

# REZONING REPORT

▶ **FILE #:** 11-A-22-RZ

**AGENDA ITEM #:** 7

**AGENDA DATE:** 10/5/2023

▶ **APPLICANT:** GABRIEL W RATCLIFFE

OWNER(S): Gabriel W Ratcliffe

TAX ID NUMBER: 106 A A 00902

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2031 PINEY GROVE CHURCH Rd. (2033 Piney Grove Church Rd.)

▶ **LOCATION:** **West side of Piney Grove Church Rd, south of Robinson Rd, north of Chastity Way**

▶ **APPX. SIZE OF TRACT:** 1.06 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Piney Grove Church Rd, a major collector with a 22-ft pavement width within a 54 to 57-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** **RN-1 (Single-Family Residential Neighborhood)**

▶ **ZONING REQUESTED:** **AG (General Agricultural)**

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

▶  
EXTENSION OF ZONE: Yes, it is an extension.

HISTORY OF ZONING: This property was rezoned in 2005 from A-1 (General Agricultural) to R-1A (Low Density Residential). (7-L-05-RZ)

SURROUNDING LAND USE AND ZONING: North: Single family residential - AG (Agricultural)

South: Multifamily - RN-3 (General Residential Neighborhood)

East: Single family residential - RN-2 (Single-Family Residential Neighborhood)

West: Rural residential - AG (Agricultural)

NEIGHBORHOOD CONTEXT: This property is in a wooded residential area comprised of large to medium-sized single-family lots and multifamily subdivisions.

**STAFF RECOMMENDATION:**

▶ **Approve the AG (Agricultural) district because it is consistent with adjacent development and adopted plans for the area.**

**COMMENTS:**

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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

1. The subject property's RN-1 (Single-Family Residential Neighborhood) zoning district is an outlier within a cohesive and long-standing AG (Agricultural) zoned area. The property did have agricultural zoning until 2005, when it was rezoned from the A-1 (General Agricultural) district to the R-1A (Low Density Residential) district.
2. The subject property was recently replatted and merged with two adjoining parcels zoned AG. It is through these parcels that the subject property has access to the public right-of-way. Restoring AG zoning to this property is a logical extension of existing permitted land uses.

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

1. The AG zone is intended to permit lands best suited for agriculture to be used for agricultural purposes. Its purpose is to prevent the encroachment of incompatible land uses on farm lands and protect the physical and economic well-being of agricultural operations, which comprise an important part of the local economy.
2. The dimensional standards for the AG zoning district list a minimum lot area of 5 acres. Although the subject parcel is only 1.06 acres in size, it has been replatted to combine it with two other AG-zoned lots which, together, amount to 3 acres. Rezoning the subject property to the AG district would decrease the existing dimensional nonconformity, by increasing the total AG-zoned area from approximately 2 to 3 acres. This is consistent with Article 17.3.D of the City's Zoning Ordinance pertaining to lot consolidation of nonconforming lots.
3. The proposed rezoning brings the total property closer to compliance with the dimensional standards of the zoning ordinance. Returning the subject property to its original agricultural zoning would also reverse an encroachment of residential land use in an AG area, and protect future agricultural operations. In these ways, the requested rezoning is consistent with the intent of the zoning ordinance.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The property is separated from an adjacent townhouse development to the south by a privacy fence, and there are several other AG-zoned properties abutting to this residential community as well. There are no adverse impacts anticipated to occur with a minor extension of the AG zoning district at this location.

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 zoning is permitted in the LDR (Low Density Residential) land use classification in the Northwest County Sector Plan and the One Year Plan.
2. Rezoning to the AG district would not be in conflict with the General Plan or any other adopted plans.

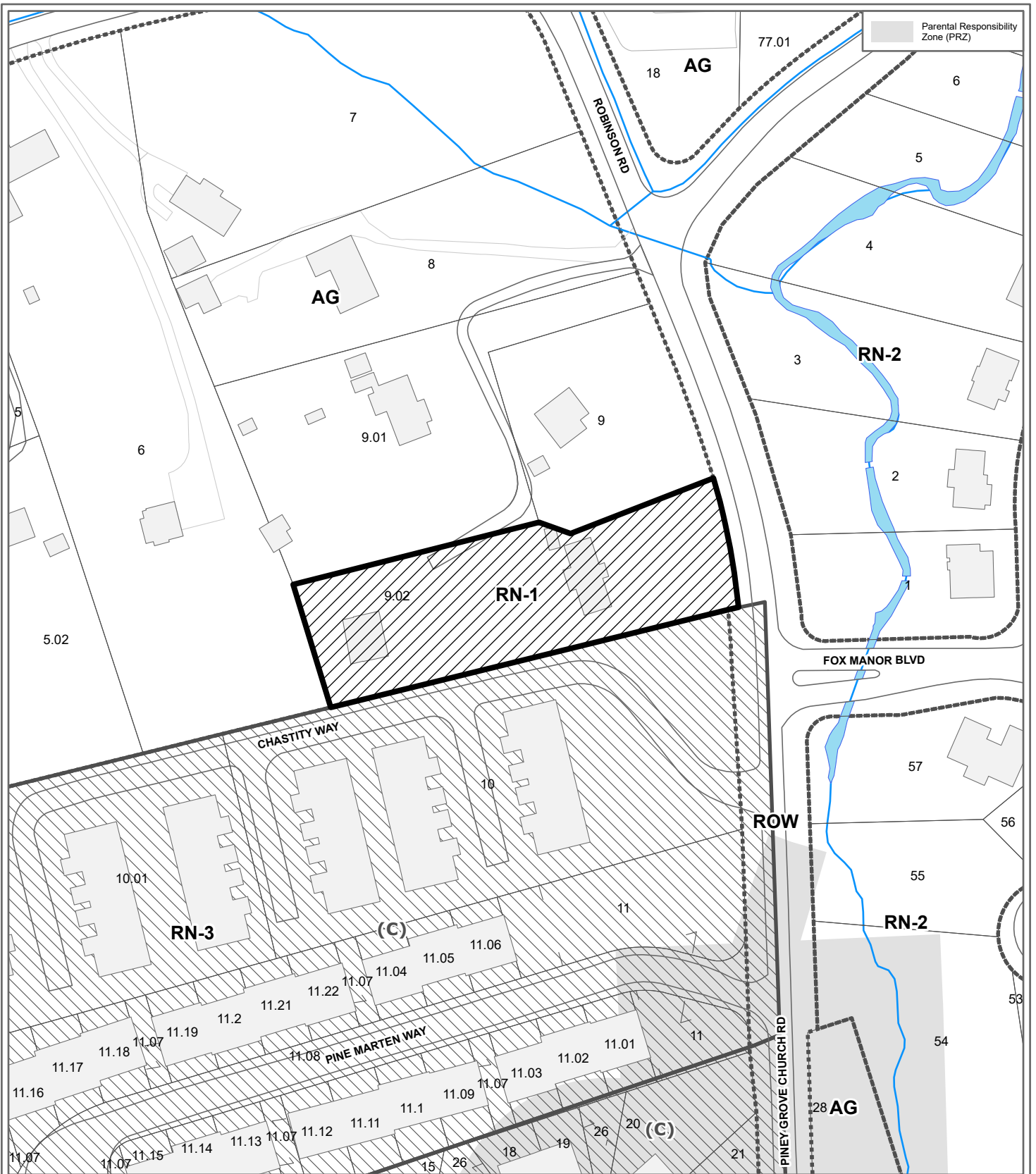
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. There is ample infrastructure capacity for this proposed downzoning, and development permitted in the AG district is not anticipated to cause a strain on existing community facilities or utilities.

ESTIMATED TRAFFIC IMPACT: Not required.

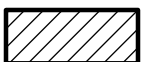
ESTIMATED STUDENT YIELD: Not applicable.

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.



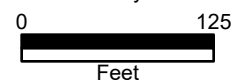
**11-A-22-RZ  
REZONING**

From: RN-1 (Single-Family Residential Neighborhood)  
To: AG (General Agricultural)



Petitioner: Gabriel W Ratcliffe

Map No: 106  
Jurisdiction: City









**Certificate of Ownership and General Dedication**

(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, am, we) are the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name: GABRIEL RATCLIFFE

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Before me personally appeared \_\_\_\_\_ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal, this day and year above.  
Written \_\_\_\_\_ Notary  
My Commission expires \_\_\_\_\_

**Certification of Final Plat:**

**All Indicated Markers, Monuments and Benchmarks Set**  
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and waived in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the \_\_\_\_\_ day of August, 2023.

Registered Land Surveyor: Jacob P. Forster  
Tennessee License No. 3500  
Date: \_\_\_\_\_

**Certification of the Accuracy of Survey**

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: Jacob P. Forster  
Tennessee License No. 3500  
Date: \_\_\_\_\_

**Certification of Approval of Public Sanitary Sewer System:**

**Minor Subdivisions**  
This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations. It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider: \_\_\_\_\_  
Authorized Signature for Utility: \_\_\_\_\_ Date: \_\_\_\_\_

**Certification of Approval of Public Water System:**

**Minor Subdivisions**  
This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations. It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider: \_\_\_\_\_  
Authorized Signature for Utility: \_\_\_\_\_ Date: \_\_\_\_\_

**Owner Certification for Public Sewer and Water Service:**

**Minor Subdivisions**  
(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name: GABRIEL RATCLIFFE

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

**Zoning**

Shown on Official Map: AG & RN-1

Date: \_\_\_\_\_  
By: \_\_\_\_\_

**City - Release of Easements**

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat, and other boundary lines as noted.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

City of Knoxville Department of Engineering  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Water: KUB  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Sewer: KUB  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Electric: KUB  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Gas: KUB  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Telephone: AT&T  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Cable Television: COMCAST (XFINITY)  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

The approval of this plat does not increase any zoning non-conformities for the existing structures or minimum lot area requirements on the property. Nor does it change the non-conforming status of the existing structures or minimum lot area requirements. Documentation as to the legal status of the structures or variances from the Board of Zoning Appeals may be required at some time later for permit applications or other development approvals.

**Taxes and Assessments**

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Knox County Trustee: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Addressing Department Certification**

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, within the Administrative Rules of the Planning Commission, and these regulations.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**City of Knoxville Department of Engineering**

The Knoxville Department of Engineering hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

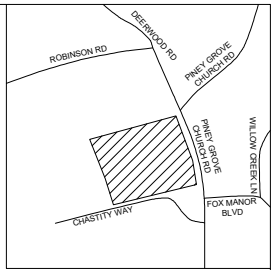
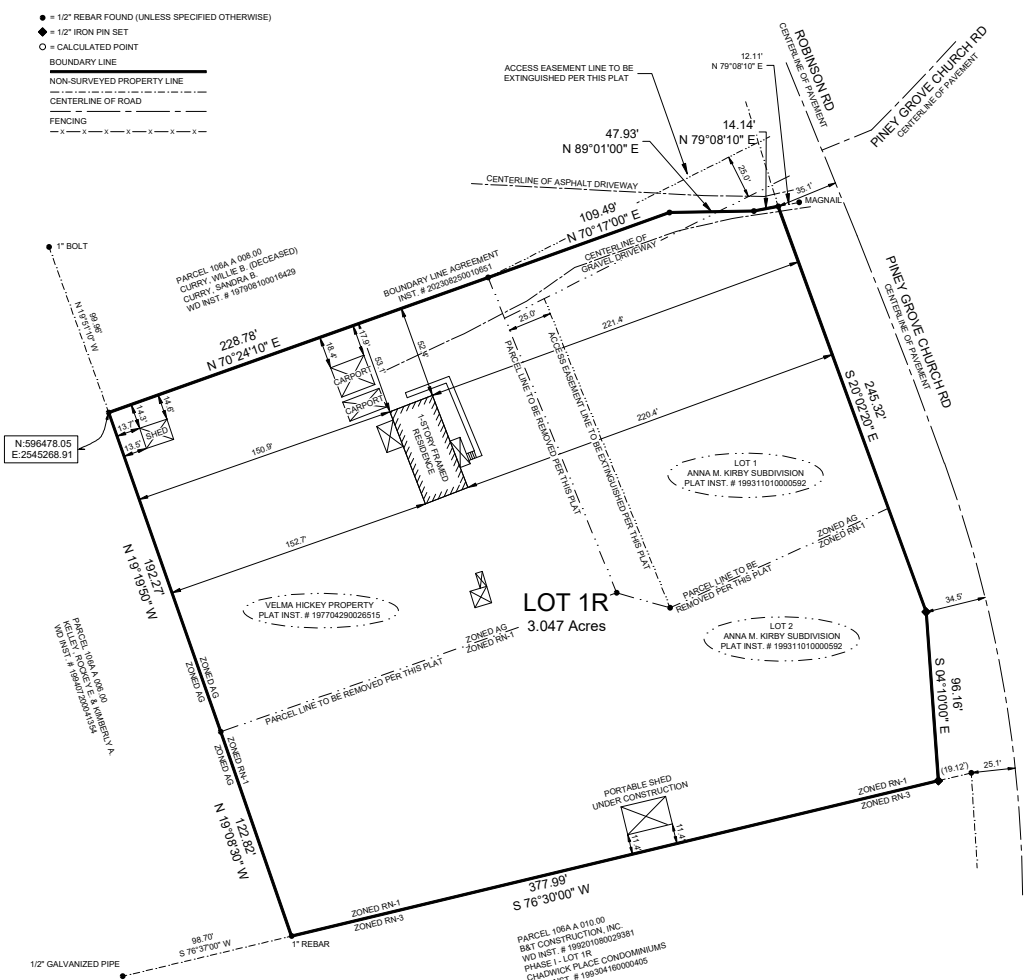
Engineering Director

**Planning Staff Certification of Approval for Recording - Final Plat**

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knoxville Register of Deeds. Pursuant to Section 15-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

- 1/2" REBAR FOUND (UNLESS SPECIFIED OTHERWISE)
  - ◆ 1/2" IRON PIN SET
  - CALCULATED POINT
- BOUNDARY LINE  
NON-SURVEYED PROPERTY LINE  
CENTERLINE OF ROAD  
FENCING



- NOTES:
- 1) THE PURPOSE OF THIS PLAT IS TO COMBINE THREE PARCELS INTO LOT 1R, TOTALING 3.047 ACRES.
  - 2) BUILDING SETBACKS ARE PER CURRENT ZONING REGULATIONS.
  - 3) UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS), EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
  - 4) COORDINATES SHOWN ON THIS MAP ARE FOR THE CONVENIENCE OF FUTURE SURVEYORS AND SHOULD NOT BE CONSIDERED AS PRIMARY EVIDENCE FOR RE-MONUMENTATION PURPOSES.
  - 5) THE LAND SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND OBVIOUS BY INSPECTION OF THE PREMISES, INCLUDING, BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND FACILITIES, PIPELINES OR BURIED CABLES UNLESS SPECIFICALLY SHOWN ON THIS MAP, AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION.
  - 6) THE LAND SURVEYOR MAKES NO WARRANTY, EITHER EXPRESS OR IMPLIED, AS TO ITS FINDINGS, RECOMMENDATIONS, OPINIONS, OR PROFESSIONAL ADVICE EXCEPT THAT ITS SERVICES WERE PERFORMED PURSUANT TO GENERALLY ACCEPTED STANDARDS OF PROFESSIONAL PRACTICE IN EFFECT AT THE TIME OF PERFORMANCE.
  - 7) THIS DOCUMENT IS PROTECTED BY US COPYRIGHT LAW AND ALL RIGHTS ARE RESERVED BY JACOBS DIMENSIONS LLC.

**Owner Certification on Release of Easement**  
This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Knox County Trustee: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Owner(s) Printed Name: GABRIEL RATCLIFFE  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

**THIS SURVEY WAS PREPARED USING A COMBINATION OF RTK GNSS AND CONVENTIONAL TOTAL STATION DATA COLLECTION.**

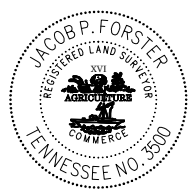
- 1) GNSS RECEIVER: CARLSON BRV7 BASE/ROVER REFERENCED TO NAD83 STATE PLANE COORDINATES USING THE TDOT CORS NETWORK
- A) REAL-TIME KINEMATIC GNSS OBSERVATIONS USED
- B) MINIMUM POSITIONAL ACCURACY = 0.70" (95% CONFIDENCE / 2σ)
- C) HORIZONTAL DATUM = NAD83(2011) EPOCH 2010.00 TENNESSEE (EPSG-32136)
- D) VERTICAL DATUM = NAVD83
- E) GEOID MODEL = CONTINENTALUS\_NGS2018
- F) COMBINED SCALE FACTOR = 1.00000009
- G) REFERENCE STATION = LOCAL BRV7 BASE LOCALIZED USING TDOT CORS MODELED CORRECTIONS
- H) OBSERVATIONS MADE ON 08/01/2023
- I) TOTAL STATION: SOKKIA DX-2054+
- J) ALL DISTANCES & AREAS SHOWN ARE GRID MEASUREMENTS

OWNER:  
GABRIEL RATCLIFFE  
2038 PINNEY GROVE CHURCH RD  
KNOXVILLE, TN 37909  
869-615-0035

SCALE: 1" = 50'  
PAPER SIZE: ARCH C (18" x 24")



**PLANNING FILE # 8-W-23**



**CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY**

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS 1:10,000 FOR TOTAL STATION MEASUREMENTS. GNSS MEASUREMENT PRECISION IS A MINIMUM OF 0.7 AT THE 95% RELATIVE POSITIONAL ACCURACY CONFIDENCE INTERVAL.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND OTHER DOCUMENTS FURNISHED BY THE ATTORNEY AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTS OTHER THAN THOSE SHOWN AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JACOB FORSTER, TN RL 3500

2039 PINNEY GROVE CHURCH RD PARCELS 106A & 010-01, 009-02 DISTRICT 6, KNOX COUNTY, STATE OF TENNESSEE 45TH WARD, CITY BLOCK 46911, CITY OF KNOXVILLE WARRANTY DEED INST. # 201708220012120, 202011090038166, 202201180055712		FINAL PLAT OF THE RE-SUBDIVISION OF LOTS 1 & 2 OF THE ANNA M. KIRBY SUBDIVISION AND THE VELMA HICKEY PROPERTY BY JACOBS DIMENSIONS LLC 865-235-1878 INFO@JACOBSDIMENSIONS.COM	
JOB# 2230713	DRAWN: JPF	08/14/2023	SCALE: 1" = 50'
ALL RIGHTS RESERVED			



# 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

**Gabriel W Ratcliffe**

Applicant Name

Affiliation

**8/29/2022**

Date Filed

**11/10/2022**

Meeting Date (if applicable)

**11-A-22-RZ**

File Number(s)

## CORRESPONDENCE

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

**Gabriel W Ratcliffe**

Name / Company

**2039 Piney Grove Church Rd Knoxville TN 37909**

Address

**989-615-0035 / gratcliffe67@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Gabriel W Ratcliffe**

Owner Name (if different)

**2039 Piney Grove Church Rd Knoxville TN 37909**

Owner Address

**989-615-0035 / gratcliffe67@g**

Owner Phone / Email

**2031 PINEY GROVE CHURCH Rd. / 2033**

Property Address

**106 A A 009.02**

Parcel ID

**1.06 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**west side of Piney Grove Church Rd, south of Robinson Rd, north of Fox Manor Blvd**

General Location

City

**Council District 3**

**RN-1 (Single-Family Residential Neighborhood)**

**Single Family Residential**

Count

District

Zoning District

Existing Land Use

**Northwest County**

Planning Sector

**LDR (Low Density Residential)**

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) \_\_\_\_\_

## 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   **AG (Agricultural)**  
Proposed Zoning \_\_\_\_\_

Pending Plat File Number

- Plan  
Amendment   Proposed Plan Designation(s) \_\_\_\_\_

### 1.26

Proposed Density (units/acre)   Previous Zoning Requests \_\_\_\_\_

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

- Staff Review    Planning Commission

Fee 1

Total

**\$650.00**

### ATTACHMENTS

- Property Owners / Option Holders    Variance Request

Fee 2

### 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 3

## AUTHORIZATION

Applicant Signature   **Gabriel W Ratcliffe**  
Please Print

**8/29/2022**

Date

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

Property Owner Signature   **Gabriel W Ratcliffe**  
Please Print

**8/29/2022**

Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.





# 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

Gabriel W Ratcliffe

Applicant Name

Affiliation

08/24/2022

11/10/22

File Number(s)

Date Filed

Meeting Date (if applicable)

11-A-22-RZ

## 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

Gabriel Ratcliffe

Name

Company

2039 Piney Grove Church Road

Knoxville

TN

37909

Address

City

State

ZIP

989-615-0035

gratcliffe67@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Gabriel Ratcliffe

2039 Piney Grove Church Rd

989-615-0035

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2031 / 2033 (A&B) Piney Grove Church Road

106AA-00902

Property Address

Parcel ID

KUB - Not Attached

KUB

Yes

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

Related City Permit Number(s)

Residential    Non-Residential

Home Occupation (specify) **Non - occupied / condemned**

Other (specify) **Not Suitable for living**

## SUBDIVISION REQUEST

N/A

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number    Combine Parcels    Divide Parcel

Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

## ZONING REQUEST

Zoning Change

**Agricultural - AG**

Proposed Zoning

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s)

**1.26**

**N/A**

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

Applicant Signature

**Gabriel W Ratcliffe**

**08/24/2022**

Please Print

Date

989-615-0035

**gratcliffe67@gmail.com**

Phone Number

Email

Property Owner Signature

Please Print

Date