



SPECIAL USE REPORT

▶ **FILE #:** 7-B-21-SU

AGENDA ITEM #: 32

AGENDA DATE: 7/8/2021

▶ **APPLICANT:** ANDREW CAHILL

OWNER(S): Metro Drug Coalition, Inc.

TAX ID NUMBER: 94 E N 008

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 530 W. Fifth Ave.

▶ **LOCATION:** Southwest corner of the intersection of W. Fifth Avenue and Queen Street

▶ **APPX. SIZE OF TRACT:** 0.64 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via W. Fifth Avenue, a major collector with 38' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **ZONING:** DK-E (Downtown Edge)

▶ **EXISTING LAND USE:** CO (Commercial)

▶ **PROPOSED USE:** Social Service Center

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Office -- DK-E (Downtown Edge)

South: Commercial -- DK-E (Downtown Edge)

East: Multi-family -- DK-E (Downtown Edge) and H (Historic Overlay)

West: Office -- DK-E (Downtown Edge)

NEIGHBORHOOD CONTEXT: The property is near the intersection of W. Fifth Avenue and Broadway where Volunteer Ministry Center, Salvation Army, and Knox Area Rescue Ministries are located. Emory Place and Old Gray Cemetery are to the north.

STAFF RECOMMENDATION:

▶ **Approve the request for a social service center with approximately 18,750 sqft of floor area at 530 W. Fifth Avenue, subject to 4 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 5, Section 5.5.C. (Design Standards) for the DK-E (Downtown Edge) zone and Article 13 (Signs).
2. Meeting the requirements of the Tree Protection Ordinance (Chapter 14, Article II) of the City of Knoxville Code of Ordinances.

3. Obtaining all necessary zoning variances from the City of Knoxville Board of Zoning Appeals.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted above, this request meets the requirements of the DK-E zone and the criteria for approval of a special use.

COMMENTS:

This proposal is for the renovation of the existing structure for the Metro Drug Coalition that provides substance abuse prevention education, harm reduction programs, and recovery support services. This use is classified as a social service center which was recently added as a special use in the DK-E zoning district. The proposal meets all the requirements of the DK-E zone and will not adversely impact nearby properties.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.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 One Year Plan, and by the following general standards:

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

- A. The MU-CC1 (Mixed Use Special District, Broadway-Central-Emory Place Small Area Plan) land use classification of the Central City Sector Plan and the City's One Year Plan supports the current DK-E (Downtown Edge) Zoning District, which allows consideration of Regional Mixed Use Center (MU-RC), Urban Corridor Mixed Use (MU-UC), Office (O), Medium Density Residential (MDR), and Traditional Neighborhood Residential (TDR) uses.
- B. The proposed social service center use is consistent with those plans.

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

- A. The DK-E (Downtown Edge) Zoning District is intended to address areas of transition between the higher intensity environment of the Downtown and adjacent smaller-scale mixed-use areas. The DK-E Subdistrict facilitates mixed-use development with standards that focus on compatibility with adjacent development.
- B. The proposed social service center is compatible with the surrounding uses that include other social service centers and homeless shelters.

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. This one-story structure will be reduced in size because portion of the rear of the building will be removed. Otherwise, the building will not change in footprint or height.
- B. The nearby structures have a similar scale.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

- A. The proposed use is compatible with the nearby social service centers and homeless shelters.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

- A. The property is located in a commercial section of 5th Avenue that is classified as a major collector 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.

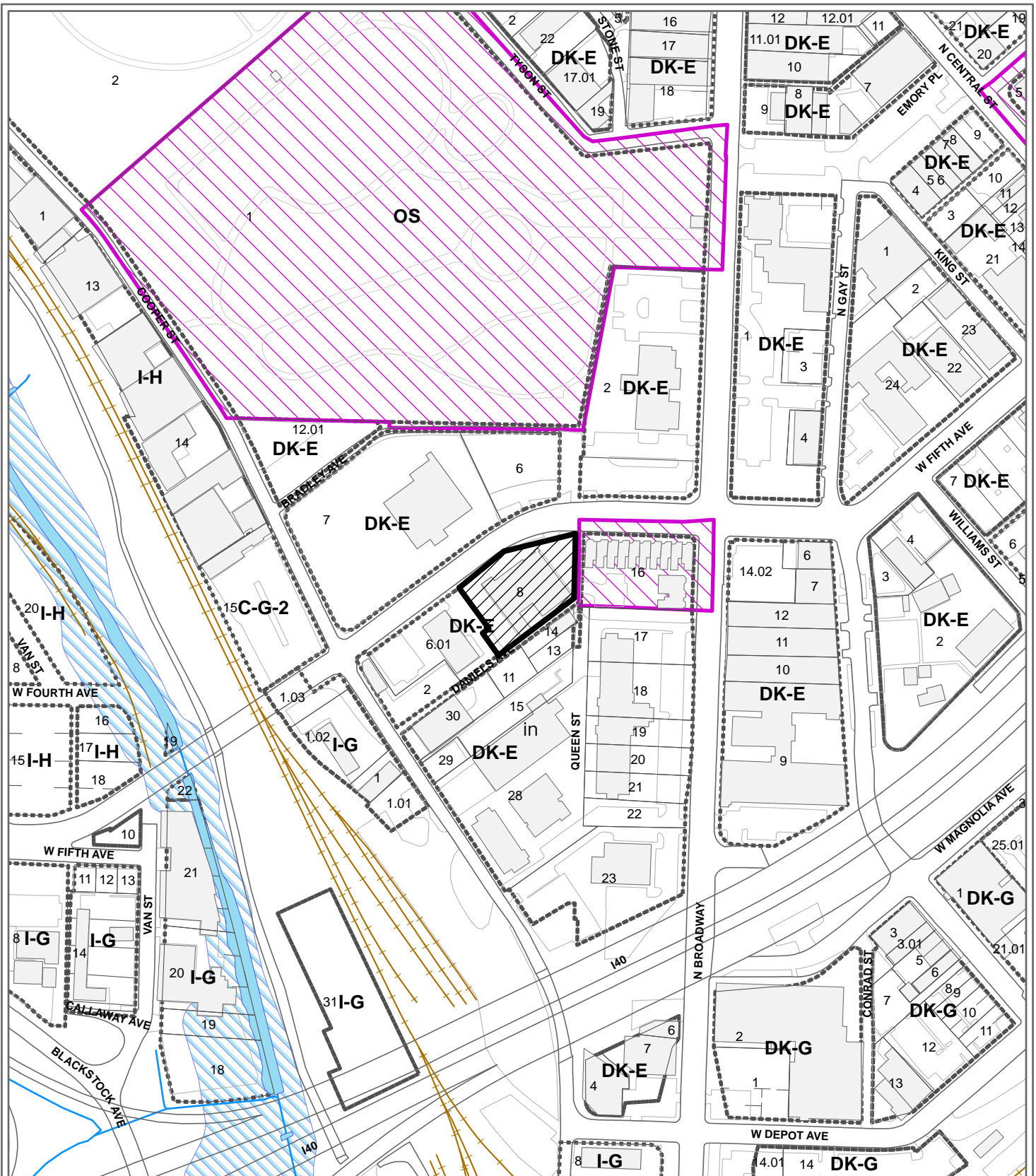
- A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

ESTIMATED TRAFFIC IMPACT: 201 (average daily vehicle trips)

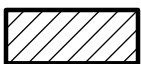
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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.



**7-B-21-SU
SPECIAL USE**

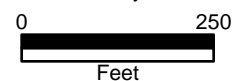


Social Service Center in DK-E (Downtown Edge)

Petitioner: Cahill, Andrew

Map No: 94

Jurisdiction: City



Original Print Date: 6/9/2021

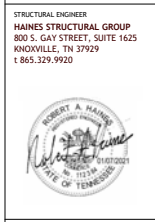
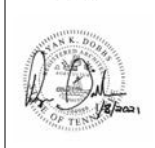
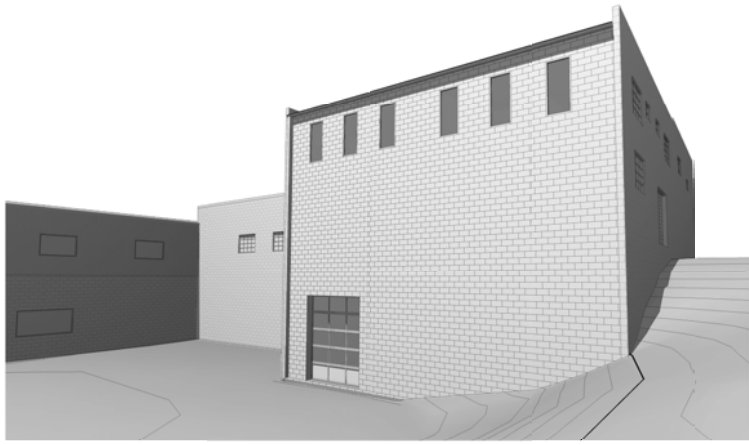
Revised:

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

CONSTRUCTION DOCUMENTS

THE GATEWAY - SHELL METRO DRUG COALITION

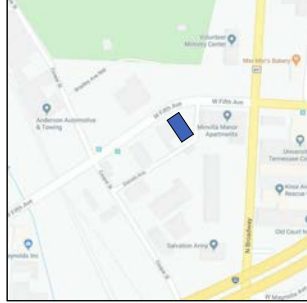
530 W. FIFTH AVENUE KNOXVILLE, TN 37917 3.09.2021 194400



REGULATORY INFORMATION

PROJECT SCOPE: ALTERATION OF AN EXISTING STRUCTURE... RECONSTRUCTION CLASSIFICATION: ALTERATION - LEVEL 3... APPLICABLE CODES: CITY OF KNOXVILLE...

VICINITY MAP



DRAWING INDEX

Table with columns: Sheet Number, Sheet Name, Current Revision, Current Revision Date. Lists drawings such as COVER SHEET, CIVIL SURVEY & EXISTING SITE LAYOUT, ARCHITECTURAL SITE PLAN, etc.

ABBREVIATIONS

Table of abbreviations with two columns: Abbreviation (e.g., A, AC, ADV, ADA) and Description (e.g., AND, AIR CONDITIONING, ALUMINUM GLAZ WOOD).

GENERAL NOTES

- 1. DO NOT SCALE DRAWINGS... 2. DIMENSIONS FOR CONSTRUCTION... 3. FOR ALL RATED PARTITIONS... 4. BOXES LOCATED ON OPPOSITE SIDES... 5. ALL PIPING ABOVE GRADE AND INSIDE THE BUILDING...

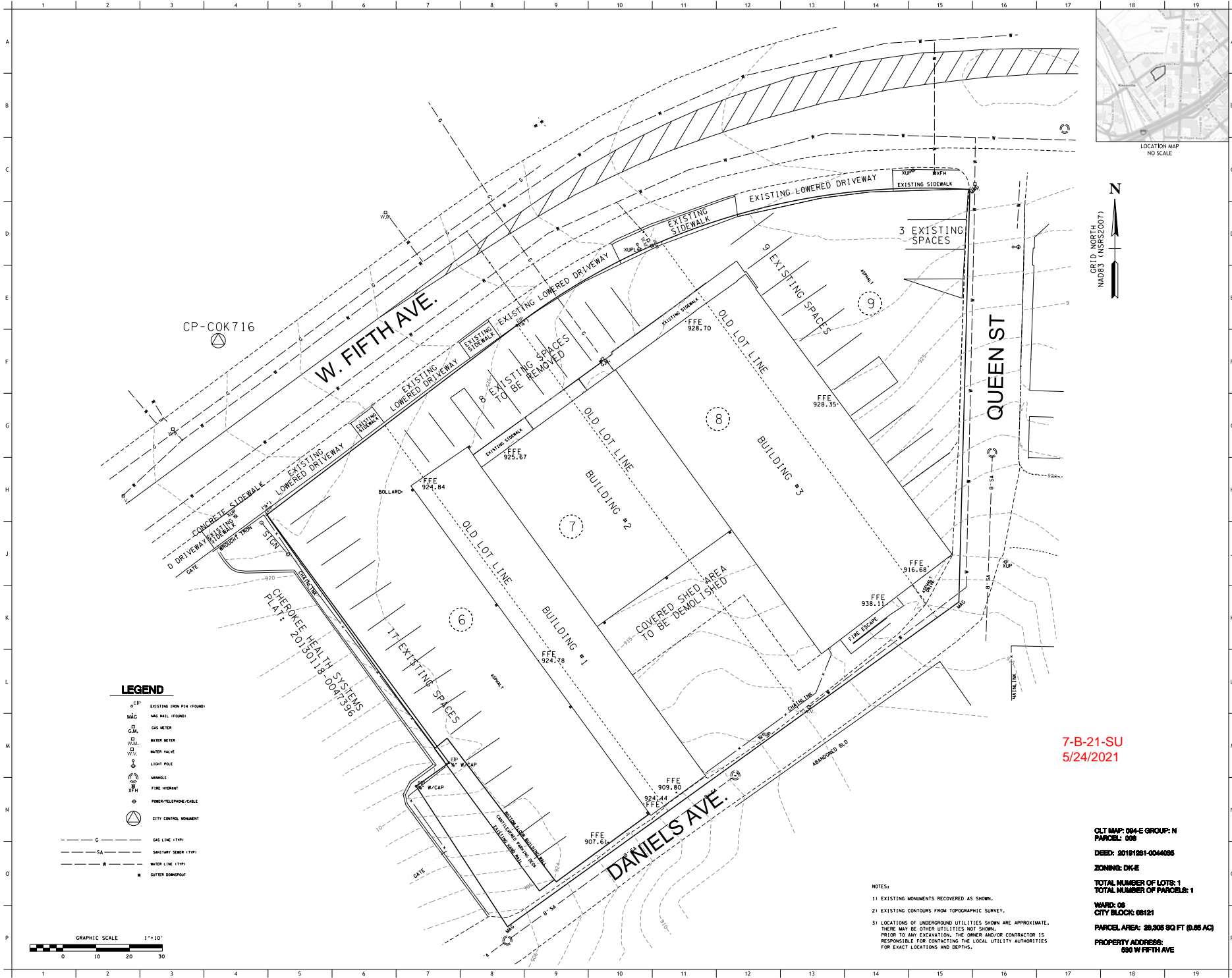
BUILDING DATA

REQUIRED FIRE PROTECTION: INTERIOR BEARING WALLS, BEAMS, ROOF CEILING ASSEMBLY, EXTERIOR BEARING WALLS, CHIMNEY CHIMNEYS, OCCUPANCY OPERATIONS, PARTITIONS, ADJUSTABLE SPACE PROTECTION, SMOKE BARRIERS, SMOKE BARRIERS, HORIZONTAL SLOTS.

MISCELLANEOUS

- 1. AREAS LISTED ABOVE ARE FOR CONSTRUCTION ONLY... 2. EXISTING BUILDING HEIGHT, AREA, AND RELATED DATA IS PROVIDED BY OTHERS... 3. EXISTING CONDITIONS RELATED TO EXISTING REGULATORY REQUIREMENTS...

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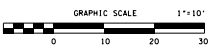


CP-COK 716

LEGEND

- EP EXISTING IRON PIN (FOUND)
- M&G MAG NAIL (FOUND)
- G.M GAS METER
- W.M WATER METER
- W.V. WATER VALVE
- L.P. LIGHT POLE
- F.H. FIRE HYDRANT
- P.T./C. POWER/TELEPHONE/CABLE
- CITY CONTROL MONUMENT

- G GAS LINE (TYP)
- SA SANITARY SEWER (TYP)
- W WATER LINE (TYP)
- GUTTER DOWNSPOUT



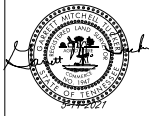
7-B-21-SU
5/24/2021

NOTES:
 1) EXISTING MONUMENTS RECOVERED AS SHOWN.
 2) EXISTING CONTOURS FROM TOPOGRAPHIC SURVEY.
 3) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.

CLT MAP: 004-E GROUP: N
 PARCEL: 008
 DEED: 20101281-004035
 ZONING: DK-E
 TOTAL NUMBER OF LOTS: 1
 TOTAL NUMBER OF PARCELS: 1
 WARD: 05
 CITY BLOCK: 08121
 PARCEL AREA: 28,308 SQ FT (0.65 AC)
 PROPERTY ADDRESS:
 530 W FIFTH AVE

bma
 BARBER McMURRY
 architects since 1915

905 Auklet St Suite 300 Knoxville, TN 37927
 1 865.934.1915 1 865.546.0242
 bma1915.com



PROJECT NUMBER
 194400
 PROJECT NAME
 METROPOLITAN DRUG COALITION
 OWNER
 MDC
 PROJECT ADDRESS
 530 W FIFTH AVE
 KNOXVILLE, TN 37917

CONSULTANTS
 ENGINEER:
 ROBERT G. CAMPBELL & ASSOCIATES
 7523 TAGGART LANE
 KNOXVILLE, TN 37928
 PHONE: 865-947-5996



OWNER:
 METRO DRUG COALITION, INC.
 4330 LYONS VIEW PIKE
 KNOXVILLE, TN 37919

PARTNER-IN-CHARGE	RKD
PROJECT MANAGER	RKD
DRAWN BY	GAT
REVIEWED BY	RKD
ISSUE DATE	05.14.2021
REVISIONS	

C101
 CIVIL SURVEY &
 EXISTING SITE LAYOUT

NOTES:

- 1) EXISTING MONUMENTS RECOVERED AS SHOWN.
- 2) EXISTING CONTOURS FROM TOPOGRAPHIC SURVEY. (NAVD 1988)
- 3) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
- 4) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
- 5) EROSION CONTROL MEASURES SHOWN ON OTHER SHEETS ARE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF EROSION ON SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
- 6) A UTILITY AND DRAINAGE EASEMENT EXISTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT EXISTS FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
- 7) THE CONTRACTOR SHALL HAVE A STAMPED AND SIGNED COPY OF THIS PLAN ON SITE AT ALL TIMES DURING CONSTRUCTION
- 8) NO SLOPES SHALL BE STEEPER THAN 2H:1V
- 9) REDUCTION OF SITE IMPERVIOUS AREA TO LESS THAN 0.5 ACRES TO BE VERIFIED BY CITY OF KNOXVILLE DURING DEVELOPMENT CERTIFICATION.
- 10) VARIANCE APPROVED BY THE KNOXVILLE BOARD OF ZONING APPEALS ON JUNE 15, 2021 FOR REDUCTION OF THE PARKING AISLE WIDTHS.

NOTES:

- 1) ALL TREES SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL. ANY TREE WHICH FAILS TO SURVIVE SHALL BE REPLACED.
- 2) DECIDUOUS TREE SPECIES WILL BE RED MAPLE, FLOWERING DOGWOOD, RED OAK, TULIP POPLAR, SYCAMORE, AND REDBUD. A COMBINATION OF AT LEAST THREE (3) DIFFERENT SPECIES WILL BE PLANTED.
- 3) EVERGREEN TREES WILL INCLUDE AMERICAN HOLLY, EASTERN WHITE PINE, VIRGINIA PINE, SHORT LEAF PINE, CAROLINA HEMLOCK, CANADIAN HEMLOCK, EASTERN RED CEDAR, OR FRAZIER FIR. A COMBINATION OF AT LEAST THREE (3) DIFFERENT SPECIES WILL BE PLANTED.
- 4) 50% OF TREES WILL HAVE A MATURE HEIGHT OF AT LEAST 50 FEET.
- 5) SHRUBS TO BE PLANTED INCLUDE PFITZER'S JUNIPER AS SHOWN, AND A COMBINATION OF AZALEA, MYRTLE, RHODODENDRON, AND OTHER ORNAMENTAL VARIETIES.
- 6) REMAINING AREAS WILL BE SEEDED OR SOODED WITH A MIXTURE OF LAWN GRASSES.

SUMMARY OF IMPERVIOUS & IMPERVIOUS AREAS:

TOTAL PARCEL AREA = 29,306 SQ FT
 TOTAL DISTURBED AREA = 5,800 SQ FT

IMPERVIOUS AREAS:

EXISTING = 25,995 SQ FT
 REDUCTION = 5,242 SQ FT
 PROPOSED NEW = 682 SQ FT
 NET IMPERVIOUS AREA = 21,335 SQ FT (0.49 AC)

VEHICULAR USE AREA:

EXISTING = 11,820 SQ FT
 REDUCTION = 2,104 SQ FT
 PROPOSED NEW = 1,083 SQ FT
 TOTAL NEW NET AREA = 10,800 SQ FT

PARKING SUMMARY

EXISTING SPACES = 38 W/ 2 ADA SPACES
 PROPOSED = 28 W/ 3 ADA SPACES

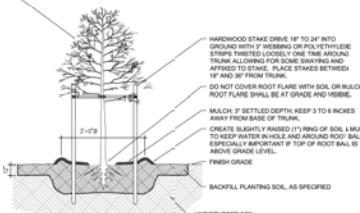
LEGEND

- ESP EXISTING IRON PIN (FOUND)
- M&C M&C NAIL (FOUND)
- GAS METER
- WATER METER
- WATER VALVE
- LIGHT POLE
- MANHOLE
- FIRE HYDRANT
- POWER/TELEPHONE/CABLE
- CITY CONTROL MONUMENT
- G GAS LINE (TYP)
- SA SANITARY SEWER (TYP)
- W WATER LINE (TYP)
- GUTTER DOWNSPOUT
- PROPOSED GRASS HARD
- PROPOSED PAVEMENT
- PROPOSED CONCRETE

TREE SPECIES TOTALS

- 2 - LARGE DECIDUOUS TREES (RED MAPLE, SUGAR MAPLE, TULIP POPLAR)
- 1 - LARGE EVERGREEN TREE (SHORTLEAF PINE, PITCH PINE, WHITE PINE)
- 1 - MEDIUM TREE (WEeping WILLOW, RIVER BIRCH, AMERICAN HOLLY)
- 1 - SMALL TREE (REDBUD, DOGWOOD, MAGNOLIA)
- 1 - FRUIT TREE (PEACH, PEAR, CHERRY, APPLE, WALNUT)

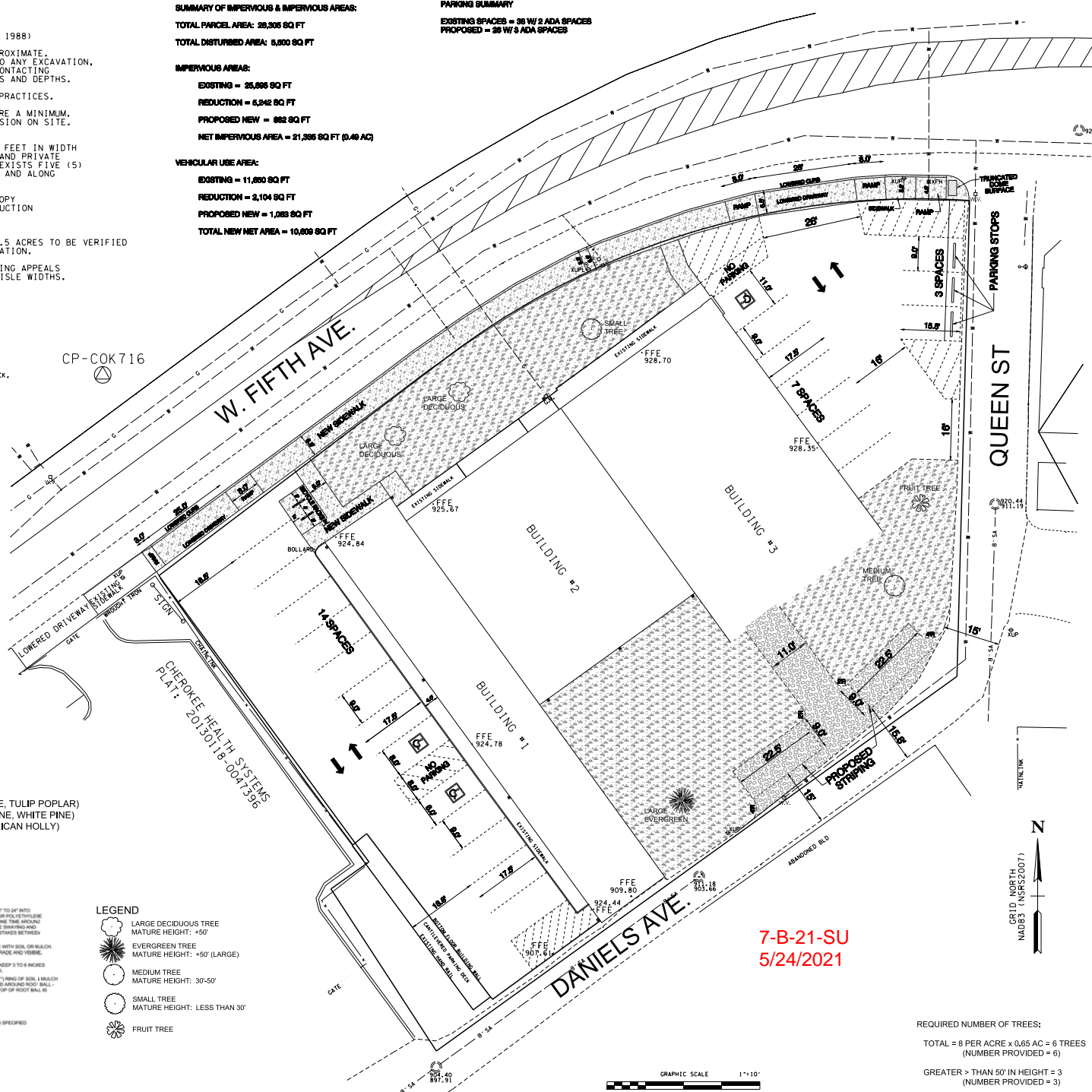
PRUNE ANY BROKEN BRANCHES FOUND IN THE CANOPY



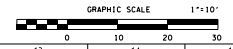
TREE PLANTING TYPICAL DETAIL NO SCALE

LEGEND

- LARGE DECIDUOUS TREE MATURE HEIGHT: +50'
- EVERGREEN TREE MATURE HEIGHT: +50' (LARGE)
- MEDIUM TREE MATURE HEIGHT: 30'-50'
- SMALL TREE MATURE HEIGHT: LESS THAN 30'
- FRUIT TREE



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 5/24/2021



REQUIRED NUMBER OF TREES:
 TOTAL = 8 PER ACRE x 0.65 AC = 6 TREES (NUMBER PROVIDED = 6)
 GREATER > THAN 50' IN HEIGHT = 3 (NUMBER PROVIDED = 3)

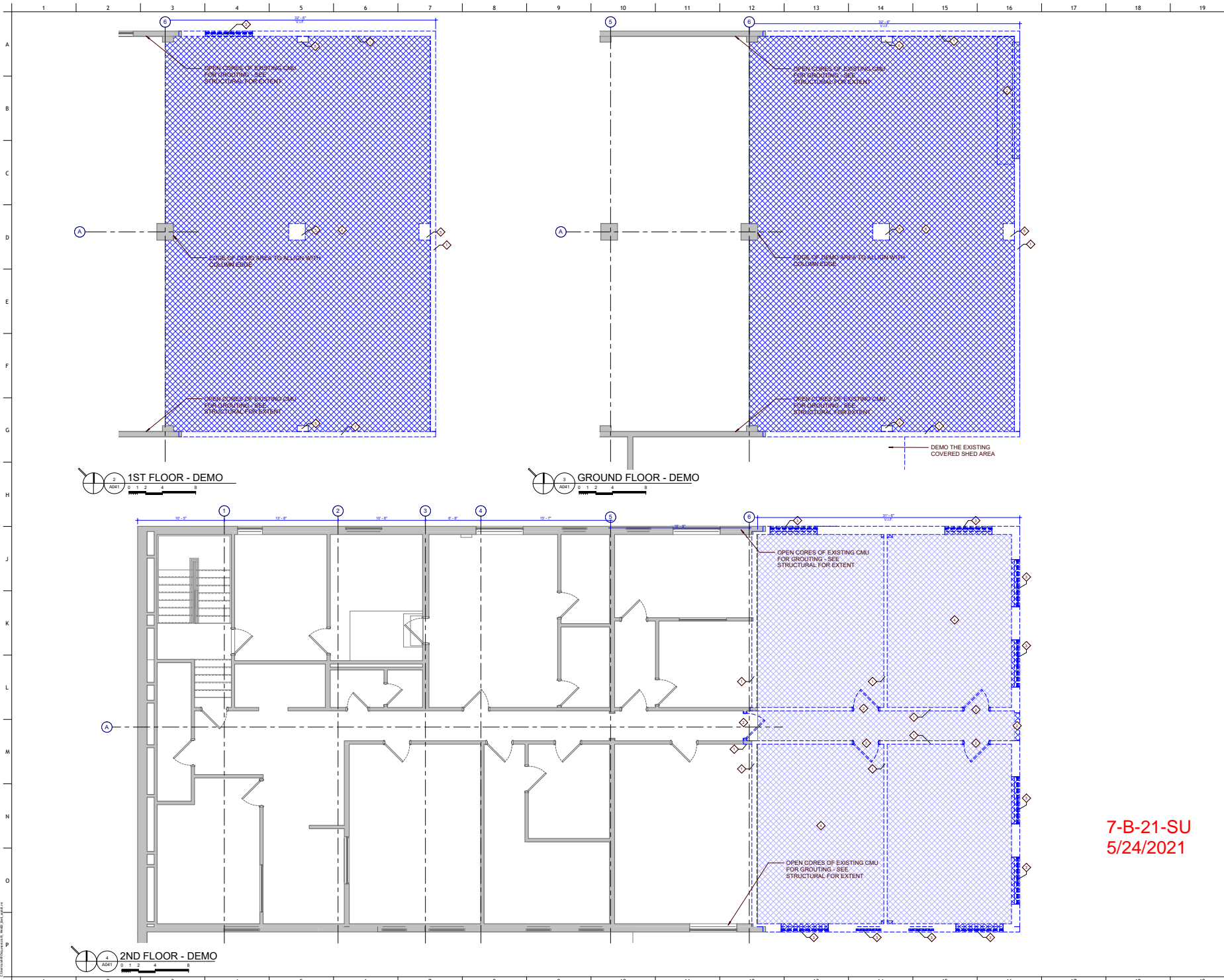
oma
 BARBER McMURRY architects since 1915
 505 Avalon St Suite 300 Knoxville, TN 37902
 1.800.934.1915 f.865.546.0242
 bma1915.com

PROJECT NUMBER: 194400
 PROJECT NAME: METROPOLITAN DRUG COALITION
 OWNER: MDC
 PROJECT ADDRESS: 530 W FIFTH AVE KNOXVILLE, TN 37917
 CONSULTANTS: ROBERT C. CAMPBELL & ASSOCIATES
 7523 TAGGART LANE KNOXVILLE, TN 37938
 PHONE: 865-947-5996

OWNER: METRO DRUG COALITION, INC.
 4330 LYONS VIEW PIKE KNOXVILLE, TN 37919

PARTNER-IN-CHARGE: BKD
 PROJECT MANAGER: BKD
 DRAWN BY: GAT
 REVIEWED BY: BKD
 ISSUE DATE: 05.14.2021
 REVISIONS:

C201
 PROPOSED CIVIL SITE LAYOUT



PROJECT NUMBER
194400

PROJECT NAME
THE GATEWAY - SHELL

OWNER
METRO DRUG COALITION

PROJECT ADDRESS
**530 W. FIFTH AVENUE
KNOXVILLE, TN 37917**

- CONSULTANTS**
- DEMOLITION NOTES**
- SEE SHEET SPOK FOR SITE DEMOLITION.
 - COORDINATE EXTENT OF DEMOLITION WITH OTHER TRADES DIMENSIONS AND DETAILS ON SHEETS.
 - REMOVE ALL EXISTING FINISHES AT DEMOLISHED AREAS (I.E. N. REMOVE EXISTING FINISHES AS REQUIRED AT OTHER AREAS SCHEDULED TO RECEIVE NEW FINISHES.
 - CAP UTILITIES AND PATCH WALLS AND FLOORS WHERE CASING OR FUTURES ARE REMOVED. PROVIDE PATCHED CONSTRUCTION OR OTHER PROTECTIVE PATCHING WALL OR FLOOR WHERE REQUIRED.
 - PROTECT ALL FINISHES OR FIXTURES WHICH ARE DESTINED TO REMAIN. REPAIR OR REPLACE AS REQUIRED.
 - REMOVABLE ITEMS SHALL BE EXCISED, REUSED, OR DISPOSED OF AT THE OWNER'S DIRECTION.
 - REMOVE HANDRAIL WALL GUARDS AND CORNER GUARDS TO EXTENT REQUIRED.

- DEMOLITION PLAN KEYNOTES**
- ◊ DEMOLISH PORTION OF EXISTING WALL/PARTITION
 - ◊ REMOVE EXISTING DOOR AND FRAME
 - ◊ REMOVE EXISTING WINDOW
 - ◊ DEMOLISH FRESH FLOOR & FLOOR STRUCTURE
 - ◊ DEMOLISH COLUMN
 - ◊ DEMOLISH CONCRETE SLAB

- DEMOLITION LEGEND**
- EXISTING CONSTRUCTION TO REMAIN
 - EXISTING CONSTRUCTION TO BE REMOVED
 - EXISTING DOOR TO BE REMOVED AS NOTED
 - EXISTING OPENING TO BE REMOVED AS NOTED
 - AREA OF EXISTING FLOOR TO BE REMOVED

PARTNER-IN-CHARGE: **RD**

PROJECT MANAGER: **RD**

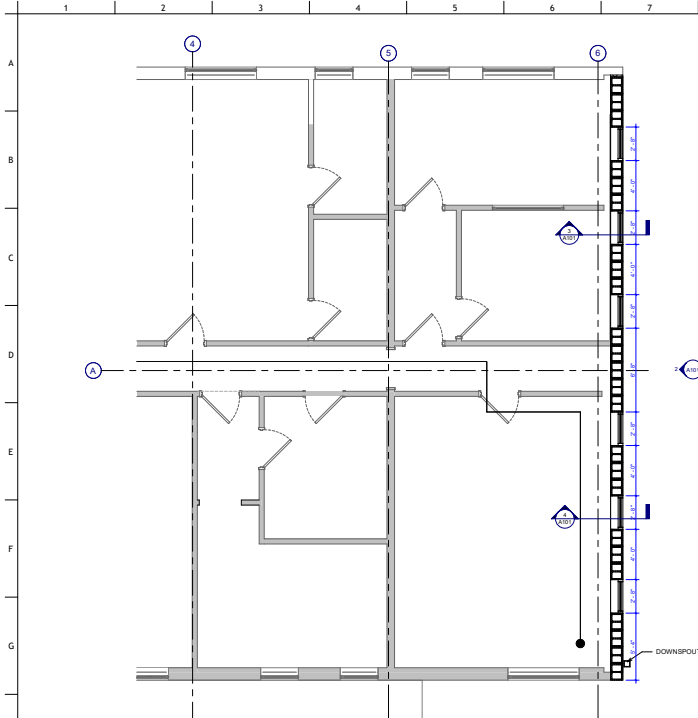
DRAWN BY: **ALC**

REVIEWED BY: **TWN**

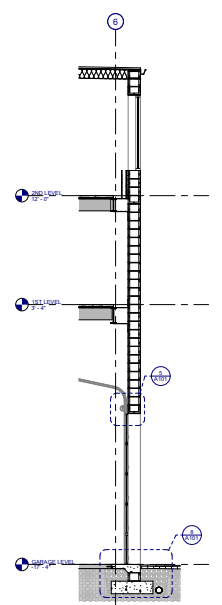
ISSUE DATE: **01.08.2020**

REVISIONS:

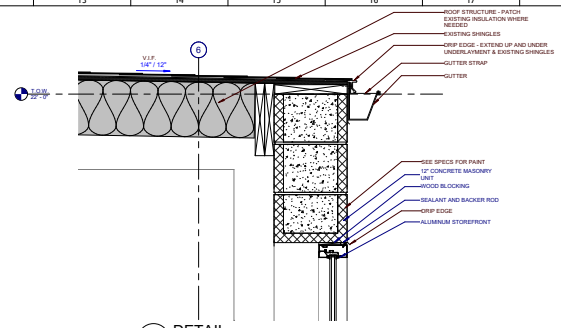
7-B-21-SU
5/24/2021



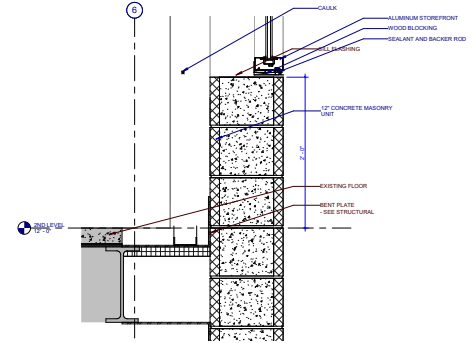
1 SECOND FLOOR - PROPOSED
A101 0 1 2 4 8



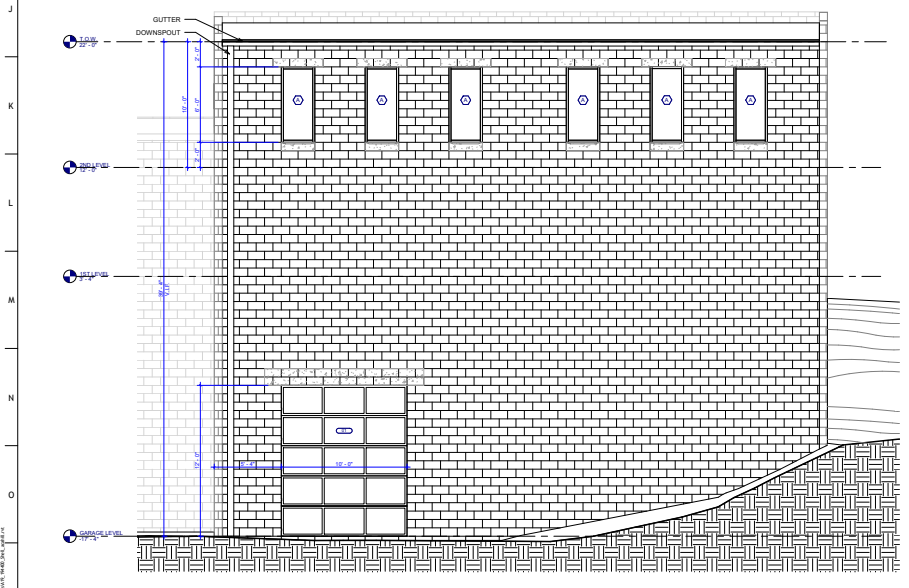
4 WALL SECTION
A101 0 1 2 4 8



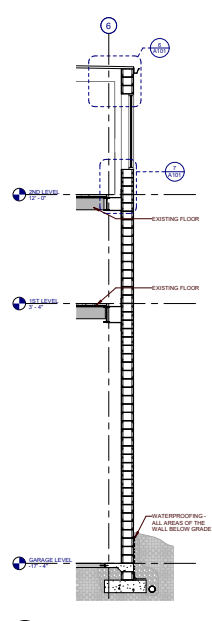
6 DETAIL
A101 0 3 6 9 12



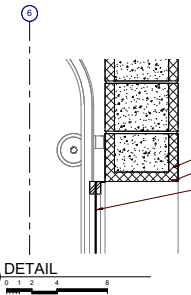
7 DETAIL
A101 0 3 6 9



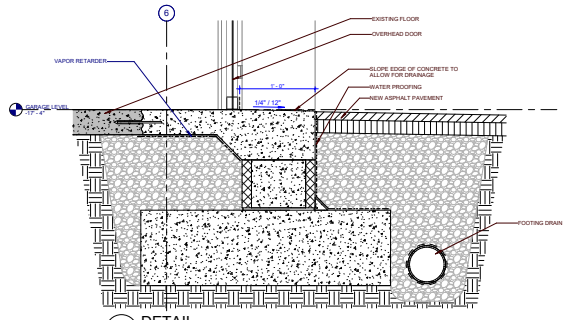
2 EAST ELEVATION
A101 0 1 2 4 8



3 WALL SECTION
A101 0 1 2 4 8



5 DETAIL
A101 0 3 6 9



8 DETAIL
A101 0 1 2 4 8

7-B-21-SU
5/24/2021



PROJECT NUMBER
194400
PROJECT NAME
THE GATEWAY - SHELL
OWNER
METRO DRUG COALITION
PROJECT ADDRESS
530 W. FIFTH AVENUE
KNOXVILLE, TN 37917
CONSULTANTS

PARTNER-IN-CHARGE	RBD
PROJECT MANAGER	RBD
DRAWN BY	ALC
REVIEWED BY	TWH
ISSUE DATE	01.08.2021
REVISIONS	



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

Andrew Cahill

Architect

Applicant Name

Affiliation

~~5/11/2021~~ 5/18/2021

7/8/2021

Date Filed

Meeting Date (if applicable)

File Number(s)
R21-0035
7-B-21-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

Andrew Cahill

Barber McMurry Architects

Name

Company

505 Market Street, Suite 300

Knoxville

TN

37902

Address

City

State

ZIP

(865) 934 - 1915

acahill@bma1915.com

Phone

Email

CURRENT PROPERTY INFO

Metro Drug Coalition Inc

4930 Lyons View Pike

(865) 588-0963

Owner Name (if different)

Owner Address

Owner Phone

530 West Fifth Avenue, Knoxville, TN 37917

094EN008

Property Address

Parcel ID

Knoxville Utility Board

Knoxville Utility Board

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest corner of the intersection of W. Fifth Ave. & Queen St.,

.64 acres (apprx.)

General Location northeast side of Daniels Ave.

Tract Size

City County

6th
District

DK-E
Zoning District

Co
Existing Land Use

Central City
Planning Sector

MU-SD / MU-CC1
Sector Plan Land Use Classification

N/A
Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

R21-0035

Home Occupation (specify) _____

Social Service Center

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

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

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 Proposed Zoning _____

Plan Amendment Change
 Proposed Plan Designation(s) _____

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		\$1500.00
Fee 3		

AUTHORIZATION

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

Andrew Cahill

Andrew Cahill

5/11/2021

Applicant Signature

Please Print

Date

(865) 934 - 1915

acahill@bma1915.com

Phone Number

Email

Sherry Michienzi

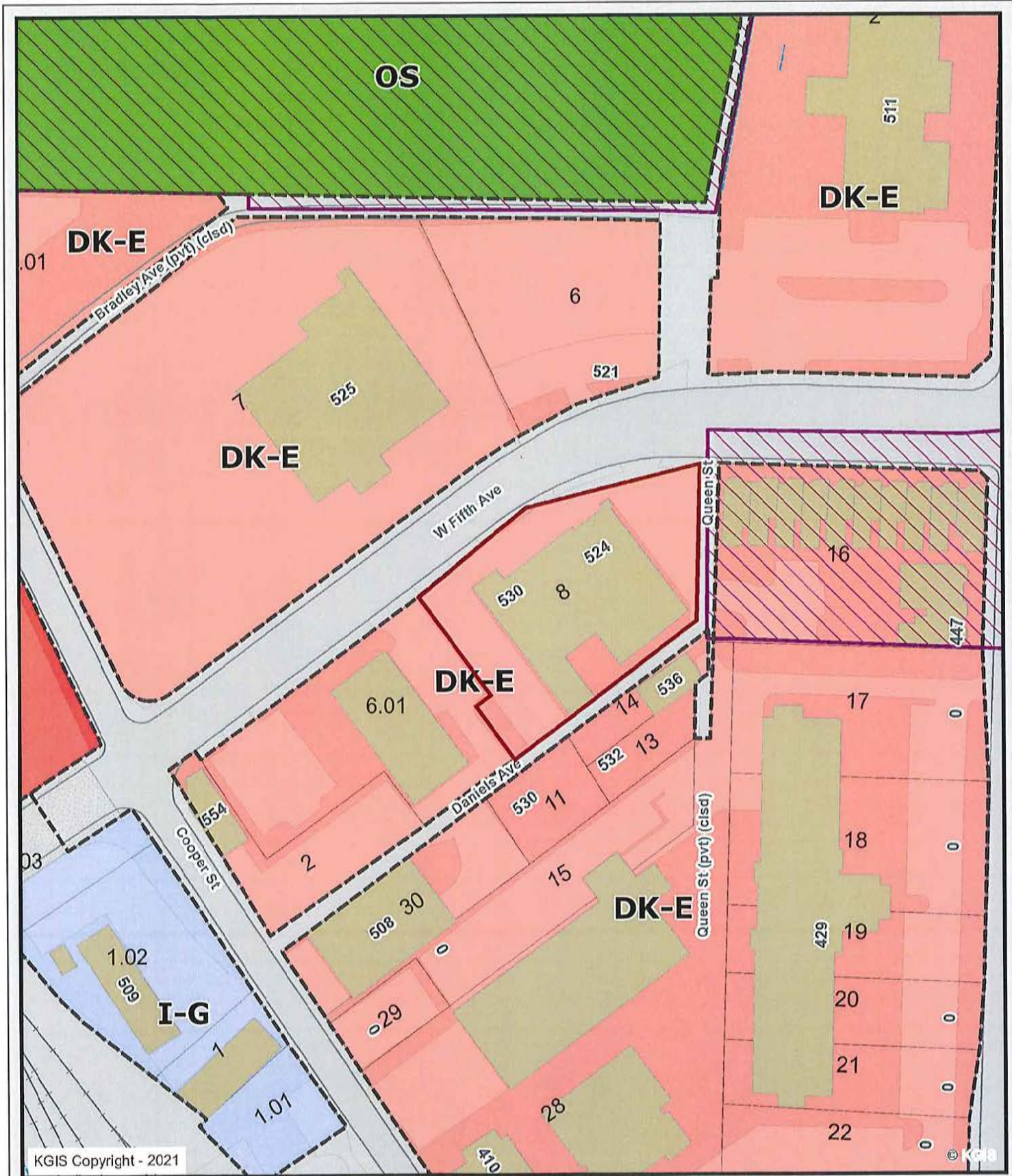
Sherry Michienzi

5/18/2021 swm 5/19/21

Staff Signature

Please Print

Date



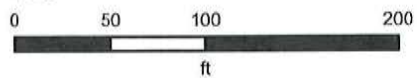
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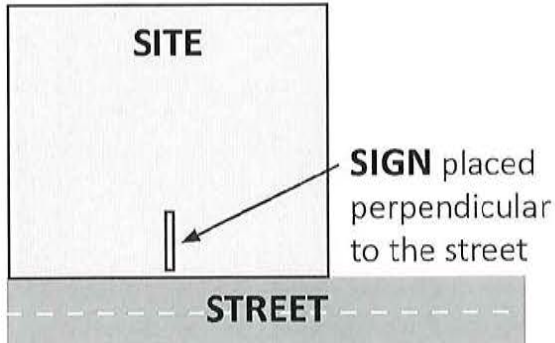
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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

June 23, 2021 (Wed) and July 9, 2021 (Fri)
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Andrew Cahill
 Date: 5/18/2021
 File Number: 7-B-21-SU

- Sign posted by Staff
 Sign posted by Applicant