



# SPECIAL USE REPORT

▶ **FILE #:** 11-A-23-SU

**AGENDA ITEM #:** 16

**AGENDA DATE:** 11/9/2023

▶ **APPLICANT:** SHANNON HARPER  
OWNER(S): Shannon Harper Harper Properties LP

TAX ID NUMBER: 131 J A 001.02 [View map on KGIS](#)  
JURISDICTION: City Council District 2  
STREET ADDRESS: 0 PARKSIDE DR

▶ **LOCATION:** Southeast side of Parkside Dr, west of Wakefield Rd  
▶ **APPX. SIZE OF TRACT:** 6.59 acres  
SECTOR PLAN: Southwest County  
GROWTH POLICY PLAN: N/A (Within City Limits)  
ACCESSIBILITY: Access is via Parkside Drive, a 4-lane, median-divided, major arterial street within 100-ft right-of-way.  
UTILITIES: Water Source: First Knox Utility District  
Sewer Source: First Knox Utility District  
WATERSHED: Turkey Creek

▶ **ZONING:** C-H-2 (Highway Commercial)  
▶ **EXISTING LAND USE:** Agriculture/forestry/vacant land  
▶ **PROPOSED USE:** 118-space parking lot in C-H-2 (Highway Commercial) zoning district

HISTORY OF ZONING: In 1988, the property was part of a rezoning from AG (Agricultural) and RA (Residential A) zones to CB (Commercial B) zone. [3-O-88-RZ]  
SURROUNDING LAND USE AND ZONING: North: Industrial (manufacturing) - I-G (General Industrial) in the City  
South: Single family residential, agriculture/forestry/vacant land - RA (Low Density Residential) in the County  
East: Agriculture/forestry/vacant land - C-H-2 (Highway Commercial) in the City  
West: Agriculture/forestry/vacant land - C-H-2 (Highway Commercial) in the City  
NEIGHBORHOOD CONTEXT: The property is located on a commercial corridor along Parkside Drive. The corridor includes several automobile dealerships with large parking lots on properties zoned C-H-2.

**STAFF RECOMMENDATION:**

▶ **Approve the request for a 118-space parking lot in the C-H-2 (Highway Commercial) zoning district, subject to 3 conditions.**  
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 12 (Landscape).

2. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections.
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

**COMMENTS:**

This special use request is for a 118-space parking lot on a 5.69-acre parcel to be used for overflow parking for a carwash facility being built on the adjacent lot to the east. There are no buildings proposed as part of this Special Use request.

**STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)**

**1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.**

- A. The proposed parking lot is consistent with the General Plan's development policy 8.11 that encourages to improve the appearance of existing commercial strips by providing better landscaping.
- B. The proposed use is consistent with the One Year Plan and Southwest County Sector Plan's GC (General Commercial) land use classification.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.**

- A. The C-H-2 district is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas. The proposed parking lot is consistent with the district's intent.
- B. The site plans as provided comply with the requirements of Article 12.5 (Parking Lot Perimeter Landscape Yard) and Article 12.6 (Interior Parking Lot landscape). Article 12.8 (Buffer Yards) requires a 20-ft Class B Buffer Yard as the property abuts a residential district in the south. However, staff's interpretation is that the existing vegetation along the south boundary meets the zoning ordinance's intent, and it may qualify for an Alternative Landscape Design subject to approval from the City's Department of Plans Review and Inspections.

**3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.**

- A. The area is primarily characterized by commercial uses with several auto dealerships with large parking lots. There are a few offices and industrial uses on the north side of Parkside Drive, which also have relatively large parking lots. The proposed use will be consistent with this automobile-oriented commercial area.

**4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.**

- A. The proposed use is not expected to have any significant adverse impacts on adjacent properties. As mentioned above, the property has an existing forested area along the south boundary which works as a buffer for the low-density neighborhood on the south. If the existing vegetation is cleared, a 20-ft Class B buffer yard will be required.

**5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.**

- A. The subject property is accessed via a major arterial street, Parkside Drive. Although the use will increase traffic to the area, it is not expected to draw substantial traffic through residential streets.

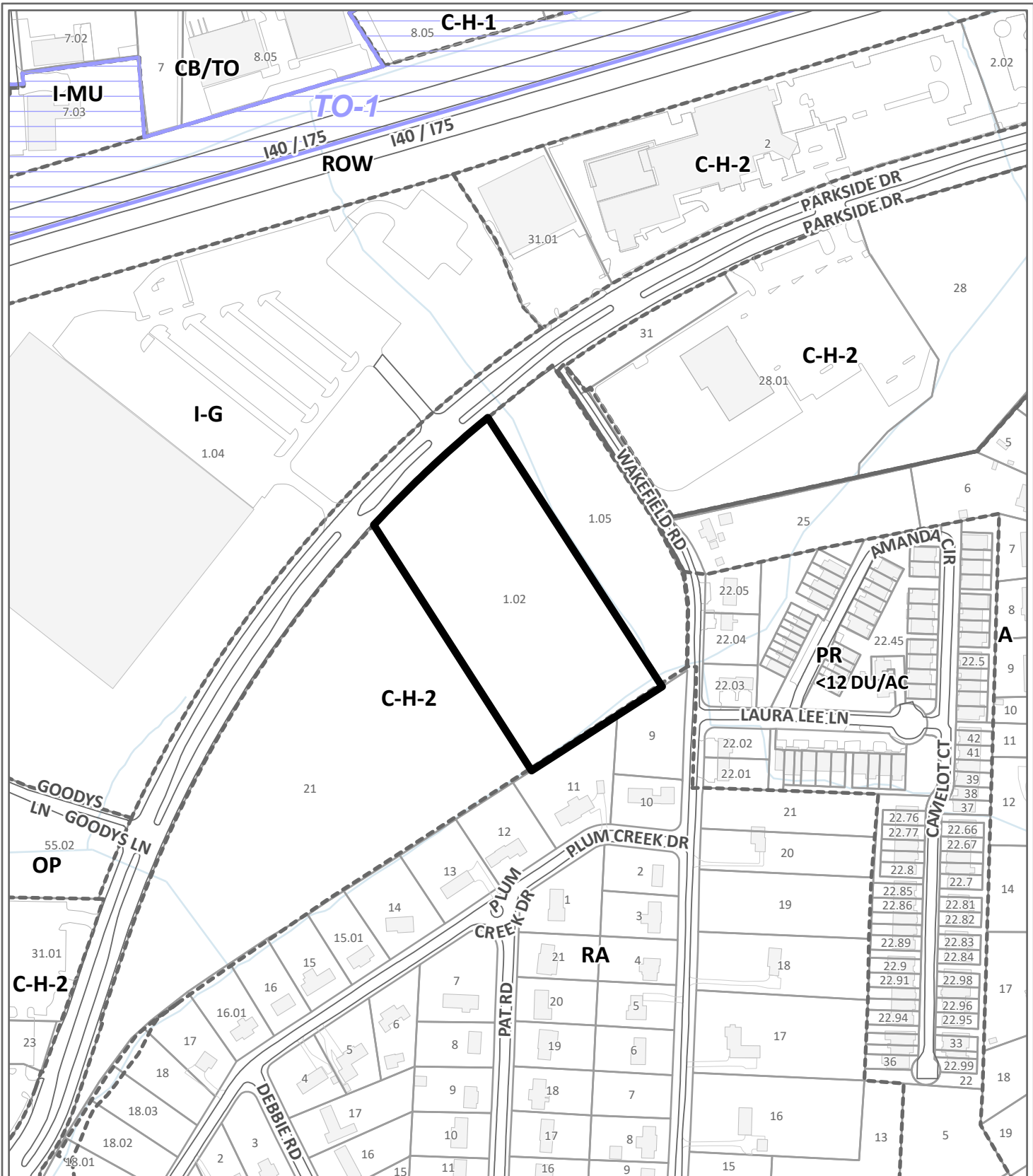
**6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.**

- A. There are no known uses or environmental factors immediately surrounding the subject property that would pose a potential hazard or have an undesirable impact on the proposed use.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



**SPECIAL USE**

**11-A-23-SU**

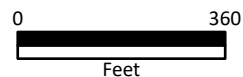
Petitioner: Shannon Harper



118-space parking lot in C-H-2 (Highway Commercial) zoning district. in C-H-2 (Highway Commercial)

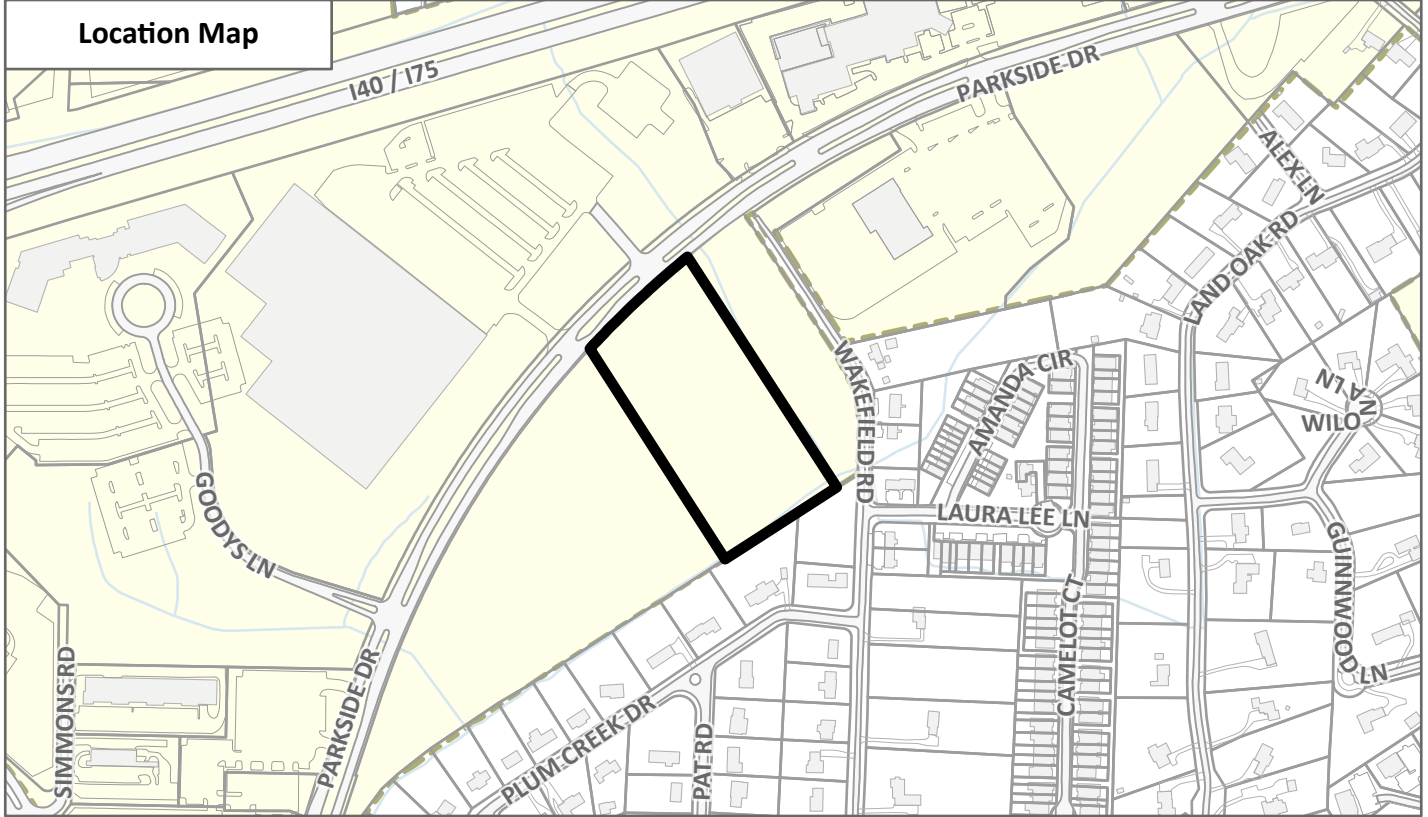
Map No: 131  
Jurisdiction: City

Original Print Date: 10/4/2023  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map

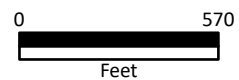


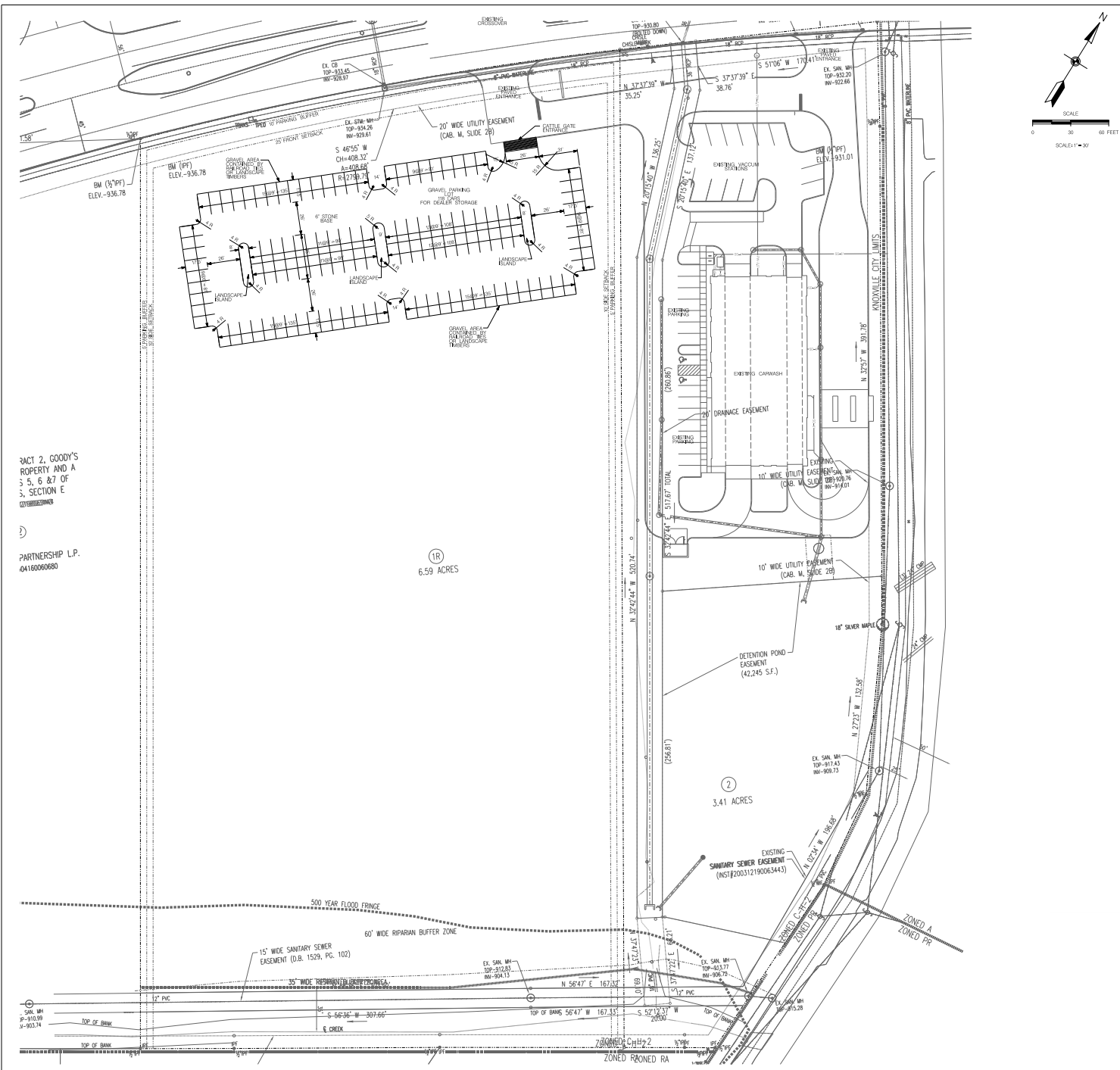
CONTEXTUAL MAPS 1

11-A-23-SU



Case boundary





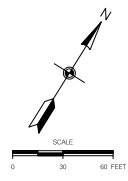
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PARTNERSHIP L.P.  
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1R  
6.59 ACRES

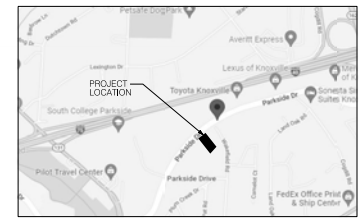
2  
3.41 ACRES

11-A-23-SU  
9.25.23

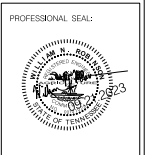


EXISTING	PROPOSED	LEGEND
---	---	GROUND CONTOUR ELEVATION
○	○	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	UNDERGROUND ELECTRICAL
○	○	MANHOLE
○	○	WATER METER
○	○	FIRE HYDRANT
---	---	SURFACE FLOW
---	---	BILT FENCING
---	---	CURB
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	CONSTRUCTION ENTRANCE
---	---	EROSION CONTROL MAT

PROJECT DATA  
 USE: PARKING AS A PRINCIPAL USE  
 ZONING: CH-2  
 PARCEL: ISLANDOGE  
 PARKING SPACES:  
 PARKING REQUIRED: 0 SPACES  
 PARKING PROVIDED: 0 SPACES  
 CALCULATION CITY:  
 PARKING AS A PRINCIPAL USE, NO CALCULATION APPLICABLE  
 SETBACKS:  
 FRONT: 25'  
 REAR: 5'  
 BUILDING AREA: BUILDING PROPOSED  
 PARCEL AREA: 629 AC  
 IMPERVIOUS AREA: 0 AC (GRAVEL)  
 FLOOR AREA: PARKING: 0 %  
 IMPERVIOUS AREA: 0.0003 %  
 GROSS AREA COVERAGE: 0 %



**WILL ROBINSON  
& ASSOCIATES**  
 1248 N. Shreveport Ln  
 Knoxville, TN 37714  
 (615) 582-1100  
 will@wraenv.com

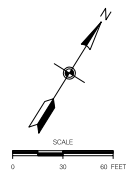
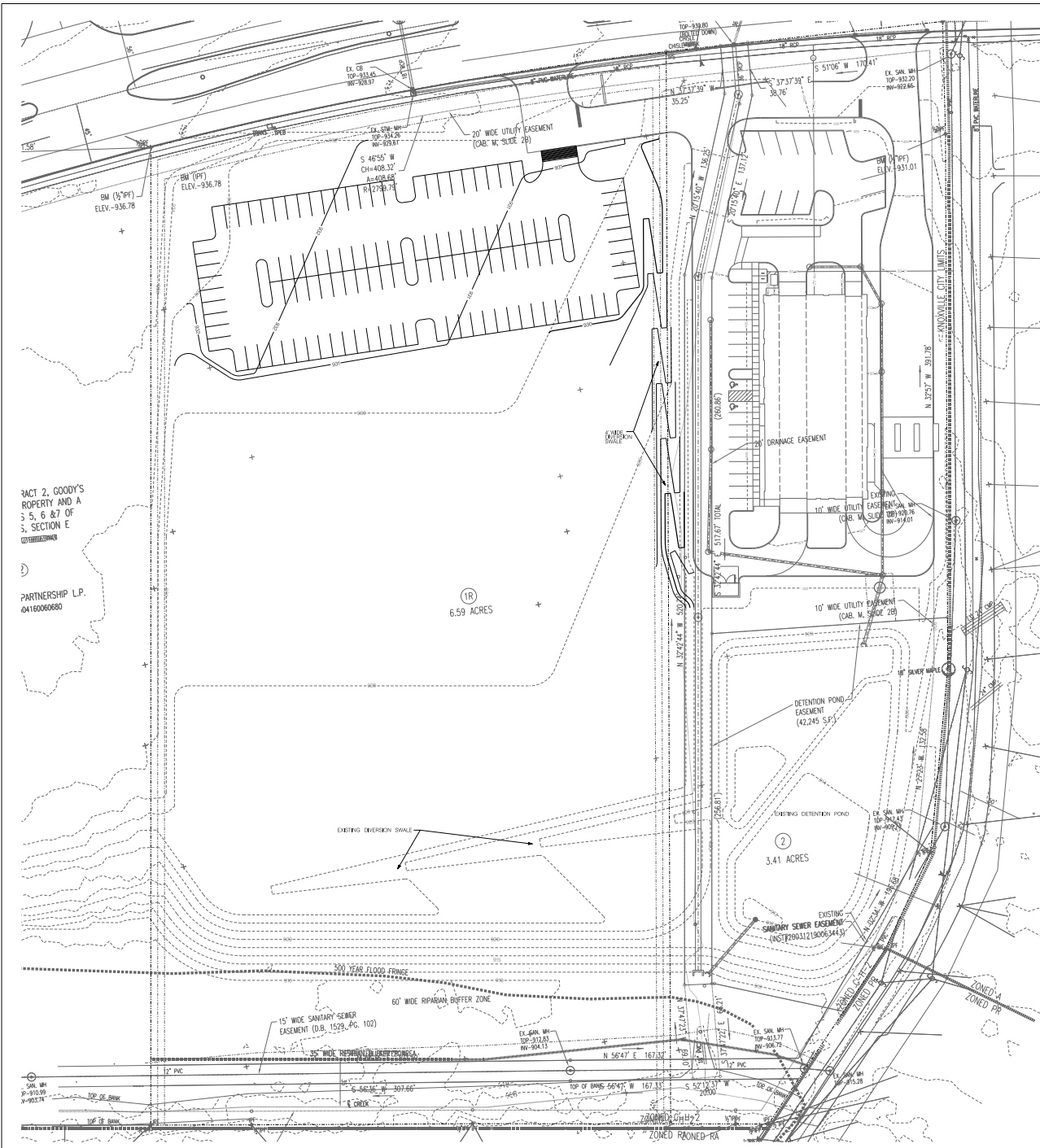


A New Facility for:  
**Harper Parking**  
 Paradise Ohio  
 Knoxville, Tennessee

REVISIONS:

DRAWN: WRR  
 CHECKED: WRR  
 DATE: 09-27-2023  
 FILE NAME:  
 PROJECT NO:

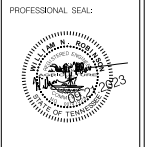
**PL01**  
 CONCEPT LAYOUT PLAN  
 DRAWING



**11-A-23-SU**  
**9.25.23**

LEGEND	
EXISTING	PROPOSED

**WILL ROBINSON & ASSOCIATES**  
1248 N. Shreveport Ln  
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(615) 835-1100  
will@crainvill.com

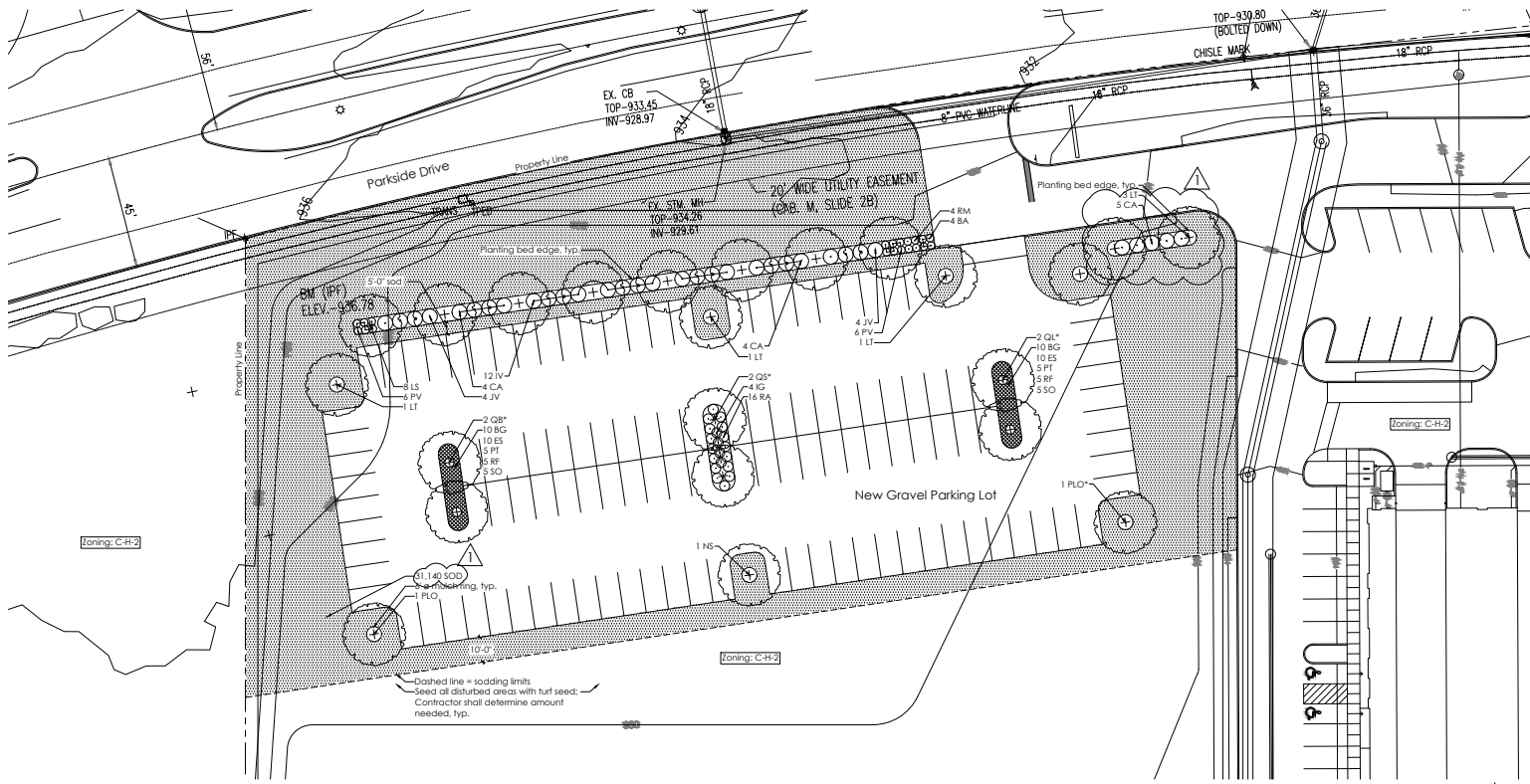


A New Facility for  
**Harper Parking**  
Pariselle Ohio  
Knoxville, Tennessee

REVISIONS:

DRAWN: WRR  
CHECKED: WRR  
DATE: 09-27-2023  
FILE NAME:  
PROJECT NO:

**PL02**  
CONCEPT GRADING PLAN  
DRAWING



- City of Knoxville Landscape Requirements**  
Per Article 12, Appendix B - Zoning Code
- A perimeter landscape yard, which is established where the parking lot abuts a street right-of-way, is required for all new parking lots of 10,000 square feet or more in area and for any expansions or improvements of existing parking lots when required by Section 11.1.C. of 10,000 square feet or more in area. Parking lots located on properties developed under a common or unified development plan and/or which have a shared access agreement are not required to provide the perimeter screening area along common property lines where parking areas abut.
- 1. Parking Lot Perimeter Tree Planting Requirements**
    - a) Calculation: 325.00 LF of parking lot perimeter / 100 LF x 3 trees = 10 trees required
    - b) Number of trees provided: 10
  - 2. Parking Lot Perimeter Shrub Planting Requirements**
    - a) Calculation: 325.00 LF of parking lot perimeter / 100 LF x 10 shrubs = 33 shrubs required
    - b) Number of shrubs provided: 33
  - 3. Parking Lot Interior Landscaping Requirements**
    - a) Number of single-row parking lot islands: 7
    - b) 1 tree per seven (7) single-row parking lot islands = 7 trees required
    - c) Number of trees provided: 7
    - d) Number of double-row parking lot islands: 3
    - e) 2 trees per three (3) double-row parking lot islands = 6 trees required
    - f) Number of trees provided: 6
    - g) 60% of the area of every parking lot island must be planted in shrubs, live groundcover, perennials, or ornamental grasses. (See) XXXI ggy plan
  - 4. Tree Protection Ordinance**
    - a) Where trees cannot be retained pursuant to this article, or do not exist on the site, they shall be provided on the site, within twelve (12) months of construction completion, at the rate of eight (8) trees per acre.
    - b) Trees marked on the plan with an asterisk (\*) are to be counted towards the City of Knoxville's Tree Protection Ordinance.
    - c) Calculation: 8 trees x 0.84 acres (new parking lot) = 7 trees required
    - d) Number of trees provided: 7



**1 Landscape Plan**  
Scale: 1" = 20'-0"



**Plant Schedule**

Key	Qty.	Botanical Name	Common Name	Size	Notes
<b>SHADE TREES</b>					
IS	8	<i>Liquidambar styraciflua</i> 'Seymour Dubouche'	American Sweetgum	2' Cal.	Single trunk; well-branched; <b>columnar variety</b> ; Mature Hgt.: 60'
TI	6	<i>Liriodendron tulipifera</i> 'Fastigiatum'	Columnar Tulip Poplar	2' Cal.	Single trunk; well-branched; Mature Hgt.: 60'
AS	1	<i>Platanus sphenoloba</i> 'Milare'	Star-Leafed Sycamore	2' Cal.	Single trunk; well-branched; Mature Hgt.: 100'
PLO	2	<i>Platanus occidentalis</i>	Sycamore	2' Cal.	Single trunk; well-branched; Mature Hgt.: 100'
GB	2	<i>Quercus bicolor</i>	Swamp White Oak	2' Cal.	Single trunk; well-branched; Mature Hgt.: 60'
GL	2	<i>Quercus lyrata</i>	Overcup Oak	2' Cal.	Single trunk; well-branched; Mature Hgt.: 60'
GS	2	<i>Quercus shumardii</i>	Shumard Oak	2' Cal.	Single trunk; well-branched; Mature Hgt.: 50'
<b>SHRUBS</b>					
CA	13	<i>Callicarpa americana</i>	American Beautyberry	18" Min. Hgt.	60" o.c. spacing; <b>straight species</b>
NG	2	<i>Ilex glabra</i> 'Shamrock'	Dwarf Hollyberry	18" Min. Hgt.	All; cultivar; 'nana'
IV	12	<i>Ilex vomifolia</i> 'Schilling'	Dwarf Traill Holly	18" Min. Hgt.	60" o.c. spacing; All; cultivar; 'nana'
JV	8	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Juniper	18" Min. Hgt.	60" o.c. spacing
RA	16	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	18" Min. Hgt.	48" o.c. spacing
<b>PERENNIALS/ORNAMENTAL GRASSES</b>					
BA	4	<i>Boltonia asteroides</i>	False Aster	1 Gal.	36" o.c. spacing
BG	201	<i>Bouteloua gracilis</i>	Blue Oatgrass	4" Pot.	18" o.c. spacing; <b>straight species</b>
ES	20	<i>Eragrostis spectabilis</i>	Purple Love Grass	4" Pot.	18" o.c. spacing; <b>straight species</b>
PV	12	<i>Panicum virgatum</i> 'Shenandoah'	Switch Grass	1 Gal.	36" o.c. spacing
PI	10	<i>Pycnanthemum tenuifolium</i>	Narrowleaf Mountain Mint	1 Gal.	18" o.c. spacing
RF	10	<i>Rudbeckia fulgida</i>	Black-Head Susan	1 Gal.	18" o.c. spacing
RM	4	<i>Rudbeckia maxima</i>	Large Coneflower	4" Pot.	36" o.c. spacing
SO	10	<i>Symphoricarpos oblongifolius</i> 'Raydon's Favorite'	Aromatic Aster	1 Gal.	30" o.c.; All; varieties <b>only</b> : 'Bluebird' or 'October Skies'
<b>TREE</b>					
SCD	3	<i>Liriodendron tulipifera</i>	Tulip Tree	5'	
<b>SOIL AMENDMENTS / MULCH</b>					
22		Compost		Cu. Yd.	3" depth; leaf compost/coarse sand (3:1 ratio)
24		Double-Shredded Hardwood Mulch		Cu. Yd.	3" depth

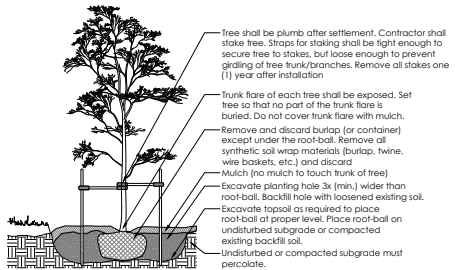
\* All proposed plant substitutions must be approved by the Landscape Architect.  
 \*\* The Contractor shall confirm quantities for mulch, compost, and soil.  
 \*\*\* The Contractor shall determine amount of turf seed needed to seed all disturbed areas for this project.

**Harper Carwash Parkside | Overflow Parking**  
 Parkside Drive, Knoxville, TN 37922

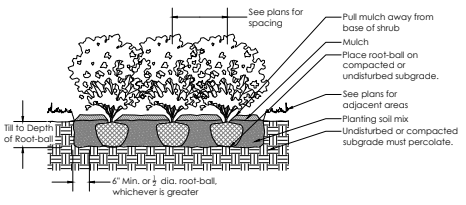
Drawn By:	Date:
258	10-25-2023
Revised:	Date:
City Comments:	10-25-2023
Project File Number:	
11-A-23-SU	
Sheet Name:	
Landscape Plan	
Sheet Number:	

**11-A-23-SU**  
**10.12.23**

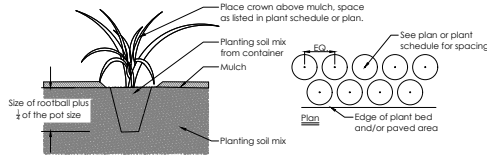




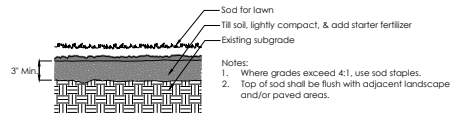
**1 Tree Planting & Staking**  
 Scale: NTS



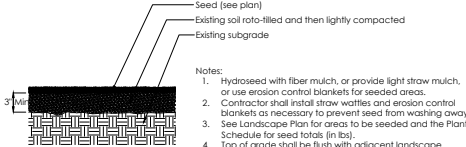
**2 Shrub Planting**  
 Scale: NTS



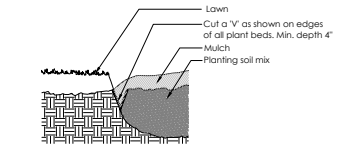
**3 Perennial/Ornamental Grass Planting Detail**  
 Scale: NTS



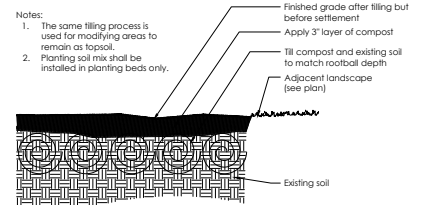
**4 Sod**  
 Scale: NTS



**5 Seeding**  
 Scale: NTS



**6 Planting Bed Edge**  
 Scale: NTS



**7 Planting Soil Mix**  
 Scale: NTS

**Planting Notes**

- The Contractor shall verify existing conditions in the field and report any discrepancies to the Landscape Architect prior to starting work.
- No planting shall occur until soil test sample results have been received and the soil has been amended per the soil test results. See this sheet for soil testing instructions.
- No planting shall occur until percolation testing has been completed and soils have been properly graded for positive drainage. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines set for nursery stock published by the American Association of Nurserymen. Additionally, all new plant material for the project shall be of the highest specimen quality.
- Do not assume that trunk flares will be exposed at the nursery. Contractor to expose trunk flares to check for girdling. Pull mulch away from the base of all plants.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant schedule.
- The Contractor shall locate and verify all existing underground and aboveground utility lines prior to soil preparation or planting. Any discrepancies shall be reported to the Landscape Architect. Call Tennessee 811 to schedule a utility locate.
- Till all beds with planting soil mix to a minimum depth that matches the depth of the plant root-balls.
- All plant beds and trees shall receive a minimum of three inches (3") of double-streoded, hardwood mulch. See Seeding Notes on this sheet for mulching of seeded areas.
- All trees in lawn areas shall have a minimum 6' diameter mulch ring to surround the base of the trunk unless noted otherwise on the plan.
- Do not pile mulch against the trunk of any tree. Leave a gap for the trunk flare. AVOID mulch volcanoes.
- Thoroughly water all plants during the first 24 hours after planting. Wet the soil to a depth of 18-24". When water starts to run off, stop watering, let the water soak in and repeat until the proper depth is wet.
- Any proposed substitutions of plant species shall be made with plants of equivalent form, height, branching habit, leaf color, fruit and environmental culture. All proposed substitutions must be approved by the Landscape Architect.
- The Contractor's base bid shall include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- The Contractor shall complete work within schedule established by the Owner or Owner's representative.
- The Contractor shall provide a one (1) year warranty for all plant material starting after the issuance of the certificate of occupancy.
- Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner, Owner's Representative, or Landscape Architect. Contractor to provide interim maintenance (watering, pruning, fertilizing, firming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until end of warranty.
- Application of pesticides must be approved by the Landscape Architect or Owner prior to use. All pesticide applications shall be carried out by a licensed spray technician. Planting plans are not layout plans. Plants may need to be shifted in the field to accommodate existing conditions. Coordinate with the Landscape Architect before making any changes to the planting plan.
- Mulch, compost, and sod quantities are approximate. The Contractor shall verify the amounts needed before purchasing and installing.

**Seeding Notes**

- Field verify areas to receive seed and modify order quantity as necessary.
- Site Preparation: Eradicate exotic invasive plant material by having a licensed spray technician apply an approved herbicide. Good pre-seeding weed control may require repeated spraying at least two weeks apart.
- See Civil Engineer's plans for grading. Finer grading and shaping may be necessary to achieve a smoother, more regular surface for receiving seed.
- The Contractor shall ensure that all grades will permit safe and efficient use of equipment during seedbed preparation, seeding, stowing, and maintenance of vegetation.
- Loosely grade the topsoil in order to create a non-compacted growth medium prior to spreading the seed.
- Mulch seeded areas with either straw mulch or use erosion control blankets to all seeded areas after sowing seed. Hydroseed fiber mulch is also an acceptable application method.
- For areas with slope greater than 3:1, final tracking should be perpendicular to the slope to help reduce erosion, keep seeds in place, and to retain consistent soil moisture for seed germination.
- Concentrations of water flows that could cause soil erosion should be diverted to a safe outlet. Divisions and other treatment practices must conform to the appropriate standards and specifications of the Tennessee Erosion and Sediment Control (TDEC) Handbook.
- The Contractor shall comply with TDEC erosion control requirements throughout the establishment of the seeded areas.
- Maintenance: The Contractor shall observe the growth of the seeded species and eliminate invasive exotic vegetation until final acceptance.
- Protect and care for seeded areas, including watering when needed, until final acceptance. This includes repaired areas as well as any area receiving supplemental applications of seed.
- Seed all areas as shown on the plans.
- Protect and care for seeded areas, including watering when needed, until final acceptance. This includes repaired areas as well as any area receiving supplemental applications of seed.
- Seed any left over, disturbed areas following construction with turf seed. See table below for turf seed blend.

Turf Seed Blend Table		
Botanical Name	Common Name	Percentage in Mix
<i>Festuca arundinacea</i>	Tall Fescue	70%
<i>Festuca nuba</i>	Creeping Red Fescue	15%
<i>Poa pratensis</i>	Kentucky Bluegrass	15%

**Soil Test Notes**

- Using a shovel, dig a v-shaped hole to a depth of 6 inches; then cut a thin slice of soil from one side of the hole. Place the slice of soil into a plastic bucket (do not use a metal bucket as this can skew test results). Mix the slices together and fill a plastic soil sample bag with three (3) cups of soil. The sample bags can be ziploc bags that clearly labeled with the project name and sample number.
- A well-mixed composite from 10 to 20 random locations from the areas to receive plants shall be sub-sampled to make the three (3) cup sample for each bag.
- Mark the landscape plan to show sample locations.
- Send the soil samples to either a private lab or the local extension service.
- The results of the soil test shall be sent to the Landscape Architect for evaluation.

**Soil Percolation Test Notes**

- Dig hole 18-24" deep and a minimum of 6" wide.
- Fill hole with water to the top and let it drain for several hours. Ideally, let the hole pre-wet over night and perform the test the following day.
- Refill hole to within a couple of inches of the top.
- To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole; or mark on side of hole with nail or stick.
- Measure drop in water level after 30 minutes and again at 1 hour. If possible, measure the drop in water level the next day.
- Determine drop in water level per hour. If water level in the hole drops, more than 1 inch per hour, it is well drained and suitable for planting.

**11-A-23-SU**  
**10.12.23**

Drawn By	Date
258	10-25-2023
Revision	Date
City Comments	10-25-2023
Project File Number	11-A-23-SU
Sheet Name	

1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices OR email it to applications@knoxplanning.org



# Development Request

Reset Form

- DEVELOPMENT**
- Development Plan
  - Planned Development
  - Use on Review / Special Use
  - Hillside Protection COA

- SUBDIVISION**
- Concept Plan
  - Final Plat

- ZONING**
- Plan Amendment
    - SP  OYP
  - Rezoning

Shannon Harper

Owner

Applicant Name

Affiliation

09/25/2023

11/09/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

11-A-23-SU

**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

Will Robinson

Will Robinson & Associates

Name

Company

1248 N Shorewood Ln

Caryville

TN

37714

Address

City

State

ZIP

865-386-4201

wendy@wracivil.com

Phone

Email

**CURRENT PROPERTY INFO**

Harper Properties LP

2111 Duncan Rd, Knoxville, TN 37919 865-384-1460

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Parkside Drive, Knoxville TN 37922

131JA00102

Property Address

Parcel ID

N/A

N/A

N/A

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

May 1, 2023

**DEVELOPMENT REQUEST**

Development Plan     Use on Review / Special Use     Hillside Protection COA  
 Residential     Non-Residential  
 Home Occupation (specify) \_\_\_\_\_  
 Other (specify) **Request for a special use: parking, on a parcel with zoning C-H-2**

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    Proposed Zoning \_\_\_\_\_  
 Plan Amendment Change    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	0405	\$1600.00	Total  \$1600.00
Fee 2			
Fee 3			

**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 865-384-1460 Phone Number	Shannon Harper Please Print shannon.harper3@gmail.com Email Shannon Harper Please Print	09.25.2023 Date 09/25/2023, SG Date Paid
 Property Owner Signature		



# 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

**Shannon Harper**

Applicant Name

Affiliation

**9/25/2023**

Date Filed

**11/9/2023**

Meeting Date (if applicable)

**11-A-23-SU**

File Number(s)

## CORRESPONDENCE

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

**Will Robinson Will Robinson and Associates**

Name / Company

**1248 N. Shorewood Ln. Ln. Caryville TN 37714**

Address

**865-386-4201 / wendy@wracivil.com**

Phone / Email

## CURRENT PROPERTY INFO

**Shannon Harper Harper Properties LP**

Owner Name (if different)

**2111 Duncan Rd. Rd. Knoxville TN 37919**

Owner Address

**865-200-8605**

Owner Phone / Email

**0 PARKSIDE DR**

Property Address

**131 J A 001.02**

Parcel ID

**6.59 acres**

Tract Size

Part of Parcel (Y/N)?

**First Knox Utility District**

Sewer Provider

**First Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southeast side of Parkside Dr, west of Wakefield Rd**

General Location

City

**Council District 2**

**C-H-2 (Highway Commercial)**

**Agriculture/forestry/vacant land**

County District

Zoning District

Existing Land Use

**Southwest County**

Planning Sector

**GC (General 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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) **118-space parking lot in C-H-2 (Highway Commercial) zoning district**

## 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

Proposed Zoning \_\_\_\_\_

Pending Plat File Number

- Plan

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

**\$1,600.00**

Fee 2

Fee 3

Total

## 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 **Shannon Harper**  
Please Print

**9/25/2023**

Date

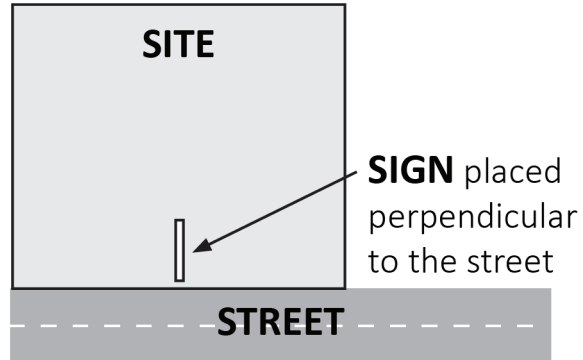
Phone / Email \_\_\_\_\_

Property Owner Signature **Shannon Harper Harper Properties LP**  
Please Print

**9/25/2023**

Date

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:*

\_\_\_\_\_ 10/27/2023 \_\_\_\_\_ and \_\_\_\_\_ 11/10/2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Shannon Harper

Date: 09/25/2023

File Number: 11-A-23-SU

- Sign posted by Staff
- Sign posted by Applicant