



# PLAN AMENDMENT REPORT

▶ **FILE #:** 7-E-23-SP

**AGENDA ITEM #:** 17

**AGENDA DATE:** 7/13/2023

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

**TAX ID NUMBER:** 107 G C 003.02 [View map on KGIS](#)

**JURISDICTION:** Council District 2

**STREET ADDRESS:** 4629 PAPERMILL DR

▶ **LOCATION:** North side of Papermill Dr, west of Country Oak Cir, east of Coleman Rd

▶ **APPX. SIZE OF TRACT:** 1.07 acres

**SECTOR PLAN:** Northwest City

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

**ACCESSIBILITY:** Access is via Papermill Drive, a major collector street with a 23-ft pavement width within a 42-ft right-of-way.

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

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Third Creek & Fourth Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** MDR (Medium Density Residential) / C-G-2 (General Commercial)

▶ **PROPOSED PLAN DESIGNATION:** GC (General Commercial)

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

**EXTENSION OF PLAN DESIGNATION:** No, this is not an extension.

**HISTORY OF REQUESTS:** In 1981, commercial development was approved by Planning Commission and appealed to City Council (3-U81-UR). A commercial development plan was withdrawn in 1993 (8-H-93-UR). In 1994, a retail development plan was approved 7-I-94-UR). In 2002, a development plan for retail and/or office space was approved (12-G-02-UR). In 2004, a request to renew the 2002 development approval was withdrawn (1-K-04-UR).

**SURROUNDING LAND USE AND PLAN DESIGNATION:**  
North: Multifamily - MDR (Medium Density Residential)  
South: Office - O (Office)  
East: Office - MDR (Medium Density Residential)  
West: Office - O (Office)

**NEIGHBORHOOD CONTEXT** This section of Papermill Drive primarily features office and commercial uses. There is an apartment development to the north, and a retail establishment adjacent to the east.

**STAFF RECOMMENDATION:**

- ▶ **Approve the sector plan amendment to the GC (General Commercial) land use classification because it is consistent with surrounding development.**

**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. Land uses on Papermill Drive are predominantly office and commercial businesses. Almost all lots fronting this corridor which were once residential have since been converted into offices. These conditions support the proposed plan amendment from MDR (Medium Density Residential) to GC (General Commercial) on the subject property, as it is more compatible with surrounding development.

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

1. Papermill Drive is a major collector street in an urbanized area with ample infrastructure capacity for commercial development on the subject property.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Prior to the City zoning ordinance update in 2020, the subject property was part of a former planned district that included the apartment development to the north and the parcel to the east. In 1994 and 2002, retail and/or office development was approved on the subject property and the adjacent parcel to the east (7-I-94-UR, 12-G-02-UR). The neighboring parcel was developed into retail and office spaces for lease, but the subject parcel remained cleared and vacant. Considering this previously approved and long-standing land use plan, as well as adjacent development, the GC classification is a more appropriate land use category than the current MDR classification.

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

1. Starting around 2008, the single-family dwellings across the street from the subject property were converted into offices with small parking lots in front. This development reflects a shift from residential to business uses along Papermill Drive, and supports a plan amendment from MDR to GC.

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.

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-S-23-RZ **AGENDA ITEM #:** 17  
7-D-23-PA **AGENDA DATE:** 7/13/2023

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

**TAX ID NUMBER:** 107 G C 003.02 [View map on KGIS](#)

**JURISDICTION:** Council District 2

**STREET ADDRESS:** 4629 PAPERMILL DR

▶ **LOCATION:** North side of Papermill Dr, west of Country Oak Cir, east of Coleman Rd

▶ **TRACT INFORMATION:** 1.07 acres

**SECTOR PLAN:** Northwest City

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

**ACCESSIBILITY:** Access is via Papermill Drive, a major collector street with a 23-ft pavement width within a 42-ft right-of-way.

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

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Third Creek & Fourth Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / C-G-2 (General Commercial)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-G-1 (General Commercial)

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

**EXTENSION OF PLAN DESIGNATION/ZONING:** No, but there is C-G-2 zoning adjacent to the east.

**HISTORY OF ZONING REQUESTS:** None noted.

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Multifamily - MDR (Medium Density Residential) - RN-6 (Multi-Family Residential Neighborhood)

**ZONING** South: Office - O (Office) - O (Office)

East: Office - MDR (Medium Density Residential) - C-G-2 (General Commercial)

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

**NEIGHBORHOOD CONTEXT:** This section of Papermill Drive primarily features office and commercial uses. There is an apartment development to the north, and a retail establishment adjacent to the east.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the One Year Plan amendment to the GC (General Commercial) land use classification because it is consistent with surrounding development.**
  
- ▶ **Approve the C-G-1 (General Commercial) district because it is consistent with surrounding land uses and dimensions.**

**COMMENTS:**

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Land uses on Papermill Drive are predominantly office, retail and wholesale uses. Almost all formerly residential lots fronting this corridor have been converted into businesses. These conditions support the proposed plan amendment from MDR (Medium Density Residential) to GC (General Commercial) on the subject property, as it is more compatible with surrounding development.

AN ERROR IN THE PLAN:

1. The subject property was approved for commercial uses as part of a former planned district development plan in 1994 and 2002. Commercial uses are not generally not permitted in the current MDR designation. The proposed GC designation is more consistent with longstanding plans and adjacent land uses, which could have been considered in the One Year Plan.

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 office and commercial development pattern along the Papermill Drive corridor warrants consideration of the GC classification for the subject parcel.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no public policy changes specific to the requested GC land use.

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 studies relevant to the requested land use amendment.

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 request to rezone the subject parcel from the C-G-2 (General Commercial) district to the C-G-1 (General Commercial) district is more consistent with adjacent development. Although the parcel to the east is also zoned C-G-2, the retail and office building there, built in 2007, does not conform to the dimensional standards of C-G-2 zoning. The C-G-2 district requires a front build-to zone of 0 to 20 ft, but the building is set back approximately 70 ft, with a parking lot in front. This layout, which is characteristic of other neighboring businesses as well, is more consistent with C-G-1, which does not have a front setback requirement. C-G-1 zoning on the subject parcel would align better with surrounding development conditions.

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

1. The C-G-1 district is intended for a heterogeneous mix of retail, personal service, office, and residential uses within and along commercial nodes and corridors.
2. This intent is consistent with the commercial and office uses that characterize the Papermill Drive corridor.

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 to occur from the proposed zoning change. A 20-ft landscape buffer would be required where the property abuts residential zoning to the north.
2. Permitted uses are the same between C-G-1 and C-G-2. The dimensional standard differences that would occur with the rezoning would be a maximum building height reduction from 70 ft to 45 ft, and the elimination of front setback and minimum build-to requirements. As stated above, the dimensional standards of the adjacent commercial property are more consistent with the requested C-G-1 zoning than its current C-G-2 zoning.
3. In 1993, the subject property was approved for commercial development as part of a former planned district review. The development plan at that time, shown in Exhibit A, reflects a retail establishment with dimensions that are inconsistent with the C-G-2 standards, but do conform with C-G-1. This prior development approval further supports the proposed rezoning.

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 C-G-1 zoning district is consistent with the General Plan's development policy 8.12, which recommends conditions like landscape screening and height restrictions to improve land use transitions when commercial uses abut residential property. The zoning ordinance will require landscape screening along the border with the apartment community to the north, and the C-G-1 district is more restrictive of building height than C-G-2.
2. The rezoning is consistent with the recommended Northwest City Sector Plan amendment to the GC (General Commercial) land use classification.

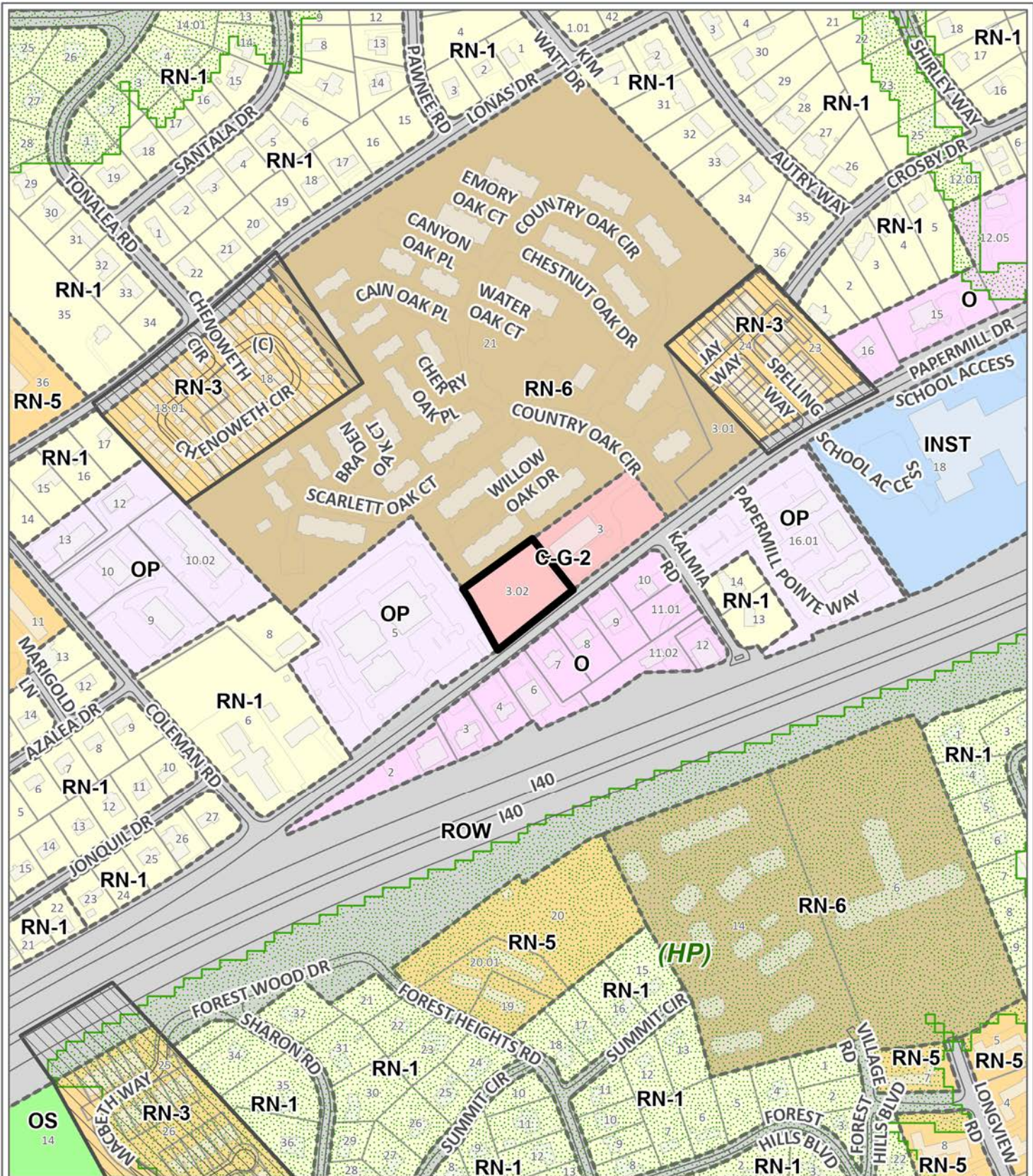
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. This is a highly developed area with adequate infrastructure capacity for commercial development permitted with the C-G-1 district.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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-S-23-RZ**

**Petitioner:** Regency Associates GP



**From:** C-G-2 (General Commercial)

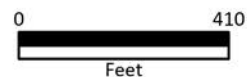
**To:** C-G-1 (General Commercial)

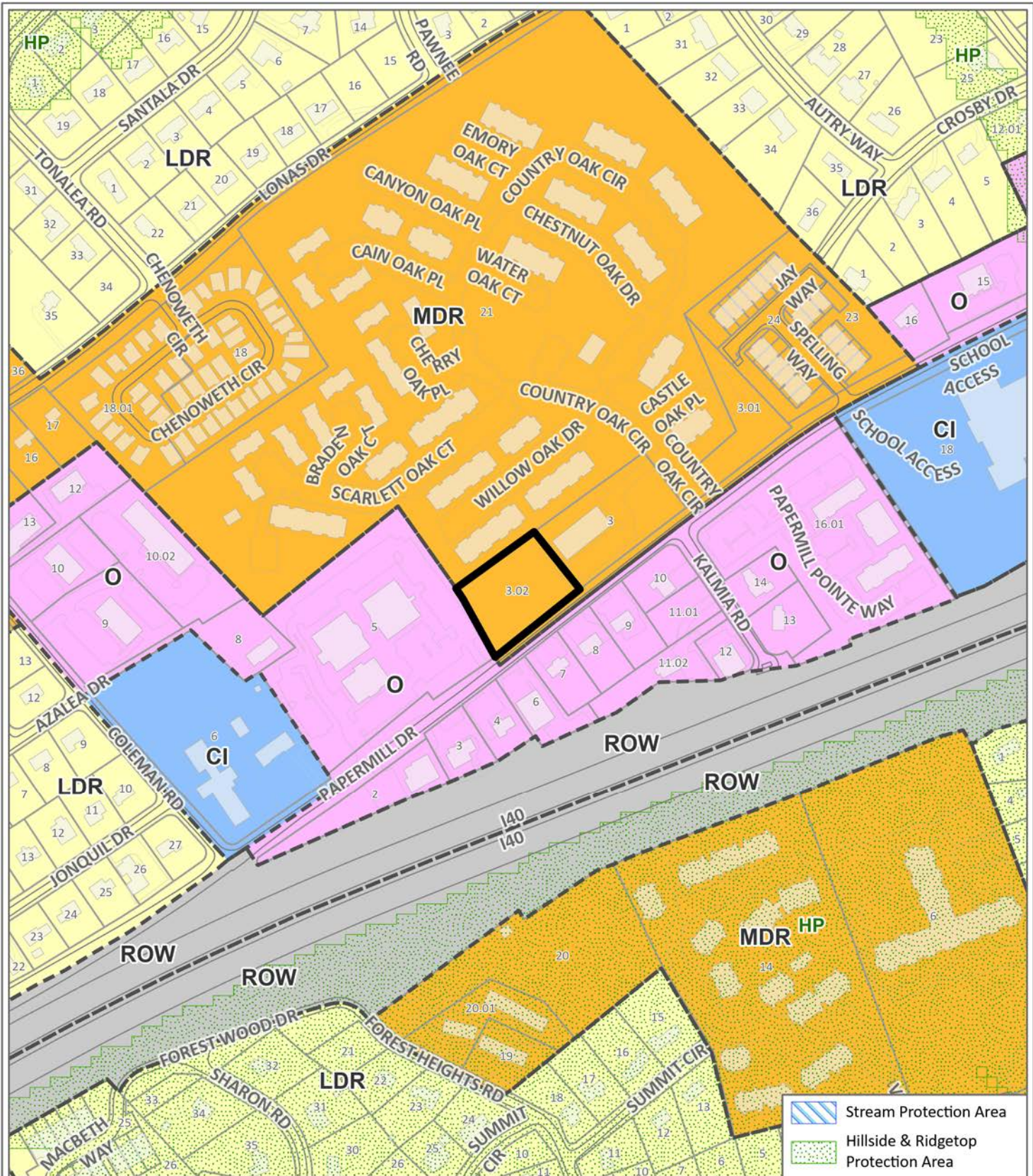
**Map No:** 107

**Jurisdiction:** City

**Original Print Date:** 6/12/2023

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





**NORTHWEST CITY SECTOR PLAN MAP**

**7-E-23-SP**

**Petitioner:** Regency Associates GP



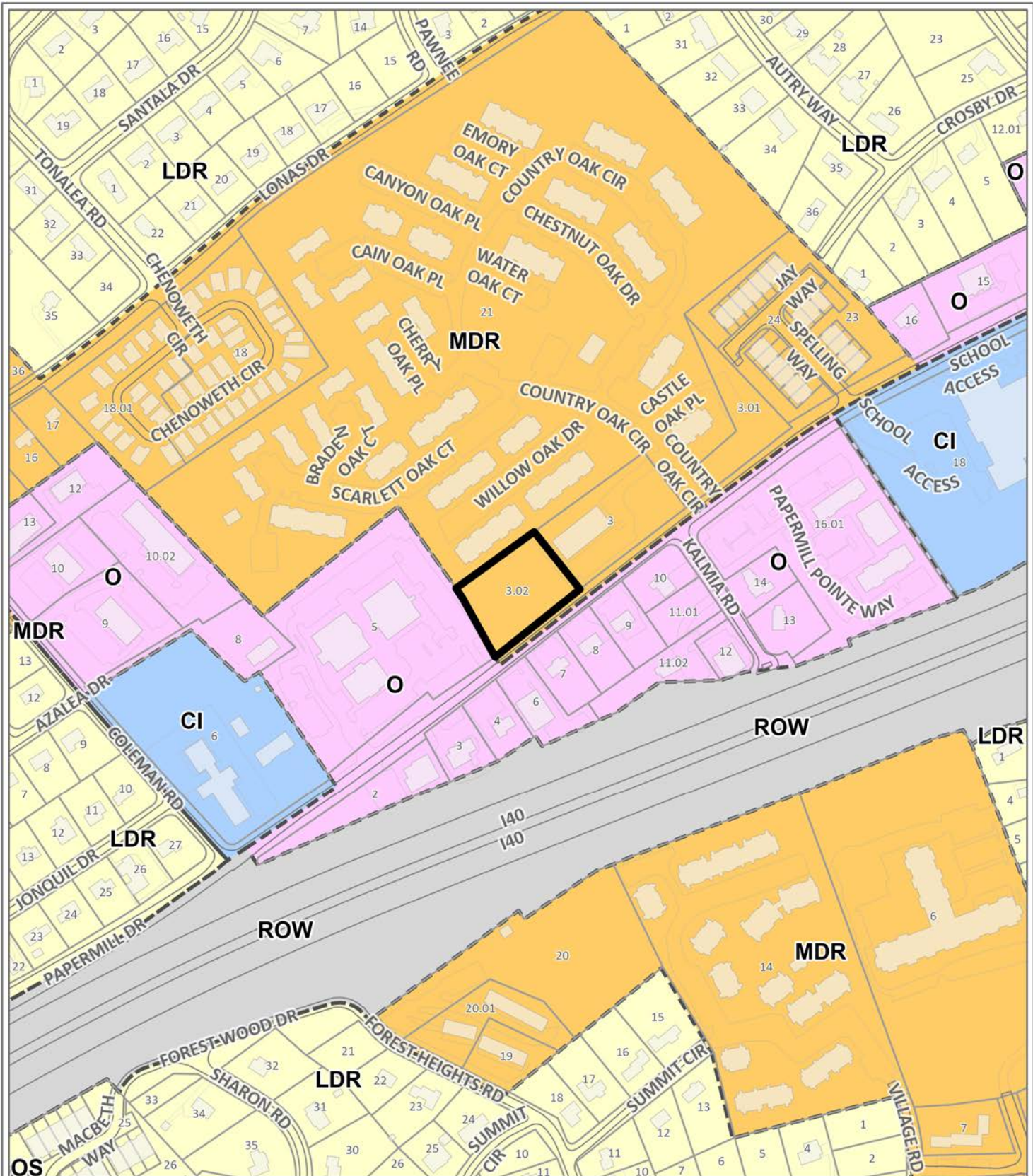
Case boundary

**Original Print Date:** 6/16/2023

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

**Map No:** 107  
**Jurisdiction:** City





**ONE YEAR PLAN MAP**

**7-D-23-PA**

**Petitioner:** Regency Associates GP



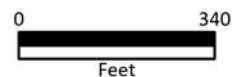
**From:** MDR (Medium Density Residential)

**To:** GC (General Commercial)

**Map No:** 107  
**Jurisdiction:** City

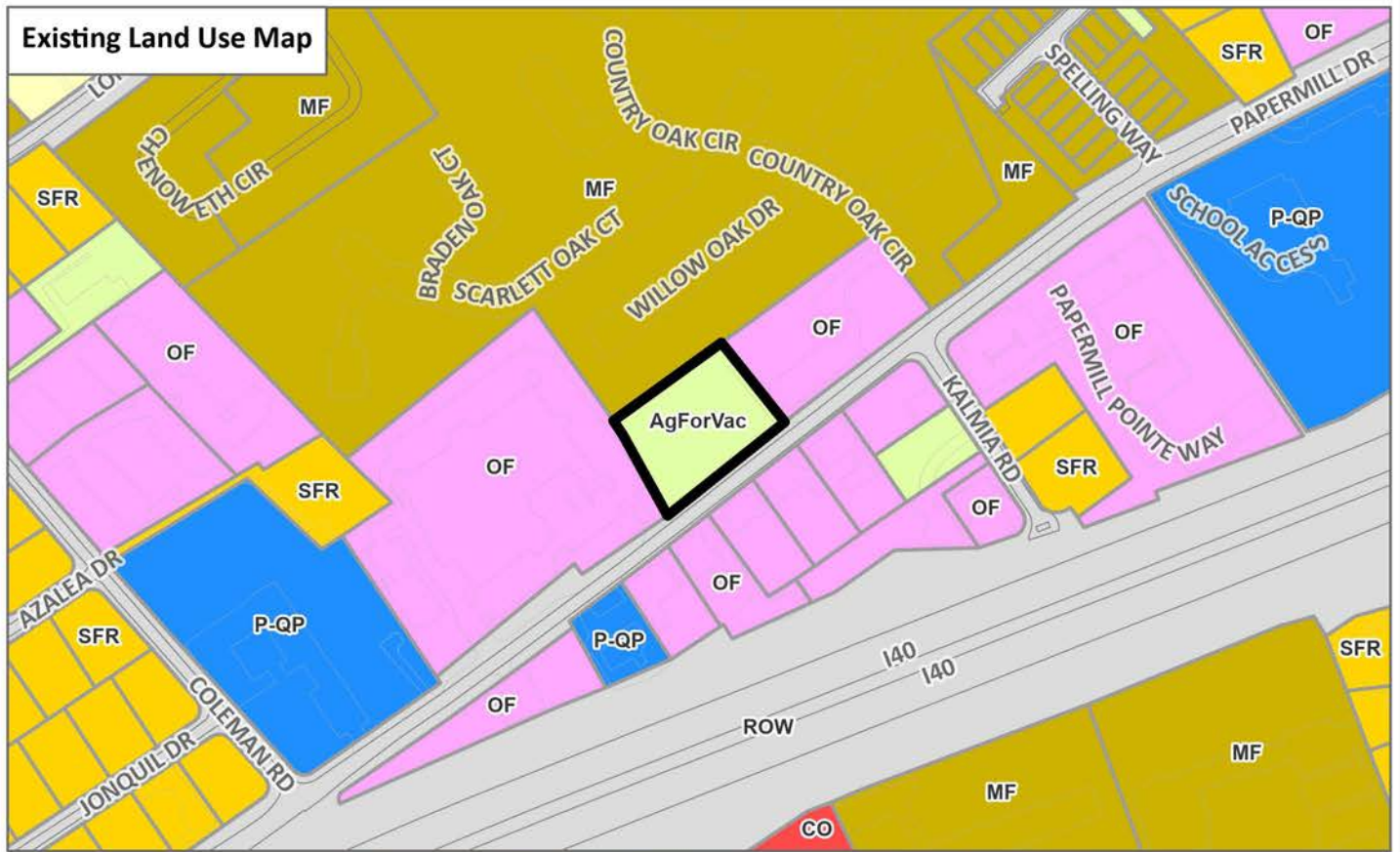
**Original Print Date:** 6/12/2023

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





Existing Land Use Map



Aerial Map



CONTEXTUAL MAPS

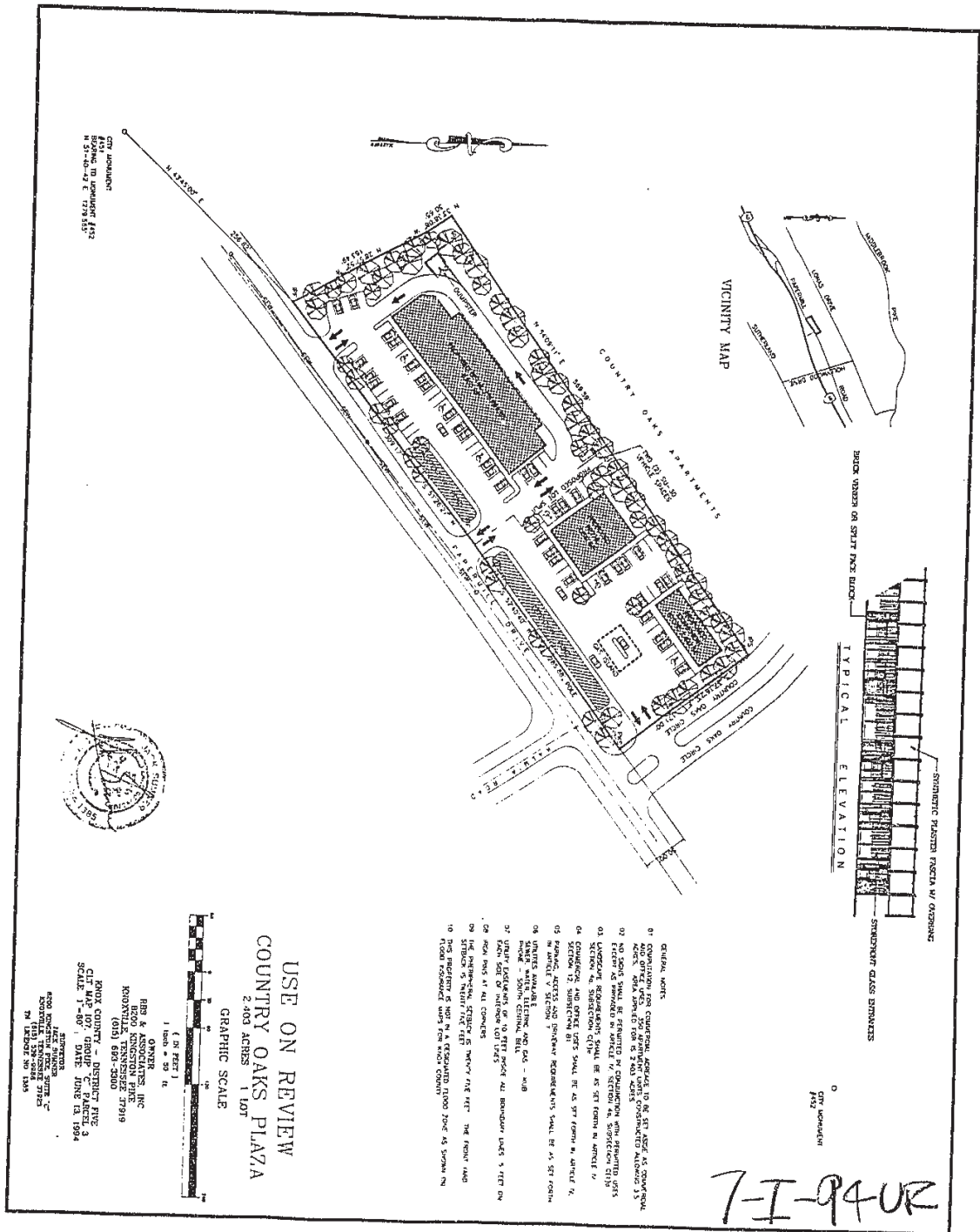
7-S-23-RZ / 7-D-23-PA / 7-E-23-SP



Case boundary



**Exhibit A:**  
**Previously approved**  
**development plan**



HBS & ASSOCIATES, INC.  
 6020 KINGSTON PARK  
 HOUSTON, TEXAS 77019  
 (713) 661-2000

JOHN COUNTRY - DIRECTOR  
 CITY MAP 107 GROUP "C" PLAT 3  
 SCALE 1"=60' DATE JUNE 13, 1994

HBS & ASSOCIATES, INC.  
 6020 KINGSTON PARK  
 HOUSTON, TEXAS 77019  
 (713) 661-2000



**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 MDR (Medium Density Residential) to GC (General Commercial) 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-E-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

**5/31/2023**

Date Filed

**7/13/2023**

Meeting Date (if applicable)

**7-E-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

**4629 PAPERMILL DR**

Property Address

**107 G C 003.02**

Parcel ID

**1.07 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 Papermill Dr, west of Kalmia Rd**

General Location

City

**Council District 2**

**C-G-2 (General Commercial)**

**Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**Northwest City**

Planning Sector

**MDR (Medium Density Residential)**

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	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change <b>C-G-1 (General Commercial)</b>	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment <b>GC (General Commercial)</b>	
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	<b>\$2,050.00</b>	
<b>ATTACHMENTS</b>	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
<b>ADDITIONAL REQUIREMENTS</b>	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	<b>Regency Associates GP</b>	<b>5/31/2023</b>
	Please Print	Date

Property Owner Signature	<b>Regency Associates GP</b>	<b>5/31/2023</b>
	Please Print	Date



# 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

Date Filed

Meeting Date (if applicable)

File Number(s)

7-S-23-RZ  
7-D-23-PA  
7-E-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-~~8~~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

4629 Papermill Dr.

107GC00302

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

N of Papermill Dr., W of its intersection with Kalmia Rd.

~1.07 acres

General Location

Tract Size

City  County

2

C-G-2

AgForVac

District

Zoning District

Existing Land Use

Northwest City

MDR

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

~~C-G-3~~ C-G-1

Proposed Zoning

Plan Amendment Change

GC

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
0803	\$1,000	\$2,050
Fee 2		
0601	\$650	
Fee 3		
0603	\$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

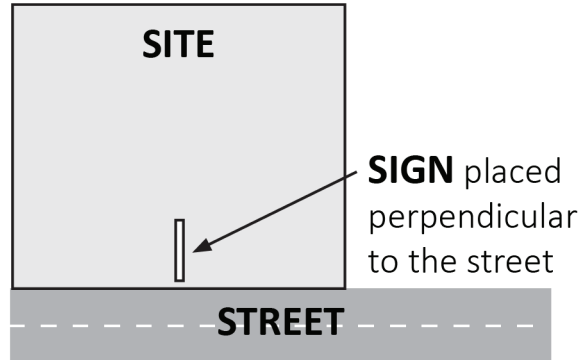
for Regency Associates GP

5/31/2023

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: 5/31/2023

File Number: 7-S-23-RZ / 7-D-23-PA / 7-E-23-SP



Sign posted by Staff



Sign posted by Applicant