



PLAN AMENDMENT REPORT

▶ **FILE #:** 4-B-23-SP

AGENDA ITEM #: 7

AGENDA DATE: 4/13/2023

▶ **APPLICANT:** URBAN ENGINEERING, INC.

OWNER(S): Brian Wesley Davis

TAX ID NUMBER: 120 P A 005.03

[View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 355 SOUTH GALLAHER VIEW RD

▶ **LOCATION:** West side of South Gallaher View Rd, north of Gleason Dr, south of Kingston Pk

▶ **APPX. SIZE OF TRACT:** 0.58 acre

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via South Gallaher View Road, a minor arterial street with a 35-ft pavement width within a 67-ft to 78-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** MDR (Medium Density Residential), HP (Hillside Protection) / OP (Office Park), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION:** MDR/O (Medium Density Residential/Office), HP (Hillside Protection)

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

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: 10-GG-94-RZ: 1994 rezoning from RP-1 (Planned Residential) to O-3 (Office Park) approved

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Office - O (Office), HP (Hillside Protection)- OP (Office Park), HP (Hillside Protection Overlay)

South: Agriculture/forestry/vacant - MDR (Medium Density Residential) - RN-6 (Multi-Family Residential Neighborhood)

East: Multifamily - MDR (Medium Density Residential) - RN-6 (Multi-Family Residential Neighborhood)

West: Multifamily - MDR (Medium Density Residential), HP (Hillside Protection) - RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT This property is between two multifamily developments to the east and west and adjacent to an office park to the north.

STAFF RECOMMENDATION:

- ▶ **Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because the property is consistent with the location criteria for this land use classification.**

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. Knoxville continues to experience high demand for a variety of housing options. The requested MDR/O (Medium Density Residential/Office) land use classification would increase opportunities for residential development to meet local housing needs.

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

1. While there have not been major capital improvements in this area since the sector plan's enactment, residential development at the subject location is well supported by existing infrastructure. S Gallaher View Road is a minor arterial street with sidewalks that provide access to a nearby high school, commercial node and bus stop.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The sector plan could have considered MDR/O land uses at the subject property, since it meets the location criteria for this classification. The property is in a transitional area between office and medium density residential developments, it is on a site with less than 15 percent slopes, it is near community activity centers like Bearden High School, and it is along a corridor served by sidewalks near a bus route.

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

1. The City of Knoxville has experienced population increases every year since the Southwest County Sector Plan was adopted in 2016. The proposed MDR/O land use classification would open up residential development opportunities on this vacant parcel next to established multifamily neighborhoods.

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 calculated.

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden High.

If approved, this item will be forwarded to Knoxville City Council for action on 5/16/2023 and 5/30/2023. 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 #:** 4-B-23-RZ **AGENDA ITEM #:** 7
 4-B-23-PA **AGENDA DATE:** 4/13/2023

▶ **APPLICANT:** URBAN ENGINEERING, INC.
 OWNER(S): Brian Wesley Davis

TAX ID NUMBER: 120 P A 005.03 [View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 355 SOUTH GALLAHER VIEW RD

▶ **LOCATION:** West side of South Gallaher View Rd, north of Gleason Dr, south of Kingston Pk

▶ **TRACT INFORMATION:** 0.58 acre

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via South Gallaher View Road, a minor arterial street with a 35-ft pavement width within a 67-ft to 78-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential), HP (Hillside Protection) / OP (Office Park), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office), HP (Hillside Protection) / RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

▶ EXTENSION OF PLAN DESIGNATION/ZONING: No/ Yes

HISTORY OF ZONING REQUESTS: 10-GG-94-RZ: 1994 rezoning from RP-1 (Planned Residential) to O-3 (Office Park) approved

SURROUNDING LAND USE, PLAN DESIGNATION,

North: Office - O (Office), HP (Hillside Protection)- OP (Office Park), HP (Hillside Protection Overlay)

ZONING South: Agriculture/forestry/vacant - MDR (Medium Density Residential) - RN-6 (Multi-Family Residential Neighborhood)

East: Multifamily - MDR (Medium Density Residential) - RN-6 (Multi-Family Residential Neighborhood)

West: Multifamily - MDR (Medium Density Residential), HP (Hillside Protection) - RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This property is between two multifamily developments to the east and west and adjacent to an office park to the north.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because it provides a transition between land uses and is consistent with surrounding development.**

- ▶ **Approve RN-6 (Multi-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with surrounding development and supported by existing infrastructure.**

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 One Year Plan could have considered the MDR/O (Medium Density Residential/Office) land use classification at the subject property because it is located between O (Office) land uses to the north and MDR (Medium Density Residential) land uses to the east, west and south. MDR/O provides an appropriate transition between these land uses and permits zoning that is consistent with surrounding development.

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. There are no significant public improvements that have occurred since the adoption of the Southwest County Sector Plan in 2016, which informs land use classifications in the One Year Plan. However, it is noteworthy that sidewalks were installed along S Gallaher View Road in 2009, providing pedestrian access to the nearby high school and commercial node to the north. This walkable infrastructure does support consideration of more intensive residential uses on the subject property.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There have been no major changes in public policy pertaining to this property that are unaccounted for 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. Current national trends and local data reflect high demand for a range of housing options. The MDR/O classification permits residential zoning that can help meet this demand.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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. Knoxville continues to experience year over year population growth, and with that growth comes an increased need for housing options. The requested RN-6 (Multifamily Residential Neighborhood) zoning district is a minor extension of RN-6 zoning on three sides of the subject property, and would enable the development of small scale housing to meet local demand.

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

1. RN-6 zoning provides for a mixture of all housing types, from single-family and two-family developments to townhomes and multi-family dwellings. The subject property is adjacent to two multifamily developments and provides walkable access to resources such as a public school and a service-oriented commercial hub. The subject property's location meets the intent of this medium to high density residential zoning district.

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. The proposed rezoning is compatible with surrounding development and supported by existing infrastructure and assets.

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. Development policy 8.1 of the General Plan supports residential infill in existing urban areas. Rezoning the subject property to RN-6 provides more residential development opportunity on this vacant lot.

2. RN-6 zoning is permitted in the recommended MDR/O amendment to the One Year Plan and the sector plan.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

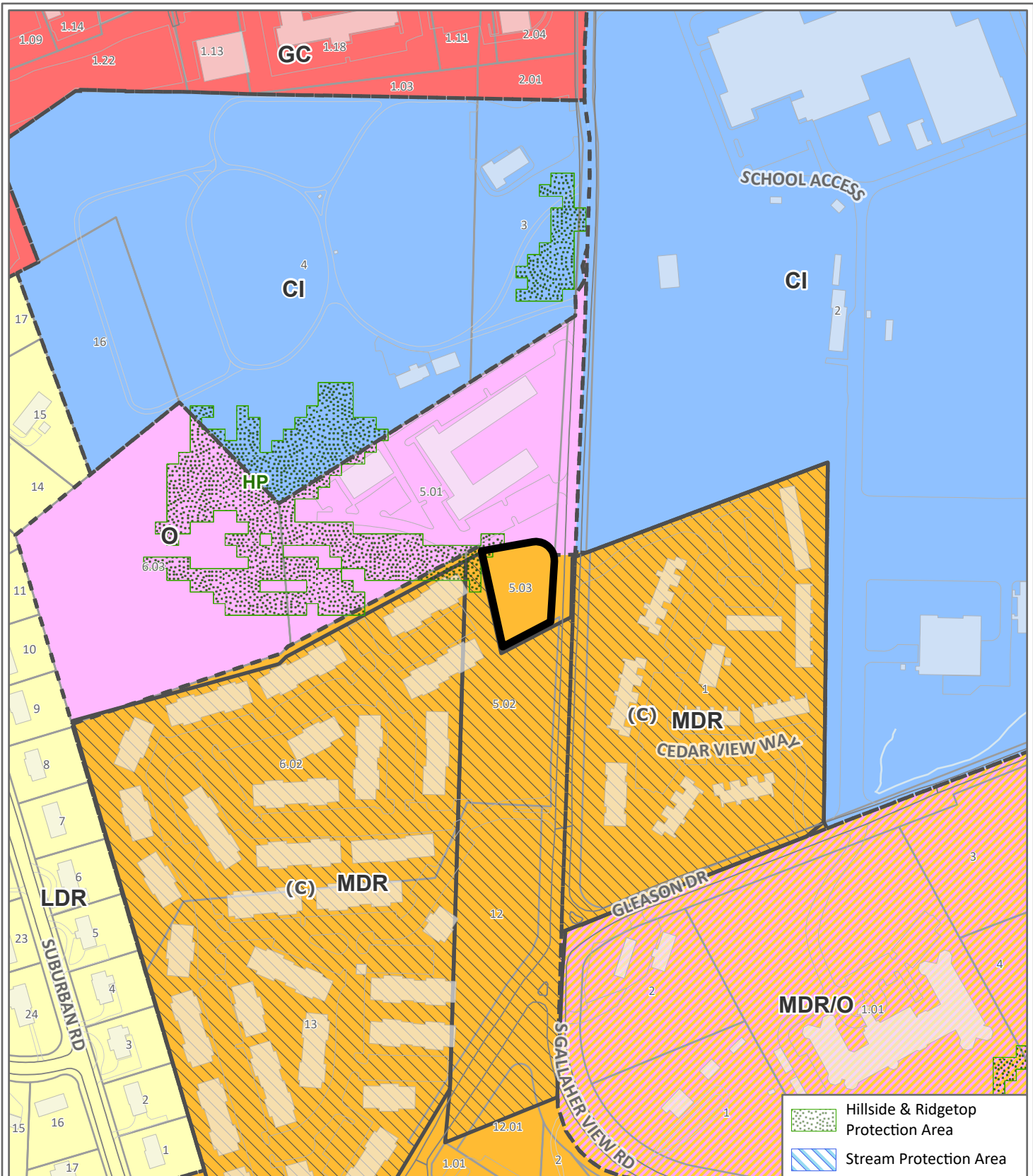
1. Public facilities and infrastructure capacity are adequate to accommodate development potential with the proposed rezoning.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not calculated.

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden High.

If approved, this item will be forwarded to Knoxville City Council for action on 5/16/2023 and 5/30/2023. 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.



**4-B-23-SP/4-B-23-PA
SOUTHWEST COUNTY SECTOR PLAN and ONE YEAR PLAN MAP**

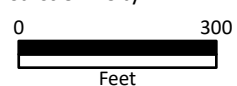
Petitioner: Urban Engineering, Inc.

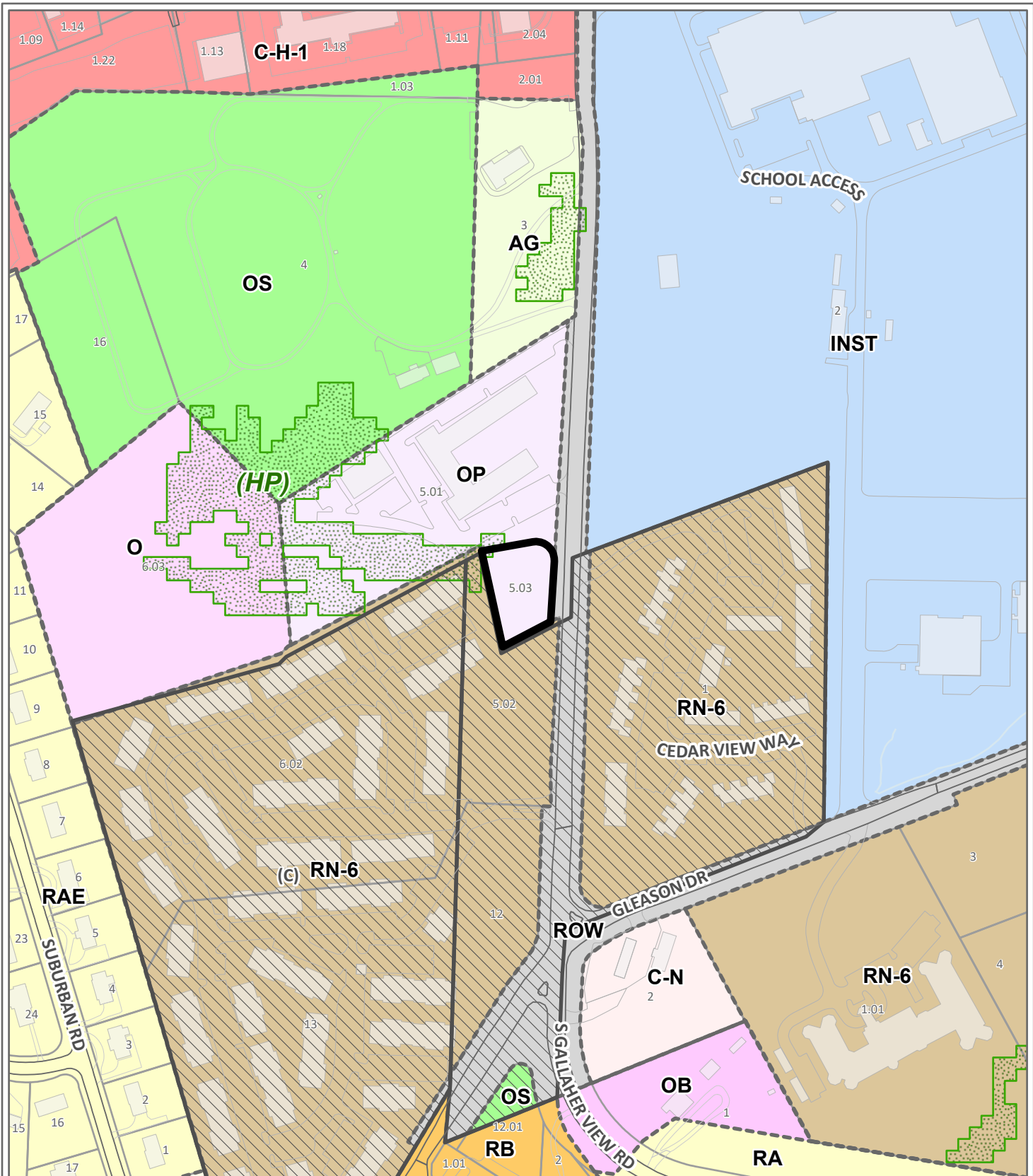


From: MDR (Medium Density Residential), HP (Hillside Protection)
To: MDR/O (Medium Density Residential/Office), HP (Hillside Protection)

Map No: 120
Jurisdiction: City

Original Print Date: 4/4/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





ZONING MAP

4-B-23-RZ

Petitioner: Urban Engineering, Inc.



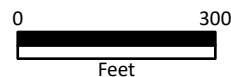
From: OP (Office Park), HP (Hillside Protection Overlay)

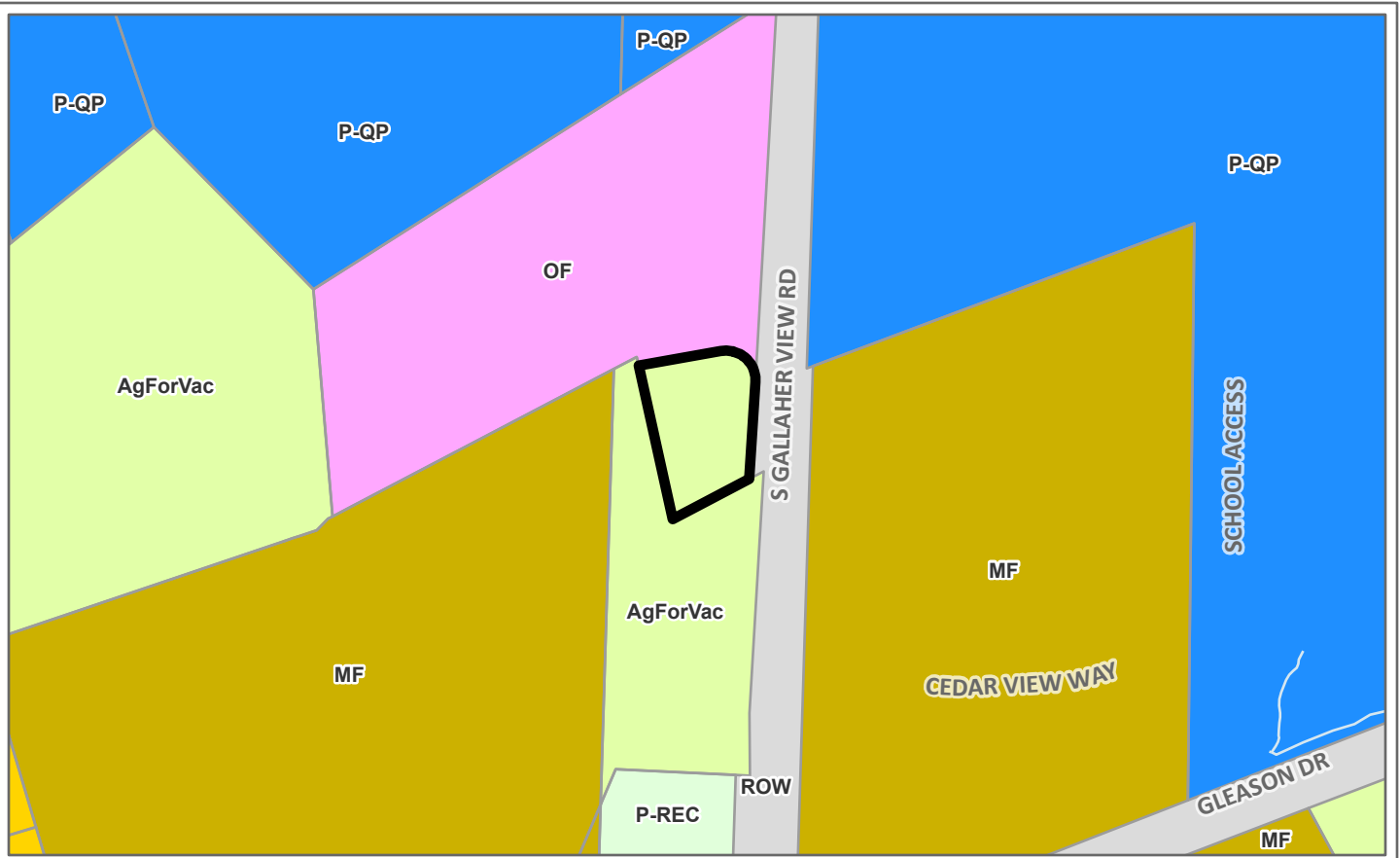
To: RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 120
Jurisdiction: City

Original Print Date: 4/4/2023

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

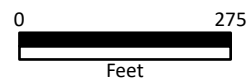




Existing Land Use and Aerial Maps 4-B-23-RZ/4-B-23-PA/4-B-23-SP



Case boundary



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTHWEST COUNTY 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 Southwest County 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, Urban Engineering, Inc. has submitted an application for an amendment to the Southwest County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Medium Density Residential to Medium Density Residential/Office 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 April 13, 2023 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 Southwest County Sector Plan with its accompanying staff report and map, file #4-B-23-SP

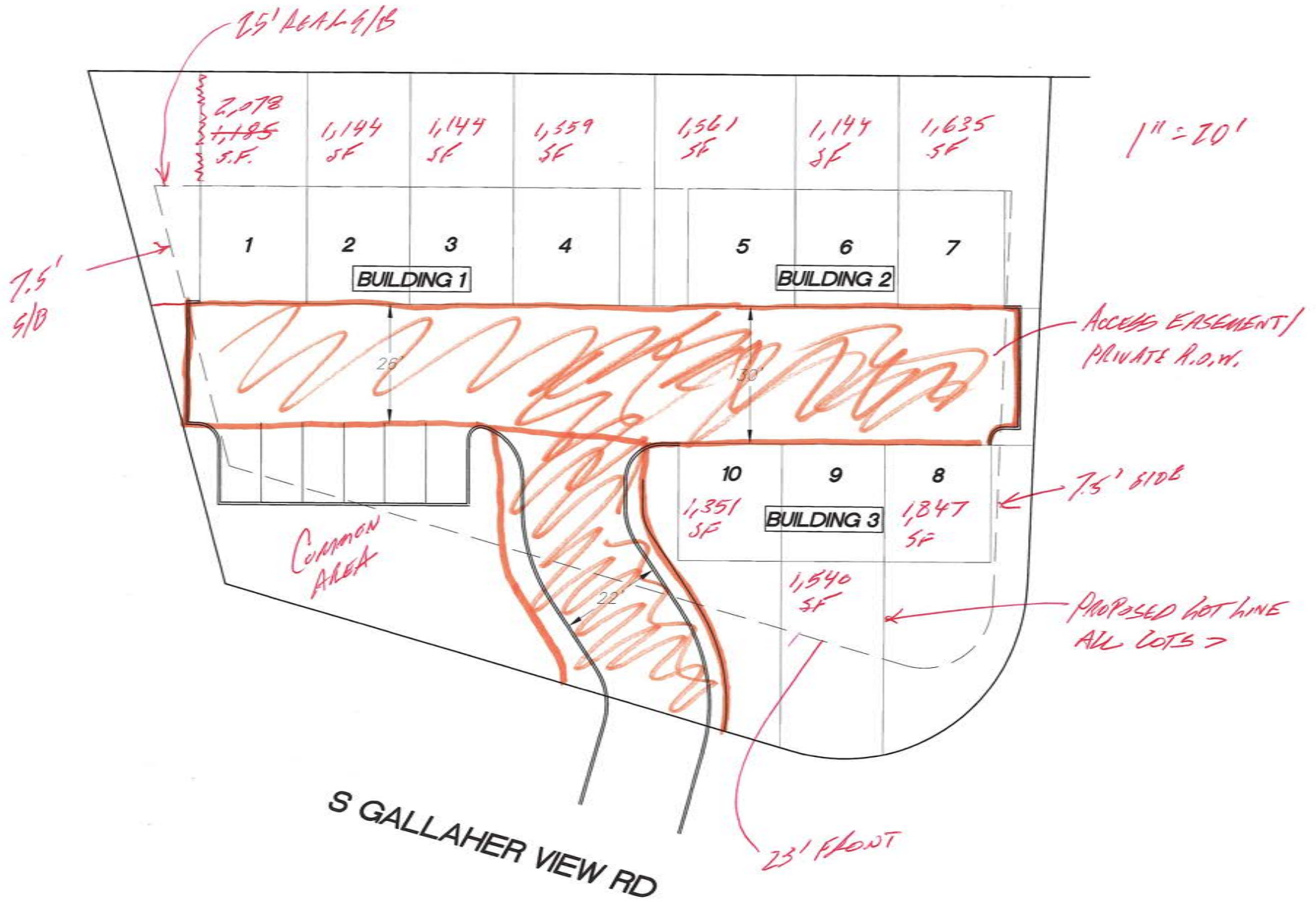
SECTION 2: This Resolution shall take effect upon its approval.

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

Date

Chairman

Secretary





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

Urban Engineering, Inc.

Applicant Name

Affiliation

12/27/2022

Date Filed

4/13/2023

Meeting Date (if applicable)

4-B-23-SP

File Number(s)

CORRESPONDENCE

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

Chris Sharp, P.E. Urban Engineering, Inc.

Name / Company

10330 Hardin Valley Rd. Pk. Knoxville TN 37932

Address

865-966-1924 / chris@urban-eng.com

Phone / Email

CURRENT PROPERTY INFO

Brian Wesley Davis

Owner Name (if different)

318 Hawthorne Oaks Way Powell TN 37849

Owner Address

865-740-2473

Owner Phone / Email

355 S GALLAHER VIEW RD

Property Address

120 P A 005.03

Parcel ID

0.58 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of S Gallaher View Rd, north of Gleason Dr, south of Kingston Pk

General Location

City

Council District 2

OP (Office Park), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Southwest County

Planning Sector

MDR (Medium Density Residential), HP (Hillside Protecti

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	RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Ove	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	MDR/O (Medium Density Residential/Office), HP (Hillside Protection)	
	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
\$1,700.00	
Fee 2	
Fee 3	

AUTHORIZATION

Applicant Signature	Urban Engineering, Inc.	12/27/2022
	Please Print	Date

Phone / Email

Property Owner Signature	Brian Wesley Davis	12/27/2022
	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
 - Sector Plan
 - One Year Plan
- Rezoning

Urban Engineering, Inc.

Applicant Name

Affiliation

12/27/2022

Date Filed

4/13/2023

Meeting Date (if applicable)

4-B-23-PA / 4-B-23-RZ

File Number(s)

CORRESPONDENCE

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

Chris Sharp, P.E. Urban Engineering, Inc.

Name / Company

10330 Hardin Valley Rd. Pk. Knoxville TN 37932

Address

865-966-1924 / chris@urban-eng.com

Phone / Email

CURRENT PROPERTY INFO

Brian Wesley Davis

Owner Name (if different)

318 Hawthorne Oaks Way Powell TN 37849

Owner Address

865-740-2473

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355 S GALLAHER VIEW RD

Property Address

120 P A 005.03

Parcel ID

0.58 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of S Gallaher View Rd, north of Gleason Dr, south of Kingston Pk

General Location

City

Council District 2

OP (Office Park), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Southwest County

Planning Sector

MDR (Medium Density Residential), HP (Hillside Protecti

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

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-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Ov**
Proposed Zoning

Pending Plat File Number

- Plan **MDR/O (Medium Density Residential/Office), HP (Hillside Protection)**
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)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1

\$1,700.00

Fee 2

Fee 3

Total

AUTHORIZATION

Applicant Signature **Urban Engineering, Inc.**
Please Print

12/27/2022

Date

Phone / Email

Property Owner Signature **Brian Wesley Davis**
Please Print

12/27/2022

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

URBAN ENGINEERING, INC.
Applicant Name

ENGINEERING
Affiliation

12/27/22
Date Filed

2/9/23
Meeting Date (if applicable)

File Number(s)

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

CHARIS SHARP
Name

URBAN ENGINEERING, ENG
Company

10330 HARDIN VALLEY, #201 KNOXVILLE TN 37932
Address City State ZIP

(865) 966-1824 CHARIS@URBAN-ENG.COM
Phone Email

CURRENT PROPERTY INFO

BRIAN WESLEY DAVIS 318 HAWTHORNE OAKS WAY 865-740-2473
Property Owner Name (if different) Property Owner Address Powell, TN 37849 Property Owner Phone

355 S GALLAHER VIEW RD 120 PA 00503
Property Address Parcel ID

FIRST UTILITY
Sewer Provider

KUB
Water Provider

N
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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

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 RN-4 RN-6 CAS

Proposed Zoning _____

Plan Amendment Change MDR-0 CAS

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

ATTACHMENTS

Fee 2

- Property Owners / Option Holders
- Variance Request

ADDITIONAL REQUIREMENTS

Fee 3

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

[Signature]

Applicant Signature

CHRIS SHARP

Please Print

12/27/22

Date

(865) 966-1924

Phone Number

CHRIS@URBAN-ENG.COM

Email

[Signature]

Property Owner Signature

BRIAN WESLEY DAVIS

Please Print

12/22/22

Date

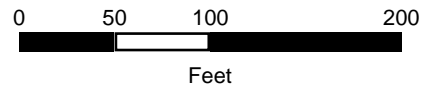
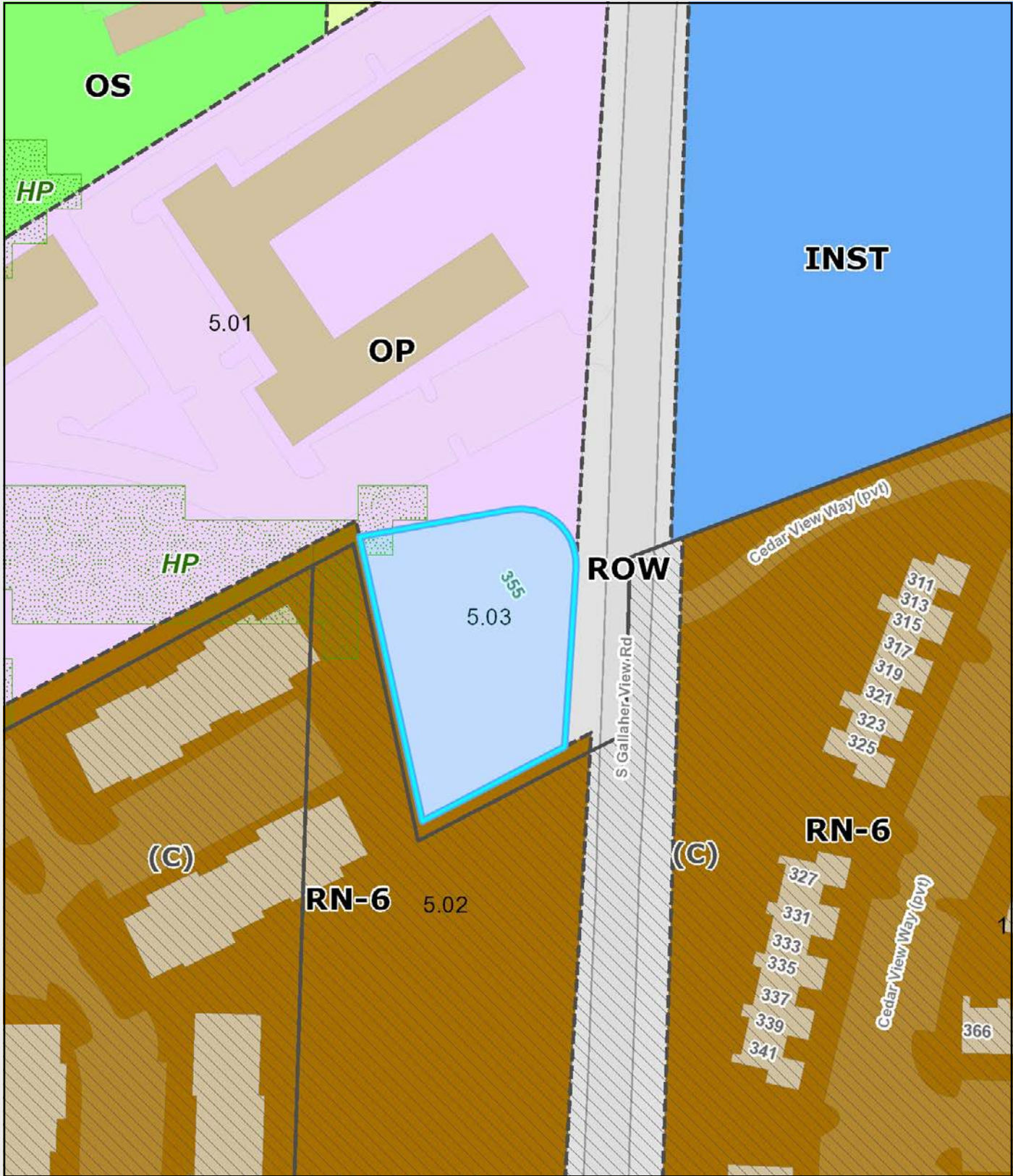
I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink:

NAME	ADDRESS	CITY	STATE	ZIP	OWNER / OPTION
BRIAN WESLEY DAVIS	318 HAWTHORNE OAKS WAY	POWELL	TN	37849	OWNER
<i>Brian Wesley Davis</i>					

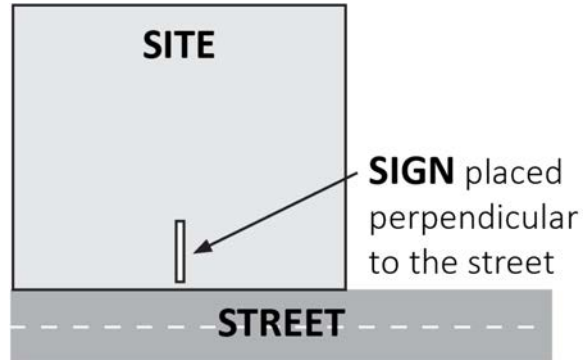


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning,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

_____ 1/27/2023 _____ and _____ 2/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Urban Engineering

Date: 12/27/22

File Number: 4-B-23-RZ_4-B-23-PA_4-B-23-SP

- Sign posted by Staff
 Sign posted by Applicant