



# PLAN AMENDMENT REPORT

▶ **FILE #:** 1-B-23-SP

**AGENDA ITEM #:** 7

**AGENDA DATE:** 1/12/2023

▶ **APPLICANT:** DEIDRA MESSINGER

**OWNER(S):** Jerry Bodie White Realty and Service Corporation

**TAX ID NUMBER:** 107 I B 013

[View map on KGIS](#)

**JURISDICTION:** Council District 2

**STREET ADDRESS:** 910 ZOE WAY

▶ **LOCATION:** South end of Zoe Way, southeast of Lonas Drive

▶ **APPX. SIZE OF TRACT:** 2.86 acres

**SECTOR PLAN:** Northwest City

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

**ACCESSIBILITY:** Access is via Zoe Way, a private local street with a 25-ft pavement width within a 40-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), HP (Hillside Protection) / OP (Office Park), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION:** LDR (Low Density Residential), HP (Hillside Protection)

▶ **EXISTING LAND USE:** Office

**EXTENSION OF PLAN DESIGNATION:** Yes

**HISTORY OF REQUESTS:** None noted

**SURROUNDING LAND USE AND PLAN DESIGNATION:** North: Rural residential, commercial - O (Office)

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

East: Agriculture/forestry/vacant - LDR (Low Density Residential)

West: Office - O (Office)

**NEIGHBORHOOD CONTEXT** This property is located between a single family detached residential neighborhood and commercial and office properties among forested hillside.

## STAFF RECOMMENDATION:

▶ **Approve the sector plan amendment to LDR (Low Density Residential) and HP (Hillside Protection) because it is compatible with surrounding land uses.**

**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. In 2020, the Knoxville zoning ordinance was updated and primary schools were no longer permitted in office zoning districts. The proposed LDR (Low Density Residential) classification would enable residential zoning districts that permit the reuse of the vacant office building on the subject property for the purpose of a primary school.

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 relevant to the proposed LDR designation.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. While the O (Office) land use designation is not the result of an error, it is notable that the subject property was originally designated for low density residential uses before it was rezoned to an office district in 1989.

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

1. The UT Boyd Center population projections released this year indicate that Knox County should anticipate a 103,088 increase of school-aged children by 2040. This population projection increased from 2021 calculations by 12.2%, which is significant when considering primary school capacity needs.
2. The applicant is requesting a sector plan amendment to LDR because the recommended residential zoning districts in that designation permit a primary school. This is not the case for the current O designation.
3. The proposed LDR designation is a minor extension of that land use from the south and west, and is compatible with the character of the surrounding area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 2/7/2023 and 2/21/2023. 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 #:** 1-B-23-RZ  
1-B-23-PA

**AGENDA ITEM #:** 7  
**AGENDA DATE:** 1/12/2023

▶ **APPLICANT:** DEIDRA MESSINGER  
**OWNER(S):** Jerry Bodie White Realty and Service Corporation

**TAX ID NUMBER:** 107 I B 013 [View map on KGIS](#)

**JURISDICTION:** Council District 2

**STREET ADDRESS:** 910 ZOE WAY

▶ **LOCATION:** South end of Zoe Way, southeast of Lonas Drive

▶ **TRACT INFORMATION:** 2.86 acres

**SECTOR PLAN:** Northwest City

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

**ACCESSIBILITY:** Access is via Zoe Way, a private local street with a 25-ft pavement width within a 40-ft right-of-way.

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

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Fourth Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office), HP (Hillside Protection) / OP (Office Park), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** HP (Hillside Protection);LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Office

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes/ Yes

**HISTORY OF ZONING REQUESTS:** 6-N-89-RZ: RP-1 to O-3

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Rural residential, commercial - O (Office) - RN-1 (Single-Family Residential Neighborhood)

**ZONING** South: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)

East: Agriculture/forestry/vacant - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)

West: Office - O (Office) - OP (Office Park)

**NEIGHBORHOOD CONTEXT:** This property is located between a single family detached residential neighborhood and commercial and office properties among forested hillside.

**STAFF RECOMMENDATION:**

- ▶ **Approve the One Year Plan amendment to LDR (Low Density Residential) and HP (Hillside Protection) because it is compatible with surrounding land uses.**
  
- ▶ **Approve RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is a minor extension of the RN-1 district and it 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. While the current classification of O (Office) is not the result of an error in the One Year Plan, it is tied to a rezoning that occurred in 1989. The rezoning case, 6-N-89-RZ, changed the land use classification of this property from LDR (Low Density Residential) to O. The request here is to return the property to its original LDR designation, which is a minor extension of LDR from the south and west of the subject property.

**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. In the 1980s and early '90s this area saw significant changes with the extension of I-40/ I-75 and new residential and office development. The original vision for the subject property was residential, but its rezoning to an office park in 1989 was also consistent with development trends at that time.

**A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. Although staff consider all possible land uses within a classification, it is noteworthy that the applicant is seeking to utilize the existing vacant office building for a special education primary school. Before the City's zoning ordinance was updated in 2020 through the Recode Knoxville process, public and private schools were permitted by right in the subject property's O-3 (Office Park) zoning district. After Recode, primary and secondary educational facilities were no longer allowed in the office districts, which are the only zoning districts permitted in the One Year Plan's O land use designation. Educational facilities are permitted in the residential zones that fall within the LDR classification.
2. The One Year Plan also describes location criteria for educational facilities, which the subject property meets. It states that primary schools should be within or adjacent to residential areas, but at locations that will not adversely impact surrounding properties. The subject property is adjacent to the Weisgarber Heights neighborhood and is part of the broader Lonas Drive Community Association. It is accessible through a private drive and parking lot that would not bring additional traffic into these residential areas. The property is also surrounded by dense forest, which would buffer nearby homes from any potential noise.

**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 studies specific to this request. However, the LDR classification represents a return to the original plans for this area and is compatible with adjacent land uses.

**PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:**

**THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:**

1. The requested RN-1 (Single-Family Residential Neighborhood) zoning is a minor extension of RN-1 from three sides of the subject property.
2. The office building on the property is vacant. The applicant is seeking RN-1 zoning in order to permit the reuse of the existing structure for a specialized primary school. Regardless of the applicant's intent, RN-1 zoning would result in uses that are compatible with surrounding area.

**THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE**

APPLICABLE ZONING ORDINANCE:

1. RN-1 zoning is intended for low density residential neighborhoods and certain nonresidential uses that are compatible with the character of the district.
2. The subject property's location next to single family residences among forested hillside is consistent with the low-intensity purpose of the RN-1 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 downzoning is compatible with adjacent residential developments and the parcel's location in the Hillside Protection (HP) area. There are no adverse impacts anticipated with the RN-1 district here.

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 RN-1 district is consistent with the recommended LDR amendments to the Northwest City Sector Plan and the One Year Plan.
2. RN-1 zoning is not in conflict with the General Plan or any other adopted plans for the area.

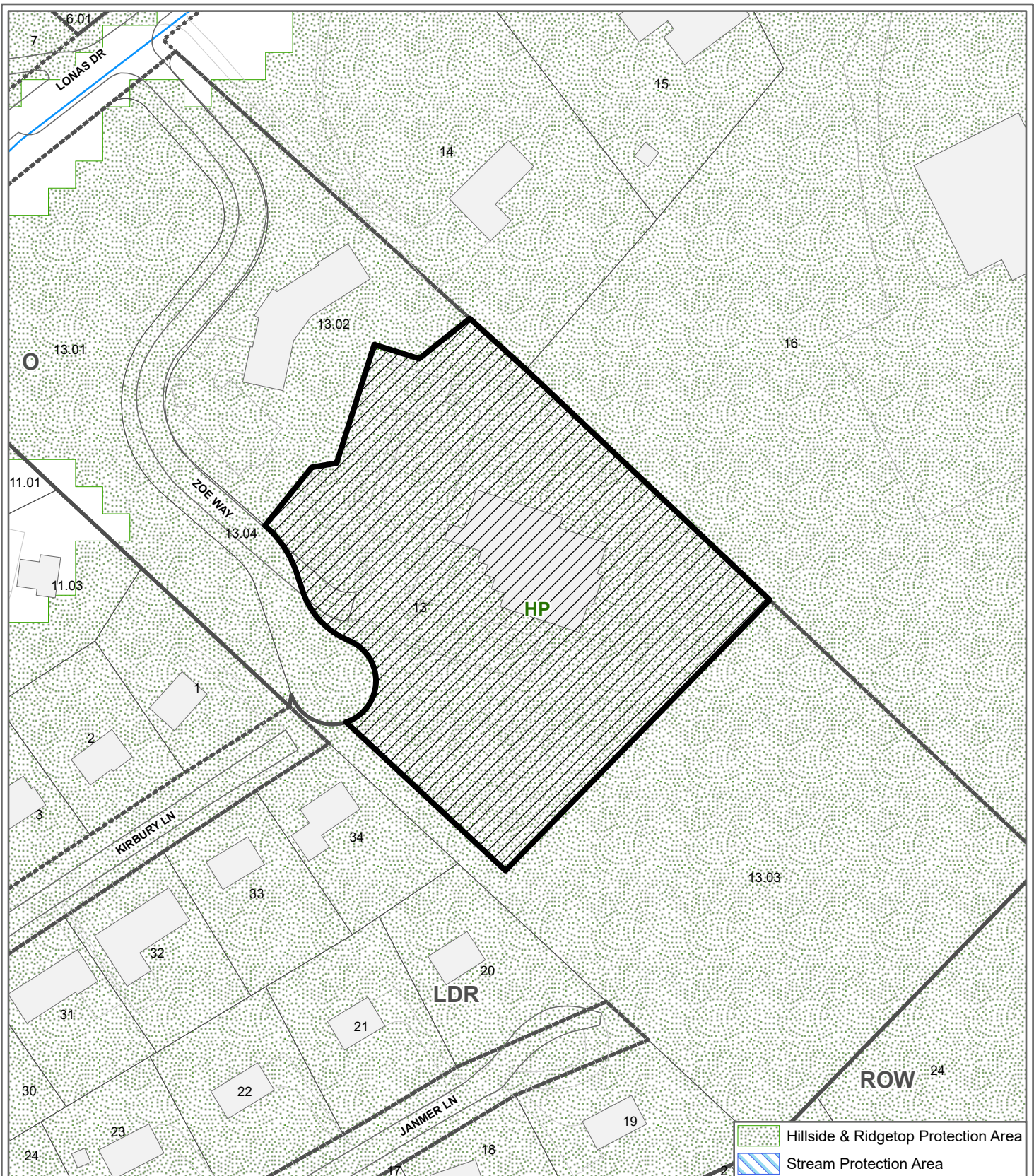
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West High.

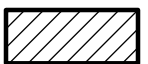
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**1-B-23-SP  
NORTHWEST CITY SECTOR PLAN AMENDMENT**

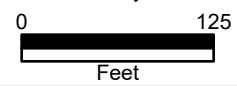
From: O (Office), HP (Hillside Protection)  
 To: LDR (Low Density Residential), HP (Hillside Protection)

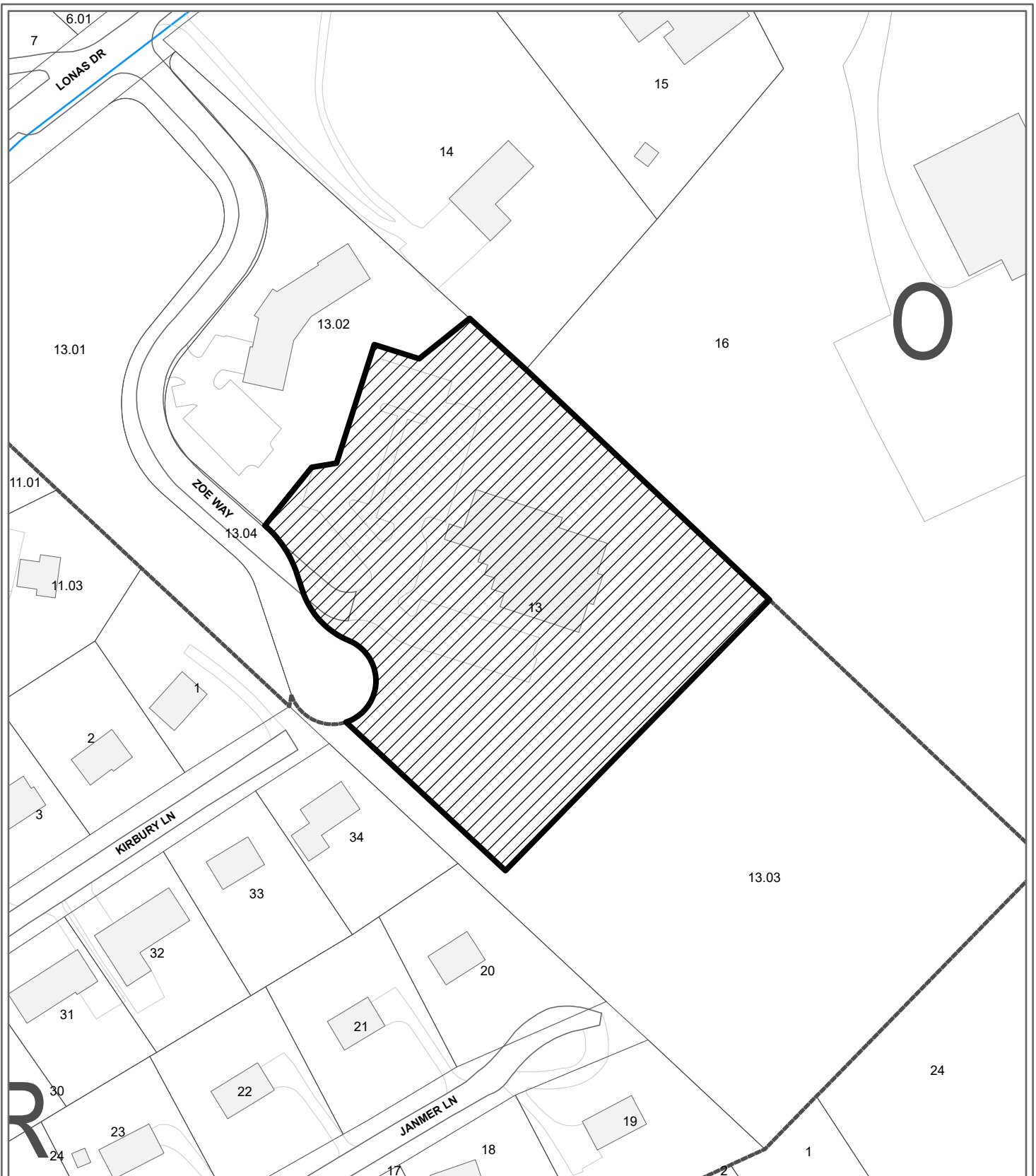


Petitioner: Deidra Messinger

Map No: 107  
 Jurisdiction: City

Original Print Date: 12/19/2022      Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





**1-B-23-PA / 1-B-23-RZ  
PLAN AMENDMENT**

From: O (Office), HP (Hillside Protection)

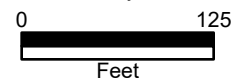
To: HP (Hillside Protection);LDR (Low Density Residential)

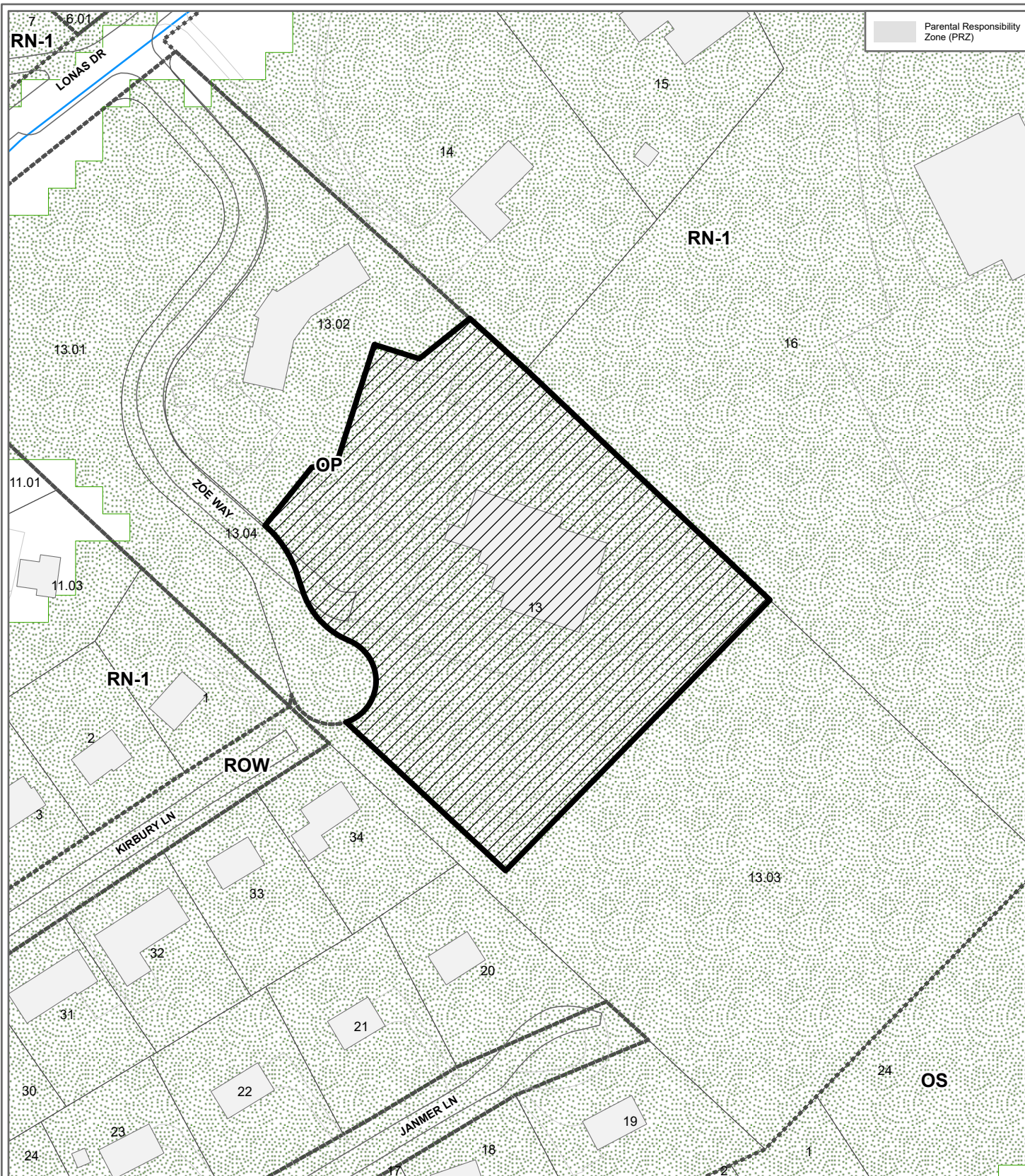


Petitioner: Deidra Messinger

Map No: 107

Jurisdiction: City





**1-B-23-RZ  
REZONING**

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

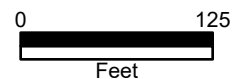
To: RN-1 (Single-Family Residential Neighborhood);HP (Hillside Protection Overlay)



Petitioner: Deidra Messinger

Map No: 107

Jurisdiction: City



Original Print Date: 12/19/2022      Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE NORTHWEST CITY SECTOR PLAN***

*WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

*WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest City Sector Plan consistent with the requirements of the General Plan; and*

*WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

*WHEREAS, Deidra Messinger has submitted an application for an amendment to the Northwest City 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 Low Density Residential is consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

*WHEREAS, the Planning Commission, at its regularly scheduled public hearing January 12, 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 City Sector Plan with its accompanying staff report and map, file #1-B-23-SP*

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

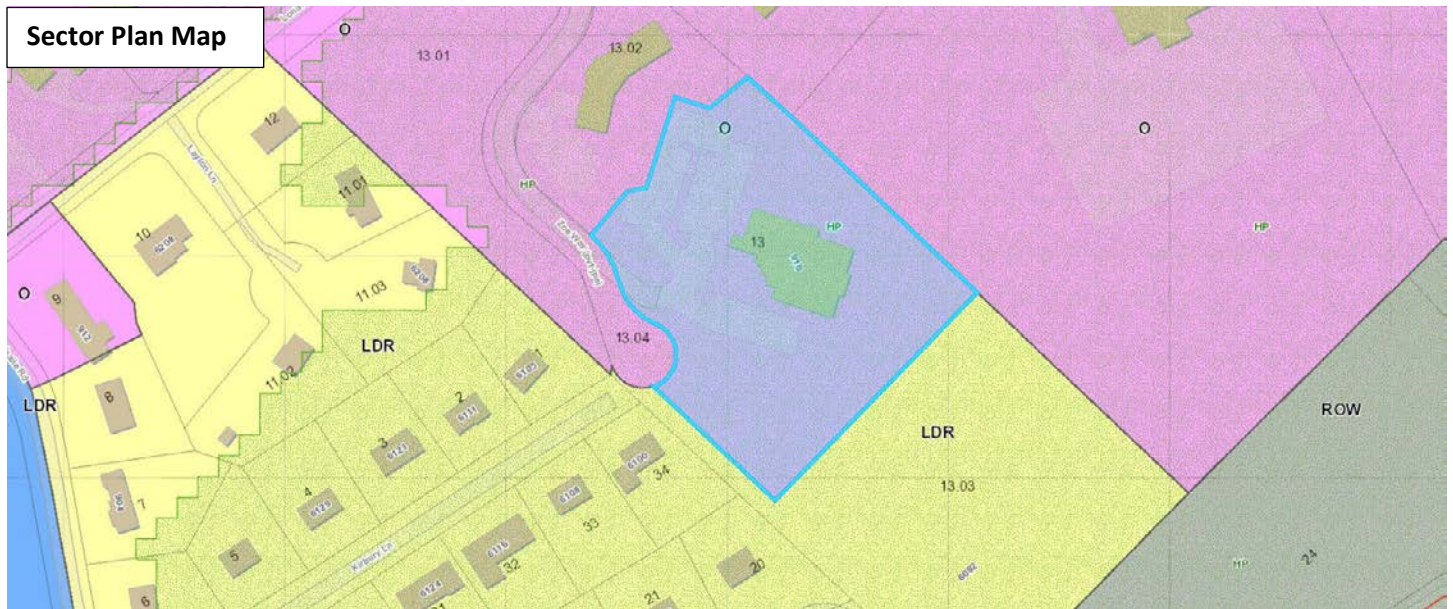
*SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

# Exhibit B. 1-B-23-RZ/ 1-B-23-PA/ 1-B-23-SP Context Images



# Exhibit B. 1-B-23-RZ/ 1-B-23-PA/ 1-B-23-SP Context Images





# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Deidra Messinger**

Applicant Name

Affiliation

**10/28/2022**

Date Filed

**1/12/2023**

Meeting Date (if applicable)

**1-B-23-SP**

File Number(s)

## CORRESPONDENCE

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

**Deidra Messinger PER Academy**

Name / Company

**10231 Sherrill Blvd Knoxville TN 37932**

Address

**423-277-6697 / dmessinger@knoxpeeracademy.org**

Phone / Email

## CURRENT PROPERTY INFO

**Jerry Bodie White Realty and Service Co**

Owner Name (if different)

**P.O. Box 10028 Knoxville TN 37939**

Owner Address

**865-567-7313 / jbodie@whiter**

Owner Phone / Email

**910 ZOE WAY**

Property Address

**107 I B 013**

Parcel ID

**2.86 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**S end of Zoe Way, southeast of Lonas Drive**

General Location

City

**Council District 2**

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

**Office**

Count

District

Zoning District

Existing Land Use

**Northwest City**

Planning Sector

**O (Office), HP (Hillside Protection)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____ Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	<b>RN-1 (Single-Family Residential Neighborhood);HP (Hillside Protection Ov</b>	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	<b>LDR (Low Density Residential), HP (Hillside Protection);</b>	
	Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Zoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
<b>\$1,700.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

Applicant Signature	<b>Deidra Messinger</b>	<b>10/28/2022</b>
	Please Print	Date

Phone / Email

Property Owner Signature	<b>Jerry Bodie White Realty and Service Corporation</b>	<b>10/28/2022</b>
	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

**Deidra Messinger**

Applicant Name

Affiliation

**10/28/2022**

Date Filed

**1/12/2023**

Meeting Date (if applicable)

**1-B-23-RZ / 1-B-23-PA**

File Number(s)

## CORRESPONDENCE

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

**Deidra Messinger PER Academy**

Name / Company

**10231 Sherrill Blvd Knoxville TN 37932**

Address

**423-277-6697 / dmessinger@knoxpeeracademy.org**

Phone / Email

## CURRENT PROPERTY INFO

**Jerry Bodie White Realty and Service Co**

Owner Name (if different)

**P.O. Box 10028 Knoxville TN 37939**

Owner Address

**865-567-7313 / jbodie@whiter**

Owner Phone / Email

**910 ZOE WAY**

Property Address

**107 I B 013**

Parcel ID

**2.86 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**S end of Zoe Way, southeast of Lonas Drive**

General Location

City

**Council District 2**

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

**Office**

Count

District

Zoning District

Existing Land Use

**Northwest City**

Planning Sector

**O (Office), HP (Hillside Protection)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential Home Occupation (specify) _____ Other (specify) _____	Related City Permit Number(s)
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------

## 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 <b>RN-1 (Single-Family Residential Neighborhood);HP (Hillside Protection Ov</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan 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)  
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 Traffic Impact Study  
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$1,700.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

Applicant Signature	<b>Deidra Messinger</b>	<b>10/28/2022</b>
	Please Print	Date

Phone / Email

Property Owner Signature	<b>Jerry Bodie White Realty and Service Corporation</b>	<b>10/28/2022</b>
	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.

(1) Download and fill out this form at your convenience.

(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices OR email it to applications@knoxplanning.org



# 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

Deidra Messinger

Applicant Name

Affiliation

10/25/2022

01/12/2023

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

Deidra Messinger

PEER Academy

Name

Company

10231 Sherrill Blvd

Knoxville

TN

37932

Address

City

State

ZIP

423-277-6697

dmessinger@knoxpeeracademy.org

Phone

Email

### CURRENT PROPERTY INFO

Larry Bodie - Claris Holdings GP

910 Zoe Way, Knoxville TN 37909

865-805-9393

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

910 Zoe Way, Knoxville TN 37909

107IB013

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

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   **RN-1**  
Proposed Zoning
- Plan Amendment Change   **PAC - LDR**  
Proposed Plan Designation(s)

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

*Larry Bodie* **Deidra Messinger**

Applicant Signature

**Deidra Messinger**

Please Print

**10/25/2022**

Date

**423-277-6697**

Phone Number

**dmessinger@knoxpeeracademy.org**

Email

*Larry Bodie*

**Larry Bodie**

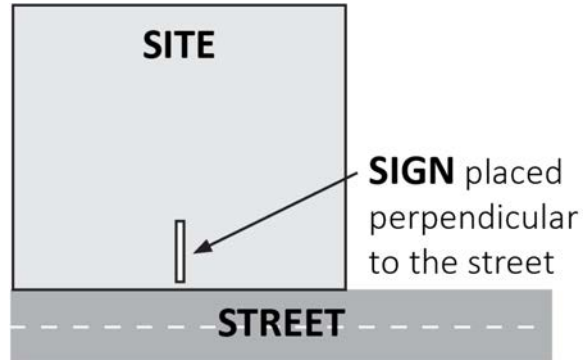
Property Owner Signature

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.*

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:***

\_\_\_\_\_ 12/31/2022 \_\_\_\_\_ and \_\_\_\_\_ 1/13/2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** Deidra Messinger

**Date:** 10/28/22

**File Number:** 1-B-23-RZ\_1-B-23-PA\_1-B-23-SP

- Sign posted by Staff
- Sign posted by Applicant