



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 11-I-23-RZ **AGENDA ITEM #:** 26
11-B-23-SP **AGENDA DATE:** 11/9/2023

▶ **APPLICANT:** NATURE'S BEST ORGANICS OF TN LLC/BRIAN DEVELOPMENT, LLC
OWNER(S): Nature's Best Organics of TN LLC / Brian Development, LLC

TAX ID NUMBER: SECTOR PLAN: 076 009, 009.01 & 089 193 (part of) [View map on KGIS](#)
REZONING: 076 009, 009.01 & 089 044, 193

JURISDICTION: Commission District 6
STREET ADDRESS: 0 W EMORY RD (0, 8703, 8707 JOE DANIELS RD)

▶ **LOCATION:** North side of Joe Daniels Rd, northeast of Oak Ridge Hwy

▶ **TRACT INFORMATION:** 120.6 acres (Sector Plan); 195.79 acres (Rezoning)

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Joe Daniels Rd, a local street with 18 ft of pavement width and a right-of-way varying width.

UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District

WATERSHED: Clinch River and Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** RC (Rural Commercial), RR (Rural Residential), AG (Agricultural), HP (Hillside Protection) / A (Agricultural), CR (Rural Commercial), PC (Planned Commercial)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** RR (Rural Residential), HP (Hillside Protection) / PR (Planned Residential)

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

▶ **DENSITY PROPOSED:** 3 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, this is an extension of the RR sector plan and PR zone.

HISTORY OF ZONING REQUESTS: The majority of the property was rezoned from A to PC in the 1980's and rezoned back to A in pieces in the 1990's and early 2000's. Two small portions of the property were rezoned to CR in 2012 (4-C-12-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, North: Rural residential, right-of-way, water - PP (Public Parks and Refuges), GC (General Commercial), HP (Hillside Protection) - A (Agricultural), PC (Planned Commercial)

ZONING South: Agriculture/forestry/vacant land, rural residential, single family residential - RC (Rural Commercial), AG (Agricultural), RR (Rural Residential) - A (Agricultural), PR (Planned Residential), I (Industrial), PC (Planned Commercial)

East: Agriculture/forestry/vacant land, rural residential - AG (Agricultural), RR (Rural Residential), HP (Hillside Protection) - A (Agricultural), PR (Planned Residential), I (Industrial)

West: Industrial, agriculture/forestry/vacant land - AG (Agricultural), GC (General Commercial), HP (Hillside Protection) - PC (Planned Commercial), CB (Business and Manufacturing)

NEIGHBORHOOD CONTEXT: Joe Daniels Road is on the northeast side of the Oak Ridge Highway and Pellissippi Parkway intersection with scattered small and large lot residential. A commercial mulching facility is currently located on the subject property.

STAFF RECOMMENDATION:

- ▶ **Approve the RR (Rural Residential) land use classification because it is consistent with surrounding land use and trends in development. The HP (Hillside Protection) area will be retained.**

- ▶ **Approve the PR (Planned Residential) zone up to 3 du/ac because it is consistent with Growth Policy Plan guidelines and surrounding development trends, subject to one condition.**

1) The portion of the parcel delineated in Exhibit B with slopes of 25% or greater shall be left undisturbed.

COMMENTS:

Nature's Best Organics green waste collection and processing facility is located on the eastern portion of this property, on the south side of Copper Ridge. If the PR (Planned Residential) zone is approved as requested, the green waste facility will become a nonconforming use and must comply with Section 3.60. (Nonconforming uses.) of the Knox County Zoning Ordinance.

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The subject property currently has three sector plan designations: RR (Rural Residential) -- approx. 75.2 acres, RC (Rural Commercial) -- approx. 9.5 acres, and AG (Agricultural) -- approx. 109 acres. This sector plan amendment request for RR (Rural Residential) is only for the approx. 120.6 acres with the AG and RC sector plan designation.
2. The adjacent 67-acre property to the east was approved for RR (Rural Residential) in February 2023 (1-J-23-SP). The adjacent property has access to W. Emory Road.
3. Since the 1990s, there has been significant conversion of farmland to residential development southeast of the subject property along Oak Ridge Hwy and to the east along W. Emory Rd.
4. Much of the surrounding region, which is included in the Rural Area of the Growth Policy Plan, has the land use designation of RR (Rural Residential).
5. These conditions warrant consideration of RR on the subject property as a classification compatible with surrounding land uses.

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

1. The Tennessee Department of Transportation (TDOT) is in the early stages of developing plans to improve the Pellissippi Pkwy and Oak Ridge Hwy interchange to allow westbound traffic on Oak Ridge Hwy to go south on Pellissippi Pkwy. Currently, this westbound traffic must go north into Solway and make a U-turn to go south on Pellissippi Pkwy. There is no current timeframe for when these improvements will be completed.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. It is clear that RR (Rural Residential) is a common designation in this region and could have been considered instead of AG (Agricultural) for the subject property.

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

1. The adjacent property to the east received Concept Plan approval for a 143-lot residential subdivision in April 2023 (4-SC-23-C), and an 82-lot residential subdivision to the southeast was approved in May 2021 (4-SI-21-C). Substantial residential development in the area reflects a trend of increasing focus on residential infrastructure in this historically agrarian area.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. The subject property is located in an area with a moderate rate of farmland conversion to residential development.
2. The commercial area on Oak Ridge Hwy in Solway is just west of the subject site. The CR (Rural Commercial) zoning on the subject property was approved because of the commercial sales at Nature's Best Organics green waste facility.
3. The PC (Planned Commercial) zoning on the western portion of the property was once on the entire property before several rezonings, resulting in the current zoning. This portion of the property has poor access and steep slopes, which are not conducive to commercial development.
4. TDOT is in the initial plan development stages for improving the Oak Ridge Hwy and Pellissippi Pkwy interchange. There is no current timeframe for this project.

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

1. The PR zone is intended to provide for creative responses to environmental constraints on a property. It permits clustering of residential density in order to preserve environmentally sensitive areas and maximize development potential on optimal portions of a property.
2. The property is almost entirely within the HP (Hillside Protection) area with the steepest slopes concentrated on the north side of the property. The PR zone is an appropriate consideration in this context because it enables concentrated development away from the ridgeline.
3. The applicant has requested a density up to 3 du/ac, which is the maximum density allowed in the Rural Area of the Growth Policy Plan. The requirements to allow 3 du/ac are as follows: 1) the property must be zoned PR, 2) public water and sewer must be available, 3) connecting collector or arterial from the development to the Urban Growth Boundary or the Planned Growth Boundary must meet the standards Knox County Engineering, and 4) providing a traffic impact analysis demonstrating that the development will not unreasonably impair traffic flow along arterials.

This rezoning request meets these criteria for 3 du/ac because the property would be zoned PR, public utilities are available, Joe Daniels Rd connects directly to Oak Ridge Hwy, which is an arterial street, and the traffic impact letter was determined not to be necessary because the planned growth area is on the south side of Oak Ridge Hwy, which is an arterial street.

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. Approximately one-fourth (45 acres) of the subject property is a steep-sloped, undisturbed forest of Copper Ridge. This section of the parcel runs along the northern half of the property. The ridge borders the Clinch River, which is classified as an impaired waterway due to stormwater runoff and other pollution sources.
2. Clearing and grading this steep-sloped portion of the property could result in erosion, increased stormwater pollution, damage to the scenic character of this rural area, habitat loss and other degradations of the region. Considering these adverse effects, staff recommends approving the PR zone at the requested density on the condition that the area with the highest concentration of slopes of 25% or higher be left undisturbed, as shown in Exhibit B. This condition is supported by the following development policies of the General Plan: 1) Rigorously enforce zoning regulations and conditions of approval to maintain public confidence in the planned development process (10.4), 2) Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat (9.2), and 3) Provide incentives for conservation subdivisions, to set aside large portions of open space and protect natural resources.
3. The PR zone requires development plan approval by the Planning Commission prior to construction. This will allow staff to review the plan and address issues such as traffic circulation, lot layout, drainage and other potential development concerns. It will also provide the opportunity for public input at the Planning Commission meeting.

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 PR zone at a density of 3 du/ac is consistent with the recommended RR land use classification amendment to the Northwest County Sector Plan.
2. With adherence to the noted condition, the proposed rezoning is consistent with the General Plan and the

Growth Policy Plan.

3. The requested rezoning does not conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 5141 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 243 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Karns 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 Knox County Commission for action on 12/18/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**11-B-23-SP
NORTHWEST COUNTY SECTOR PLAN MAP**



From: RC (Rural Commercial), AG (Agricultural),
HP (Hillside Protection)
To: RR (Rural Residential), HP (Hillside Protection)

Petitioner: Nature's Best Organics of TN LLC/Brian Development, LLC

Map No: 76
Jurisdiction: County

Original Print Date: 11/3/2023
Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902

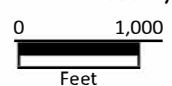
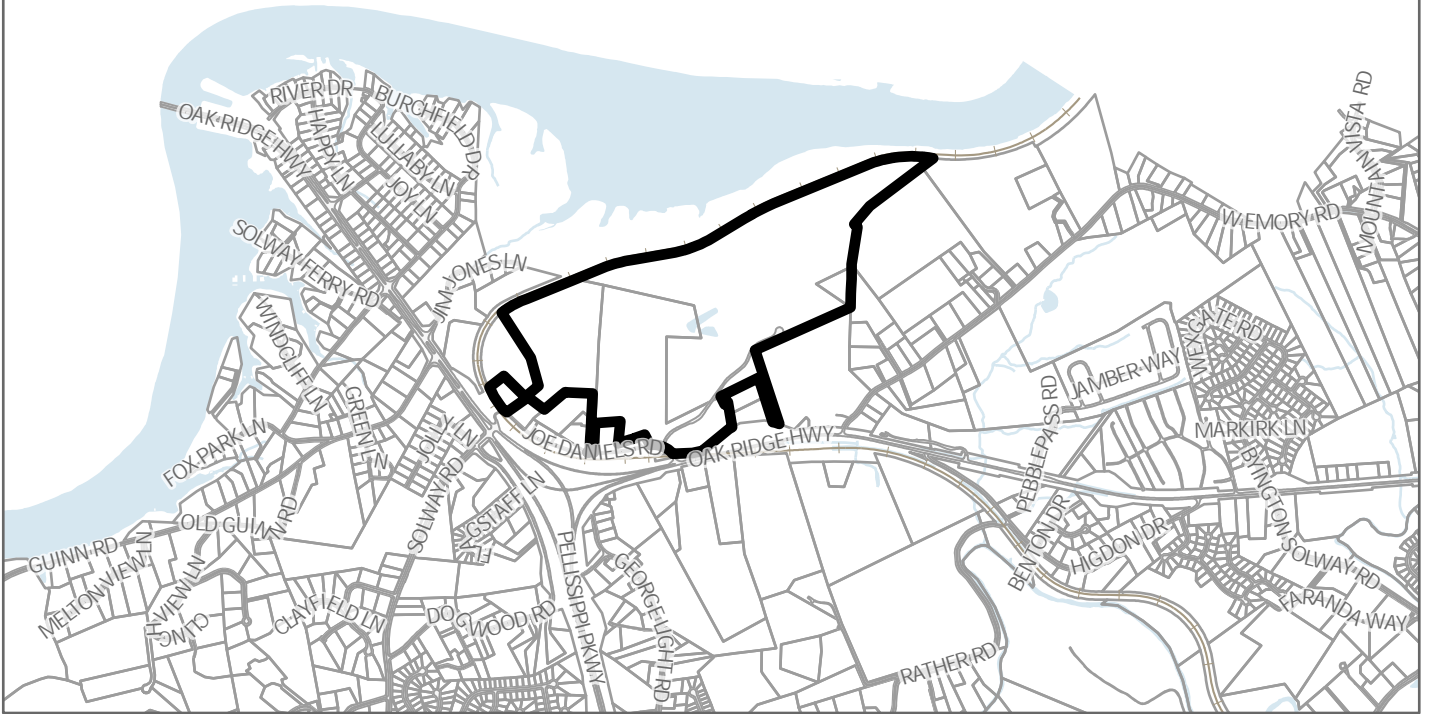
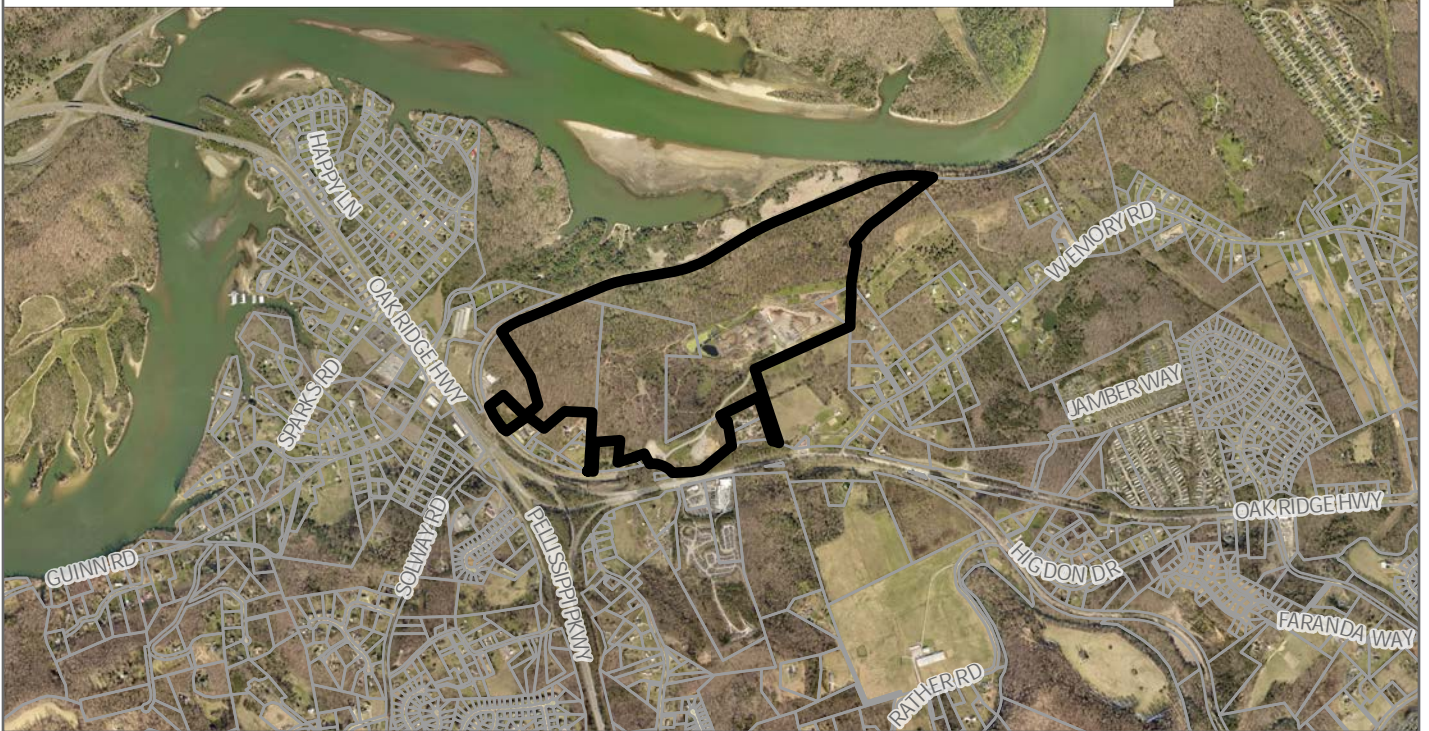


Exhibit A. Contextual Images

Locat on Map



Aerial Map

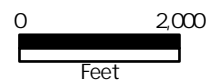


CONTEXTUAL MAPS 1

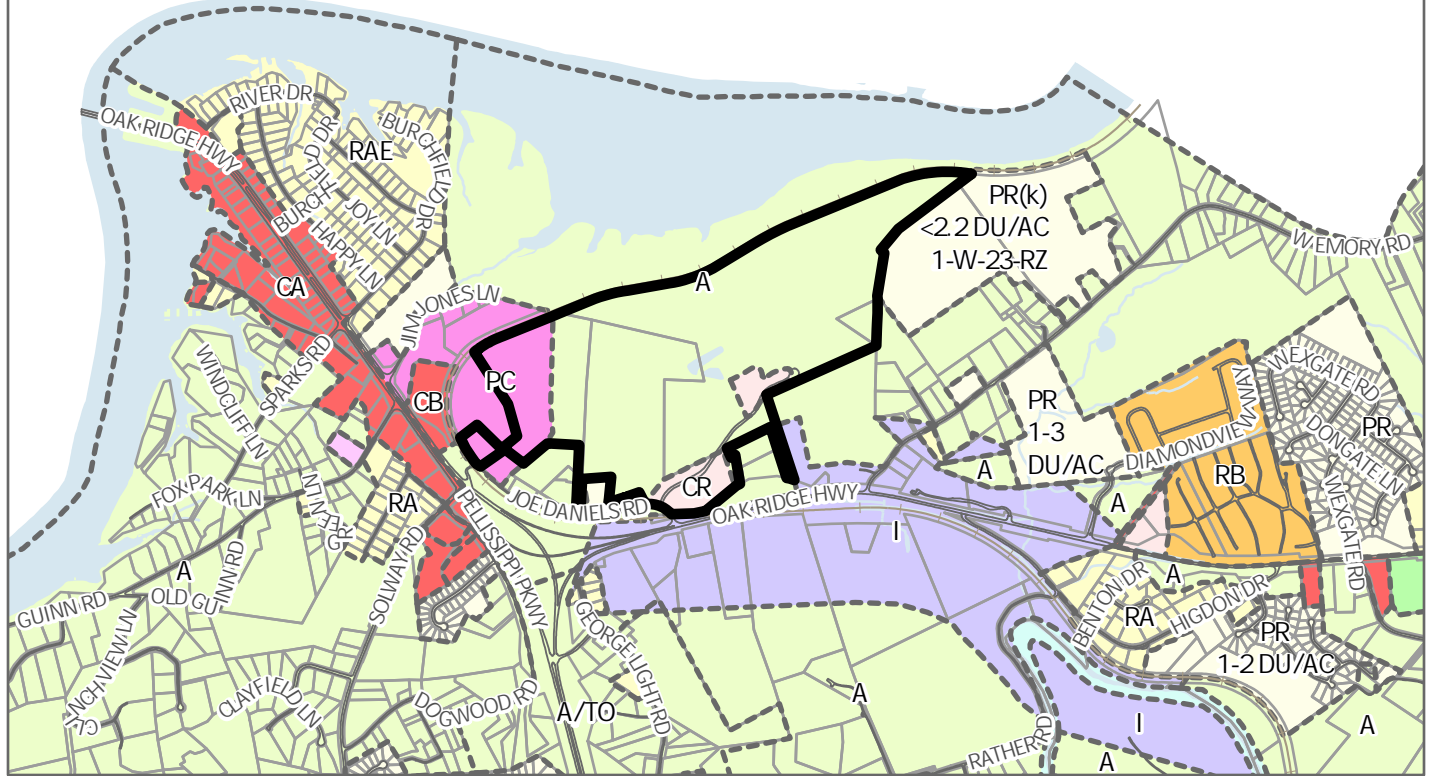
11-I-23-RZ / 11-B-23-SP



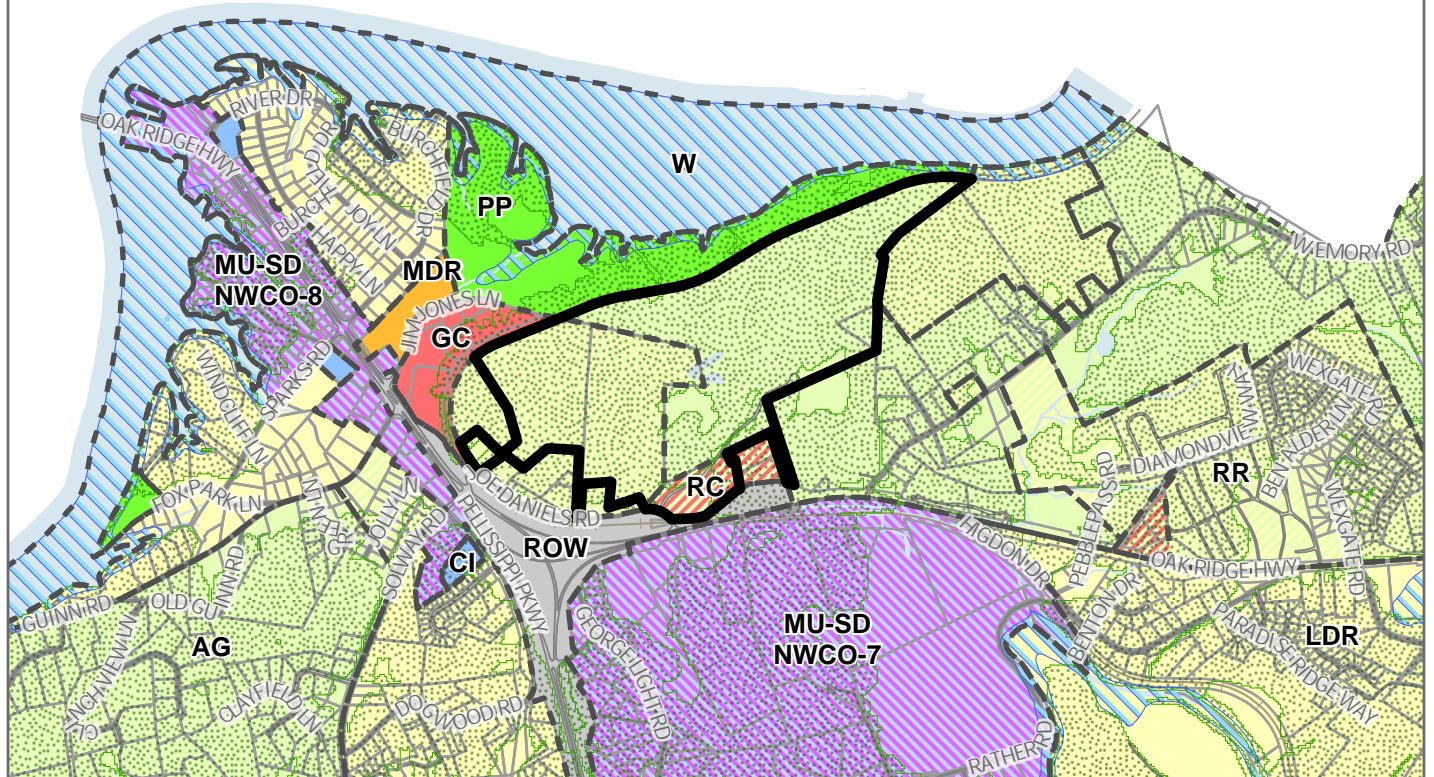
Case boundary



Zoning Map



Sector Plan Map

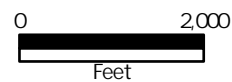


CONTEXTUAL MAPS 2

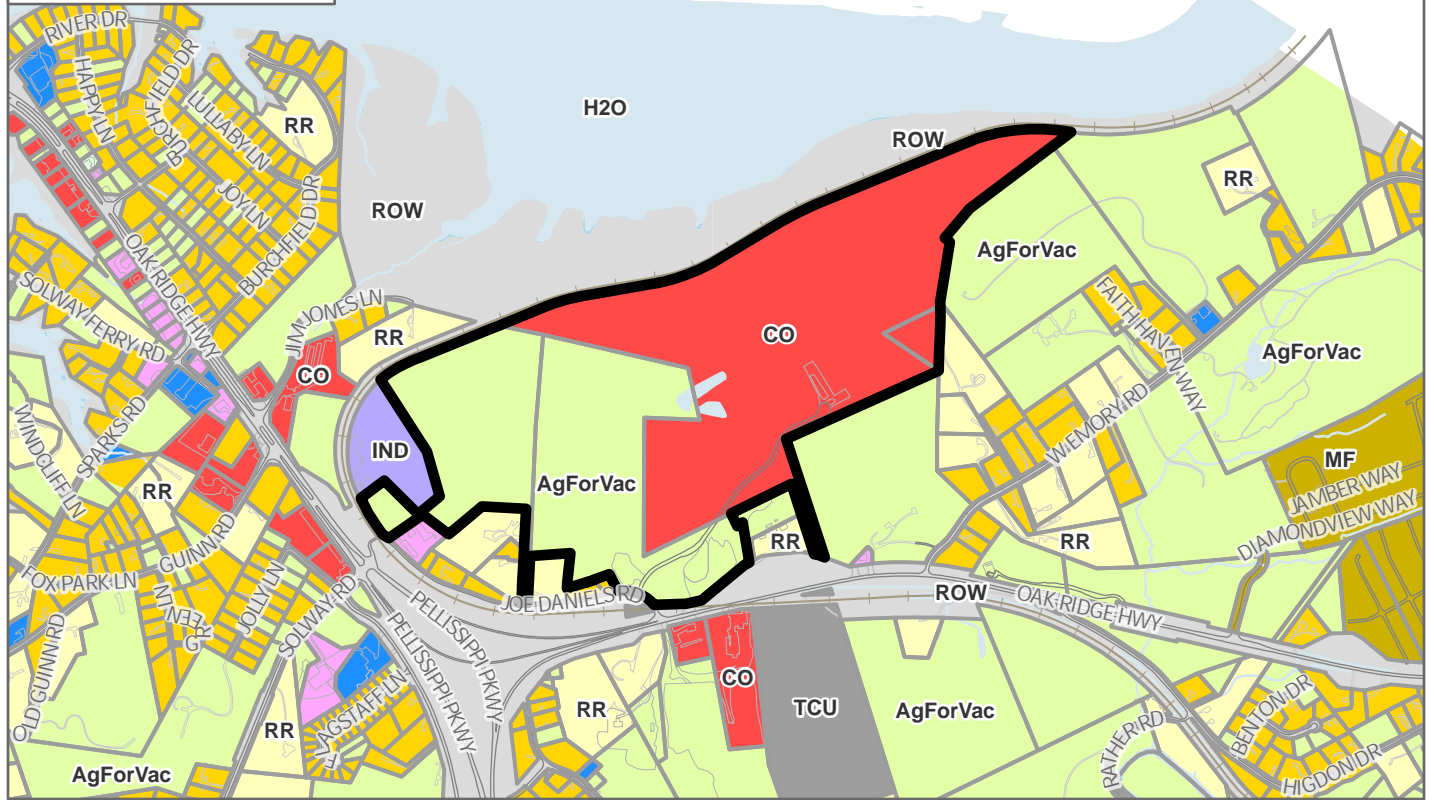
11-I-23-RZ / 11-B-23-SP



Case boundary



Existing Land Use Map

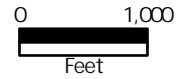


CONTEXTUAL MAPS 3

11-I-23-RZ / 11-B-23-SP



Case boundary



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR
PLAN**

***WHEREAS**, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and*

***WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, Nature's Best Organics of TN LLC/Brian Development, LLC has submitted an application to amend the Northwest County Sector Plan for property described in the application; and*

***WHEREAS**, the Planning Commission staff recommends approval of an amendment to the Sector Plan from AG (Agricultural) and RC (Rural Commercial) to RR (Rural 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 on November 9, 2023, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

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

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying staff report and map, file #11-B-23-SP.

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

SECTION 3: The Planning Commission further recommends that The Knox County Commission likewise consider this revised amendment to the General Plan 2033.

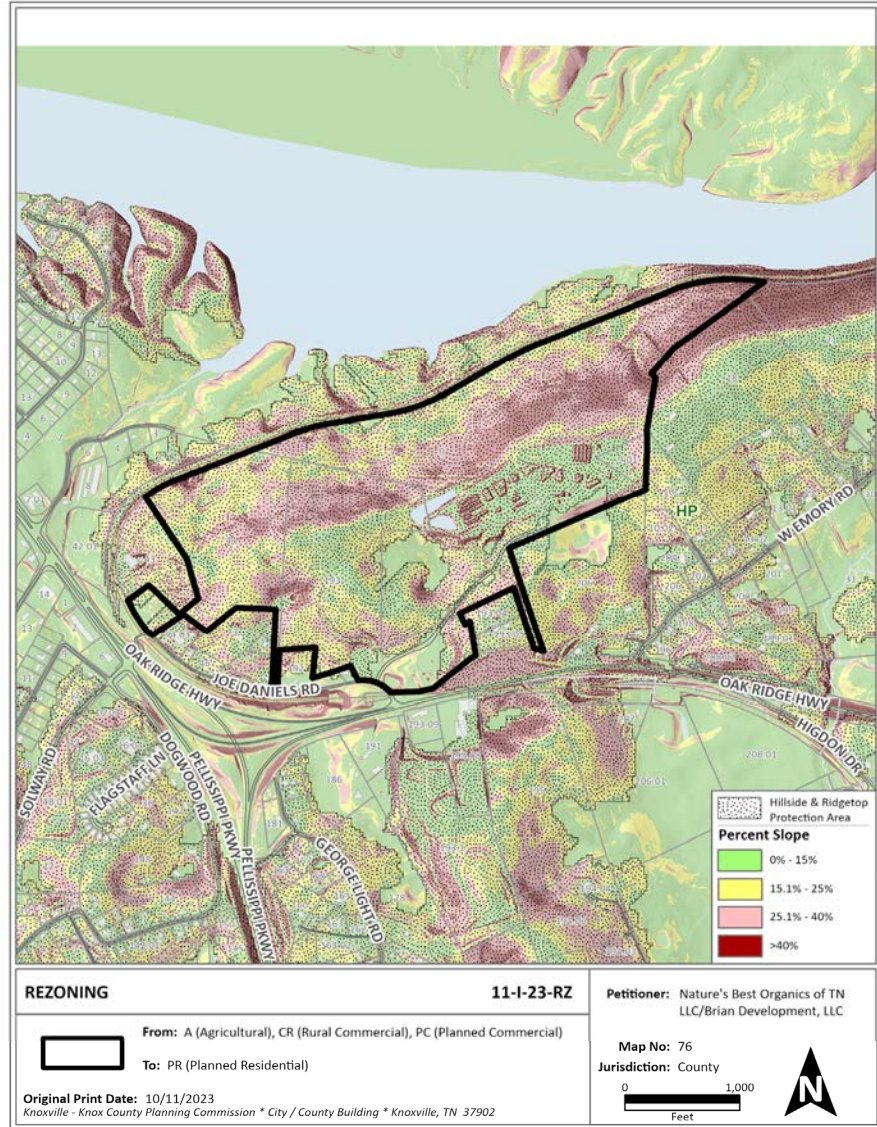
Date

Chairman

Secretary

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	195.8		
Non-Hillside	14.5	N/A	
0-15% Slope	41.2	100%	41.2
15-25% Slope	48.1	50%	24.1
25-40% Slope	59.9	20%	12.0
Greater than 40% Slope	32.1	10%	3.2
Ridgetops			
Hillside Protection (HP) Area	181.3	Recommended disturbance budget within HP Area (acres)	80.4
		Percent of HP Area	44.4%

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	14.5	3.00	43
0-15% Slope	41.2	3.00	124
15-25% Slope	48.1	2.00	96
25-40% Slope	59.9	0.50	30
Greater than 40% Slope	32.1	0.20	6
Ridgetops	0.0	3.00	0
Subtotal: Sloped Land	181.3		256
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	195.8	1.53	300
Proposed Density (Applicant)	195.8	3.00	587





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

Nature's Best Organics of TN LLC/Brian Development, LLC

Owner

Applicant Name

Affiliation

September 25, 2023

November 9, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

CORRESPONDENCE

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

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

C/O Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bnullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

See Attached Supplemental Sheet

See Attached Supplemental Sheet

225-766-1443

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

See Attached Supplemental Sheet

See Attached Supplemental Sheet

Property Address

Parcel ID

West Knox Utility District

West Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

NE of Joe Daniels Rd., N of Oak Ridge Hwy., NW of W. Emory Rd.

~ 193.69 combined

General Location

Tract Size

City County

6

A, CR, and PC

AgForVac and CO

District

Zoning District

Existing Land Use

Northwest County

RR, AG, and RC

Rural Area

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

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 **Planned Residential**
Proposed Zoning
- Plan Amendment Change **Rural Residential, HP**
Proposed Plan Designation(s)

3 dua

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify) _____

Pending Plat File Number

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
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 Nature's Best Organics of TN LLC/Brian DeWitt 9-25-23
Please Print Date

Phone Number Email Sidney G. Brian 9-25-23

Property Owner Signature Please Print Date Paid

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Combine Parcels
 Divide Parcel
 Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Planned Residential

Pending Plat File Number

Proposed Zoning

Plan Amendment Change

Rural Residential, HP

Proposed Plan Designation(s)

3 dua

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
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

Nature's Best Organics of TN LLC/Brian Dev 9-25-23

Please Print

Date

Phone Number

Email

Sidney G. Brian

9-25-23

Property Owner Signature

Please Print

Date Paid



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

Nature's Best Organics of TN LLC/Brian Development, LLC

Applicant Name

Affiliation

9/25/2023

11/9/2023

11-B-23-SP / 11-I-23-RZ

Date Filed

Meeting Date (if applicable)

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 37902

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

Nature's Best Organics of TN LLC / Brian 5800 One Perkins Place Dr St 6a Baton Rouge LA 70 225-766-1443

Owner Name (if different)

Owner Address

Owner Phone / Email

0 W EMORY RD / 0, 8703, 8707 JOE DANIELS RD

Property Address

076 009.01 & 009 089 044 & 193

Parcel ID

Part of Parcel (Y/N)?

195.79 acres

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

North of Joe Daniels Rd

General Location

City **Commission District 6 A (Agricultural), CR (Rural Commercial), PC (Planned Commercial)** **Commercial, Agriculture/Forestry/Vacant Land**

County District Zoning District Existing Land Use

Northwest County RC (Rural Commercial), RR (Rural Residential), AG (Agricu Rural Area

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 checked="" type="checkbox"/> Zoning Change PR (Planned Residential)	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment RR (Rural Residential), HP (Hillside Protection)	
Proposed Plan Designation(s)	

3 du/ac

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
\$5,850.00	
Fee 2	
Fee 3	

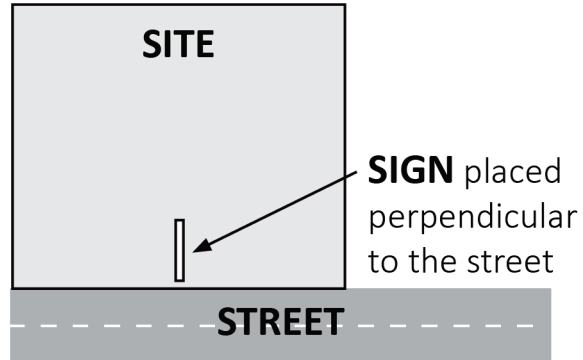
AUTHORIZATION

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: Nature's Best Organics of TN LLC/Brian Development, LLC Date: 9/25/2023
Please Print

Phone / Email: _____
Property Owner Signature: Nature's Best Organics of TN LLC / Brian Development, LLC/Brian Dev Date: 9/25/2023
Please Print

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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Nature's Best Organics of TN LLC

Date: 9/25/2023

File Number: 11-I-23-RZ & 11-B-23-SP

- Sign posted by Staff
- Sign posted by Applicant