



PLAN AMENDMENT REPORT

▶ **FILE #:** 4-D-23-SP

AGENDA ITEM #: 9

AGENDA DATE: 4/13/2023

▶ **APPLICANT:** **BENJAMIN C MULLINS**
OWNER(S): South High, LLC

TAX ID NUMBER: 109 G B 015.05 [View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 835 TIPTON AVE

▶ **LOCATION:** **North of Tipton Ave, west of E Moody Ave, south of Baker Ave**

▶ **APPX. SIZE OF TRACT:** **2.55 acres**

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Baker Ave, a local street with a 28-ft pavement width within a 58-ft right-of-way. Access is also via Tipton Ave, a local street with a 40-ft right-of-way within a 65-ft right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Baker Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **LDR (Low Density Residential) / RN-5 (General Residential Neighborhood), H (Historic Overlay)**

▶ **PROPOSED PLAN DESIGNATION:** **CI (Civic and Institutional)**

▶ **EXISTING LAND USE:** **Public/Quasi Public Land, Public Parks**

EXTENSION OF PLAN DESIGNATION: Yes

HISTORY OF REQUESTS: 2-E-17-RZ: Rezoning from R-1 (Low Density Residential), OS-2 (Open Space) & H-1 (Historic Overlay) to R-1A (Low Density Residential) & H-1 (Historic Overlay) approved

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential - LDR (Low Density Residential)

South: Public/quasi public land, single family residential - CI (Civic/Institutional), LDR (Low Density Residential)

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

West: Public/quasi public land - CI (Civic/Institutional), PP (Public Parks and Refuges)

NEIGHBORHOOD CONTEXT This property is in a low density residential neighborhood. It is situated next to a public education campus with an elementary school and an education development center. It is also adjacent to a community recreation center.

STAFF RECOMMENDATION:

- ▶ **Deny the sector plan amendment to the CI (Civic and Institutional) classification because it does not meet any of the criteria for a change to the land use plan.**

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 have been no changes of conditions to the surrounding area that warrant a reinstatement of the CI (Civic and Institutional) land use classification since the property was classified as LDR (Low Density Residential) in 2017 (2-E-17-RZ/2-C-17-SP).

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

1. There are no new roads or utilities impacting the subject property that support the CI land use classification.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The Planning Commission and City Council approved a rezoning and plan amendment in 2017 to remove the CI land use designation at this location in favor of low density residential land uses. The current classification is not the result of an error or omission in the plan.

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

1. There are no new trends in development, population or traffic specific to this area that support CI land uses on the subject property.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 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-H-23-RZ **AGENDA ITEM #:** 9
 4-C-23-PA **AGENDA DATE:** 4/13/2023

▶ **APPLICANT:** **BENJAMIN C MULLINS**
 OWNER(S): South High, LLC & Industrial Development Board of the City of Knoxville

TAX ID NUMBER: 109 G B 015.05 [View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 835 TIPTON AVE

▶ **LOCATION:** **North of Tipton Ave, west side of E Moody Ave, south side of Baker Ave**

▶ **TRACT INFORMATION:** **2.55 acres**

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Baker Ave, a local street with a 28-ft pavement width within a 58-ft right-of-way. Access is also via Tipton Ave, a local street with a 40-ft right-of-way within a 65-ft right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Baker Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** **LDR (Low Density Residential) / RN-5 (General Residential Neighborhood), H (Historic Overlay)**

▶ **PROPOSED PLAN DESIGNATION/ZONING:** **CI (Civic and Institutional) / INST (Institutional), H (Historic Overlay)**

▶ **EXISTING LAND USE:** **Public/Quasi Public Land, Public Parks**

▶ EXTENSION OF PLAN DESIGNATION/ZONING: Yes/ Yes

HISTORY OF ZONING REQUESTS: 2-E-17-RZ: Rezoning from R-1 (Low Density Residential), OS-2 (Open Space) & H-1 (Historic Overlay) to R-1A (Low Density Residential) & H-1 (Historic Overlay) approved

SURROUNDING LAND USE, PLAN DESIGNATION,

North: Single family residential - LDR (Low Density Residential) - RN-2 (Single-Family Residential Neighborhood)

ZONING South: Public/quasi public land, single family residential - CI (Civic/Institutional), LDR (Low Density Residential) - INST (Institutional), RN-2 (Single-Family Residential Neighborhood)

East: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)

West: Public/quasi public land - CI (Civic/Institutional), PP (Public Park and Refuges) - INST (Institutional), OS (Open Space), H (Historic

Overlay)

NEIGHBORHOOD CONTEXT: This property is in a low density residential neighborhood. It is situated next to a public education campus with an elementary school and an education development center, as well as a community recreation center.

STAFF RECOMMENDATION:

- ▶ **Deny the One Year Plan amendment to the CI (Civic and Institutional) land use classification because it does not meet the criteria for a change to the land use plan.**

- ▶ **Deny INST (Institutional) zoning because it is not consistent with the intent of the zoning district.**

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 current land use designation of LDR (Low Density Residential) stems from a rezoning and plan amendment that occurred in 2017, and is not the result of an error in the plan (2-E-17-RZ/2-C-17-SP).

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 subject property is a former high school that stood vacant beginning in 1991. The building was renovated and became a senior living facility in 2020 with support from a public-private partnership with the City. In 2017, a plan amendment from CI (Civic and Institutional) to the LDR land use classification was approved because the site was no longer functioning as a public school. The minor extension of LDR enabled the reuse of the historic building for residential units. This development change is what motivated a transition away from the CI classification, and does not necessarily support a return to that land use designation.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There have been no changes in public policy pertaining to this land use request.

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

1. There are no new plans or studies specific to this area that warrant a land use classification amendment to CI.

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. The most significant change to the immediate area is the historic renovation of the former South Knoxville Junior High School into the South High Senior Living Center, which was enabled in part by a 2017 rezoning from the R-1 (Low Density Residential) district to its current RN-5 (General Residential Neighborhood) zoning district. This project transformed the building from a school into a residential facility.
2. There are no development changes that necessitate a rezoning to INST.

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

1. The INST zoning district is intended to accommodate federal, state, county, and municipal government operations as well as campus institutional uses such as healthcare institutions and educational facilities, to allow for their expansion in a manner that protects surrounding neighborhoods. There shall be a minimum of five contiguous acres of INST zoning to qualify for this district.
2. The Zoning Ordinance's emphasis on the expansion of an existing campus conflicts with the subject

property's difference in ownership from the adjacent INST campus. The abutting INST-zoned properties - which must be considered in order for the subject property to meet the property size qualification for INST zoning - is owned by Knox County as part of the Knox County Public School System. The subject property is owned through a public-private agreement between the Industrial Development Board (IDB) with the City of Knoxville and South High, LLC. It is not related to the public education functions of the existing INST campus.

3. Most uses allowed in the INST district are permitted by right, meaning there is no special use review by the Planning Commission for more intensive uses that may be incompatible with the surrounding area. Uses permitted by right include a residential drug and alcohol treatment facility and a halfway house.
4. Expanding INST zoning to a property that is unrelated in ownership and function to the existing INST campus is inconsistent with the intent of the zoning district. The primary purpose of INST zoning is to expand campuses in a way that protects surrounding neighborhoods, which is not possible in this context.

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. As stated above, there are specific uses permitted by right in the INST zoning district that could adversely impact the surrounding low density residential neighborhood, as well as the operations of the Dogwood Elementary School and Cecil Webb Recreation Center less than 600 ft away.

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 INST zoning district is not consistent with the LDR (Low Density Residential) land use classification in the One Year Plan and the South City Sector Plan.
2. INST zoning permits uses without review that could conflict with the General Plan's development policies 8.4 and 8.5 to protect neighborhoods from incompatible and intrusive uses.

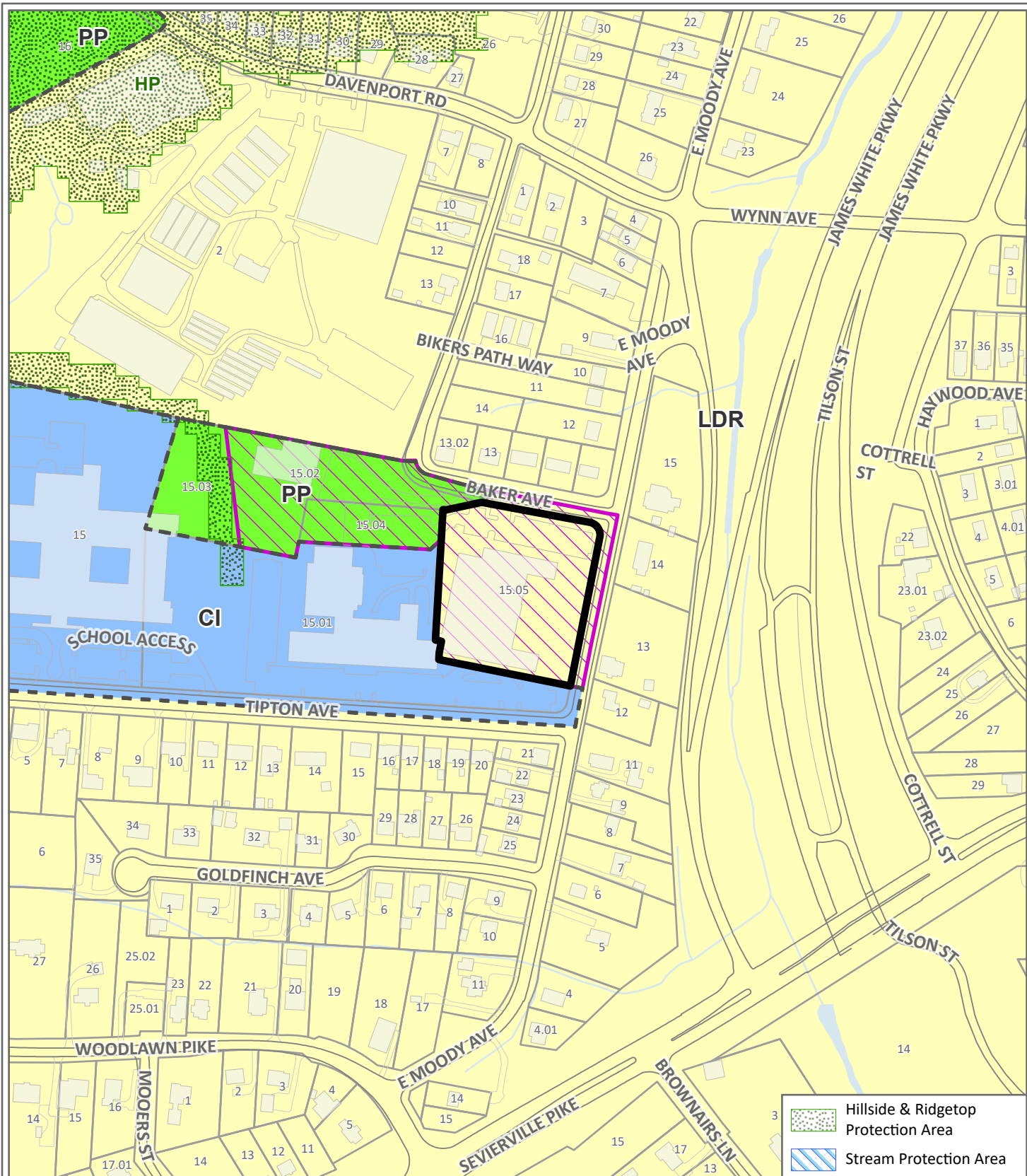
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:



1. Adequate public facilities and utilities exist in the area.

ESTIMATED TRAFFIC IMPACT: Not required.


ESTIMATED STUDENT YIELD: Not applicable.

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.



-  Hillside & Ridgetop Protection Area
-  Stream Protection Area

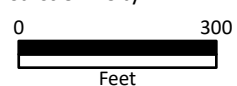
**4-D-23-SP/4-C-23-PA
SOUTH CITY SECTOR PLAN MAP and ONE YEAR PLAN MAP**

 **From:** LDR (Low Density Residential)
To: CI (Civic and Institutional)

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

Petitioner: Benjamin C Mullins

Map No: 109
Jurisdiction: City





ZONING MAP

4-H-23-RZ

Petitioner: Benjamin C Mullins



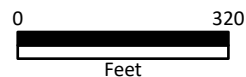
From: RN-5 (General Residential Neighborhood), H (Historic Overlay)

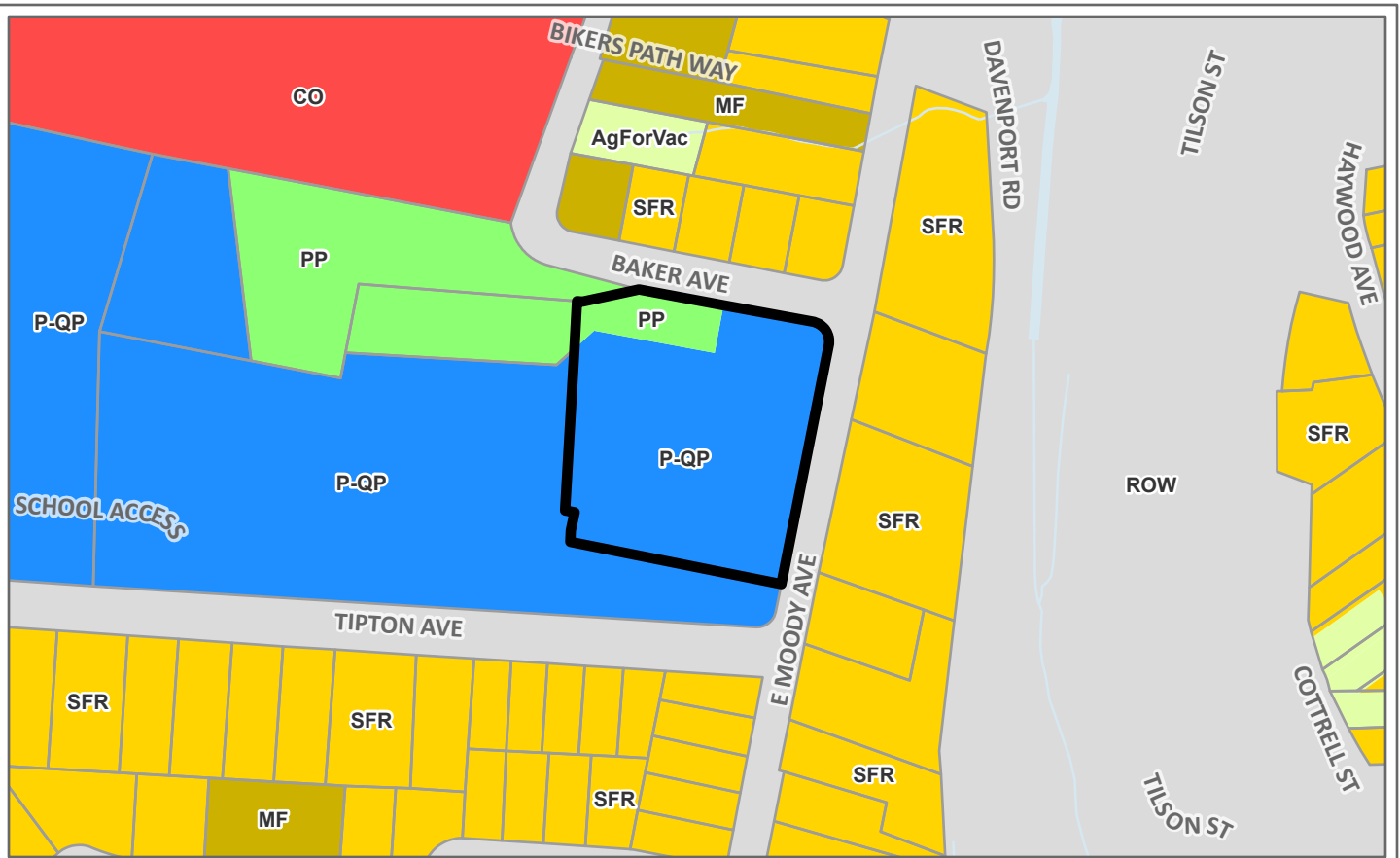
To: H (Historic Overlay); INST (Institutional)

Map No: 109
Jurisdiction: City

Original Print Date: 4/4/2023

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

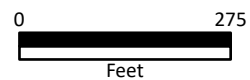




Existing Land Use and Aerial Maps 4-H-23-RZ/4-C-23-PA /4-D-23-SP



Case boundary





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

Benjamin C Mullins

Applicant Name

Affiliation

2/17/2023

Date Filed

4/13/2023

Meeting Date (if applicable)

4-D-23-SP

File Number(s)

CORRESPONDENCE

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

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37922

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

South High, LLC South High, LLC

Owner Name (if different)

4921 Homberg Dr Ste 2-B Knoxville TN

Owner Address

865-924-0791

Owner Phone / Email

835 TIPTON AVE

Property Address

109 G B 015.05

Parcel ID

Part of Parcel (Y/N)?

2.55 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

N of Tipton Ave, west of E Moody Ave

General Location

City

Council District 1

RN-5 (General Residential Neighborhood), H (Historic Overlay)

Public/Quasi Public Land, Public Parks

County District

Zoning District

Existing Land Use

South City

Planning Sector

LDR (Low Density Residential)

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	
Additional Information	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change H (Historic Overlay);INST (Institutional)	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment CI (Civic and Institutional)	
Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information	

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	\$2,050.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 2	
	Fee 3	

AUTHORIZATION

Applicant Signature	Benjamin C Mullins Please Print	2/17/2023 Date
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Property Owner Signature	South High, LLC South High, LLC Please Print	2/17/2023 Date
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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

Benjamin C Mullins

Applicant Name

Affiliation

2/17/2023

Date Filed

4/13/2023

Meeting Date (if applicable)

4-C-23-PA / 4-H-23-RZ

File Number(s)

CORRESPONDENCE

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

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37922

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

South High, LLC South High, LLC

Owner Name (if different)

4921 Homberg Dr Ste 2-B Knoxville TN

Owner Address

865-924-0791

Owner Phone / Email

835 TIPTON AVE

Property Address

109 G B 015.05

Parcel ID

2.55 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

N of Tipton Ave, west of E Moody Ave

General Location

City

Council District 1

RN-5 (General Residential Neighborhood), H (Historic Overlay)

Public/Quasi Public Land, Public Parks

County

District

Zoning District

Existing Land Use

South City

Planning Sector

LDR (Low Density Residential)

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 checked="" type="checkbox"/> Zoning Change H (Historic Overlay);INST (Institutional)	Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment CI (Civic and Institutional)		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	\$2,050.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 2	
	Fee 3	

AUTHORIZATION

Applicant Signature	Benjamin C Mullins Please Print	2/17/2023 Date
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Property Owner Signature	South High, LLC South High, LLC Please Print	2/17/2023 Date
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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

Benjamin C. Mullins

Applicant

Applicant Name

Affiliation

February 16, 2023

April 13, 2023

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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

South High, LLC

4921 Homberg Dr., Ste 2-B Knoxville

865-924-0791

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

835 Tipton Ave.

109GB01505

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of E. Moody Ave., North side of Tipton Ave.

~2.55 acres

General Location

Tract Size

City County
District

1

RN-5/H-I

Zoning District

Public/Quasi-Public Land and Public Parks

Existing Land Use

South City

LDR

Inside City

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

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 Inst
 Proposed Zoning _____

Plan Amendment Change CI
 Proposed Plan Designation(s)
 2-E-17-RZ

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

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

Benjamin C. Mullins

Please Print

February 16, 2023

Date

Phone Number _____

Email _____



Property Owner Signature

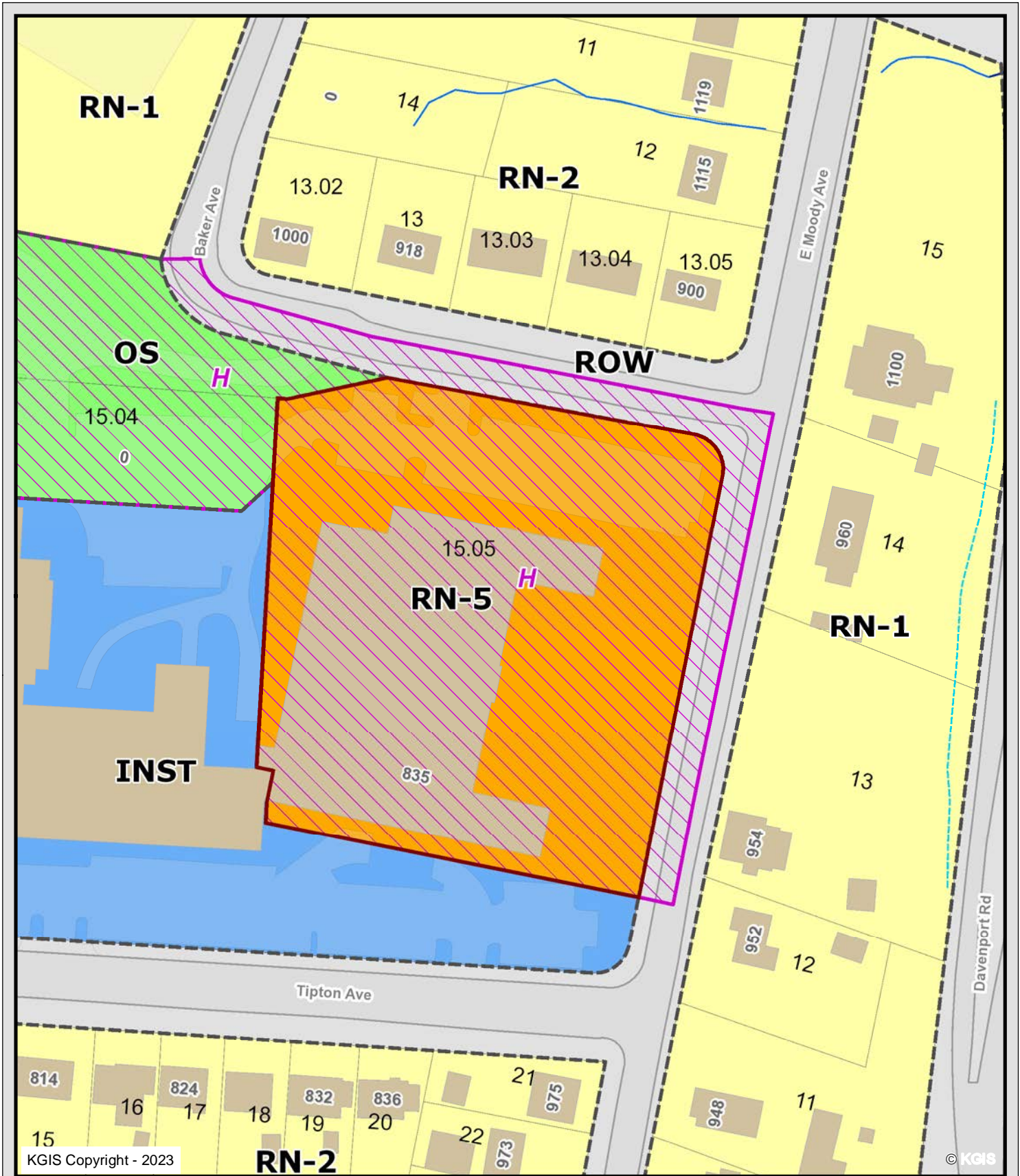
South High, LLC

Please Print

February 16, 2023

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.



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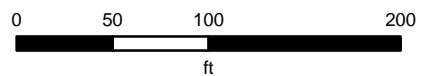
© KGIS

835 Tipton Ave

Knoxville - Knox County - KUB Geographic Information System

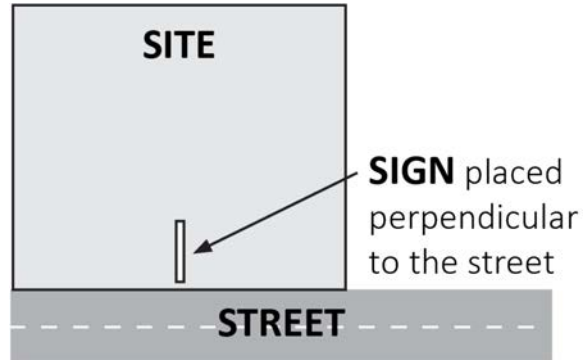


Printed: 2/17/2023 at 9:18:00 AM



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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 3/31/2023 _____ and _____ 4/14/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Benjamin C. Mullins

Date: 2/17/23

File Number: 4-H-23-RZ_4-C-23-PA_4-D-23-SP

- Sign posted by Staff
 Sign posted by Applicant