



# PLAN AMENDMENT REPORT

▶ **FILE #:** 1-E-23-SP

**AGENDA ITEM #:** 11

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

▶ **APPLICANT:** GREEN RIVER HOLDINGS/SCOTT SMITH  
**OWNER(S):** Regions Bank

**TAX ID NUMBER:** 119 033.13 (PART OF) [View map on KGIS](#)

**JURISDICTION:** Council District 2

**STREET ADDRESS:** 0 CROSS PARK DR

▶ **LOCATION:** North of Cross Park Dr, east of Cross Creek Rd

▶ **APPX. SIZE OF TRACT:** 6 acres

**SECTOR PLAN:** Northwest County

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

**ACCESSIBILITY:** Access is via Cross Park Dr, a major collector with a pavement width of 25-ft within a right-of-way width of 50-ft. Access is also via Cross Creek Road, a local street with a pavement width of 26-ft within a right-of-way width of 54-ft. Access is also via Eagle Brook Drive, a local street with a pavement width of 27-ft within a right-of-way width of 47-ft.

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

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Ten Mile Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** O (Office), SP (Stream Protection) / O (Office)

▶ **PROPOSED PLAN DESIGNATION:** CC (Community Commercial), SP (Stream Protection)

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

**EXTENSION OF PLAN DESIGNATION:** No

**HISTORY OF REQUESTS:** 12-K-83-RZ: Denied, 2-G-86-RZ: PR to OA (Denied PC), 1-QQ-98-RZ: Annexed to O-1

**SURROUNDING LAND USE AND PLAN DESIGNATION:**  
North: Multifamily - MDR (Medium Density Residential)  
South: Office - O (Office), SP (Stream Protection)  
East: Office - O (Office), SP (Stream Protection)  
West: Public Park - PP (Public Park), SP (Stream Protection)

**NEIGHBORHOOD CONTEXT** This is a forested area is commercial/office node adjacent to I-40, adjacent to a residential neighborhood and the floodplain of Ten Mile Creek.

**STAFF RECOMMENDATION:**

- ▶ **Approve the sector plan amendment to CC (Community Commercial) and SP (Stream Protection) for a portion of parcel 119 03313 because it is consistent with the location criteria.**

**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 zoning in this area is a mix of C-H-2 and O and is adjacent to a residential zoned area. The zoning in this area is more consistent with the CC land use classification than the existing O land use classification.

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

1. In 2015, the City of Knoxville completed a realignment of the stormwater system in this area, moving a ditch that bisected the property to run adjacent to the front of the property along Cross Park Drive.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Though there does not appear to be an error in the plan, this area also meets the location criteria for CC (Community Commercial) land use classification, and existing zoning in this district include C-H zoning and O zoning, both of which are recommended zone districts.

2. This area is also served by transit, which could support a mix of office, commercial and residential uses for this area.

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

1. No new information that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for housing and this plan amendment could enable additional opportunities for additional residential development under the CC land use classification.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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-N-23-RZ  
1-D-23-PA

**AGENDA ITEM #:** 11  
**AGENDA DATE:** 1/12/2023

▶ **APPLICANT:** GREEN RIVER HOLDINGS/SCOTT SMITH  
**OWNER(S):** Regions Bank

**TAX ID NUMBER:** 119 033.13 [View map on KGIS](#)

**JURISDICTION:** Council District 2

**STREET ADDRESS:** 0 CROSS PARK DR

▶ **LOCATION:** North of Cross Park Dr, east of Cross Creek Rd

▶ **TRACT INFORMATION:** 6 acres.

**SECTOR PLAN:** Northwest County

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

**ACCESSIBILITY:** Access is via Cross Park Dr, a major collector with a pavement width of 25-ft within a right-of-way width of 50-ft. Access is also via Cross Creek Road, a local street with a pavement width of 26-ft within a right-of-way width of 54-ft. Access is also via Eagle Brook Drive, a local street with a pavement width of 27-ft within a right-of-way width of 47-ft.

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

**WATERSHED:** Ten Mile Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office), SP (Stream Protection) / O (Office)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** CC (Community Commercial) / C-H-2 (Highway Commercial)

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

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No. Yes, C-H-2 zoning is across the street.

**HISTORY OF ZONING REQUESTS:** 12-K-83-RZ: Denied, 2-G-86-RZ: PR to OA (Denied PC), 1-QQ-98-RZ: Annexed to O-1

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Multifamily - MDR (Medium Density Residential) - PR (Planned Residential)

South: Office - O (Office), SP (Stream Protection) - C-H-2 (Highway Commercial)

East: Office - O (Office), SP (Stream Protection) - F (Floodway)

West: Public Park - PP (Public Park), SP (Stream Protection) - O (Office)

**NEIGHBORHOOD CONTEXT:** This is a forested area is commercial/office node adjacent to I-40, adjacent

**STAFF RECOMMENDATION:**

- ▶ **Approve the One Year Plan amendment to CC (Community Commercial) and SP (Stream Protection) for a portion of parcel 119 03313 because it is consistent with the location criteria.**
  
- ▶ **Approve C-H-2 (Highway Commercial) zoning for a portion of parcel 119 03313 as noted in Exhibit A because it is an extension of the existing commercial zoned area and retains a buffer zone adjacent to the existing residential area.**

**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. Though there does not appear to be an error in the plan, this area also meets the location criteria for CC (Community Commercial) land use classification, and existing zoning in this district include C-H zoning and O zoning, both of which are recommended zone districts.
2. This area is also served by transit, which could support a mix of office, commercial and residential uses for 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. In 2015, the City of Knoxville completed a realignment of the stormwater system in this area, moving a ditch that bisected the property to run adjacent to the front of the property along Cross Park Drive.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. With the adoption of the new zoning ordinance and land use classification table, this area is generally in alignment with the recommended zones for the CC land use classification because of the mix of zone districts including C-H and O zoning. The existing O designation does not recognize the mix of C-H zoning that is also present in this O designated area.

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 that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for housing and this plan amendment could enable additional opportunities for additional residential development under the CC land use classification.

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. Most of this area is zoned C-H-2, however, this area has been zoned for office for many years and has remained vacant.
2. The applicant is requesting to rezone a portion of the property to C-H-2, staff recommends retaining an additional portion of the parcel as O zoning to provide a buffer zone for the adjacent residential uses, as noted in Exhibit A.
3. In 2015, the City of Knoxville completed a realignment of the stormwater system in this area, moving a ditch that bisected the property to run adjacent to the front of the property along Cross Park Drive.

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

1. The C-H zoning district regulations are intended to ensure the mitigation of any potential impacts related to

such establishments on neighboring uses. C-H-2 zoning also requires design standards for façade and fenestration and commercial site design to support a more pedestrian friendly development.

2. This property is served by transit and could support a mix of land uses.

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. This development appears to have 100-year floodplain present on the majority of the subject property. The stormwater system has been altered in this area as of 2015 and any new development at this location would have to follow stormwater and floodplain regulations as administered by the City of Knoxville.

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:

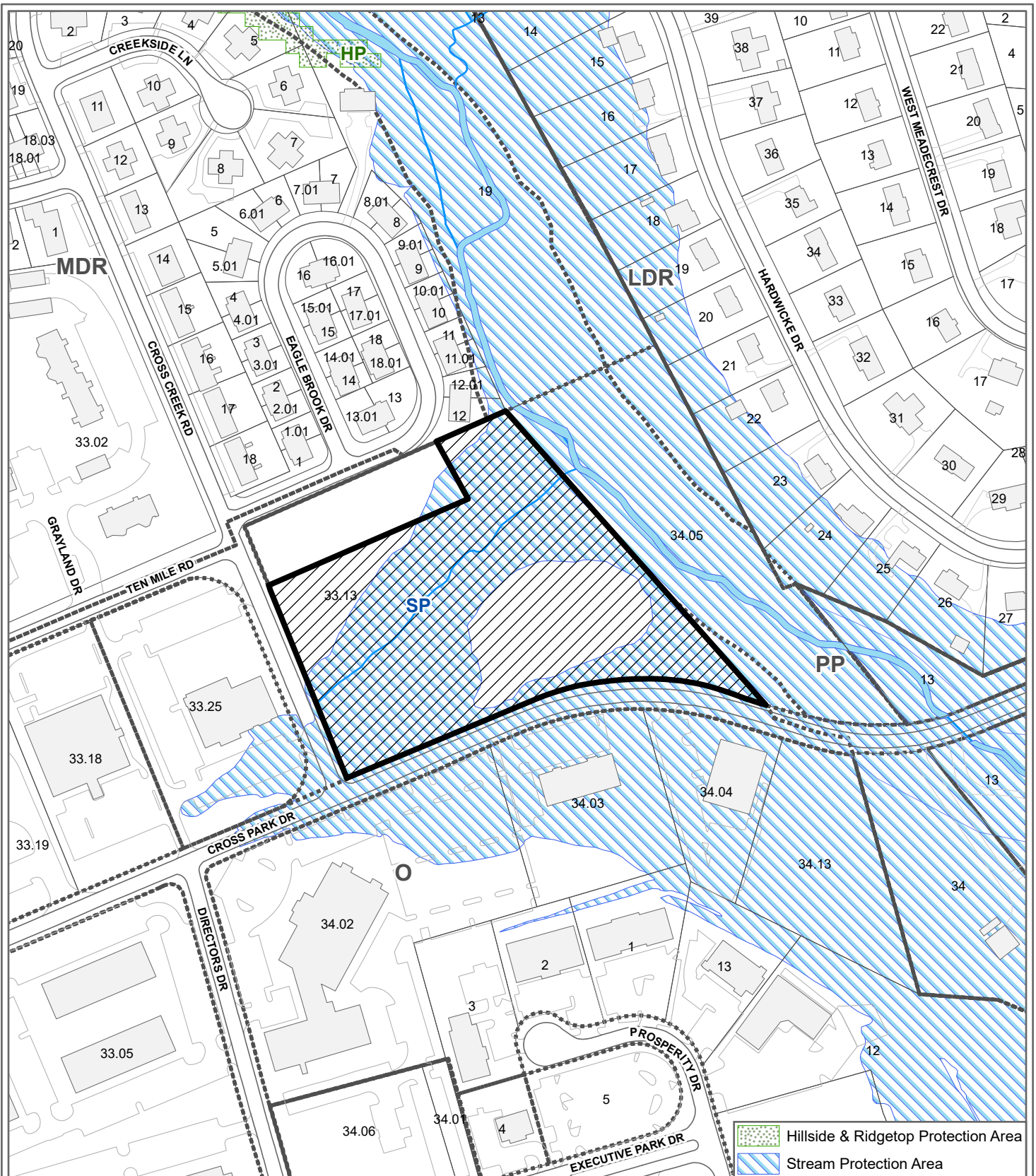
1. This rezoning is consistent with the proposed amendment to the sector plan and one year plan.



2. When the land use plans for this larger area are updated the CC land use classification should be considered to reflect the mix of commercial and office uses and zoning.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

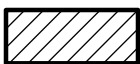
If approved, this item will be forwarded to Knoxville City Council for action on 2/7/2023 and 2/21/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal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



 Hillside & Ridgetop Protection Area  
 Stream Protection Area

**1-E-23-SP  
 NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

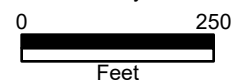
From: O (Office), SP (Stream Protection)  
 To: CC (Community Commercial), SP (Stream Protection)



Petitioner: Green River Holdings/Scott Smith

Map No: 119  
 Jurisdiction: City

Original Print Date: 12/20/2022      Revised:  
 Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902



**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, Green River Holdings/Scott Smith 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 Community Commercial 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 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 County Sector Plan, with its accompanying staff report and map, file #1-E-23-SP.*

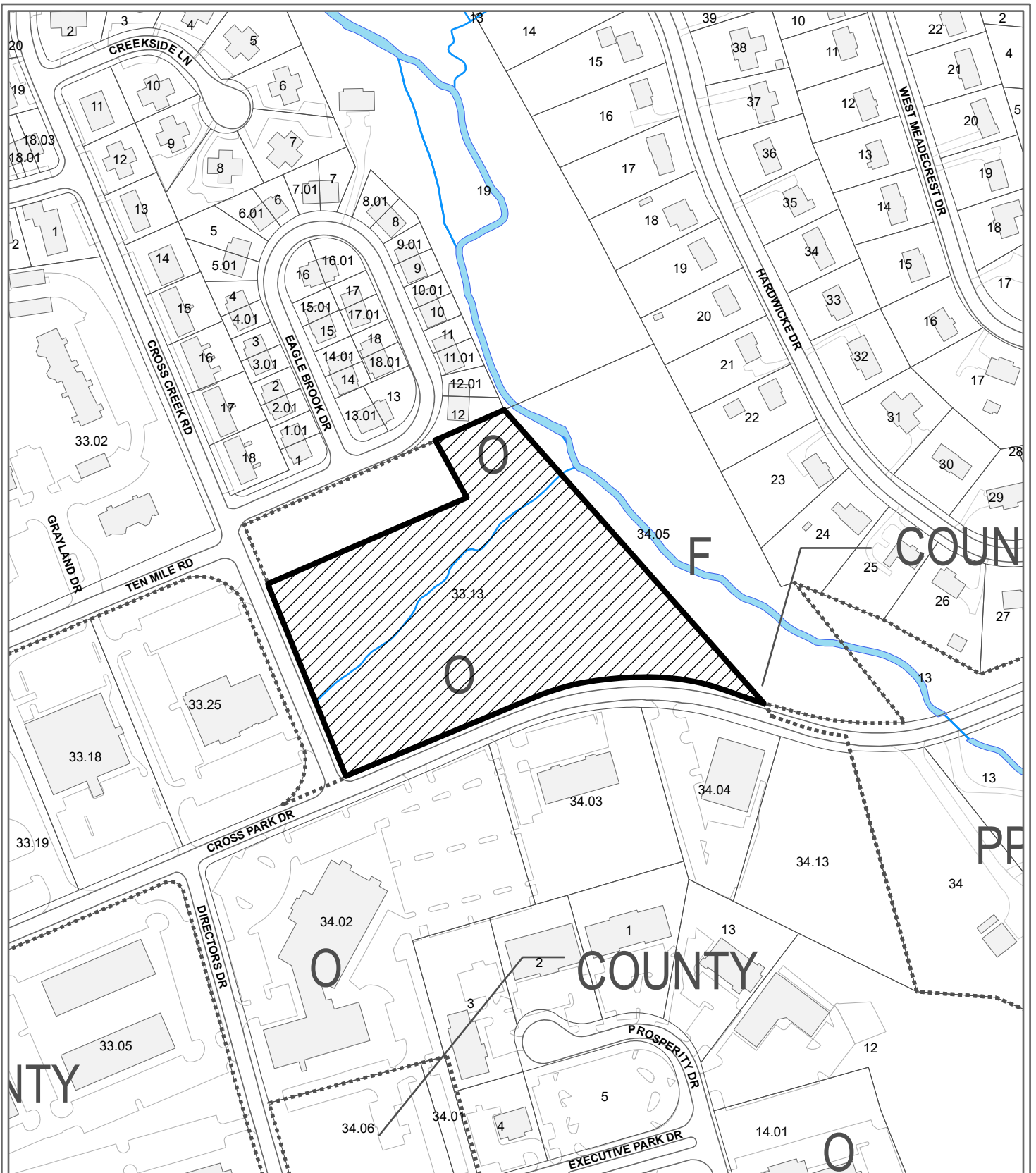
*SECTION 2: This Resolution shall take effect upon its approval.*

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

\_\_\_\_\_  
Date

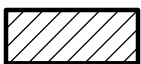
\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



**1-D-23-PA / 1-N-23-RZ  
PLAN AMENDMENT**

Petitioner: Green River Holdings/Scott Smith

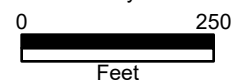


From: O (Office), SP (Stream Protection)

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

Map No: 119

Jurisdiction: City

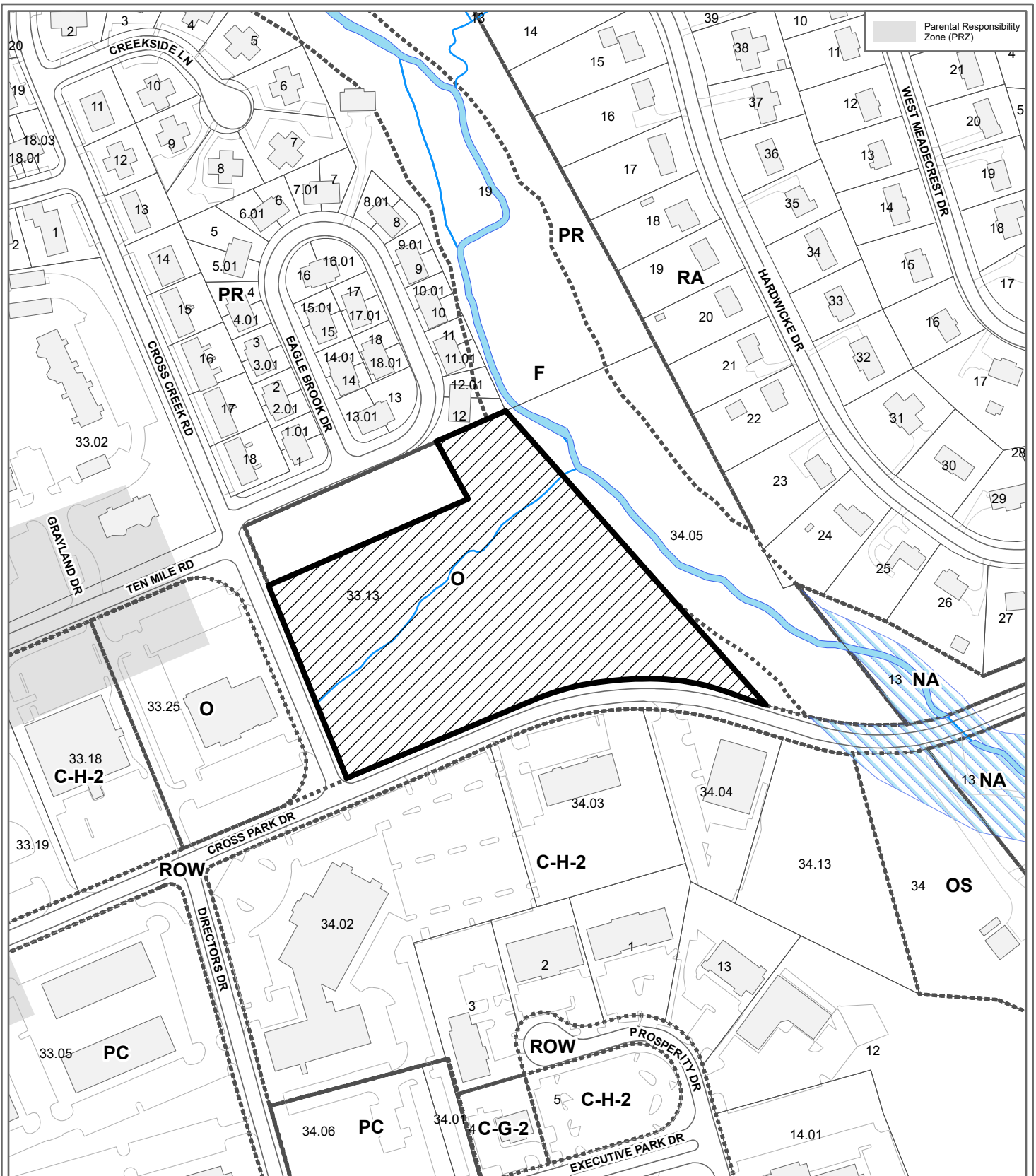


Original Print Date: 12/20/2022

Revised:

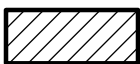
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





**1-N-23-RZ  
REZONING**

Petitioner: Green River Holdings/Scott Smith

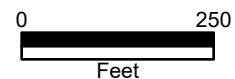


From: O (Office)

To: C-H-2 (Highway Commercial)

Map No: 119

Jurisdiction: City

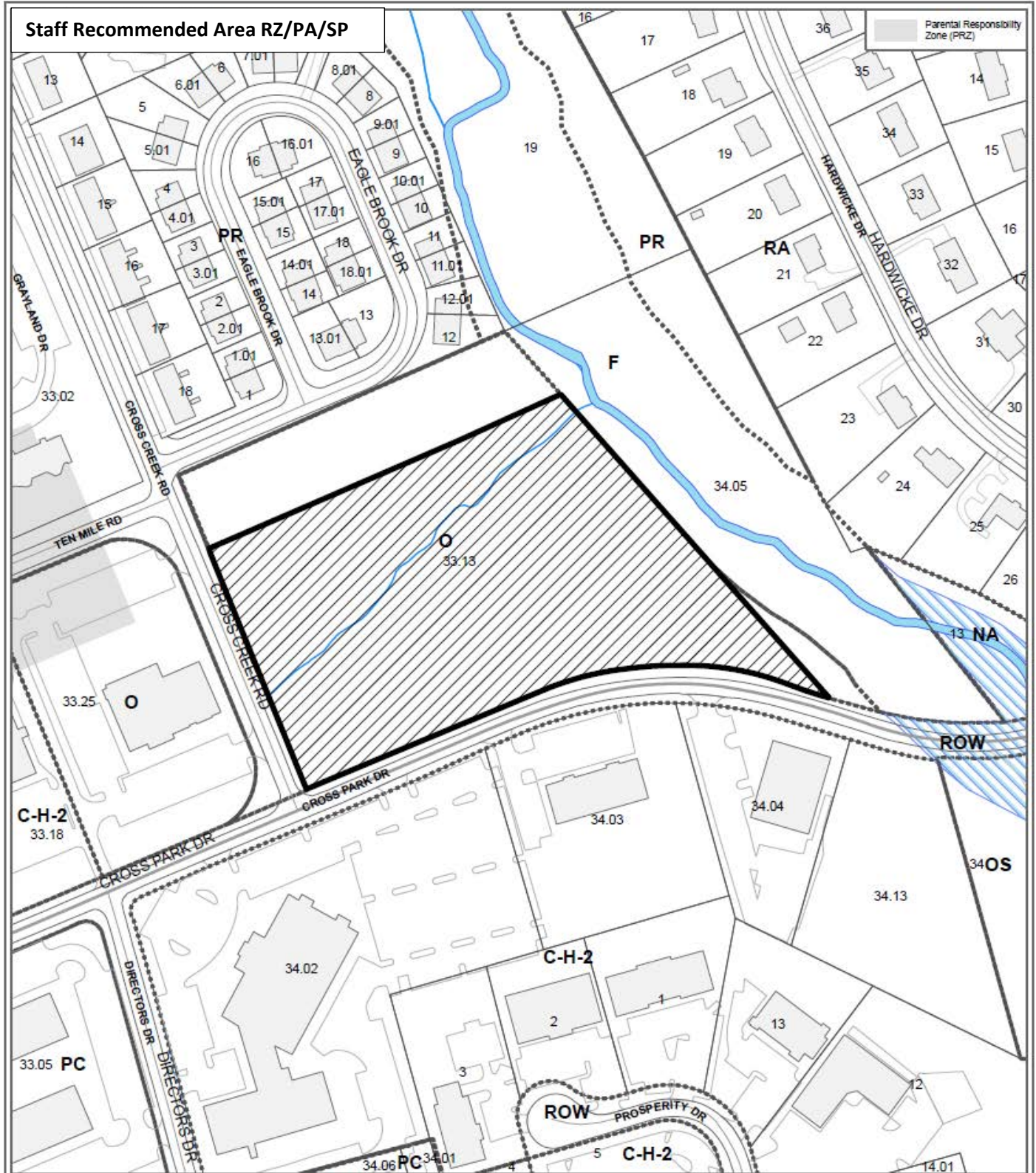


Original Print Date: 12/20/2022

Revised:

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

# Exhibit A. 1-N-23-RZ / 1-D-23-PA / 1-E-23-SP Contextual Images



## 1-N-23-RZ REZONING

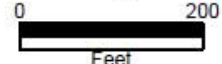


Staff recommendation

Petitioner:

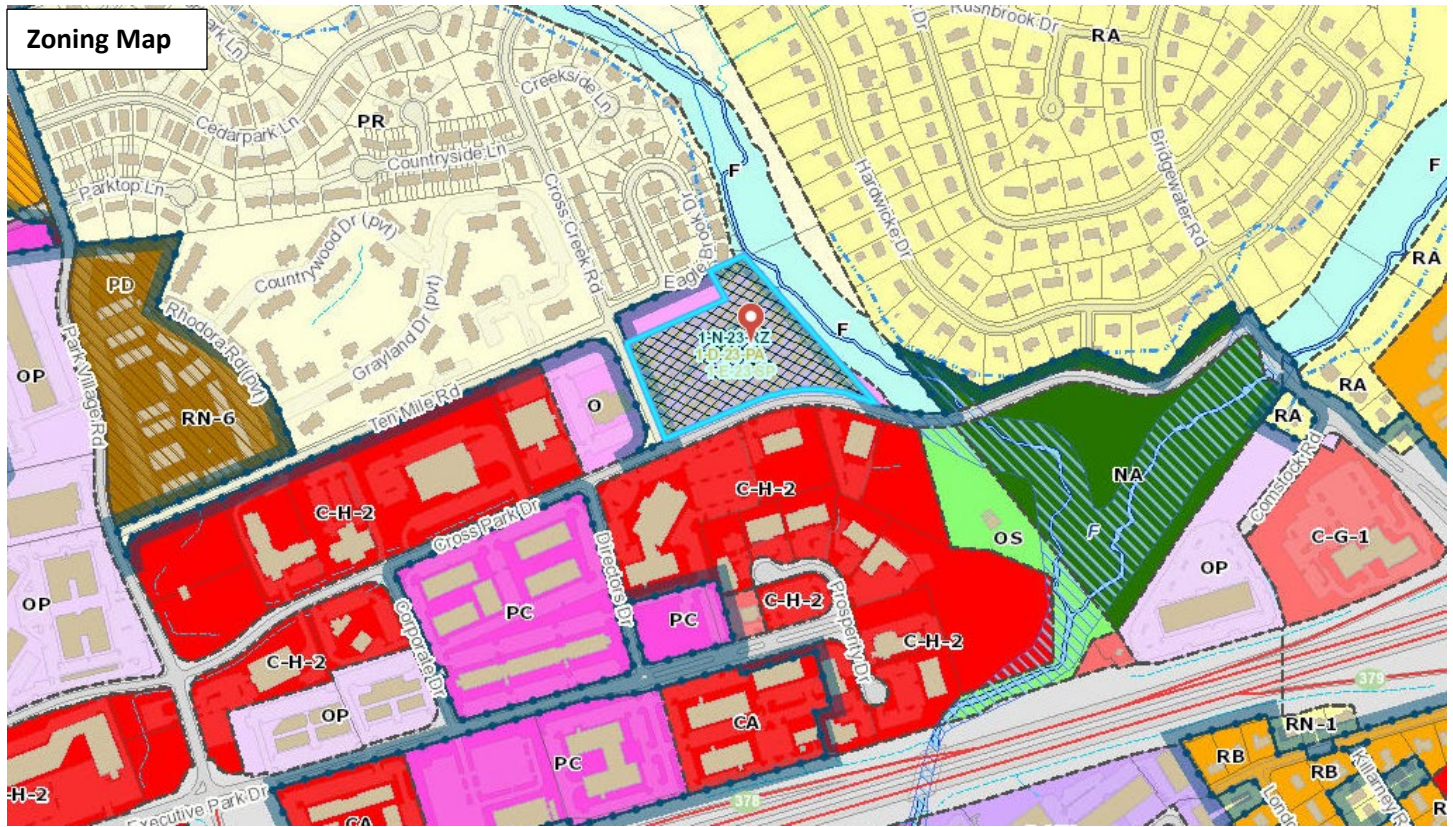
Map No: 119

Jurisdiction: City



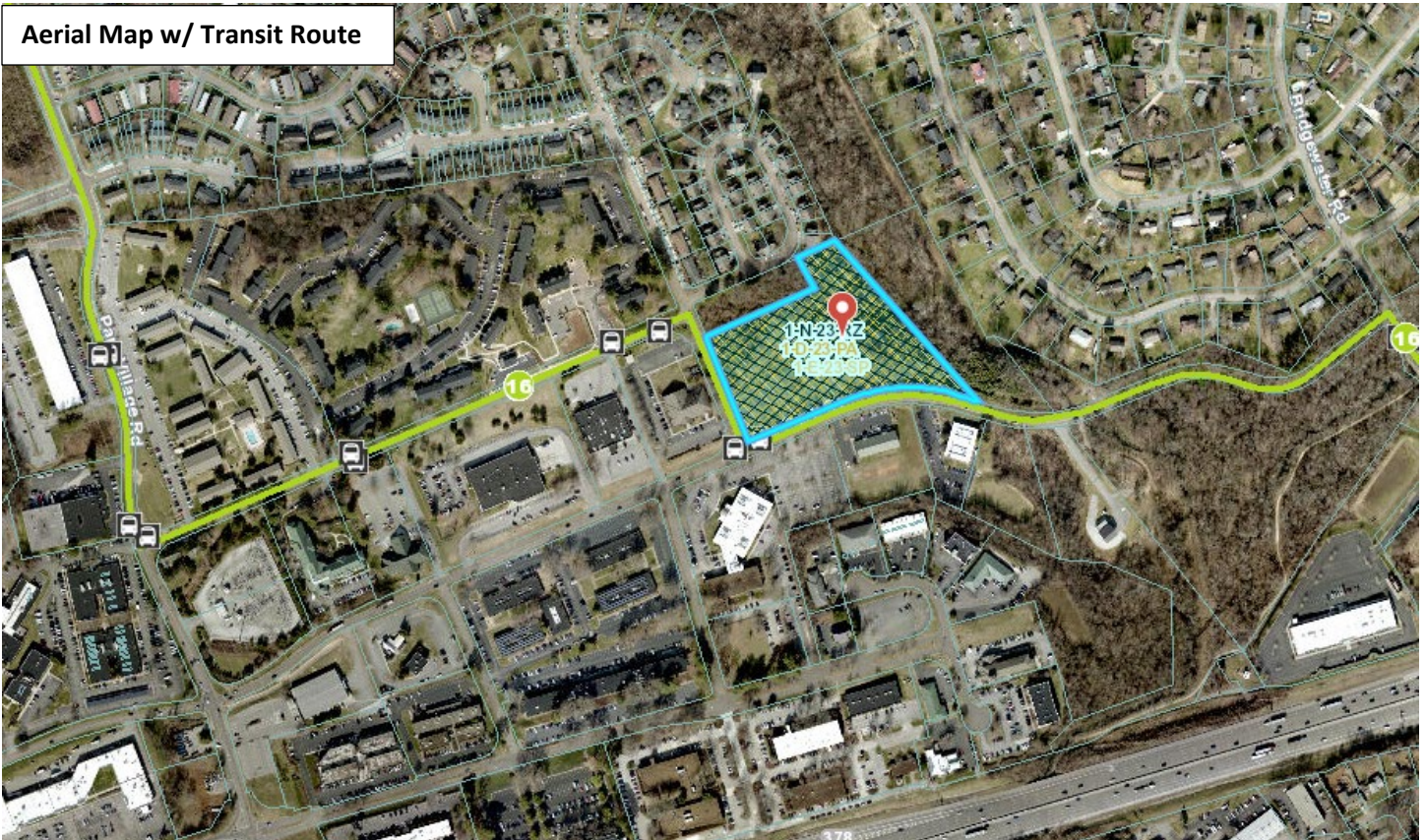


# Exhibit A. 1-N-23-RZ / 1-D-23-PA / 1-E-23-SP Contextual Images





# Exhibit A. 1-N-23-RZ / 1-D-23-PA / 1-E-23-SP Contextual 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

**Green River Holdings/Scott Smith**

Applicant Name

Affiliation

**11/16/2022**

Date Filed

**1/12/2023**

Meeting Date (if applicable)

**1-E-23-SP**

File Number(s)

## CORRESPONDENCE

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

**Eric Moseley Green River Holdings**

Name / Company

**405 Montbrook Ln Knoxville TN 37919**

Address

**865-454-3727 / ericmoseley@icloud.com**

Phone / Email

## CURRENT PROPERTY INFO

**Regions Bank**

Owner Name (if different)

**Knoxville TN**

Owner Address

**865-207-9711**

Owner Phone / Email

**0 CROSS PARK DR**

Property Address

**119 033.13 (part of)**

Parcel ID

Part of Parcel (Y/N)?

**6 acres**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North of Cross Park Dr, east of Cross Creek Rd**

General Location

City

**Council District 2**

**O (Office)**

**Agriculture/Forestry/Vacant Land**

Count

District

Zoning District

Existing Land Use

**Northwest County**

Planning Sector

**O (Office), SP (Stream 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>C-H-2 (Highway Commercial)</b>	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment <b>CC (Community Commercial), SP (Stream 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>\$2,950.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

Applicant Signature	<b>Green River Holdings/Scott Smith</b> Please Print	<b>11/16/2022</b> Date
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Phone / Email

Property Owner Signature	<b>Regions Bank</b> Please Print	<b>11/16/2022</b> 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

**Green River Holdings/Scott Smith**

Applicant Name

Affiliation

**11/16/2022**

Date Filed

**1/12/2023**

Meeting Date (if applicable)

**1-N-23-RZ / 1-D-23-PA**

File Number(s)

## CORRESPONDENCE

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

**Eric Moseley Green River Holdings**

Name / Company

**405 Montbrook Ln Knoxville TN 37919**

Address

**865-454-3727 / ericmoseley@icloud.com**

Phone / Email

## CURRENT PROPERTY INFO

**Regions Bank**

Owner Name (if different)

**Knoxville TN**

Owner Address

**865-207-9711**

Owner Phone / Email

**0 CROSS PARK DR**

Property Address

**119 033.13 (part of)**

Parcel ID

Part of Parcel (Y/N)?

**6 acres**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North of Cross Park Dr, east of Cross Creek Rd**

General Location

City

**Council District 2**

**O (Office)**

**Agriculture/Forestry/Vacant Land**

Count

District

Zoning District

Existing Land Use

**Northwest County**

Planning Sector

**O (Office), SP (Stream Protection)**

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 \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_

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

- Attachments / Additional Requirements

Total Number of Lots Created \_\_\_\_\_

Related Rezoning File Number

## ZONING REQUEST

- Zoning Change   **C-H-2 (Highway Commercial)**  
Proposed Zoning
- Plan Amendment   **CC (Community Commercial), SP (Stream Protection)**  
Proposed Plan Designation(s)

Pending Plat File Number

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

**\$2,950.00**

Fee 2

Fee 3

Total

## AUTHORIZATION

Applicant Signature   **Green River Holdings/Scott Smith**  
Please Print

**11/16/2022**

Date

Phone / Email

Property Owner Signature   **Regions Bank**  
Please Print

**11/16/2022**

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.





**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME  
MUST BE LISTED BELOW:**

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
Scott Smith Green River Holdings	405 Montbrook Ln Knoxville, TN 37919	Scott Smith

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# 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

Green River Holdings / Scott Smith Option Holder  
 Applicant Name Affiliation

11/16/22 1/12/23 File Number(s)  
1-N-23-RZ\_1-D-23-PA\_1-E-23-SP  
 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

Eric Moseley Green River Holdings  
 Name Company

405 Montbross Knoxville TN 37919  
 Address City State ZIP

865-454-3727 ericmoseley@icloud.com  
 Phone Email

**CURRENT PROPERTY INFO**

Regions Bank 865-207-9711  
 Property Owner Name (if different) Property Owner Address Property Owner Phone

Cross Park / Cross Creek part of 119 03313  
 Property Address Parcel ID

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

**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**

Related Rezoning File Number

Proposed Subdivision Name

- Combine Parcels   
  Divide Parcel  
 Unit / Phase Number \_\_\_\_\_

Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change    C-H-2  
 Proposed Zoning

Plan Amendment Change    CC (Community Commercial), SP  
 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
0804   1600 <sup>00</sup>	
Fee 2	
0605   1350 <sup>00</sup>	\$2950 <sup>00</sup>
Fee 3	
	<i>pd</i>

**AUTHORIZATION**

*mq*

*[Signature]*

Applicant Signature

Please Print

Date

Phone Number

Email

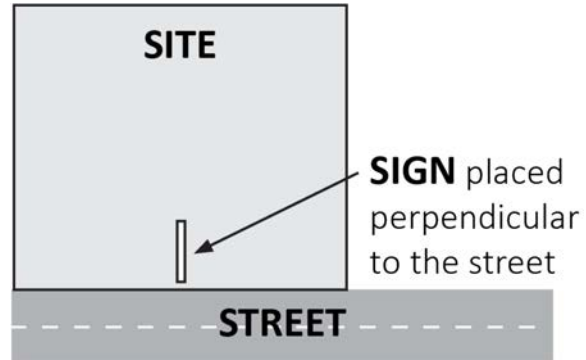
Property Owner Signature

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:** Green River Holdings/Scott Smith

**Date:** 11/16/22

**File Number:** 1-N-23-RZ\_1-D-23-PA\_1-E-23-SP

- Sign posted by Staff
- Sign posted by Applicant