



# PLAN AMENDMENT REPORT

► **FILE #:** 10-E-22-SP

**AGENDA ITEM #:** 12

**AGENDA DATE:** 10/6/2022

► **APPLICANT:** PARKER BARTHOLOMEW  
**OWNER(S):** Parker Bartholomew

**TAX ID NUMBER:** 70 P J 017.01 [View map on KGIS](#)

**JURISDICTION:** Council District 4

**STREET ADDRESS:** 2721 WHITTLE SPRINGS RD

► **LOCATION:** East side of Whittle Springs Rd, south of Money Pl

► **APPX. SIZE OF TRACT:** 14453 square feet

**SECTOR PLAN:** East City

**GROWTH POLICY PLAN:** N/A (Within City Limits)

**ACCESSIBILITY:** Access is via Whittle Springs Rd, a minor arterial street with a 30-ft pavement width within a 70-ft right-of-way. Access is also via Money Pl, a local street with a 20-ft pavement width within a 45-ft right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** First Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** NC (Neighborhood Commercial) / C-N (Neighborhood Commercial), IH (Infill Housing Overlay)

► **PROPOSED PLAN DESIGNATION:** TDR (Traditional Neighborhood Residential)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

**EXTENSION OF PLAN DESIGNATION:** Yes

**HISTORY OF REQUESTS:** None noted

**SURROUNDING LAND USE AND PLAN DESIGNATION:** North: Single family residential - TDR (Traditional Neighborhood Residential), NC (Neighborhood Commercial)

South: Office - NC (Neighborhood Commercial)

East: Commercial - NC (Neighborhood Commercial)

West: Single family residential - TDR (Traditional Neighborhood Residential)

**NEIGHBORHOOD CONTEXT** This area is comprised of detached homes on relatively small lots with a neighborhood-scale commercial corridor.

## STAFF RECOMMENDATION:

► **Approve the sector plan amendment to TDR (Traditional Neighborhood Residential) because it is**

consistent with surrounding development.

**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. There are no substantial changes of conditions that directly impact the land use plan for this property, but ongoing demand for affordable housing near walkable amenities warrants consideration of a land use designation that supports residential urban infill.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. The modest expansion of a sidewalk along the block shared by the subject property on Whittle Springs Rd. improves pedestrian connectivity to the local elementary school, the bus line and nearby businesses.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no significant error in the plan, though the property across the street is a long-established single family residence even though it is designated as NC (Neighborhood Commercial). The only commercial property along Money Pl. is the subject property, and the TDR (Traditional Neighborhood Residential) designation would support better alignment with that residential character.

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

1. There are no significant trends in development, population or traffic in this area that directly impact plan considerations for this property.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/1/2022 and 11/15/2022. 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 #:** 10-H-22-RZ  
10-D-22-PA

**AGENDA ITEM #:** 12  
**AGENDA DATE:** 10/6/2022

► **APPLICANT:** PARKER BARTHOLOMEW  
**OWNER(S):** Parker Bartholomew

**TAX ID NUMBER:** 70 P J 017.01 [View map on KGIS](#)

**JURISDICTION:** Council District 4

**STREET ADDRESS:** 2721 WHITTLE SPRINGS RD

► **LOCATION:** East side of Whittle Springs Rd, south of Money Pl

► **TRACT INFORMATION:** 14453 square feet.

**SECTOR PLAN:** East City

**GROWTH POLICY PLAN:** N/A (Within City Limits)

**ACCESSIBILITY:** Access is via Whittle Springs Rd, a minor arterial street with a 30-ft pavement width within a 70-ft right-of-way. Access is also via Money Pl, a local street with a 20-ft pavement width within a 45-ft right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** First Creek

► **PRESENT PLAN DESIGNATION/ZONING:** NC (Neighborhood Commercial) / C-N (Neighborhood Commercial), IH (Infill Housing Overlay)

► **PROPOSED PLAN DESIGNATION/ZONING:** TDR (Traditional Neighborhood Residential) / RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes/ No

**HISTORY OF ZONING REQUESTS:** None noted.

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Single family residential - TDR (Traditional Neighborhood Residential), NC (Neighborhood Commercial - RN-2 (Single-Family Residential Neighborhood), C-N (Neighborhood Commercial), IH (Infill Housing Overlay)

**ZONING** South: Office - NC (Neighborhood Commercial) - C-N (Neighborhood Commercial), IH (Infill Housing Overlay)

East: Commercial - NC (Neighborhood Commercial) - C-N (Neighborhood Commercial), IH (Infill Housing Overlay)

West: Single family residential - TDR (Traditional Neighborhood

NEIGHBORHOOD CONTEXT: This area is comprised of detached homes on relatively small lots with a neighborhood-scale commercial corridor.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the One Year Plan amendment to TDR (Traditional Neighborhood Residential) because of public improvements in the area and new information on housing trends.**
  
- ▶ **Approve RN-4 (General Residential Neighborhood) zoning and IH (Infill Housing Overlay) because it is consistent with surrounding development and the adjacent land use designation.**

**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. The NC (Neighborhood Commercial) land use designation is not the result of an error in the One Year Plan. The subject property is currently cleared, but it had a commercial building on it until approximately 2011.

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 sidewalk along Whittle Springs Rd. was expanded in 2011, improving safety and access from the subject property to the elementary school a block away.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no changes in public policy that necessarily affect the NC designation for this property in the One Year Plan.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. Local data sources and national data trends note an increased demand for a range of housing opportunities, which an expansion of the TDR (Traditional Neighborhood Residential) land use could enable.

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

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This area has added new sidewalk infrastructure to increase pedestrian connectivity. It is part of a residential block that conforms with the proposed zoning, and the property is connected to a commercial node, nearby school and transit. These features warrant consideration of the RN-4 (General Residential Neighborhood) zoning district to provide for additional residential development opportunities.

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

1. The RN-4 zoning district is intended for mixed medium density residential development including single-family, duplexes and townhouse dwellings. It is a recommended zone in the TDR (Traditional Neighborhood Development) designation, which is how all of the adjacent residential neighborhood is categorized.
2. The subject property's location between a low density residential neighborhood and a community activity center with a commercial node and school make the RN-4 zone an appropriate district for this transition in land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The subject lot is currently vacant and cleared. RN-4 zoning will more easily enable residential development that conforms with the neighborhood character.
2. The property is within an Infill Housing Overlay District, so the City of Knoxville Design Review Board will ensure any development is consistent with architectural styles and dimensions of the area.
3. There are no adverse impacts anticipated with the proposed rezoning.

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 rezoning aligns with the East City Sector Plan and the One Year Plan as amended.
2. RN-4 zoning supports urban residential infill as promoted by the General Plan's development policies.
3. The rezoning is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

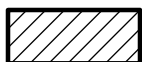
If approved, this item will be forwarded to Knoxville City Council for action on 11/1/2022 and 11/15/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**10-E-22-SP  
EAST CITY SECTOR PLAN AMENDMENT**

From: NC (Neighborhood Commercial)

To: TDR (Traditional Neighborhood Residential)



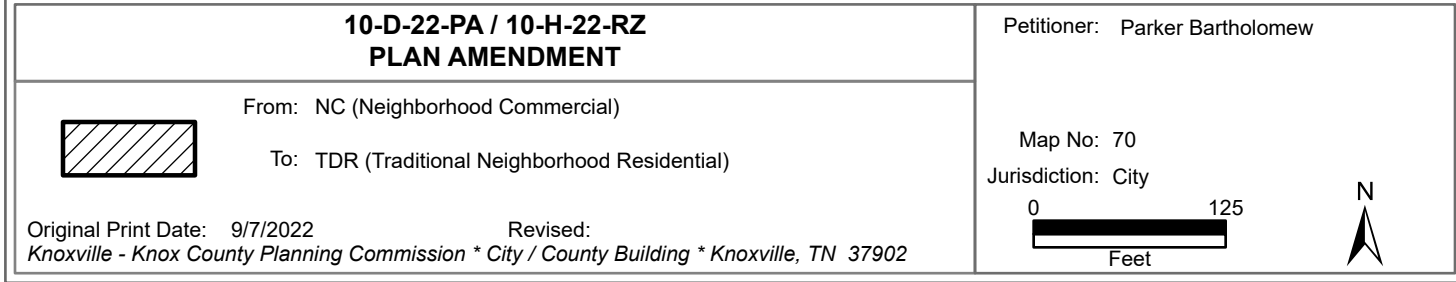
Original Print Date: 9/7/2022      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Parker Bartholomew

Map No: 70

Jurisdiction: City









### 10-H-22-RZ REZONING



From: C-N (Neighborhood Commercial), IH (Infill Housing Overlay) RN-4  
To: (General Residential Neighborhood) / IH (Infill Housing Overlay)

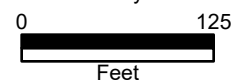
Original Print Date: 9/9/2022  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Parker Bartholomew

Map No: 70

Jurisdiction: City





***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE EAST 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 East 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***, Parker Bartholomew has submitted an application for an amendment to the East City Sector Plan for property described in the application; and

***WHEREAS***, the Planning Commission recommends approval of an amendment to the Sector Plan from Neighborhood Commercial to Traditional Neighborhood Development is 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 October 6, 2022 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 East City Sector Plan with its accompanying staff report and map, file # 10-E-22-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.

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Date

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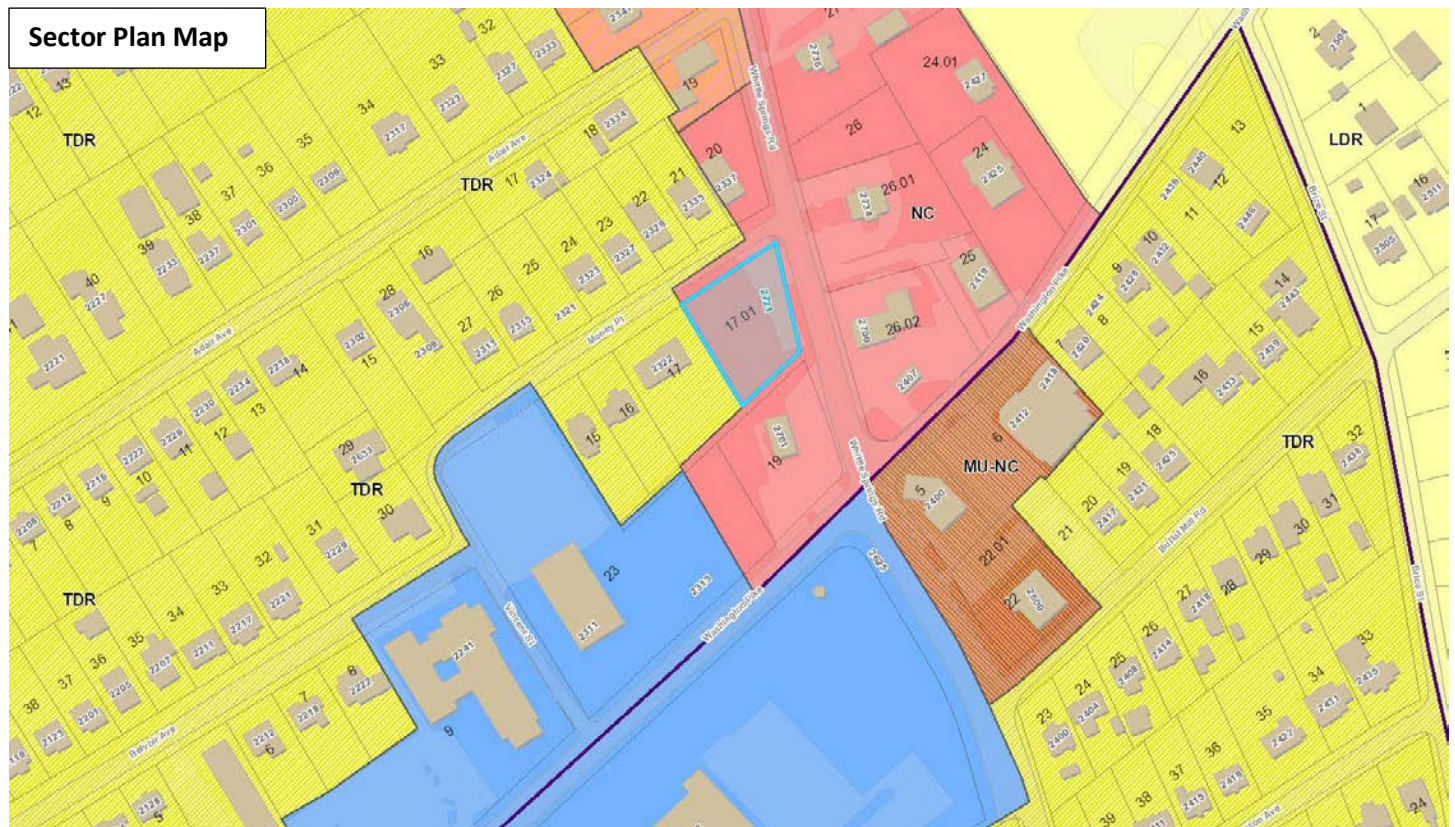
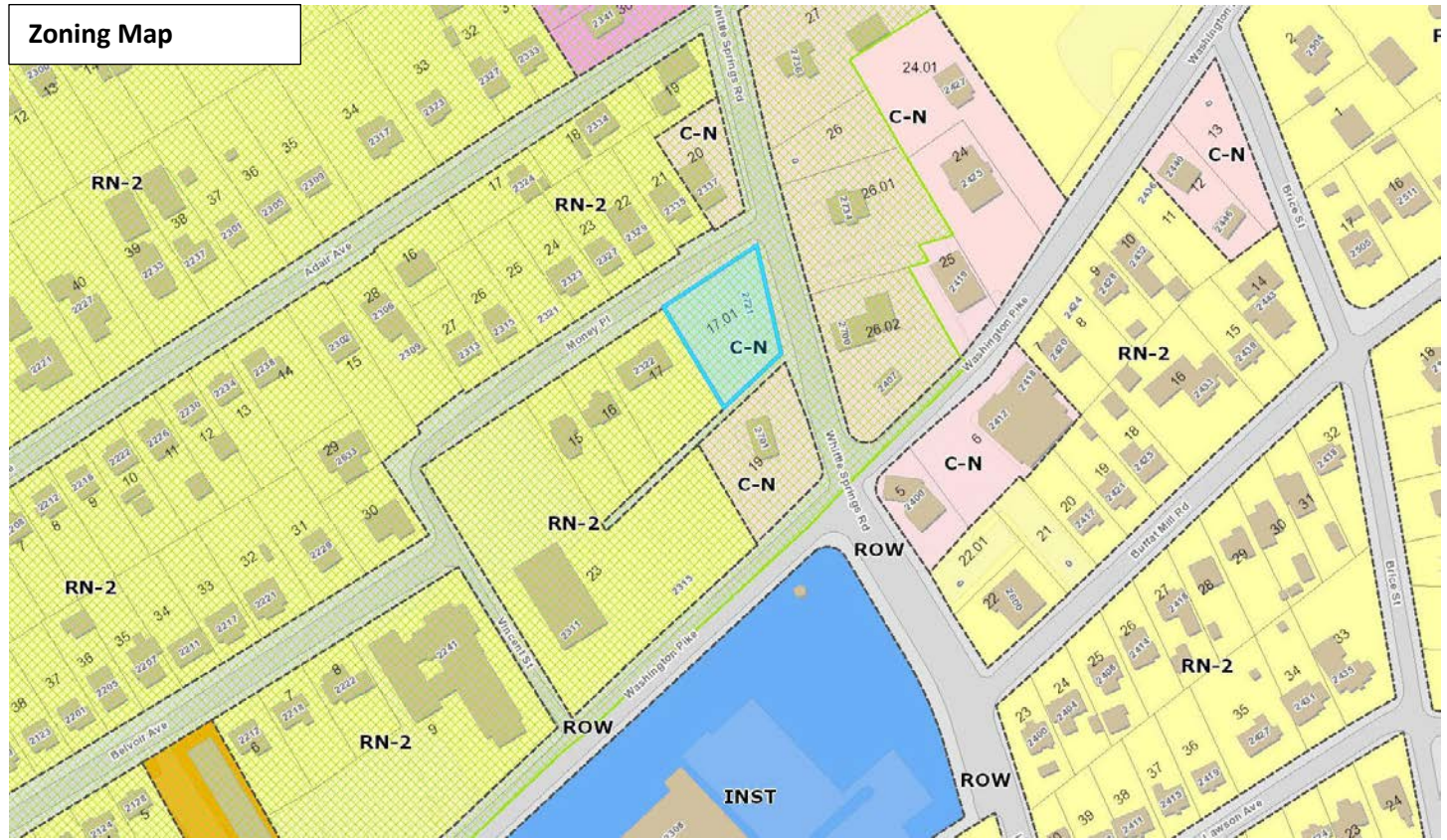
Chairman

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Secretary



## Exhibit B. 10-H-22-RZ/10-D-22-PA/10-E-22-SP Contextual Images





## Exhibit B. 10-H-22-RZ/10-D-22-PA/10-E-22-SP Contextual Images





# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☒ Plan Amendment  
☒ Sector Plan  
☐ One Year Plan  
☐ Rezoning

**Parker Bartholomew**

Applicant Name

Affiliation

**8/22/2022**

Date Filed

**10/6/2022**

Meeting Date (if applicable)

**10-E-22-SP**

File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

**Parker Bartholomew**

Name / Company

**P.O. Box 53102 Knoxville TN 37950**

Address

**865-228-9375 / prb101@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Parker Bartholomew**

Owner Name (if different)

**P.O. Box 53102 Knoxville TN 37950**

Owner Address

**865-228-9375 / prb101@gmail.**

Owner Phone / Email

**2721 WHITTLE SPRINGS RD**

Property Address

**70 P J 017.01**

Parcel ID

Part of Parcel (Y/N)?

**14453 square feet**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**East side of Whittle Springs Rd, south of Money Pl**

General Location

☒ City

**Council District 4**

**C-N (Neighborhood Commercial), IH (Infill Housing Overlay)**

**Agriculture/Forestry/Vacant Land**

☐ Count

District

Zoning District

Existing Land Use

**East City**

Planning Sector

**NC (Neighborhood Commercial)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation



## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	<b>RN-4 (General Residential Neighborhood)</b> / IH (Infill Housing Overlay)	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	<b>TDR (Traditional Neighborhood Residential)</b>	
	Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Zoning Requests

Additional Information

## STAFF USE ONLY

### PLAT TYPE

☐ Staff Review    ☐ Planning Commission

### ATTACHMENTS

☐ Property Owners / Option Holders    ☐ Variance Request

### ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)  
☐ Design Plan Certification (Final Plat)  
☐ Site Plan (Development Request)  
☐ Traffic Impact Study  
☐ Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$1,700.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

<b>Parker Bartholomew</b>	<b>8/22/2022</b>
Applicant Signature	Date

Phone / Email

<b>Parker Bartholomew</b>	<b>8/22/2022</b>
Property Owner Signature	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.



# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

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- ☒ Plan Amendment  
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**Parker Bartholomew**

Applicant Name

Affiliation

**8/22/2022**

Date Filed

**10/6/2022**

Meeting Date (if applicable)

**10-D-22-PA / 10-H-22-RZ**

File Number(s)

## CORRESPONDENCE

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**Parker Bartholomew**

Name / Company

**P.O. Box 53102 Knoxville TN 37950**

Address

**865-228-9375 / prb101@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

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Owner Name (if different)

**P.O. Box 53102 Knoxville TN 37950**

Owner Address

**865-228-9375 / prb101@gmail.**

Owner Phone / Email

**2721 WHITTLE SPRINGS RD**

Property Address

**70 P J 017.01**

Parcel ID

Part of Parcel (Y/N)?

**14453 square feet**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**East side of Whittle Springs Rd, south of Money Pl**

General Location

☒ City

**Council District 4**

**C-N (Neighborhood Commercial), IH (Infill Housing Overlay)**

**Agriculture/Forestry/Vacant Land**

☐ Count

District

Zoning District

Existing Land Use

**East City**

Planning Sector

**NC (Neighborhood Commercial)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

- ☐ Development Plan   ☐ Planned Development   ☐ 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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

## ZONING REQUEST

- ☒ Zoning Change   **RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay)**  
Proposed Zoning

Pending Plat File Number

- ☒ Plan   **TDR (Traditional Neighborhood Residential)**  
Amendment   Proposed Plan Designation(s)

Proposed Density (units/acre)   Previous Zoning Requests

Additional Information

## STAFF USE ONLY

### PLAT TYPE

- ☐ Staff Review   ☐ Planning Commission

### ATTACHMENTS

- ☐ Property Owners / Option Holders   ☐ Variance Request

### ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)  
☐ Design Plan Certification (Final Plat)  
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☐ Traffic Impact Study  
☐ Use on Review / Special Use (Concept Plan)

Fee 1

**\$1,700.00**

Total

Fee 2

Fee 3

## AUTHORIZATION

**Parker Bartholomew**

**8/22/2022**

Applicant Signature

Please Print

Date

Phone / Email

**Parker Bartholomew**

**8/22/2022**

Property Owner Signature

Please Print

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.





# 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

Parker Bartholomew

Owner

Applicant Name  
8/20/22

Affiliation

Date Filed

Meeting Date (if applicable)  
10/6/22

File Number(s)

10-H-22-RZ  
10-D-22-PA  
10-E-22-SP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

☒ Applicant   ☒ Property Owner   ☐ Option Holder   ☐ Project Surveyor   ☐ Engineer   ☐ Architect/Landscape Architect

Parker Bartholomew

Name  
P.O. Box 53102

Company  
Knoxville

TN

37950

Address  
865-228-9375

City  
prb101@gmail.com

State

ZIP

Phone

Email

CURRENT PROPERTY INFO

P.O. Box 53102 Knoxville TN 37950

865-228-9375

Property Owner Name (if different)  
2721 Whittle Springs

Property Owner Address  
070PJ01701

Property Owner Phone

Property Address  
KUB

Parcel ID  
KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City   ☐ County

District

Zoning District

Existing Land Use

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 **RN-4**  
Proposed Zoning **TDR**

☒ 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

Fee 2

Fee 3

## AUTHORIZATION



Applicant Signature

865-228-9375

Phone Number

Parker Bartholomew

Please Print

prb101@gmail.com

Email

8/20/22

Date



Property Owner Signature

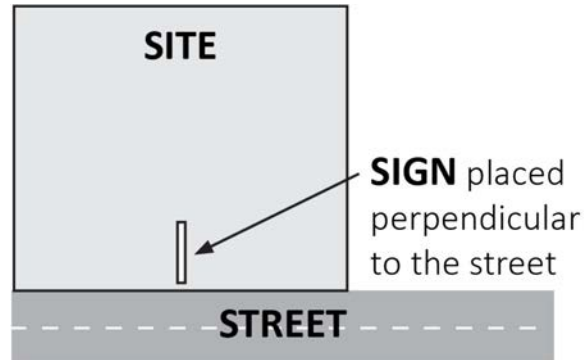
Parker Bartholomew

Please Print

8/20/22

Date

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:***

\_\_\_\_\_ 9/24/2022 \_\_\_\_\_ and \_\_\_\_\_ 10/7/2022 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Parker Bartholomew

Date: 8/22/22

File Number: 10-H-22-RZ, 10-D-22-PA. 10-E-22-SP



Sign posted by Staff



Sign posted by Applicant