



PLAN AMENDMENT REPORT

▶ **FILE #:** 7-D-23-SP

AGENDA ITEM #: 16

AGENDA DATE: 7/13/2023

▶ **APPLICANT:** REGENCY ASSOCIATES GP
OWNER(S): Regency Associates GP

TAX ID NUMBER: 107 B A 035 [View map on KGIS](#)
JURISDICTION: Council District 2
STREET ADDRESS: 4813 LONAS DR
▶ **LOCATION:** North side of Lonas Dr, west of Tonalea Rd
▶ **APPX. SIZE OF TRACT:** 4.88 acres
SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: N/A (Within City Limits)
ACCESSIBILITY: Access is via Lonas Drive, a major collector street with a pavement width of 20 ft within a 60-ft right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Fourth Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
▶ **PROPOSED PLAN DESIGNATION:** HP (Hillside Protection);MDR (Medium Density Residential)
▶ **EXISTING LAND USE:** Rural Residential

EXTENSION OF PLAN DESIGNATION: Yes, this is an extension of the MDR (Medium Density Residential) plan designation. No, this is not an extension of the RN-3 (General Residential) zoning district.

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION:
North: Single-family residential - LDR (Low Density Residential), HP (Hillside Protection)
South: Multi-family - MDR (Medium Density Residential)
East: Single-family residential - LDR (Low Density Residential), HP (Hillside Protection)
West: Multi-family - MDR (Medium Density Residential), HP (Hillside Protection)

NEIGHBORHOOD CONTEXT This is a residential area comprised of single-family homes, condominiums and apartments.

STAFF RECOMMENDATION:

- ▶ **Approve the sector plan amendment to the MDR (Medium Density Residential) land use classification because it is consistent with surrounding development. The HP (Hillside Protection) will be retained.**

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. Surrounding development in this area provides a range of housing forms and densities that are consistent with the proposed MDR (Medium Density Residential) land use classification. The most intensive zoning that can be considered now in the MDR classification is the RN-4 (General Residential Neighborhood) district, which permits a lower residential density than the adjacent RN-5 zoning to the west.

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

1. The subject property is in a developed area bordered by interstate highways and arterial streets. While there have not been new roads or utilities installed in recent years, existing infrastructure can accommodate the MDR classification on this 4.88-acre parcel.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current LDR (Low Density Residential) land use classification is not the result of an error. However, the Northwest City Sector Plan could have considered a minor extension of the MDR classification to the subject property in light of its close proximity to community activity centers in the form of Pond Gap Elementary and South College, as well as office nodes to the south.

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

1. The City of Knoxville's population continues to increase, and ongoing local demand for housing opportunities warrants consideration of the MDR land use in this area where it is compatible with surrounding development.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Pond Gap Elementary, Northwest Middle, and West High.

If approved, this item will be forwarded to Knoxville City Council for action on 8/8/2023 and 8/22/2023. 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 #:** 7-P-23-RZ
7-C-23-PA

AGENDA ITEM #: 16
AGENDA DATE: 7/13/2023

▶ **APPLICANT:** REGENCY ASSOCIATES GP
OWNER(S): Regency Associates GP

TAX ID NUMBER: 107 B A 035 [View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 4813 LONAS DR

▶ **LOCATION:** North side of Lonas Dr, west of Tonalea Rd

▶ **TRACT INFORMATION:** 4.88 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Lonas Drive, a major collector street with a pavement width of 20 ft within a 60-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

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

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential), HP (Hillside Protection) / RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Rural Residential

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, this is an extension of the MDR (Medium Density Residential) plan designation. No, this is not an extension of the RN-3 (General Residential) zoning district.

HISTORY OF ZONING REQUESTS:

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single-family residential - LDR (Low Density Residential), HP (Hillside Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

ZONING South: Multi-family - MDR (Medium Density Residential) - RN-3 (C) (General Residential Neighborhood with a previously approved planned district designation)

East: Single-family residential - LDR (Low Density Residential), HP (Hillside Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Multi-family - MDR (Medium Density Residential), HP (Hillside Protection) - RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This is a residential area comprised of single-family homes, condominiums and apartments.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to the MDR (Medium Density Residential) land use classification because it is consistent with surrounding development. The HP (Hillside Protection) will be retained.**

- ▶ **Approve the RN-3 (General Residential Neighborhood) district because it is consistent with surrounding development. The HP (Hillside Protection Overlay) will be retained.**

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. In April of 1993, a One Year Plan amendment request to change the subject property's land use classification from LDR (Low Density Residential) to MDR (Medium Density Residential) was denied. The basis for the denial was that LDR was more compatible with the adjacent Far View Hills neighborhood to the east, which is composed of single-family residences on lots averaging 1/3 of an acre in size. However, two months later, in June of 1993, a Use on Review was approved for the adjacent property to the west which allowed the addition of 30 units to an existing 160-unit apartment development called Ivy at West Hills. In 1994, another Use on Review was approved for the same apartment community to add 60 more units.
2. This prior approval of an increase in adjacent residential density since the prior One Year Plan amendment request warrants reconsideration of MDR as a minor extension of the land use classification. The most intensive residential zoning district permitted in the MDR classification is RN-4. The Ivy at West Hills property is zoned RN-5 and the Far View Hills neighborhood is zoned RN-1. Thus the proposed MDR designation at this location would provide an appropriate transition of decreasing residential density from west to east.

AN ERROR IN THE PLAN:

1. This residential area is composed of a wide array of housing forms and densities ranging from single-family detached residences to apartments and detached townhomes on shared lots. The subject property is in close proximity to job centers in the form of medical office parks as well as commercial services and schools like Pond Gap Elementary and South College.
2. The One Year Plan could have considered a minor expansion of the MDR classification to the subject property in light of surrounding residential density and amenities.

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 major development changes in the past 15 years, though the existing development pattern with its wide range of residential densities supports consideration of the MDR classification at this location.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no public policy updates pertaining to the proposed land use classification.

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 plans or corridor studies for this area that are relevant to the requested MDR land use.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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 subject parcel's existing land use is an outlier for the area with its low residential density of 1 dwelling on 4.88 acres. For context, the neighborhood to the east is zoned RN-1 (Single-Family Residential Neighborhood) and has an average lot size of 1/3 acre. The adjacent Ivy at West Hills apartment community to the west is zoned RN-5 (General Residential Neighborhood), which would permit a significant unit increase to the 154 units that currently exist there.
2. The proposed RN-3 (General Residential Neighborhood) zoning district for the subject property provides a reasonable transition of permissible residential density from the RN-5 to the RN-1 districts on either side.

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

1. The RN-3 district is intended to accommodate medium density residential development in the form of single-family and duplex dwellings. Townhomes may be permitted through special use approval.
2. The surrounding residential density and dwelling forms range from single-family and duplex developments to townhome and apartment communities, which is compatible with the RN-3 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 rear 1.91 acres of the property are within the HP (Hillside Protection) overlay. According to the attached slope analysis, no more than 1.11 acres within the HP overlay may be disturbed to mitigate erosion and other potential impacts from clearing or grading this area.
2. There is a potential wet weather stream located on the property, which would be evaluated by City Engineering at the permitting stage to ensure best development practices are being followed.
3. The property accesses Lonas Drive, which is classified as a major collector street. The residential density permitted by right with RN-3 zoning on this property would not trigger enough of an increase in traffic to warrant an official traffic impact analysis.
4. The proposed zoning is consistent with surrounding development, including the RN-3-zoned parcel directly across the street from the subject property.

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-3 zoning is consistent with the General Plan's development policy 8.1 to develop infill housing in the existing urban area that is compatible with neighboring residences in scale, design and site layout.
2. The rezoning is consistent with the recommended MDR land use amendment to the Northwest City Sector Plan.
3. The RN-3 district is not in conflict with any other adopted plans for the area.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

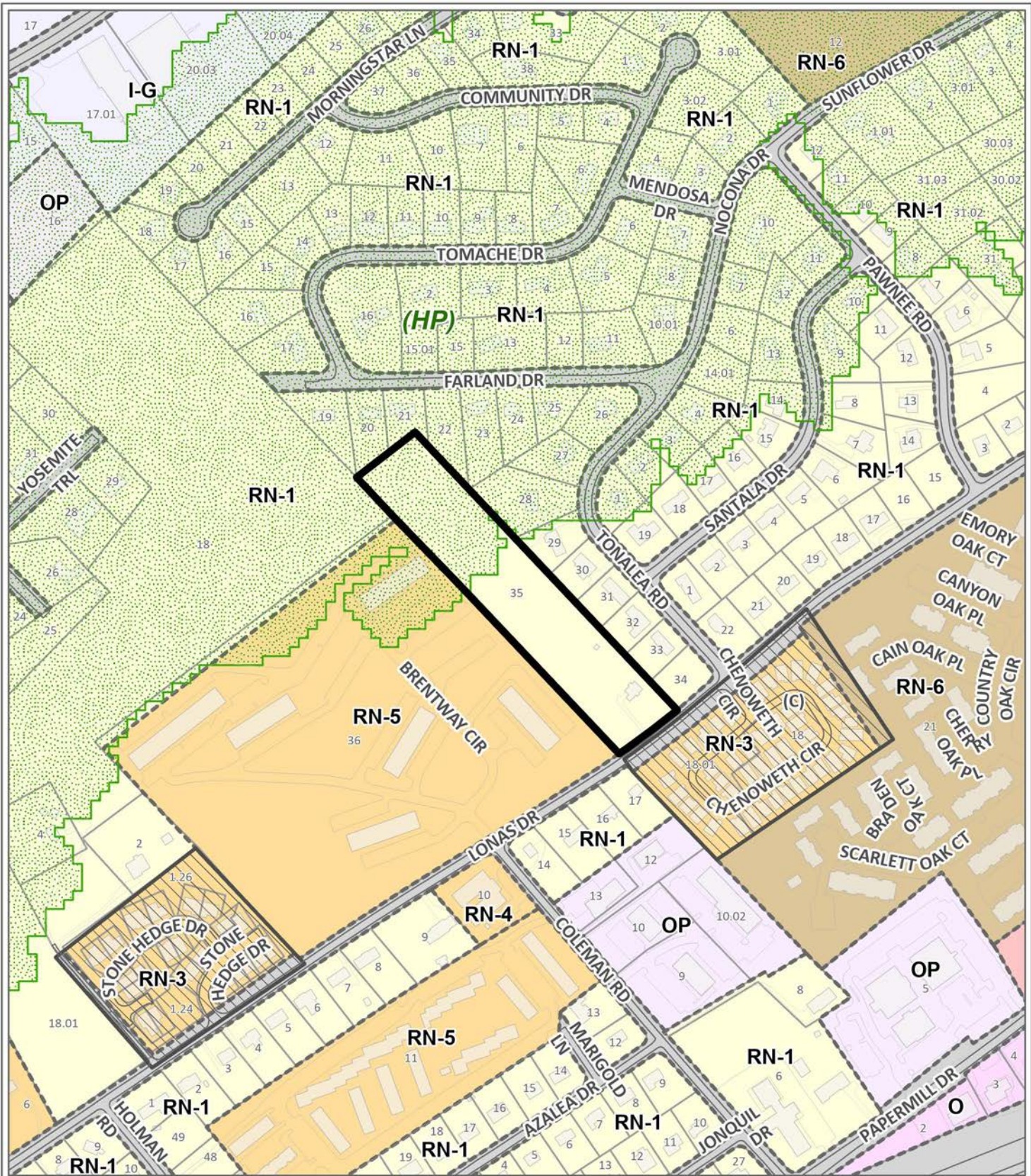
1. This property is in a highly developed area with ample infrastructure capacity for more residential development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Pond Gap Elementary, Northwest Middle, and West High.

If approved, this item will be forwarded to Knoxville City Council for action on 8/8/2023 and 8/22/2023. 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.



REZONING

7-P-23-RZ

Petitioner: Regency Associates GP



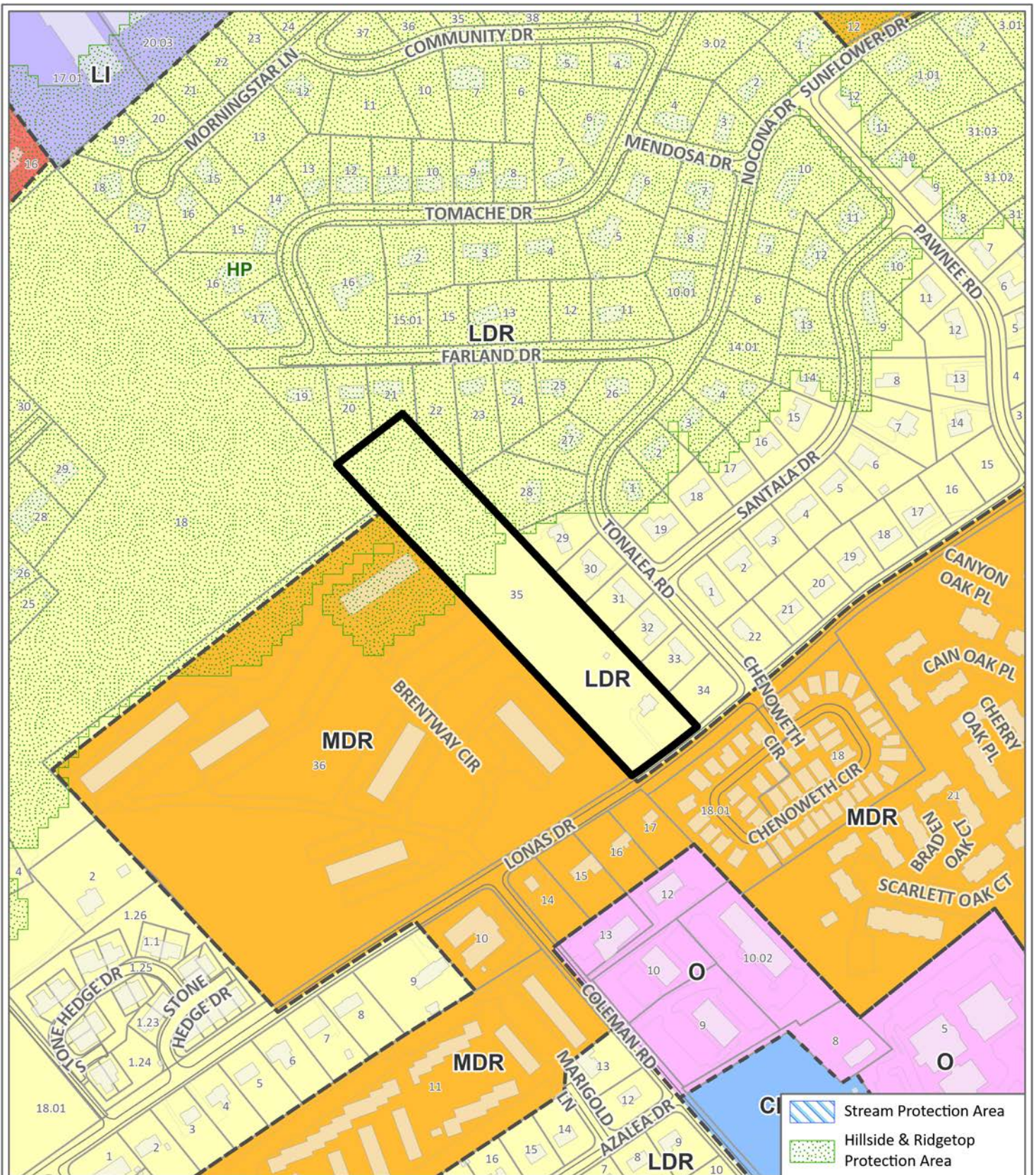
From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
To: RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 107
Jurisdiction: City

Original Print Date: 6/12/2023

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





NORTHWEST CITY SECTOR PLAN MAP

7-D-23-SP

Petitioner: Regency Associates GP

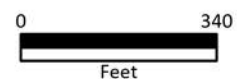


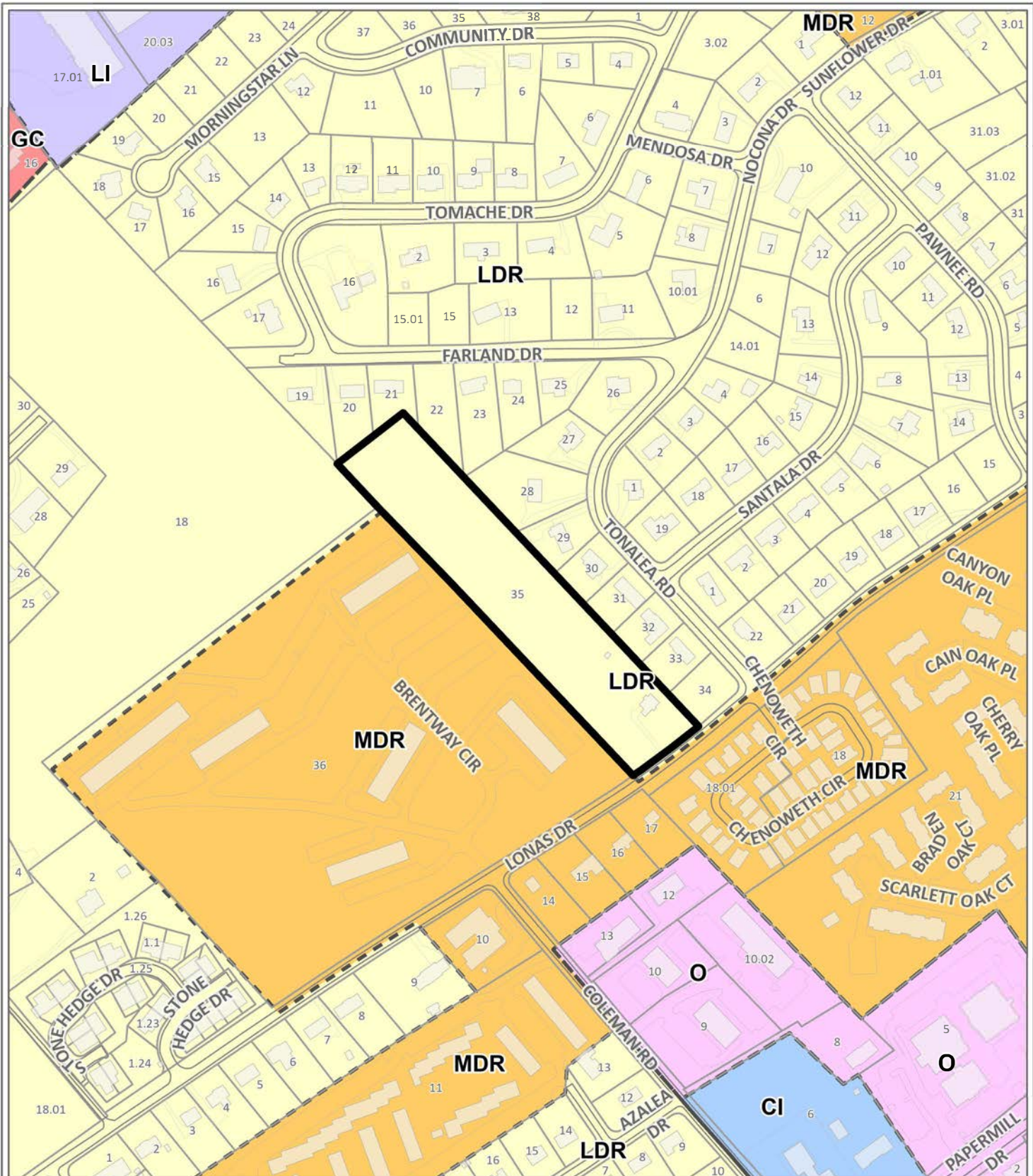
Case boundary

Map No: 107
Jurisdiction: City

Original Print Date: 6/16/2023

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





ONE YEAR PLAN MAP

7-C-23-PA

Petitioner: Regency Associates GP



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

To: MDR (Medium Density Residential), HP (Hillside Protection)

Map No: 107

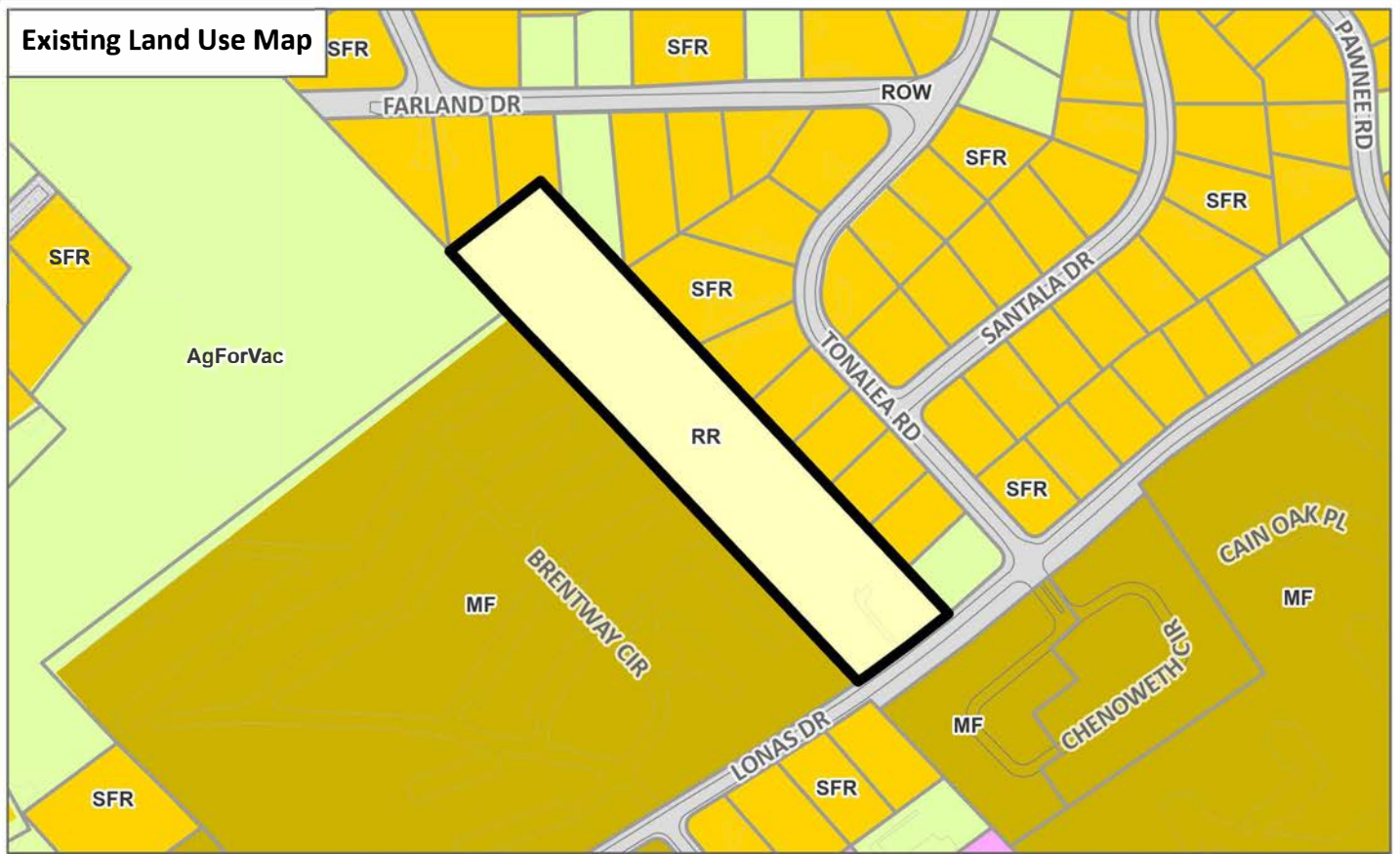
Jurisdiction: City

Original Print Date: 6/12/2023

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



Existing Land Use Map



Aerial Map



CONTEXTUAL MAPS

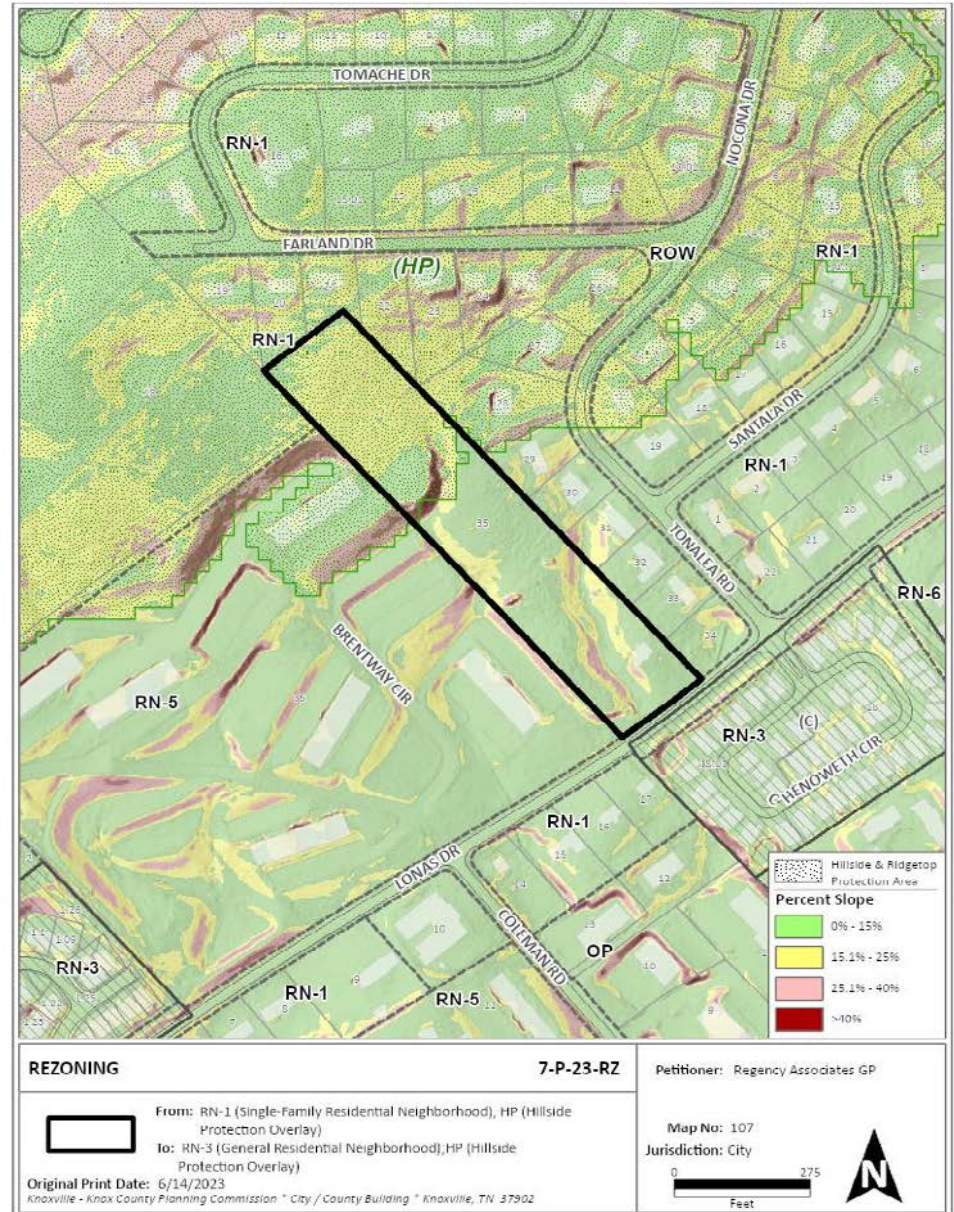
7-P-23-RZ / 7-C-23-PA/7-D-23-SP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	4.87		
Non-Hillside	2.96	N/A	
0-15% Slope	0.39	100%	0.39
15-25% Slope	1.40	50%	0.70
25-40% Slope	0.05	20%	0.01
Greater than 40% Slope	0.07	10%	0.01
Ridgetops			
Hillside Protection (HP) Area	1.91	Recommended disturbance budget within HP Area (acres)	1.11
		Percent of HP Area	0.58



***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, Regency Associates GP 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 LDR (Low Density Residential) to MDR (Medium Density Residential) which 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 July 13, 2023 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest City Sector Plan with its accompanying staff report and map, file #7-D-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



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

Regency Associates GP

Applicant Name Affiliation

5/30/2023

Date Filed

7/13/2023

Meeting Date (if applicable)

7-D-23-SP

File Number(s)

CORRESPONDENCE

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

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37922

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

Regency Associates GP

Owner Name (if different)

8200 Kingston Pike Knoxville TN 37919

Owner Address

865-693-3300

Owner Phone / Email

4813 LONAS DR

Property Address

107 B A 035

Parcel ID

4.88 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Lonas Dr, west of Tonalea Rd

General Location

City **Council District 2** **RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)** **Rural Residential**

County District Zoning District Existing Land Use

Northwest City **LDR (Low Density Residential), HP (Hillside Protection)** **N/A (Within City Limits)**

Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

SUBDIVISION REQUEST

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

ZONING REQUEST

<input type="checkbox"/> Zoning Change RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment MDR (Medium Density Residential), HP (Hillside Protection)	
Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information _____	

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$1,700.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Regency Associates GP Please Print	5/30/2023 Date
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Property Owner Signature	Regency Associates GP Please Print	5/30/2023 Date
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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

Regency Associates GP

Owner

Applicant Name

Affiliation

5-26-23

7-13-23

File Number(s)

Date Filed

Meeting Date (if applicable)

7-P-23-RZ
7-C-23-PA
7-D-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

Benjamin C. Mullins (attorney for owner)

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-6-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

Regency Associates GP

8200 - A Kingston Pike Knoxville TN 37919 865-693-3300

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4813 Lonas Dr.

107BA035

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

N of Lonas Dr., W of its intersection with Tonalea Rd.

~5 acres

General Location

Tract Size

City County

2

RN-1 & HP

RR

District

Zoning District

Existing Land Use

Northwest City

LDR & HP

NA (in City)

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Combine Parcels
 Divide Parcel

Unit / Phase Number

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

~~RN-5~~ **R-N-3 & HP** *BCM 5-26-23*
 Proposed Zoning

Plan Amendment Change

MDR & HP

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		Total
801	\$650	
Fee 2		
601	\$650	\$1,700
Fee 3		
603	\$400	

MR

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

Regency Associates GP

5-26-23

Please Print

Date

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

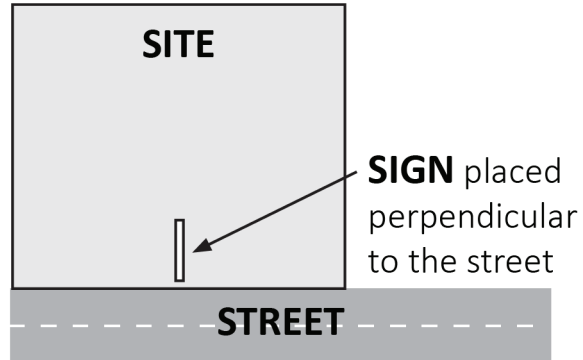
Property Owner Signature

for Regency Associates GP

Please Print

Date Paid

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:

_____ June 30, 2023 _____ and _____ July 14, 2023 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Regency Associates GP

Date: 5/30/2023

File Number: 7-P-23-RZ / 7-C-23-PA / 7-D-23-SP



Sign posted by Staff



Sign posted by Applicant