



PLAN AMENDMENT REPORT

► **FILE #:** 10-A-21-SP

AGENDA ITEM #: 7

AGENDA DATE: 10/14/2021

► **APPLICANT:** HARPER PROPERTIES, L.P.
OWNER(S): First Properties, LLC

TAX ID NUMBER: 121 A B 013 [View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 6238 Anderson Dr.

► **LOCATION:** Western end of Anderson Drive, south of Kingston Pike, west of S. Northshore Drive

► **APPX. SIZE OF TRACT:** 3.2 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A (Inside City Limits)

ACCESSIBILITY: Access is from Anderson Road, a local road with a 24-ft pavement width within a 36.5-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** O (Office) / I-H (Heavy Industrial)

► **PROPOSED PLAN DESIGNATION:** GC (General Commercial)

► **EXISTING LAND USE:** Shown as office on the map, but is a surface parking lot

EXTENSION OF PLAN DESIGNATION: GC land use is adjacent to the west

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Public-quasi public land (church and cemetery) - O (Office)

South: Commercial and wholesale (across railroad tracks) - BP-1 (Business Park Type 1, across railroad tracks)

East: Public/quasi-public land - O (Office)

West: Office - O (Office)

NEIGHBORHOOD CONTEXT This parcel is at the western end of Anderson Road just south of Kingston Pike and west of S Northshore Drive. The area consists of various commercial, office, and institutional properties. Central Baptist Church and Cemetery are to the north.

STAFF RECOMMENDATION:

- **Approve the West City Sector Plan amendment to the GC (General Commercial) land use classification because it is an extension of that land use class and is compatible with development in the area.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The area north of the railroad tracks has developed with a mix of commercial, office, and multifamily uses. The current I-H (Heavy Industrial) zoning is not in character with surrounding uses, nor is it in compliance with the One Year Plan or West City Sector Plan. Amending the land use plan would allow extension of C-G zoning, which would bring the One Year Plan and zoning into alignment.

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. There have been no changes to the development pattern or completion of public improvements that would warrant a plan amendment.

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 11/16/2021 and 11/30/2021. 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

► **FILE #:** 8-L-21-RZ

AGENDA ITEM #: 7

10-A-21-PA

AGENDA DATE: 10/14/2021

► **APPLICANT:** HARPER PROPERTIES, L.P.

OWNER(S): First Properties, LLC

TAX ID NUMBER: 121 A B 013

[View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 6238 Anderson Dr.

► **LOCATION:** Western end of Anderson Drive, south of Kingston Pike, west of S. Northshore Drive

► **TRACT INFORMATION:** 3.2 acres.

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A (Inside City Limits)

ACCESSIBILITY: Access is from Anderson Road, a local road with a 24-ft pavement width within a 36.5-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

► **PRESENT PLAN DESIGNATION/ZONING:** O (Office) / I-H (Heavy Industrial)

► **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-G-1 (General Commercial)

► **EXISTING LAND USE:** Shown as office on the map, but is a surface parking lot

► **EXTENSION OF PLAN DESIGNATION/ZONING:** GC land use is adjacent to the west; C-G-2 zoning is adjacent to the east

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, North: Public-quasi public land (church and cemetery) - O (Office) - O (Office) District

ZONING South: Commercial and wholesale (across railroad tracks) - BP-1 (Business Park Type 1) - I-G (General Industrial) District (across railroad tracks)

East: Public/quasi-public land - O (Office) - C-G-2 (General Commercial) District

West: Office - GC (General Commercial) - O (Office) District

NEIGHBORHOOD CONTEXT: This parcel is at the western end of Anderson Road just south of Kingston

Pike and west of S Northshore Drive. The area consists of various commercial, office, and institutional properties. Central Baptist Church and Cemetery are to the north.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to the GC (General Commercial) land use classification because it is an extension of that land use class and is compatible with development in the area.**
- ▶ **Approve C-G-1 (General Commercial) zoning because it is an extension of that zoning and is more compatible with the surrounding area than the current zoning.**

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS: CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan 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 area north of the railroad tracks has developed with a mix of commercial, office, and multifamily uses. The current I-H (Heavy Industrial) zoning is not in character with surrounding uses, nor is it in compliance with the One Year Plan or West City Sector Plan. Amending the land use plan would allow extension of C-G zoning, which would bring the One Year Plan and zoning into alignment.

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.

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. As stated previously, the area north of the railroad tracks has developed with a mix of commercial, office, and multifamily uses. The current I-H (Heavy Industrial) zoning is not in character with surrounding uses, nor is it in compliance with the One Year Plan or West City Sector Plan, as both plans designate the property as Office land use.

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

1. The C-G (General Commercial) District is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors.
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. This would be an extension of the C-G zone, as C-G-2 is adjacent to the east. The addition of more C-G zoning in this area is not expected to cause any adverse impacts, since the allowed uses between the various C-G zones are the same.
2. The property is surrounded by other commercial, industrial, and office zoning. There are no residential properties adjacent to this property or in the nearby vicinity.
3. Access is yet to be finalized. It may be off of Anderson Road, though the applicant would prefer to have

access directly from Deane Hill Drive. They are working on an access easement agreement with owners of the the self-storage facility to the west to minimize traffic on Anderson Road.

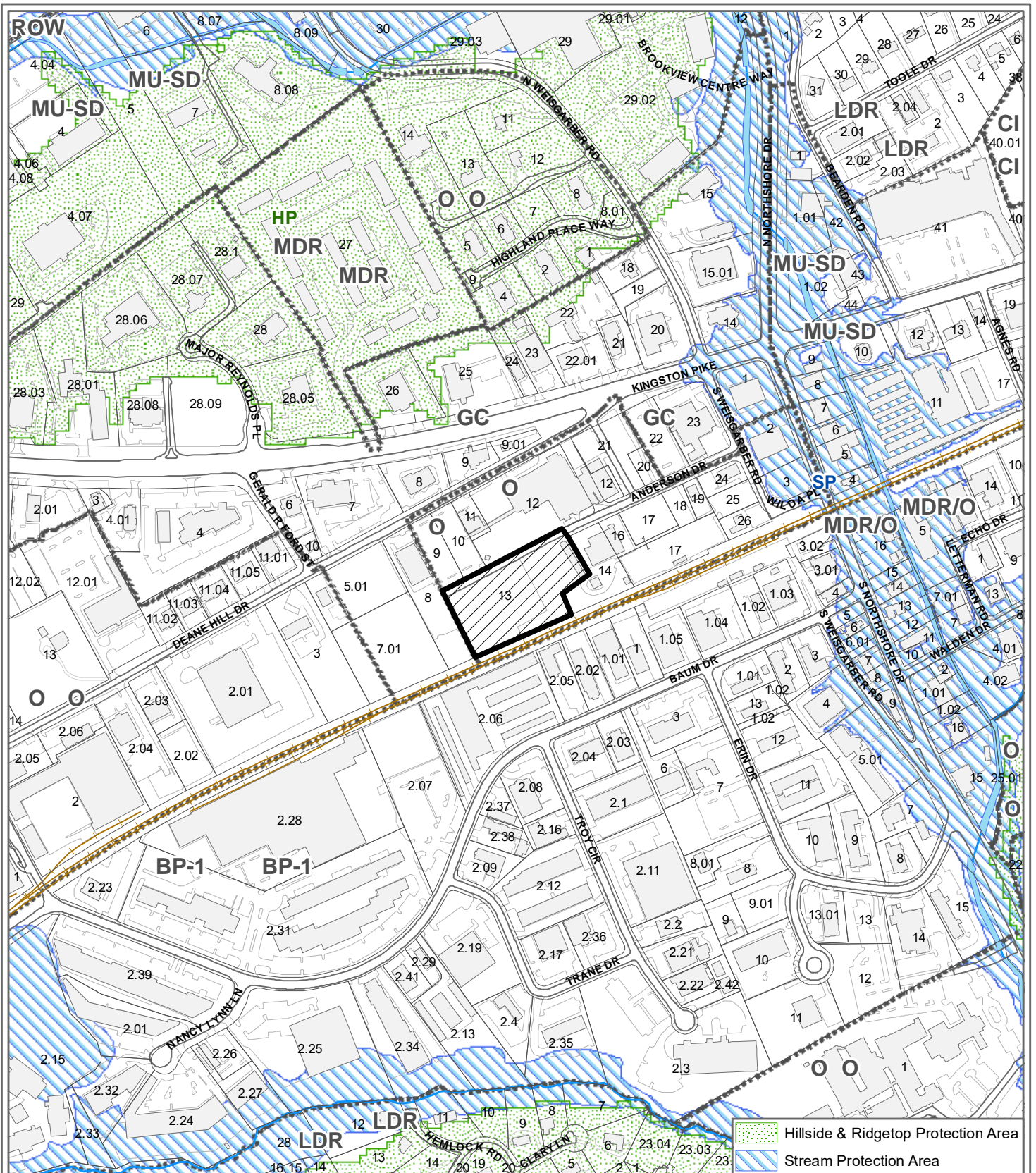
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment to the West City Sector Plan amending this parcel to the GC (General Commercial) land use designation would support C-G-1 zoning.
2. Approving the request would bring the zoning into compliance with the sector plan and the One Year Plan, as the current I-H (Heavy Industrial) zoning is not in compliance with the sector plan's Office land use designation.
3. This would be an extension of the GC land use class, as it is adjacent to the west.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/16/2021 and 11/30/2021. 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.



**10-A-21-SP
WEST CITY SECTOR PLAN AMENDMENT**

From: O (Office)

To: GC (General Commercial)

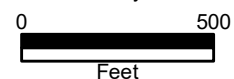


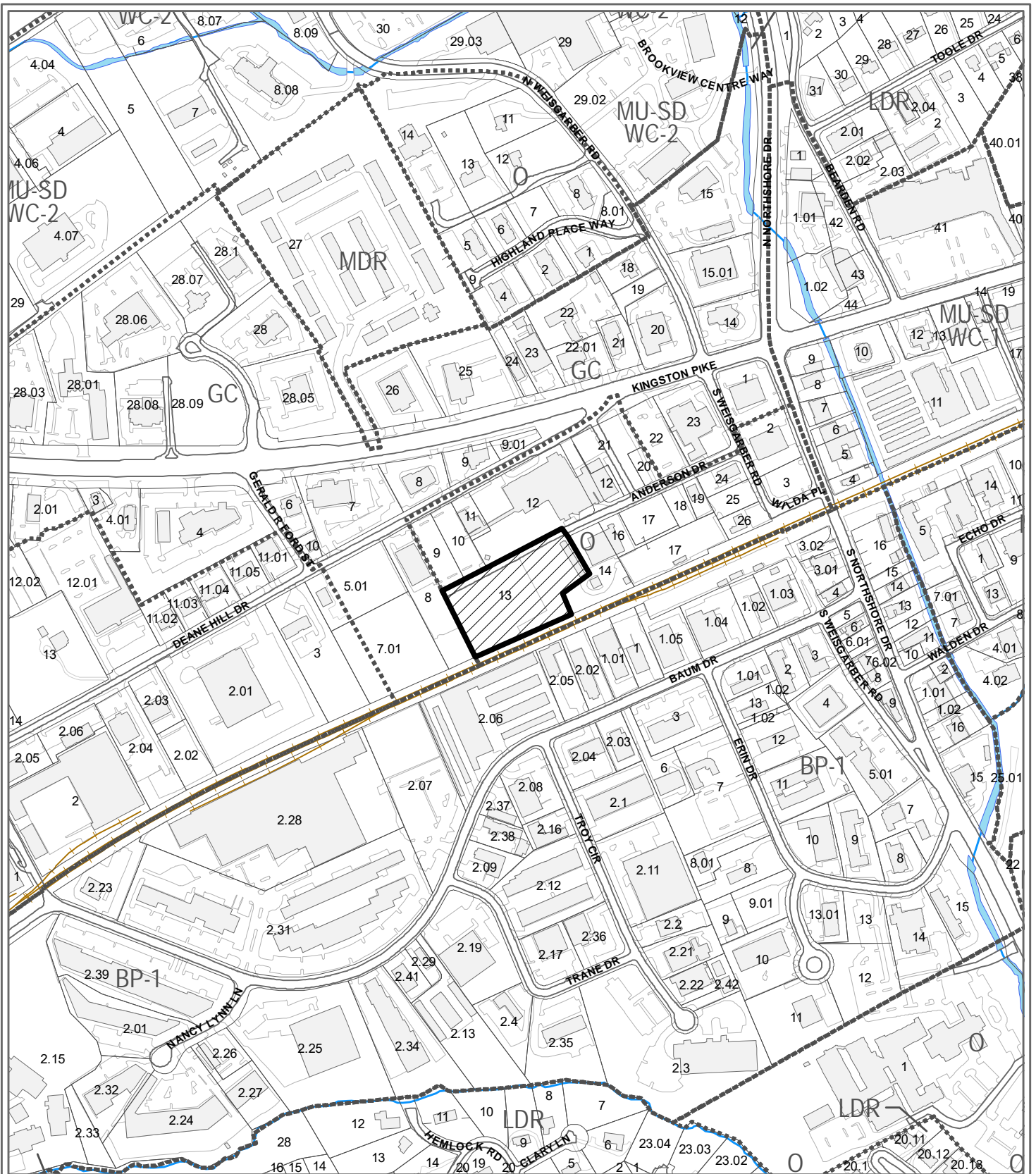
Original Print Date: 9/8/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Harper Properties, L.P.

Map No: 121

Jurisdiction: City





**10-A-21-PA / 8-L-21-RZ
PLAN AMENDMENT**

From: O (Office)



To: GC (General Commercial)

Original Print Date: 9/8/2021
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

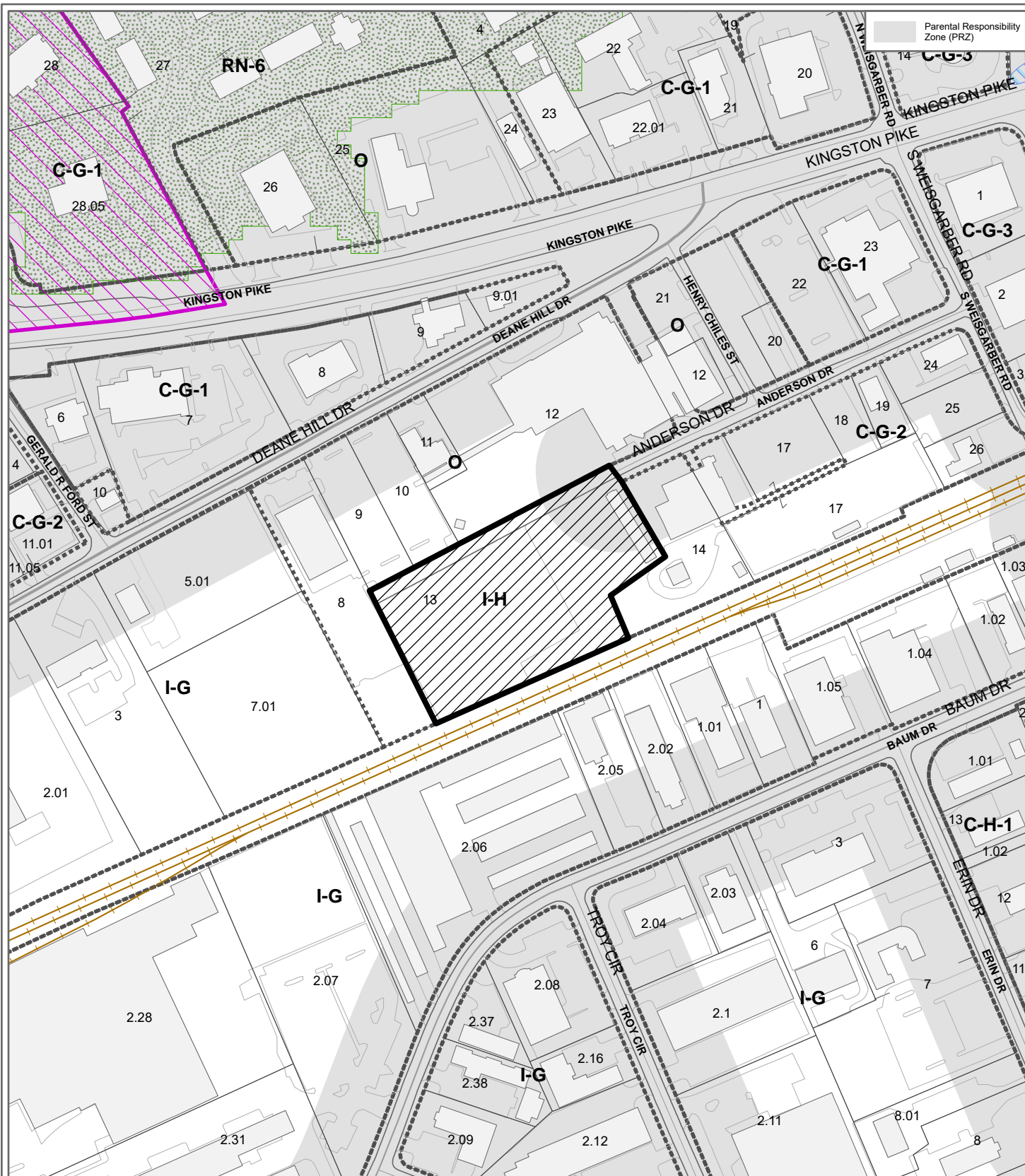
Petitioner: Harper Properties, L.P.

Map No: 121

Jurisdiction: City

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Feet

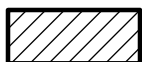




8-L-21-RZ REZONING

From: I-H (Heavy Industrial)

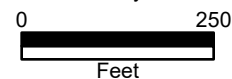
To: C-G-1 (General Commercial)



Petitioner: Forrester O/B/O Harper
Properties, L.P., Taylor D.

Map No: 121

Jurisdiction: City



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

Revised:

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE WEST CITY SECTOR PLAN**

***WHEREAS**, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the West City Sector Plan, consistent with the requirements of the General Plan; and*

***WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, Taylor D. Forrester has submitted an application to amend the Sector Plan from Office to General Commercial for property described in the application; and*

***WHEREAS**, the Planning Commission staff recommends approval of a revised amendment to the West City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

***WHEREAS**, the Planning Commission, at its regularly scheduled public hearing on October 14, 2021 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the West City Sector Plan, with its accompanying staff report and map, file #10-A-21-SP.

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

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

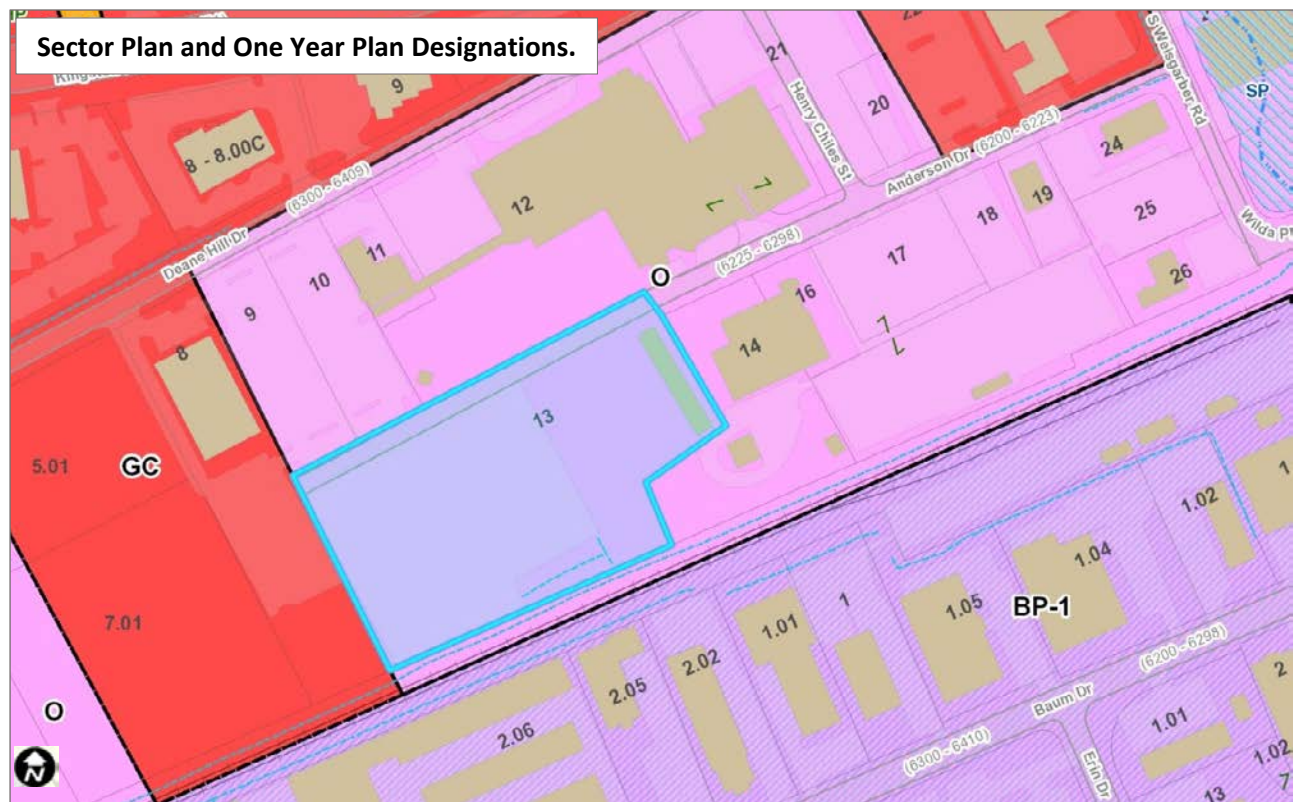
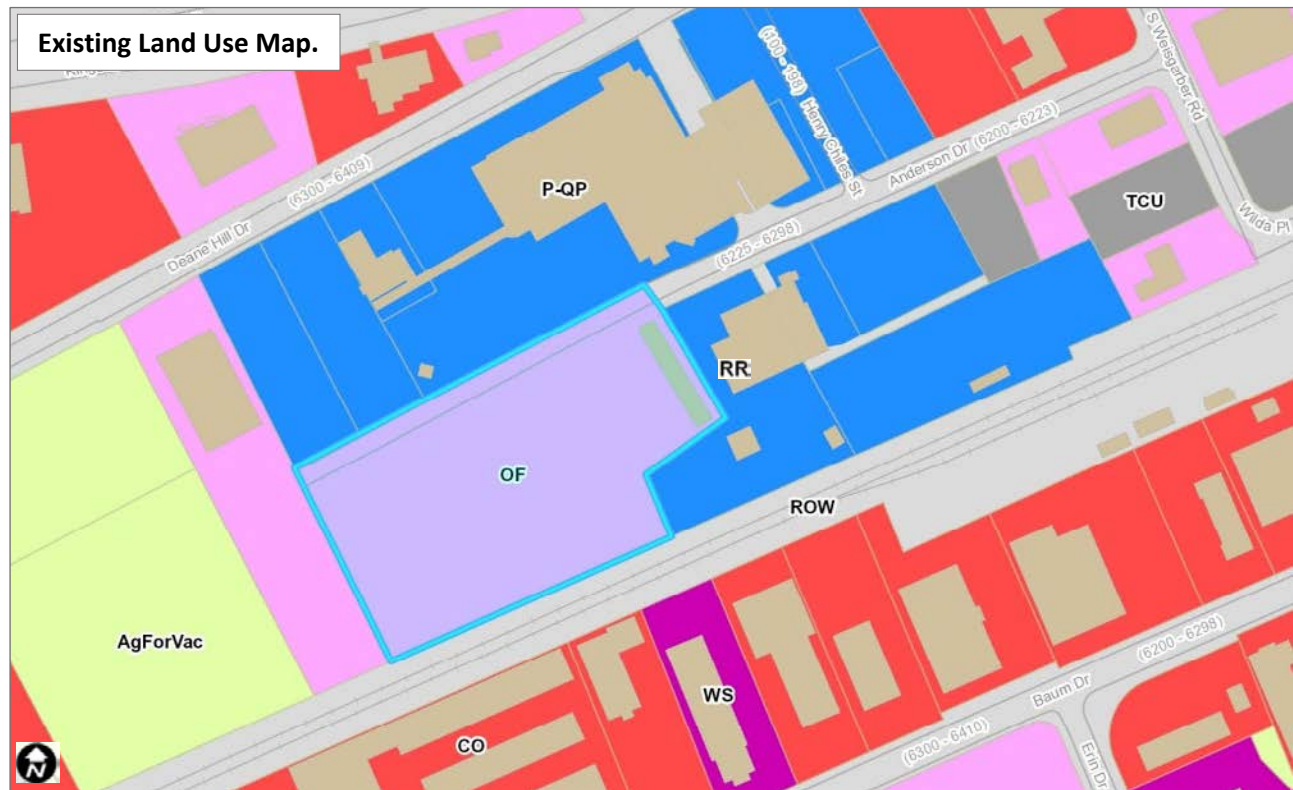
8-L-21-RZ / 10-A-21-PA / 10-A-21-SP

EXHIBIT A. Contextual Images



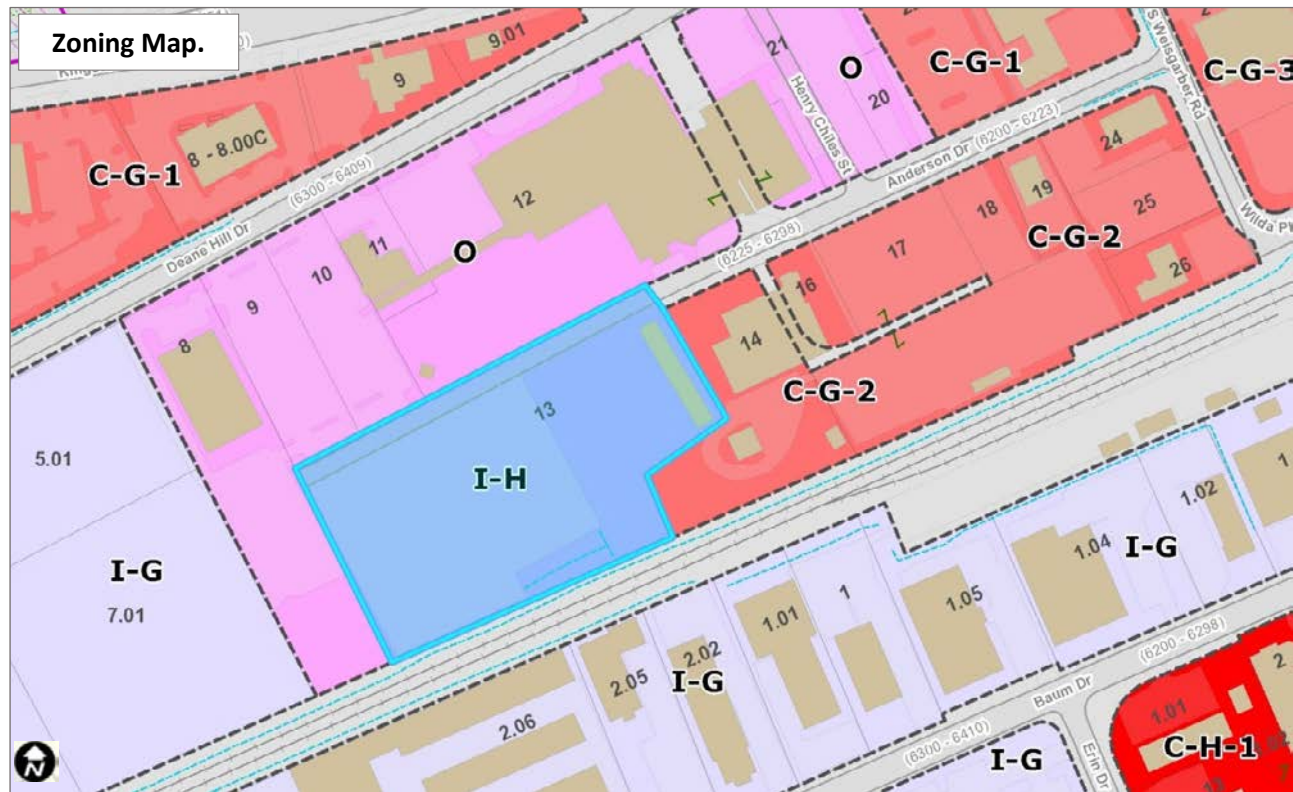
8-L-21-RZ / 10-A-21-PA / 10-A-21-SP

EXHIBIT A. Contextual Images



8-L-21-RZ / 10-A-21-PA / 10-A-21-SP

EXHIBIT A. Contextual Images



8-L-21-RZ / 10-A-21-PA / 10-A-21-SP

EXHIBIT A. Contextual Images

Eagle eye view facing north.



Eagle eye view facing 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

Taylor D. Forrester on behalf of Harper Properties, L.P. Properties, L.P.

Attorney

Applicant Name

Affiliation

7/12/2021

10/13/2021

Date Filed

Meeting Date (if applicable)

File Number(s)

10-A-21-PA

10-A-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

Taylor D. Forrester

Long, Ragsdale & Waters, P.C.

Name

Company

1111 N. Northshore Drive, Suite S-700

Knoxville

TN

37919

Address

City

State

ZIP

865-584-4040

tforrester@lrwlaw.com

Phone

Email

CURRENT PROPERTY INFO

First Properties, LLC

6712 Deane Hill Drive

Owner Name (if different)

Owner Address

Owner Phone

6238 Anderson Drive, Knoxville, TN 37919

121AB013

Property Address

Parcel ID

KUB

KUB

N
H

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Western end of Anderson Drive, south of Kingston Pk., west of S. Northshore Dr. 3.2 acres

General Location

Tract Size

City 2nd

I-H

OF

☒ City ☐ County

District

Zoning District

Existing Land Use

West City

O

N/A (within city limits)

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

Proposed Zoning _____

☒ Plan Amendment Change

GC

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 \$900.00 |
| 0526 | 600.00 | |
| Fee 2 | | |
| 0516 | 300.00 | |
| Fee 3 | | |

AUTHORIZATION

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

Applicant Signature

865-584-4040

Phone Number

Taylor D. Forrester on behalf of Harper Pro 7/12/2021

Please Print

Date

tforrester@lrwlaw.com

Email

Sherry Michienzi

7/13/2021 swm

Please Print

Date

Staff Signature

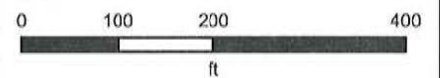


Sector Map

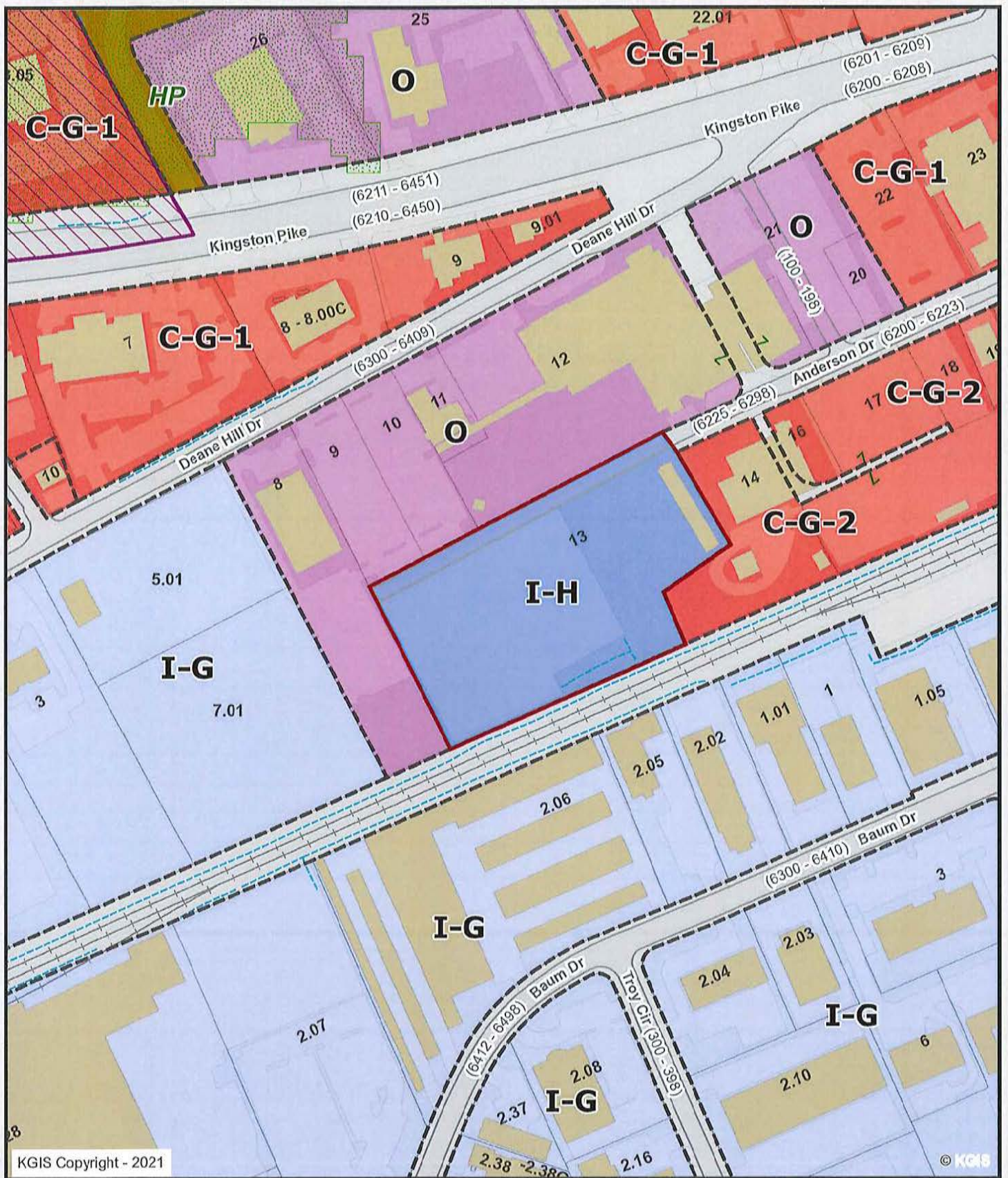
Knoxville - Knox County - KUB Geographic Information System



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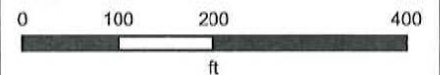


Zoning Map

Knoxville - Knox County - KUB Geographic Information System

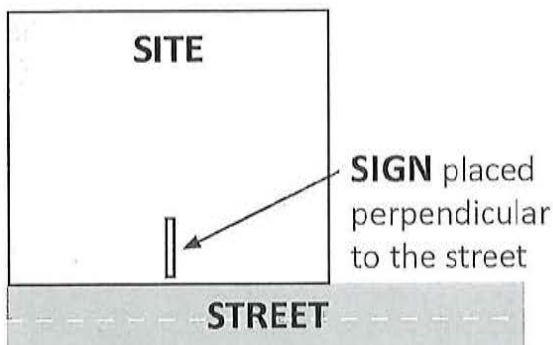


Printed: 7/13/2021 at 10:15:11 AM



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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:

Sept 29 (Wed) and Oct 15 (Fri)
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Taylor Forrester

Date: 7-13-21

File Number: 10-A-21-PA / 10-A-21-SP

☒ Sign posted by Staff
☐ Sign posted by Applicant



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

Taylor D. Forrester on behalf of Harper Properties, L.P.

Attorney

Applicant Name

Affiliation

6/28/2021

8/12/2021

Date Filed

Meeting Date (if applicable)

File Number(s)

8-L-21-RZ

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

Taylor D. Forrester

Long, Ragsdale & Waters, P.C.

Name

Company

1111 N. Northshore Drive, Suite S-700

Knoxville

TN

37919

Address

City

State

ZIP

865-584-4040

tforrester@lrwlaw.com

Phone

Email

CURRENT PROPERTY INFO

First Properties, LLC

6712 Deane Hill Drive

Owner Name (if different)

Owner Address

Owner Phone

6238 Anderson Drive, Knoxville, TN 37919

121AB013

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Western end of Anderson Drive, south of Kingston Pk, west of S. Northshore Dr. 3.2

General Location

Tract Size

- ☒ City ☐ County

City 2nd

I-H

parking lot

District

Zoning District

Existing Land Use

West City

O

n/a (within city limits)

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

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**

Pending Plat File Number

☒ Zoning Change **CG-1**
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

0326 \$1,000.00

Total

\$1000.00

Fee 2

Fee 3

AUTHORIZATION

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

Taylor D. Forrester

Signature of Taylor D. Forrester
on 6/28/2021 at 11:00 AM. Signature is required for all applications.
Applicant agrees to the terms and conditions of the permit and the payment of any fee in this document.
Date: 2021-06-28 11:00 AM

Taylor D. Forrester on behalf of Harper Pro 6/28/21

Applicant Signature

Please Print

Date

865-584-4040

tforrester@lrwlaw.com

Phone Number

Email



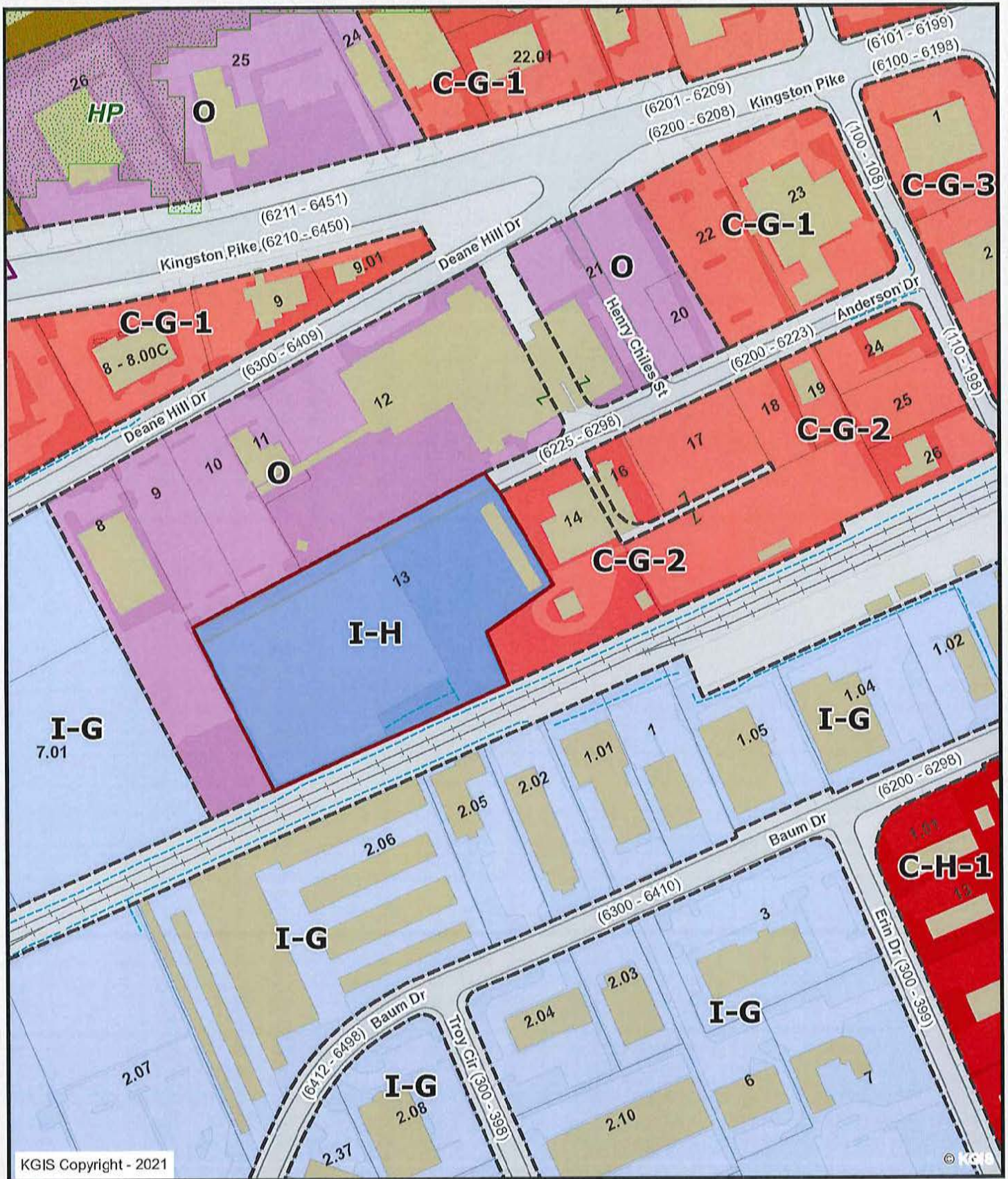
Staff Signature

Michelle Portier

Please Print

6/28/2021

Date



Zoning Map

Knoxville - Knox County - KUB Geographic Information System

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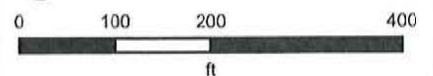
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Sector Plan Map

Knoxville - Knox County - KUB Geographic Information System

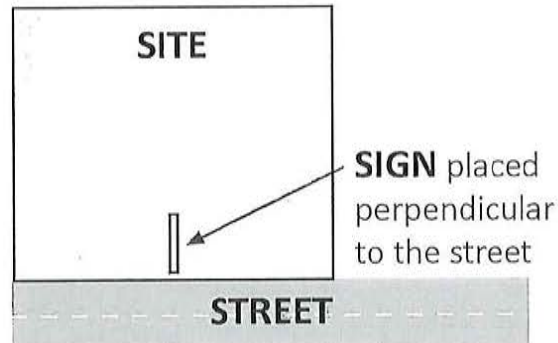


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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:

7/30/21 and 8/13/21
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Taylor Forrester OBO Harper Properties, LLC

Date: 6/28/2021

File Number: 8-L-21-RZ

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Sign posted by Staff

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Sign posted by Applicant