



# PLAN AMENDMENT REPORT

► **FILE #:** 10-J-22-SP

**AGENDA ITEM #:** 16

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

► **APPLICANT:** RYAN LYNCH  
**OWNER(S):** Braden Family Properties, LLC

**TAX ID NUMBER:** 48 M H 022 [View map on KGIS](#)

**JURISDICTION:** Council District 4

**STREET ADDRESS:** 3411 GARDEN DR

► **LOCATION:** North side of Garden Dr, east of Rosebay Rd

► **APPX. SIZE OF TRACT:** 1.17 acres

**SECTOR PLAN:** North City

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

**ACCESSIBILITY:** Access is via Garden Drive, a minor collector street with a 20-ft pavement width within a 50-ft right-of-way.

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

Sewer Source: Knoxville Utilities Board

**WATERSHED:** First Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

► **PROPOSED PLAN DESIGNATION:** MDR (Medium Density Residential), HP (Hillside Protection)

► **EXISTING LAND USE:** Single Family Residential

**EXTENSION OF PLAN DESIGNATION:** Yes

**HISTORY OF REQUESTS:**

**SURROUNDING LAND USE AND PLAN DESIGNATION:** North: Multifamily residential, agriculture/forestry/vacant - LDR (Low Density Residential), MDR (Medium Density Residential), HP (Hillside Protection)

South: Single family residential - LDR (Low Density Residential)

East: Agriculture/forestry/vacant - LDR (Low Density Residential), HP (Hillside Protection)

West: Multifamily residential - MDR (Medium Density Residential)

**NEIGHBORHOOD CONTEXT** This neighborhood is comprised of single family detached homes, duplexes and small-scale multifamily homes on relatively small lots.

## STAFF RECOMMENDATION:

► **Approve the sector plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection)**

because it is consistent with the location criteria and population trends 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 proposed MDR (Medium Density Residential) designation is a minor extension of adjacent MDR land use and is characteristic of the varying residential densities in the area.

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

1. There have been no significant capital improvements in this area that were not anticipated in the North City Sector Plan.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. While the current LDR (Low Density Residential) designation is not the result of an error or omission, the sector plan could have considered how the subject property's location meets current criteria for MDR. The property is near several community activity centers, it is mostly outside of the Hillside Protection (HP) area, it is served by transit and it is located in a transitional area between residential and commercial uses along N. Broadway.

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

1. The subject property is within a census tract that shows an increase of over 1,000 residents from 2010 to 2020. This points to demand for a variety of housing options that warrant consideration of the MDR land use designation.

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-Q-22-RZ  
10-H-22-PA

**AGENDA ITEM #:** 16  
**AGENDA DATE:** 10/6/2022

► **APPLICANT:** RYAN LYNCH  
**OWNER(S):** Braden Family Properties, LLC

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**TAX ID NUMBER:** 48 M H 022 [View map on KGIS](#)  
**JURISDICTION:** Council District 4  
**STREET ADDRESS:** 3411 GARDEN DR  
► **LOCATION:** North side of Garden Dr, east of Rosebay Rd  
► **TRACT INFORMATION:** 1.17 acres.  
**SECTOR PLAN:** North City  
**GROWTH POLICY PLAN:** N/A (Within City Limits)  
**ACCESSIBILITY:** Access is via Garden Drive, a minor collector street with a 20-ft pavement width within a 50-ft right-of-way.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
**WATERSHED:** First Creek

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► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
► **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential), HP (Hillside Protection) / RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)  
► **EXISTING LAND USE:** Single Family Residential

►  
**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes/Yes  
**HISTORY OF ZONING REQUESTS:** 11-EE-94-RZ: R-2 (General Residential) to R-1 A (Low Density Residential)  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Multifamily residential, agriculture/forestry/vacant - LDR (Low Density Residential), MDR (Medium Density Residential), HP (Hillside Protection) - RN-4 (General Residential Neighborhood)  
South: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
East: Agriculture/forestry/vacant - LDR (Low Density Residential), HP (Hillside Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
West: Multifamily residential - MDR (Medium Density Residential) - RN-4

(General Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This neighborhood is comprised of single family detached homes, duplexes and small-scale multifamily homes on relatively small lots.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the One Year Plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection) because of recent information on housing demand.**
  
- ▶ **Approve RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning instead of the RN-4 (General Residential Neighborhood) zoning because it is more consistent with surrounding development.**

**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 subject property's land use designation of LDR (Low Density Residential) is not the result of an error in the One Year Plan. This plan designation was explicitly referenced as rationale for a governmental downzoning in 1994 of this and several other properties along Garden Dr. to what is now the RN-1 (Single-Family Residential Neighborhood) district.

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 surrounding area is a long-established residential neighborhood that has not experienced significant changes to public infrastructure or development pattern.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no public policy changes that relate directly to the proposed increase in residential density on the subject property.

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 options. The MDR (Medium Density Residential) land use designation would enable a wider range of housing opportunities at this location, which has a variety of nearby residential amenities such as transit, schools and a commercial node.

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. The broader neighborhood is characterized by a wide range of residential zones and housing types. The recommended RN-3 zoning would provide an appropriate transition from adjacent RN-4 zoning to the north and west and RN-1 zoning to the south and east.

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

1. The proposed RN-4 district permits residential densities up to low-rise multifamily dwellings. The recommended RN-3 zoning district accommodates one and two-family homes, with townhomes permitted by special use approval. The intent of RN-3 zoning is more consistent with the character of residential properties along Garden Dr.

NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The proposed RN-4 zoning on this 1.17-acre lot would permit by right multifamily development that could conflict with the low density appearance of most dwellings along Garden Dr. RN-3 zoning would require a review of higher density development by the Planning Commission to ensure plans are in harmony with the surrounding area.

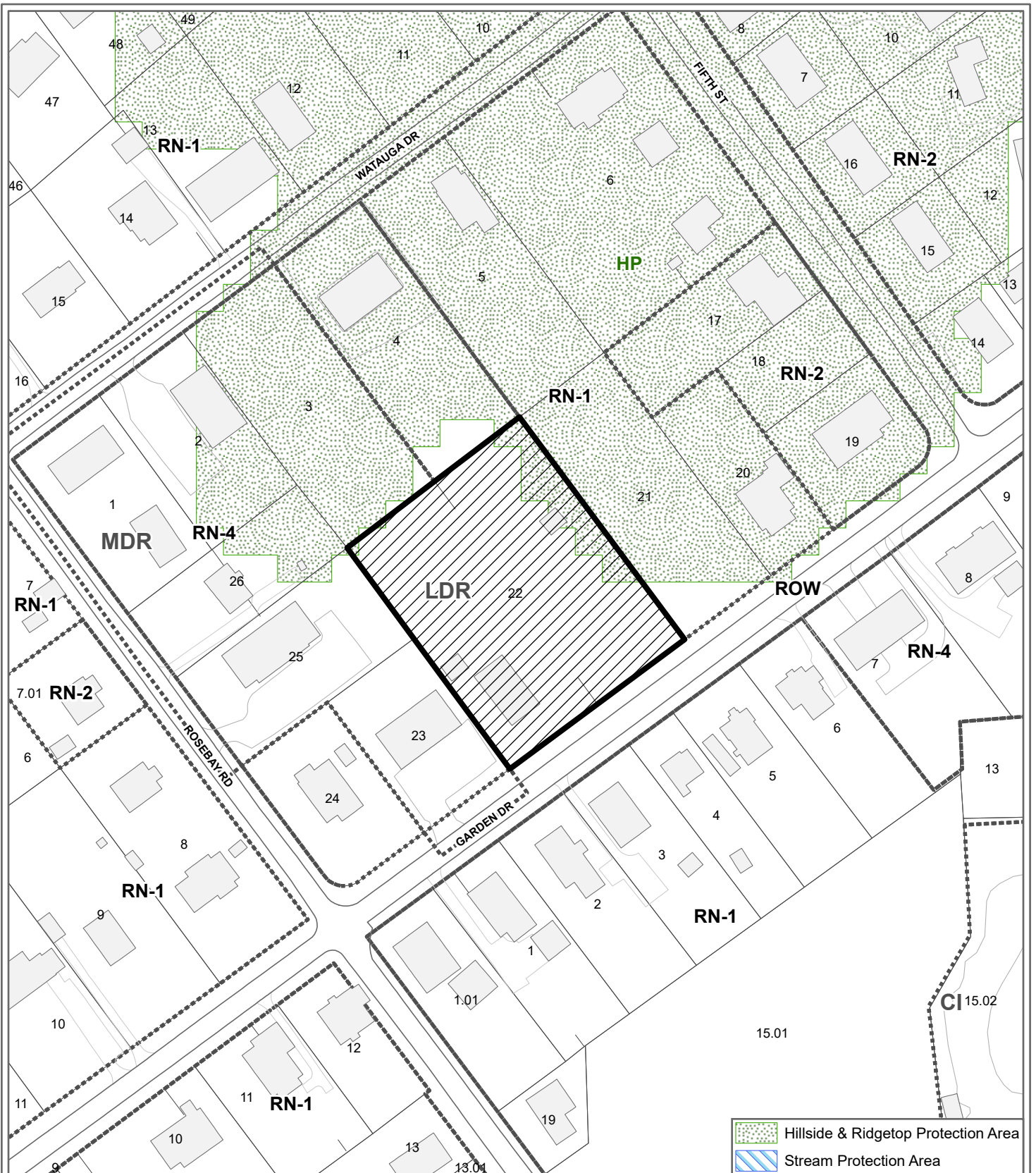
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. RN-3 zoning is consistent with the North City Sector Plan and the One Year Plan as amended.
2. Rezoning to RN-3 is not in conflict with the General Plan or any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

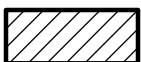
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# **10-J-22-SP** **NORTH CITY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential), HP (Hillside Protection)

To: HP (Hillside Protection);MDR (Medium Density Residential)



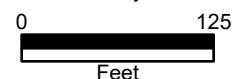
Original Print Date: 9/7/2022  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

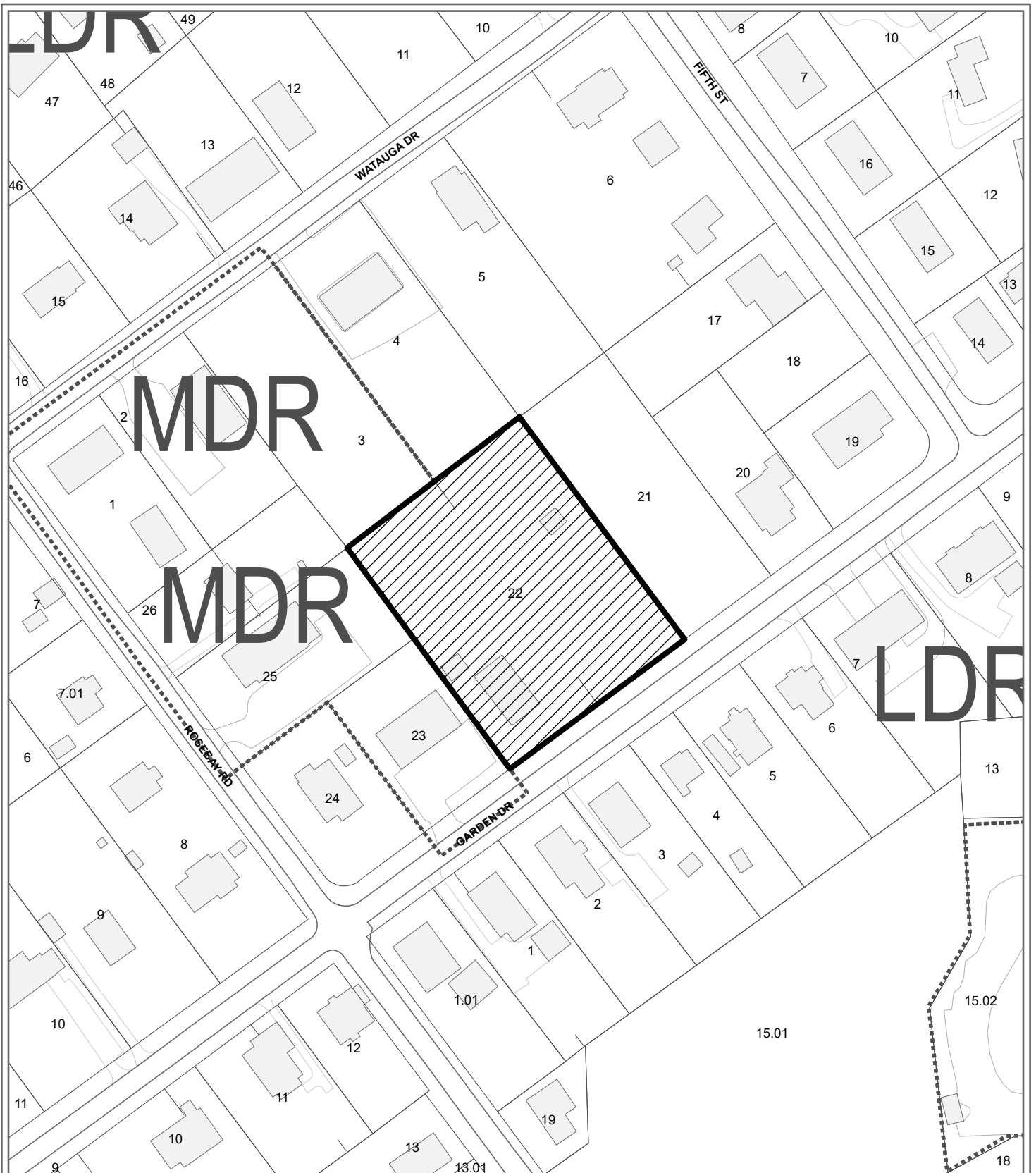
Revised:

Petitioner: Ryan Lynch

Map No: 48

Jurisdiction: City





**10-H-22-PA / 10-Q-22-RZ  
PLAN AMENDMENT**

From: LDR (Low Density Residential), HP (Hillside Protection)

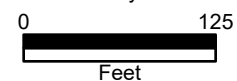
To: MDR (Medium Density Residential), HP (Hillside Protection)



Petitioner: Ryan Lynch

Map No: 48

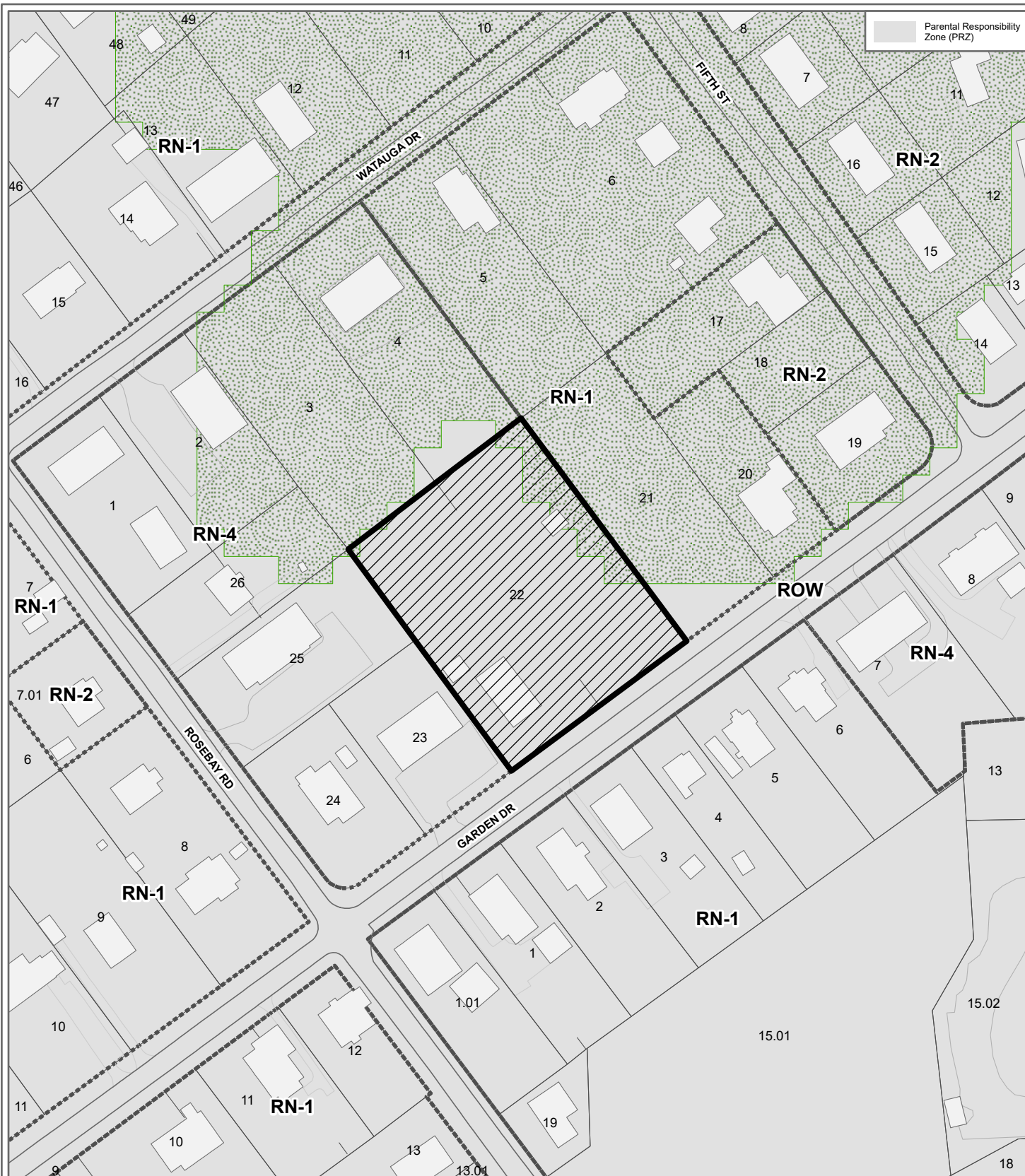
Jurisdiction: City



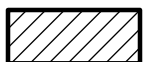
Original Print Date: 9/7/2022

Revised:

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



## 10-Q-22-RZ REZONING



From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
To: RN-4 (General Residential Neighborhood);HP (Hillside Protection Overlay)

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

Revised:

Petitioner: Ryan Lynch

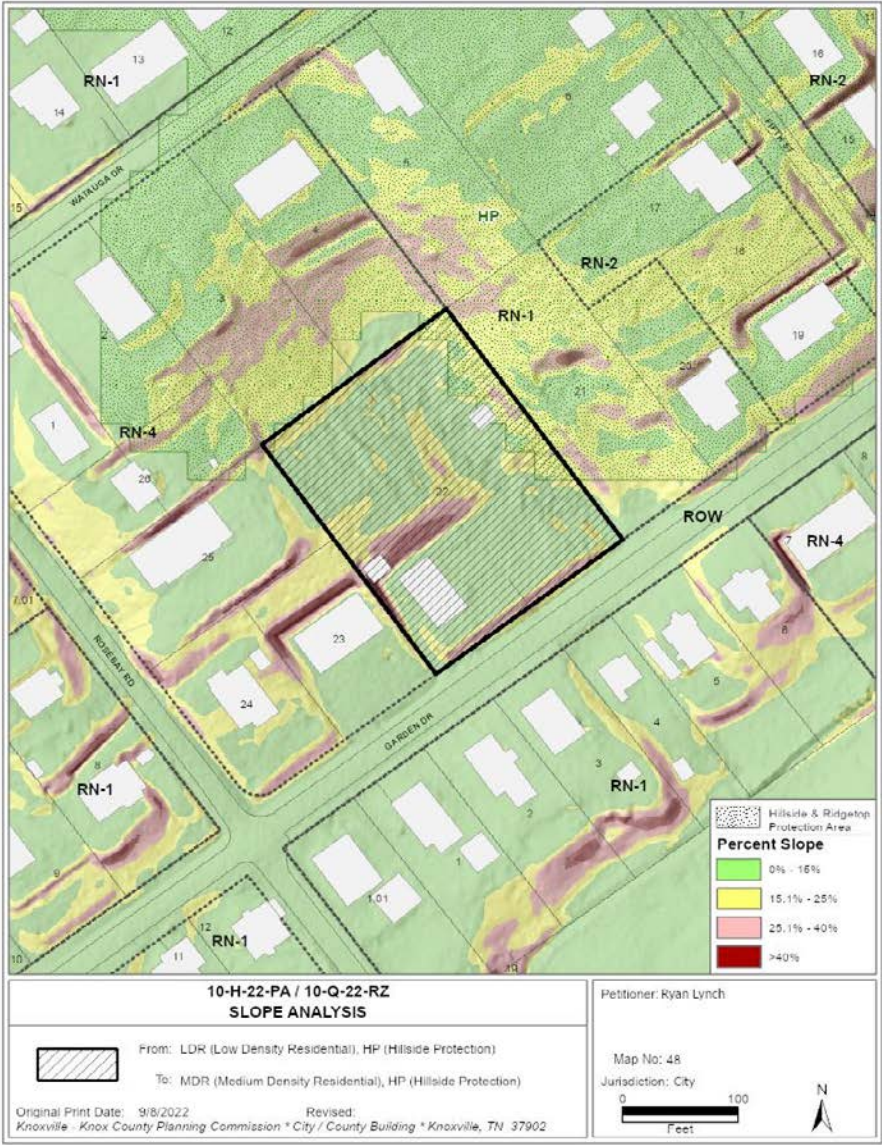
Map No: 48

Jurisdiction: City

0 125  
Feet



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	50,900	1.17			
Non-Hillside	45,803	1.05	N/A		
0-15% Slope	1,390	0.03	100%	1,390	0.032
15-25% Slope	3,226	0.07	50%	1,613	0.037
25-40% Slope	481	0.01	20%	96	0.002
Greater than 40% Slope	0.00	0.00	10%	0.0	0.0
Ridgetops					
Hillside Protection (HP) Area	5,097	0.12	Recommended disturbance budget within HP Area	3,099	0.07
			Percent of HP Area	0.61	



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE NORTH 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 North 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***, Ryan Lynch has submitted an application for an amendment to the North City Sector Plan for property described in the application; and

***WHEREAS***, the Planning Commission recommends approval of an amendment to the Sector Plan from Low Density Residential to Medium Density Residential 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 North City Sector Plan with its accompanying staff report and map, file # 10-J-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*

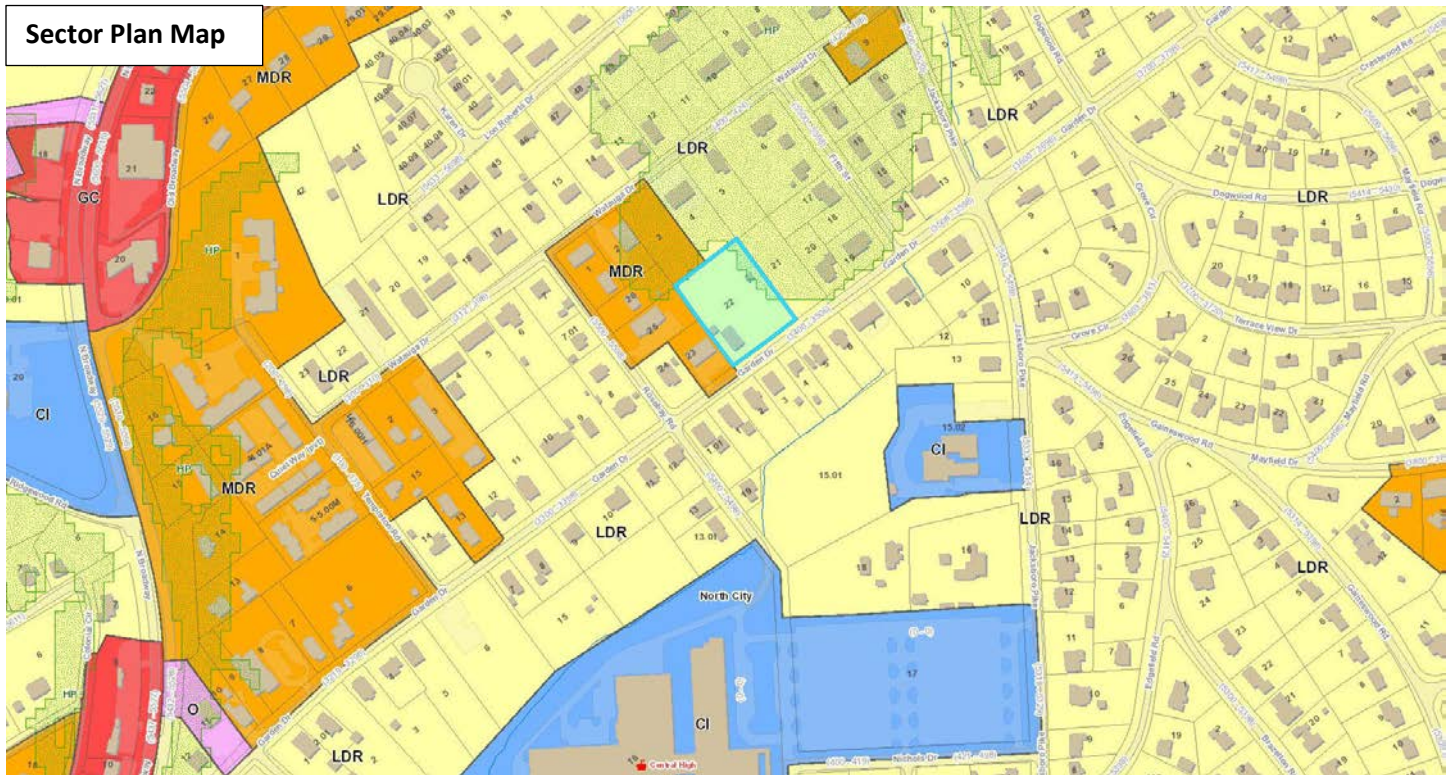
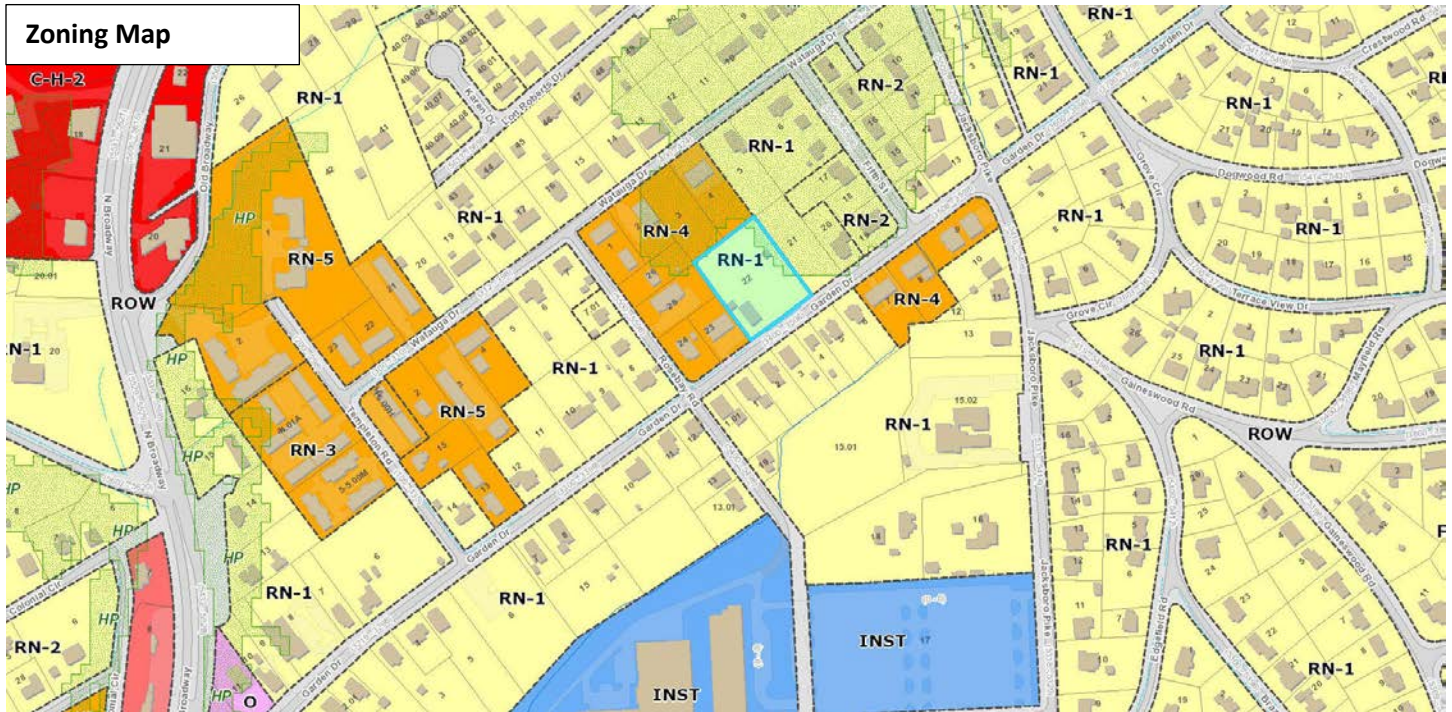
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*Chairman*

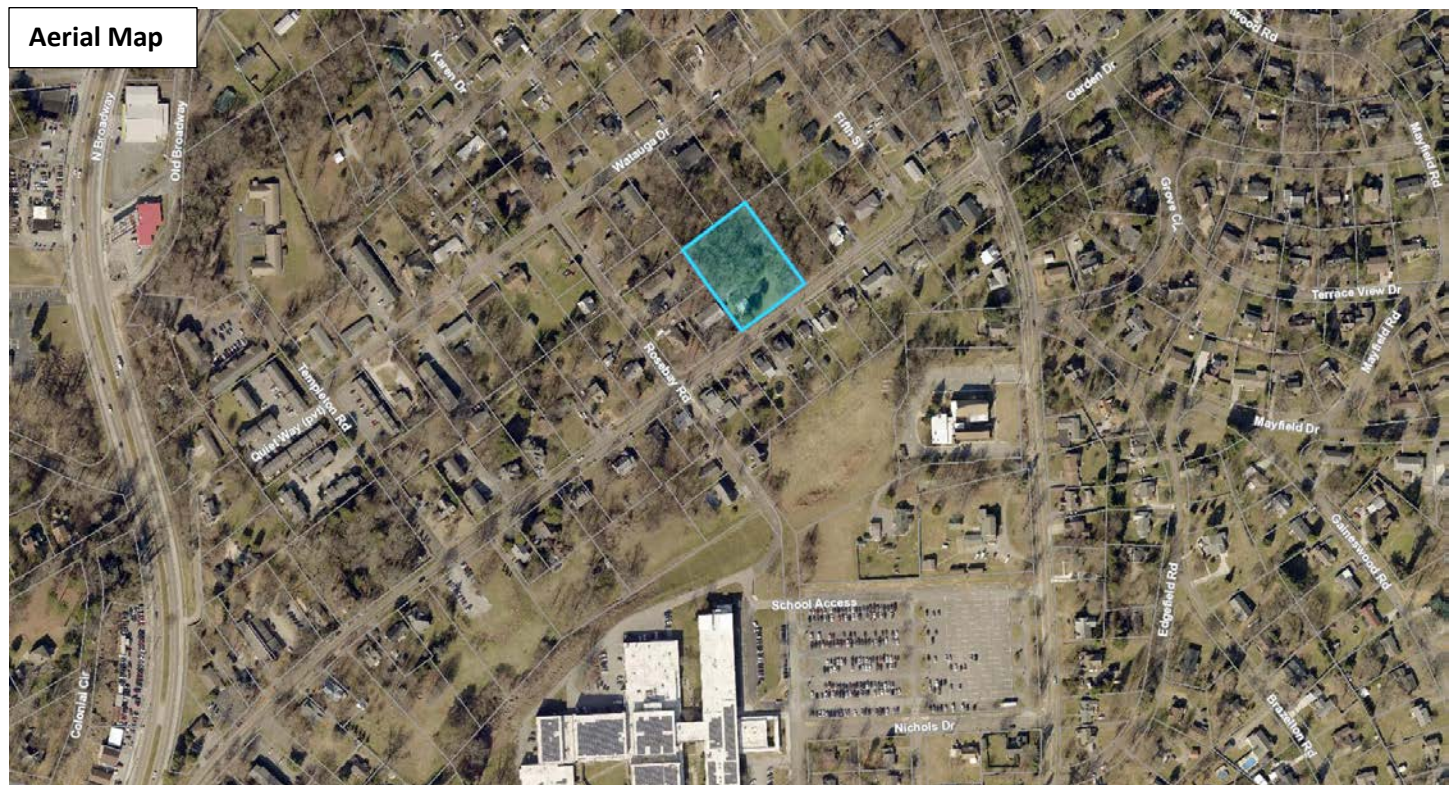
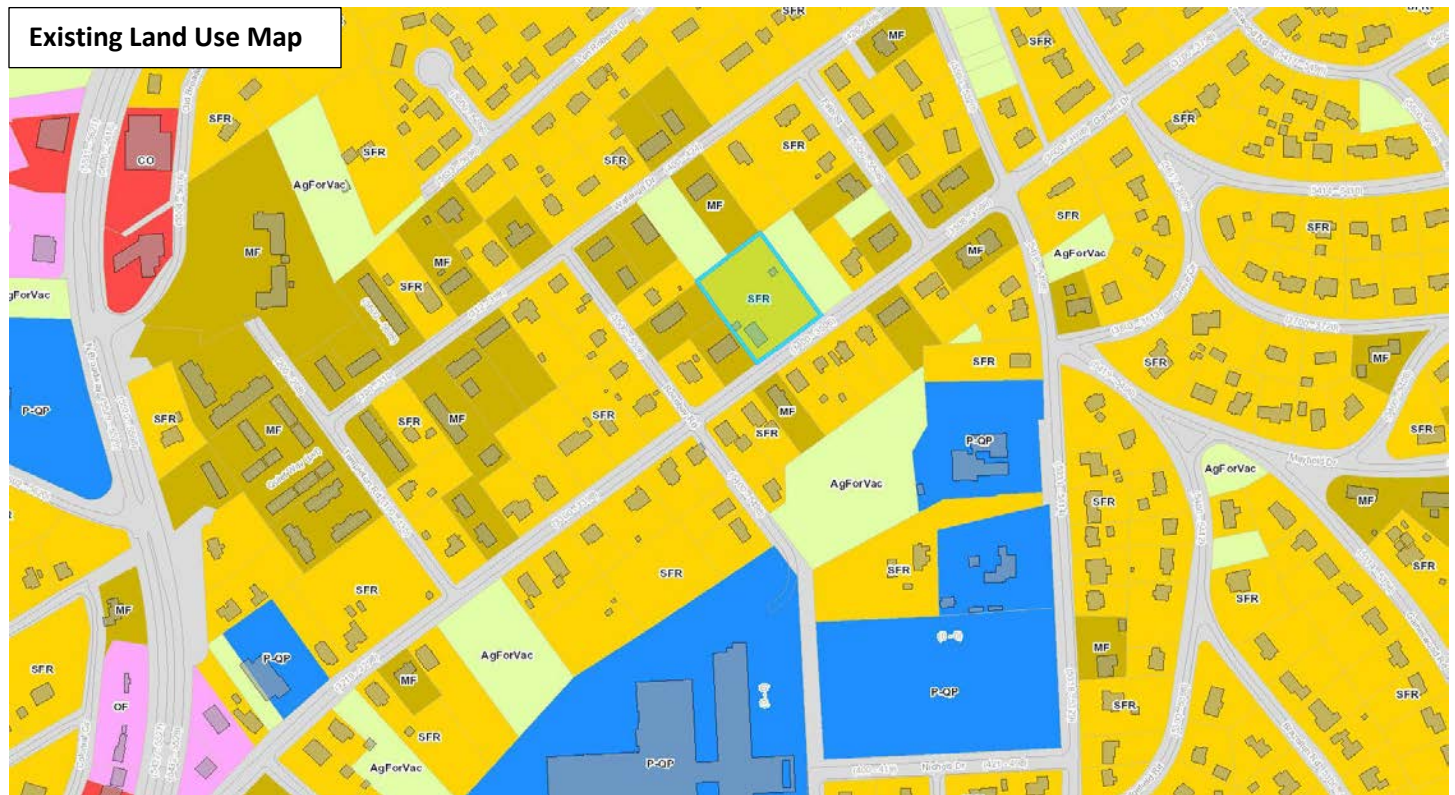
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*Secretary*

## Exhibit B. 10-Q-22-RZ/10-H-22-PA/10-J-22-SP Contextual Images



## Exhibit B. 10-Q-22-RZ/10-H-22-PA/10-J-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

**Ryan Lynch**

Applicant Name

Affiliation

**8/24/2022**

Date Filed

**10/6/2022**

Meeting Date (if applicable)

**10-J-22-SP**

File Number(s)

## CORRESPONDENCE

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

**Ryan S. Lynch Lynch Surveys, LLC**

Name / Company

**4405 Coster Rd. Rd. Knoxville TN 37912**

Address

**865-584-2630 / rlynch@lynchsurvey.com**

Phone / Email

## CURRENT PROPERTY INFO

**Braden Family Properties, LLC**

Owner Name (if different)

**649 Running Brook Dr. Dr. Strawberry Plains TN 37**

Owner Address

**865-696-7343**

Owner Phone / Email

**3411 GARDEN DR**

Property Address

**48 M H 022**

Parcel ID

**1.17 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of Garden Dr, east of Rosebay Rd**

General Location

☒ City

**Council District 4**

**RN-1 (Single-Family Residential Neighborhood), HP  
(Hillside Protection Overlay)**

**Single Family Residential**

☐ County District

Zoning District

Existing Land Use

**North City**

Planning Sector

**LDR (Low Density Residential), HP (Hillside Protection)**

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);HP (Hillside Protection Overlay)</b>	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	<b>HP (Hillside Protection);MDR (Medium Density 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>Ryan Lynch</b>	<b>8/24/2022</b>
Applicant Signature	Date

Phone / Email

<b>Braden Family Properties, LLC</b>	<b>8/24/2022</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  
☐ Sector Plan  
☒ One Year Plan  
☒ Rezoning

**Ryan Lynch**

Applicant Name

Affiliation

**8/24/2022**

Date Filed

**10/6/2022**

Meeting Date (if applicable)

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

File Number(s)

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**48 M H 022**

Parcel ID

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**1.17 acres**

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Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

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General Location

☒ City

**Council District 4**

**RN-1 (Single-Family Residential Neighborhood), HP  
(Hillside Protection Overlay)**

**Single Family Residential**

☐ Count

District

Zoning District

Existing Land Use

**North City**

Planning Sector

**LDR (Low Density Residential), HP (Hillside Protection)**

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Growth Policy Plan Designation

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Home Occupation (specify) _____			
Other (specify) _____			

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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 checked="" type="checkbox"/> Zoning Change	<b>RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)</b>	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	<b>MDR (Medium Density Residential), HP (Hillside Protection)</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)
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- ☐ 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>Ryan Lynch</b>	<b>8/24/2022</b>
Applicant Signature	Date
Please Print	

Phone / Email

<b>Braden Family Properties, LLC</b>	<b>8/24/2022</b>
Property Owner Signature	Date
Please Print	

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- ☐ Plan Amendment  
☐ SP ☐ OYP  
☒ Rezoning

RYAN LYNCH

Applicant Name

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

## 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

RYAN LYNCH

LYNCH SURVEYS LLC

Name

Company

4405 COSTER RD

KNOXVILLE

TN

37912

Address

City

State

ZIP

8655842630

RLYNCH@LYNCHSURVEY.COM

Phone

Email

## CURRENT PROPERTY INFO

BMC INVESTMENTS LLC

649 RUNNING BROOK DR

8656967373

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3411 GARDEN DR

048MH022

Property Address

Parcel ID

KUB

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

November 22, 2021

**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

1

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

☐ 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**

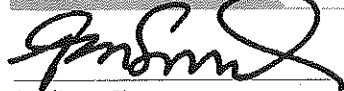
- ☐ Design Plan Certification (*Final Plat*)  
☐ Use on Review / Special Use (*Concept Plan*)  
☐ Traffic Impact Study  
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

**AUTHORIZATION**

Applicant Signature

RYAN LYNCH

Please Print

08/22/2022

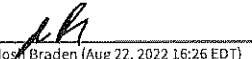
Date

8655842630

Phone Number

RLYNCH@LYNCHSURVEY.COM

Email

  
Josh Braden (Aug 22, 2022 16:26 EDT)

Property Owner Signature

Josh Braden

Please Print

Aug 22, 2022

Date







# development BRADEN

Final Audit Report

2022-08-22

Created:	2022-08-22
By:	Ryan Lynch (rlynch@lynchsurvey.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAANKQICmzIMtCn8UQ-3jCz7dqll12BllFQ

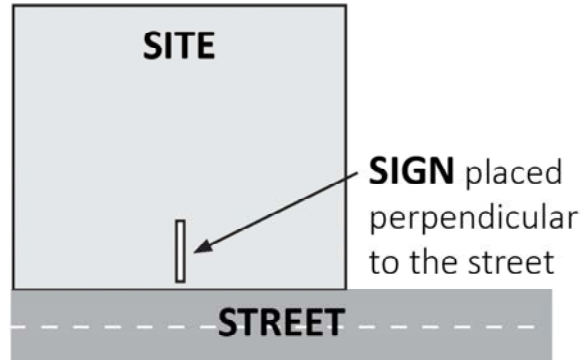
## "development BRADEN" History

-  Document created by Ryan Lynch (rlynch@lynchsurvey.com)  
2022-08-22 - 8:20:38 PM GMT- IP address: 92.119.19.199
-  Document emailed to joshuabradens4@gmail.com for signature  
2022-08-22 - 8:21:04 PM GMT
-  Email viewed by joshuabradens4@gmail.com  
2022-08-22 - 8:26:06 PM GMT- IP address: 104.28.97.28
-  Signer joshuabradens4@gmail.com entered name at signing as Josh Braden  
2022-08-22 - 8:26:40 PM GMT- IP address: 166.182.80.246
-  Document e-signed by Josh Braden (joshuabradens4@gmail.com)  
Signature Date: 2022-08-22 - 8:26:41 PM GMT - Time Source: server- IP address: 166.182.80.246
-  Agreement completed.  
2022-08-22 - 8:26:41 PM GMT



Adobe Acrobat Sign

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:** Ryan Lynch

**Date:** 8/24/22

**File Number:** 10-Q-22-RZ\_10-H-22-PA\_10-J-22-SP



Sign posted by Staff



Sign posted by Applicant