



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 4-S-23-RZ **AGENDA ITEM #:** 32
4-K-23-SP **AGENDA DATE:** 4/13/2023

▶ **APPLICANT:** WEST BEAVER CREEK GP
OWNER(S): Brent Ball West Beaver Creek GP

TAX ID NUMBER: 56 133 (PART OF) [View map on KGIS](#)
JURISDICTION: Commission District 7
STREET ADDRESS: 1331 W BEAVER CREEK DR
▶ **LOCATION:** South side of Powell Dr, east of Brickyard Rd, west of W Emory Rd
▶ **TRACT INFORMATION:** 17.3 acres.
SECTOR PLAN: North County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Powell Drive, a major arterial at this location with a 55-ft pavement width inside a right-of-way that varies in width from 86 to 91 ft.
UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District
WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) & SP (Stream Protection) / A (Agricultural) & F (Floodway)
▶ **PROPOSED PLAN DESIGNATION/ZONING:** CC (Community Commercial) & SP (Stream Protection) / PC (Planned Commercial) & F (Floodway)
▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land
▶
EXTENSION OF PLAN DESIGNATION/ZONING: No
HISTORY OF ZONING REQUESTS: None noted
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Agriculture/forestry/vacant - LDR (Low Density Residential) & SP (Stream Protection) - A (Agricultural) & F (Floodway)
South: Agriculture/forestry/vacant - LDR (Low Density Residential) & SP (Stream Protection) - A (Agricultural) & PR (Planned Residential) up to 5 du/ac
East: Agriculture/forestry/vacant - LDR (Low Density Residential) & SP (Stream Protection) - F (Floodway)
West: Agriculture/forestry/vacant - O (Office) & SP (Stream Protection) - OB (Office, Medical and Related Uses)
NEIGHBORHOOD CONTEXT: Powell Drive functions as an extension of W Emory Road. It is a new

thoroughfare, so it has mostly undeveloped land along its length. W Emory Road to the east contains mostly single family homes on lots of various sizes, with subdivisions containing smaller lots along side streets, and W Emory Road to the north contains a commercial node. Beaver Creek runs along the northern and eastern property lines and a large floodway and floodplains comprise much of the land in the portion of the property to be rezoned.

STAFF RECOMMENDATION:

- ▶ **Approve the sector plan amendment to CC (Community Commercial) and SP (Stream Protection) because it meets several of the criteria required for a sector plan amendment.**

- ▶ **Approve the PC (Planned Commercial) / F (Floodway) zones because they are consistent with the sector plan's vision for this area post-construction of the new road and would require plan approval from the Planning Commission.**

COMMENTS:

The applicant is seeking to rezone a portion of the subject property. Newly created Powell Drive cut through this property, creating new street frontage for the property. Part of the subject property now lies to the north of Powell Drive and part of it lies to the south. The property currently has 3 different zones: The section of the property to the south of Powell Drive is zoned A (Agricultural) and PR (Planned Residential) with up to 5 du/ac, and the portion on the north side is zoned F (Floodway). The applicant is requested to rezone a portion of the A zoned property abutting newly completed Powell Drive.

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Powell Drive is a fairly new road that was completed in 2016 and connected W. Emory Road with Clinton Highway, two major arterials. Powell Drive is also classified as a major arterial.
2. Powell Drive cut through the subject property, creating new road frontage for the property.

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

1. The creation of Powell Drive provided a new thoroughfare and a second means of connection between two heavily trafficked roads. The plan anticipated the new road's creation in its description of this area, but the land use classifications were not revised at that time since the road was yet to be completed. The plan called out 3 areas that had been identified as potential business park locations in the Inventory of Potential Sites for Business and Office Parks, 2002, and one of these was the intersection of Brickyard Road and West Beaver Creek Drive (a little less than 1/2 mile to the west of the subject property).

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no major errors or omissions in the plan. However, the sector plan predates the creation of Powell Drive. The plan anticipated the creation of Powell Drive, but the land use classification remains LDR (Low Density Residential), when commercial or transitional land uses could be located along this thoroughfare.

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

1. There are no trends in development or population that warrant reconsideration of the current LDR land use classification. However, traffic patterns have changed with the creation of Powell Drive, now moving major amounts of traffic in a revised pattern through this area.

OTHER CONSIDERATIONS:

1. The portion of this property requested to be rezoned meets the location criteria for the Community Commercial land use classification in general. The site is not at the intersection of arterial streets, though it is located on a major arterial near the intersection with a major collector. It is generally flat and Powell Drive has sidewalks on both sides since it is in the Parental Responsibility Zone for Powell Elementary and Powell High Schools.
2. The MU-SD, NCO-2 (Mixed Use-Special District, Historic Powell Center) is nearby along W. Emory Road.

Powell Drive has the potential to pull traffic away from the commercial area in that MU-SD, and there is the potential that the two commercial areas will compete with one another. However, the smaller parcel sizes and more compact nature of development in that area lends itself to smaller establishments and strip malls, whereas the larger parcel sizes and broader right-of-way on Powell Drive lends itself more to big-box or large commercial establishments.

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.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

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. As mentioned previously, Powell Drive is a fairly new road that was completed in 2016 and connected W. Emory Road with Clinton Highway, two major arterials.

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

1. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings that do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.

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

1. The top northeast corner of the site is in the Beaver Creek floodway. The majority of the site is in the 100-yr floodplain, with additional parts of the property in the 500-yr floodplain. Site plans would be required to comply with the Knox County Stormwater Ordinance, and would be subject to approval by the Knox County Department of Engineering and Public Works (EPW). The Stormwater Division of EPW has been working with the applicant and has provided the new no-fill line.
2. There are multiple closed contours on the site, which could indicate the presence of sinkholes. If they are sinkholes, they would require a 50-ft no-build buffer around the largest contour line. A determination may be required by GeoTech Services to determine if these topographic lines represent sinkholes.
3. Site plans would have require Planning Commission approval, so this body would have the opportunity to review the plans for compliance and add any conditions it thought prudent related to the mitigation of the environmental constraints and/or potential adverse impacts.

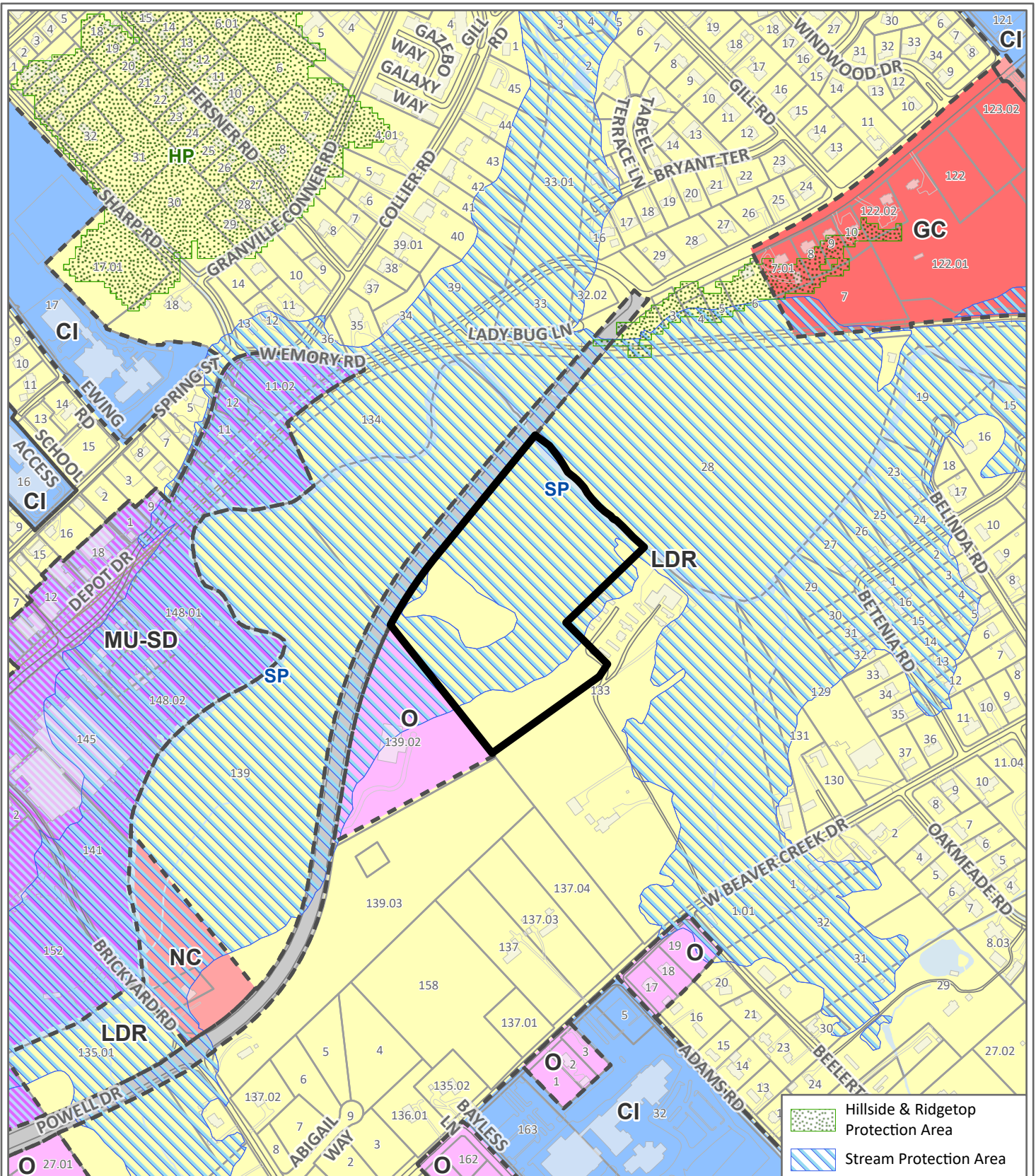
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The recommended approval of the North County Sector Plan map amendment to the CC (Community Commercial) land use designation permits consideration of retail and service-oriented development.
2. The sector plan identified the intersection of Brickyard Road and West Beaver Creek Drive (a little less than 1/2 mile to the west of the subject property) as a potential business park location, making the case for commercial zoning in this area.
3. This property is within the Planned Growth Area of the Growth Policy Plan and appears to be serviced by both water and wastewater.
4. The requested zoning does not appear to be in conflict with the General Plan or any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/22/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**4-S-23-RZ / 4-K-23-SP
NORTH COUNTY SECTOR PLAN MAP**

Petitioner: West Beaver Creek GP



From: LDR (Low Density Residential), SP (Stream Protection)

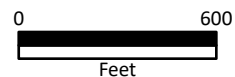
To: CC (Community Commercial), SP (Stream Protection)

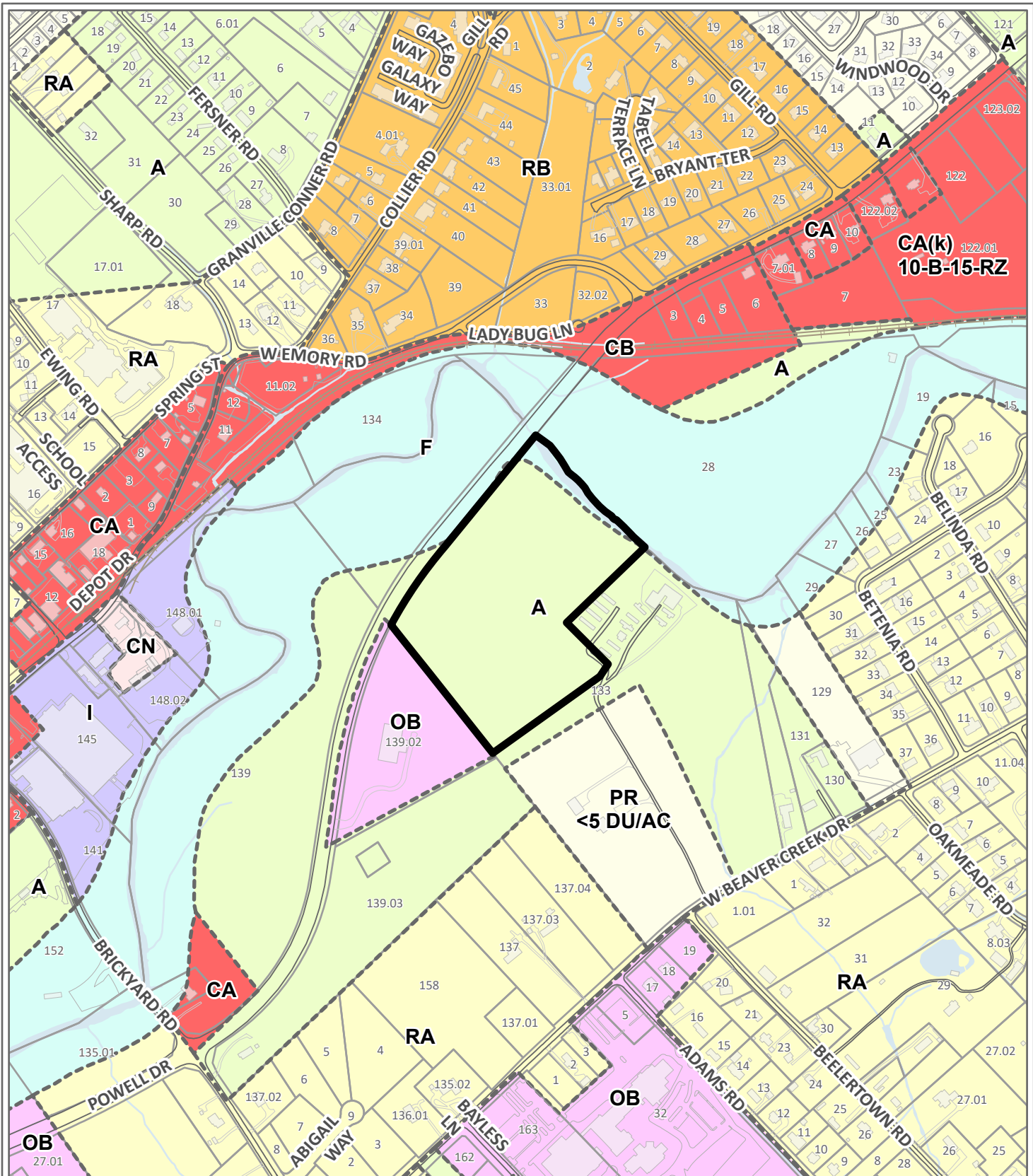
Map No: 56

Jurisdiction: County

Original Print Date: 4/4/2023

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





ZONING MAP

4-S-23-RZ

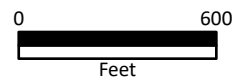
Petitioner: West Beaver Creek GP

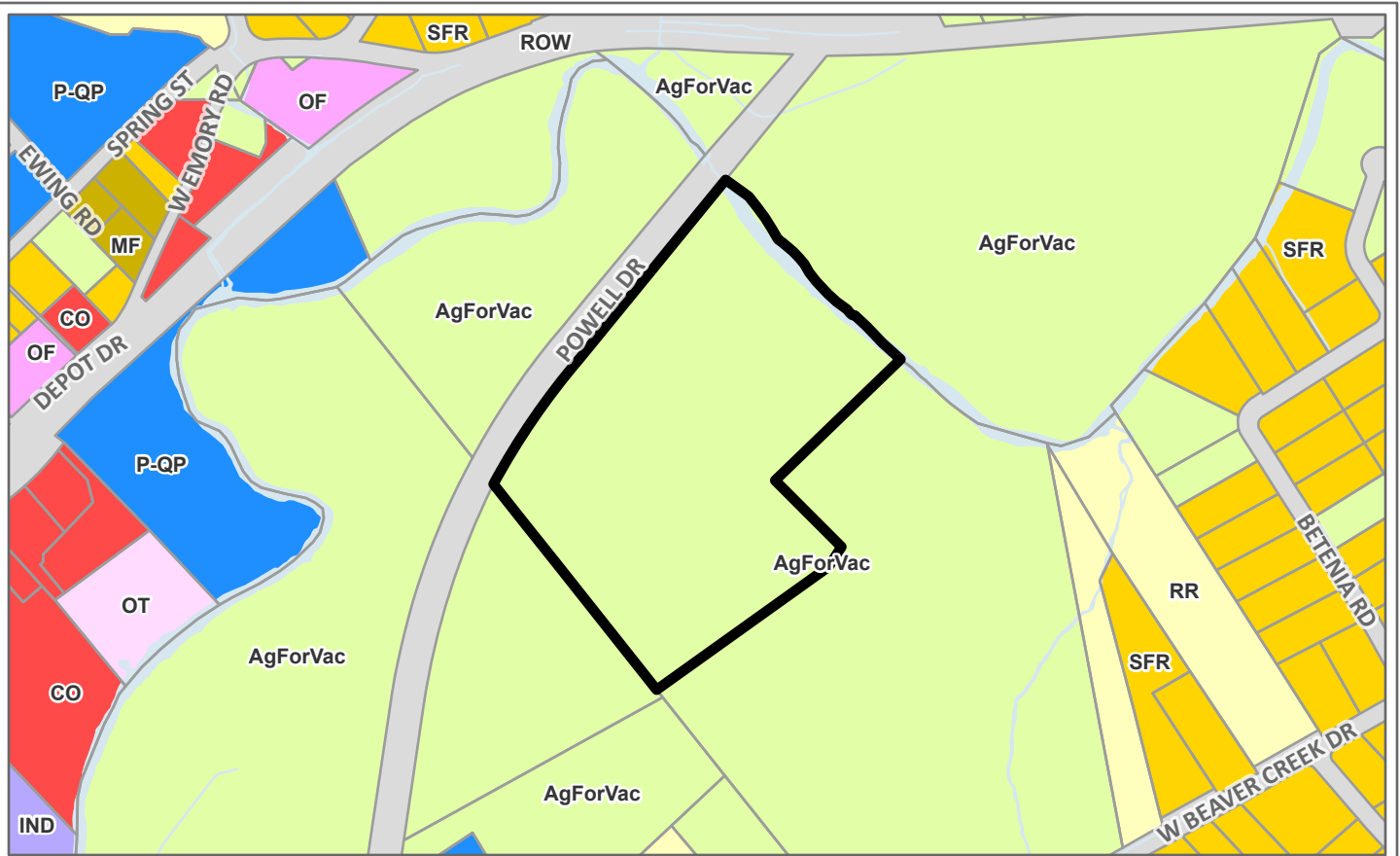


From: A (Agricultural), F (Floodway)
To: PC (Planned Commercial), F (Floodway)

Map No: 56
Jurisdiction: County

Original Print Date: 4/4/2023
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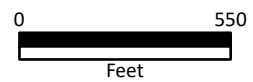


Existing Land Use and Aerial Maps

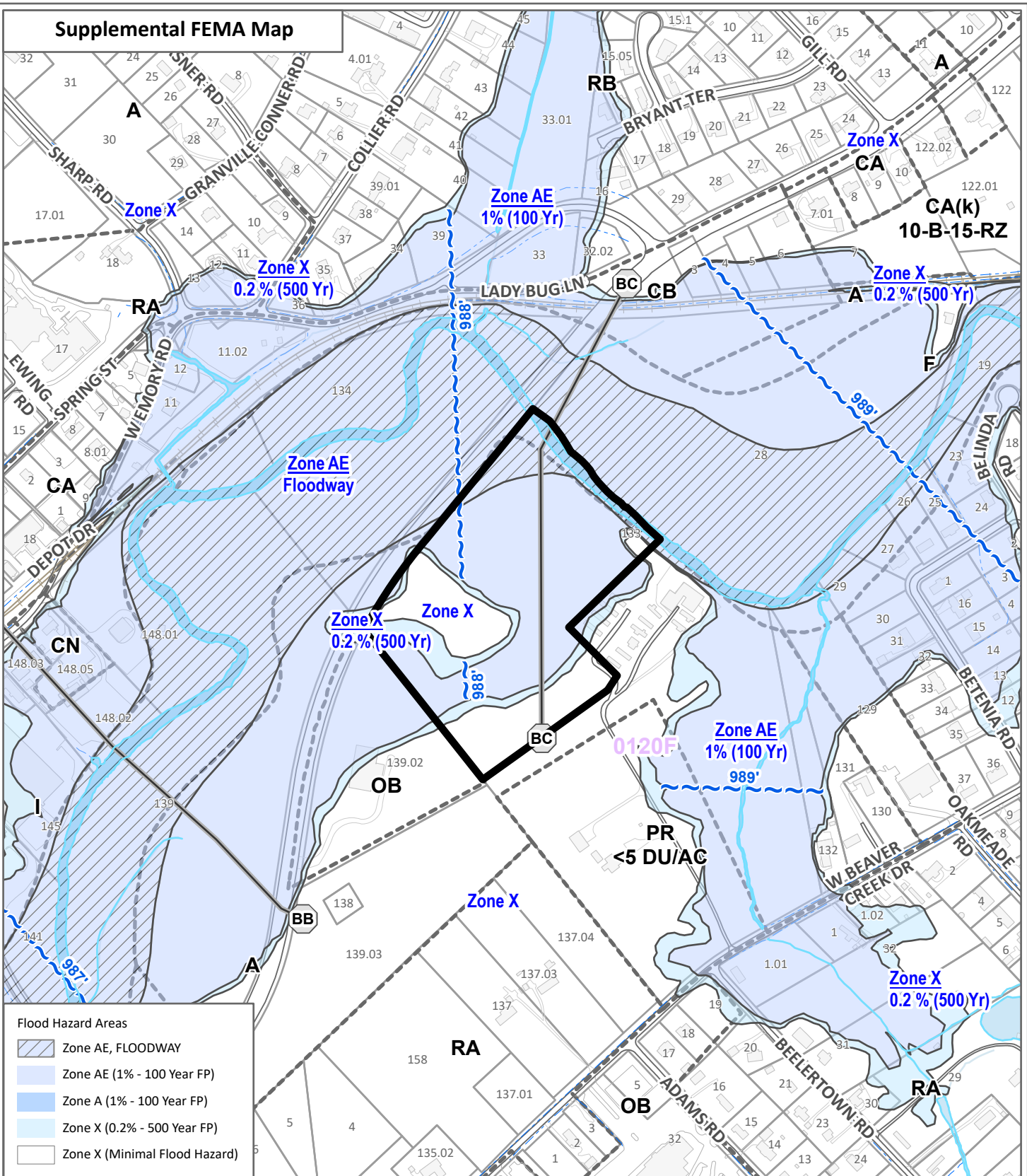
4-S-23-RZ / 4-K-23-SP



Case boundary



Supplemental FEMA Map




Flood Hazard Areas

	Zone AE, FLOODWAY
	Zone AE (1% - 100 Year FP)
	Zone A (1% - 100 Year FP)
	Zone X (0.2% - 500 Year FP)
	Zone X (Minimal Flood Hazard)

REZONING


4-S-23-RZ

Petitioner: West Beaver Creek GP

 Area requested for rezoning within parcel

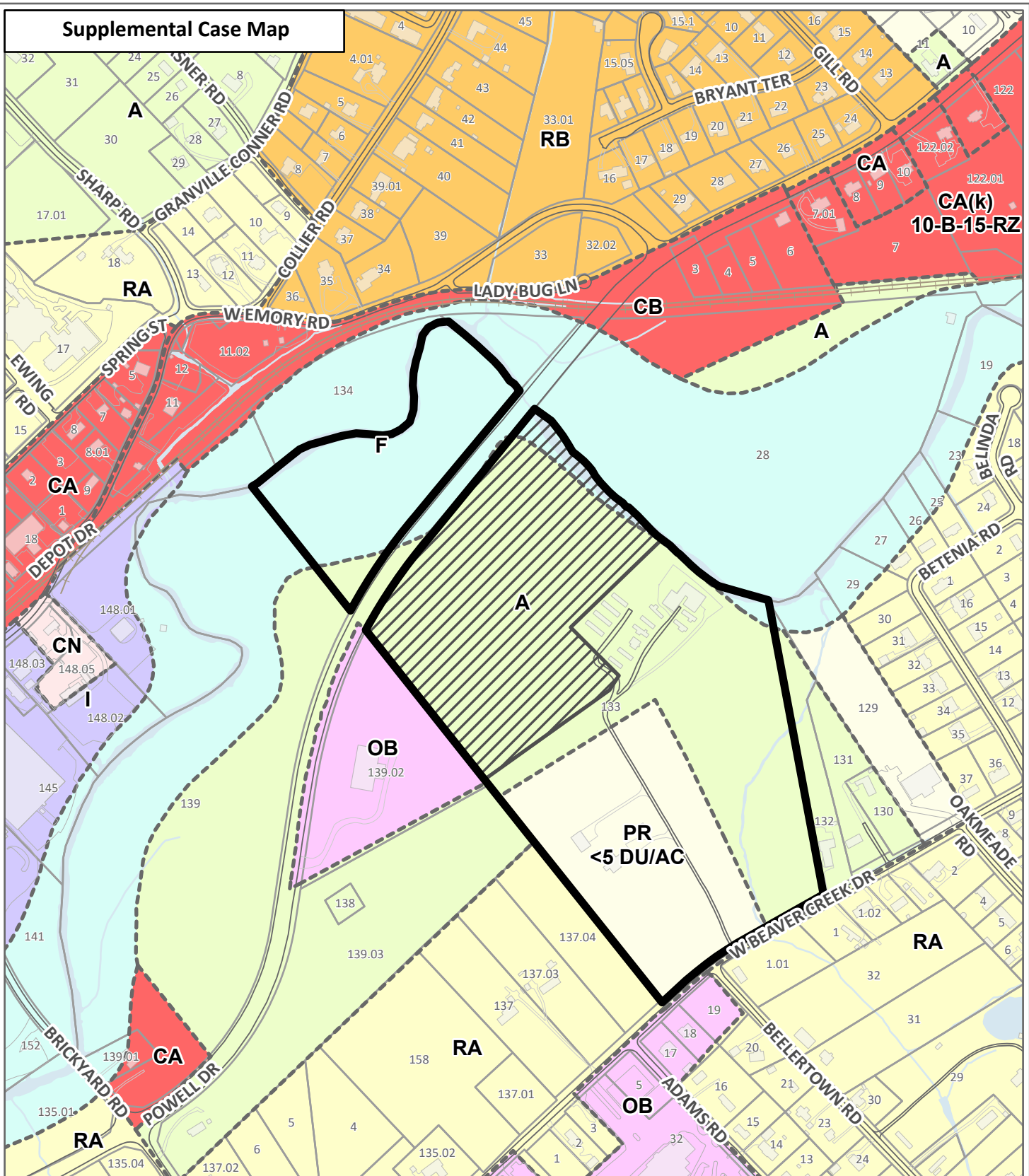
Original Print Date: 3/30/2023
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Map No: 56
Jurisdiction: County

0  550
 Feet



Supplemental Case Map



REZONING

4-S-23-RZ

Petitioner: West Beaver Creek GP



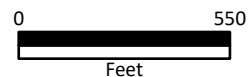
Area requested for rezoning within parcel



Boundary for parcel 056 133

Map No: 56

Jurisdiction: County



Original Print Date: 3/30/2023

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**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTH 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 North 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, West Beaver Creek GP has submitted an application to amend the Sector Plan from Low Density Residential and Stream Protection to Medium Density Residential and Stream Protection for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of a revised amendment to the North County Sector Plan, 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 North County Sector Plan, with its accompanying staff report and map, file #4-K-23-SP.

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

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

_____ Date

_____ Chairman

_____ Secretary

**NCO-2:
Historic Powell Center**

This area will likely experience a significant drop in thru-traffic with the completion of the Powell Drive. However, because it is quite pedestrian-oriented now, the businesses and community can build upon its assets – three schools, historic buildings, and neighbor oriented-commercial uses – in reinforcing historic Powell vitality.

Recommended Uses: The center should be created to include mixed use development, allowing low and medium density residential with respect to the variety of public facilities that exist in the area, namely the three schools, the parks and greenway, pedestrian-oriented commercial uses. A mix of pedestrian-oriented commercial uses and vertical mixed uses should be allowed (for instance, apartments or office space above a shop). The sidewalk and greenway systems should be further developed to connect existing and future neighborhoods to Powell Center, especially along Brickyard Road, Beaver Creek Road, and the remnant sections of Emory Road (with the completion of the new extension).

Recommended Programs: (1) work with area stakeholders to develop a “vision plan” to establish the commercial land use relationships, explore options for “small town,” vertical mixed use and new housing, and expand the bicycle/pedestrian network. Responsibility: a consultant working in conjunction with Knox County, MPC and area residents; and (2) revisions to zoning to realize the Historic Powell concepts.

Zoning Recommendations: In the interim before the programs are developed, the appropriate zoning includes NC, PC and PR (conditioned by the residential development standards of the TC zoning district).



Small commercial shopping centers with a meandering greenway along Emory Road

**NCO-3:
Callahan Road Mixed Use District**

In 2001 a corridor plan was developed for Callahan Drive and Schaad Road. It makes recommendations for land use, road improvements, access control, landscaping, slope protection and other design controls. The only recommendation that was realized from the plan was the land use changes to the sector plan. Many of the recommendations are still applicable and should be pursued.

Recommended Uses: This area currently has low density residential, office, retail, warehousing, light industrial and hotels, but the zoning is predominantly commercial with some light industrial. This plan only makes recommendations for the north side of Callahan Road, but the south side should be updated to align with this plan.

Medium density residential, office and commercial structures built in the Hillside and Ridgetop Protection Area (HRPA) should have building footprints as recommended in the *Knoxville-Knox County Hillside and Ridgetop Protection Plan* (HRPP). Clearing and grading in the HRPA should be limited to slopes less than 25 percent and restoration and reforestation of the cut-and-fill areas should be accomplished according to HRPP policies.

Zoning Recommendations: Planned zones should be used in its development. The appropriate zoning in regard to these concepts is: City: PC-1, O-1, O-3, C-3, C-4, C-6, I-2; County: PC, OA, OB, CA, CB, LI

**NCO-4:
Emory Road/I-75 Mixed Use District**

The greater Emory Road area surrounding the I-75 interchange has experienced a lot of commercial and medical related development over the last decade. This is perceived to continue with the installation of roads and utility infrastructure around the medical center and the development of Powell Drive (the Emory Road realignment through Powell).

Recommended Uses: Northeast of the interchange, the primary use is the Tennova North Knoxville Medical Center. The surrounding uses are medical offices, restaurants, retail and hotels. The medical-related uses will continue to expand as clinics and offices congregate



Large vacant property, located at the I-75/Emory Road interchange, where a majority of the property is within the Beaver Creek floodplain.

near the hospital. This area also appears to be a good location for medium density residential, which could be apartments or senior housing.

West of the interchange, the uses include small convenience stores and offices, banks, a hotel and a warehouse, with a few single family houses. The area is relatively underdeveloped, with room for more intensity. Offices (medical and professional), retail, hotels and medium density residential would be appropriate for this area. On the south side of Emory Road, the Beaver Creek floodplain is a development constraint that needs to be considered during rezoning and development plan review. A planned development district should be used when a property is within the Beaver Creek 100-year floodplain.

Zoning Recommendations: City: RP-1 (up to 12 DU/acre), O-1, O-3, PC-1; County: RA, PR, OB, CA, PC

**NCO-5:
I-75/Raccoon Valley Industrial & Commercial Center**

This area at the far northern edge of Knox County has largely been used for various mining, warehouse/distribution, trucking-related and interstate-oriented commercial uses. Much of the land is zoned for industrial or commercial uses. Several properties are undeveloped or underutilized. For example, the tract to the southeast of the interchange, which was platted and laid out for business purposes about twenty years ago, remains undeveloped.

Recommended Uses: The area, which contains about 400 acres, could be more intensively developed, especially for warehousing/distribution uses and light industrial purposes. While this could happen independently with



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

West Beaver Creek GP

Applicant Name _____ Affiliation _____

2/27/2023

4/13/2023

4-K-23-SP / 4-S-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.

Brent Ball West Beaver Creek GP

Name / Company _____

1413 Wineberry Rd Powell TN 37849

Address _____

865-804-1818 / brentball18@gmail.com

Phone / Email _____

CURRENT PROPERTY INFO

Brent Ball West Beaver Creek GP **1413 Wineberry Rd Powell TN 37849** **865-804-1818 / brentball18@g**

Owner Name (if different) _____ Owner Address _____ Owner Phone / Email _____

1331 W BEAVER CREEK DR

Property Address _____

56 133 (part of)

17.3 acres

Parcel ID _____ Part of Parcel (Y/N)? _____ Tract Size _____

Hallsdale-Powell Utility District

Hallsdale-Powell Utility District

Sewer Provider _____ Water Provider _____ Septic (Y/N) _____

STAFF USE ONLY

South side of Powell Dr, east of Brickyard Rd, west of W Emory Rd

General Location _____

City **Commission District 7** **A (Agricultural), F (Floodway)** **Agriculture/Forestry/Vacant Land**

County District Zoning District Existing Land Use

North County **LDR (Low Density Residential), SP (Stream Protection)** **Planned Growth Area**

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 _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change F (Floodway);PC (Planned Commercial)	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment CC (Community Commercial), SP (Stream 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
\$3,620.00	
Fee 2	
Fee 3	

AUTHORIZATION

Applicant Signature	West Beaver Creek GP Please Print	2/27/2023 Date
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Phone / Email

Property Owner Signature	Brent Ball West Beaver Creek GP 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

WEST BEAVER CREEK GP

Applicant Name

Affiliation

2/25

Date Filed

APRIL

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

DRENT BALL

Name

Company

1413 WINEBERT RD POWERS TN 37849

Address

City

State

ZIP

865 804-1818

Phone

drentball18@gmail.com

Email

CURRENT PROPERTY INFO

WEST BEAVER CREEK GP 1331 W. BEAVER CREEK DR (865) 804-1818

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1331 W. BEAVER CREEK 056-133

Property Address

Parcel ID

HPUD

Sewer Provider

HPUD

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

August 29, 2022

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

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number _____ Combine Parcels Divide Parcel _____ Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change PLANNED COMMERCIAL
Proposed Zoning

Pending Plat File Number

Plan Amendment Change COMMUNITY COMMERCIAL
Proposed Plan Designation(s)

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

BRENT BELL
Please Print

2/23/23
Date

805 804 1818
Phone Number

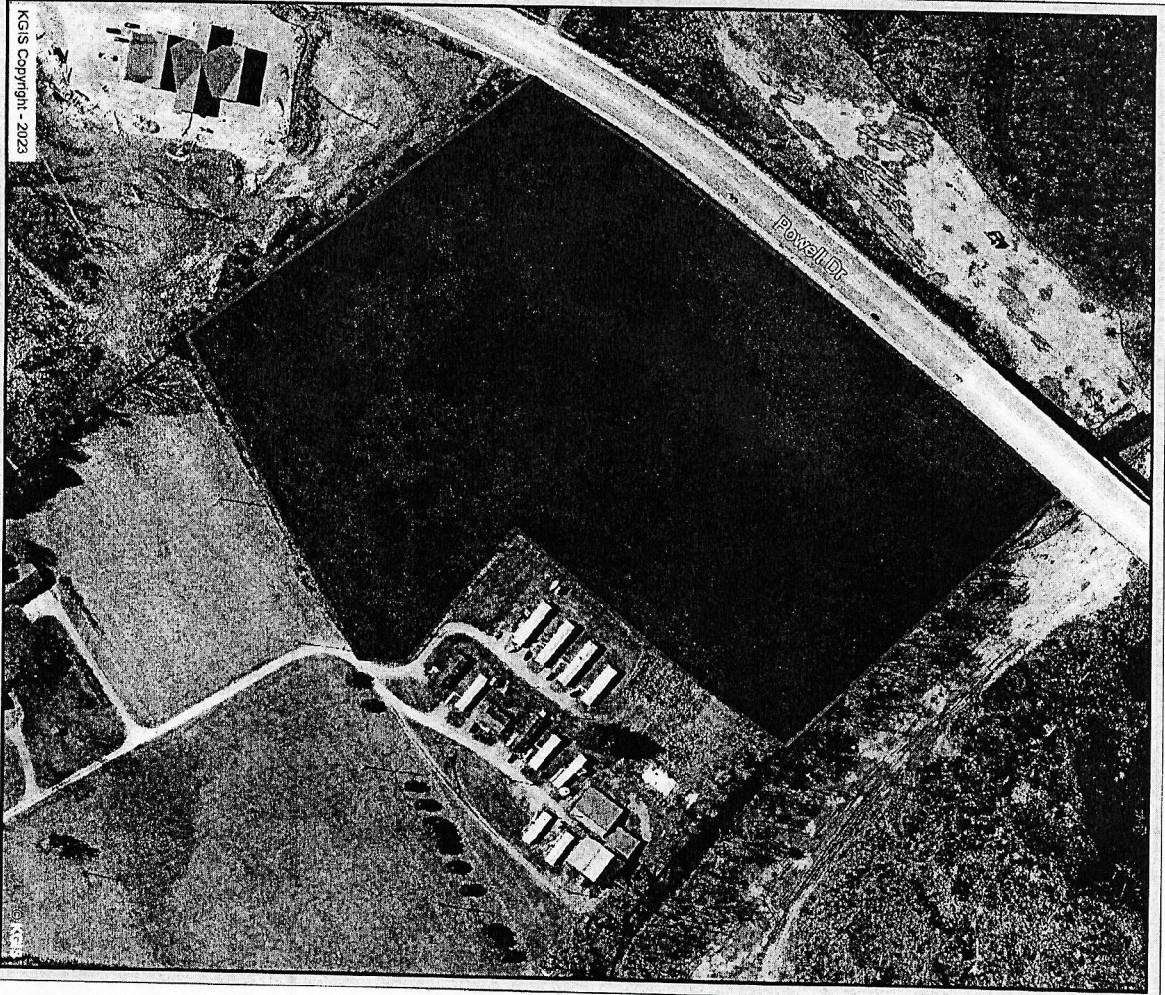
brentbell18@gmail.com
Email


Property Owner Signature

BRENT BELL
Please Print

2/25/23
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.

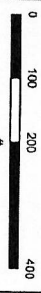


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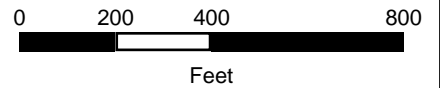
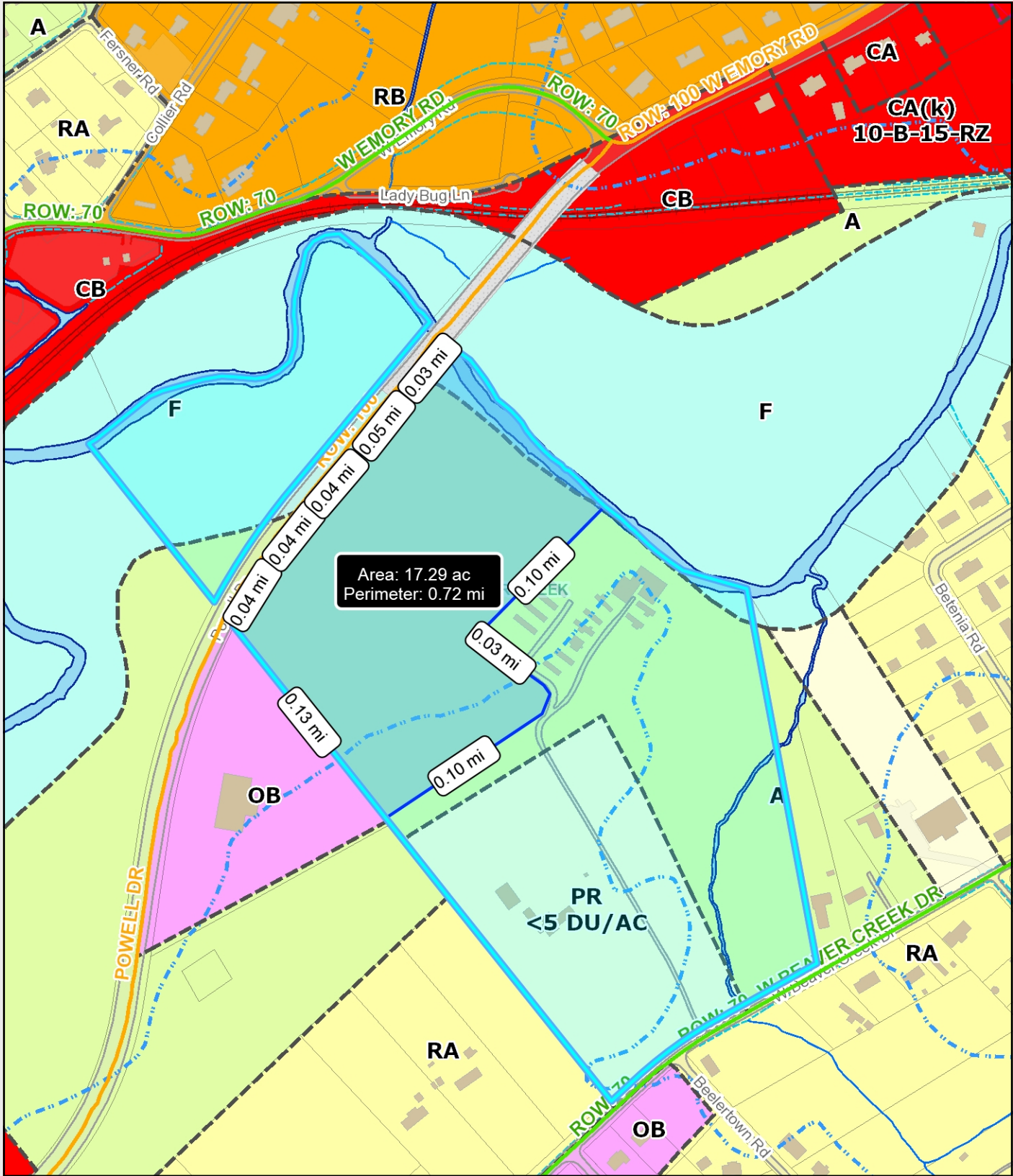
Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

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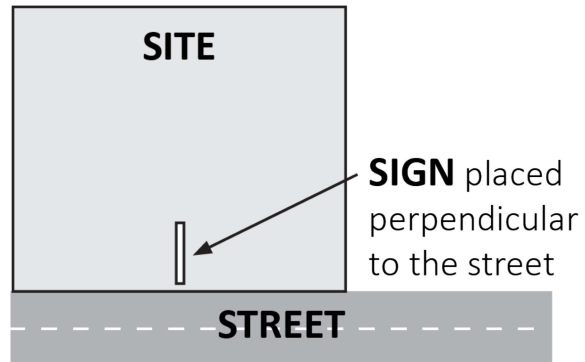


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning,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

Date: 2/27/23

File Number: 4-S-23-RZ_4-K-23-SP

- Sign posted by Staff
- Sign posted by Applicant