



SPECIAL USE REPORT

▶ **FILE #:** 11-B-20-SU

AGENDA ITEM #: 44

AGENDA DATE: 11/12/2020

▶ **APPLICANT:** RANDALL WEST

OWNER(S): Blankenship

TAX ID NUMBER: 107 K E 011

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 4600 Chambliss Ave.

▶ **LOCATION:** South side of Chambliss Avenue, west side of Lebanon Street

▶ **APPX. SIZE OF TRACT:** 16000 square feet

SECTOR PLAN: West City

GROWTH POLICY PLAN: Within City limits

ACCESSIBILITY: This property has frontage on Chambliss Road and Lebanon Street. Chambliss Road is a local road with a road width of approximately 19 ft inside a 40 ft right-of-way. Lebanon Street is also a local road and has a 17-ft road width inside a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** O (Office)

▶ **EXISTING LAND USE:** OF (Office)

▶ **PROPOSED USE:** Relocation of small animal vet clinic use in "O" zoning
N/A

HISTORY OF ZONING: This property was rezoned from R-2 (General Residential) to O-1 (Office, Medical, and Related Services) in 1985 (Case 7-D-08-RZ).

SURROUNDING LAND USE AND ZONING: North: Office - O (Office) District

South: Dulex - O (Office) District

East: UTsports fields - INST (Institutional) District

West: Office - O (Office) District

NEIGHBORHOOD CONTEXT: This area has developed with a mix of uses, including single-family homes, single-family houses that have been converted into offices, and commercial uses. Across the street is practice fields for the University of Tennessee. Sutherland Avenue is one block to the north and Kingston Pike is two blocks to the south.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for a small animal care facility with approximately 2,225 sq. ft. of floor area, subject to 12 conditions.

APPROVE the development plan for a small animal care facility with approximately 2,225 sq. ft. of floor area, subject to 11 conditions.

STAFF RECOMMENDATION:

1. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
2. Submitting verification of sight distance for review and approval by the City of Knoxville Department of Engineering during permit review.
3. Bringing existing driveway into compliance with Article 11, Section 7 of the City of Knoxville Zoning Ordinance or removal of driveway.
4. Removal of existing pavement along the Chambliss frontage.
5. Installing a sidewalk along both frontages if project meets 50% valuation for redevelopment, in accordance with Article 11.6.G.2 (Design of Off-Street Parking Facilities) of the City of Knoxville Zoning Ordinance.
6. Meeting all applicable requirements of the Americans with Disabilities Act.
7. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
8. Meeting all applicable requirements of the City of Knoxville Tree Protection Ordinance.
9. Installation of all required landscaping within six months of issuance of the occupancy permit.
10. Installation of a privacy fence along the interior lot lines.
11. Provision of SPAP treatment for permitting.
12. Re-platting of property to combine lots into one parcel.

With the conditions noted, this plan meets the requirements for approval in the Office District, and the other criteria for approval of a special use.

COMMENTS:

The proposal is for veterinary clinic with a floor area of approximately 3,447 square feet, including an 875 square foot addition. The clinic would utilize an existing house that was converted into an office use following a rezoning of the property from the R-2 (General Residential) zone to the O (Office) zone. The proposed addition would wrap around the right side of the house and across the rear of the structure. Windows and materials for the walls and roof would match existing.

This property is accessed off of Lebanon Street. The parking lot is located to the rear of the structure. and contains 12 spaces, including one ADA space. The City's Zoning Ordinance requires between 8 and 12 spaces. The parking lot meets the ordinance requirements regarding number of spaces and dimensional requirements. Parking lot design standards require that a sidewalk be installed from the main entrance to a sidewalk in the ROW (Article 11.6.G.2) unless the sidewalk exceeds 20% of the parking lot improvement cost. The applicant proposes a new sidewalk extending from the ADA parking space to a new sidewalk along Lebanon Street. An existing, secondary vehicular access point leads to an existing garage that was part of the original primary structure when it was a house. This secondary driveway will not be utilized and instead will be replanted to become part of the yard.

The existing paved, unstriped parking at the front of the property along Chambliss Avenue is not in compliance with the City's Engineering standards and was never permitted. Therefore, it is required to be removed. A sidewalk will be added here instead and will extend across both frontages of the property.

This property is adjacent to a two-family residential dwelling unit to the rear, and the dog waste areas abut the office property to the west. Therefore, a fence is recommended to buffer adjacent properties from the parking area and the dog waste area.

The proposal meets the criteria for a special use approval for a small animal care clinic as found in Article 9, Section 9.3 (A). Boarding for more than 5 dogs or cats requires state board approval. This facility provides boarding space for up to 5 dogs and up to 5 cats. No exterior exercise areas are provided, as they are prohibited in the Office zone.

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

1. The proposal will have no impact on schools.
2. All utilities are in place to serve this site.
3. A number of properties on this part of Chambliss Avenue are being used for offices. No exterior exercise facilities are proposed, so the animals will be indoors with the exception of drop-off and pick-up. No adverse impacts are expected from the small clinic proposed.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE

1. The proposed small area clinic is consistent with the standards for special uses in general:
 - The proposed development is consistent with the adopted plans and policies of the General Plan and One Year Plan.
 - The use is in harmony with the general purpose and intent of the Zoning Ordinance.
 - The use is compatible with the character of the neighborhood where it is proposed.
 - The use will not significantly injure the value of adjacent property.
 - The use will not draw additional traffic through residential areas.
2. The proposal meets the criteria for a small animal care facility as a special use:
 - Such facilities may only board five or more dogs and/or cats over the age of six months if the Animal Control Board approves a kennel, boarding facility, pet shop, or pet dealer permit.
 - Exterior exercise areas are prohibited in the O District.
 - Animal care facilities must locate all overnight boarding facilities indoors. Outdoor boarding facilities for kennels and animal breeders are permitted but must be designed to provide shelter against sun/heat and weather.
3. The proposal meets all relevant requirements of the Office zoning district including dimensional standards and uses.

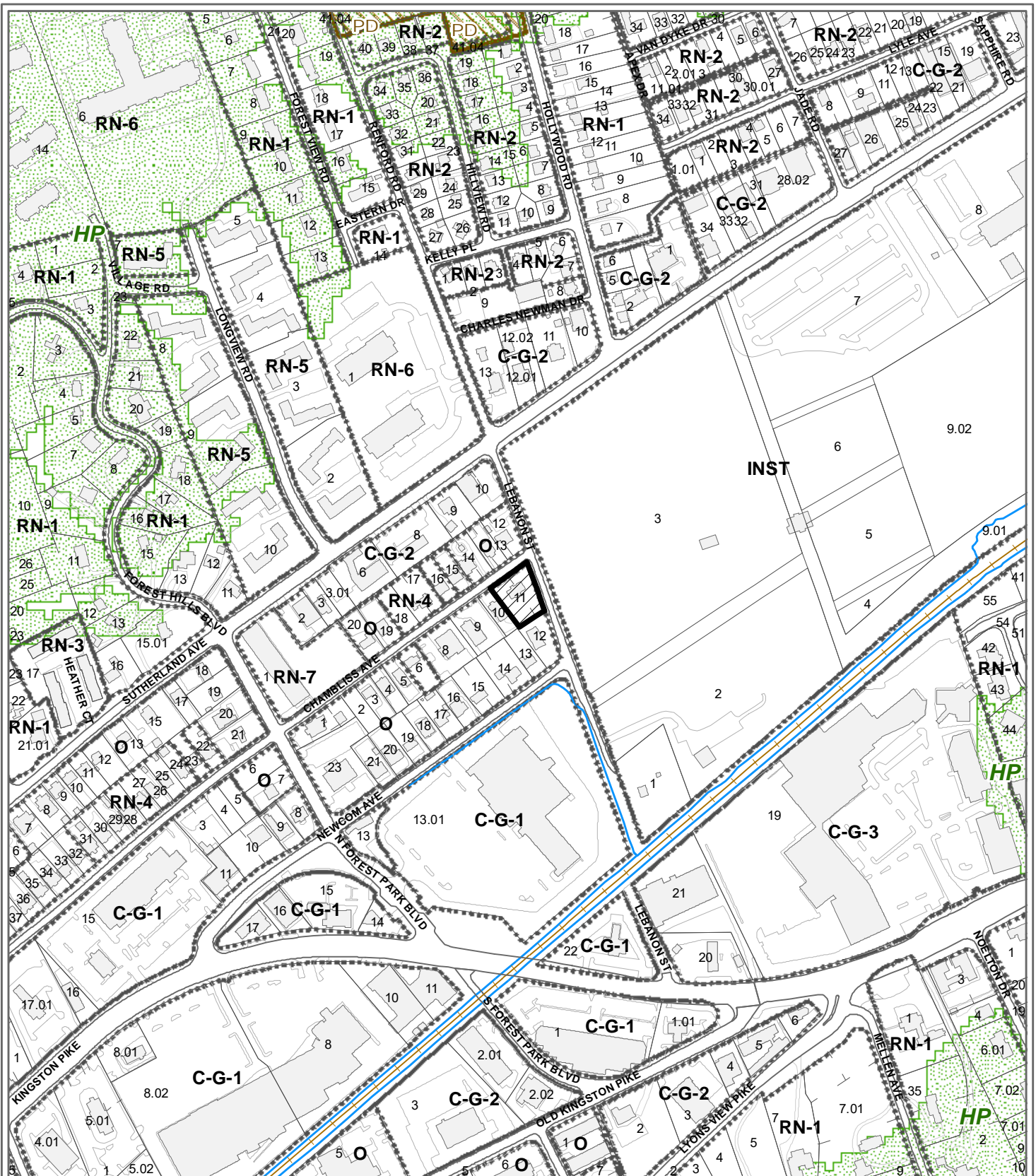
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The use is in conformity with the One Year Plan and the West City Sector Plan, which designate this property MU-SD, WC-1 (Mixed Use-Special District, Bearden Village). This mixed use district specifically allows office uses along the side and back streets of the district, which are a significant opportunity to be pedestrian-oriented and “village-like”. The sector plan specifically calls out former residential areas being converted into professional offices and promotes allowing that trend to continue.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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



**11-B-20-SU
SPECIAL USE**

Petitioner: Randall West

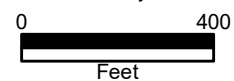


Relocation of small animal vet clinic use in "O" zoning in O (Office)

Map No: 107

Jurisdiction: City

Original Print Date: 10/20/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



11-B-20-SU

EXHIBIT A. Contextual Images

Eagle views of existing structure and immediate vicinity.



Front of structure facing Chambliss Avenue



Side of structure facing Lebanon Street



Rear of structure

11-B-20-SU
EXHIBIT A. Contextual Images

Street views of existing structure.



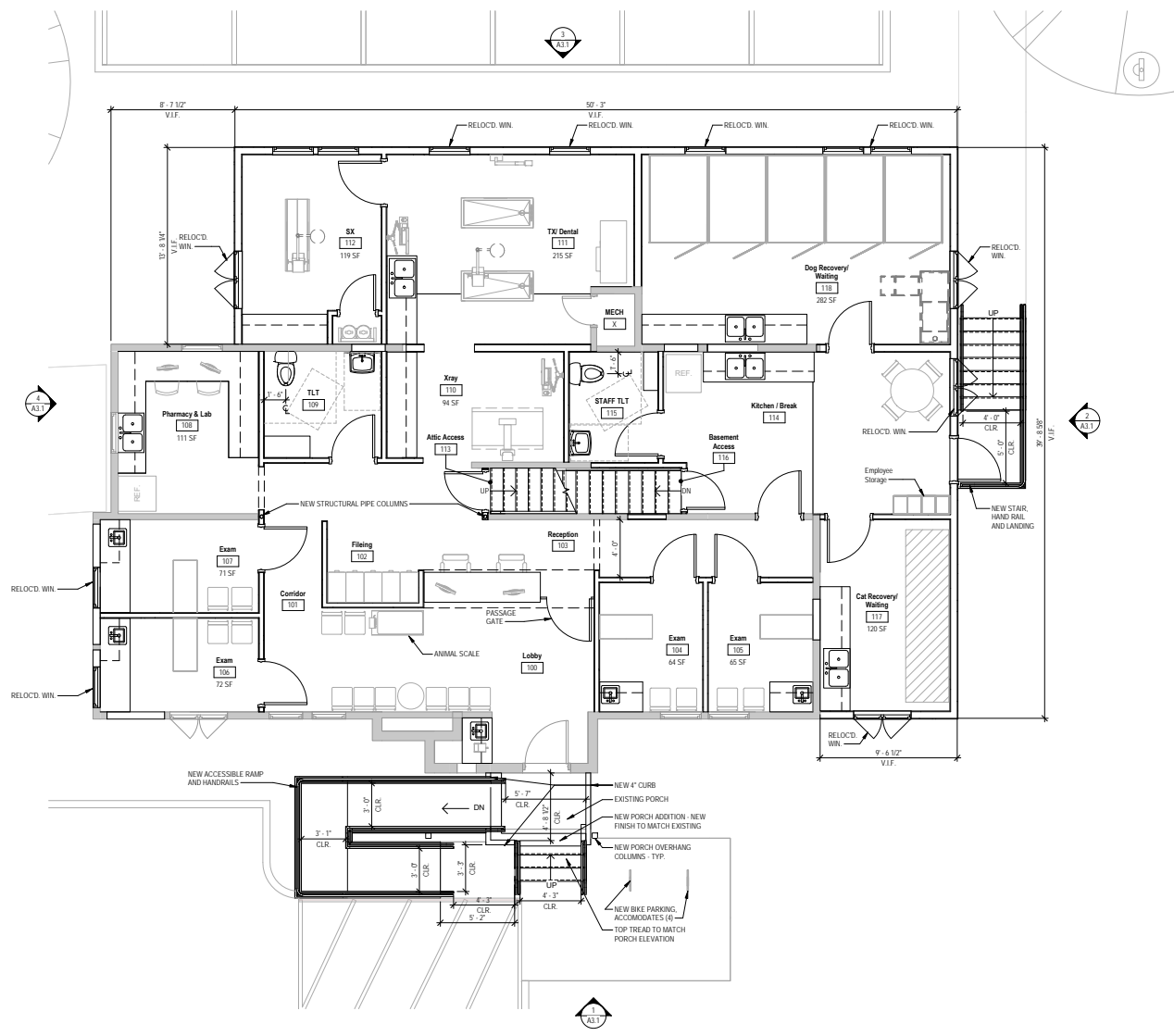
Front of structure facing Chambliss Avenue



Side of structure facing Lebanon Street

© 2020 STUDIO FOUR DESIGN, INC. This drawing is the property of Studio Four Design, Inc. and shall not be reproduced or used for any other project in whole or in part without written consent. This drawing is an illustration of a project and shall not be construed as a contract.

Date: 10/26/20 11:18 AM
 Drawn By: Azy
 Checked By: Chicker
 File: W:\2020\Projects\2020_Clinic\1000\030000_Clinic\0300000000_0000000000.dwg



1 Floor Plan
 1/4" = 1'-0"

PLANS REVIEW #: 11-B-20-SU

STUDIO FOUR DESIGN

ARCHITECTURE & INTERIORS

414 Clinch Ave. Knoxville, TN 37902
 p 865 523-5001 f 865 523-5003
 studiofourdesign.com

Forest Park Clinic for Cats and Dogs

4600 Chambliss Avenue
 Knoxville, 37919



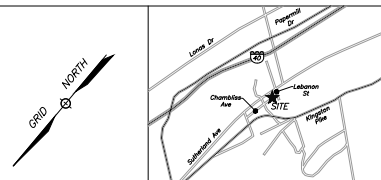
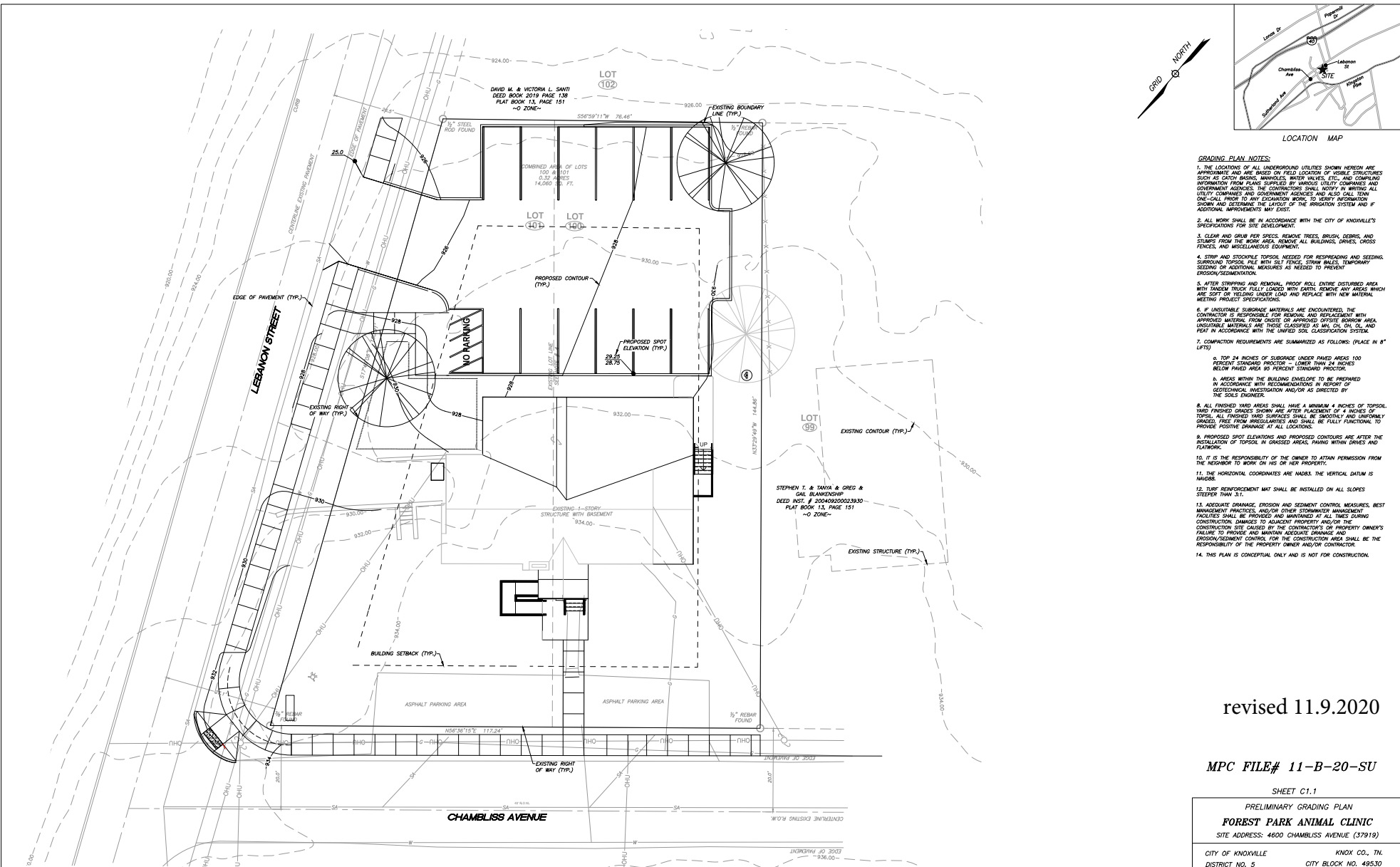
Project Phase: Schematic Design

Issue Date: 11/05/2020		
Revisions		
No.	Description	Date

Job Number: 20093

Floor Plan

A1.1



- GRADING PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND FIELD CALL THEM OUT-TO-TOE PRIOR TO EXCAVATION WORK TO OBTAIN INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE UTILITIES AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. CLEAR AND GRUB PER SPEC. REMOVE TREES, BRUSH, DEBRIS, AND STUMPS FROM THE WORK AREA, REMOVE ALL BUILDINGS, DRIVES, CROSS FENCES, AND MISCELLANEOUS EQUIPMENT.
 4. STRIP AND STOCKPILE TOPSOIL NEEDED FOR REGRADING AND SEEDING. SURROUNDING TOPSOIL FILE WITH SLOPE STABILIZATION MEASURES TO PREVENT EROSION/SEDIMENTATION.
 5. AFTER STRIPPING AND REMOVAL, PROOF ROLL ENTIRE DISTURBED AREA WITH TRACTOR TRACK FULLY LOADED WITH EARTH, REMOVE ANY AREAS WHICH ARE SOFT OR YIELDING UNDER LOAD AND REPLACE WITH NEW MATERIAL. MEETING PROJECT SPECIFICATIONS.
 6. IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL. FROM QUOTE OR APPROVED SOURCE. REMOVE AREA, UNSUITABLE MATERIALS ARE THOSE CLASSIFIED AS M1, CH, OL, CL, AND PEAT IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
 7. COMPACTION REQUIREMENTS ARE SUMMARIZED AS FOLLOWS: (PLACE IN 8" LFTS)
 - a. TOP 24 INCHES OF SUBGRADE UNDER PAVED AREAS 100 PERCENT STANDARD PROCTOR - LOWER THAN 24 INCHES BELIEF PAVED AREA 95 PERCENT STANDARD PROCTOR.
 - b. AREAS WITHIN THE BUILDING ENVELOPE TO BE PREPARED IN ACCORDANCE WITH RECOMMENDATIONS IN REPORT OF GEOTECHNICAL INVESTIGATION AND/OR AS DIRECTED BY THE SOILS ENGINEER.
 8. ALL FINISHED PAVED AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL, TOPSOIL FINISHED, GRADED, SHOWN AFTER PLACEMENT OF 4 INCHES OF TOPSOIL. ALL FINISHED HILL SURFACES SHALL BE SMOOTHLY AND UNIFORMED GRADED, FREE FROM IRREGULARITIES AND SHALL BE FULLY FUNCTIONAL TO PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS.
 9. PROPOSED SPOT ELEVATIONS AND PROPOSED CONTOURS ARE AFTER THE INSTALLATION OF TOPSOIL IN GRASSED AREAS, PAVING WITHIN DRIVES AND PLUMBING.
 10. IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN PERMISSION FROM THE NEIGHBOR TO WORK ON HIS OR HER PROPERTY.
 11. THE HORIZONTAL COORDINATES ARE NAD83. THE VERTICAL DATUM IS MVD83.
 12. TURF REINFORCEMENT MAT SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.
 13. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED BY ALL THRU DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE NEGLIGENCE OF PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 14. THIS PLAN IS CONCEPTUAL ONLY AND IS NOT FOR CONSTRUCTION.

revised 11.9.2020

MPC FILE# 11-B-20-SU

SHEET C1.1

PRELIMINARY GRADING PLAN
FOREST PARK ANIMAL CLINIC
 SITE ADDRESS: 4600 CHAMBLISS AVENUE (37919)

CITY OF KNOXVILLE KNOX CO., TN.
 DISTRICT NO. 5 CITY BLOCK NO. 49530
 CLT MAP 107 INSERT 'K' GROUP 'E' PARCEL 11
 SCALE: 1"=10' OCTOBER 23, 2020

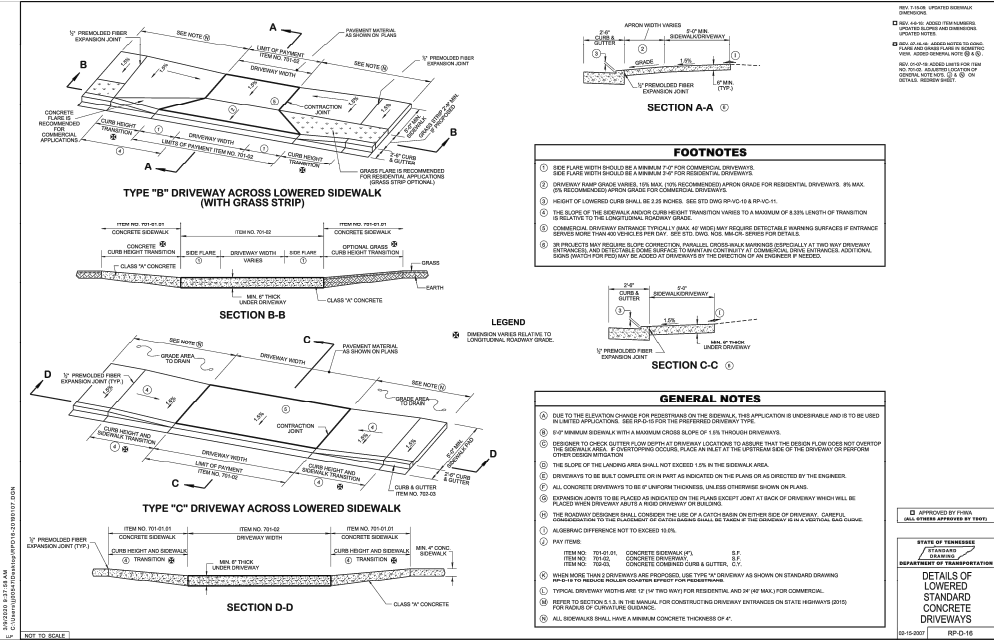
URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 (615) 566-1924



REFERENCE:
 DEED INSTR. # 20080519008921
 PLAT BOOK 13, PAGE 151

REVISION	DATE	DESCRIPTION	BY
2	11/09/20	GENERAL REVISIONS	CAS
1	11/05/20	GENERAL REVISIONS	CLM

DWG: CLM CMC: CAS DWG. NO. 2010026



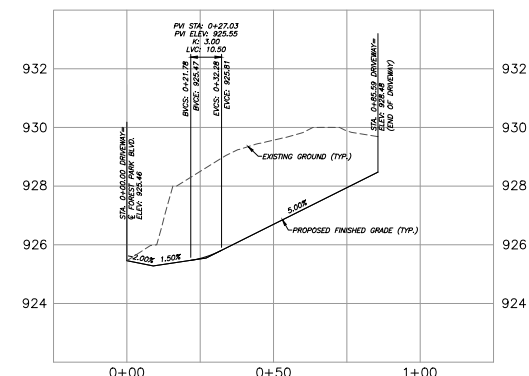
FOOTNOTES

- SEE FLARE WIDTH SHOULD BE A MINIMUM 7'-0" FOR COMMERCIAL DRIVEWAYS. SEE FLARE WIDTH SPECIFICATIONS FOR RESIDENTIAL DRIVEWAYS.
- DRIVEWAY RAMP GRADE VARIES 1% MAX. (1% IS RECOMMENDED) APRON GRADE FOR RESIDENTIAL DRIVEWAYS 1/8" MAX. (1/8" IS RECOMMENDED) APRON GRADE FOR COMMERCIAL DRIVEWAYS.
- HEIGHT OF LOWERED CURB SHALL BE 2.25 INCHES. SEE STD DWG DWG 418 & BRV-11.
- THE SLOPE OF THE SIDEWALK AND CURB HEIGHT TRANSITION VARIES TO A MAXIMUM OF 8.25% LENGTH OF TRANSITION RELATIVE TO THE LONGITUDINAL SIDEWALK GRADE.
- COMMERCIAL DRIVEWAY ENTRANCE TYPICAL 1/4" MAX. 4" WIDE MAY REQUIRE DETECTABLE WARNING SURFACES IF ENTRANCE SERVICE MORE THAN TWO WHEELS PER FOOT. SEE STD DWG DWG 418 & BRV-11 FOR DETAILS.
- IF PROJECTS MAY REQUIRE SLOPE CORRECTION, PARALLEL CROSS-WALK MARKINGS ESPECIALLY AT TIED IN DRIVEWAY ENTRANCE AND DETECTABLE SURFACE TO MARKING CONTRAST BY COMPLETION, CURB BOWMAKING, ADDITIONAL SIGN (WATCH FOR PEDESTRIAN) MAY BE ADDED AT DRIVEWAYS BY THE DIRECTION OF AN ENGINEER IF NEEDED.

GENERAL NOTES

1. DUE TO THE ELEVATION CHANGES FOR PROPOSED DRIVEWAY ON THE SIDEWALK, THIS APPLICATION IS UNDESIRABLE AND IS TO BE USED IN LIMITED APPLICATIONS. SEE SPEC FOR THE PROPOSED DRIVEWAY TYPE.
2. IF MINIMUM SIDEWALK WITH A MAXIMUM CROSS SLOPE OF 1/8" THROUGH DRIVEWAYS.
3. RESIDUAL TO CHECK GUTTERS OR DOWNSPOUT LOCATIONS TO ASSURE THAT THE DESIGN FLOOD DOES NOT OVERTOP THE SIDEWALK AREA. IF OVERTOPPING OCCURS, PLACE AN INLET AT THE UPSTREAM SIDE OF THE DRIVEWAY OR PERFORM OTHER DESIGN REVISIONS.
4. THE SLOPE OF THE LANDING AREA SHALL NOT EXCEED 1.5% IN THE SIDEWALK AREA.
5. DRIVEWAYS TO BE BUILT COMPLETE OR IN PART AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
6. ALL CONCRETE DRIVEWAYS TO BE OF UNIFORM THICKNESS, UNLESS OTHERWISE SHOWN ON PLANS.
7. EXPANSION JOINTS TO BE PLACED AS INDICATED ON THE PLANS EXCEPT JOINT AT BACK OF DRIVEWAY WHICH WILL BE PLACED WITH DRIVEWAY PAVEMENT AND DRIVEWAY ON BEARING.
8. THE ROADWAY DESIGNER SHALL CONSIDER THE USE OF A CATCH BASIN ON EITHER SIDE OF DRIVEWAY. CATCH BASIN DIMENSIONS TO BE DETERMINED BY CATCH BASIN MANUFACTURER. THE DRIVEWAY AT A MINIMUM SHALL BE 1'-0" WIDE.
9. ALGEBRAIC DIFFERENCE NOT TO EXCEED 1/8".
10. PAY ITEM:

ITEM NO. 701-01-01	CONCRETE SIDEWALK (4")	S.F.
ITEM NO. 701-01-02	CONCRETE COMBINED CURB & GUTTER, C.T.	S.F.
ITEM NO. 701-01-03	CONCRETE COMBINED CURB & GUTTER, C.T.	S.F.
11. WHEN MORE THAN ONE DRIVEWAY IS PROPOSED, USE TYPE "W" DRIVEWAY AS SHOWN ON STANDARD DRAWING.
12. TYPICAL DRIVEWAY WIDTHS ARE: 12' (4" THICK) FOR RESIDENTIAL AND 14' (4" MAX) FOR COMMERCIAL.
13. REFER TO SECTION 01.10 IN THE MANUAL FOR CONSTRUCTION DRIVEWAY ENTRANCES ON EXISTING SIDEWALKS (2010) FOR RADII OF CURVATURE GUIDANCE.
14. ALL SIDEWALKS SHALL HAVE A MINIMUM CONCRETE THICKNESS OF 4".



APPROVED BY FIRM: [Signature]

DATE: 10-15-2020

SCALE: 1"=20' (HORIZONTAL), 1"=2' (VERTICAL)

DEPARTMENT OF TRANSPORTATION

DETAILS OF LOWERED STANDARD CONCRETE DRIVEWAYS

RF 0-15

MPC FILE# 11-B-20-SU

SHEET C1.2

DRIVEWAY PROFILE AND SITE DETAILS
FOREST PARK ANIMAL CLINIC
 SITE ADDRESS: 4600 CHAMBLISS AVENUE (37919)

CITY OF KNOXVILLE KNOX CO., TN.
 DISTRICT NO. 5 CITY BLOCK NO. 495.30
 CLT MAP 107 INSERT 'K' GROUP 'E' PARCEL 11
 SCALE: 1"=10' OCTOBER 23, 2020

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 (615) 966-1924

REVISION	DATE	DESCRIPTION	BY
1	11/05/20	GENERAL REVISIONS	CLM

DWG: CLM CMC: CAS DWG. NO. 2010028



URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS

October 20, 2020

City of Knoxville Engineering
Joshua Jenkins
City County Building, Suite 480
P.O. Box 1631
Knoxville, TN 37901

and

Knox County / Knoxville MPC
Michelle Portier, AICP
Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

Re: Sight Distance Evaluation – 4600 Chambliss Avenue (11-B-20-UR)

Dear Joshua and Michelle:

Sight distance was measured to the north and south of the proposed entrance location shown on Sheet C1.1 of our recent Special Use Submittal. Per AASHTO, the minimum required stopping sight distance is 250 feet. Facing south, the available sight distance is greater than 500 feet. Facing north, the available sight distance will be approximately 350 feet following the removal of vegetation along Lebanon Street.

Attached to this letter you will find line of sight profiles in both directions, along with photographs taken from the entrance location facing both directions. Please do not hesitate to contact me if you have questions or comments about this letter or attachments.

Sincerely,

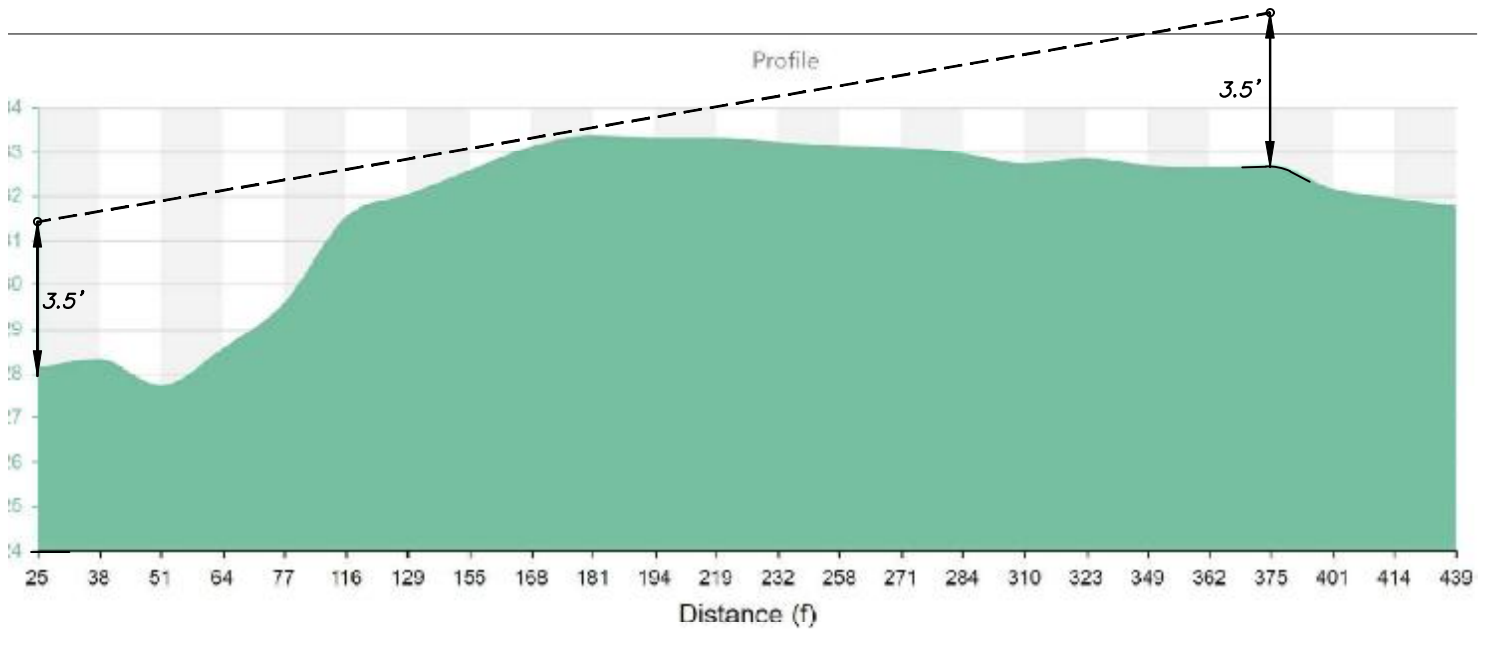
Urban Engineering, Inc.



Chris Sharp, P.E.



LINE OF SIGHT – N.T.S.

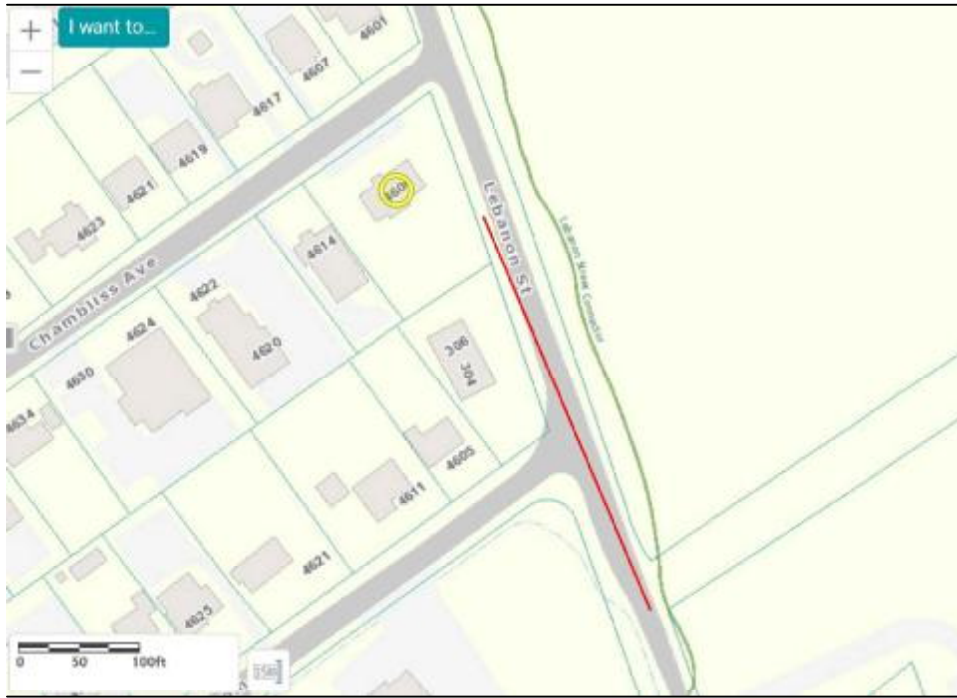


LINE OF SIGHT PROFILE – N.T.S.

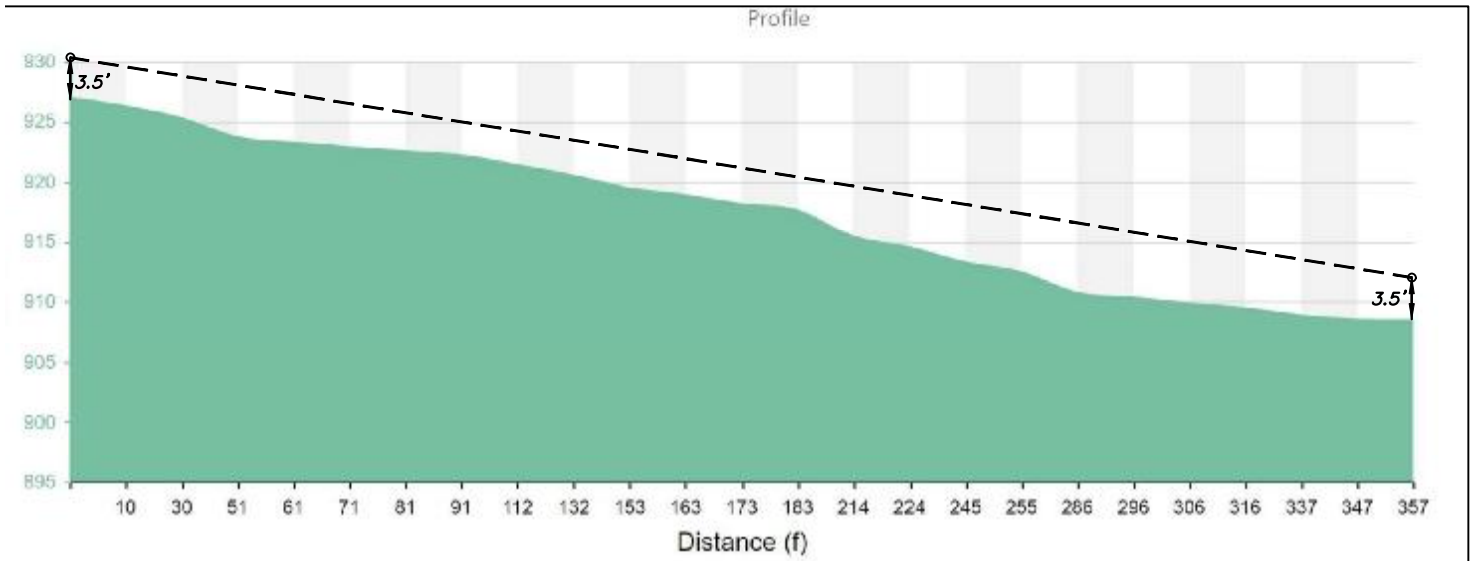
SIGHT DISTANCE – NORTH
4600 CHAMBLISS AVE

CITY OF KNOXVILLE
 PARCEL ID: 107KE011
 SCALE: N.T.S.

KNOX COUNTY
 TENNESSEE
 OCTOBER 21, 2020



LINE OF SIGHT – N.T.S.



LINE OF SIGHT PROFILE – N.T.S.

SIGHT DISTANCE – SOUTH
4600 CHAMBLISS AVE



URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS



Sight Distance From Ingress/Egress – North



Sight Distance From Ingress/Egress – South



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

RANDALL WEST

EXISTING BUSINESS OWNER

Applicant Name

Affiliation

TBD 9/24/20

NOVEMBER 12

File Number(s)

Date Filed

Meeting Date (if applicable)

11-B-20-SU

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

MICHAELA STANFILL

STUDIO FOUR DESIGN, INC.

Name

Company

414 CLINCH AVENUE

KNOXVILLE

TN

37902

Address

City

State

ZIP

8655235001

mstanfill@s4dinc.com

Phone

Email

CURRENT PROPERTY INFO

BLANKENSHIP

8705 DUNAIRE DR KNOXVILLE, TN 37923

Owner Name (if different)

Owner Address

Owner Phone

4600 CHMABLISS AVENUE KNOXVILLE, TN 37919

107KE011

Property Address

Parcel ID

STAFF USE ONLY

s/s Chambliss Ave., w/s Lebanon St.

General Location

16,000 ± sq ft.

Tract Size

2nd

Jurisdiction (specify district above)

- City
- County

Zoning District

West City

Planning Sector

MU-SD WC-1

Sector Plan Land Use Classification

N/A

Growth Policy Plan Designation

OF

Existing Land Use

Septic (Y/N)

KUB

Sewer Provider

KUB

Water Provider

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Home Occupation (specify) _____

RELOCATION OF SMALL ANIMAL VET. CLINIC USE IN 'O' ZONING

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0401 1500.00	
Fee 2	
Fee 3	\$1500.00

AUTHORIZATION

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

Randall West

Digitally signed by Randall West
Date: 2020.09.21 17:23:21 -04'00'

Randall West

9/21/2020865-414-61

Applicant Signature

Please Print

Date

865-414-6186

Midsouthdm@gmail.com

Phone Number

Email

Sherry Michienzi

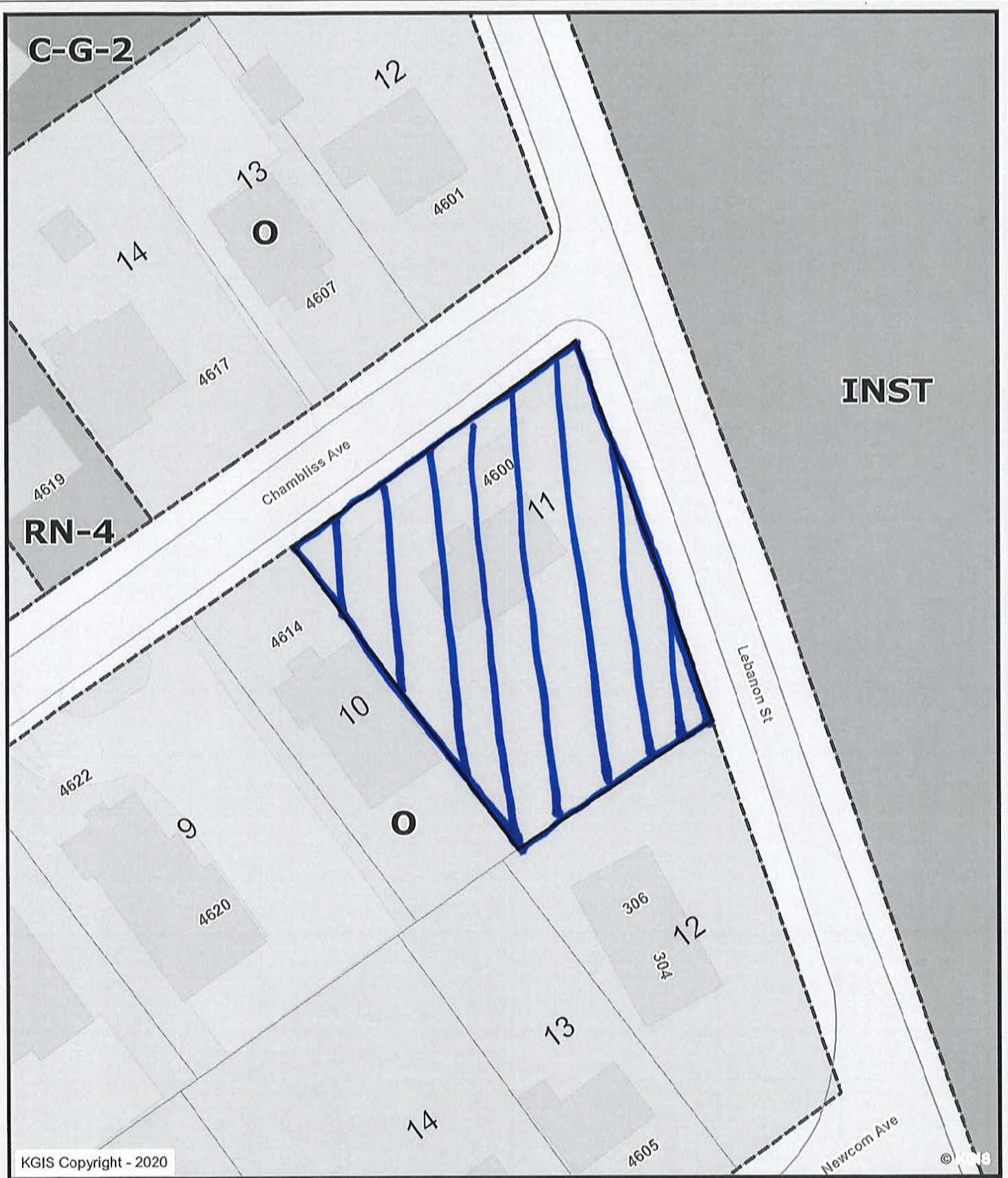
SHERRY MICHIEZI

9/24/2020

Staff Signature

Please Print

Date



KGIS Copyright - 2020

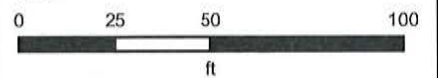
© 2018

Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 9/24/2020 at 3:10:15 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.

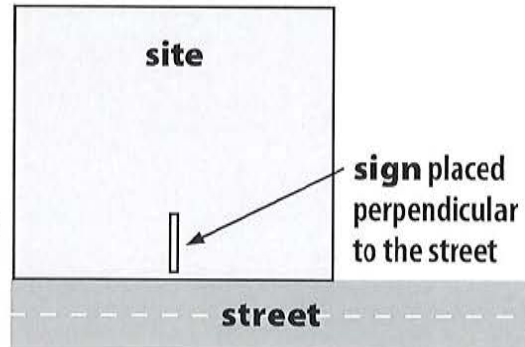
REQUIRED SIGN POSTING AGREEMENT

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:

(Wed) Oct 28th and Nov 13th (Fri)
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: A. Michael Stanfill

Printed Name: Randall West c/o Michaela Stanfill

Phone: 865-523-5001 Email: mstanfill@4dinc.com

Date: 9-24-2020

File Number: _____