



PLAN AMENDMENT REPORT

▶ **FILE #:** 4-J-23-SP

AGENDA ITEM #: 16

AGENDA DATE: 4/13/2023

▶ **APPLICANT:** WINTERPAST DEVELOPMENT, LLC - DENNIS NORVET
OWNER(S): Howard W. and Barbara Sherrod, Jr.

TAX ID NUMBER: 106 D A 006.22 [View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS: 1301 EAST WEISGARBER RD

▶ **LOCATION:** Southwest side of East Weisgarber Rd, northwest of Middlebrook Pike

▶ **APPX. SIZE OF TRACT:** 8.42 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via East Weisgarber Road, a local street with a 31-ft to 50-ft pavement width within a 70-ft to 85-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** O (Office) / O (Office)

▶ **PROPOSED PLAN DESIGNATION:** LI (Light Industrial)

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

EXTENSION OF PLAN DESIGNATION: Yes

HISTORY OF REQUESTS: 1-L-21-RZ: Rezoning from I-MU (Industrial Mixed Use) to O (Office) approved

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Public/quasi-public land, transportation/communications/utilities - LI (Light Industrial) - I-G (General Industrial)

South: Agriculture/forestry/vacant - O (Office) - O (Office)

East: Public/quasi-public land - LI (Light Industrial) - I-MU (Industrial Mixed Use)

West: Office - LI (Light Industrial) - I-G (General Industrial)

NEIGHBORHOOD CONTEXT This area has a mix of land uses including office, commercial, warehousing and industrial. There are also public institutions such as an army reserve site and a major post office.

STAFF RECOMMENDATION:

▶ **Approve the sector plan amendment to the LI (Light Industrial) land use classification because it is a**

minor extension of this designation and is consistent with adjacent 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. The subject property is located on a border between LI (Light Industrial) and O (Office) land use classifications. There has been ample industrial and office development over the past twenty years around the subject property.
2. The property was previously classified as LI and is surrounded by light industrial uses on three sides.

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

1. No new road or additional utilities have been introduced in this area since the adoption of the Northwest County Sector Plan.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current O designation is not the result of an error in the sector plan. However, the property was previously classified as LI before a plan amendment was approved in 2021 (1-K-21-SP). The key rationale behind the change was that it was a minor extension of an O designated property to the southwest. The same rationale can be applied to this request because the subject property is adjacent to LI land uses as well.

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

1. There are no new trends in development or public improvements that warrant a plan amendment. However, the LI classification represents a minor extension and is consistent with adjacent land uses in the area.

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-Q-23-RZ **AGENDA ITEM #:** 16
 4-H-23-PA **AGENDA DATE:** 4/13/2023

▶ **APPLICANT:** WINTERPAST DEVELOPMENT, LLC - DENNIS NORVET
 OWNER(S): Howard W. and Barbara Sherrod, Jr.

TAX ID NUMBER: 106 D A 006.22 [View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS: 1301 EAST WEISGARBER RD

▶ **LOCATION:** Southwest side of East Weisgarber Rd, northwest of Middlebrook Pike

▶ **TRACT INFORMATION:** 8.42 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via East Weisgarber Road, a local street with a 31-ft to 50-ft pavement width within a 70-ft to 85-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office) / O (Office)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LI (Light Industrial) / I-MU (Industrial Mixed-Use)

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

▶
 EXTENSION OF PLAN DESIGNATION/ZONING: Yes/Yes

HISTORY OF ZONING REQUESTS: 1-L-21-RZ: Rezoning from I-MU (Industrial Mixed Use) to O (Office) approved

SURROUNDING LAND USE, PLAN DESIGNATION,
 ZONING North: Public/quasi-public land, transportation/communications/utilities - LI (Light Industrial) - I-G (General Industrial)

South: Agriculture/forestry/vacant - O (Office) - O (Office)

East: Public/quasi-public land - LI (Light Industrial) - I-MU (Industrial Mixed Use)

West: Office - LI (Light Industrial) - I-G (General Industrial)

NEIGHBORHOOD CONTEXT: This area has a mix of land uses including office, commercial, warehousing and industrial. There are also public institutions such as an army reserve site and a major post office.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to the LI (Light Industrial) land use classification because it is a minor extension and is consistent with adjacent development.**

- ▶ **Approve I-MU (Industrial Mixed Use) zoning because it is a minor extension and is compatible 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. There is not an error in the plan. However, this request represents a minor extension of an existing LI (Light Industrial) area along Middlebrook Pike.

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 have been no major changes to the development pattern or public infrastructure in the area. However, the LI land use classification request is consistent with adjacent land uses on three sides of the subject property.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has not been a change in public policy pertaining to this 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. No new information has become available revealing the need for a plan amendment.

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 proposed I-MU (Industrial Mixed Use) zoning district is in character with the surrounding industrial park area and would be a minor extension of adjacent I-MU zoning from the southeast.

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

1. The I-MU zoning district is intended to provide for a mix of light industrial uses and a variety of compatible commercial uses.
2. The subject property is located on a border between I-G (General Industrial) and O (Office) zoning. The I-MU district is the least intensive of the industrial districts, so I-MU zoning at this location provides an appropriate transition between industrial and office land use intensities.

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. There are no adverse impacts anticipated with the proposed rezoning. The surrounding properties have primarily office and industrial land uses.

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 I-MU zoning district is consistent with staff recommended plan amendments to the Northwest County

Sector Plan and the One Year Plan.

2. The rezoning request is consistent with the General Plans's development policy 11.9 to locate new industrial development primarily in existing industrial parks.

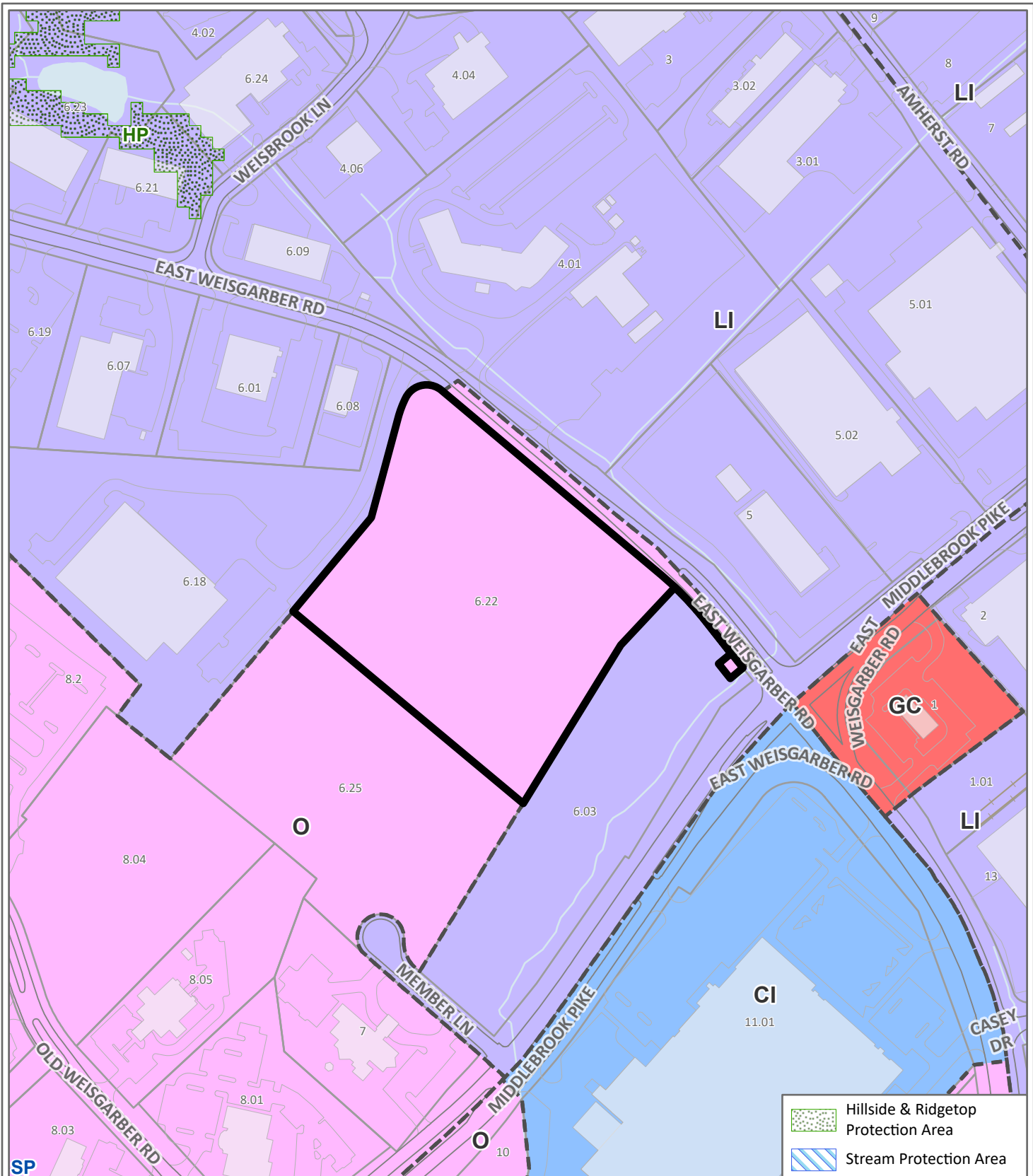
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. There are adequate public facilities and infrastructure to accommodate the development potential of the I-MU zoning district.

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.



**4-J-23-SP/4-H-23-PA
NORTHWEST COUNTY SECTOR PLAN and ONE YEAR PLAN MAP**

Petitioner: Winterpast Development, LLC - Dennis Norvet

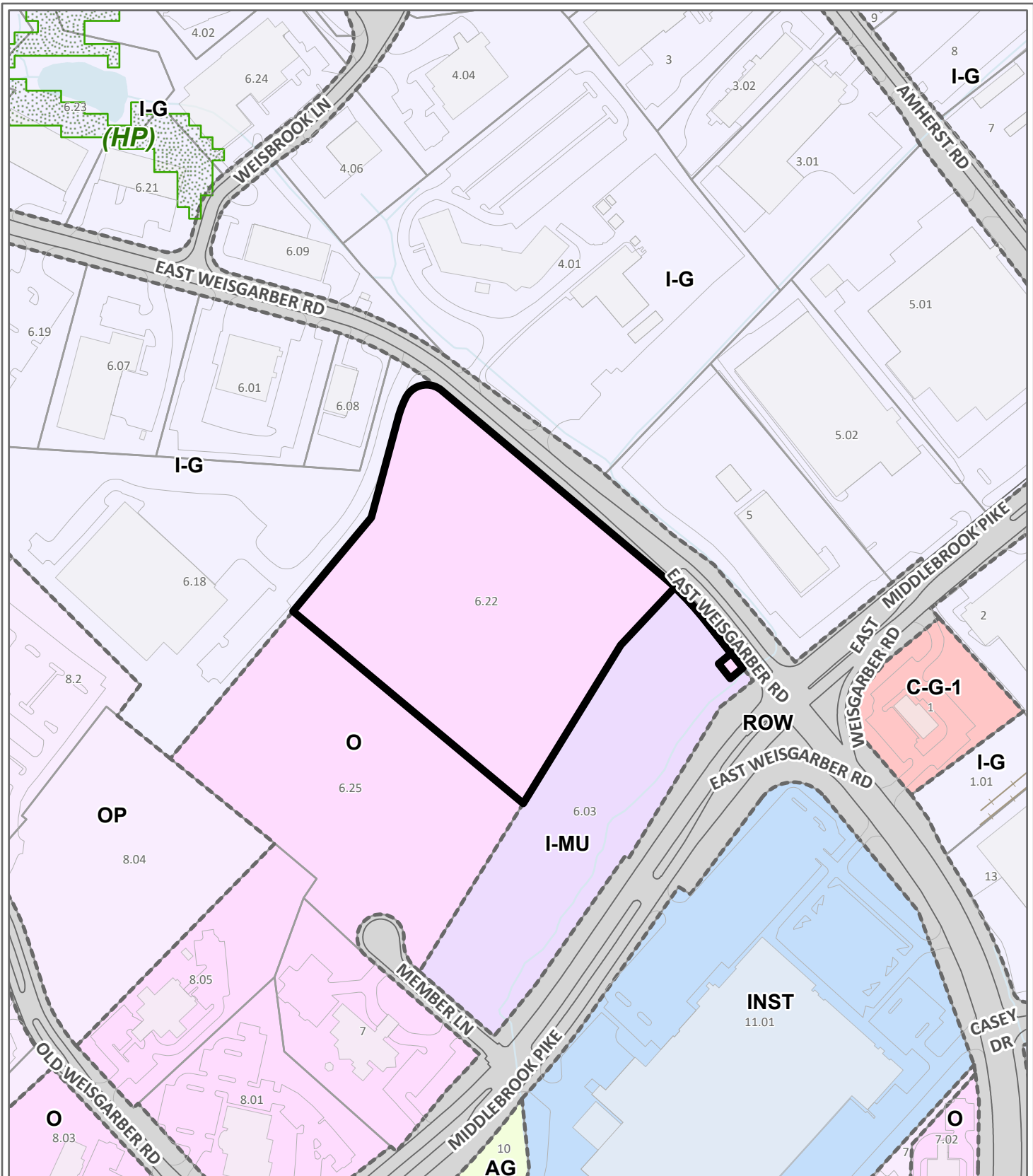
From: O (Office)

To: LI (Light Industrial)

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

Map No: 106
Jurisdiction: City

0 300
Feet



ZONING MAP

4-Q-23-RZ

Petitioner: Winterpast Development, LLC -
Dennis Norvet

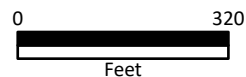


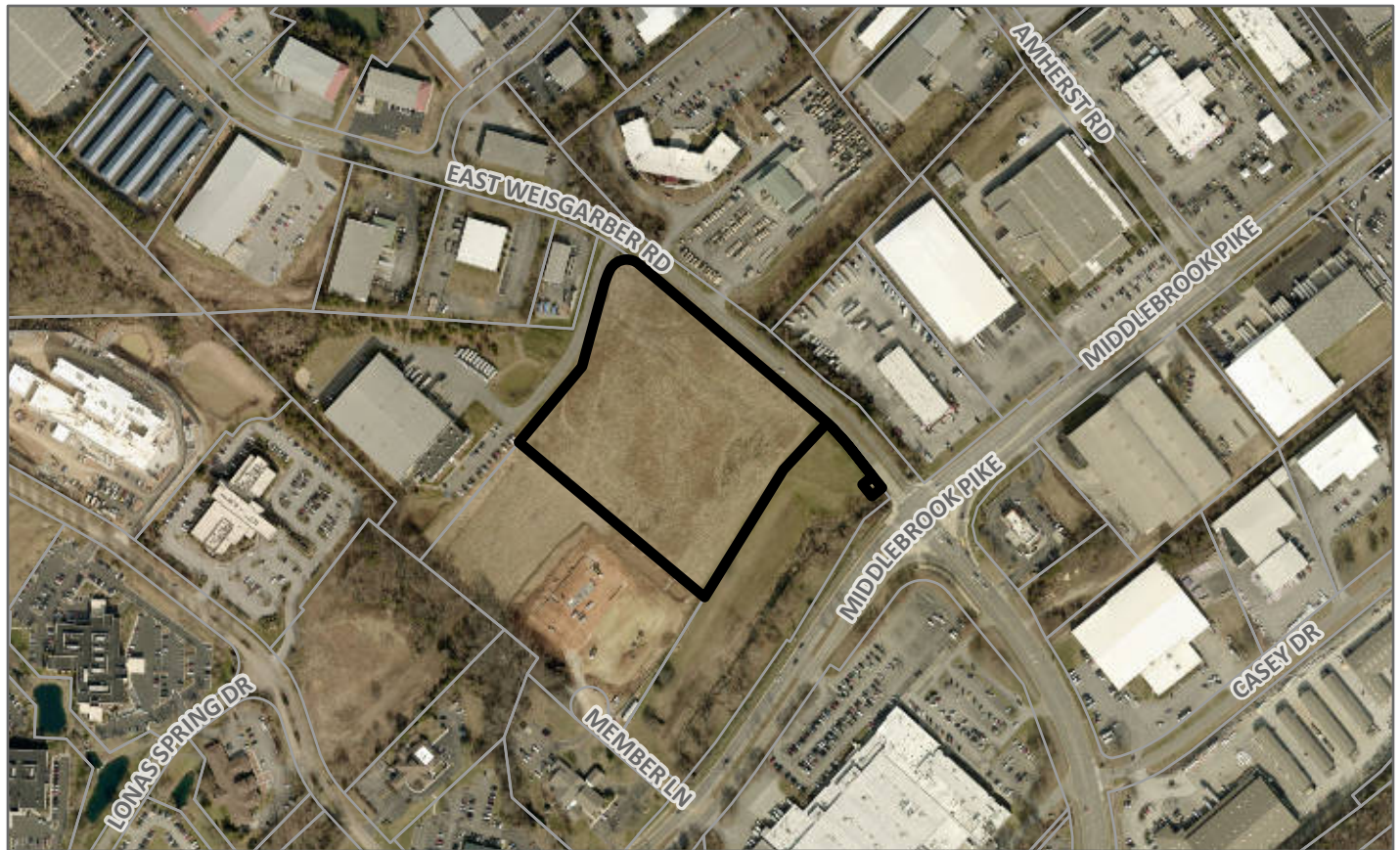
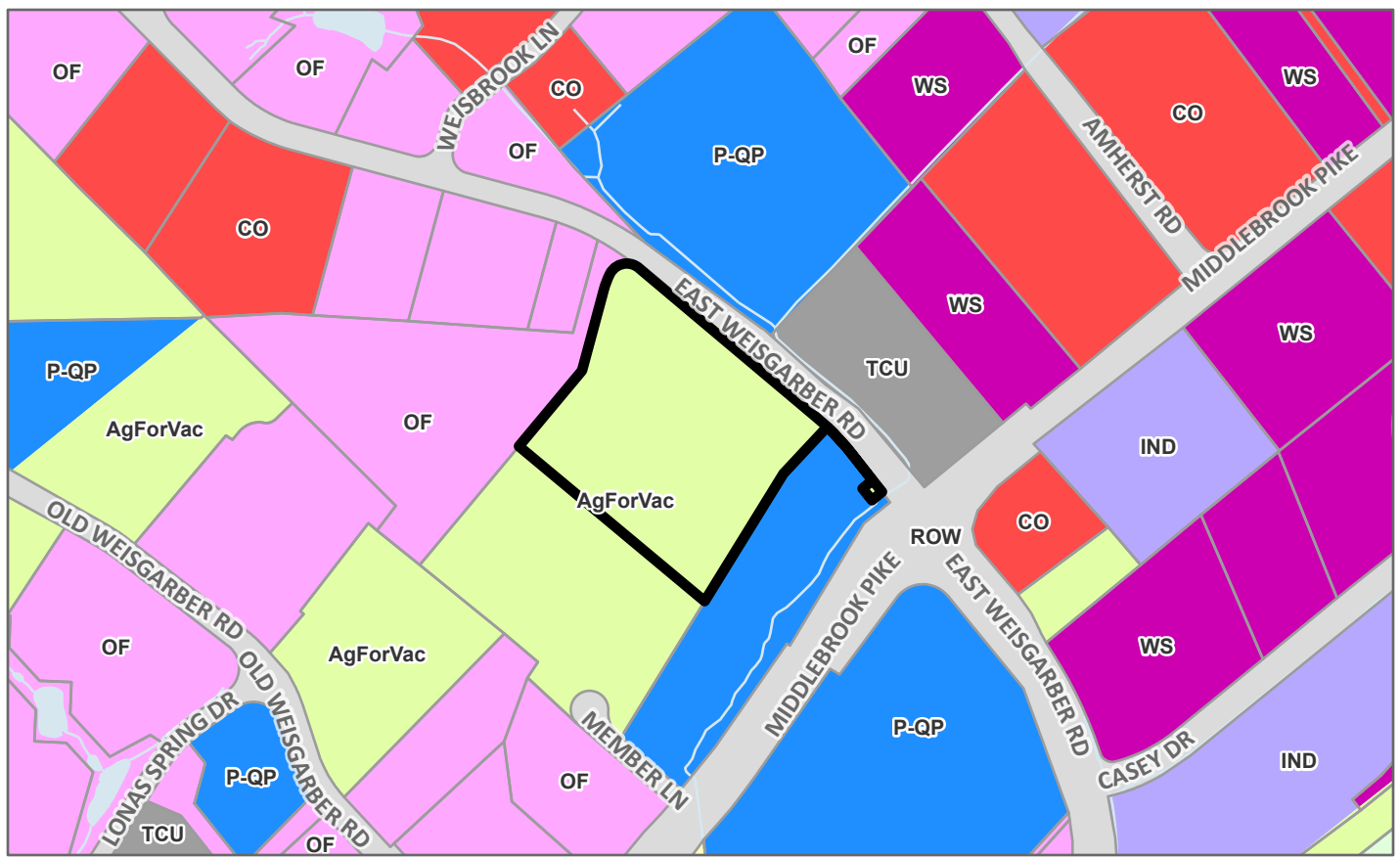
From: O (Office)

To: I-MU (Industrial Mixed-Use)

Map No: 106
Jurisdiction: City

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

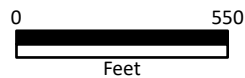




Existing Land Use and Aerial Maps 4-Q-23-RZ/4-H-23-PA/4-J-23-SP



Case boundary



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST 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 Northwest 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, Dennis Norvet has submitted an application for an amendment to the Northwest County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Office to Light Industrial 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 on 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 Northwest County Sector Plan, with its accompanying staff report and map, file #4-J-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

Winterpast Development, LLC - Dennis Norvet

Applicant Name Affiliation

2/27/2023	4/13/2023	4-J-23-SP
Date Filed	Meeting Date (if applicable)	File Number(s)

CORRESPONDENCE

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

Jack Parker Catalyst Design Group

Name / Company

1524 Williams Dr Ste 201 Murfreesboro TN 37129

Address

615-622-7200 / jparker@catalyst-dg.com

Phone / Email

CURRENT PROPERTY INFO

Howard W. and Barbara Sherrod, Jr.	1507 Rudder Ln Knoxville TN 37919	
Owner Name (if different)	Owner Address	Owner Phone / Email

1301 E. WEISGARBER RD

Property Address

106 D A 006.22		8.42 acres
Parcel ID	Part of Parcel (Y/N)?	Tract Size

Knoxville Utilities Board	Knoxville Utilities Board	
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

West side of E Weisgarber Rd, north of Middlebrook Pike

General Location

<input checked="" type="checkbox"/> City	Council District 3	O (Office)	Agriculture/Forestry/Vacant Land
<input type="checkbox"/> County	District	Zoning District	Existing Land Use

Northwest County	O (Office)	N/A (Within City Limits)
Planning Sector	Sector Plan Land Use Classification	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 I-MU (Industrial Mixed-Use)	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment LI (Light Industrial)	
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	\$3,192.00	
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	Winterpast Development, LLC - Dennis Norvet Please Print	2/27/2023 Date
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Property Owner Signature	Howard W. and Barbara Sherrod, Jr. Please Print	2/27/2023 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

Winterpast Development, LLC - Dennis Norvet

Applicant Name

Affiliation

2/27/2023

4/13/2023

4-H-23-PA / 4-Q-23-RZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

Jack Parker Catalyst Design Group

Name / Company

1524 Williams Dr Ste 201 Murfreesboro TN 37129

Address

615-622-7200 / jparker@catalyst-dg.com

Phone / Email

CURRENT PROPERTY INFO

Howard W. and Barbara Sherrod, Jr.

1507 Rudder Ln Knoxville TN 37919

Owner Name (if different)

Owner Address

Owner Phone / Email

1301 E. WEISGARBER RD

Property Address

106 D A 006.22

8.42 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of E Weisgarber Rd, north of Middlebrook Pike

General Location

City

Council District 3

O (Office)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest County

O (Office)

N/A (Within City Limits)

Planning Sector

Sector Plan Land Use Classification

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 checked="" type="checkbox"/> Zoning Change I-MU (Industrial Mixed-Use)	Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment LI (Light Industrial)		
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	\$3,192.00	
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	Winterpast Development, LLC - Dennis Norvet Please Print	2/27/2023 Date
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Property Owner Signature	Howard W. and Barbara Sherrod, Jr. Please Print	2/27/2023 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

Winterpast Development, LLC - Dennis Norvet

Principal

Applicant Name

Affiliation

February 23, 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

Jack Parker

Catalyst Design Group

Name

Company

1524 Williams Drive, Suite 201

Murfreesboro

TN

37129

Address

City

State

ZIP

615.622.7200

jparker@catalyst-dg.com

Phone

Email

CURRENT PROPERTY INFO

Winterpast Development, LLC

215 Centerview Drive, Suite 360, Brentwood 865.556.0033

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1301 E Weisgarber Rd

106DA00622

Property Address

Parcel ID

City of Knoxville

City of Knoxville

No

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

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

I-MU

Proposed Zoning _____

Plan Amendment Change

LI

Proposed Plan Designation(s) _____

Feb 23, 2021: Rezone from I-MU to O (File number 1-L-21-RZ)

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify)

Amendment to One Year Plan and Northwest County Sector Plan

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

Winterpast Development, LLC - Dennis Norvet

Please Print

Date

2.10.2023

865-566-0033

Phone Number

dnorvet@winterpastdevelopment.com

Email



Property Owner Signature

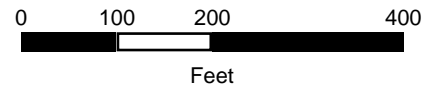
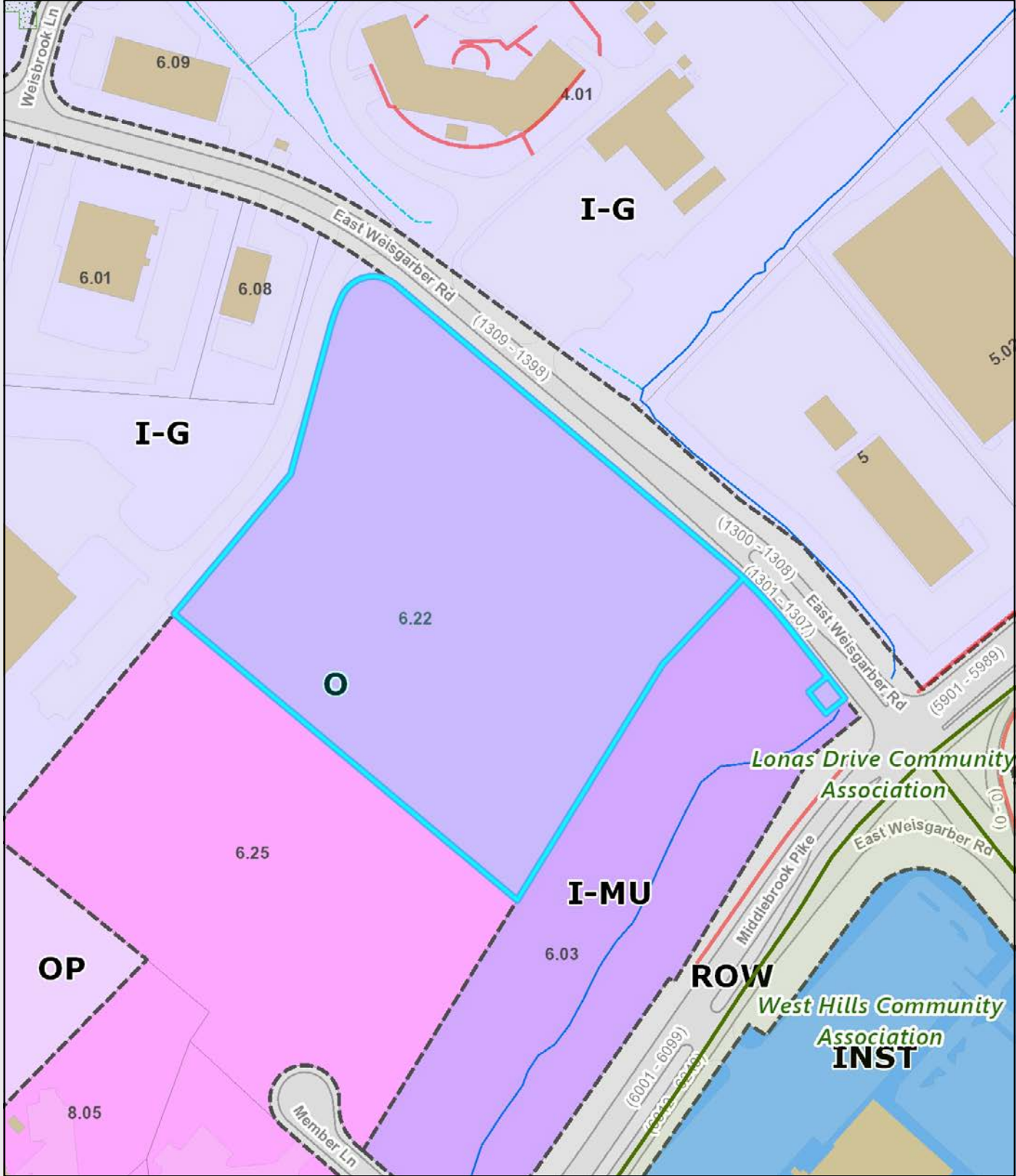
Dennis Norvet

Please Print

Date

2.10.2023

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.

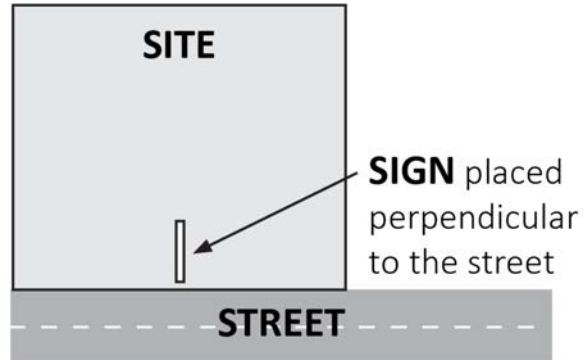


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Printed: 2/23/2023 2:00:44 PM

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: Winterpast Development, LLC - Dennis Norvet

Date: _____

File Number: 4-Q-23-RZ_4-H-23-PA_4-J-23-SP_

- Sign posted by Staff
- Sign posted by Applicant