



PLAN AMENDMENT REPORT

▶ **FILE #:** 10-A-23-SP

AGENDA ITEM #: 9

AGENDA DATE: 10/5/2023

▶ **APPLICANT:** AMY SHERRILL
OWNER(S): 86 Christopher LLC

TAX ID NUMBER: 68 L G 039 [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 114 SYLVIA DR

▶ **LOCATION:** Southeast side of Sylvia Dr, northeast of Central Avenue Pike

▶ **APPX. SIZE OF TRACT:** 0.59 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Sylvia Drive, a local street with a 24-ft pavement width within a 45-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)

▶ **PROPOSED PLAN DESIGNATION:** MDR/O (Medium Density Residential/Office)

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

EXTENSION OF PLAN DESIGNATION: No, it is not an extension of the land use classification.

HISTORY OF REQUESTS: This property was included in a 2013 governmental rezoning of the broader neighborhood from R-2 (General Residential) to R-1 (Low Density Residential) and R-1A (Low Density Residential). (11-F-13-RZ)

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Multifamily - MU-SD, NC11 (Mixed Use-Special District, Inskip Small Area Plan)

South: Single family residential - LDR (Low Density Residential)

East: Multifamily - MDR (Medium Density Residential)

West: Agriculture/forestry/vacant - GC (General Commercial)

NEIGHBORHOOD CONTEXT This neighborhood has a mix of apartments and single family residences that are bordered by commercial properties to the west along Central Avenue Pike and industrial uses to the east across Fennel Road.

STAFF RECOMMENDATION:

- ▶ **Approve the sector plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with surrounding development and provides a transition between land use intensities.**

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. This area has consistently included a diverse range of land uses and intensities since the 1960s. Single-family residences and low-rise apartments abut commercial, office and light industrial properties.
2. The subject property currently has a single-family house on it. It was joined by two other houses to the west until they were demolished around 2007. These now-vacant properties have a GC (General Commercial) land use classification, and the east side of the subject property is designated MDR (Medium Density Residential), with a long-established multifamily development.
3. The subject property's location between the GC and MDR classifications make MDR/O (Medium Density Residential/Office) a logical transition between land use intensities.
4. It is also noteworthy that the Inskip Small Area Plan, adopted in 2011, resulted in a mixed-use special district that calls for medium density residential and office land uses being located directly across the street from the subject parcel. The proposed sector plan amendment is consistent with surrounding development and a local land use plan developed after the sector plan's adoption.

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

1. The subject property is 350 ft from Central Avenue Pike, a minor arterial street served by transit.
2. In this urbanized area, there should be ample infrastructure capacity for more residential or office development.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current land use classification of LDR (Low Density Residential) is reflective of the existing house on the subject parcel, but it is isolated in its placement between commercial and multifamily uses. The proposed MDR/O designation is an appropriate consideration in this context.

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

1. The property's close proximity to a service-oriented commercial corridor, transit, and amenities like the Inskip Elementary School, the Inskip-Norwood Community Center and the Inskip Ballfields make it a prime location for residential development to help meet local housing needs.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Inskip Elementary, Gresham Middle, and Central High.

If approved, this item will be forwarded to Knoxville City Council for action on 11/14/2023 and 11/28/2023. 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 #:** 10-A-23-RZ **AGENDA ITEM #:** 9
 10-A-23-PA **AGENDA DATE:** 10/5/2023

▶ **APPLICANT:** AMY SHERRILL
 OWNER(S): 86 Christopher LLC

TAX ID NUMBER: 68 L G 039 [View map on KGIS](#)
 JURISDICTION: Council District 5
 STREET ADDRESS: 114 SYLVIA DR
 ▶ **LOCATION:** Southeast side of Sylvia Dr, northeast of Central Avenue Pike
 ▶ **TRACT INFORMATION:** 0.59 acres
 SECTOR PLAN: North City
 GROWTH POLICY PLAN: N/A (Within City Limits)
 ACCESSIBILITY: Access is via Sylvia Drive, a local street with a 24-ft pavement width within a 45-ft right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Second Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)
 ▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office) / RN-5 (General Residential Neighborhood)
 ▶ **EXISTING LAND USE:** Single Family Residential

▶
 EXTENSION OF PLAN DESIGNATION/ZONING: It is an extension of the zoning, but not the land use classification.
 HISTORY OF ZONING REQUESTS: This property was included in a 2013 governmental rezoning of the broader neighborhood from R-2 (General Residential) to R-1 (Low Density Residential) and R-1A (Low Density Residential). (11-F-13-RZ)
 SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Multifamily - MU-SD, NC11 (Mixed Use-Special District, Inskip Small Area Plan) - RN-1 (Single-Family Residential Neighborhood)
 South: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)
 East: Multifamily - MDR (Medium Density Residential) - RN-5 (General Residential Neighborhood)
 West: Agriculture/forestry/vacant - GC (General Commercial) - C-G-1 (General Commercial)
 NEIGHBORHOOD CONTEXT: This area has a mix of apartments and single family residences that are

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with surrounding development and provides a transition between land use intensities.**

- ▶ **Approve the RN-5 (General Residential Neighborhood) district because it is consistent with surrounding development and is a minor extension of the district.**

COMMENTS:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This area has consistently included a diverse range of land uses and intensities since the 1960s. Single-family residences and low-rise apartments abut commercial, office and light industrial properties.
2. The subject property currently has a single-family house on it, and was joined by two other houses to the west until they were demolished circa 2007. These now-vacant properties have a GC (General Commercial) land use classification, and the other side of the subject property is designated MDR (Medium Density Residential) with a long-established multifamily development.
3. The subject property's location between the GC and MDR classifications make MDR/O (Medium Density Residential/Office) a logical transition between land use intensities.
4. It is also noteworthy that the Inskip Small Area Plan, adopted in 2011, resulted in a mixed-use special district that calls for medium density residential and office land uses being located directly across the street from the subject parcel. The proposed One Year Plan amendment is consistent with surrounding development and the small area plan for this region.

AN ERROR IN THE PLAN:

1. The current land use classification of LDR (Low Density Residential) is reflective of the existing house on the subject parcel, but it is isolated in its placement between commercial and multifamily uses. The proposed MDR/O designation is an appropriate consideration in this context.

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. While there have not been major facility improvements or changes to the development pattern in recent times, there are numerous amenities that support a more intensive residential and office land use at this location. These include close proximity to the elementary school, public parks, a community center and a KAT bus stop.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no changes to public policy that directly relate to the proposed plan amendment.

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

1. Knoxville is currently encountering high demand for a variety of housing opportunities. The proposed MDR/O land use classification permits consideration of denser residential zoning districts that can support housing needs of the City's growing population.

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. In light of ongoing demand for a range of housing options, the proposed rezoning from the RN-1 (Single-Family Residential Neighborhood) to RN-5 (General Residential Neighborhood) zoning district presents an opportunity to meet this demand in an area where such development is consistent with neighborhood character.

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

1. The RN-5 district is intended to accommodate medium density residential neighborhoods comprising a heterogeneous mix of single-family, duplex, townhouse and multifamily dwellings. It also functions as a transition between more intensely developed residential or commercial areas and low density residential areas.
2. RN-5 zoning at this location would be a minor extension of this district from the east, and it would complete a transition of land use intensity from commercial properties along Central Avenue Pike to single family residences at the end of the block on Fennel Road. Residences along Sylvia Drive vary from single-family houses to low-rise multifamily developments, which is consistent with the diverse housing mix described in the purpose statement of the RN-5 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. There are no adverse impacts anticipated to occur with the proposed rezoning. Uses permitted in this district would be compatible with long-standing development in this area of the Inskip community.

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 rezoning is consistent with the North City Sector Plan as amended to the MDR/O (Medium Density Residential/Office) land use classification.
2. The requested RN-5 district is consistent with the General Plan's development policy 8.1 to encourage infill growth in the existing urban area that is compatible with neighboring residences.

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:

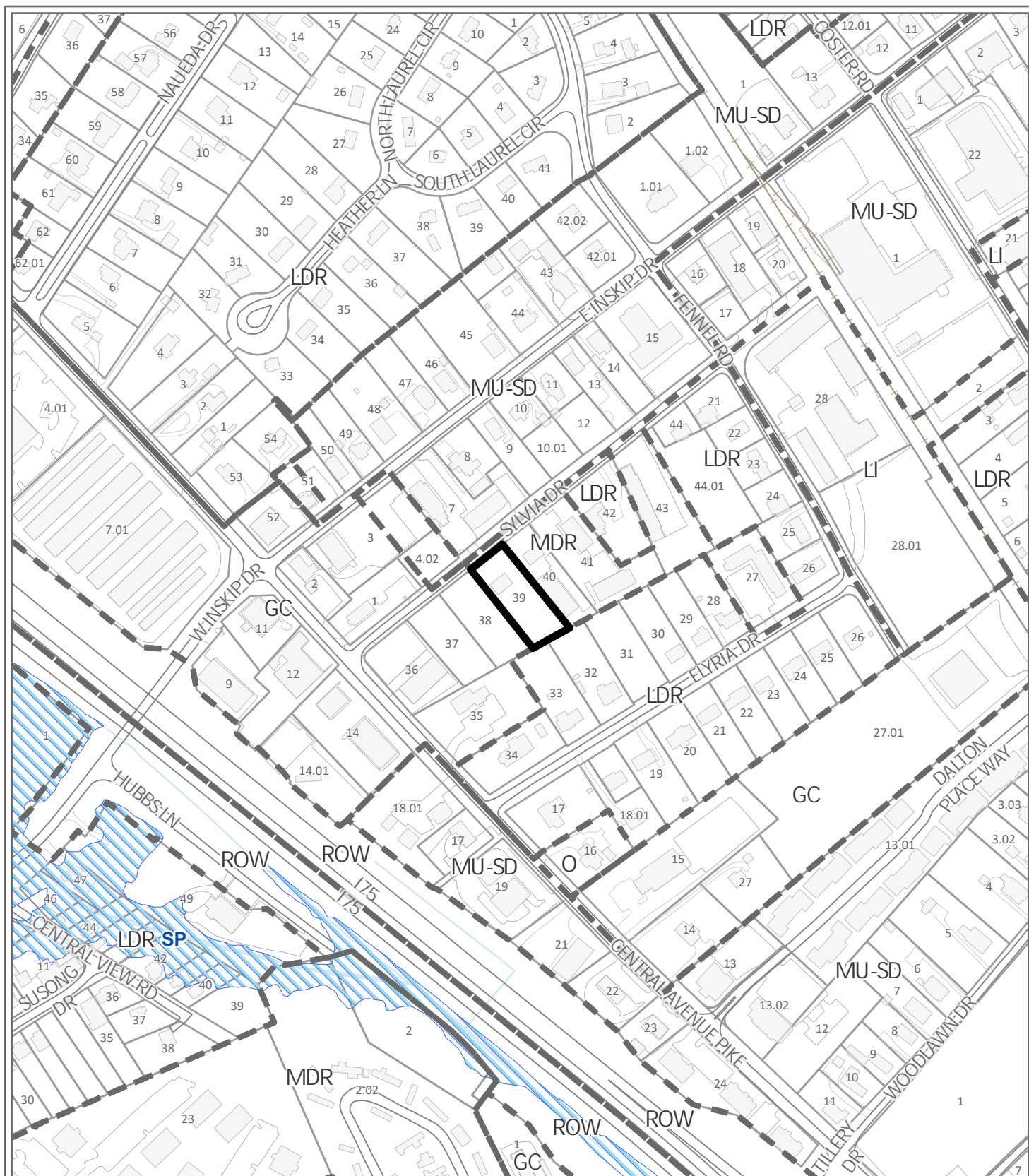
1. This property is located near a KAT bus route and many public facilities including an elementary school, a community center and a public park. There is adequate infrastructure capacity for an increase in residential density on this small parcel.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Inskip Elementary, Gresham Middle, and Central High.

If approved, this item will be forwarded to Knoxville City Council for action on 11/14/2023 and 11/28/2023. 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.



10-A-23-SP
NORTH CITY SECTOR PLAN MAP

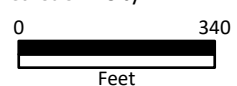
Petitioner: Amy Sherrill

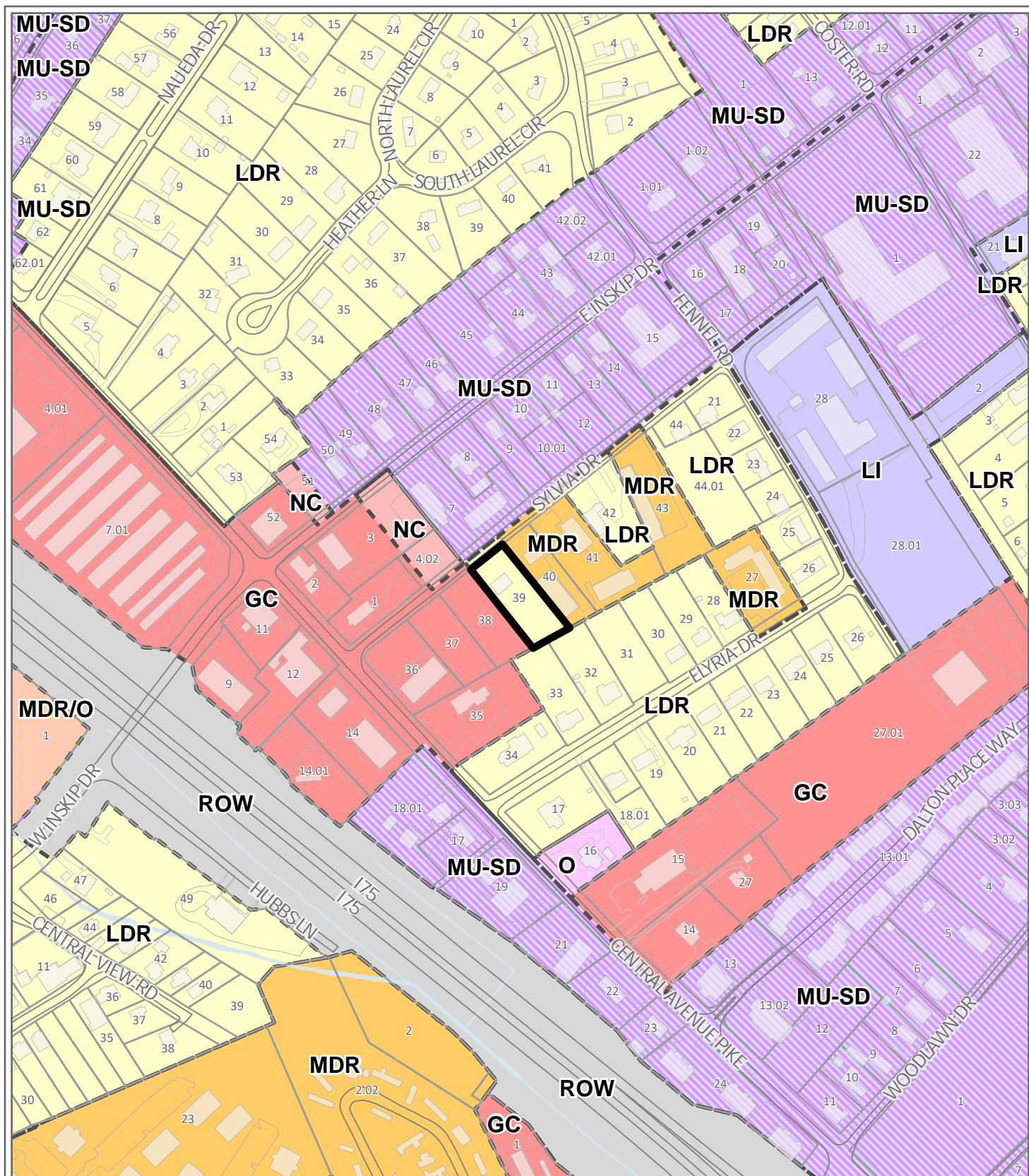


From: LDR (Low Density Residential)
To: MDR/O (Medium Density Residential/Office)

Map No: 68
Jurisdiction: City

Original Print Date: 9/13/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





ONE YEAR PLAN MAP

10-A-23-PA

Petitioner: Amy Sherrill

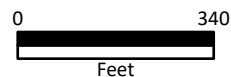


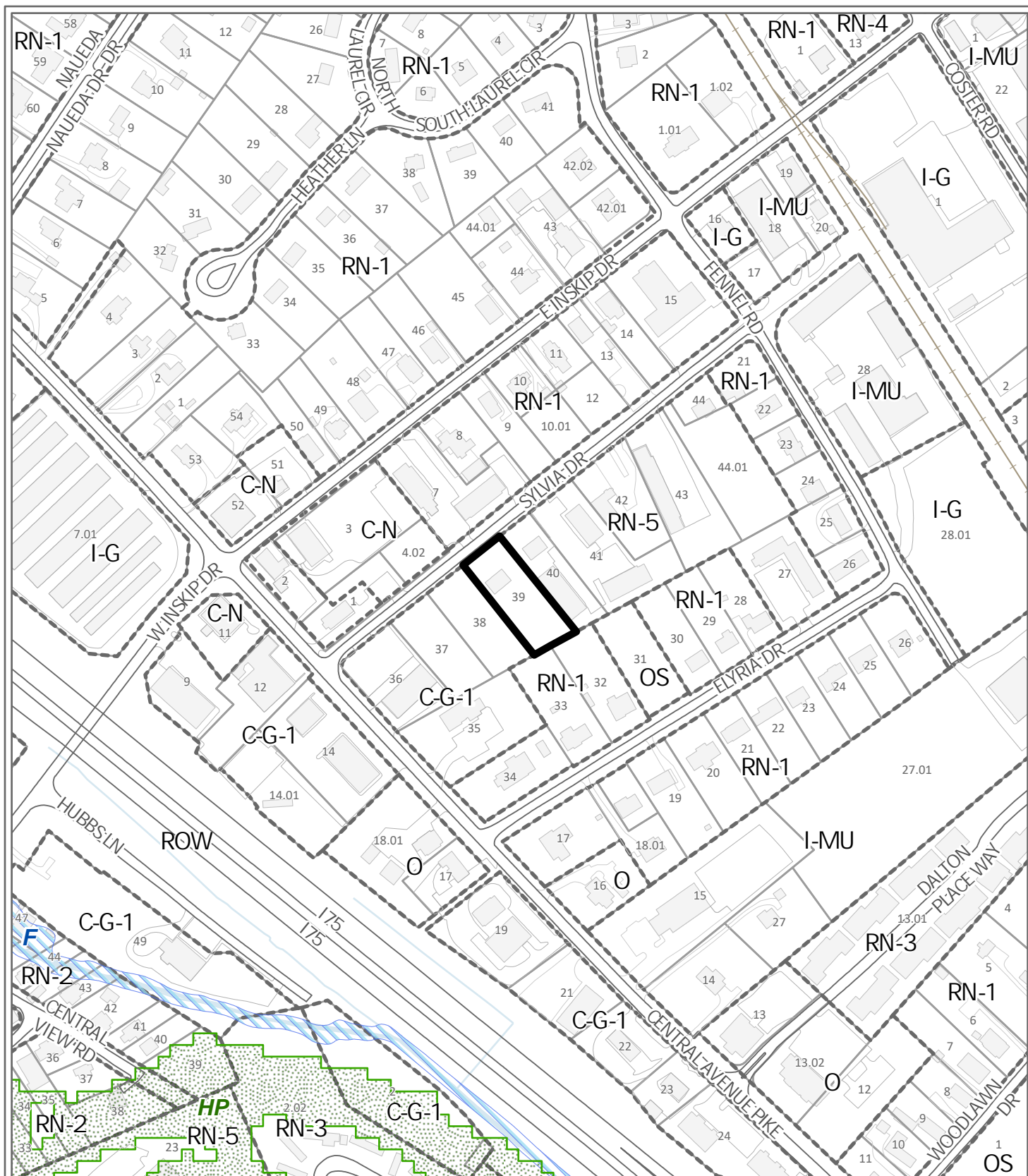
From: LDR (Low Density Residential)

To: MDR/O (Medium Density Residential/Office)

Original Print Date: 9/13/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 68
 Jurisdiction: City





REZONING

10-A-23-RZ

Petitioner: Amy Sherrill



From: RN-1 (Single-Family Residential Neighborhood)

To: RN-5 (General Residential Neighborhood)

Map No: 68
Jurisdiction: City

Original Print Date: 9/14/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

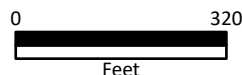
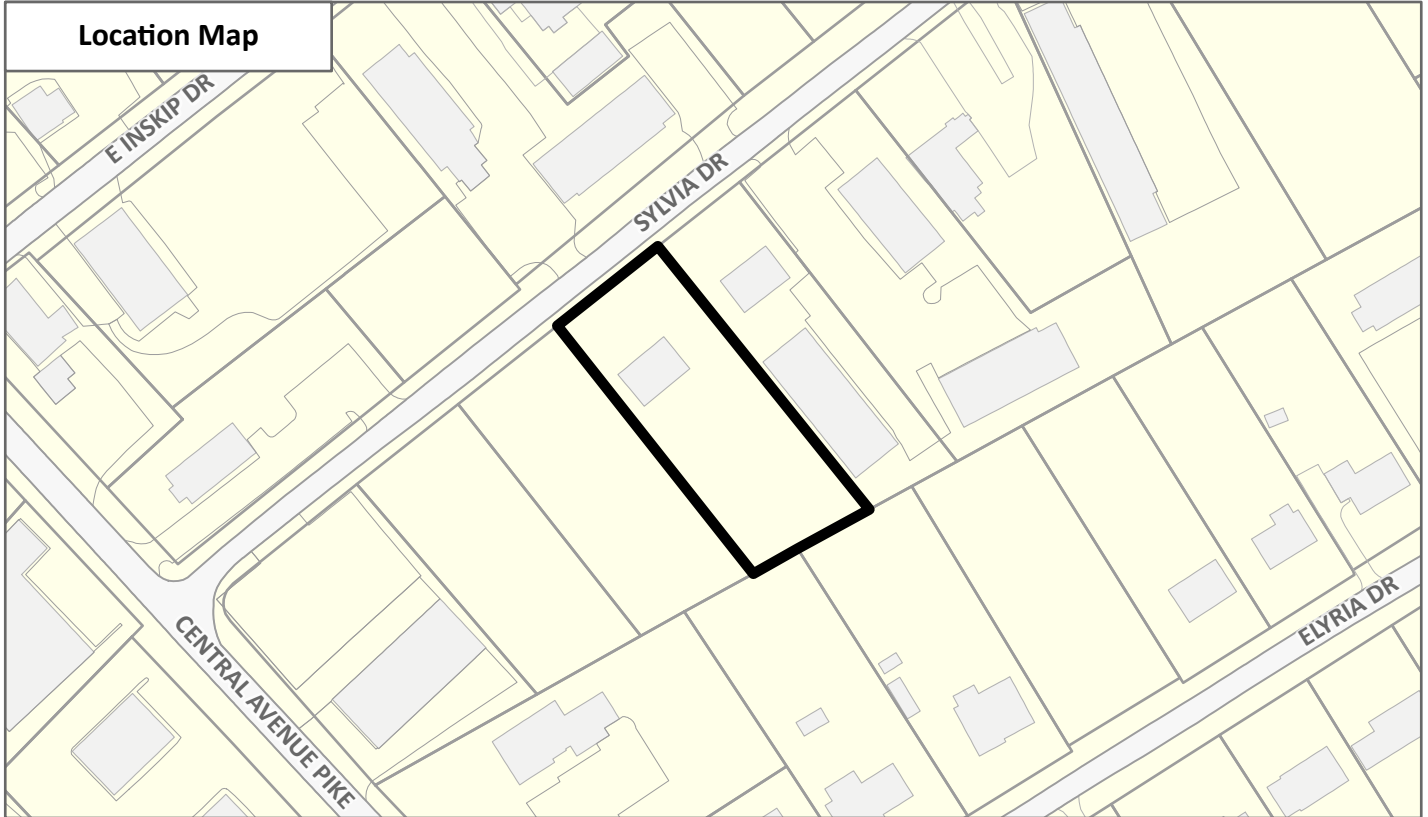


Exhibit A. Contextual Images

Location Map



Aerial Map

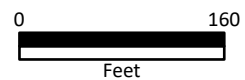


CONTEXTUAL MAPS 1

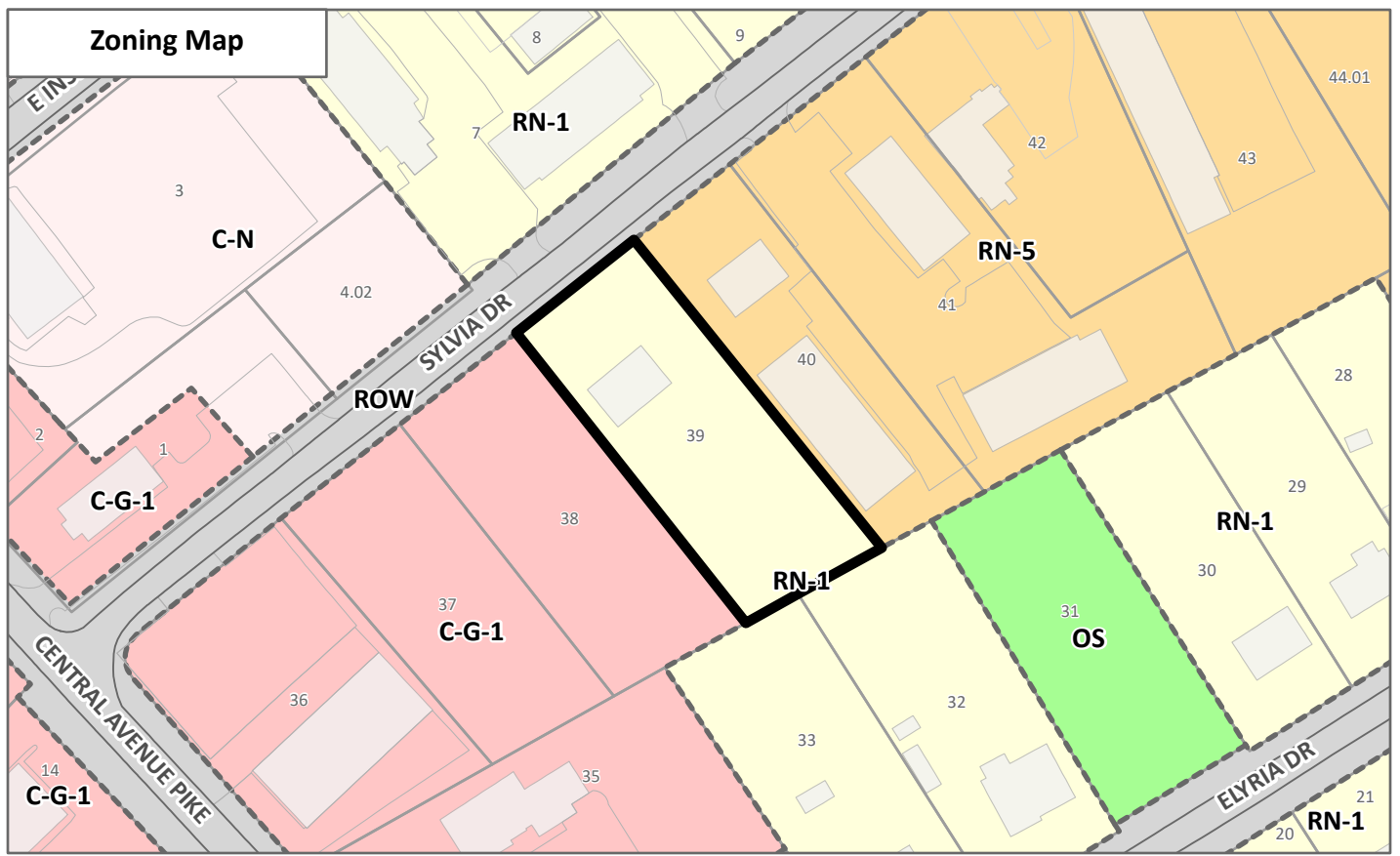
10-A-23-SP/10-A-23-PA/10-A-23-RZ



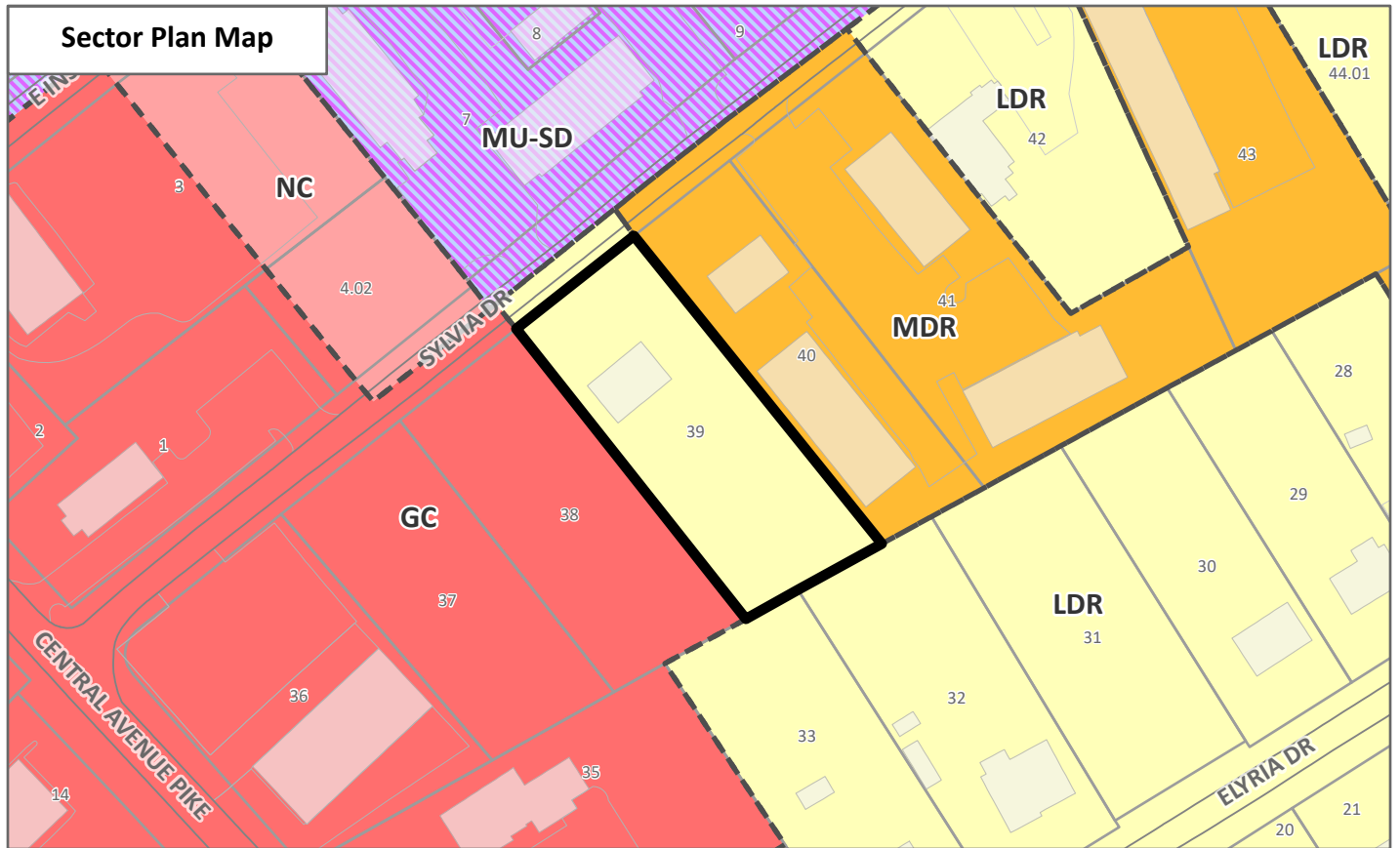
Case boundary



Zoning Map



Sector Plan Map

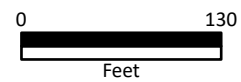


CONTEXTUAL MAPS 2

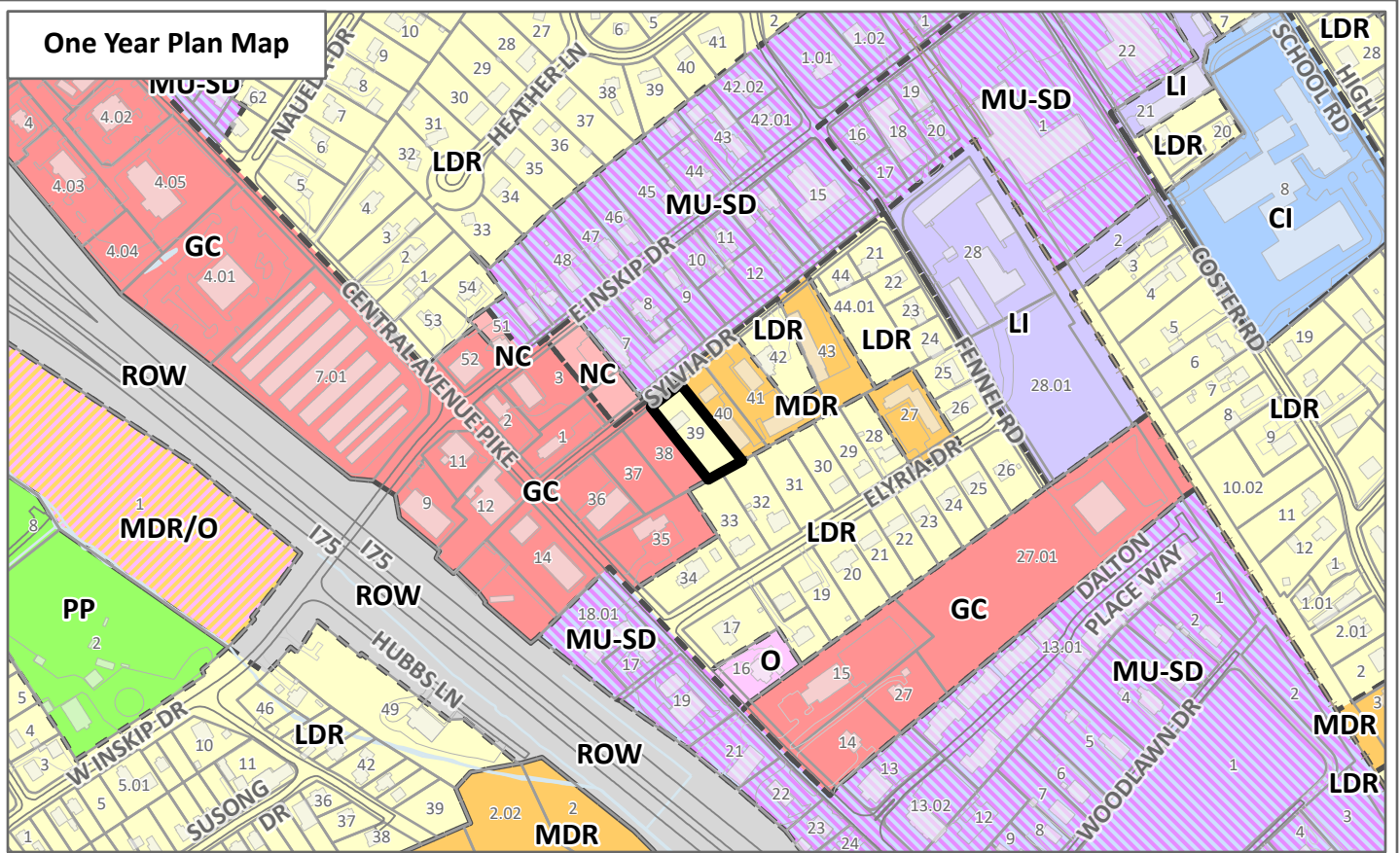
10-A-23-SP/10-A-23-PA/10-A-23-RZ



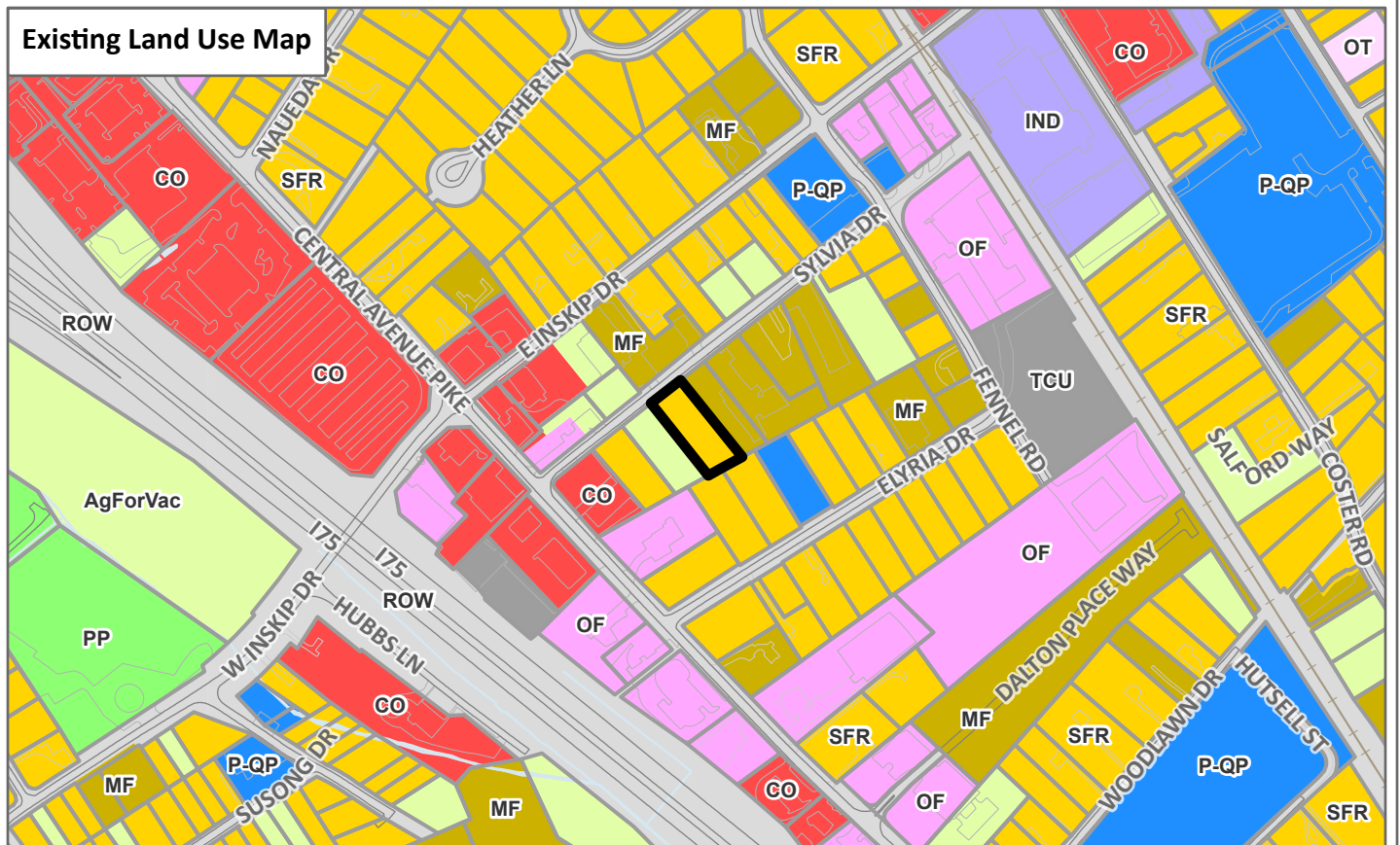
Case boundary



One Year Plan Map



Existing Land Use Map



CONTEXTUAL MAPS 3

10-A-23-SP/10-A-23-PA/10-A-23-RZ



Case boundary



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTH 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 North 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, Amy Sherrill has submitted an application for an amendment to the North 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/O (Medium Density Residential/Office) 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 October 5, 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 North City Sector Plan with its accompanying staff report and map, file #10-A-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

Amy Sherrill

Applicant Name

Affiliation

8/8/2023

Date Filed

10/5/2023

Meeting Date (if applicable)

10-A-23-SP

File Number(s)

CORRESPONDENCE

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

Amy Sherrill Benefield Richters

Name / Company

902 N Central St Knoxville TN 37917

Address

865-637-7009 / team@benefieldrichters.com

Phone / Email

CURRENT PROPERTY INFO

86 Christopher LLC

Owner Name (if different)

105 Center Park Dr # 104 Knoxville TN 37922

Owner Address

816-719-9989

Owner Phone / Email

114 SYLVIA DR

Property Address

68 L G 039

Parcel ID

0.59 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Sylvia Drive, East of Central Avenue Pike

General Location

City

Council District 5

RN-1 (Single-Family Residential Neighborhood)

Single Family Residential

County District

Zoning District

Existing Land Use

North City

Planning Sector

LDR (Low 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	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change RN-5 (General Residential Neighborhood)	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment MDR/O (Medium Density Residential/Office)	
Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information	

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$1,700.00	
Fee 2	
Fee 3	

AUTHORIZATION

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	Amy Sherrill Please Print	8/8/2023 Date
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Phone / Email

Property Owner Signature	86 Christopher LLC Please Print	8/8/2023 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
 - Sector Plan
 - One Year Plan
- Rezoning

Amy Sherrill

Applicant Name

Affiliation

8/8/2023

Date Filed

10/5/2023

Meeting Date (if applicable)

10-A-23-PA / 10-A-23-RZ

File Number(s)

CORRESPONDENCE

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Amy Sherrill Benefield Richters

Name / Company

902 N Central St Knoxville TN 37917

Address

865-637-7009 / team@benefieldrichters.com

Phone / Email

CURRENT PROPERTY INFO

86 Christopher LLC

Owner Name (if different)

105 Center Park Dr # 104 Knoxville TN 37922

Owner Address

816-719-9989

Owner Phone / Email

114 SYLVIA DR

Property Address

68 L G 039

Parcel ID

0.59 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Sylvia Drive, East of Central Avenue Pike

General Location

City

Council District 5

RN-1 (Single-Family Residential Neighborhood)

Single Family Residential

County District

Zoning District

Existing Land Use

North City

Planning Sector

LDR (Low 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	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change RN-5 (General Residential Neighborhood)	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment MDR/O (Medium Density Residential/Office)	
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	Amy Sherrill Please Print	8/8/2023 Date
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Property Owner Signature	86 Christopher LLC Please Print	8/8/2023 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

Amy Sherrill

Architect

Applicant Name

Affiliation

8/1/2023

Date Filed

Meeting Date (if applicable)

File Number(s)

10-A-23-RZ/
10-A-23-PA/
10-A-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

Amy Sherrill

Benefield Richters

Name

Company

902 N Central St

Knoxville

TN

37917

Address

City

State

ZIP

(865)637-7009

team@benefieldrichters.com

Phone

Email

CURRENT PROPERTY INFO

86 CHRISTOPHER LLC

105 CENTER PARK DR #104 KNOXVILLE, TN (816)719-9989

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

114 SYLVIA DR

068LG039

Property Address

Parcel ID

KUB

KUB

N

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

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 **RN-5**
Proposed Zoning
- Plan Amendment Change **Sector Plan & One Year Plan Amendment to MDR/O Land**
Proposed Plan Designation(s)

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

Amy Sherrill
Applicant Signature

Amy Sherrill

8/1/2023

Please Print

Date

(865)637-7009

team@benefieldrichters.com

Phone Number

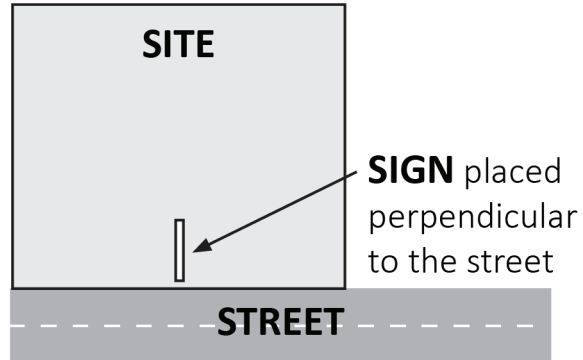
Email

[Signature]
Property Owner Signature

yvual sherrill
Please Print

8/04/2023
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:

_____ 09/22/2023 _____ and _____ 10/06/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Amy Sherrill

Date: 08/04/2023

File Number: 10-A-23-RZ; 10-A-23-PA; 10-A-23-SP

- Sign posted by Staff
- Sign posted by Applicant