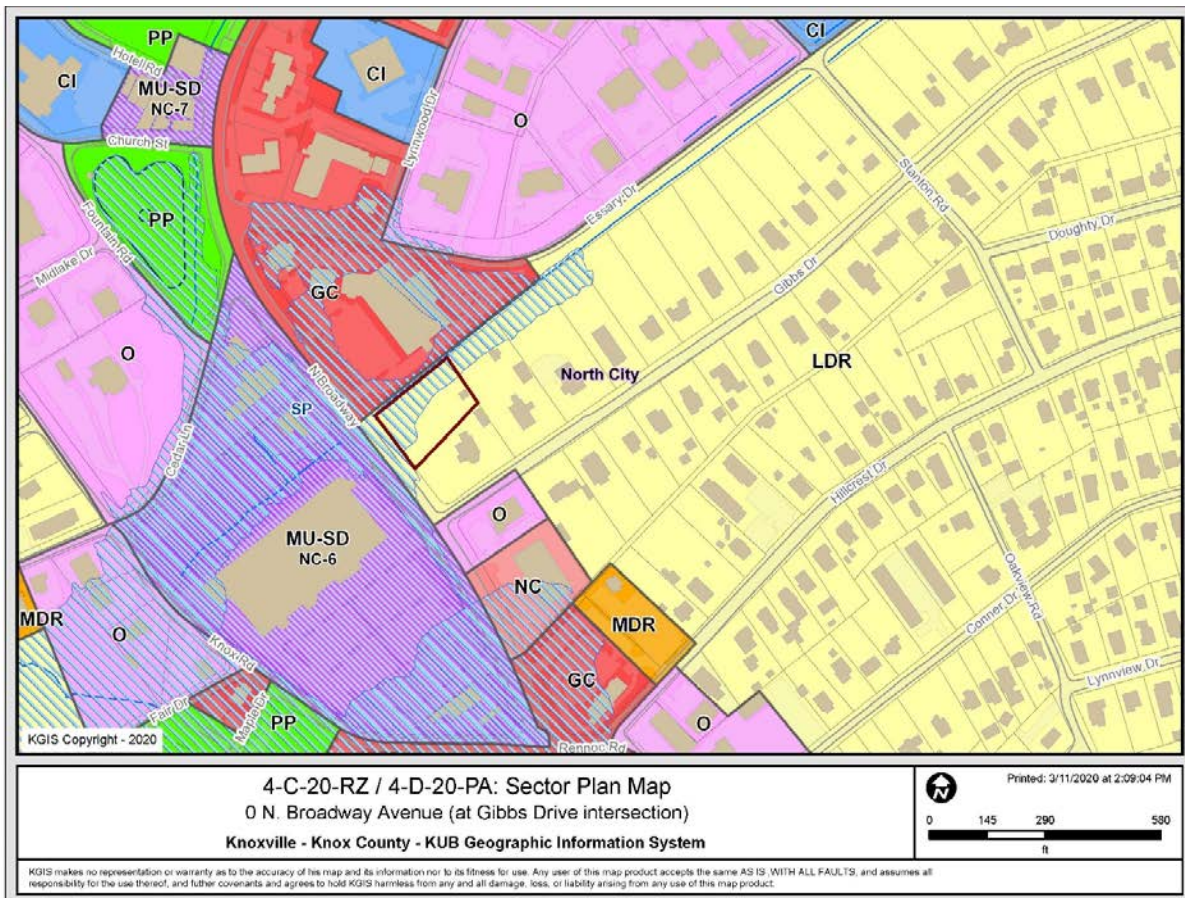
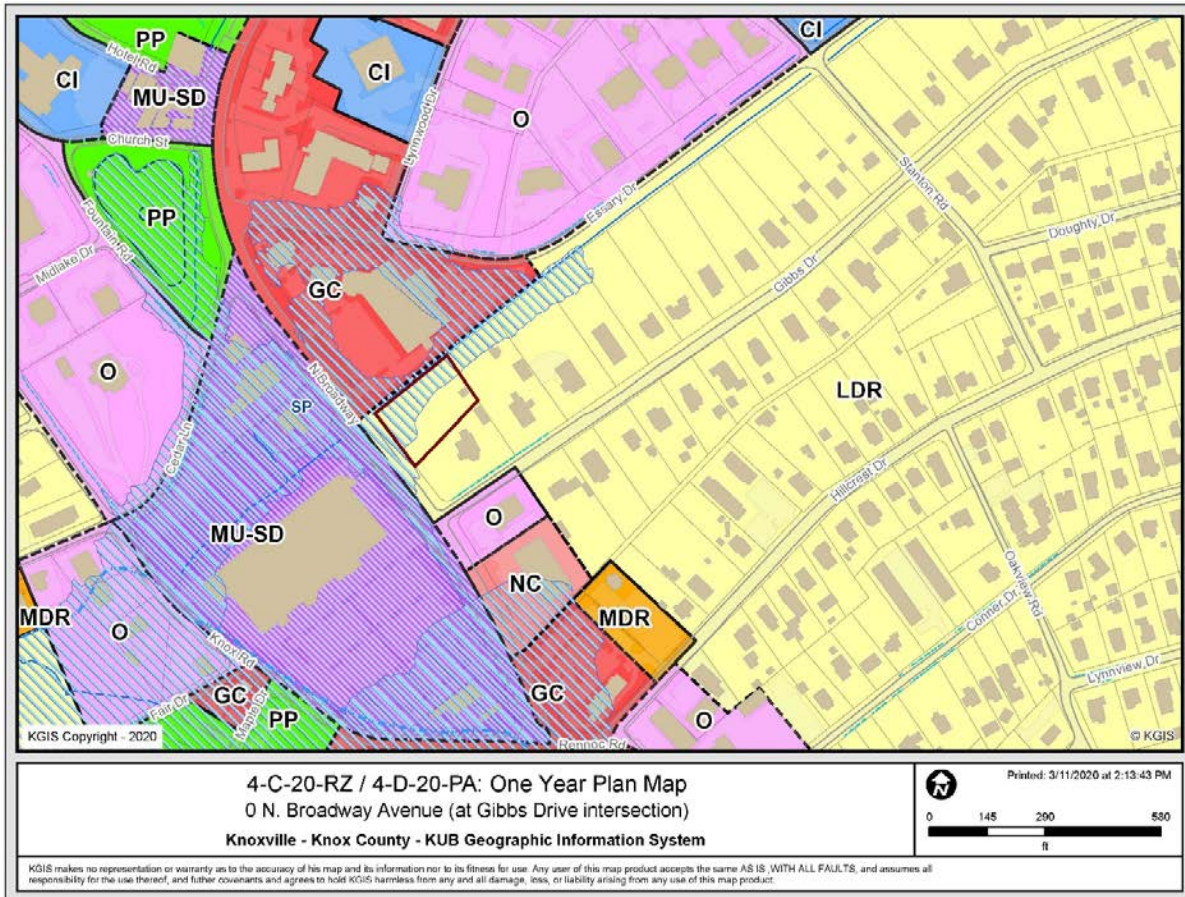
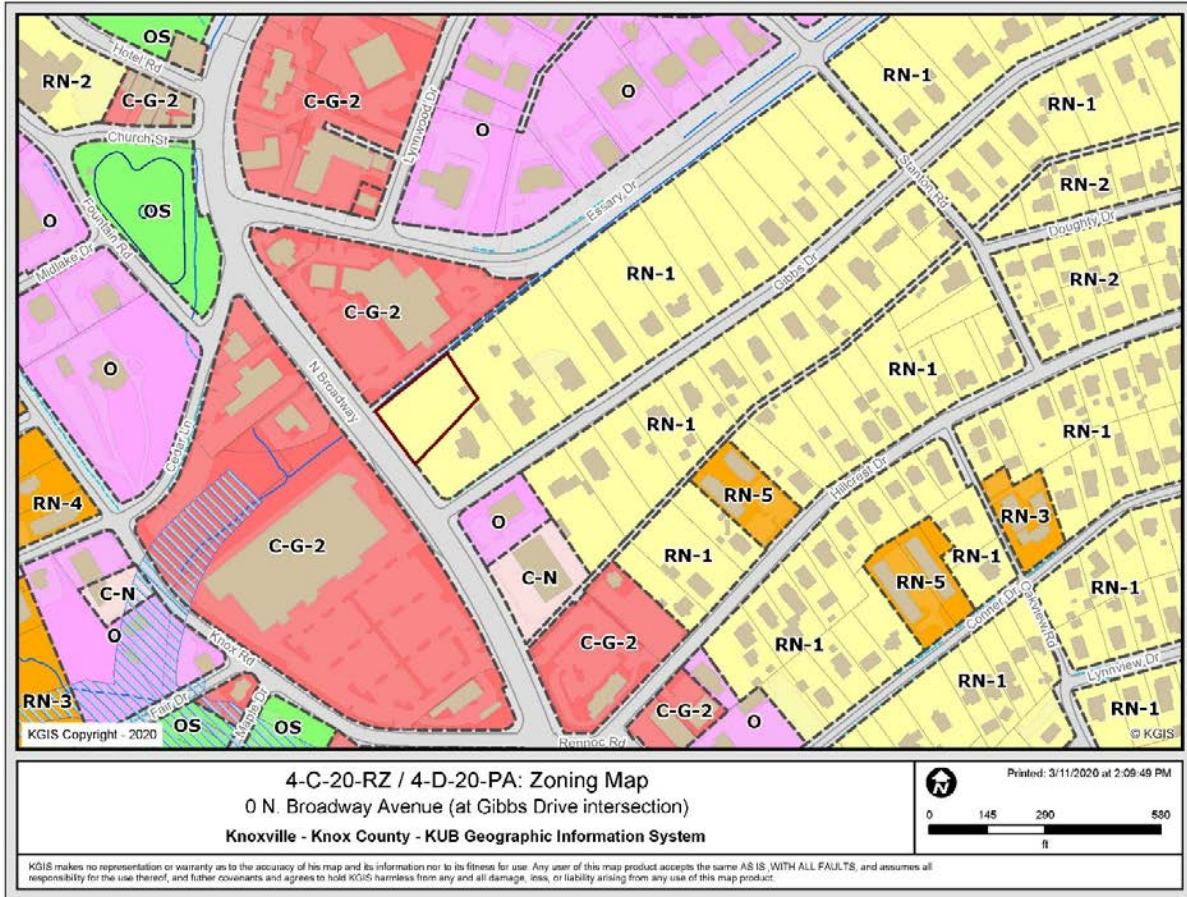


EXHIBIT A. Contextual Images



4-C-20-RZ/4-D-20-PA
EXHIBIT A. Contextual Images





DEVELOPMENT REQUEST



DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Rezoning

Taylor P. Forrester
Applicant Name

Affiliation

2/18/20
Date Filed

4/9/2020
Meeting Date (if applicable)

4-D-20-~~SP~~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

Taylor P. Forrester
Name

Company

1111 N Northshore Drive
Address

Knoxville
City

TN
State

37919
Zip

865-584
Phone

tforrester@lwlaw.com
Email

CURRENT PROPERTY INFO

Robert Whaley
Owner Name (if different)

2805 Gibbs Drive
Owner Address

Owner Phone

8 N Broadway
Property Address

OSBEJ01202
Parcel ID

E/S N Broadway Doe/K Gibbs Drive
General Location

.79 ac +/-
Tract Size

City 4th
Jurisdiction (specify district above) ☒ City ☐ County

RN-1
Zoning District

North City
Planning Sector

LDR LDR OYP
Sector Plan Land Use Classification

city
Growth Policy Plan Designation

Vacant
Existing Land Use

N
Septic (Y/N)

Yes
Sewer Provider

KUB
Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☐ Other (specify): _____

SUBDIVISION

☐ Proposed Subdivision Name _____ Unit / Phase Number _____

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created: _____

☐ Other (specify): _____

☐ Attachments / Additional Requirements

ZONING

☐ Zoning Change: _____
Proposed Zoning

☒ Plan Amendment Change: _____
Proposed Plan Designation(s)

☐ Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____

☐ Other (specify): _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (Final Plat only)
☐ Use on Review / Special Use (Concept Plan only)
☐ Traffic Impact Study

FEE 1:

TOTAL:

FEE 2:

FEE 3:

0516 | 300.00 | \$300.00

AUTHORIZATION

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

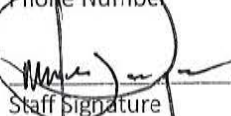

Applicant Signature

Matthew Pettit
Please Print

2/16/20
Date

865-584-4040
Phone Number

TForrester@LRVlaw.com
Email


Staff Signature

Marc Payne
Please Print

2/18/20
Date

David Wilson Long
Dennis B. Ragsdale
John B. Waters III
J. Michael Ivens
J. Randolph Miller
Garrett P. Swartwood
Jennifer Milligan Swindle*
Lee A. Popkin
W. Michael Baisley



Long, Ragsdale & Waters, P.C.
ATTORNEYS AT LAW

Oliver D. Adams
Taylor D. Forrester
Kyle A. Baisley
William D. Edwards
Alexander O. Waters
Mycol E. Scott
C. Paul Harrison†

John B. Waters, Jr. (1929-2018)
R. Louis Crossley, Jr. (1953-2019)

February 18, 2020



Metropolitan Planning Commission
Attn: MPC Professional Staff
City-County Building, Suite 403
400 Main Street
Knoxville, TN 37902

Dear Staff:

Please find enclosed for filing:

1. Development Request for Rezoning and Sector Plan Amendment; and
2. Filing fee in the amount of \$1,900.00.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

By: _____

Taylor D. Forrester

Enclosures

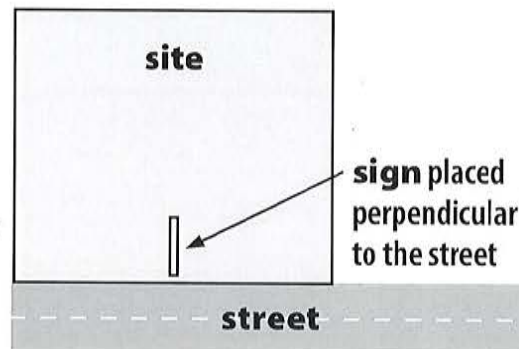
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

3/25/20 and 4/10/20
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Matthew Pettit

Printed Name: Matthew Pettit

Phone: 865-584-4040 Email: TForrester@LRWLaw.com

Date: 2/18/2020

File Number: 4-C-20-RZ, 4-D-20-SP, 4-D-20-PA



DEVELOPMENT REQUEST



DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ Rezoning

Taylor D. Forrester

Attorney

Applicant Name

Affiliation

2/18/2020
Date Filed

4/9/2020 @ 1:30 p.m.
Meeting Date (if applicable)

4-C-20-RZ
File Number(s)
4-D-20-PA

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

Taylor D. Forrester

Long, Ragsdale & Waters, P.C.

Name

Company

1111 N. Northshore Drive, Suite S-700

Knoxville

TN

37919

Address

City

State

Zip

865-584-4040

tforrester@lrwlaw.com

Phone

Email

CURRENT PROPERTY INFO

Robert A. Whaley

2805 Gibbs Drive

865-680-2656

Owner Name (if different)

Owner Address

Owner Phone

0 North Broadway

058EJ01202

Property Address

Parcel ID

E/3 N Broadway DUE/ N Gibbs Dr.

.79 acres

General Location

Tract Size

City 4th

RN-1

Jurisdiction (specify district above)

☒ City ☐ County

Zoning District

North City

LDR

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

N

Yes

City
KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☐ Other (specify): _____

SUBDIVISION

☐ Proposed Subdivision Name _____ Unit / Phase Number _____

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created: _____

☐ Other (specify): _____

☐ Attachments / Additional Requirements

ZONING

☒ Zoning Change: Office [O-1]
Proposed Zoning _____

☒ Plan Amendment Change: Office
Proposed Plan Designation(s) _____

Not determined at this time.

☐ Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____

☐ Other (specify): _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)
☐ Use on Review / Special Use (Concept Plan only)
☐ Traffic Impact Study

FEE 1:

0326
\$1,000.00

TOTAL:

\$1,900.00

FEE 2:

0516
\$900.00

FEE 3:

600.00
300.00
DYP
SP - see sector
plan amendment

AUTHORIZATION

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

Taylor Forrester

Digitally signed by Taylor Forrester
DN: cn=Taylor Forrester, o=TWL United States LLC, email=tforrester@lrwlaw.com, c=US
Reason: I am the author of this document.
Date: 2020.01.29 13:51:05-05

Taylor D. Forrester

1/23/2020

Applicant Signature

Please Print

Date

865-584-4040

tforrester@lrwlaw.com

Phone Number

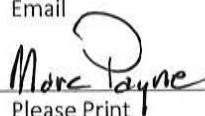
Email

Staff Signature

Please Print

Date




More Payne


2/18/2020

David Wilson Long
Dennis B. Ragsdale
John B. Waters III
J. Michael Ivens
J. Randolph Miller
Garrett P. Swartwood
Jennifer Milligan Swindle*
Lee A. Popkin
W. Michael Baisley



Long, Ragsdale & Waters, P.C.
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Alexander O. Waters
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C. Paul Harrison†

John B. Waters, Jr. (1929-2018)
R. Louis Crossley, Jr. (1953-2019)

February 18, 2020



Metropolitan Planning Commission
Attn: MPC Professional Staff
City-County Building, Suite 403
400 Main Street
Knoxville, TN 37902

Dear Staff:

Please find enclosed for filing:

1. Development Request for Rezoning and Sector Plan Amendment; and
2. Filing fee in the amount of \$1,900.00.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

By:

Taylor D. Forrester

Enclosures

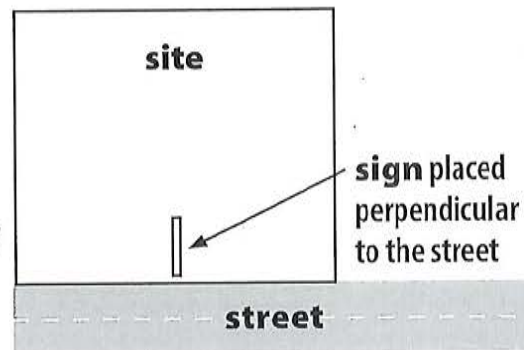
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

3/25/20 and 4/10/20
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Matthew Pettit

Printed Name: Matthew Pettit

Phone: 865-584-4040 Email: TForrester@LRWLaw.com

Date: 2/18/2020

File Number: 4-C-20-RZ, 4-D-20-SP, 4-D-20-PA