

USE ON REVIEW REPORT

► **FILE #:** 8-B-21-UR

AGENDA ITEM #: 28

AGENDA DATE: 8/12/2021

► **APPLICANT:** BENJAMIN C. MULLINS O/B/O PASCO, LLC

OWNER(S): Pasco, LLC

TAX ID NUMBER: 118 H A 03502

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1229 Lovell Rd.

► **LOCATION:** West side of Lovell Road, north of its intersection with Blanket Bay Way

► **APPX. SIZE OF TRACT:** 5.03 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Road, a 5-lane minor arterial with a 60-ft pavement width within a 100-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Hickory Creek and Turkey Creek

► **ZONING:** CA (General Business) / TO (Technology Overlay) (k) & A (Agricultural) / TO (Technology Overlay)

► **EXISTING LAND USE:** Auto repair (in CA zone), residence (in A zone)

► **PROPOSED USE:** Indoor storage of vehicles accessory to existing commercial operation

HISTORY OF ZONING: Portion of property rezoned to CA (General Business) / TO (Technology Overlay) (k) by Knox County Commission on April 25, 2016 with the condition that any proposed development shall be subject to Planning Commission approval as a use on review.

SURROUNDING LAND USE AND ZONING:

North: Vacant land, residences, animal hospital -- A (Agricultural) / TO (Technology Overlay) and PC (Planned Commercial) / TO (Technology Overlay)

South: Apartment complex, residence -- PR (Planned Residential) / TO (Technology Overlay) and A (Agricultural) / TO (Technology Overlay)

East: Lovell Rd., vacant land -- OB (Office, Medical & Related Services)

West: Residences -- A (Agricultural) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The properties fronting along this section of Lovell Rd. between Yarnell Rd. and Snyder Rd. are zoned and developed with residential, commercial and office uses, under the CA, PC, A, PR and OB zoning, all within the TO overlay.

STAFF RECOMMENDATION:

► **Approve the request for an indoor storage building with approximately 9,000 sqft of floor area as an accessory use, subject to 5 conditions.**

1. Issuance of a Certificate of Appropriateness for the proposed auto repair facility by the Tennessee Technology Corridor Development Authority (TTCDA) and compliance with any conditions of that certificate (8-A-21-TOB).
2. Installing all landscaping as shown on the landscape plan, within six months of issuance of an occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
3. The indoor storage building must be used as an accessory to a primary use on the parcel and shall only be used for storage. No auto repair is to be done in the storage building or the A (Agricultural) zoned portion of the property, and the storage building cannot be operated as an independent commercial operation or as a self-storage facility. Long term vehicle storage for clients of the auto repair business is permissible as long as the vehicles are also receiving regular maintenance by the business.
4. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the noted conditions, this plan meets the requirements for approval in the CA (General Business) district and the criteria for approval of a use on review.

COMMENTS:

This is a request for a 9,000 sqft indoor storage building in the A (Agricultural) zone, which is permissible as a use permitted on review. The indoor storage building will be an accessory to the auto repair facility located in the CA(k) zone, which was approved by the Planning Commission in 2016 (8-G-16-UR). According to the applicant, "The use will be only for vehicular parking. There will be no maintenance or service of any vehicle stored in the garage and the purpose is to offer protection from third-parties, the elements, and to provide additional visual screening while the vehicles are stored and present on the property." The business owner would also like to offer long term storage of vehicles to clients. The clients would have access to drive the vehicles on an as-needed basis and the auto repair facility will perform regular maintenance. Because of this added service to maintain the vehicles, this use is not considered a self-storage facility. The structure is located within the portion of the parcel zoned A (Agricultural), and Knox County and Planning staff have determined this would be allowed as a use on review in the Agricultural zone.

Access to the building will be via an extension of the existing driveway for the auto repair business and the residential structure located on the site. The building will have a similar barn-like design as the new auto repair building and will be constructed of metal panels above painted split face masonry block on the walls and a standing seam metal roof. The building will not be visible from the street and will be screened with a Type 'A' landscape buffer from the adjoining residential properties to the north (see Sheet C3.0). The HVAC mechanical equipment will be located adjacent to the southwest and northeast corners of the building. They will not be visible from the adjoining residential properties or the right-of-way because of the proposed landscape screening and site topography.

The proposed lighting will only include wall mounted site lighting with motion sensors and will only be on temporarily if the motion sensors are triggered. The proposed light fixtures are full-cutoff and feature "zero uplight" shields which will help reduce the impact on the adjacent residential uses to the north when the lights are temporarily on.

The parcel is 5.03-acre and 4.14 acres is located in the Hillside Protection (HP) area. The slope analysis recommends a maximum disturbance area of 3.8 acres and the proposed disturbance area is 4.15 acres, including the portion of the site that has already been developed. The areas with significant slope (over 25%) are mostly contained in front of the existing residence on the northeast side of the site and to the rear of the site in the northwest corner behind the proposed building. These areas are not proposed for disturbance, and the remainder of the site has slopes less than 15%.

The property is in the TO (Technology Overlay) zone and must obtain a certificate of appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA). The proposal must meet the TTCDA Design Guidelines or obtain waivers from the TTCDA board for the guidelines that are not met. The applicant is requesting several waivers and if any of them are not approved as requested, the development plan may need to be revised. The TTCDA application is scheduled for review on August 9, 2021 (8-A-21-TOB).

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The Northwest County Sector Plan recommends LDR (Low Density Residential) uses for this site. The A (Agricultural) zone is allowed in the LDR land use classification and the proposed indoor storage use is a use permitted on review in the A zone.

B. When the portion of the property zoned CA(k) (General Business) was approved in April 2016, there was an associated sector plan amendment (3-D-16-SP) for that portion of the property that changed the sector plan from LDR (Low Density Residential) to C (Commercial). The current sector plan designation for the entire site is LDR, however, it appears the C designation was inadvertently changed to LDR instead of the equivalent GC (General Commercial) designation when the comprehensive update to the Northwest County Sector Plan was adopted a few months later in August 2016. Planning staff is reviewing this discrepancy to determine if the sector plan can be administratively corrected so the portion of the property zoned CA(k) will have the GC (General Commercial) designation. This administrative review does not impact this request for indoor storage because the LDR sector plan designation on the A (Agricultural) zoned portion of the property is correct and will not change.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The A (Agricultural) zone is intended to provide a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

B. The proposed indoor storage use is allowed in the A zone as a use permitted on review. The storage building is considered an accessory to the auto repair business and cannot be used as an independent commercial operation.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The one-story building has a larger footprint than other types of large agricultural accessory structures, such as barns, but the height is less than a typical two-story barn.

B. Since the building is considered an accessory structure, it does not need to meet the 35-ft rear setback for primary structures. The required rear setback is 8-ft and the proposed rear setback is 20-ft.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. A dense Type 'A' landscape screen will be installed along the north property line which will help buffer the building from the adjacent residential uses.

B. The structure is to be used for indoor storage only and other commercial operations are not to take place inside the storage building, such as the repair of vehicles.

C. The site lighting will only be on at night temporarily when a motion sensor is triggered and the lights will automatically turn off after a short period of time.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development will have direct access to Lovell Road which is a minor arterial street.

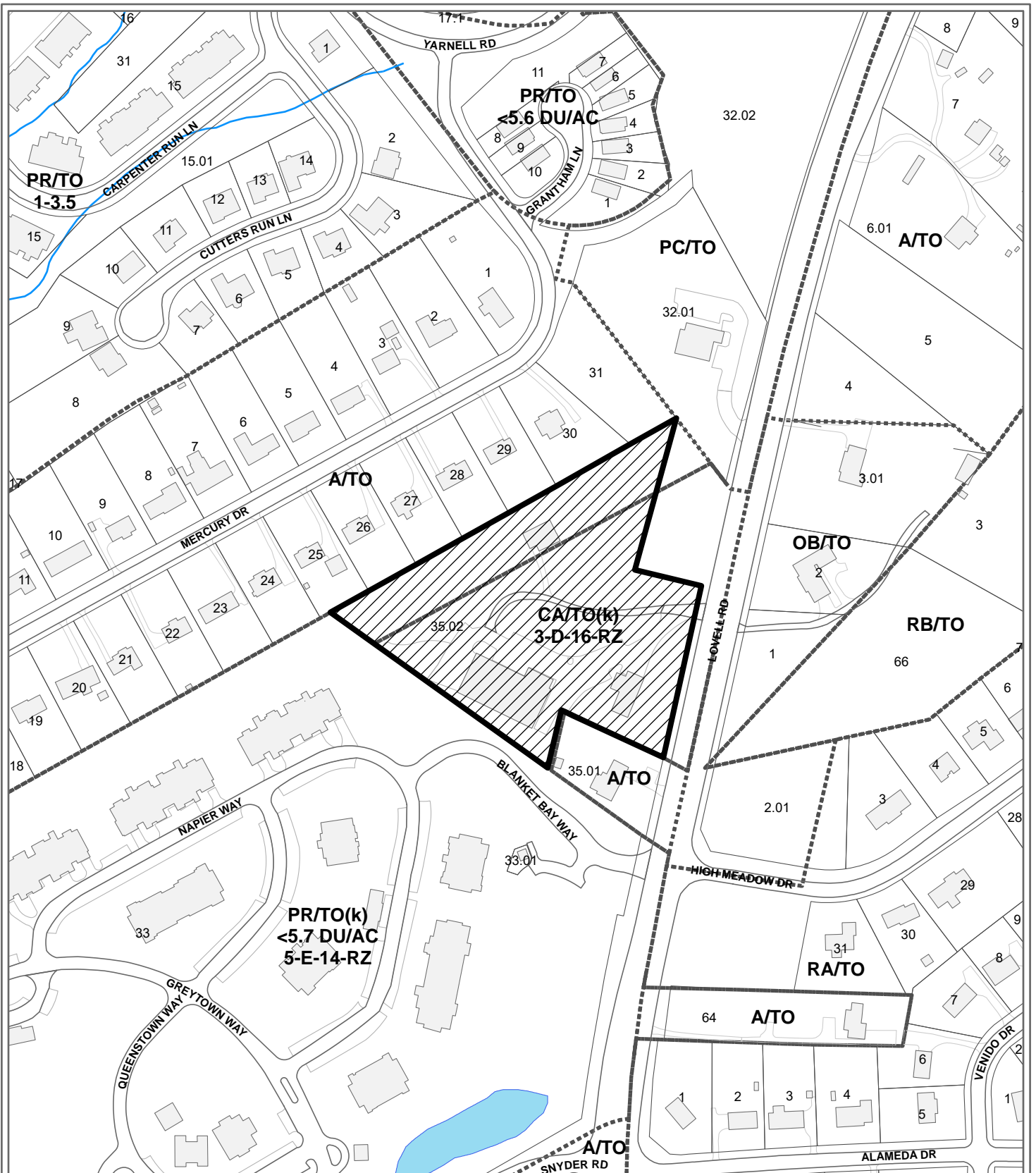
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed indoor storage use.

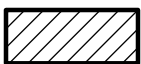
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**8-B-21-UR
USE ON REVIEW**



Indoor storage of vehicles accessory to existing commercial operation in
CA (General Business) / TO (Technology Overlay) (k) & A (Agricultural) / TO
(Technology Overlay)

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

Revised:

Petitioner: Mullins O/B/O Pasco, LLC,
Benjamin C.

Map No: 118
Jurisdiction: County

0 250
Feet



21117 European Auto Garage
1229 Lovell Road

Ground Area Coverage, GAC
Existing 14,985 sf + Proposed 10,000 sf (Building and Canopy) = 24,985 sf
Allowable Hillside and Ridgeline Protection Area (HP)
(5,000 sf/2 Acres) x 5.03 Acres = 12,575 sf

Floor Area Ratio, FAR
Existing 14,985 sf + Proposed 9,000 sf (Building) = 23,985 sf
23,985 sf / 126,324 sf = 19.99% FAR

Allowable Hillside and Ridgeline Protection Area (HP)
Allowable 2.9 Acres per attached document Staff Comments Memorandum 8-A-21-TOB
July 15, 2021

Disturbed Area: Original 3.4 Acres + Proposed 0.75 Acres = 4.15 Acres

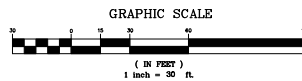
Impervious Area Coverage, IAR
Existing 43,011 sf + Proposed 16,080 sf = 59,091 sf
Allowable Hillside and Ridgeline Protection Area (HP) shall not exceed 50% IAP
63,091 sf/219,107 sf = 29% IAP

Existing Ground Area, Floor Area and Impervious Area taken
from Land Development Solutions Cover Sheet and C101 Site Layout Plan,
August 23, 2016

Lot Area 5.03 Acres taken from Hinds Surveying
Land Development Sheet C201 Site Survey
June 27, 2016

GREYSTONE POINTE LLC
201412030030561

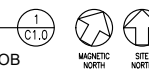
BASE PLAN:
LAND DEVELOPMENT SOLUTIONS
315 SHADOWN RD
SUITE K
KNOXVILLE, TENNESSEE 37922
(866) 671-2281



LAYOUT & CIRCULATION PLAN

SCALE: 1" = 30'-0"

TTDCA FILE NUMBER 8-A-21-TOB
USE ON REVIEW 8-B-21-UR



8-B-21-UR
Revised: 7/30/2021

MARK V GRAHAM
ENGINEERING CONSULTANTS, LLC

PO BOX 68171
KNOXVILLE, TN 37960
PHONE: 865 519-9316
MarkV.Graham@gmail.com

REVISIONS	
NO.	DATE
1	7/28/21
2	7/28/21
3	7/28/21
4	7/30/21



CONCEPT PLAN
NEW STORAGE BUILDING
EUROPEAN AUTO GARAGE
1229 LOVELL ROAD
KNOXVILLE, TENNESSEE

LAYOUT & CIRCULATION PLAN

DATE: 06/25/21

C1.0

SHEET 1 OF 3

PROJ. NO. 21117

HVAC LANDSCAPE SCREEN BLOWUP

SCALE: N.T.S.

PLANTINGS

EVERGREEN TREES

3 EACH OF THE FOLLOWING SPECIES, MINIMUM

EASTERN RED CEDAR
LEYLAND CYPRESS
WHITE PINE
SHORTLEAF PINE
SOUTHERN MAGNOLIA

JUNIPERUS VIRGINIANA
CUPRESSUS LEYLANDII
PINUS STROBUS
PINUS ECHINATE
MAGNOLIA GRANDIFLORA

EVERGREEN TREES MUST HAVE A MINIMUM HEIGHT OF SIX FEET (6' FT).

DECIDUOUS SHADE TREES

3 EACH OF THE FOLLOWING SPECIES, MINIMUM

RED MAPLE
WHITE OAK
TULIP POPLAR

ACER RUBRUM
QUERCUS ALBA
LIRIODENDRON TULIPIFERA

SHADE TREES MUST HAVE A MINIMUM TWO-INCH (2.0") CALIPER.

EVERGREEN SHRUBS

3 EACH OF THE FOLLOWING SPECIES, MINIMUM

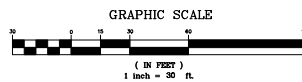
BOXWOOD
RHODODENDRON

BUXUS MICROPHYLLA
RHODODENDRON MAXIMUM

ONE EVERGREEN SHRUB PER EVERY THREE LINEAR FEET, (3 L.F.), APPROXIMATELY 240 PLANTS.

EVERGREEN SHRUBS MUST HAVE A MINIMUM HEIGHT OF EIGHTEEN INCHES (18") ON 4.5' MIN HEIGHT BERM.

BASE PLAN:
LAND DEVELOPMENT SOLUTIONS
315 SIMONS RD
SUITE K
KNOXVILLE, TENNESSEE 37922
(866) 671-2281



BUFFER YARD PLAN

SCALE: 1" = 30'-0"

TTDCA FILE NUMBER 8-A-21-TOB
USE ON REVIEW 8-B-21-UR



DATE: 06/25/21

C3.0

SHEET 3 OF 3

PROJ. NO. 21117

CONCEPT PLAN
NEW STORAGE BUILDING
EUROPEAN AUTO GARAGE
1229 LOVELL ROAD
KNOXVILLE, TENNESSEE

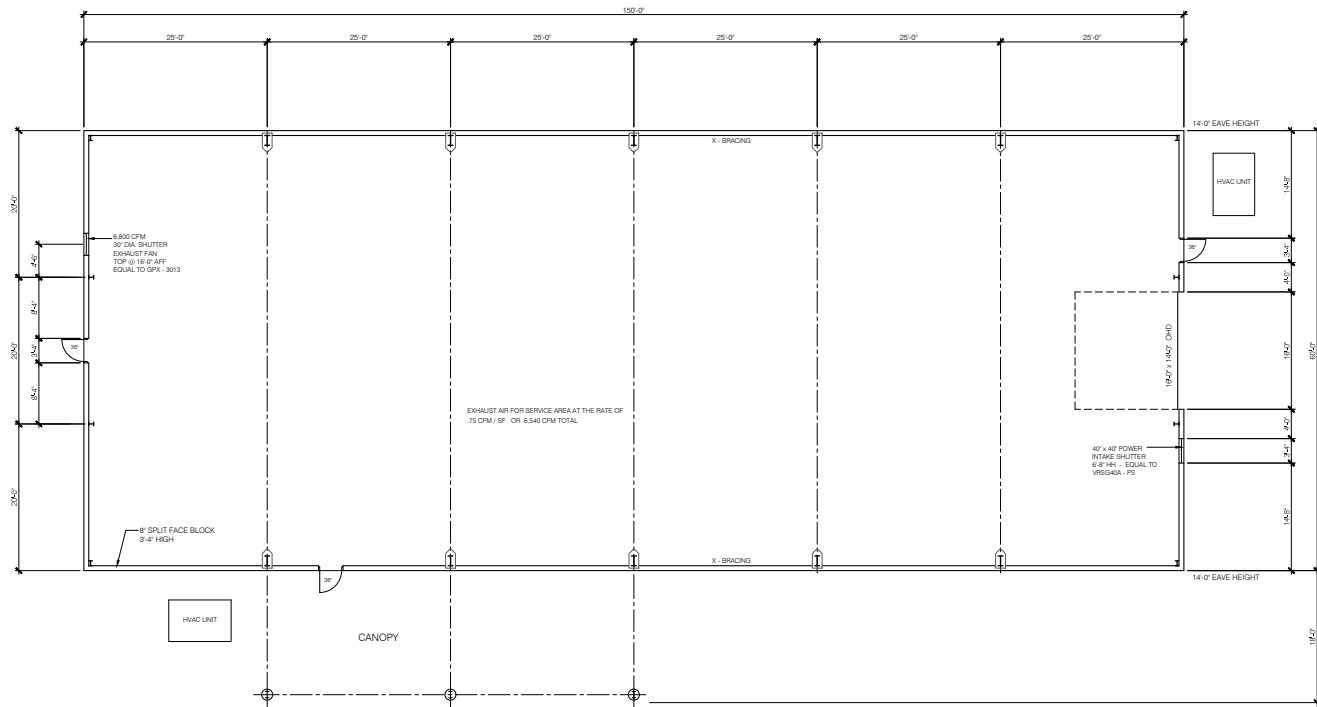
BUFFER YARD PLAN



NO.	DESCRIPTION	DATE
1	TTDCA COMMENTS	7/28/21
2	USE ON REVIEW COMMENTS	7/28/21
3	TTDCA COMMENTS	7/28/21
4	TTDCA COMMENTS	7/30/21

MARK V GRAHAM
ENGINEERING CONSULTANTS, LLC

PO BOX 68171
KNOXVILLE, TN 37960
PHONE: 866.519.2010
MarkV.Graham@gmail.com



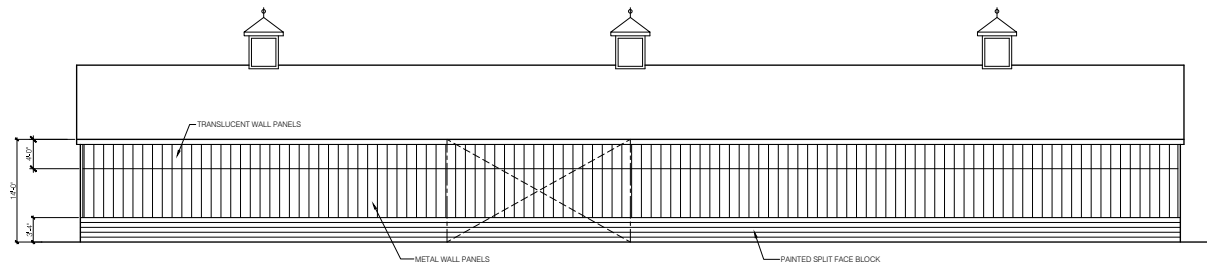
APPLICABLE CODES:	
BUILDING CODE:	2018 IRC
PLUMBING CODE:	2018 IPC
MECHANICAL CODE:	2018 IMC
GAS CODE:	2018 ICC
ENERGY CODE:	2018 EEC
FIRE CODE:	2018 FC
NATIONAL ELECTRIC CODE:	2011 EDITION
LIFE SAFETY CODE:	NFPA 101 - 2012 ED (CH 38)
HANDICAP CODE:	2009 ANSI - 117
PROJECT INFORMATION:	
TYPE OF CONSTRUCTION:	II B
FULLY SPRINKLED:	YES
OCCUPANCY TYPE:	S-1
BUILDING AREA:	9,000 S.F.

FLOOR PLAN **9,000 S.F.**
1/8" = 1'-0"

8-B-21-UR
7/27/2021

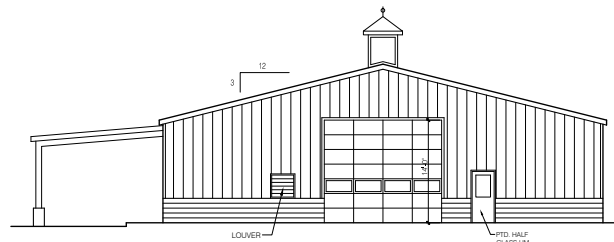
TD architect
TIMOTHY TODD DUNNIVANT
158 BUTTERNUT DRIVE
P.O. BOX 44
NORRIS, TENNESSEE 37828
(615) 556-6778

BUILDING FLOOR PLAN	
A NEW STORAGE BUILDING FOR: EUROPEAN AUTO GARAGE LOVELL ROAD KNOXVILLE, TENNESSEE	
SHEET TITLE	PROJECT TITLE
DATE:	6-24-21
REVISION:	7-27-21
DRAWING NUMBER	
A-1	



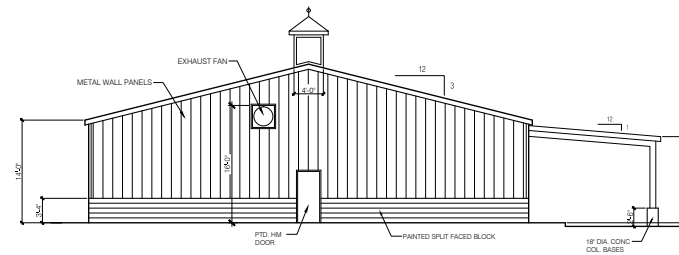
RIGHT SIDE ELEVATION

1/8" = 1'-0"



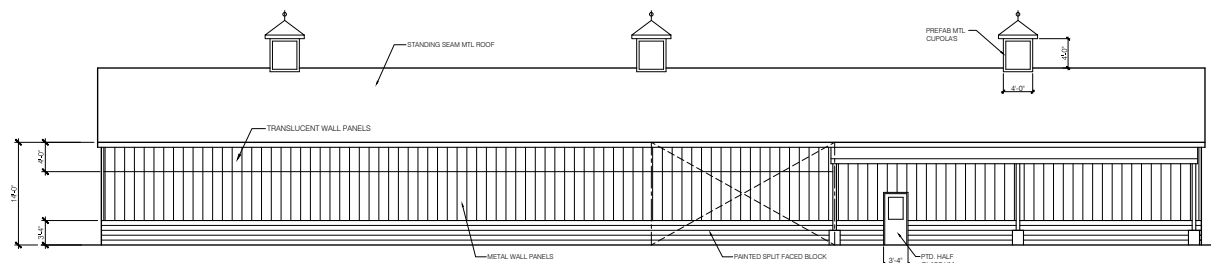
FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



LEFT SIDE ELEVATION

1/8" = 1'-0"

EXTERIOR BUILDING COLORS	
20ga METAL WALL PANELS	CRIMSON RED
METAL CUPOLAS	CRIMSON RED
24ga STANDING SEAM ROOF	GALVALUME
METAL TRIM, RAKE, & CORNERS	POLAR WHITE
SPLIT FACE BLOCK	SPALDING GRAY BRDTH



TD architect
TIMOTHY TODD DUNNIVANT
158 BUTTERNUT DRIVE
P.O. BOX 44
NORRIS, TENNESSEE 37868
(865) 556-6778

BUILDING ELEVATIONS
A NEW STORAGE BUILDING FOR:
EUROPEAN AUTO GARAGE
LOVELL ROAD
KNOXVILLE, TENNESSEE

SHEET TITLE PROJECT TITLE

DATE: 6-24-21

REVISION:

DRAWING NUMBER

A-2

8-B-21-UR
6/28/2021

Ultra Compact LED Wallpack – Zero Uplight



The compact LED LNC is designed for perimeter illumination, available in 3 lumen packages replacing up to 100w HID for safety, security and general illumination applications. This compact fixture is neighbor friendly with zero uplight. Typical mounting height up to 12 feet with 40ft fixture spacing (without acrylic diffuser) and 30ft spacing with acrylic diffuser installed. Photocontrol option is available.

Consortium (DLC) qualifications, consult DLC website for more details:

<http://www.designlights.org/QPL>

- Listed to UL1598 for use in wet locations
- Long-life (60,000hr L96 rated)
- Quick mount adapter and designed for both recessed box or surface conduit wiring



*3000K and warmer CCTs only

- IES Progress Award Winner - 2012
- 4K and 5K models meet DesignLights

STOCK

ORDERING INFORMATION

Catalog Number	System Watts	Delivered Lumens	Voltage	CCT	# Drivers/Current	Mounting Height	Weight lbs. (kg)	PKG. CODE
LNC-5LU-4K	12.8w	1077	120-277V	4000K	1@700mA	up to 10 ft.	4.0 (1.8)	FCC
LNC-5LU-5K	12.8w	1146	120-277V	5000K	1@700mA	up to 10 ft.	4.0 (1.8)	FCC
LNC-7LU-4K-3-1	16.4w	1539	120-277V	4000K	1@700mA	up to 11 ft.	4.0 (1.8)	FCC
LNC-7LU-5K-3-1	16.4w	1557	120-277V	5000K	1@700mA	up to 11 ft.	4.0 (1.8)	FCC
LNC-9LU-4K-3-1	20.6w	1989	120-277V	4000K	1@700mA	up to 12 ft.	4.0 (1.8)	FCC
LNC-9LU-5K-3-1	20.6w	2095	120-277V	5000K	1@700mA	10-12 ft.	4.0 (1.8)	FCC



10-Day Quick-Ship Ordering Guide

Order Limit Per Luminaire Selection: 15 (Contact factory for larger quantities) – BC Pkg Code

<div>LNC</div>	-	<div></div>	-	<div></div>	-	<div></div>	-	<div></div>
SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE		CCT	IES DISTRIBUTION	FINISH		OPTIONS	
LNC	LNC	7LU 7 LEDs, Universal voltage 120-277V	4K 4000K nominal	3 Type III	1 Bronze	PCU Button photocontrol, 120-277V		
	Zero uplight	9LU 9 LEDs, Universal voltage 120-277V	5K 5000K nominal	4 Type IV	2 Black			
					3 Gray			
					4 White			
					5 Platinum			

MADE-TO-ORDER

ORDERING INFORMATION – (BC PKG CODE)

<div>LNC</div>		-	<div></div>	-	<div></div>	-	<div></div>	-	<div></div>	
SERIES		NUMBER OF LEDS/SOURCE/VOLTAGE		CCT	IES DISTRIBUTION		FINISH	OPTIONS		
LNC	LNC Zero uplight	7LU	7 LEDs, Universal voltage 120-277V	3K	3000K nominal, 80 CRI	3	Type III	1	Bronze	
		9LU	9 LEDs, Universal voltage 120-277V	4K	4000K nominal	4	Type IV	2	Black	
				5K	5000K nominal			3	Gray	
				AM ¹	Amber (590 μm available for "Turtle Friendly"/observatory applications); Consult factory			4	White	
								5	Platinum	
									PCU	Button photocontrol, 120-277V

1

Amber LEDs are 035mA drive current

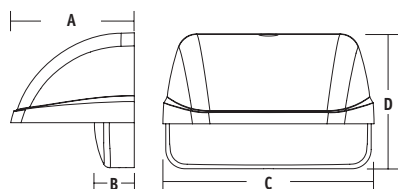
MENSIONS

A

PERFORMANCE INFORMATION

¹ Amber LEDs are 035mA drive current

DIMENSIONS



A	B	C	D
4.8"	1.6"	8.2"	5.3"
122 mm	39 mm	209 mm	133 mm

PERFORMANCE INFORMATION

Series Number	Equivalency			Energy Savings
	MH	HPS	CFL	
LNC-5L	50w	50w	42w	82%
LNC/LNC2-7L	70w	70w	42w	82%
LNC/LNC2-9L	100w	100w	42w	82%
LNC2-12L/LNC2-18L	150w+	150w+	2x42w+	85%



HUBBELL
Outdoor Lighting



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

Benjamin C. Mullins o/b/o Pasco, LLC

Owner

Applicant Name

Affiliation

June 28, 2021

August 12, 2021

Date Filed

Meeting Date (if applicable)

File Number(s)

8-B-21-UR

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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

Pasco, LLC

1229 Lovell RD

865-850-8541

Owner Name (if different)

Owner Address

Owner Phone

1229 Lovell RD

118HA03502

Property Address

Parcel ID

Knoxville Utilities Board

Knoxville Utilities Board

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

west of Lovell RD and north of its intersection with Blanket Bay Way

5.03 acres

General Location

Tract Size

☐ City ☒ County 6th District

CA/TO(k) and A/TO

Commercial (CO)

District

Zoning District

Existing Land Use

Northwest County

LDR

Planned Growth

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) Indoor storage of vehicles accessory to existing commercial operation.

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

☐ Combine Parcels ☐ Divide Parcel

Unit / Phase Number _____

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) _____

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
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.

Applicant Signature

Benjamin C. Mullins o/b/o Pasco, LLC

June 28, 2021

Please Print

Date

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

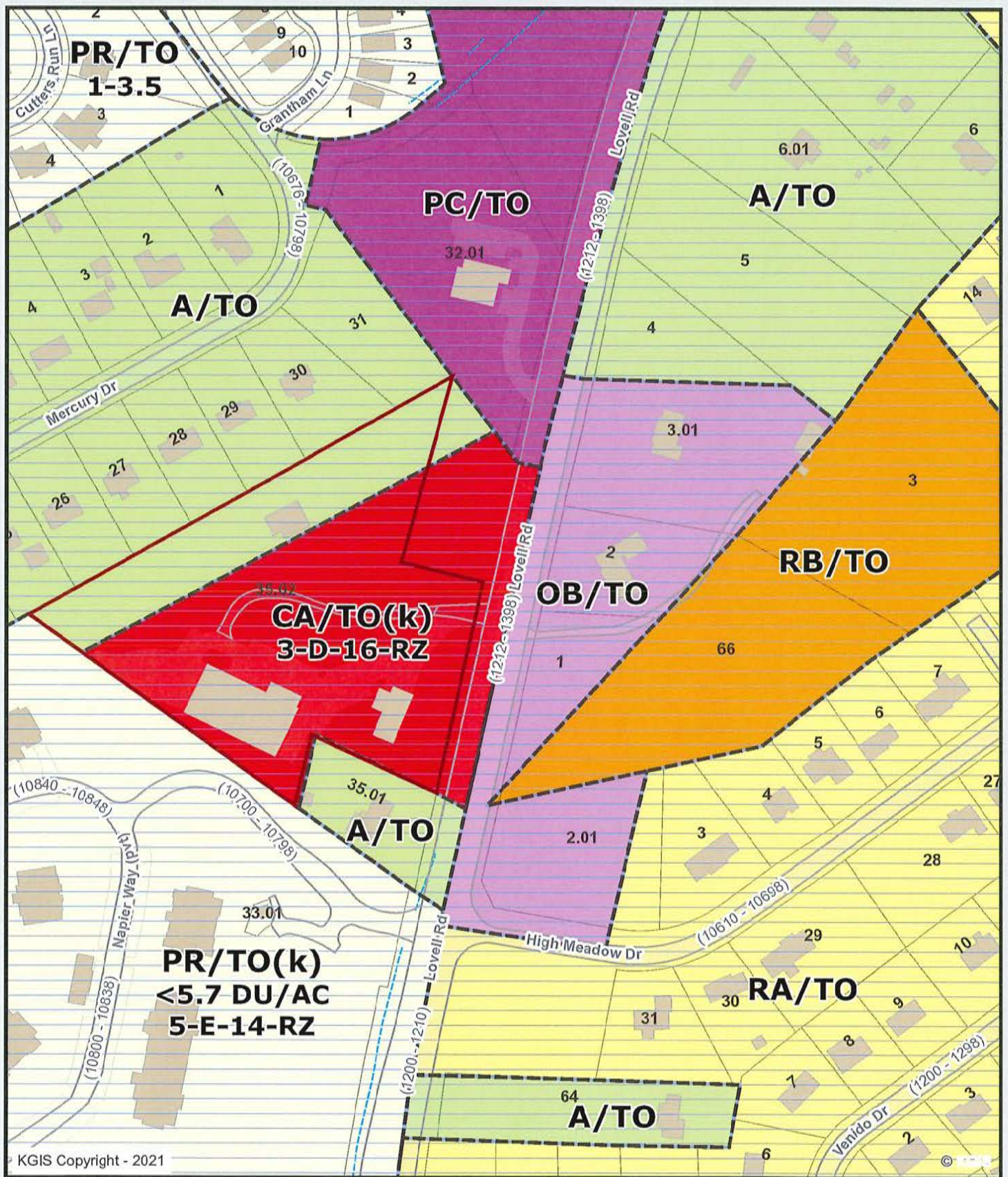
Staff Signature

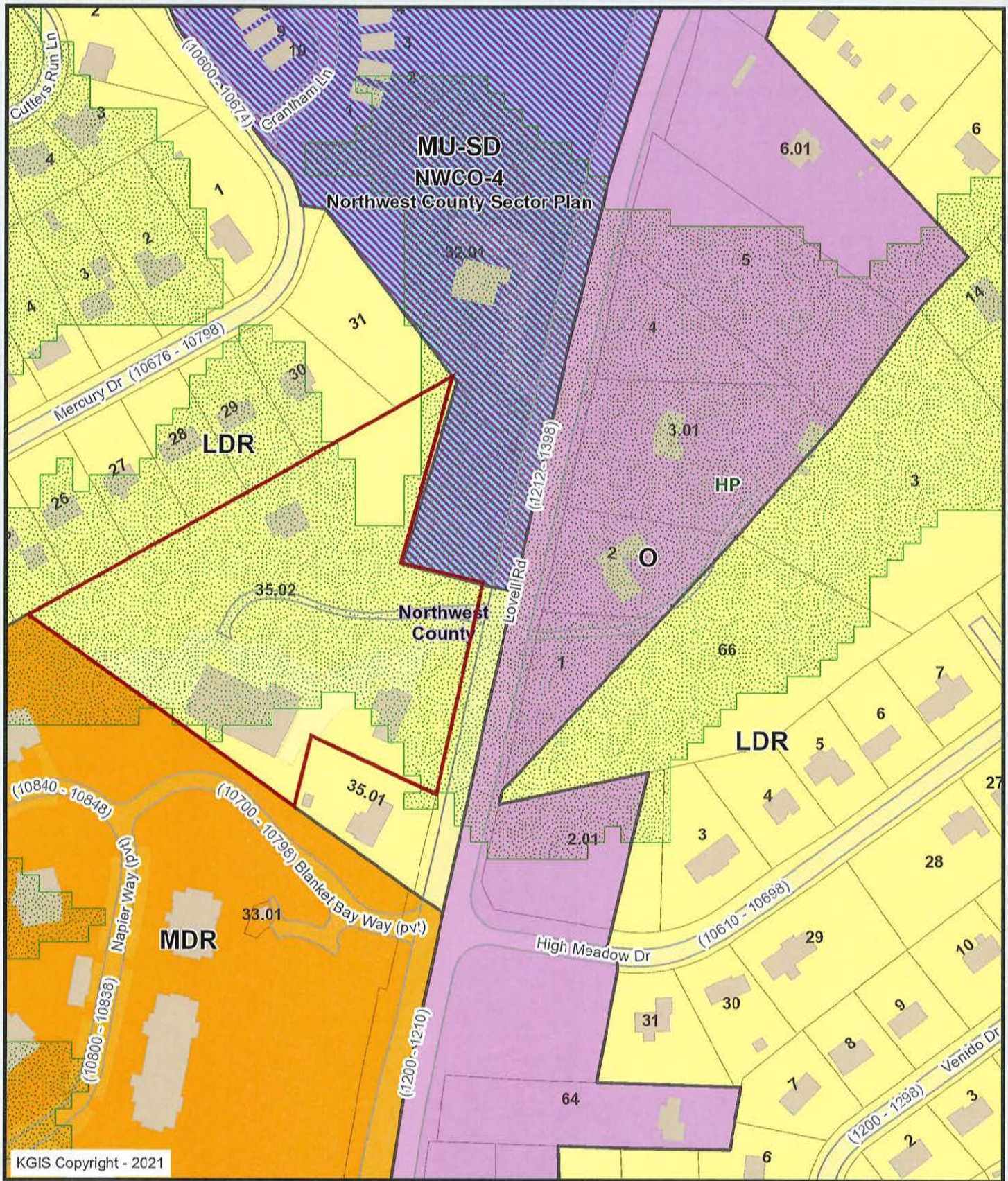
Marc Payne

6/28/2021

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Date





1229 Lovell Rd

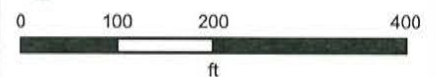
Sector Plan

8-B-21-UR

Knoxville - Knox County - KUB Geographic Information System



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