



# PLAN AMENDMENT REPORT

▶ <b>FILE #:</b>	<b>7-B-21-SP (REVISED)</b>	<b>AGENDA ITEM #:</b>	<b>6</b>
POSTPONEMENT(S):	7/8/2021	<b>AGENDA DATE:</b>	<b>8/12/2021</b>
▶ <b>APPLICANT:</b>	<b>DEAN PRESTON SMITH</b>		
OWNER(S):	LeConte Holdings, LLC		
TAX ID NUMBER:	144 03201 (PART OF)	<a href="#">View map on KGIS</a>	
JURISDICTION:	Council District 2		
STREET ADDRESS:	9608 Westland Dr.		
▶ <b>LOCATION:</b>	<b>Southeast side of the Intersection of Westland Drive and Pellissippi Parkway</b>		
▶ <b>APPX. SIZE OF TRACT:</b>	<b>1.05 acres</b>		
SECTOR PLAN:	Southwest County		
GROWTH POLICY PLAN:	N/A (Within City limits)		
ACCESSIBILITY:	Westland Drive is a minor arterial with a 55-ft pavement width, including a turn lane and median, within an 88-ft right-of-way.		
UTILITIES:	Water Source: First Knox Utility District Sewer Source: First Knox Utility District		
WATERSHED:	Sinking Creek		
▶ <b>PRESENT PLAN AND ZONING DESIGNATION:</b>	<b>LDR (Low Density Residential) / HP (Hillside Protection) / AG (Agricultural) / HP (Hillside Protection Overlay)</b>		
▶ <b>PROPOSED PLAN DESIGNATION:</b>	<b>O (Office) / HP (Hillside Protection)</b>		
▶ <b>EXISTING LAND USE:</b>	<b>Agriculture/forestry/vacant</b>		
EXTENSION OF PLAN DESIGNATION:	No		
HISTORY OF REQUESTS:	Rezoning cases 7-G-95-RZ, 6-M-97-RZ, 2-A-98-RZ, 8-B-99-RZ, and 5-J-00-RZ requested to rezone the property from A to various other zones, and all were denied; property annexed in 2000 and assigned the General Agricultural zone Case 12-D-0-RZ)		
SURROUNDING LAND USE AND PLAN DESIGNATION:	North: Agriculture/forestry/vacant - GC (General Commercial) South: Agriculture/forestry/vacant - LDR (Low Density Residential) and HP (Hillside Protection) East: Agriculture/forestry/vacant - LDR (Low Density Residential) and HP (Hillside Protection) West: Pellissippi Parkway right-of-way		
NEIGHBORHOOD CONTEXT	This property abuts the Westland Drive/Pellissippi Parkway interchange and its western boundary runs along Pellissippi Parkway the length of the property. Commercial and office uses front Westland Drive with single family		

**STAFF RECOMMENDATION:**

- ▶ **Deny the sector plan amendment to O (Office) land use classification because it does not meet any of the requirements for a plan amendment.**

**COMMENTS:**

The applicant is requesting to rezone a portion of the property to the O (Office) zone. The front portion of the property was rezoned to C-H-1 in March 2019. The requested zoning would accommodate a separate, additional use beyond what will eventually be included in the commercially zoned segment.

A brief zoning history:

1. Case 7-G-95-RZ, requesting to rezone from A (Agricultural) to CA (General Business) was denied.
2. Case 6-M-97-RZ, requesting to rezone from A (Agricultural) to RA (Low Density Residential) was denied.
3. Case 2-A-98-RZ, requesting to rezone from A (Agricultural) to CA (General Business) with 3.5 du/ac and PR (Planned Residential) with 5 du/ac was denied.
4. Case 8-B-99-RZ, requesting to rezone from A (Agricultural) to CA (General Business) and OA (Office Park) was denied.
5. Case 5-J-00-RZ, requesting to rezone from A (Agricultural) to OB (Office, Medical and Related Services) was denied.
6. Property annexed in 2000 and zoned General Agricultural (Case 12-D-00-RZ).
7. Case 10-B-18-RZ, requesting to rezone the front portion of the property from A (Agricultural) to C-4 (Highway and Arterial Commercial) was approved in March 2019 with plan amendments to the GC (General Commercial) land use classification approved for the same portion of the property (Cases 10-A-18-PA and 1-B-19-SP).

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 has been no change of conditions warranting an amendment of 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. There are no obvious or significant errors or omissions in the plan.

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

1. Surrounding parcels fronting Westland Drive at this location have developed with commercial and office uses. The recent rezoning of the front of this property gives this property a commercial zone that can be utilized by this applicant.
2. There is a line of separation between the commercial and residential land uses classes in the properties along the south side of Westland Drive. The addition of the Office zone on this portion of the property would extend that boundary deeper into the site and encroach into the residential area.

ADDITIONAL CONSIDERATIONS:

1. One of the location criteria for the Office land use class is to be located on generally level sites. This criteria is not met, as the portion of the property requested for rezoning is partially in the HP (Hillside Protection Overlay) District and has slopes above 15%. Additionally, with the two streams present on the property, there are slopes alongside the streambeds, and these are outside of the HP area.

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 9/7/2021 and 9/21/2021. 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

▶ <b>FILE #:</b>	<b>7-E-21-RZ</b>	<b>AGENDA ITEM #:</b>	<b>6</b>
	<b>7-B-21-PA (REVISED)</b>	<b>AGENDA DATE:</b>	<b>8/12/2021</b>
POSTPONEMENT(S):	7/8/2021		
▶ <b>APPLICANT:</b>	<b>DEAN PRESTON SMITH</b>		
OWNER(S):	LeConte Holdings, LLC		
TAX ID NUMBER:	144 03201 (PART OF)	<a href="#">View map on KGIS</a>	
JURISDICTION:	Council District 2		
STREET ADDRESS:	9608 Westland Dr.		
▶ <b>LOCATION:</b>	<b>Southeast side of the intersection of Westland Drive and Pellissippi Parkway</b>		
▶ <b>TRACT INFORMATION:</b>	<b>1.05 acres.</b>		
SECTOR PLAN:	Southwest County		
GROWTH POLICY PLAN:	N/A (within City limits)		
ACCESSIBILITY:	Westland Drive is a minor arterial with a 55-ft pavement width, including a turn lane and median, within an 88-ft right-of-way.		
UTILITIES:	Water Source:	First Knox Utility District	
	Sewer Source:	First Knox Utility District	
WATERSHED:	Sinking Creek		
▶ <b>PRESENT PLAN DESIGNATION/ZONING:</b>	<b>LDR (Low Density Residential) / HP (Hillside Protection) / AG (Agricultural) / HP (Hillside Protection Overlay)</b>		
▶ <b>PROPOSED PLAN DESIGNATION/ZONING:</b>	<b>O (Office) / HP (Hillside Protection) / O (Office) / HP (Hillside Protection Overlay)</b>		
▶ <b>EXISTING LAND USE:</b>	<b>Agriculture/forestry/vacant</b>		
▶			
EXTENSION OF PLAN DESIGNATION/ZONING:	No		
HISTORY OF ZONING REQUESTS:	Five previous rezoning cases were denied (7-G-95-RZ, 6-M-97-RZ, 2-A-98-RZ, 8-B-99-RZ, 5-J-00-RZ); property annexed in 2000 and zoned General Agricultural (12-D-00-RZ); property rezoned to C-4 with plan amendments to GC in March 2019 (10-B-18-RZ)		
SURROUNDING LAND USE, PLAN DESIGNATION,	North:	Agriculture/forestry/vacant - GC (General Commercial) - C-H-1 (Highway Commercial) District in the City and CA (General Business) in Knox County	
ZONING	South:	Agriculture/forestry/vacant - LDR (Low Density Residential) and HP (Hillside Protection) - AG (General Agricultural) and HP (Hillside Protection Overlay) Districts in the City	
	East:	Agriculture/forestry/vacant - LDR (Low Density Residential) and HP	

West: Pellissippi Parkway right-of-way

**NEIGHBORHOOD CONTEXT:** This property abuts the Westland Drive/Pellissippi Parkway interchange and its western boundary runs along Pellissippi Parkway the length of the property. Commercial and office uses front Westland Drive with detached single family houses on large lots behind those properties and adjacent to this property on the east.

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**STAFF RECOMMENDATION:**

- ▶ **Deny the One Year Plan amendment to the O (Office) land use classification because it does not meet any of the requirements for a plan amendment.**
  
- ▶ **Deny O (Office) zoning because it does not meet all of the requirements for a rezoning.**

**COMMENTS:**

The applicant is requesting to rezone a portion of the property to the O (Office) zone. The front portion of the property was rezoned to C-H-1 in March 2019. The requested zoning would accommodate a separate, additional use beyond what will eventually be included in the commercially zoned segment.

A brief zoning history:

1. Case 7-G-95-RZ, requesting to rezone from A (Agricultural) to CA (General Business) was denied.
2. Case 6-M-97-RZ, requesting to rezone from A (Agricultural) to RA (Low Density Residential) was denied.
3. Case 2-A-98-RZ, requesting to rezone from A (Agricultural) to CA (General Business) with 3.5 du/ac and PR (Planned Residential) with 5 du/ac was denied.
4. Case 8-B-99-RZ, requesting to rezone from A (Agricultural) to CA (General Business) and OA (Office Park) was denied.
5. Case 5-J-00-RZ, requesting to rezone from A (Agricultural) to OB (Office, Medical and Related Services) was denied.
6. Property annexed in 2000 and zoned General Agricultural (Case 12-D-00-RZ).
7. Case 10-B-18-RZ, requesting to rezone the front portion of the property from A (Agricultural) to C-4 (Highway and Arterial Commercial) was approved in March 2019 with plan amendments to the GC (General Commercial) land use classification approved for the same portion of the property (Cases 10-A-18-PA and 1-B-19-SP).

**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 that would warrant amending 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. The development pattern has changed recently along Westland Drive, as parcels have been developed or are being developed from vacant land to office or commercial uses. However, that pattern is along Westland Drive only and does not extend as far back as the land for which this rezoning is requested. The proposed request expands the boundary of nonresidential zoning and land use classes deeper into the parcel beyond where these designations transition into residential properties on adjacent properties.
2. As stated previously, the northern portion of this parcel was rezoned to the C-4 (Highway and Arterial Commercial) zone in March 2019 with corresponding plan amendments. However, the rear boundary of that rezoning aligned with the rear boundary of other office and commercial zones along the southern side of Westland Drive. Staff believes the current commercial zoning on the property is the appropriate point at which to discontinue nonresidential zoning deeper into the parcel. If the rezoning of this parcel were enough to warrant the requested Office zoning, the same could be said of possible future rezonings deeper into the property.

**A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. There has been no change in public policy that would trigger the need for a 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.

**ADDITIONAL CONSIDERATIONS:**

1. One of the location criteria for the Office land use class is to be located on generally level sites. This criteria is not met, as the portion of the property requested for rezoning is partially in the HP (Hillside Protection Overlay) District and has slopes above 15%. Additionally, with the two streams present on the property, there are slopes alongside the streambeds, and these are outside of the HP area.

**PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 GENERALLY:**

1. There are no recent changes in the area that warrant a rezoning to the Office zone. As stated previously, the northern portion of this parcel was rezoned in March 2019 with corresponding plan amendments. However, the rear boundary of that rezoning aligned with the rear boundary of other office and commercial zones along the southern side of Westland Drive. The proposed request expands the boundary of nonresidential zoning and land use classes deeper into the parcel where it's adjacent to residential properties.

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

1. The Office zone is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. The Office zone 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 CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.**

1. The properties to the east along Westland Drive have commercial and office zoning. However, these zones are more limited in depth, following Westland Drive more closely than this property, which has a much greater depth. The portion of the property requested for this rezoning extends nonresidential zoning beyond the boundary created by the adjacent commercial and office zones and encroaches into residential zoning.
2. This property has some environmental constraints, and these are compounded on this portion of the property. These constraints would be evaluated more fully during the development plan process, but below is a summary of the issues.

- a. There are two streams that affect the property (see Exhibit B), one of which crosses the portion of the parcel up for rezoning just south of the pinch point where the C-H-1 zoning meets the A zoning, and the other running alongside the property's eastern boundary. The City's Engineering Department requires a buffer at the stream channel, plus a 30-ft minimum buffer zone from the top of the bank on either side. Typically, building over creeks and/or pipes is not allowed, but that would be addressed at the time of permitting, along with the buffer zone issues. However, should the applicant wish to pursue piping and building over the stream, they would have to get approval by TDEC and the City to do so. This would lead to mitigation of the stream buffer, which requires the Director of the Department of Engineering's approval. If deemed necessary by the State, there could be further additional measures required.
  - i. There are specific design features required by the City's Engineering ordinance when encapsulating a stream and/or piping thru water with which the applicant would be required to comply.
- b. The southern half of the portion of the parcel to be rezoned is in the HP Overlay District. The slope analysis shows that 0.50 acres of the 1-site is in the HP Overlay District. Of that 0.50 acres, the applicant can disturb 0.20 acres.

3. This request is not related to the commercial zoning at the front of the parcel. The applicant has a viable commercial zone at the front of the parcel that is available for use.

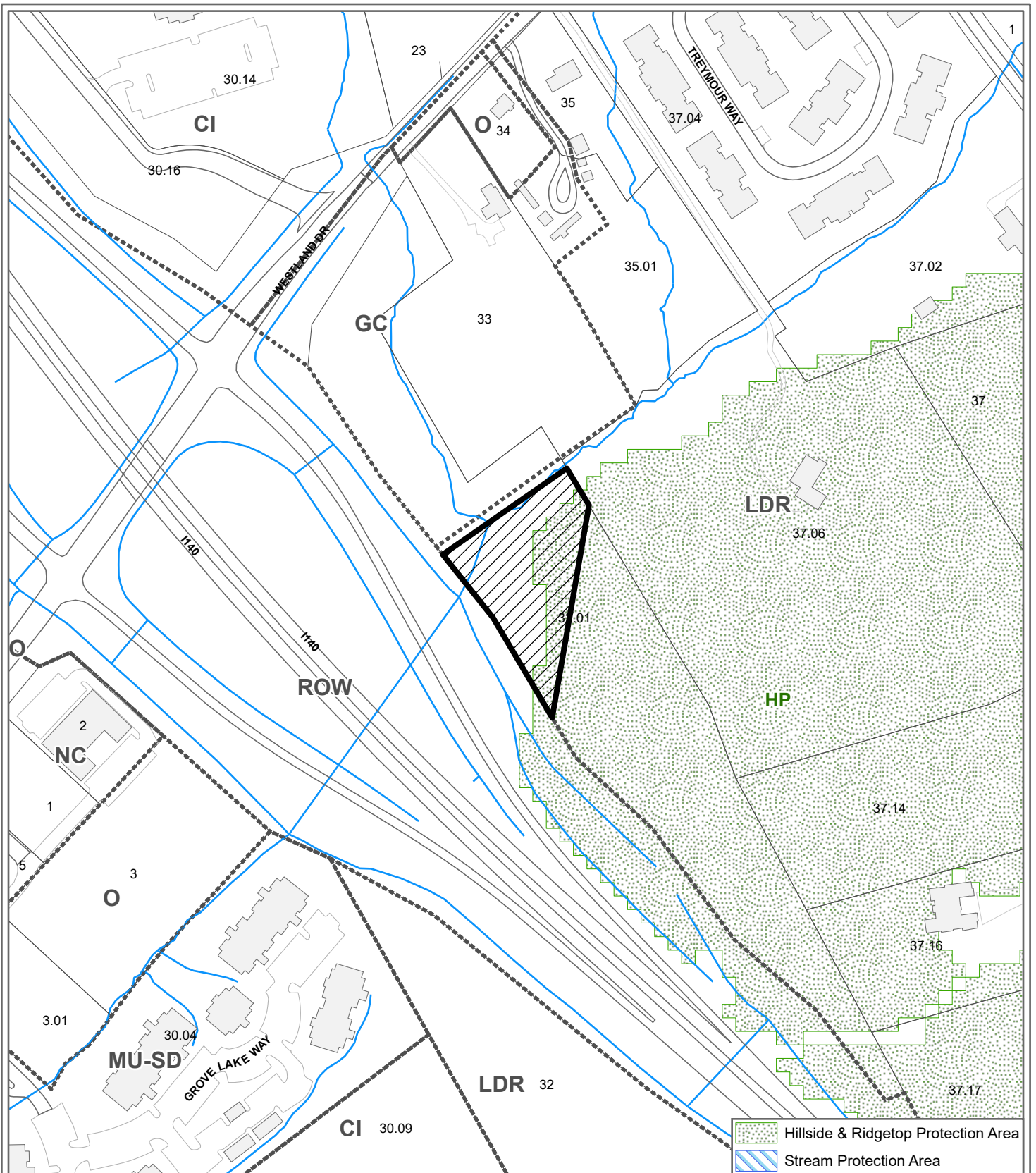
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The requested Office zoning would require a plan amendment to the O (Office) land use class. As stated previously, amending the requested portion of the property to Office extends nonresidential land use deeper into the parcel where it would be adjacent to residential land use.
2. One of the location criteria for the office land use is to be located on generally level sites. This criteria is not met, as the portion of the property requested for rezoning is partially in the HP (Hillside Protection Overlay) District and has slopes above 15%. Additionally, with the two streams present on the property, there are slopes alongside the streambeds, and these are outside of the HP area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/7/2021 and 9/21/2021. 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.



**7-B-21-SP  
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential) / HP (Hillside Protection)

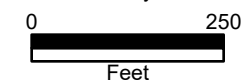
To: O (Office) HP (Hillside Protection)



Petitioner: Preston Smith, Dean

Map No: 144

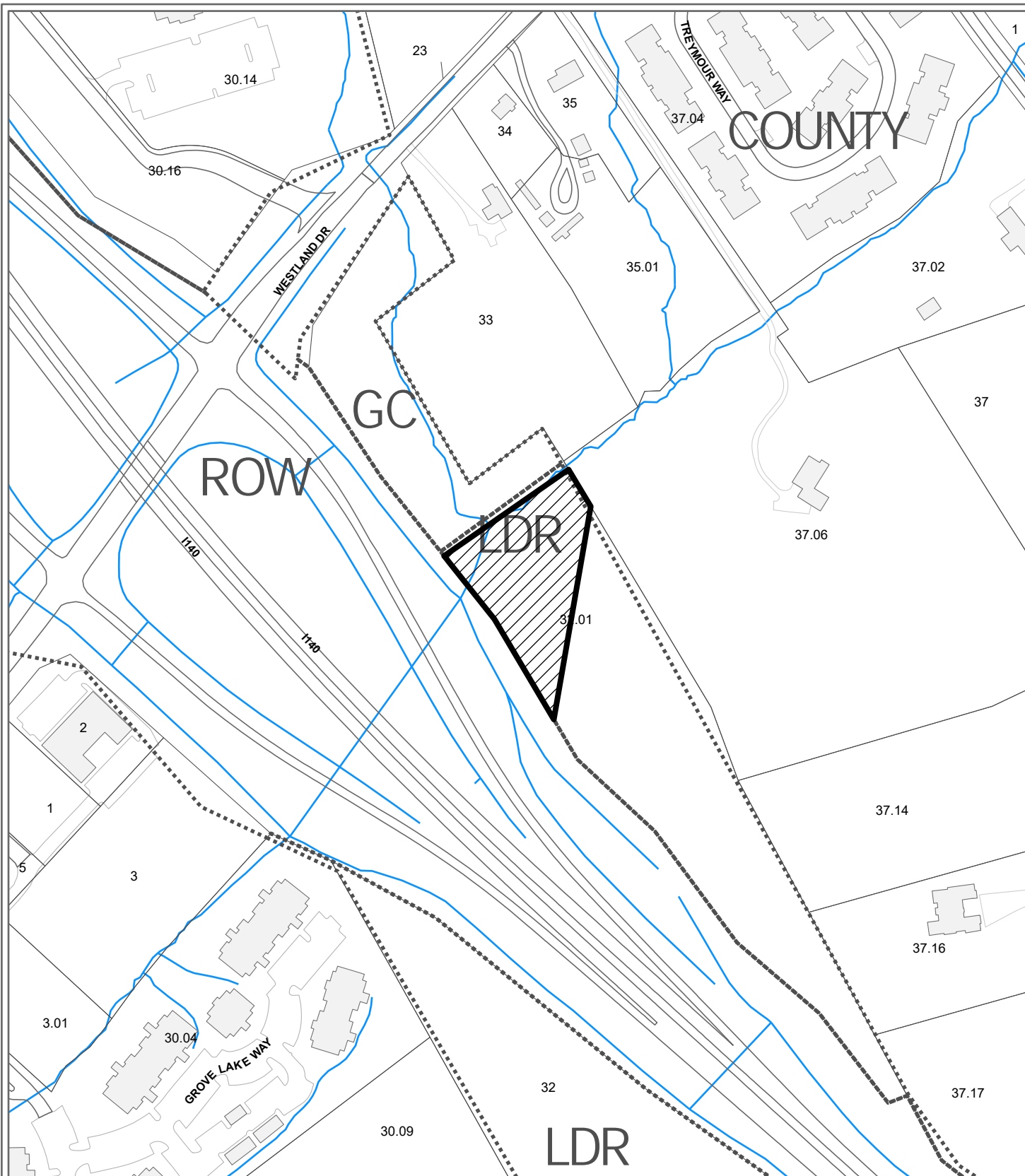
Jurisdiction: City



Original Print Date: 6/8/2021      Revised: 7/19/2021  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902



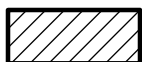




**7-B-21-PA / 7-E-21-RZ  
PLAN AMENDMENT**

From: LDR (Low Density Residential) / HP (Hillside Protection)

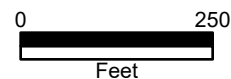
To: O (Office) / HP (Hillside Protection)



Petitioner: Smith, Dean Preston

Map No: 144

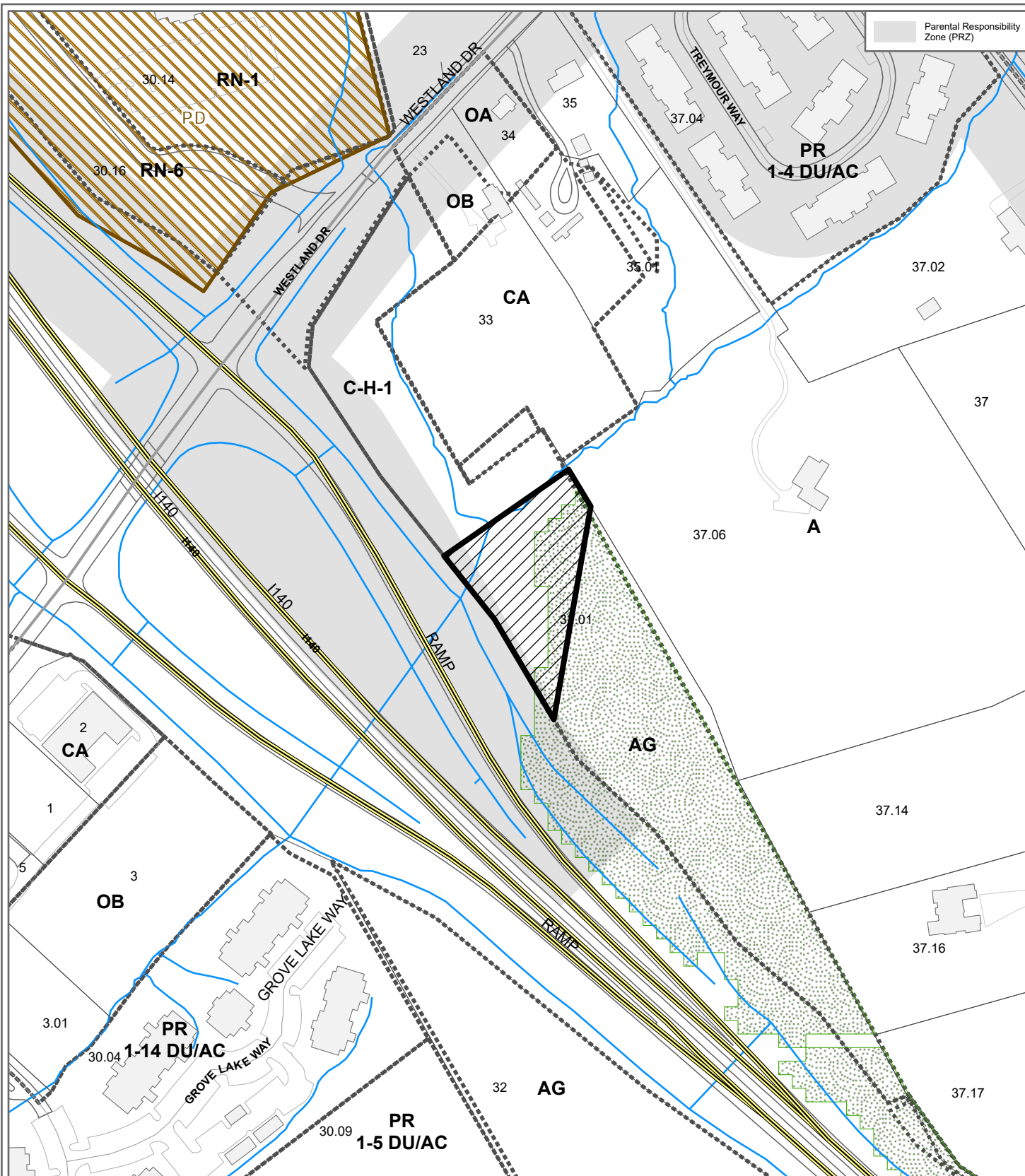
Jurisdiction: City



Original Print Date: 6/8/2021

Revised: 7/19/2021

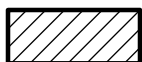
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



### 7-E-21-RZ REZONING

From: AG (Agricultural) / HP (Hillside Protection Overlay)

To: O (Office) / HP (Hillside Protection Overlay)



Original Print Date: 6/8/2021  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised: 7/19/2021

Petitioner: Smith, Dean Preston

Map No: 144

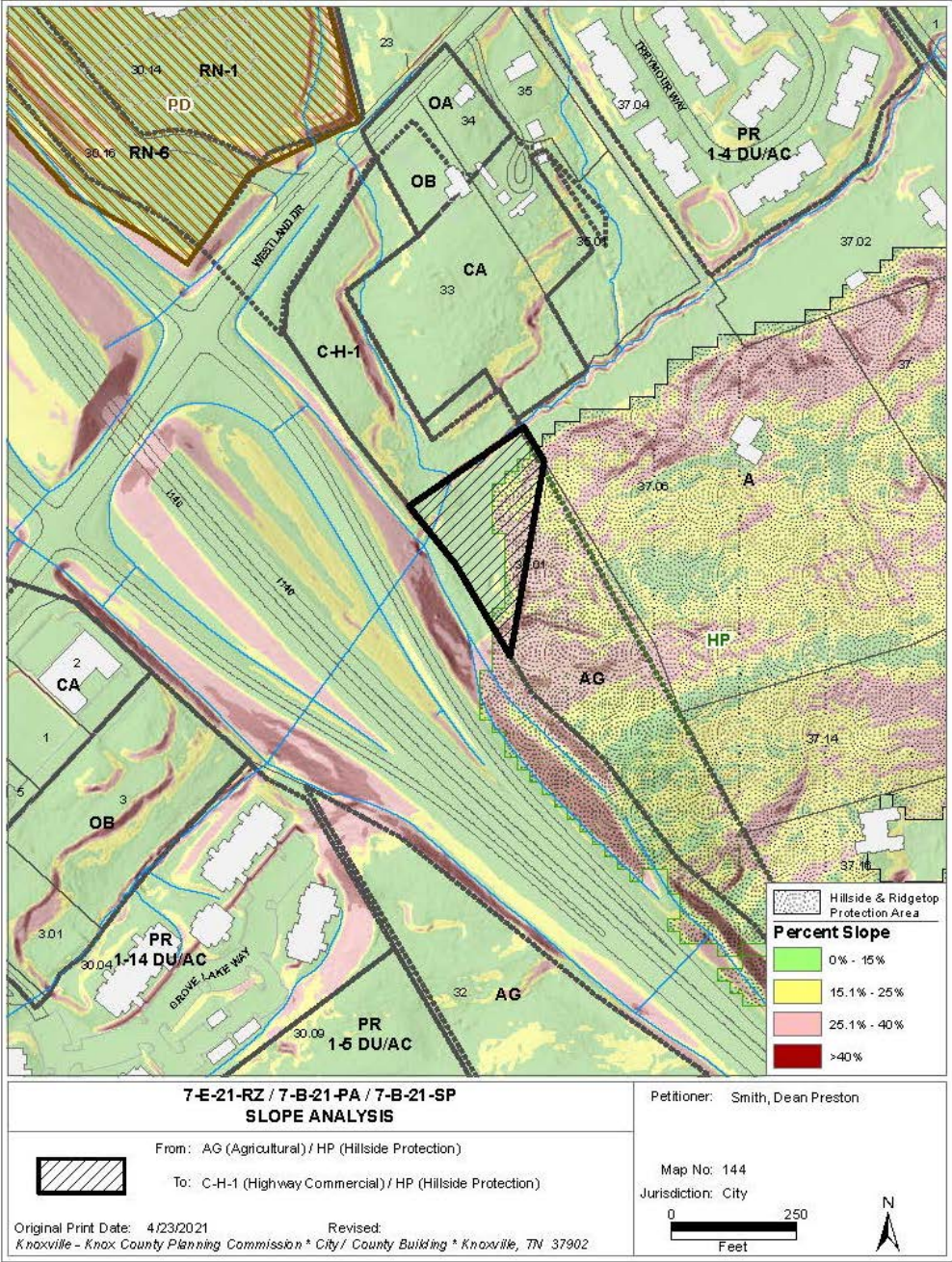
Jurisdiction: City

0 250  
Feet





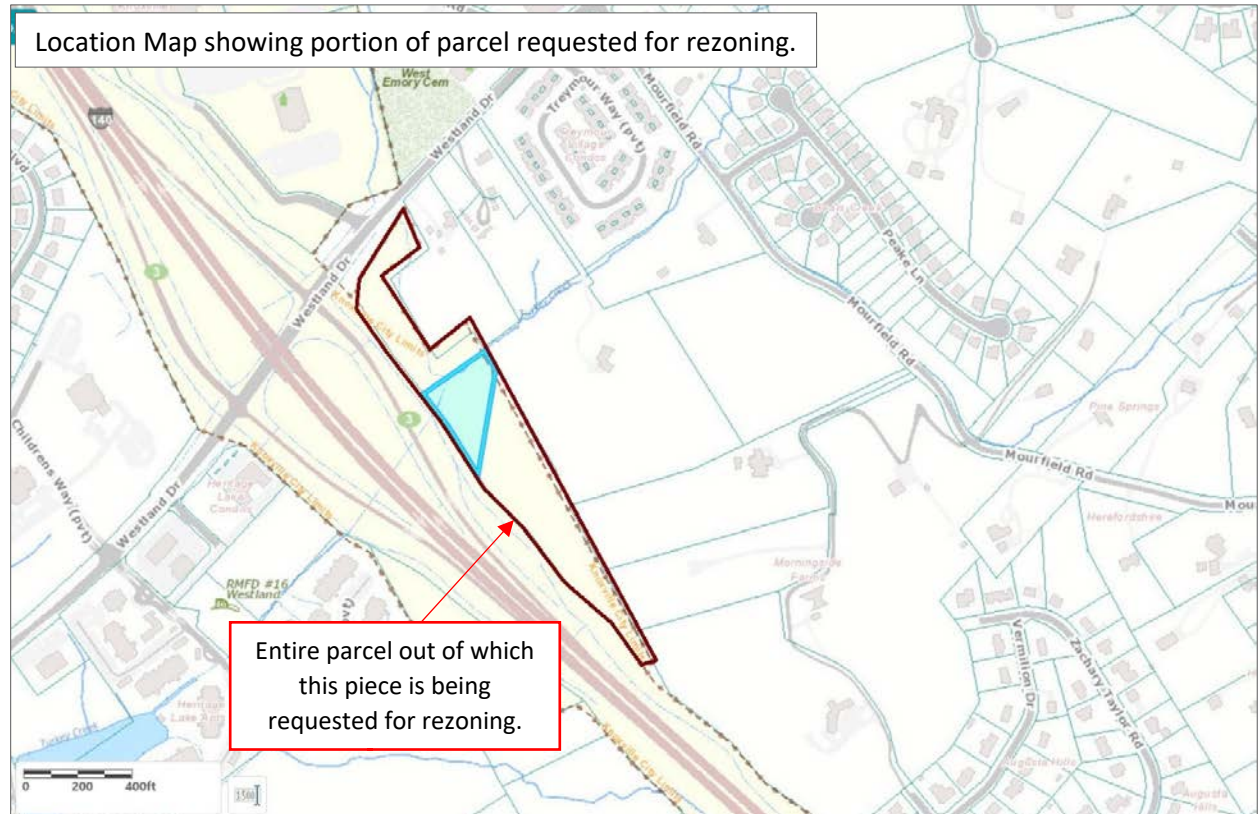
CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	0.86	100%	0.86
0-15% Slope	0.07	100%	0.07
15-25% Slope	0.17	50%	0.09
25-40% Slope	0.23	20%	0.05
Greater than 40% Slope	0.03	10%	0.00
Ridgetops	0		
Subtotal: Sloped Land	0.50	Recommended disturbance budget within Hillside Protection Area (acres)	0.20
Total Acreage	1.36		1.06





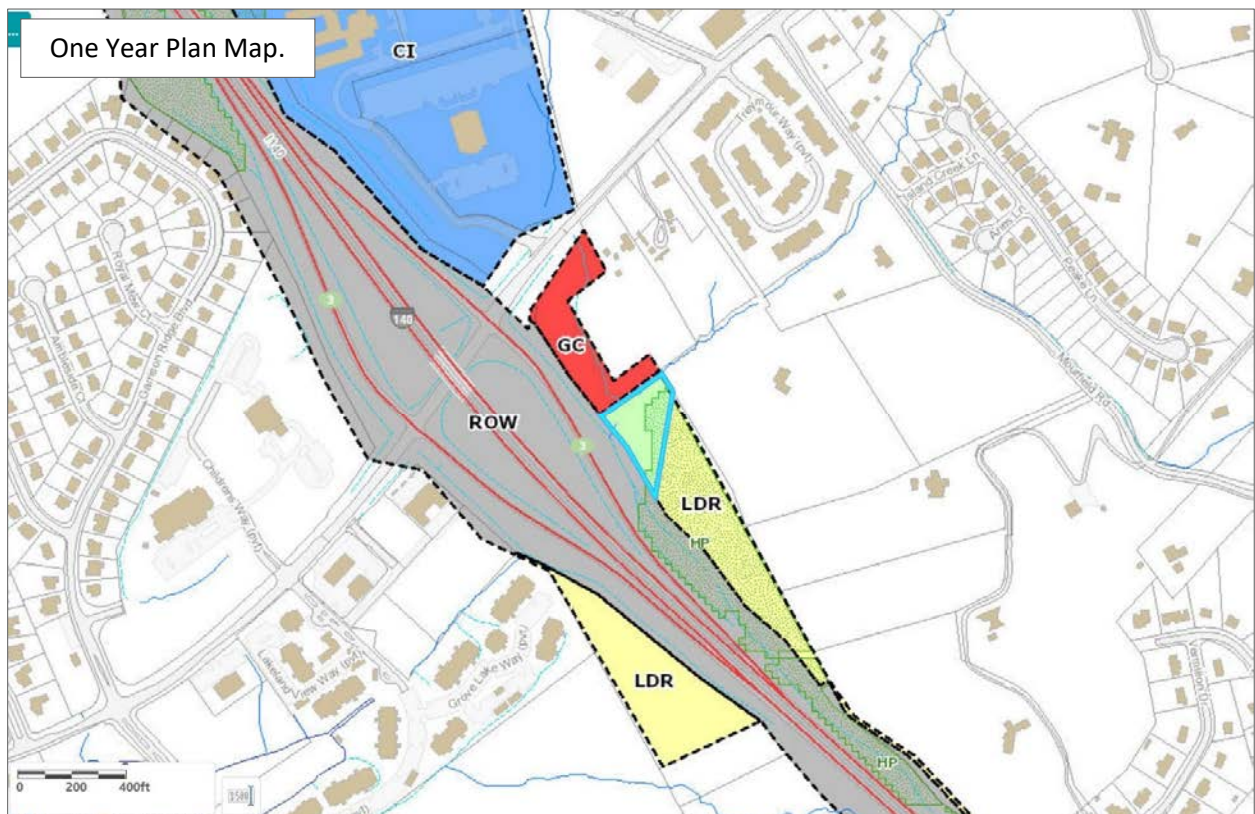
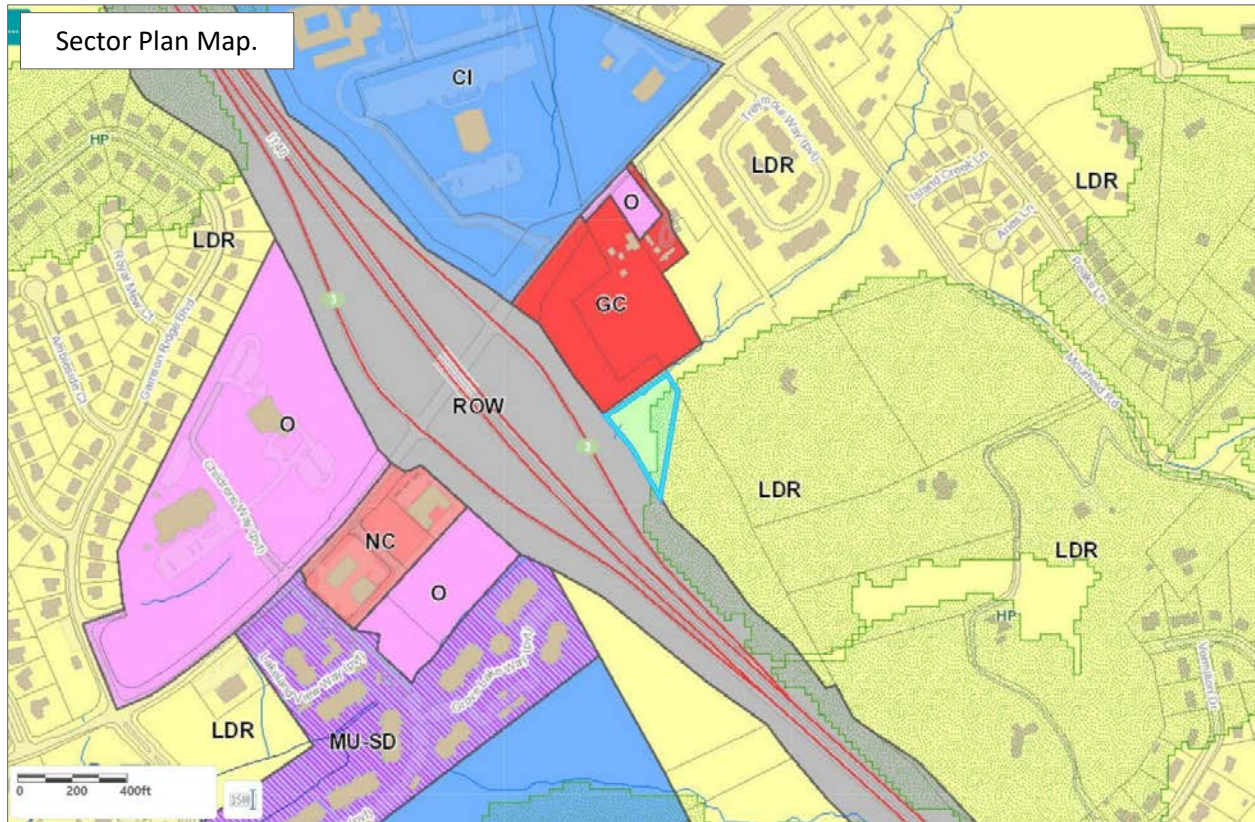
## 7-E-21-RZ/7-B-21-PA/7-B-21-SP

### EXHIBIT A. Contextual Images



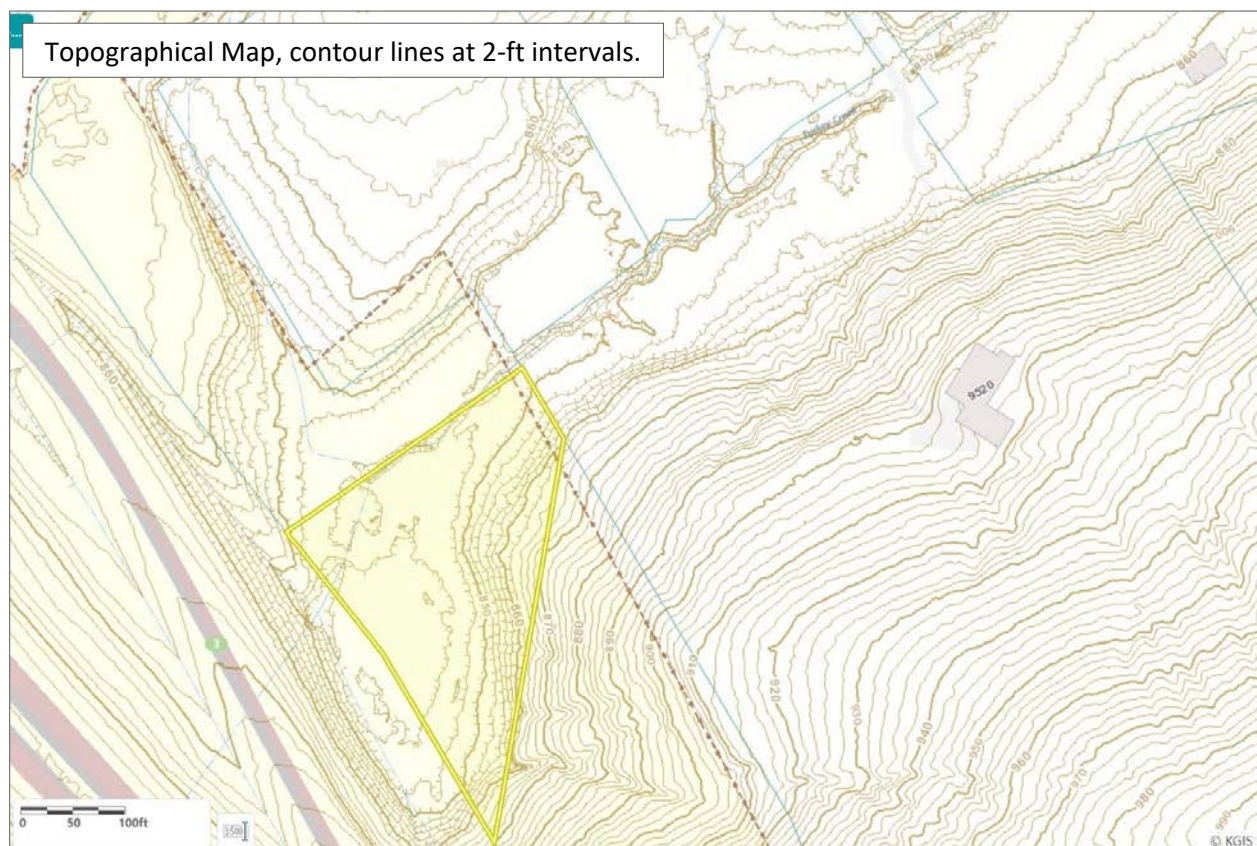
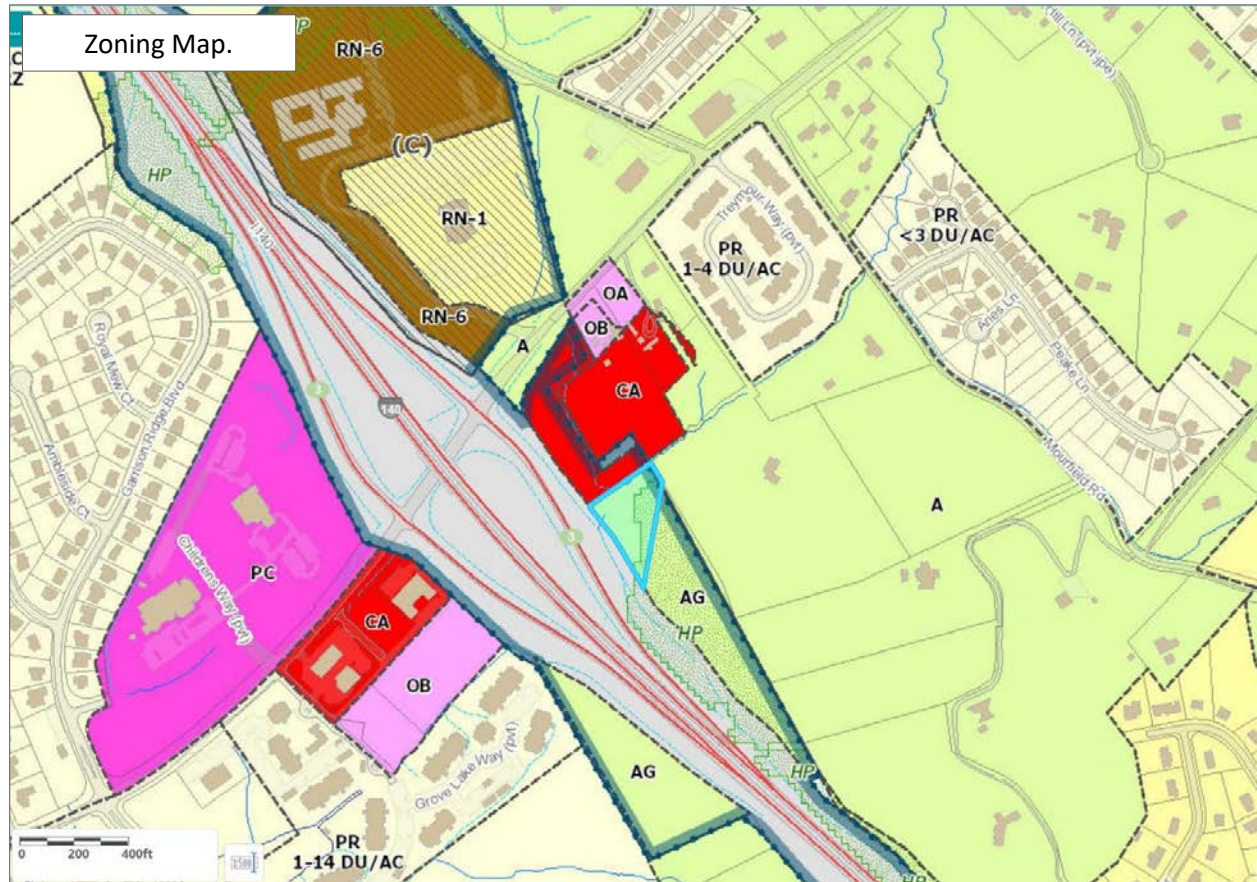


**7-E-21-RZ/7-B-21-PA/7-B-21-SP**  
**EXHIBIT A. Contextual Images**



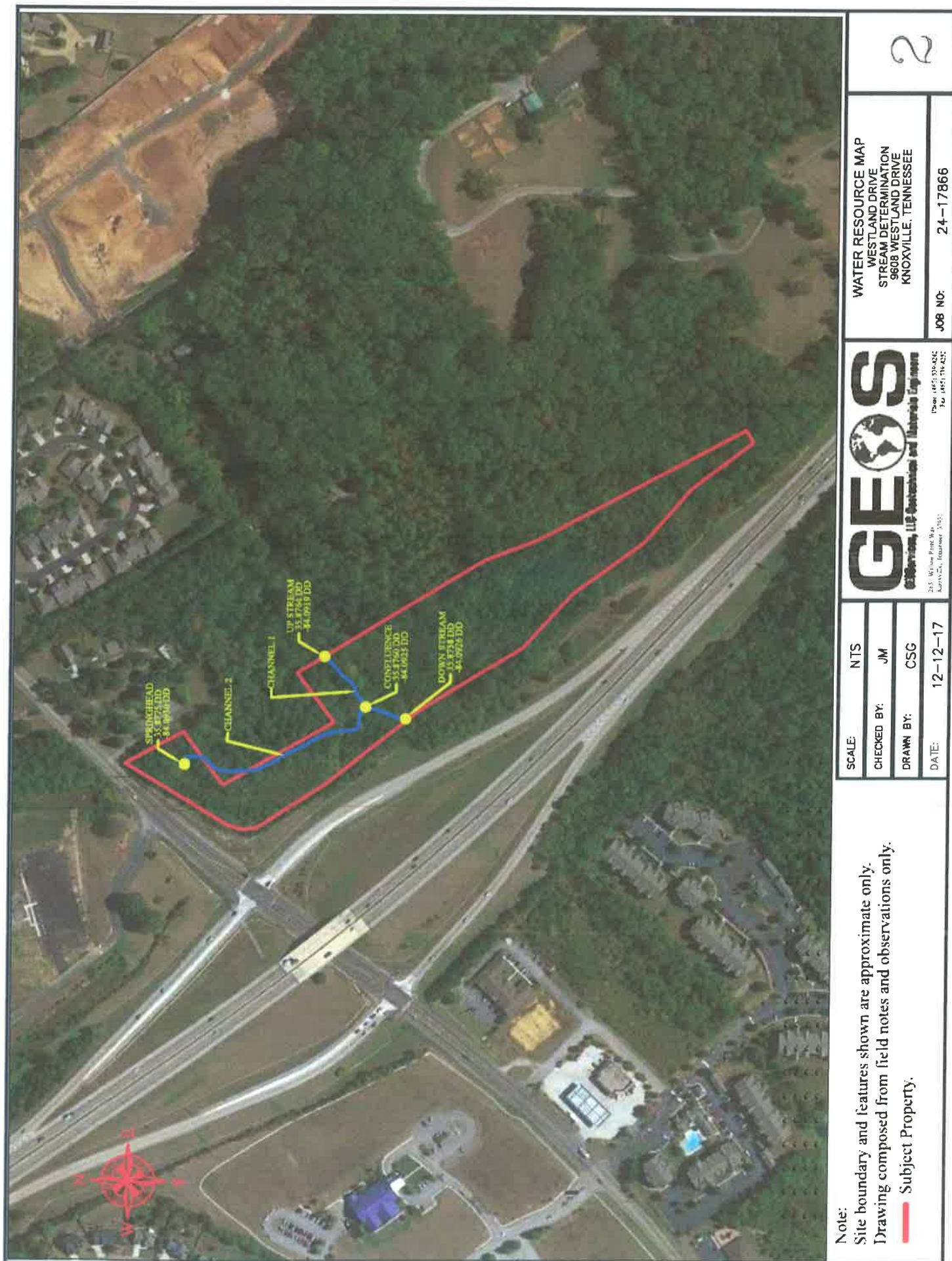


7-E-21-RZ/7-B-21-PA/7-B-21-SP  
EXHIBIT A. Contextual Images





# Exhibit B. TDEC map showing streams on property



Note:

Site boundary and features shown are approximate only.  
 Drawing composed from field notes and observations only.

— Subject Property.

SCALE: NTS

CHECKED BY: JM

DRAWN BY: CSG

DATE: 12-12-17



235 W. Main Street, Suite 100  
 Knoxville, TN 37902  
 Phone: (615) 578-4242  
 Fax: (615) 578-4232

WATER RESOURCE MAP  
 WESTLAND DRIVE  
 STREAM DETERMINATION  
 9808 WESTLAND DRIVE  
 KNOXVILLE, TENNESSEE

JOB NO:

24-17866

2



Michelle Portier <michelle.portier@knoxplanning.org>

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## Postponement of Westland Dr rezoning

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**John Patteson** <johnp@mbicompanies.com>  
To: Michelle Portier <michelle.portier@knoxplanning.org>

Wed, Jul 7, 2021 at 3:25 PM

Michelle,

We would like to revise our application to Office Zone on the small piece and postpone for 30 days. Let me know if you have any questions.

Thanks,  
John

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**From:** Michelle Portier <michelle.portier@knoxplanning.org>  
**Sent:** Wednesday, July 7, 2021 2:53 PM  
**To:** John Patteson <johnp@mbicompanies.com>  
**Subject:** Postponement of Westland Dr rezoning

[Quoted text hidden]





Michelle Portier <michelle.portier@knoxplanning.org>

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## Postponement

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**Preston Smith** <dpsmith@pottymd.com>

Mon, Jul 5, 2021 at 1:41 PM

To: michelle.portier@knoxplanning.org, John Patteson <johnp@mbicompanies.com>, Andy Turner <Drandy7@gmail.com>

Michelle

Dr. Turner and I would like to postpone the rezoning request to next month regarding our property on Westland. Can you please confirm this and also enlighten us on procedures, time table etc if we decide to pursue something lesser like "office" for this small additional parcel.

Thank you

Preston Smith.

Sent from my iPhone



# 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

Dean Preston Smith

Owner

Applicant Name

Affiliation

5-18-21 5/20/21

7-8-21

File Number(s)

Date Filed

Meeting Date (if applicable)

7-E-21-RZ

7-B-21-PA

7-B-21-SP

## 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

John Patteson

MBI Companies

Name

Company

299 N. Weisgarber Road

Knoxville

TN

37919

Address

City

State

ZIP

865-584-0999

johnp@mbicompanies.com

Phone

Email

## CURRENT PROPERTY INFO

LeConte Holdings LLC

7011 Lawford Road

Owner Name (if different)

Owner Address

Owner Phone

9608 Westland Drive Knoxville, TN 37922

144 03201

(part of)

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

south east side of the  
Intersection of Westland Drive and Pellissippi Parkway

1.05 acres

General Location

Tract Size

2  
District

AG / HP

Zoning District

Vacant AgForVac

Existing Land Use

Southwest County

LDR / HP

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

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

Home Occupation (specify) \_\_\_\_\_

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 C-H-1 / HP (O) OFFICE

Proposed Zoning

☒ Plan Amendment Change GE / HP (O) OFFICE

Proposed Plan Designation(s)

Pending Plat File Number

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)  
☐ Use on Review / Special Use (Concept Plan)  
☐ Traffic Impact Study  
☐ COA Checklist (Hillside Protection)

Fee 1		Total
0326	1000.00	
Fee 2		
0526	600.00	
Fee 3		
0516	300.00	\$1900.00

**AUTHORIZATION**

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

Applicant Signature

Dean Preston Smith

Please Print

Date

5/20/21

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

Staff Signature

Sherry Michienzi

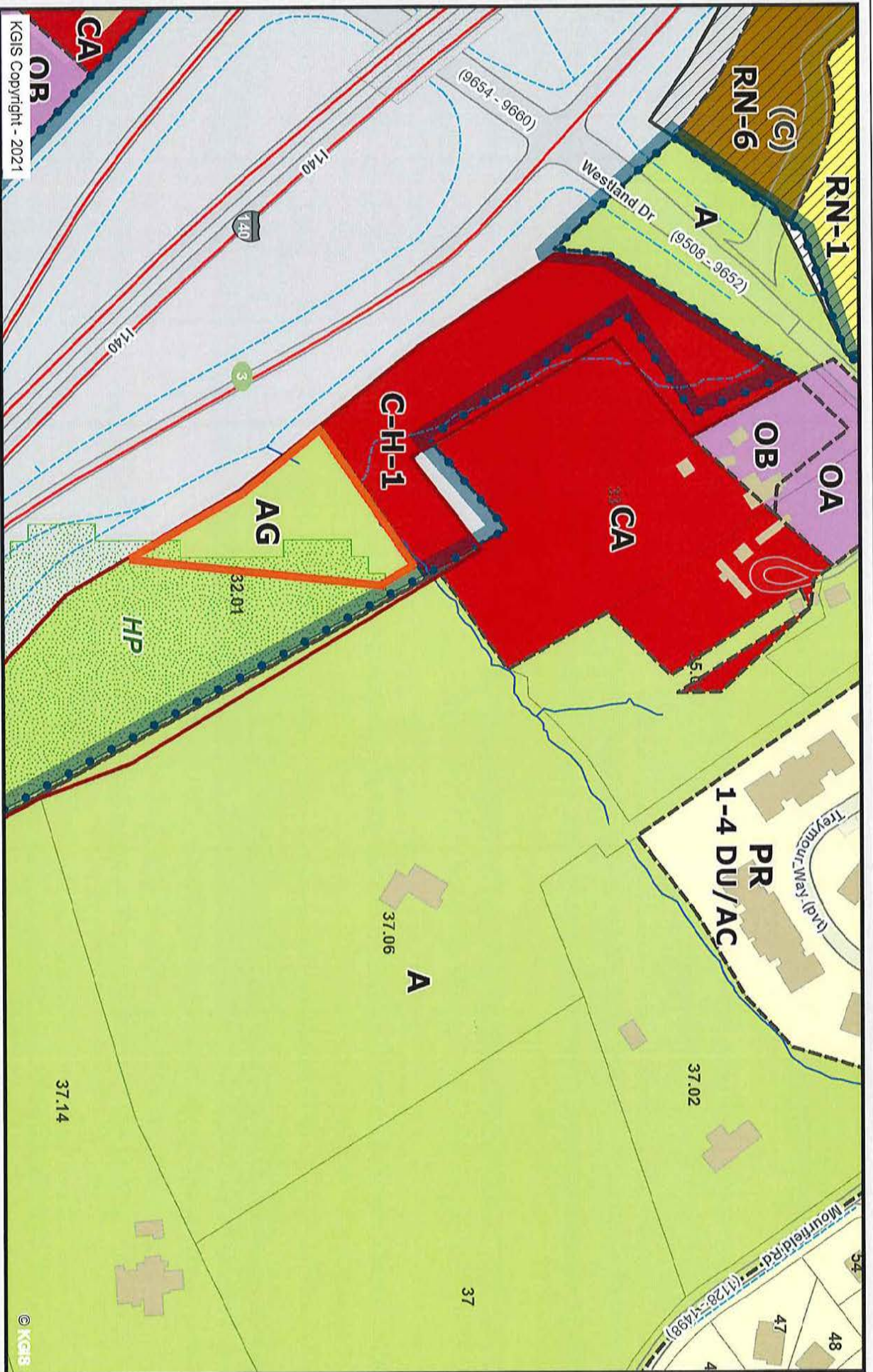
Please Print

5/20/2021

swm 5/21/2021

Date





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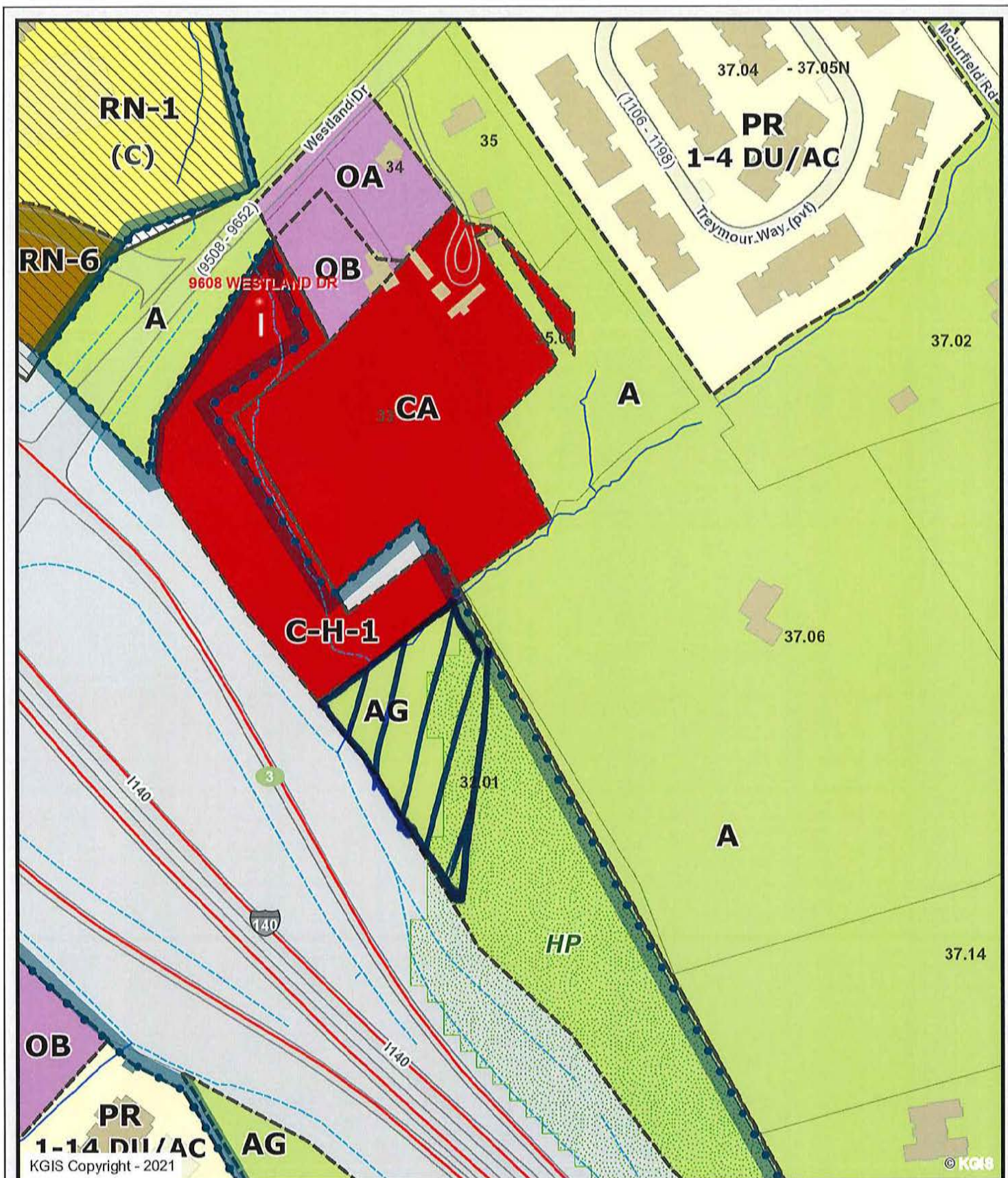
## Rezoning Exhibit

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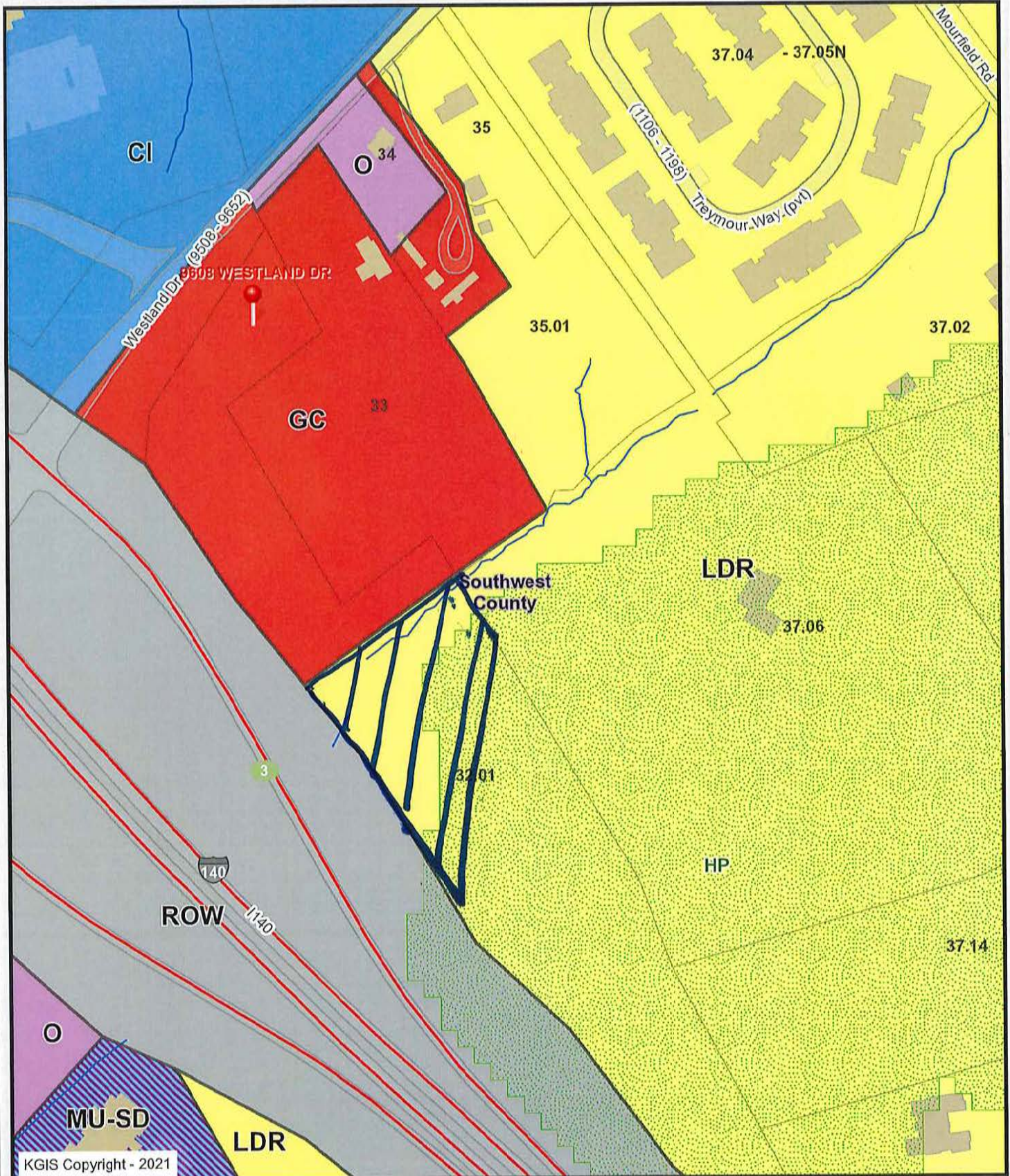






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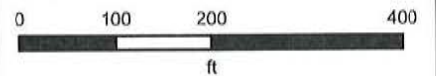
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Sector Plan

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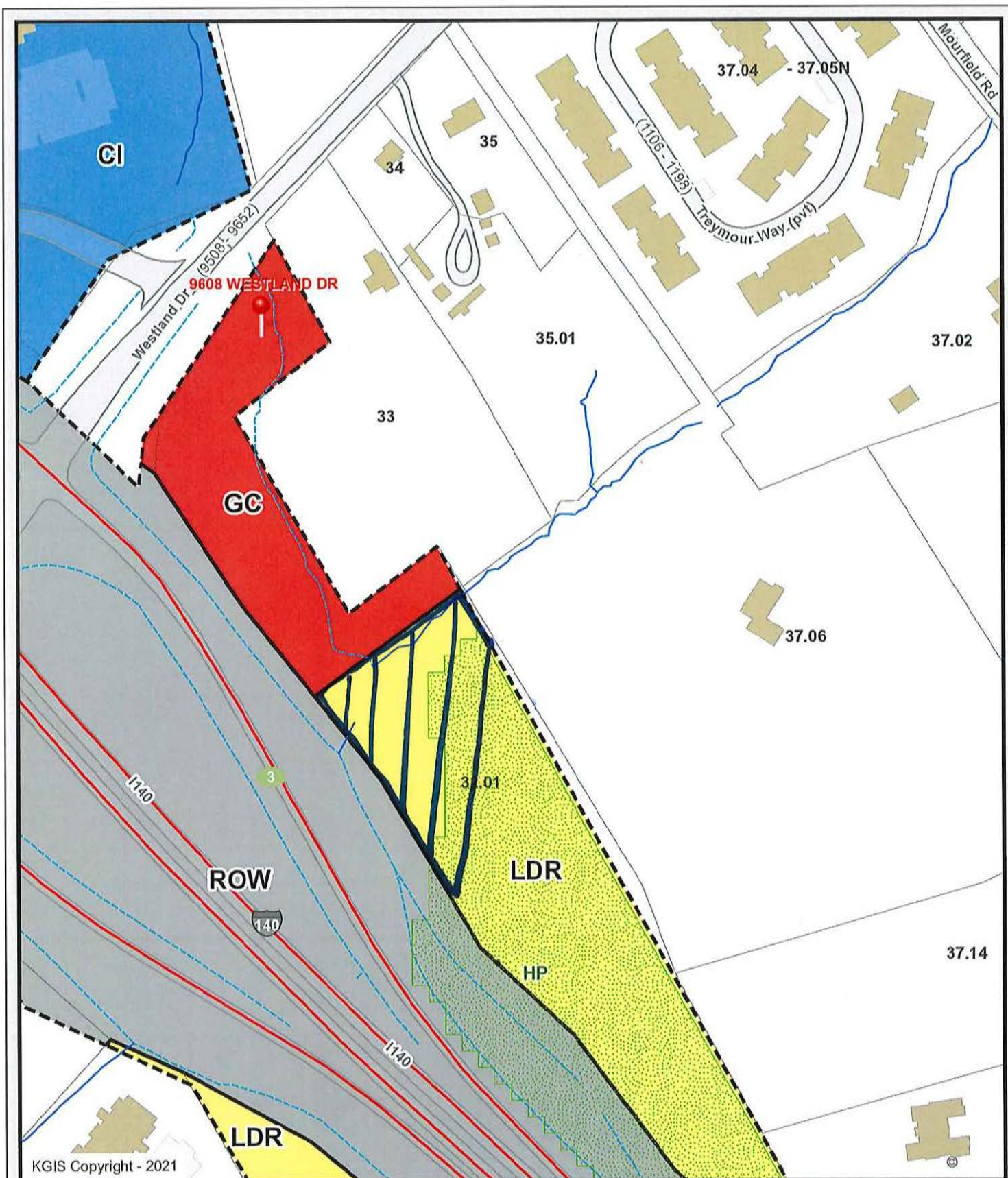


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One Year Plan

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