

DEVELOPMENT PLAN REPORT

► FILE #: 11-D-22-DP AGENDA ITEM #: 30

AGENDA DATE: 11/10/2022

► APPLICANT: THOMAS DUGAN

OWNER(S): Capital Investment Partners, GP Joshua Bishop, Capital Investment

Partners, GP

TAX ID NUMBER: 91 001.08 <u>View map on KGIS</u>

JURISDICTION: County Commission District 6

STREET ADDRESS: 7676 OAK RIDGE HWY

► LOCATION: North side of Oak Ridge Hwy, east of Byington Beaver Ridge Rd

► APPX. SIZE OF TRACT: 1.04 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Oak Ridge Highway, a two lane major arterial with turn lane

within a right-of-way width of 112-ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

ZONING: PC (Planned Commercial)

EXISTING LAND USE: Agriculture/Forestry/Vacant Land

PROPOSED USE: Automotive repair facility

HISTORY OF ZONING: 2-K-90-RZ: CA, RA, A to PC

SURROUNDING LAND North: Multi-tenant commercial/office building - PC (Planned Commercial)

USE AND ZONING: South: Office building - OB (Office, Medical and Related Services)

East: Multi-tenant commercial/office building - PC (Planned Commercial)

West: Commercial building - PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: This area of Oak Ridge Highway is a mix of commercial and office uses,

there are some single family residential homes with frontage on Oak Ridge

Highway in this area also.

STAFF RECOMMENDATION:

► Approve the development plan for an automotive repair shop with floor area of approximately 5,980 square feet with up to 10 bays, subject to the following 5 conditions:

1) Installation of all landscaping as shown on the development plan within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

2) Additional landscaping between the parking area and the property lines on the east and west sides,

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mimicing the adjacent side yard landscaping for the abutting parcel to the east (see case: 7-J-06-UR). Minor modifications can be approved by Planning Commission staff during permitting.

- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage.
- 4) Meeting all applicable requirements of the Knox County Engineering and Public Works.
- 5) Meeting all applicable requirements of the Tennessee Department of Transportation.

COMMENTS:

This proposal is to build a 10-bay automotive repair shop of approximately 5,890-sqft within a PC (Planned Commercial) district that began building out in 2007. The adjacent retail center to the east that is also zoned PC was approved in 2006 and included site landscaping between the parking area along the western boundary of the property. To be consistent with the other development approvals in this PC district, staff recommends that the parking on the east and western sides of the parking areas for the automotive repair shop also have side yard landscaping.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL) In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PC (Planned Commercial):

- A) The PC zone is not intended to restrict potential development by limiting uses and in general, permits office, commercial services and light distributions centers. An automotive repair shop falls within commercial services generally.
- B) A landscaping plan has been submitted that demonstrates a landscaped area of trees for the front yard parking as demonstrated on the site plan (see: 5.33.08).
- C) Staff recommends additional landscaping between the parking areas in the side yard and the adjacent parcel on both the east and west boundaries of the subject property to be consistent with previously approved adjacent development within the PC zone district (See condition 2 above).

2) GENERAL PLAN - DEVELOPMENT POLICIES

A) Policy 9.3: Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The proposed building is a one-story building that is slightly less than 27-ft in height, which is consistent with the 45-ft height limitation recommended by the PC zone and consistent with the adjacent one story commercial and office buildings.

3) NORTHWEST COUNTY SECTOR PLAN

A) Although this area is shown as MDR/O (Medium Density Residential/Office) in the Northwest County Sector Plan the proposed automotive repair shop is consistent with surrounding commercial uses that include an automotive supply retail store, and multi-tenant centers that consist of commercial and office uses.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

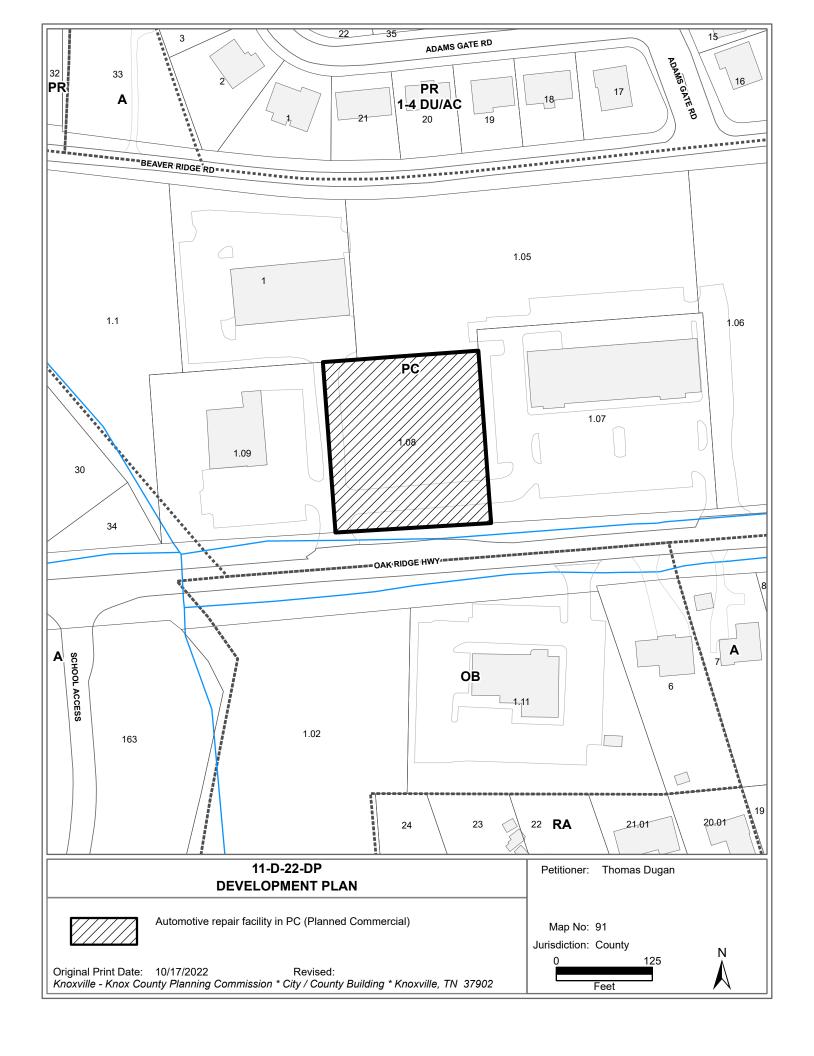
A) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

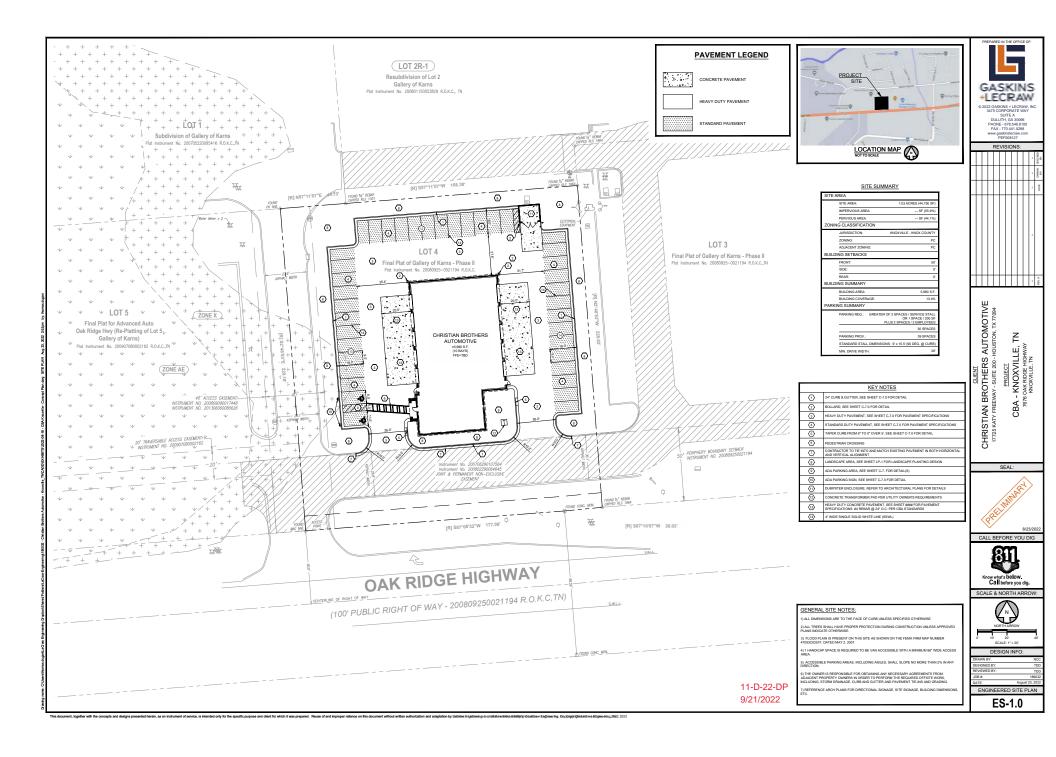
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the . The date of the hearing will depend on when the appeal application is filed.

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	TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	HEIGHT
_	(S)	AR	4	ACER RUBRUM	RED MAPLE	CONT.	4" CAL MIN	6'-8' HT MIN
2		GI	4	GLEDITSIA TRIACANTHOS INERMIS 5FT CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, AND FULL CANOPY	THORNLESS COMMON HONEYLOCUST	CONT.	3" CAL MIN	14' HT MIN
۰,	(+)	Ю	2	ILEX OPACA SINGLE TRUNK	AMERICAN HOLLY	CONT.	2" CAL MIN	6'-8' HT MIN
		MG	1	MAGNOLIA GRANDIFLORA 5FT CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, AND FULL CANOPY	SOUTHERN MAGNOLIA	CONT.	2.5" CAL MIN	12' HT MIN
	(\cdot)	QS	3	QUERCUS SHUMARDII	SHUMARD RED OAK	CONT.	5" CAL MIN	6'-8' HT MIN
	EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	SIZE
	0	IS	40	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	CONT.	30" OC	24" HT MIN
	SOD/SEED	CODE		BOTANICAL NAME	COMMON NAME	SIZE		
		TURF		POA PRATENSIS	KENTUCKY BLUEGRASS	SOD		

PLANT SIZES ARE MINIMUM AT TIME OF PLANTING. ADJUST CONTAINER SIZE AS NECESSARY TO MEET MINIMUM HEIGHT AND CALIPER AS NOTED.

GENERAL GRADING AND PLANTING NOTES

- NTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF SURFACE INOT TOP OF MULICIPIAS INDUCATED ON THE GRADING PLANS.
- 1 THE COURTS OF PINES IN JUST SOME THE AND MOST SAND PROPRIES AND PINES OBJECT PINE

- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECTOR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PRINTING AUTHORITY ARE MET U.E. INNIMINI PLANT QUANTITIES, PLANTING METHODS TREE PROTECTION METHOD
- CALLOUT (FOR GROUNDCOVER MATTERNS) SHALL TAKE PRECEDENCE.

 NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL
- NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (NA PROPER CHANNELS).

 THE CONTRACTOR SHALL AT MAINAUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR T PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNERCOWNERS REPRESENTANTE ON DISPECTA AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOSSITE, REFER TO
- SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.

 THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEAL THY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNERS REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD,

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ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PANATE PIESES THAT ARE LOCATED WITHIN THE (§) FEET OF PAWNS OR CURBS. ROOT BARRIERS SHALL BE LOCATED MITHIN THE PROPERTIES AND ARREST SHALL BE LOCATED MIMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS FOR MANUFACTURERS RECOMMENDATIONS. UNDER NO CROUNSTANCES SHALL DE LOCATION LOCATION L THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL

MULCHES

AFTER ALL PUNTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3 THICK LAYER OF 1-12" SHEEDED WOOD MULCH, NATURAL (WIND'ED), OVER LAYER OF 1-12" SHEEDED WOOD MULCH, NATURAL (WIND'ED), OVER SECRED AREAS, ONTHACTOR SHALL SUBHIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO THE TOURNING AND THE OWNER OF THE TOURNING AND THE OWNER ON THE PROJECT AFTER MULCH HAS EEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE TIGENERAL GRANDING AND ANTINEN ONCE AND SECRIFICATIONS.)

SEE SHEET LP-3 FOR SITE SECTIONS

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT
 POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS:
 MATCHED PRECIPITATION RATE ECHOLOGY ON BOTOR AND SPRYL HEADS (WHEREVER
 POSSIBLE), RAIN SENSORS, AND MILLT-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS
 FEATURING SENSORY NIVET CAPIBLITIES.

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CHRISTIAN BROTHERS AUTOMOTIVE 1725 KATY FREEWAY - SUITE 200 - HOUSTON, TX 77:094

Z

CBA - KNOXVILLE, T

PREPARED IN THE OFFICE OF



ES-1.0

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: LANDSCAPE YARD REQUIRED: LANDSCAPE YARD PROVIDED: 43.146 SF 8' WIDE 15' WIDE

PERIMETER LANDSCAPING FRONTAGE LENGTH - OLD RIDGE HIGHWAY.

STREET TREES REQUIRED: STREET TREES PROVIDED: SHRUBS REQUIRED: SHRUBS PROVIDED:

INTERIOR LANDSCAPING PARKINGTREES REQUIRED: PARKING TREES PROVIDED

FACADE LENGTH: SHRUBS REQUIRED SHRUBS PROVIDED

61' 21 SHRUBS (1 PER 3')

4 TREES 4 TREES

2 TREES 3 TREES (2 ORNAMENTAL, 1 SHADE)

202 LF 7 TREES (1 PER 30 LF OF FRONTAGE) 7 TREES 31 SHRUBS (1 PER 5 LF OF FRONTAGE) 35 SHRUBS





Christian Brothers Automotive Knoxville, TN





Christian Brothers Automotive Knoxville, TN



PC-5 SHERWIN-WILLIAMS PAINT SW 7001 MARSHMALLOW



PC-6 SHERWIN-WILLIAMS PAINT SW 6258 TRICORN BLACK



M- 6
ROOF SHINGLES
CERTAINTEED LANDMARK 30 AR
COLOR: MOIRE BLACK



M- 5
ACME BRICK CO.
8° X 2 ¼° MODULAR BRICK
COLOR: BURGANDY
MORTAR: WHITE



M- 8
ACME BRICK CO.
8° X 2 ¾° MODULAR BRICK
COLOR: GLACIER WHITE
MORTAR: WHITE



M- 10 4" NATURAL LIMESTONE SALADO QUARRY MORTAR: WHITE



BACK ELEVATION

SCALE: 3/16"=1'-0"



OFFICEGRING A STATE OF THE STAT

RIGHT SIDE ELEVATION
SCALE: 3/16"=1'-0"

3 LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"

Christian Brothers Automotive Knoxville, TN

11-D-22-DP 9/21/2022



From: Christian Brothers Automotive Corporation

17725 Katy Freeway, Suite 200

Houston, TX 77094

To: Planning and Development

RE: Letter of Intent - Christian Brothers Automotive

Following your review, it is our hope we will be granted permission to continue the development process. Thank you for your time and consideration.

Architecture:

All plans, specifications, and uses will be in compliance with local code, ordinances and are in keeping with the neighboring developments or higher in standard. Variances will be addressed on case by case basis with City Staff and Reviewing Agencies.

Setting the aesthetic standard for automotive repair.







This finished store is 100% representative of our standard prototype.

Hours of Operation and Standard Procedures

Unlike most other light automotive service facilities, Christian Brothers keep a more conservative schedule. We open at 7 am and close no later than 6 pm, Monday through Friday. We are open on Saturday for the first 180 days of operation. Most vehicles left overnight are stored within our secure bays for customer peace of mind and insurance parameters. We do not perform tire recapping or body repair. These two activities are major noise and storage generators and are not a component of our scope of work.

Additionally, repairs occasionally designated as Heavy Vehicle Services are not a major component of our scope of work, comprising less than 1% of all tasks performed. Typically this level of service is only offered if a vehicle is brought to us in an unsafe or otherwise terminal condition. In many cases, the customer may be referred to a specialist engine / transmission repair / replacement facility.



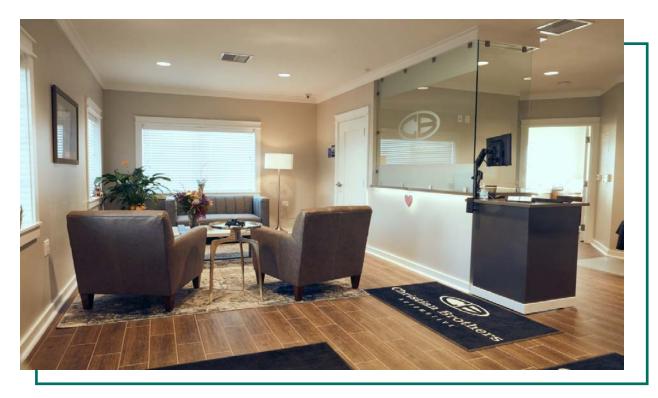
The business in manned by 8 to 10 employees and the owner / franchisee.

You will find we operate our stores to the highest possible standards. Our shop floors are cleaned with a Zamboni style machine and no pollutants are ever released into the environment. All automotive fluids are contained in federal EPA and state compliant, double hulled, above ground containment vessels.

Working Interior Photos







Office Interior

Summary:

Based on architecture alone, we are essentially a small cottage with a nine car garage. Our footprint is very non-intrusive and fits well with any neighboring residential community. We truly believe our development brings a unique experience to the automotive repair arena and enhances quality of life. Since our lobby and reception more closely resemble something you would find in a doctor's office, the maintenance and repair process becomes less threatening to people of all walks of life.

It is our hope that you can truly appreciate our presence and will find us to be a valued member of the community.



Site Plans and Criteria



PURCHASABLE PROPERTY



3 Mile Population: Greater than 30,000 people



3 Mile Income: Greater than \$85,000 (Average Household Income)



Frontage Required: 100-120 Feet



Depth Required: 225-300 Feet



Size:

Greater than 25,000 ft² (Typically .7 - 1.0 acres)



Use:

Light / Minor Automotive













For Questions Please Contact:

Michael Suttle | Chief Development Officer (281) 675-6102 • Michael Suttle@cbac.com

Billy Green Jr. | Director of Land Acquisitions & Permitting (281) 675-6192 • Billy.Green@cbac.com

ChristianBrothersRealEstate.com





RealEstate@cbac.com

11-D-22-DP 9/21/2022



Development Request

	DEVELOPMENT	SUBDIVISION	ZONING		
Diamin	Development Plan	☐ Concept Plan	☐ Plan Amendment		
Plannin	☐ Planned Development	☐ Final Plat	☐ Sector Plan		
KNOXVILLE I KNOX COUNTY	☐ Use on Review / Special Use		☐ One Year Plan		
	☐ Hillside Protection COA		☐ Rezoning		
	- Tilliside Protection COA		☐ Nezoning		
Thomas Dugan					
Applicant Name		Affiliatio	n		
9/26/2022	11/10/2022	11-D-22-DP			
Date Filed	Meeting Date (if applicable)	File Number(s)			
CORRESPONDENCE	All correspondence related to this application sh	hould be directed to the app	roved contact listed below.		
Thomas Dugan Gaskins + LeC	Craw				
Name / Company					
3475 Corporate Way Ste A D	uluth GA 30096				
Address					
678-257-1918 / tdugan@gas	kinslecraw.com				
Phone / Email					
CURRENT PROPERTY IN	NFO				
Capital Investment Partners,	GP Joshua 311 S Weisgarber Rd Knoxville T	N 37919			
Owner Name (if different)	Owner Address	Ow	ner Phone / Email		
7676 OAK RIDGE HWY					
Property Address					
91 001.08		1.0	4 acres		
Parcel ID	Part of F	Parcel (Y/N)? Tra	ct Size		
West Knox Utility District	West Knox Utility I	District			
Sewer Provider	Water Provider		Septic (Y/N)		
STAFF USE ONLY					
North side of Oak Ridge Hwy	, east of Byington Beaver Ridge Rd				
General Location					
City Commission District	t 6 PC (Planned Commercial)	Agriculture	e/Forestry/Vacant Land		
⊘ County District	Zoning District	Existing La	and Use		
Northwest County	MDR/O (Medium Density Residential/Office),	SP (Stream Planned G	rowth Area		
Planning Sector	Sector Plan Land Use Classification	Growth Po	Growth Policy Plan Designation		

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DEVELOPMENT REQUEST					
✓ Development Plan ☐ Planned	d Development	☐ Use on Review / Specia	al Use	Related City	Permit Number(s)
☐ Hillside Protection COA		☐ Residential ☐ No	n-residential		
Home Occupation (specify)					
Other (specify) Automotive repair	facility				
SUBDIVSION REQUEST					
				Related Rezo	ning File Number
Proposed Subdivision Name					
Unit / Phase Number		Total Number	r of Lots Created		
Additional Information					
Attachments / Additional Require	ements				
ZONING REQUEST				T	
Zoning Change				Pending P	at File Number
Proposed Zonin	g				
☐ Plan					
Amendment Proposed Plan	Designation(s)				
Proposed Density (units/acre) Pre	evious Zoning Re	auests			
Additional Information	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	44.00.0			
STAFF USE ONLY					
PLAT TYPE ☐ Staff Review ☐ Planning (Commission		Fee 1		Total
ATTACHMENTS			\$1,600.00		
Property Owners / Option Holde	rs 🗌 Varian	ce Request	Fee 2		
ADDITIONAL REQUIREMENTS					
COA Checklist (Hillside Protection					
Design Plan Certification (Final P✓ Site Plan (Development Request)			Fee 3		
☐ Traffic Impact Study					
Use on Review / Special Use (Cor	ncept Plan)				
AUTHORIZATION					
	Thomas Di	ugan			9/26/2022
Applicant Signature	Please Prin	t			Date
Phone / Email					
FIIOHE / EIHAH	Canital Inv	restment Partners, GP Joshua	a Rishon Canital I	nvestment Pa	9/26/2022
Property Owner Signature	Please Prin		a District, Capital I	investinent ra	Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.

11-D-22-DP Printed 9/28/2022 3:29:43 PM



Development Request DEVELOPMENT SUBDIVISION ZO ZONING

	Development PlanPlanned Development	☐ Conce _l ☐ Final P			Amendment ISP □ OYP
KNOXVILLE I KNOX COUNTY	☐ Use on Review / Special Use☐ Hillside Protection COA	□IIIIair	Idt	☐ Rezoi	
Thomas Dugan			Gaski	ns + LeCra	w
Applicant Name			Affiliati	on	·
9/21/2022	11/10/2022				File Number(s)
Date Filed	Meeting Date (if applicable)		11-D-2	22-DP	
CORRESPONDENCE	l correspondence related to this application	should be direct	ted to the ap	proved conto	act listed below.
☐ Applicant ☐ Property Owne	r 🔲 Option Holder 🔲 Project Surveyo	or 🔳 Enginee	er 🗌 Archi	itect/Landsca	ape Architect
Thomas Dugan	Gask	ins + LeCraw			
Name	Comp	any			
3475 Corporate Way, Suite A	A Dulu	Duluth		3	30096
Address	City		State	Z	IP .
678-257-1918	tdugan@gaskinslecraw.co	m			
Phone	Email				
CURRENT PROPERTY INFO					
CAPITAL INVESTMENT PART	NERS GP 311 S Weisgarber R	d, Knoxville,	TN 37919		
Property Owner Name (if different) Property Owner Address	5		Property C	Owner Phone
7676 OAK RIDGE HWY		091 0010	8		
Property Address		Parcel ID			
West Knox Utility District	West Knox U	West Knox Utility District			N
Sewer Provider	Water Provider	Water Provider			Septic (Y/N)
STAFF USE ONLY			announce de la company		
See digital application					
General Location			Tract Si	ize	
☐ City ☐ County ☐ District	Zoning District	Existing La	nd Use		
Planning Sector	Sector Plan Land Use Classificatio	n	Growth	n Policy Plan	Designation

DEVELOPMENT REQUEST			
■ Development Plan □ Use on Review / Special Use □ Hillside Prote □ Residential ■ Non-Residential Home Occupation (specify) □	Related City Pe	rmit Number(s)	
Other (specify) Automotive Repair			
SUBDIVISION REQUEST			
N/A		Related Rezoni	ng File Number
Proposed Subdivision Name			
Unit / Phase Number Combine Parcels Divide Parcel Total N	Number of Lots Created		
☐ Other (specify)			
☐ Attachments / Additional Requirements			
ZONING REQUEST			
Excess B		Pending Plat	File Number
□ Zoning Change N/A		- Terramigritae	110 1101100
Proposed Zoning N/A			
Plan Amendment Change Proposed Plan Designation(s)			
Proposed Density (units/acre) Previous Rezoning Requests			
Other (specify)			
STAFF USE ONLY			
PLAT TYPE	Fee 1		Total
☐ Staff Review ☐ Planning Commission	1 1		
ATTACHMENTS	Fee 2		
☐ Property Owners / Option Holders ☐ Variance Request	1.07.77.27		
ADDITIONAL REQUIREMENTS			
Design Plan Certification (Final Plat)	Fee 3		
☐ Use on Review / Special Use (Concept Plan) ☐ Traffic Impact Study			
COA Checklist (Hillside Protection)			
AUTHORIZATION			
Thomas Dugan Thomas Dugan Thomas Dugan Thomas Dugan Thomas Dugan		9/21/20	22
Applicant Signature Please Print		Date	
678-257-1918 tdugan@gaskins	lecraw.com		
Phone Number Email	21	1 1	
July 18 RC Obac late 12	Richar Ph	9/11	2022
Property Owner Signature Please Print	Old rate, I willer	Date	Vot -

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

DEVELOPMENT REQUEST				
■ Development Plan □ Use on Review / Special Use □ Residential ■ Non-Residential Home Occupation (specify)	☐ Hillside Protec	ction COA	Related City F	Permit Number(s)
Other (specify) Automotive Repair				
SUBDIVISION REQUEST				
N/A			Related Rezo	ning File Number
Proposed Subdivision Name				
THE SECOND SECON	ride Parcel			
Unit / Phase Number Combine Parcels Div	Total N	lumber of Lots Created	ſ	
☐ Other (specify)				
☐ Attachments / Additional Requirements				
ZONING REQUEST			Panding P	lat File Number
Toring Change N/A			rending	ide i ile i tumbei
Zoning Change Proposed Zoning				7-3-21
☐ Plan Amendment Change N/A				
Proposed Plan Designation	on(s)			
Proposed Density (units/acre) Previous	Rezoning Requests			
☐ Other (specify)				
STAFF USE ONLY		Fee 1		T
PLAT TYPE		ree 1		Total
☐ Staff Review ☐ Planning Commission				
ATTACHMENTS		Fee 2		
☐ Property Owners / Option Holders ☐ Variance Re	quest			
ADDITIONAL REQUIREMENTS				
☐ Design Plan Certification (Final Plat)		Fee 3		
☐ Use on Review / Special Use (Concept Plan)		Commence.		
☐ Traffic Impact Study				
☐ COA Checklist (Hillside Protection)				
AUTHORIZATION M. Jones 9/26	22			
	Thomas Dugan		9/21/	2022
	Please Print		Date	
	+dugan@gaskins	classaw com		
	tdugan@gaskins	Atcherhill. C	2	
/ (///				1 1
Timothy M. Hell Til	nothy m.	H:11	9	126/22
	Please Print	5-719-753	8 Date	
I declare under penalty of perjury the foregoing [i.e., ne/sne/t	they is/are the owner o	of the property and that t	he application and a	ll associated
materials are being submitted with his/her/their consent is t	rue and correct.			

11-D-22-DP 9/21/2022



Development Request DEVELOPMENT SUBDIVISION ZONING

PROVILLE I VNOV COUNTY					☐ Plan Amendment☐ SP☐ OYP☐ Rezoning	
Thomas Dugan				Gaskin	s + LeCraw	
Applicant Name				Affiliation	n	
9/21/2022	11/10/202	2			File Number(s)	
Date Filed	e (if applicable)					
CORRESPONDENCE All o	correspondence relate	d to this application sh	nould be directed	d to the app	roved contact listed below.	
☐ Applicant ☐ Property Owner	☐ Option Holder	☐ Project Surveyor	Engineer	☐ Archite	ect/Landscape Architect	
Thomas Dugan		Gaskir	s + LeCraw			
Name		Compar	ny			
3475 Corporate Way, Suite A		Duluth G		GA	30096	
Address		City		State	ZIP	
678-257-1918	tdugan@	gaskinslecraw.com				
Phone	Email					
CURRENT PROPERTY INFO						
CAPITAL INVESTMENT PARTN	ERS GP 31	1 S Weisgarber Rd	, Knoxville, Tl	N 37919		
Property Owner Name (if different)	Pro	perty Owner Address			Property Owner Phone	
7676 OAK RIDGE HWY			091 00108			
Property Address			Parcel ID			
West Knox Utility District		West Knox Utility District			N	
Sewer Provider		Water Provider			Septic (Y/N	
STAFF USE ONLY						
STAFF OSE ONE						
General Location				Tract Siz	re	
☐ City ☐ County ☐ District	ct	Existing Lan	d Use			
Planning Sector	Sector Plan	and Use Classification		Growth	Policy Plan Designation	

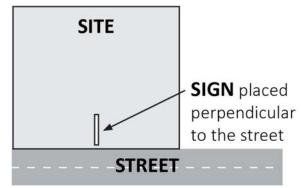
August 29, 2022



Sign Posting & Removal Requirement

Revised April 2021

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-ofway 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:

10/26/2022	and	11/11/2022			
(applicant or staff to post sign)		(applicant to remove sign)			
Applicant Name: Thomas Dugan					
Date: 9/26/22		X Sign posted by Staff			
File Number: 11-D-22-DP		Sign posted by Applicant			