



# PLAN AMENDMENT REPORT

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▶ **FILE #:** 7-C-20-SP **AGENDA ITEM #:** 6  
POSTPONEMENT(S): 7/9/2020 **AGENDA DATE:** 8/13/2020  
▶ **APPLICANT:** PINEY GROVE CONDOMINIUM ASSOCIATION  
OWNER(S): Piney Grove Condominium Association

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TAX ID NUMBER: 106 J D 039 [View map on KGIS](#)  
JURISDICTION: Council District 3  
STREET ADDRESS: 942 Piney Grove Church Rd.  
▶ **LOCATION:** East side of Piney Grove Church Rd., north of Middlebrook Pk  
▶ **APPX. SIZE OF TRACT:** 62461 square feet  
SECTOR PLAN: Northwest County  
GROWTH POLICY PLAN: N/A  
ACCESSIBILITY: Access is via Piney Grove Church Road, a major collector with a pavement width of 22 feet within a right-of-way width of 60 feet.  
UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
WATERSHED: Fourth Creek

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▶ **PRESENT PLAN AND ZONING DESIGNATION:** MDR (Medium Density Residential) / RN-3 (General Residential Neighborhood)  
▶ **PROPOSED PLAN DESIGNATION:** HDR (High Density Residential)  
▶ **EXISTING LAND USE:** Multi-family residential

EXTENSION OF PLAN DESIGNATION: No.  
HISTORY OF REQUESTS: None noted.  
SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential - MDR (Medium Density Residential)  
South: Single family residential - MDR (Medium Density Residential)  
East: Multi-family residential - MDR (Medium Density Residential)  
West: Multi-family residential - MDR (Medium Density Residential)  
NEIGHBORHOOD CONTEXT The area is primarily a mix of medium density, multi-family residential adjacent to the office and commercial corridor along Middlebrook Pike as it transitions to single family residential neighborhoods.

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## STAFF RECOMMENDATION:

▶ **Adopt resolution #7-C-20-SP, amending the Northwest County Sector Plan to MDR/O (Medium Density Residential/Office) because it is consistent with the surrounding development per attached resolution, Exhibit A (Applicant requested HDR).**

**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. The existing conditions of this area exist primarily of RN-5 zone district development types and densities. The area is designated as MDR (Medium Density Residential) as it is adjacent to the commercial/office corridor along Middlebrook Pike. MDR/O would allow consideration of the RN-5 zone district for this property which is surrounded by RN-5 primarily.

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 is no obvious or significant error or omission in the plan for this area.

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

1. This area is within the City of Knoxville and the surrounding development consists largely of a mix of MDR (Medium Density Residential) uses.  
2. No new trends in development warrant reconsideration of a change in the plan to HDR, however, a change to MDR/O to permit the dominant existing zone district in this area is warranted because of the change to the Land Use Classification table.

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 8/11/2020 and 8/25/2020. 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 #:** 7-E-20-RZ **AGENDA ITEM #:** 6  
 7-B-20-PA **AGENDA DATE:** 8/13/2020

POSTPONEMENT(S): 7/9/2020

▶ **APPLICANT:** THE PINEY GROVE CONDOMINIUM ASSOCIATION  
 OWNER(S): Piney Grove Condominium Association

TAX ID NUMBER: 106 D J 039 [View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS: 942 Piney Grove Church Rd.

▶ **LOCATION:** East of Piney Grove Church Rd., north of Middlebrook Pk.

▶ **TRACT INFORMATION:** 62461 square feet.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Piney Grove Church Road, a major collector with a pavement width of 22 feet within a right-of-way width of 60 feet.

UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RN-3 (General Residential Neighborhood)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** HDR (High Density Residential) / RN-5 (General Residential Neighborhood)

▶ **EXISTING LAND USE:** Multi-family residential

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
 North: Single family residential - MDR (Medium Density Residential)  
 South: Single family residential - MDR (Medium Density Residential)  
 East: Multi-family residential - MDR (Medium Density Residential)  
 West: Multi-family residential - MDR (Medium Density Residential)

NEIGHBORHOOD CONTEXT: The area is primarily a mix of medium density, multi-family residential adjacent to the office and commercial corridor along Middlebrook Pike as it transitions to single family residential neighborhoods.

**STAFF RECOMMENDATION:**

- ▶ **Approve MDR/O (Medium Density Residential/Office) designation because it is consistent with the surrounding development.**
  
- ▶ **Approve the RN-5 (General Residential Neighborhood Zoning District) because it is consistent with the land use classification table for the One Year Plan and Sector Plan Designations for MDR/O (Medium Density Residential/O) at this location.**

**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 area consists primarily of a mix of medium density residential uses as it transitions back from the commercial/office corridor along Middlebrook Pike.
2. There are no new changes in the development pattern, however, zones permitted in the MDR/O (Medium Density Residential/Office) land use classification surround this area.
3. The proposed amendment to MDR/O is consistent with the surrounding surrounding development.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. The removal of RN-5 from the MDR (Medium Density Residential) land use classification table by Knoxville City Council during the most recent One Year Plan update made this and other RN-5 zoned areas shown as MDR on the sector plan inconsistent. The MDR/O (Medium Density Residential/Office) however, allows consideration of RN-5 and this area will likely be shown as MDR/O in the next comprehensive sector plan update for this area because of this change in the land use table and the existing development pattern and densities in this area.

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, however, the modifications to the Land Use Classification table have now required this plan amendment to MDR/O to consider the requested RN-5 zone.

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 substantial changes to the existing area.
2. However, RN-5 zone district recognizes the existing development's built out density and development type more consistently than the RN-3 zone district.

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

1. The recommended amendment to RN-5 (General Residential Neighborhood Zoning District) is intended to accommodate medium density residential neighborhoods in the City of Knoxville comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family dwellings. The RN-5 District may also serve as a functional transition between traditionally single-family and two-family residential neighborhoods within the City, and more intensely developed residential or commercial areas. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
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 existing development could be permitted as a special use through the Knoxville-Knox County Planning Commission.
2. The RN-5 designation for this property is consistent with the surrounding development.

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. The RN-5 designation is consistent with the MDR/O (Medium Density Residential/Office) land use classification for this area.
2. RN-5 is consistent with and not in conflict with any other adopted plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: , , and .

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

If approved, this item will be forwarded to Knoxville City Council for action on 8/11/2020 and 8/25/2020. 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.



# Request to Postpone • Table • Withdraw

Name of Applicant: THE PINEY GROVE CONDOMINIUM ASSOCIATION  
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 7-C-20-SP, 7-E-20-RZ, 7-B-20-PA

Date Scheduled for Planning Review: 7/9/2020

Date Request Filed: \_\_\_\_\_ Request Accepted by: \_\_\_\_\_

## REQUEST

**Postpone**  
 Please postpone the above application(s) until:

August 13, 2020

DATE OF FUTURE PUBLIC MEETING

**Table**  
 Please table the above application(s).

**Withdraw**  
 Please withdraw the above application(s).

### State reason for request:

Requesting postponement to look into options on how to obtain prior zoning equivalence despite changes to the One Year Plan that does not classify RN-5 as MDR as it previously did.

**Eligible for Fee Refund?**  Yes  No

Amount: \_\_\_\_\_

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

## APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Nathaniel Shelso

PLEASE PRINT

Name: Nathaniel Shelso

Address: 811 Avice Lennon St

City: Knoxville State: TN Zip: 37921

Telephone: (901) 484-3790

Fax: \_\_\_\_\_

E-mail: ndshelso@gmail.com

## PLEASE NOTE

**Consistent with the guidelines set forth in Planning's Administrative Rules and Procedures:**

### POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

### TABLINGS

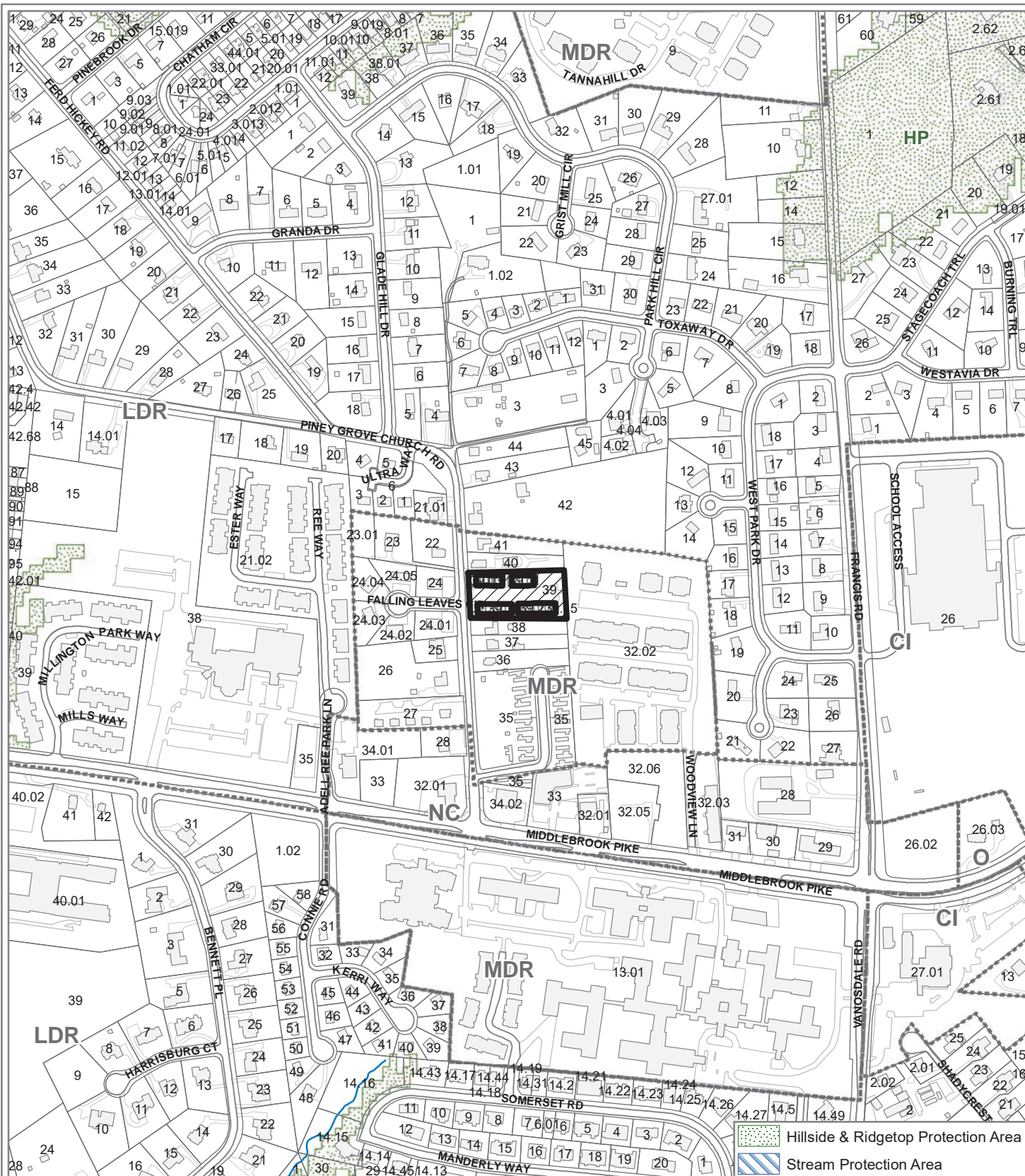
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

### WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



**7-C-20-SP  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: MDR (Medium Density Residential)  
 To: HDR (High Density Residential)

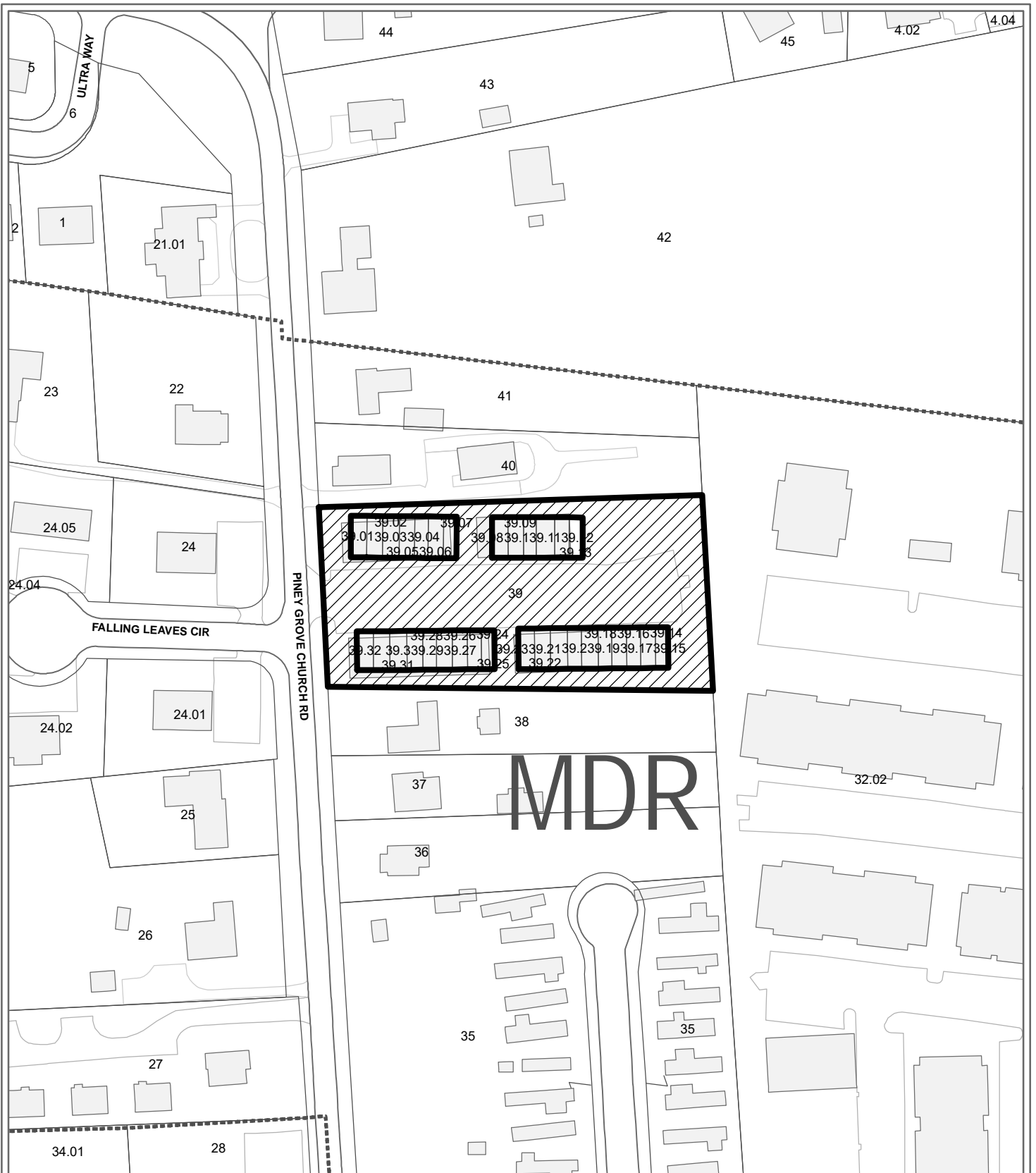


Original Print Date: 6/16/2020      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Piney Grove Condominium Association

Map No: 106  
 Jurisdiction: City





**7-B-20-PA / 7-E-20-RZ  
PLAN AMENDMENT**

From: MDR (Medium Density Residential)  
To: HDR (High Density Residential)



Petitioner: The Piney Gove Condominium Association

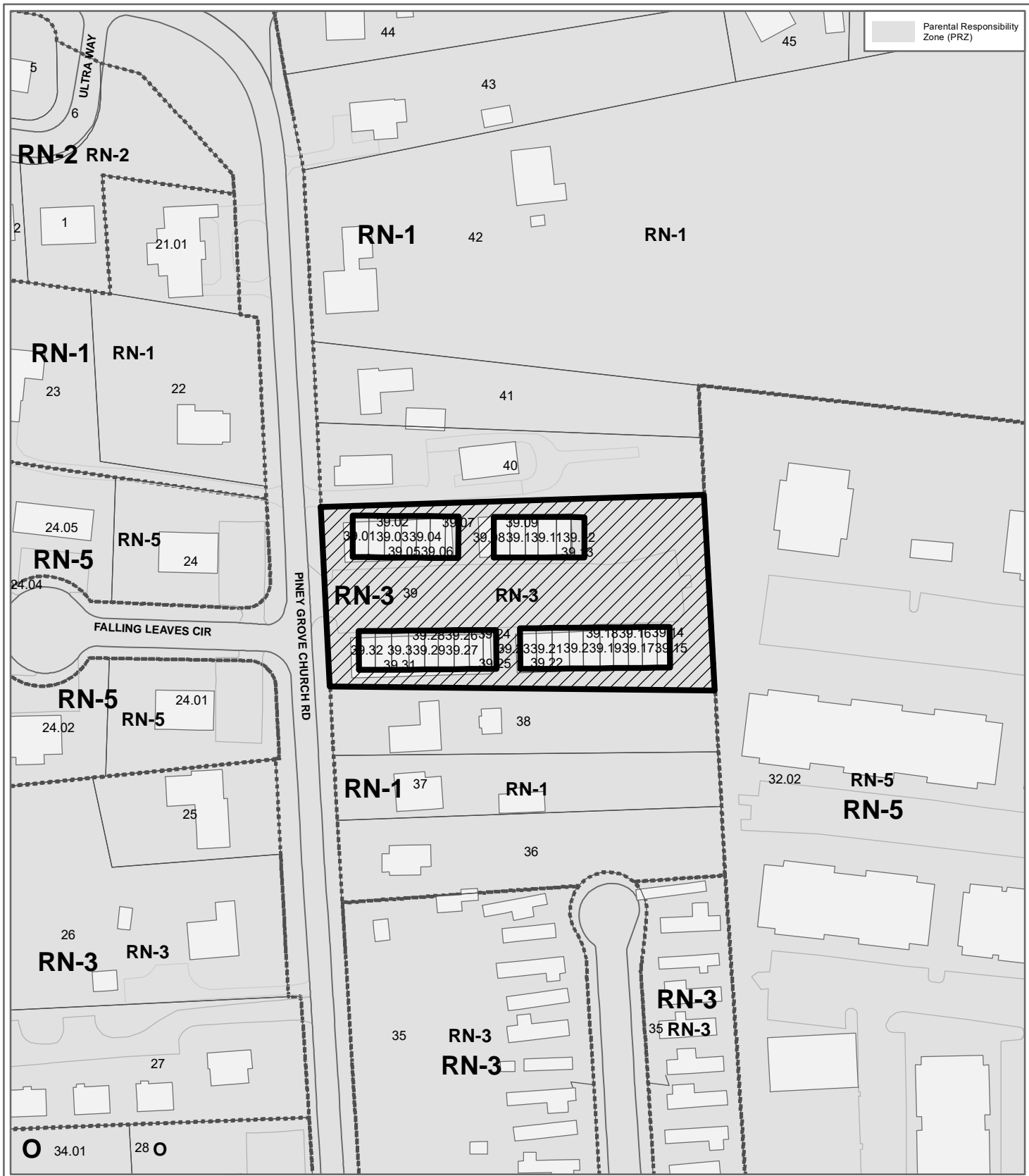
Map No: 106  
Jurisdiction: City



Original Print Date: 6/16/2020 Revised:  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

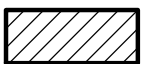


Parental Responsibility Zone (PRZ)



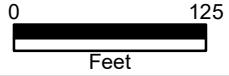
**7-E-20-RZ  
REZONING**

From: RN-3 (General Residential Neighborhood)  
To: RN-5 (General Residential Neighborhood)



Petitioner: The Piney Gove Condominium Association

Map No: 106  
Jurisdiction: City



Original Print Date: 6/16/2020 Revised:  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE NORTHWEST COUNTY 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 Northwest County 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, the Piney Grove Condominium Association, has submitted an application, and Planning staff has recommended to amend the Sector Plan from Medium Density Residential to Medium Density Residential/Office, for property described in the application; and*

*WHEREAS, the Planning Commission staff recommends approval of a revised amendment to the Northwest County 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 August 13, 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 Northwest County Sector Plan, with its accompanying staff report and map, file #7-C-20-SP.*

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

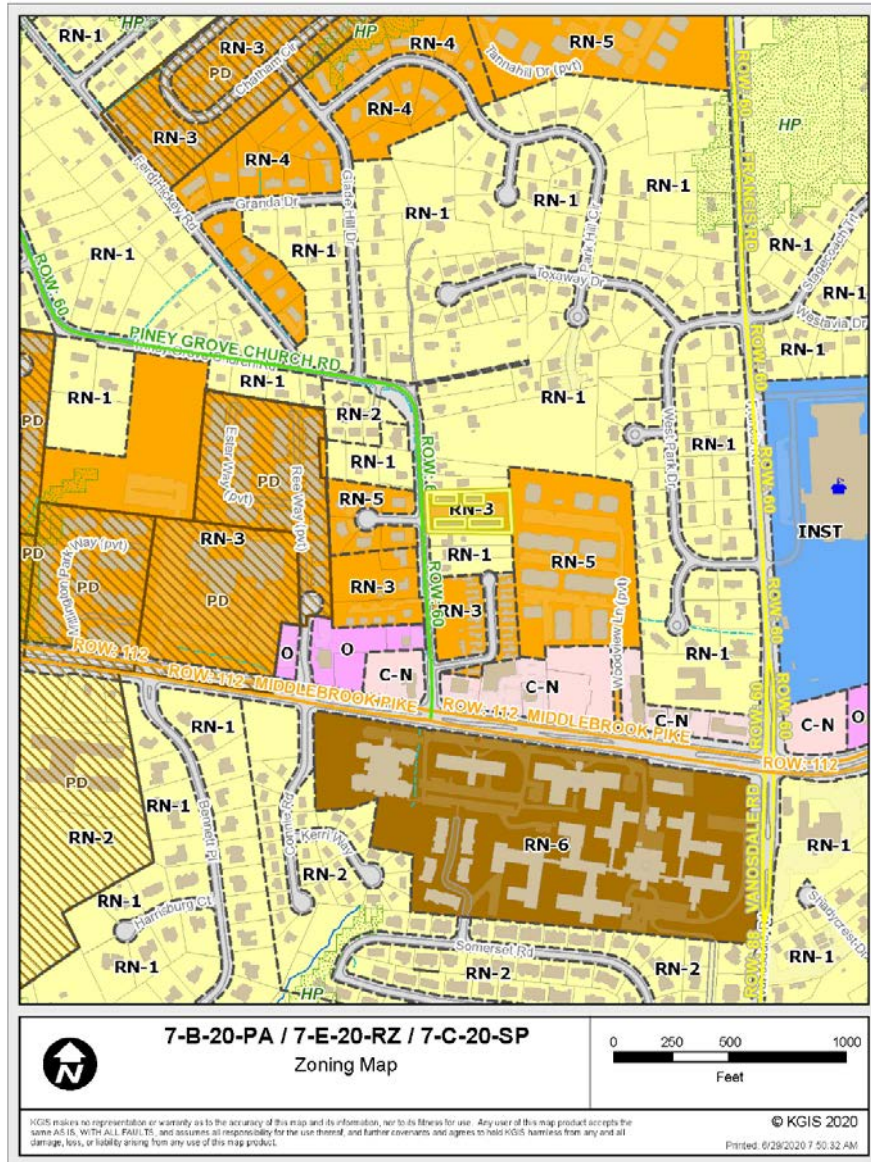
*SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.*

\_\_\_\_\_  
Date

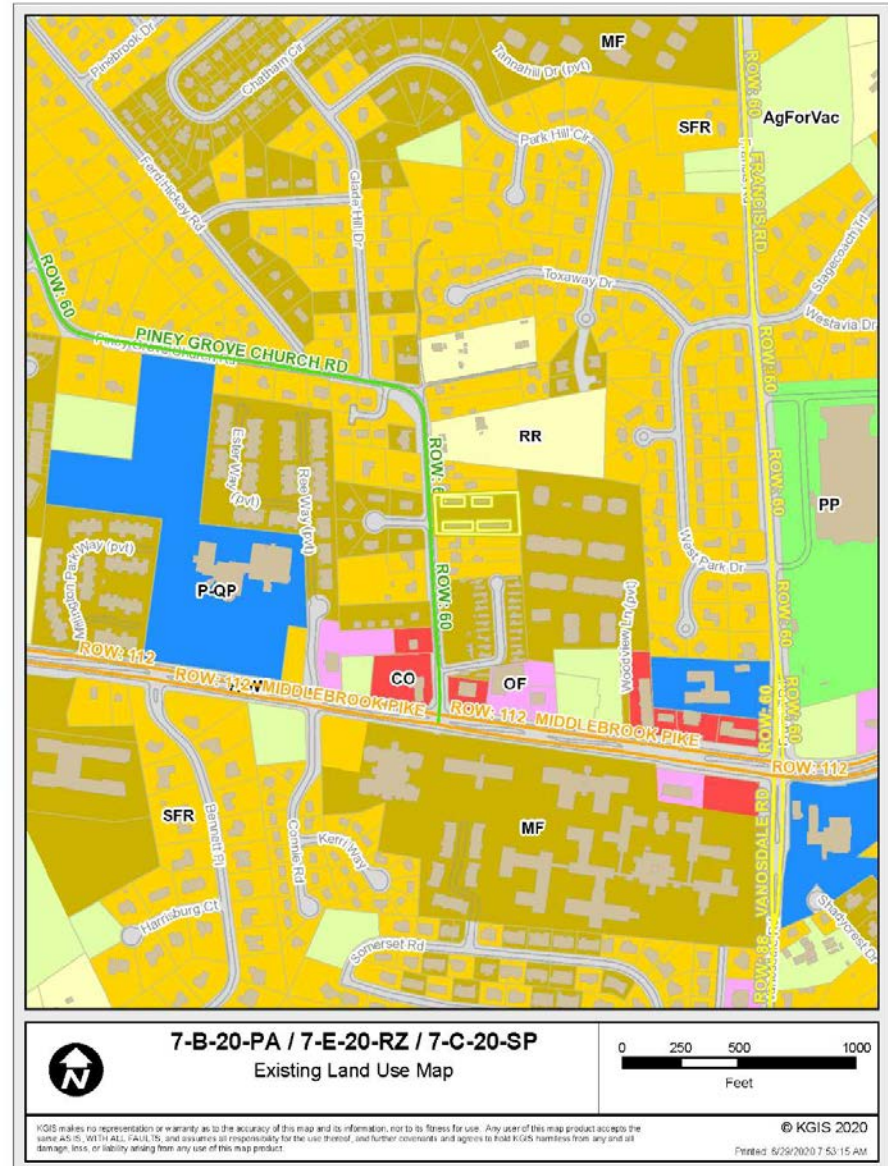
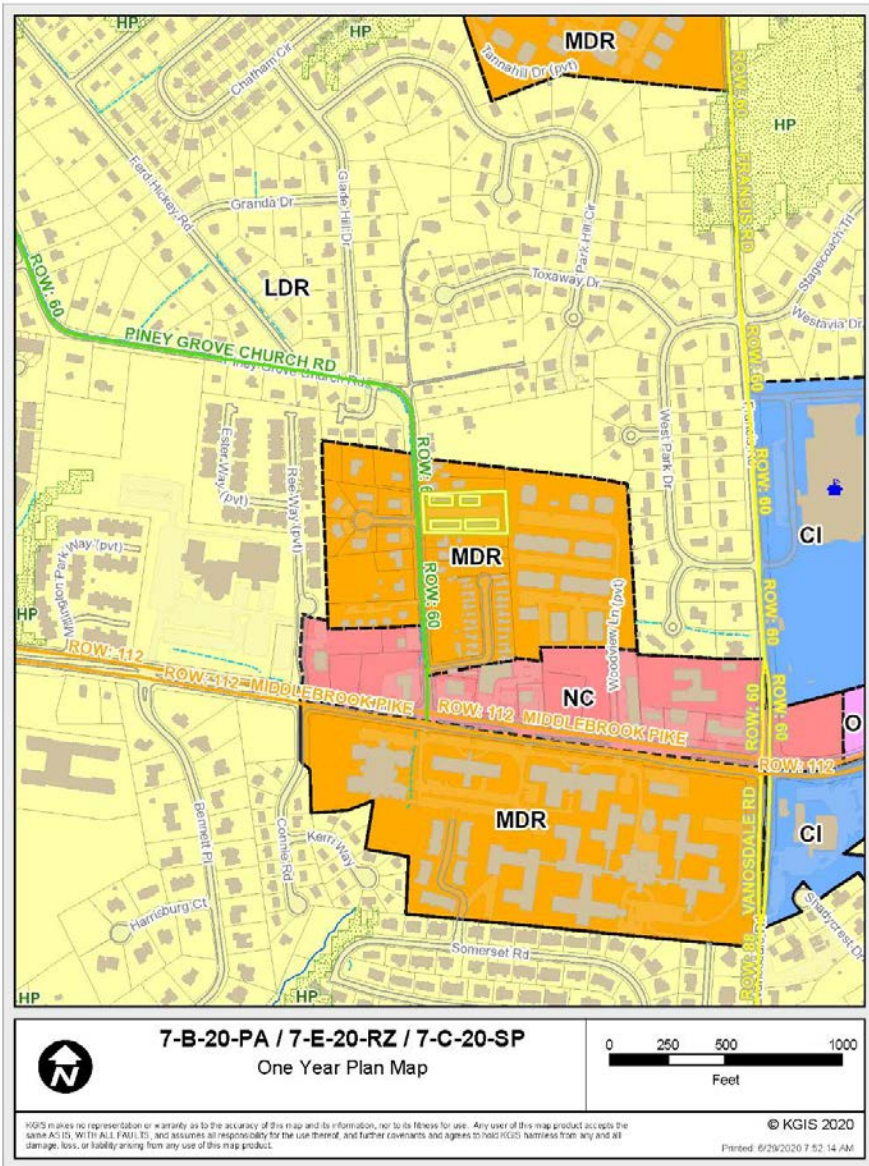
\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

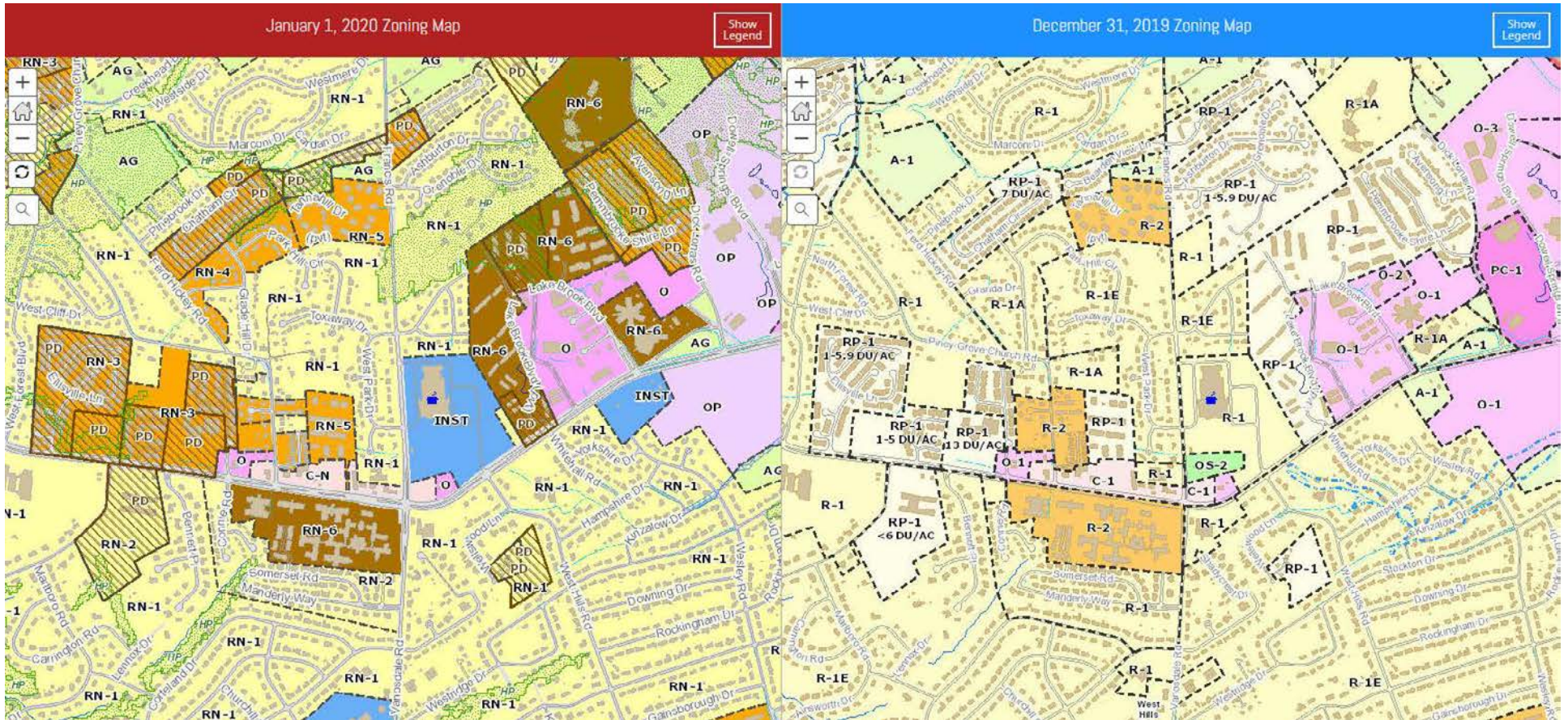
7-B-20-PA / 7-E-20-RZ / 7-C-20-SP: Exhibit A – Contextual Images



7-B-20-PA / 7-E-20-RZ / 7-C-20-SP: Exhibit A – Contextual Images



7-B-20-PA / 7-E-20-RZ / 7-C-20-SP: 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

The Piney Grove Condominium Association		Owner
Applicant Name		Affiliation
5/20/2020	n/a	7-C-20-SP
Date Filed	Meeting Date (if applicable)	File Numbers(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

Nathaniel Shelso		The Piney Grove Condominium Association	
Name		Company	
811 Avice Lennon Street		Knoxville	TN 37921
Address		City	State Zip
(909) 484-3790	ndshelso@gmail.com		
Phone	Email		

## CURRENT PROPERTY INFO

The Piney Grove Condominium Association PO Box52381 Knoxville TN 37950		(901) 484-3790
Owner Name (if different)	Owner Address	Owner Phone
942 Piney Grove Church RD	106JD039	
Property Address	Parcel ID	62,461 sq ft
e/s Piney Grove Church RD, due n of Middlebrook Pike		
General Location		Tract Size
3rd	RN-3	
Jurisdiction (specify district above)	<input checked="" type="checkbox"/> City <input type="checkbox"/> County	Zoning District
Northwest County	MDR	City
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
condos	N KUB	KUB
Existing Land Use	Septic (Y/N)	Sewer Provider Water Provider

(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org).

[Reset Form](#)



## DEVELOPMENT REQUEST

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
- Rezoning

The Piney Grove Condominium Association

Owner

Applicant Name

Affiliation

5/20/2020

n/a

7-C-20-SP

Date Filed

Meeting Date (if applicable)

File Numbers(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

Nathaniel Shelso

The Piney Grove Condominium Association

Name

Company

811 Avice Lennon Street

Knoxville

TN

37921

Address

City

State

Zip

(909) 484-3790

ndshelso@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

The Piney Grove Condominium Association PO Box52381 Knoxville TN 37950

(901) 484-3790

Owner Name (if different)

Owner Address

Owner Phone

942 Piney Grove Church RD

106JD039

Property Address

Parcel ID

e/s Piney Grove Church RD, due n of Middlebrook Pike

62,461 sq ft

General Location

Tract Size

3rd

RN-3

Jurisdiction (specify district above)

- City
- County

Zoning District

Northwest County

MDR

City

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

condos

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

# REQUEST

<b>DEVELOPMENT</b>	<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): _____	
<b>SUBDIVISION</b>	<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	
<b>ZONING</b>	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____	
	<input checked="" type="checkbox"/> Plan Amendment Change: <b>HDR</b> Proposed Plan Designation(s) _____	
	Proposed Density (units/acre) _____ Previous Rezoning Requests _____	
	<input type="checkbox"/> Other (specify): _____	

<b>STAFF USE ONLY</b>	<b>PLAT TYPE</b>	<b>FEE 1:</b>	<b>TOTAL:</b>
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	no fee per G.G.	no fee per G.G.
	<b>ATTACHMENTS</b>	<b>FEE 2:</b>	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
<b>ADDITIONAL REQUIREMENTS</b>	<b>FEE 3:</b>		
<input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> ) <input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> ) <input type="checkbox"/> Traffic Impact Study			

## AUTHORIZATION

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

		<b>Nathaniel Shelso</b>	<b>5/21/2020</b>
Applicant Signature	Please Print	Date	
901-484-3790	ndshelso@gmail.com		
Phone Number	Email		
<b>Marc Payne</b> <small>Digitally signed by Marc Payne Date: 2020.05.21 13:04:07 -04'00'</small>	<b>Marc Payne</b>	<b>5/21/20</b>	
Staff Signature	Please Print	Date	



41

1024

**RN-1**

40

1016

1014

948 #V1	39.01
#A2	39.02
#A3	39.03
#A4	39.04
#A5	39.05
#A6	39.06
#A7	39.07

946 #B1	39.08
#B2	39.09
#B3	39.10
#B4	39.11
#B5	39.12
#B6	39.13

39

942

**RN-3**

#C1	39.32
#C2	39.31
#C3	39.30
#C4	39.29
#C5	39.28
#C6	39.27
#C7	39.26
#C8	39.25
#C9	39.24

#D1	39.23
#D2	39.22
#D3	39.21
#D4	39.20
#D5	39.19
#D6	39.18
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#D9	39.15
#D10	39.14

38

940

**RN-1**

37

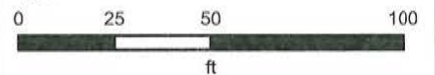
936

### Letter Portrait

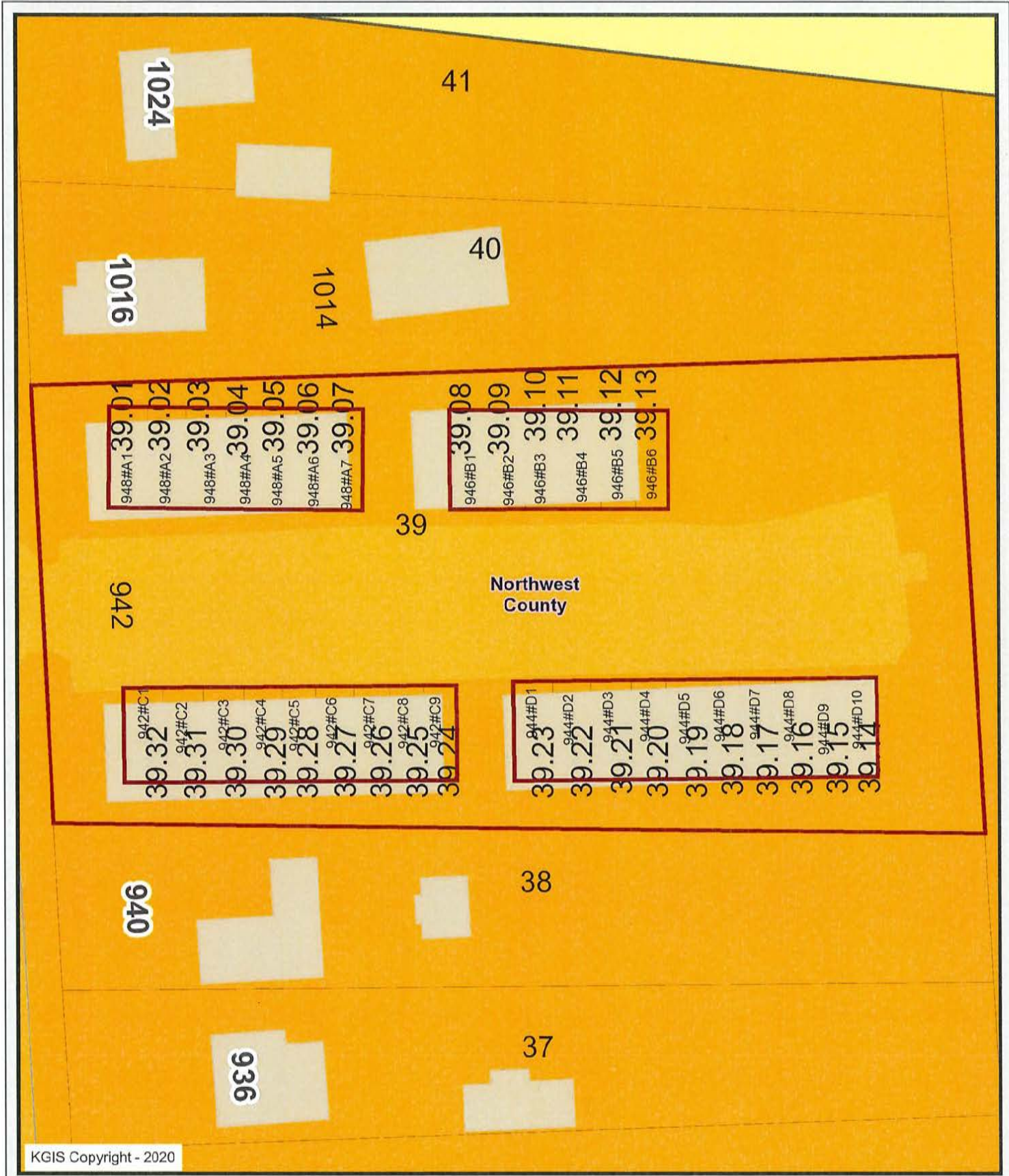
### Knoxville - Knox County - KUB Geographic Information System



Printed: 5/21/2020 at 1:06:28 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



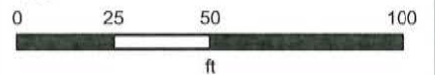
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### Letter Portrait

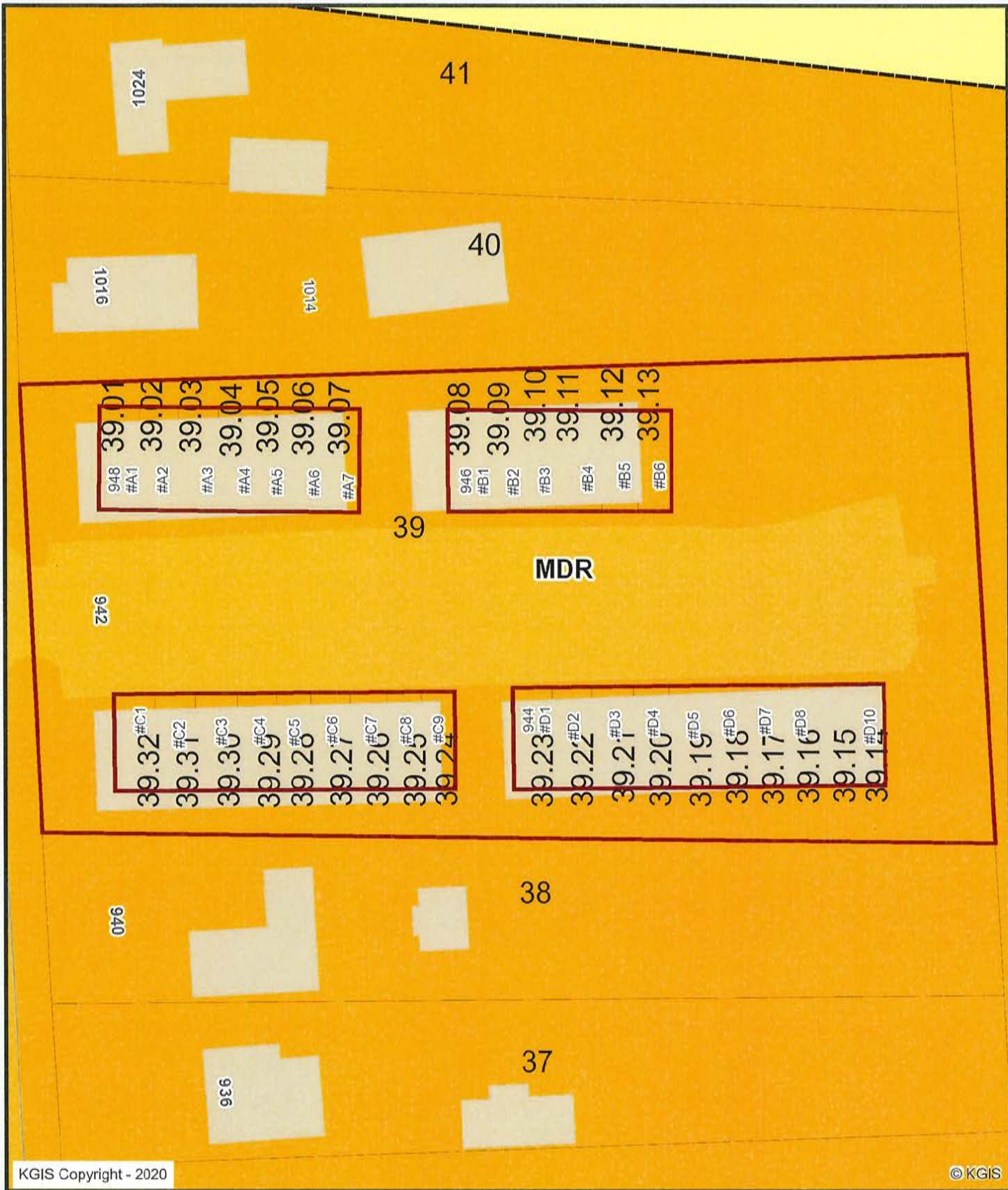
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(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org).

**Reset Form**



## DEVELOPMENT REQUEST

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
- Rezoning

The Piney Grove Condominium Association

Owner

Applicant Name

Affiliation

5/21/2020

n/a

7-E-20-RZ / 7-B-20-PA

Date Filed

Meeting Date (if applicable)

File Numbers(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
- Nathaniel Shelso** **The Piney Grove Condominium Association**

Name

811 Avice Lennon St

Company

Knoxville

TN

37921

Address

(901) 484-3790

City

ndshelso@gmail.com

State

Zip

Phone

Email

## CURRENT PROPERTY INFO

The Piney Grove Condominium Association

PO Box 52381, Knoxville, TN 37950

(901) 484-3790

Owner Name (if different)

942 Piney Grove Church Road

Owner Address

106JD039

Owner Phone

Property Address

East of Piney Grove Church Road, ~800 ft N of Middlebrook intersection

Parcel ID

62,461 square feet

General Location

3

RN-3

Tract Size

Jurisdiction (specify district above)

Northwest County

City  County

MDR

Zoning District

Planning Sector

MF

Sector Plan Land Use Classification

N

KUB

Growth Policy Plan Designation

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

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): _____
SUBDIVISION	<input type="checkbox"/> Other (specify): _____
	<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): _____
ZONING	<input type="checkbox"/> Attachments / Additional Requirements
	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____
	<input checked="" type="checkbox"/> Plan Amendment Change: <u>HDR</u> Proposed Plan Designation(s) _____
	Proposed Density (units/acre) _____ Previous Rezoning Requests _____
	<input checked="" type="checkbox"/> Other (specify): <b>Request for Prior Zoning Equivalent to RN-5</b>

STAFF USE ONLY	<b>PLAT TYPE</b>	<b>FEE 1:</b>	<b>TOTAL:</b>
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	no fee per G.G.	
	<b>ATTACHMENTS</b>	<b>FEE 2:</b>	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
<b>ADDITIONAL REQUIREMENTS</b>	<b>FEE 3:</b>	no fee per G.G.	
<input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> )			
<input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> )			
<input type="checkbox"/> Traffic Impact Study			

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

	<b>Nathaniel Shelso</b>	<b>5/20/2020</b>
Applicant Signature	Please Print	Date
(901) 484-3790	ndshelso@gmail.com	
Phone Number	Email	
	<b>Marc Payne</b>	<b>5/21/2020</b>
Staff Signature	Please Print	Date



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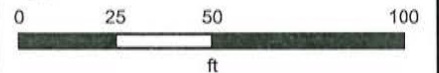
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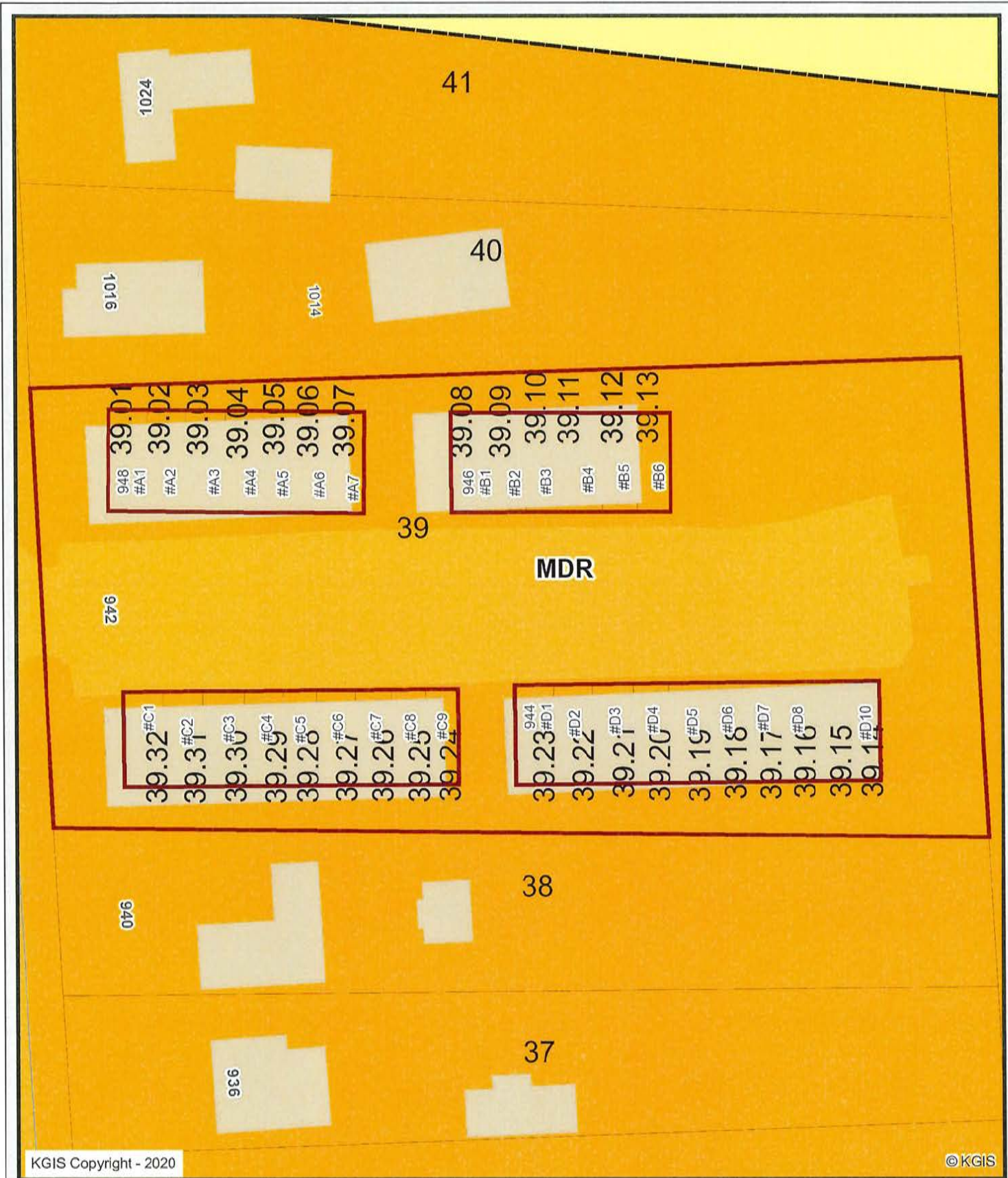
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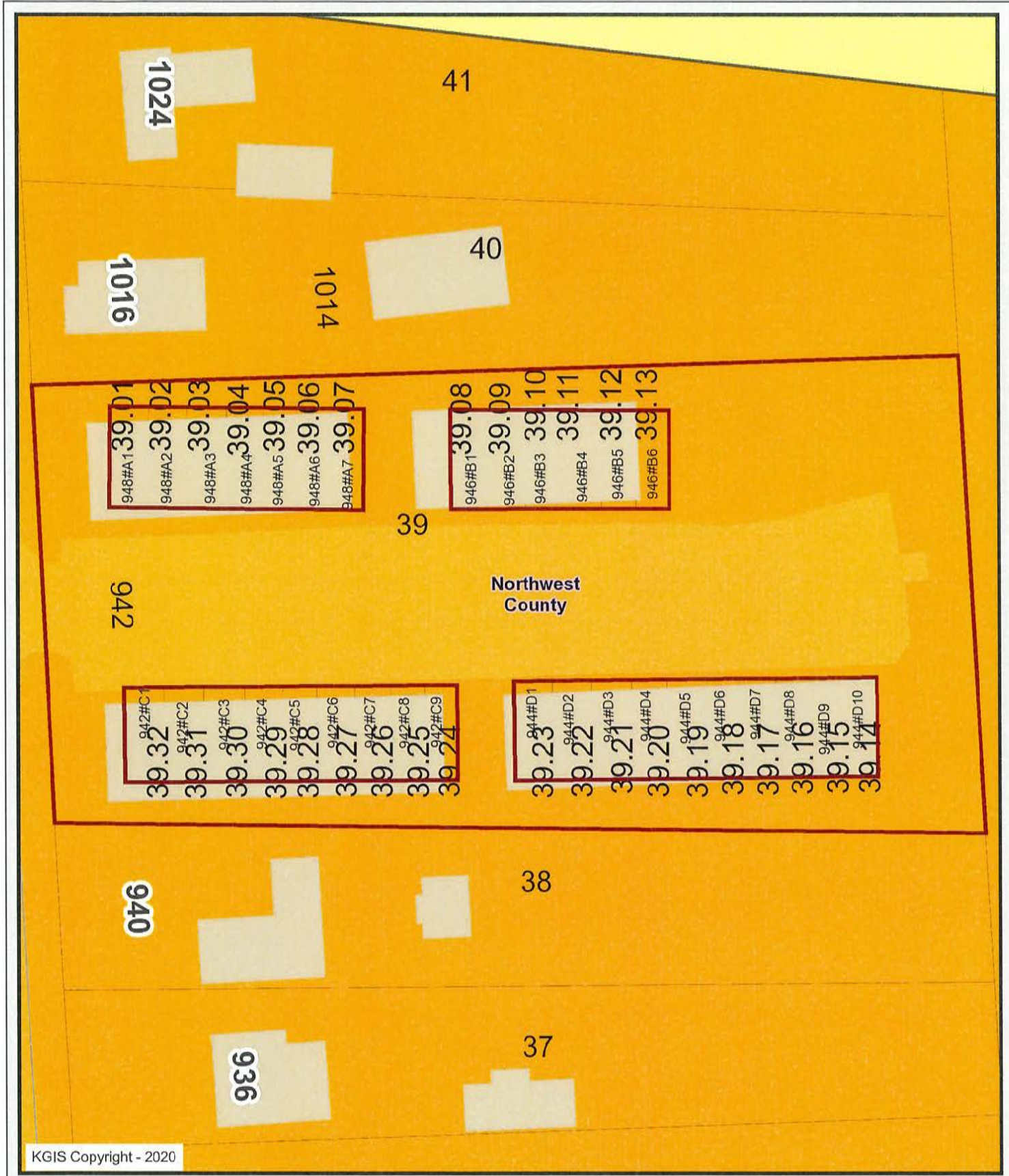
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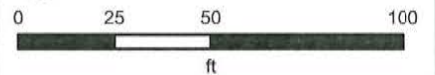
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