



PLAN AMENDMENT REPORT

► **FILE #:** 1-F-23-SP

AGENDA ITEM #: 12

AGENDA DATE: 1/12/2023

► **APPLICANT:** **DESHONDA & ANTONIO MITCHELL**
OWNER(S): DeShonda & Antonio Mitchell

TAX ID NUMBER: 70 P K 020

[View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 2337 MONEY PL

► **LOCATION:** **North side of Money Pl, West side of Whittle Springs Rd**

► **APPX. SIZE OF TRACT:** **9,383 square feet**

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Money Place, a local street with a 20-ft pavement width within a 44-ft right-of-way. Access is also via Whittle Springs Road, a minor arterial street with a 28-ft pavement width within a 70-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** **NC (Neighborhood Commercial) / C-N (Neighborhood Commercial), IH (Infill Housing Overlay)**

► **PROPOSED PLAN DESIGNATION:** **TDR (Traditional Neighborhood Residential)**

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

EXTENSION OF PLAN DESIGNATION: Yes

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential - MDR/O (Medium Density Residential/Office)

South: Vacant - TDR (Traditional Neighborhood Residential)

East: Commercial, vacant - NC (Neighborhood Commercial)

West: Single family residential - TDR (Traditional Neighborhood Residential)

NEIGHBORHOOD CONTEXT This area is comprised of detached single family homes on relatively small lots with a neighborhood-scale commercial node.

STAFF RECOMMENDATION:

► **Approve the sector plan amendment to TDR (Traditional Neighborhood Residential) because it**

represents existing land use, and it is a minor extension of the broader neighborhood's designation.

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 property across Money PI from the subject property was recently approved for a land use plan amendment from NC (Neighborhood Commercial) to TDR (Traditional Neighborhood Residential). This applicant is requesting the same amendment, and granting it would bring the subject property into conformity with the rest of the residential land uses in this established neighborhood.

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

1. A sidewalk along Whittle Springs Rd was expanded south of the subject property in 2011, improving pedestrian access to an elementary school and a bus stop at the intersection of Whittle Springs Rd and Washington Pk. This capital improvement supports nearby residences, including the subject property.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. A single family detached dwelling has been maintained on the subject property since 1925. It does not appear to have ever operated as a retail or service-oriented commercial establishment, which is the intent of the NC (Neighborhood Commercial) land use classification. Since the property is a long-established and occupied residence, and residences are not a primary use in the NC classification, it is probable that consideration of the existing land use was omitted when it was designated NC.

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

1. There are no significant trends in this area that directly impact land use considerations for this property.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Belle Morris Elementary, Whittle Springs Middle, and Fulton 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-O-23-RZ
1-E-23-PA

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

► **APPLICANT:** DESHONDA & ANTONIO MITCHELL
OWNER(S): DeShonda & Antonio Mitchell

TAX ID NUMBER: 70 P K 020 [View map on KGIS](#)
JURISDICTION: Council District 4
STREET ADDRESS: 2337 MONEY PL
► **LOCATION:** North side of Money Pl, West side of Whittle Springs Rd
► **TRACT INFORMATION:** 9383 square feet
SECTOR PLAN: East City
GROWTH POLICY PLAN: N/A (Within City Limits)
ACCESSIBILITY: Access is via Money Place, a local street with a 20-ft pavement width within a 44-ft right-of-way. Access is also via Whittle Springs Road, a minor arterial street with a 28-ft pavement width within a 70-ft right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: First Creek

► **PRESENT PLAN DESIGNATION/ZONING:** NC (Neighborhood Commercial) / C-N (Neighborhood Commercial), IH (Infill Housing Overlay)
► **PROPOSED PLAN DESIGNATION/ZONING:** TDR (Traditional Neighborhood Residential) / RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)
► **EXISTING LAND USE:** Single Family Residential

► **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes/Yes
HISTORY OF ZONING REQUESTS: None noted
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Single family residential - MDR/O (Medium Density Residential/Office) - RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)
South: Vacant - TDR (Traditional Neighborhood Residential) - RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay)
East: Commercial, vacant - NC (Neighborhood Commercial) - C-N (Neighborhood Commercial), IH (Infill Housing Overlay)
West: Single family residential - TDR (Traditional Neighborhood Residential) - RN-2 (Single Family Residential Neighborhood), IH

NEIGHBORHOOD CONTEXT: This area is comprised of detached single family homes on relatively small lots with a neighborhood-scale commercial node.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to TDR (Traditional Neighborhood Residential) because it represents existing land use, and it is a minor extension of the neighborhood's designation.**

- ▶ **Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is more representative of the property's long-standing use as a single family residence, and it is a minor extension of this district from the west. The IH (Infill Housing Overlay) district is retained.**

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 NC (Neighborhood Commercial) land use designation does not reflect the long-standing use of the subject property as a single family residence. Granting the TDR (Traditional Residential Neighborhood) designation more accurately represents the use of the subject property, and it is a minor extension of this designation from the west.

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. The sidewalk along Whittle Springs Rd. was expanded in 2011, improving pedestrian safety and access from the subject property to the elementary school and public transit two blocks to the south.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no changes in public policy that necessarily affect the One Year Plan's NC designation for this property.

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

1. Local data sources and national data trends note an increased demand for a range of housing opportunities, which an expansion of the TDR classification supports.

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. This area has added new sidewalk infrastructure to increase pedestrian connectivity from the neighborhood to institutions and commerce.
2. The subject property is part of the Edgewood Park Neighborhood and the proposed RN-2 (Single-Family Residential Neighborhood) zoning district is a minor extension of how the neighborhood is zoned.

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

1. The RN-2 zoning district is intended for low density, single family residential development on relatively small lots. It is a recommended zone in the TDR (Traditional Neighborhood Residential) designation.
2. RN-2 is a more appropriate district for the subject property than C-N (Neighborhood Commercial). It has been occupied as a single family residence for many years, with architecture that matches the character of the surrounding neighborhood.

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. There are no adverse impacts anticipated with the proposed rezoning. RN-2 is consistent with the zoning and character of the Edgewood Park Neighborhood.
2. The subject property is part of the IH (Infill Housing Overlay) district. Any substantial changes to the existing building would be subject to review and approval by the Design Review Board to ensure it is compatible with surrounding architecture.
3. Downzoning from C-N to RN-2 does not necessarily mean the property and neighborhood would be deprived of service-oriented commerce. While all potential uses with a rezoning are considered, it is noteworthy that the applicant is requesting RN-2 zoning because it permits the use of a daycare home, whereas the more intensive C-N zoning does not.

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 proposed RN-2 zoning is consistent with the recommended TDR amendments to the East City Sector Plan and the One Year Plan.
2. The rezoning is not in conflict with the General Plan or any other adopted plans. As noted, the applicant's intent with the rezoning request is to permit a daycare home. This service on the subject property is supported by the General Plan's development policy to locate day care centers at the edges of neighborhoods and on arterial or collector streets (9.12).

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Belle Morris Elementary, Whittle Springs Middle, and Fulton 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.

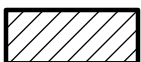
If approved, this item will be forwarded to Knoxville City Council for action on 2/7/2023 and 2/21/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal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



1-F-23-SP **EAST CITY SECTOR PLAN AMENDMENT**

From: NC (Neighborhood Commercial)

To: TDR (Traditional Neighborhood Residential)

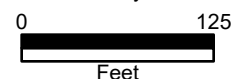


Original Print Date: 12/19/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: DeShonda & Antonio Mitchell

Map No: 70

Jurisdiction: City





**1-E-23-PA / 1-O-23-RZ
PLAN AMENDMENT**

From: NC (Neighborhood Commercial)

To: TDR (Traditional Neighborhood Residential)

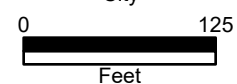


Original Print Date: 12/15/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: DeShonda & Antonio Mitchell

Map No: 70

Jurisdiction: City





1-O-23-RZ REZONING

From: C-N (Neighborhood Commercial), IH (Infill Housing Overlay)

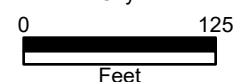
To: RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)

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

Petitioner: DeShonda & Antonio Mitchell

Map No: 70

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, Deshonda & Antonio Mitchell have 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 Neighborhood Commercial to Traditional Neighborhood 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 East City Sector Plan with its accompanying staff report and map, file #1-F-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-O-23-RZ/ 1-E-23-PA/ 1-F-23-SP Context Images

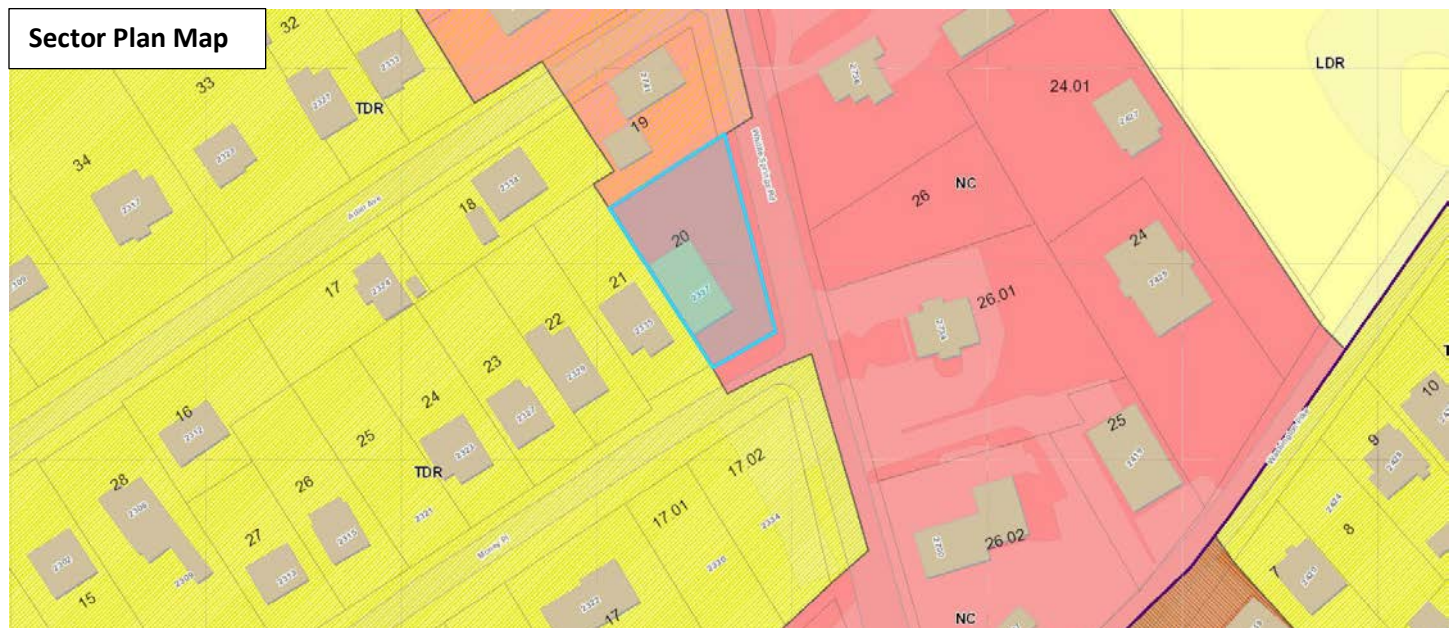
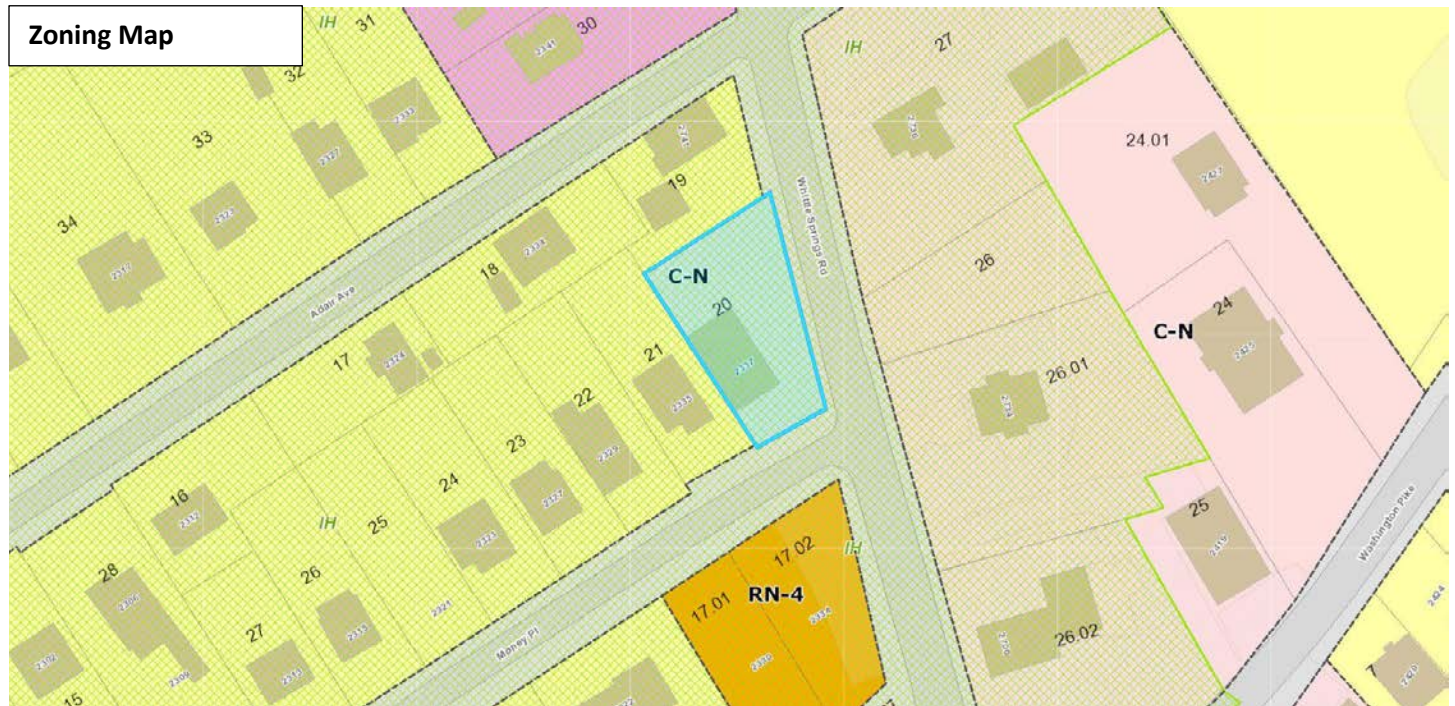


Exhibit B. 1-O-23-RZ/ 1-E-23-PA/ 1-F-23-SP Context Images



Exhibit B. 1-O-23-RZ/ 1-E-23-PA/ 1-F-23-SP Context Images

Streetview





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

DeShonda & Antonio Mitchell

Applicant Name

Affiliation

11/28/2022

Date Filed

1/12/2023

Meeting Date (if applicable)

1-F-23-SP

File Number(s)

CORRESPONDENCE

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

DeShonda & Antonio Mitchell

Name / Company

2337 Money Pl NE Knoxville TN 37917

Address

423-313-6800 / ddreese21@gmail.com

Phone / Email

CURRENT PROPERTY INFO

DeShonda & Antonio Mitchell

Owner Name (if different)

2337 Money Pl NE Knoxville TN 37917

Owner Address

423-313-6800 / ddreese21@gm

Owner Phone / Email

2337 MONEY PL

Property Address

70 P K 020

Parcel ID

9383 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Corner of Whittle Springs Rd & Money Pl

General Location

☒ City

Council District 4

C-N (Neighborhood Commercial), IH (Infill Housing Overlay)

Single Family Residential

☐ Count

District

Zoning District

Existing Land Use

East City

Planning Sector

NC (Neighborhood Commercial)

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-2 (Single-Family Residential Neighborhood)**
Proposed Zoning

Pending Plat File Number

- ☒ Plan **TDR (Traditional Neighborhood Residential)**
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

DeShonda & Antonio Mitchell

11/28/2022

Applicant Signature

Please Print

Date

Phone / Email

DeShonda & Antonio Mitchell

11/28/2022

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

DeShonda & Antonio Mitchell

Applicant Name

Affiliation

11/28/2022

Date Filed

1/12/2023

Meeting Date (if applicable)

1-O-23-RZ / 1-E-23-PA

File Number(s)

CORRESPONDENCE

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

DeShonda & Antonio Mitchell

Name / Company

2337 Money Pl NE Knoxville TN 37917

Address

423-313-6800 / ddreese21@gmail.com

Phone / Email

CURRENT PROPERTY INFO

DeShonda & Antonio Mitchell

Owner Name (if different)

2337 Money Pl NE Knoxville TN 37917

Owner Address

423-313-6800 / ddreese21@gm

Owner Phone / Email

2337 MONEY PL

Property Address

70 P K 020

Parcel ID

9383 square feet

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Corner of Whittle Springs Rd & Money Pl

General Location

☒ City

Council District 4

C-N (Neighborhood Commercial), IH (Infill Housing Overlay)

Single Family Residential

☐ Count

District

Zoning District

Existing Land Use

East City

Planning Sector

NC (Neighborhood Commercial)

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 checked="" type="checkbox"/> Zoning Change	RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	TDR (Traditional Neighborhood Residential)	
	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
\$1,700.00	
Fee 2	
Fee 3	

AUTHORIZATION

DeShonda & Antonio Mitchell	11/28/2022
Applicant Signature	Date

Phone / Email

DeShonda & Antonio Mitchell	11/28/2022
Property Owner Signature	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
- ☒ SP
- ☒ OYP
- ☒ Rezoning

DeShonda Mitchell + Antonio Mitchell

Applicant Name

Affiliation

9/16/2022

Date Filed

1/12/2023

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

DeShonda Mitchell + Antonio Mitchell

Name

Company

2337 Money Place Northeast Knoxville, TN 37917

Address

City

State

ZIP

423-313-6800

Phone

ddreese21@gmail.com

Email

CURRENT PROPERTY INFO

same as above

Property Owner Name (if different)

same as above

Property Owner Address

423-313-6800

Property Owner Phone

same as above

Property Address

N/A

Parcel ID

KUB

Sewer Provider

KUB

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) Daycare Home

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 RNCD-2 FROM C-N
Proposed Zoning

☒ Plan Amendment Change NC TO TDR
Proposed Plan Designation(s)

Pending Plat File Number

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

0801 \$650-

Total

Fee 2

0605 \$1,050- \$1,700-

Fee 3

APPLICANT SIGNATURE

DeShonda Mitchell
Applicant Signature Antonia Mitchell

DeShonda Mitchell
Please Print Antonia Mitchell

9-16-22
Date 9-16-22

Phone Number 423-313-6800

ddreese21@gmail.com
Email

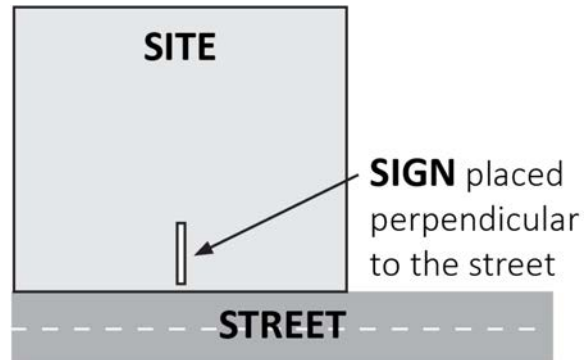
Antonia Mitchell
Property Owner Signature DeShonda Mitchell

Antonia Mitchell
Please Print DeShonda Mitchell

9-16-22
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: DeShonda & Antonio Mitchell

Date: 11/28/22

File Number: 1-O-23-RZ_1-E-23-PA_1-F-23-SP

☒

Sign posted by Staff

☐

Sign posted by Applicant