



PLAN AMENDMENT REPORT

► **FILE #:** 1-C-23-SP

AGENDA ITEM #: 10

AGENDA DATE: 1/12/2023

► **APPLICANT:** MARIO ROSS
OWNER(S): Nykeesha Bragg

TAX ID NUMBER: 82 D S 027.03,027.02,028

[View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 3418 LINDEN AVE (3424, 3434 LINDEN AVE)

► **LOCATION:** South side of Linden Ave, east of Alice St, west of Lakeside St

► **APPX. SIZE OF TRACT:** 1.27 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Linden Ave, a local street with a 30-ft pavement width within a 48-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** PP (Public Parks and Refuges) / RN-4 (General Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION:** MDR/O (Medium Density Residential/Office)

► **EXISTING LAND USE:** Single Family Residential

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Office, vacant, commercial - MU-SD EC2 (Mixed Use Special District) - C-G-2 (General Commercial)

South: Single family residential, vacant - MDR (Medium Density Residential) - RN-4 (General Residential Neighborhood)

East: Multifamily - MU-SD EC2 (Mixed Use Special District) - O (Office)

West: Single family residential - PP (Public Parks and Refuges) - RN-4 (General Residential Neighborhood)

NEIGHBORHOOD CONTEXT This is an area with a mix of uses off the Magnolia Avenue corridor. Single family and multifamily dwellings abut offices and commercial properties.

STAFF RECOMMENDATION:

► **Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) because it is more**

compatible with surrounding land uses, and the basis for the current PP (Public Park and Refuges) designation no longer applies.

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 existing land use designation of PP (Public Park and Refuges) stems from a Chilhowee Park plan developed in the 1990s to expand the park boundaries. The subject property was included in a grouping of privately-owned lots being considered for City acquisition. The City did acquire several of the properties in that group, but does not plan to pursue any additional lots.
2. Considering the subject property's location on the border between residences and commercial and office properties, the proposed MDR/O (Medium Density Residential/Office) plan amendment is an appropriate designation that matches the character of surrounding land uses.

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

1. There are no significant capital improvements in this area that pertain to the proposed land use classification.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The MDR/O designation would correct an error in the East City Sector Plan, since the basis for the current PP designation is no longer relevant.

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

1. There is high demand for a variety of housing options in Knoxville. The proposed plan amendment will support zoning districts that enable residential development to meet this need.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Spring Hill Elementary, Vine Middle Magnet, and Austin East 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-J-23-RZ
1-C-23-PA

AGENDA ITEM #: 10
AGENDA DATE: 1/12/2023

► **APPLICANT:** MARIO ROSS
OWNER(S): Nykeesha Bragg

TAX ID NUMBER: 82 D S 027.03,027.02,028 [View map on KGIS](#)
JURISDICTION: Council District 6
STREET ADDRESS: 3418 LINDEN AVE (3424, 3434 LINDEN AVE)
► **LOCATION:** **South side of Linden Ave, east of Alice St, west of Lakeside St**
► **TRACT INFORMATION:** **1.27 acres**
SECTOR PLAN: East City
GROWTH POLICY PLAN: N/A (Within City Limits)
ACCESSIBILITY: Access is via Linden Ave, a local street with a 30-ft pavement width within a 48-ft right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Love Creek

► **PRESENT PLAN DESIGNATION/ZONING:** **PP (Public Parks and Refuges) / RN-4 (General Residential Neighborhood)**
► **PROPOSED PLAN DESIGNATION/ZONING:** **MDR/O (Medium Density Residential/Office) / RN-5 (General Residential Neighborhood)**
► **EXISTING LAND USE:** **Single Family Residential**

► **EXTENSION OF PLAN DESIGNATION/ZONING:** No/ No
HISTORY OF ZONING REQUESTS: None noted
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Office, vacant, commercial - MU-SD EC2 (Mixed Use Special District) - C-G-2 (General Commercial)
South: Single family residential, vacant - MDR (Medium Density Residential) - RN-4 (General Residential Neighborhood)
East: Multifamily - MU-SD EC2 (Mixed Use Special District) - O (Office)
West: Single family residential - PP (Public Parks and Refuges) - RN-4 (General Residential Neighborhood)
NEIGHBORHOOD CONTEXT: This is an area with a mix of uses off the Magnolia Avenue corridor. Single family and multifamily dwellings about offices and commercial properties.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to MDR/O (Medium Density Residential/Office) because it is more compatible with surrounding land uses, and the basis for the current PP (Public Park and Refuges) designation no longer applies.**

- ▶ **Approve RN-5 (General Residential Neighborhood) zoning because it is consistent 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. The subject property's PP (Public Park and Refuges) classification in the One Year Plan is tied to an outdated Chilhowee Park plan from 1998 that recommended City acquisition of certain privately-owned properties to expand the park. The City acquired some of the slated properties and does not intend to pursue any further expansion. The current "Strategic Plan Recommendations for a Future Chilhowee Park & Exposition Center" (2019) does not include the subject property in its map boundaries.
2. The proposed MDR/O (Medium Density Residential/Office) land use designation is more compatible with the surrounding multifamily, office and commercial land uses in this area.

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 significant developments or capital improvements in this area as it pertains to the requested MDR/O designation.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no public policy changes related to this plan amendment request.
2. While all potential land uses within a designation are considered, it is notable that the applicant intends to pursue a group home operation in the existing dwellings. The subject property's location is consistent with the One Year Plan's location criteria for MDR/O as well as the specific use criteria for group homes. The Plan states that group homes should be located within close proximity to shopping and transit service. The subject property is within walking distance of a service-oriented commercial node and several bus stops.

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

1. The City has indicated that it does not plan to acquire additional properties along Linden Ave for the purpose of Chilhowee Park expansion. This new information warrants a plan amendment from PP to MDR/O, which is more consistent with current long-range plans and surrounding 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. Local data sources and national data trends note an increased demand for a range of housing options. The RN-5 (General Residential Neighborhood) zoning district enables more residential opportunities at this location.

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

1. The RN-5 zoning district is intended to accommodate medium density residential neighborhoods that serve as a functional transition between lower density residential neighborhoods and more intensely developed residential or commercial areas.
2. The subject property's location between a commercial node and detached residences is consistent with the intent of the RN-5 zoning district.

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

1. There are no adverse impacts anticipated with the proposed rezoning. The RN-5 district is an appropriate consideration at this location that is served by transit and adjacent to multifamily, office and commercial properties.

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. RN-5 zoning is supported by the General Plan's development policy to encourage growth in the existing urban area (8).
2. The zoning district is compatible with the recommended amendment to the MDR/O land use designation in the East City Sector Plan and the One Year Plan.
3. The proposed rezoning is not in conflict with any other adopted plans for the area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Spring Hill Elementary, Vine Middle Magnet, and Austin East 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.
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- 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.

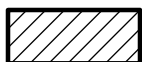
If approved, this item will be forwarded to Knoxville City Council for action on 2/7/2023 and 2/21/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



1-C-23-SP EAST CITY SECTOR PLAN AMENDMENT

From: PP (Public Parks and Refuges)

To: MDR/O (Medium Density Residential/Office)

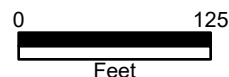


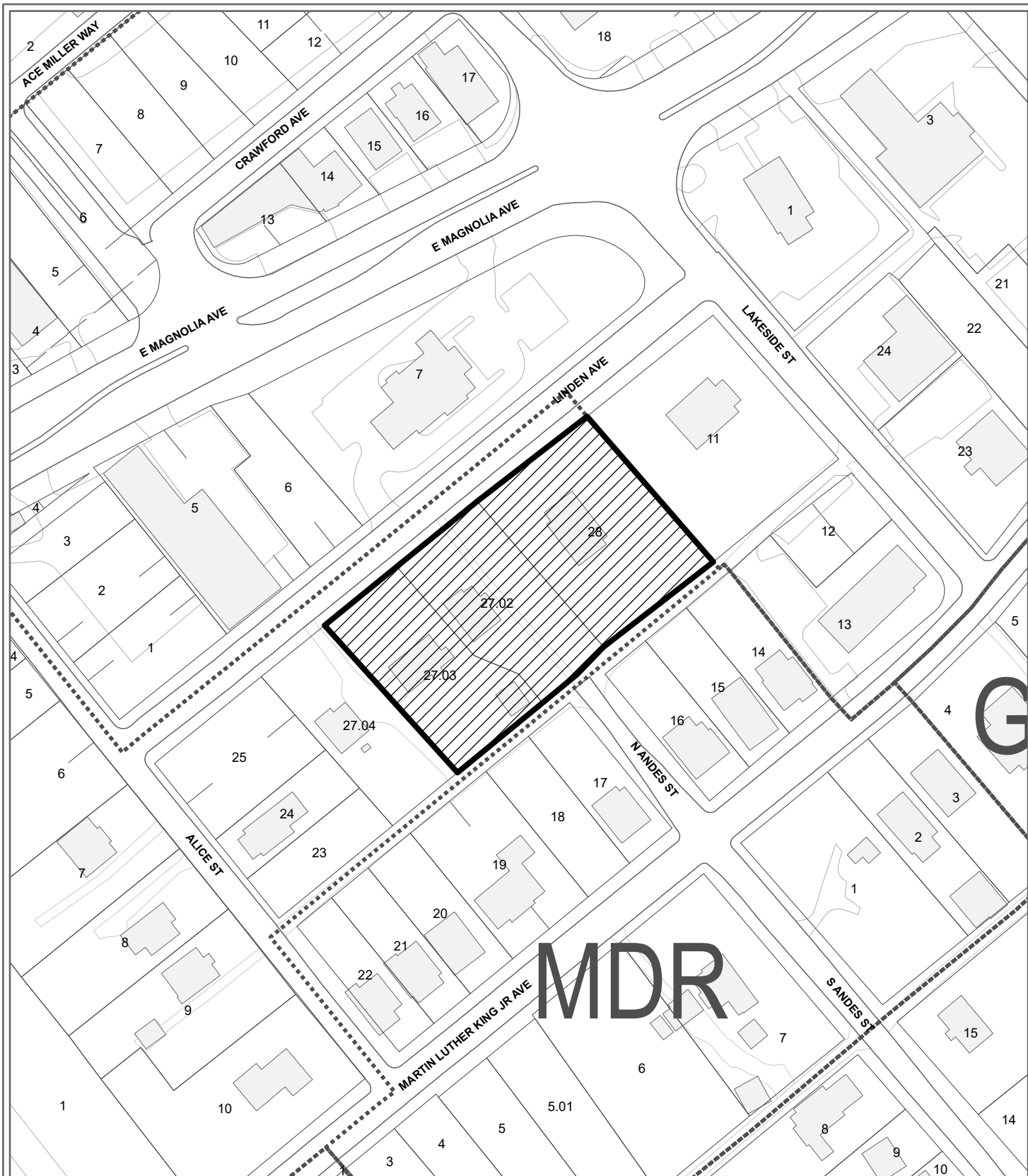
Original Print Date: 12/19/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Mario Ross

Map No: 82

Jurisdiction: City

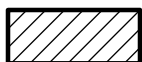




**1-C-23-PA / 1-J-23-RZ
PLAN AMENDMENT**

From: PP (Public Parks and Refuges)

To: MDR/O (Medium Density Residential/Office)

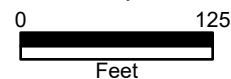


Original Print Date: 12/15/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Mario Ross

Map No: 82

Jurisdiction: City

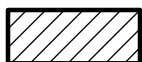




1-J-23-RZ REZONING

From: RN-4 (General Residential Neighborhood)

To: RN-5 (General Residential Neighborhood)

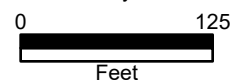


Original Print Date: 12/19/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Mario Ross

Map No: 82

Jurisdiction: City



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE EAST 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 East 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, Mario Ross has submitted an application for an amendment to the East City Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Public Parks and Refuges to Medium Density Residential/ Office is consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing 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 East City Sector Plan with its accompanying staff report and map, file #1-C-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-J-23-RZ/ 1-C-23-PA/ 1-C-23-SP Context Images



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

Existing Land Use Map



Aerial Map





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

Mario Ross

Applicant Name

Affiliation

11/14/2022

Date Filed

1/12/2023

Meeting Date (if applicable)

1-C-23-SP

File Number(s)

CORRESPONDENCE

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

Mario Ross Ross Transitional Recovery Centers of America, LLC

Name / Company

1480 Pinebrook Rd Morristown TN 37813

Address

865-712-8555 / rtlcoa247@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Nykeesha Bragg

Owner Name (if different)

2418 Linden Ave Knoxville TN 37914

Owner Address

865-985-1718

Owner Phone / Email

3418 LINDEN AVE / 3424, 3434 LINDEN AVE

Property Address

82 D S 027.03,027.02,028

Parcel ID

Part of Parcel (Y/N)?

1.27 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast of Linden Ave, northwest of Martin Luther King Jr Ave

General Location

☒ City

Council District 6

RN-4 (General Residential Neighborhood)

Single Family Residential

☐ Count

District

Zoning District

Existing Land Use

East City

Planning Sector

PP (Public Parks and Refuges)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

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

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☐ Zoning Change **RN-5 (General Residential Neighborhood)**

Proposed Zoning

Pending Plat File Number

- ☒ Plan **MDR/O (Medium Density Residential/Office)**
Amendment Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1

\$1,700.00

Total

Fee 2

Fee 3

AUTHORIZATION

Mario Ross

11/14/2022

Applicant Signature

Please Print

Date

Phone / Email

Nykeesha Bragg

11/14/2022

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.



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

Mario Ross

Applicant Name

Affiliation

11/14/2022

Date Filed

1/12/2023

Meeting Date (if applicable)

1-J-23-RZ / 1-C-23-PA

File Number(s)

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Owner Name (if different)

2418 Linden Ave Knoxville TN 37914

Owner Address

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Owner Phone / Email

3418 LINDEN AVE / 3424, 3434 LINDEN AVE

Property Address

82 D S 027.03,027.02,028

Parcel ID

1.27 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast of Linden Ave, northwest of Martin Luther King Jr Ave

General Location

☒ City

Council District 6

RN-4 (General Residential Neighborhood)

Single Family Residential

☐ Count

District

Zoning District

Existing Land Use

East City

Planning Sector

PP (Public Parks and Refuges)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

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

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RN-5 (General Residential Neighborhood)**

Proposed Zoning

Pending Plat File Number

- ☒ Plan **MDR/O (Medium Density Residential/Office)**

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1

\$1,700.00

Total

Fee 2

Fee 3

AUTHORIZATION

Mario Ross

11/14/2022

Applicant Signature

Please Print

Date

Phone / Email

Nykeesha Bragg

11/14/2022

Property Owner Signature

Please Print

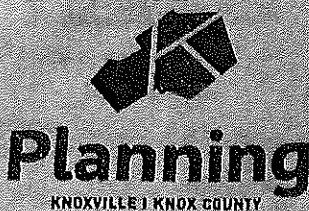
Date

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.

Download and print out this form at your convenience.
Sign the application digitally (or print, sign, and scan).

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

Reset Form



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

Applicant Name
MARIO ROSS

Affiliation
COA LLC
BUSINESS OWNER

Date Filed
Nov. 4, 2022

Meeting Date (If applicable)
NOVEMBER 08, 2022

File Number(s)
1-J-23-RZ_1-C-23-PA_
1-C-23-SP

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

Name
MARIO ROSS

Company
ROSS TRANSITIONAL & RECOVERY CENTERS
OF AMERICA LLC

Address
1480 PINEBROOK RD

City
MORRISTOWN TN

State
TN

ZIP
37813

Phone
(865) 712-8555

Email
RTLCOA247@GMAIL.COM

CURRENT PROPERTY INFO

Property Owner Name (if different)
NyKeesha Bragg

Property Owner Address

Property Address
3418 LINDEN AVE. KNOXVILLE TN 37914

Property Owner Phone
(865) 985-1718
082DS028
082DS02702
082DS02703

Parcel ID

Sewer Provider
KUB

Water Provider
KUB

Septic (Y/N)
KUB

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

External Land Use

Planning Sector

Sector Plan Land Use

Policy Plan Designation

DEVELOPMENT REQUEST

Related City Permit Number(s)

- ☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA

- ☒ Residential ☐ Non-Residential

Home Occupation (specify)

Other (specify)

I PLAN TO USE HOUSES, CURRENTLY
ZONED AS RESIDENTIAL AS SPECIAL USE FOR
GROW HOMES, & Half way Homes

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

☐ Combine Parcels☐ Divide Parcel

Total Number of Lots Created

Unit / Phase Number

☐ Other (specify)☐ Attachments / Additional Requirements**ZONING REQUEST**

Pending Plat File Number

☒ Zoning Change☒ Plan Amendment Change

ASKING REZONE THE ADDRESSES FOR
SPECIAL USE.

THE ADDRESSES ARE CURRENTLY LISTED
PROPOSED PLAN DESIGNATION(S) ONLY AS RESIDENTIAL.

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

Applicant Signature

Please Print

Date

Phone Number

Email

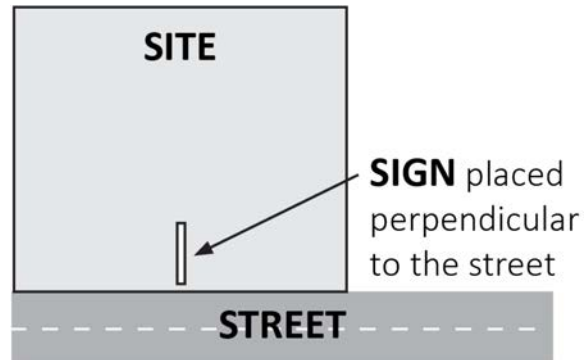
Property Owner Signature

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: Mario Ross

Date: 11/14/22

File Number: 1-J-23-RZ_1-C-23-PA_1-C-23-SP

☒ Sign posted by Staff
☐ Sign posted by Applicant