



DEVELOPMENT PLAN REPORT

► **FILE #:** 4-D-24-DP

AGENDA ITEM #: 27

AGENDA DATE: 4/11/2024

► **APPLICANT:** RON D LENNOX

OWNER(S): Brelsforths Properties General Partnership

TAX ID NUMBER: 60 079.09, 079.10

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 HARRIS RD (1575 HARRIS RD)

► **LOCATION:** West side of Harris Rd, north of Parker Dr

► **APPX. SIZE OF TRACT:** 15.42 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Harris Road, a minor collector road with a pavement width of 20 ft within a 50-ft right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

► **ZONING:** PC(k) (Planned Commercial) with conditions

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

► **PROPOSED USE:** Office and warehouse space

HISTORY OF ZONING: The property was rezoned in 2019 from RB to PC(k) [10-I-19-RZ]

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, single family residential - PC(k) (Planned Commercial) with conditions, RB (General Residential)

South: Agriculture/forestry/vacant land - PC(k) (Planned Commercial) with conditions

East: Commercial - CB (Business and Manufacturing), PC (Planned Commercial)

West: Single family residential - RB (General Residential)

NEIGHBORHOOD CONTEXT: The property is located in an area with a mix of uses which include single family residential to the west, and a mix of commercial and industrial uses located on the east side of Rutledge Pike.

STAFF RECOMMENDATION:

► **Approve the development plan for office and warehouse use in the PC(k) zone, subject to 6 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Engineering & Public Works department.
2. Providing a detailed landscape plan during permitting for review and approval by Planning Commission staff.
4. Installing all required landscaping within six months of issuance of an occupancy permit for the project, or

posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

5. All site lighting fixtures, pole mounted and attached to the building, shall be full cut-off fixtures or have housing shields to direct the light toward the ground and to restrict the light source from being visible from the adjacent residential properties.
6. Providing non-reflective, dark exterior building materials below wall mounting site lighting on the west elevation of the building on Lot A. The revised building elevations must be reviewed and approved by Planning staff before building permits are issued.

COMMENTS:

This proposal is for an office warehouse facility that consists of two buildings. The first includes office space and 60,00 sq ft of warehouse space, and the other is a 1-story building that serves as an 18,000 sq ft equipment shed. The site is located on two parcels (Lots A and B on the development plan).

The facility will be utilized by Skilled Services, LLC, a general contractor in East Tennessee whose specialty is renovation & re-model work specifically for schools, defense and healthcare facilities. The warehouse will be used for minor assembly work for glass, steel, and glazing divisions and will contain storage for project materials. The applicant has stated that the hours of operation would be 9 am to 5 pm for the office and 8 am to 5 pm for the warehouse and truck traffic.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PC(k) (Planned Commercial) with conditions:

- A. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.
- B. The Planning Commission placed a condition on the PC zoning for this site that requires a Type A landscape screening along the shared property line with adjacent residential uses (10-I-19-RZ). This screening is being provided along the rear property line and north of the development.
- C. The proposed structures meet the height restriction of the PC zone. The site layout conforms to the setback, lot coverage, landscaping, and parking requirements of the zone. With the required conditions, the development meets the zoning ordinance's intent.
- D. The administrative procedures for the PC zone require the Planning Commission to approve revised development plans for any changes, alterations, amendments, or extensions to the development plan. Approval of such changes may be granted if, in the opinion of the planning commission, the requested changes would be in keeping with the intent and provisions of this resolution. (Section 5.33.13 Administration (d).)

2) GENERAL PLAN - DEVELOPMENT POLICIES

- A. The development plan is consistent with the Development Policy 8.12, which encourages fencing, landscaping screens, earth berms, height restrictions, and/or deeper than usual building setbacks when commercial uses abut residential property. The PC zone has a 50' peripheral boundary and the development plan proposes Type A landscape screening along the west and north sides where it is adjacent to residential properties. Furthermore, the rear building (on lot 'A') will sit on a lower grading level than the adjacent residential properties to the west.
- B. The proposed plan is consistent with the Development Policy 9.3, the intent of which is to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The building heights meet the zoning standards (not to exceed 45 ft). The landscaping elements are incorporated to soften the appearance of the building.
- C. The recommended condition of using shields or full cut-off light fixtures is compatible with the Development Policy 9.6, which advocates fostering light abatement in public and private developments.

3) NORTHEAST COUNTY SECTOR PLAN

- A. The property has the O (Office) land use classification, which allows consideration of the PC (Planned Commercial) zone with covenants. Office and warehouse uses are permitted here according to the recorded protective covenants (Instrument 202202240066015).

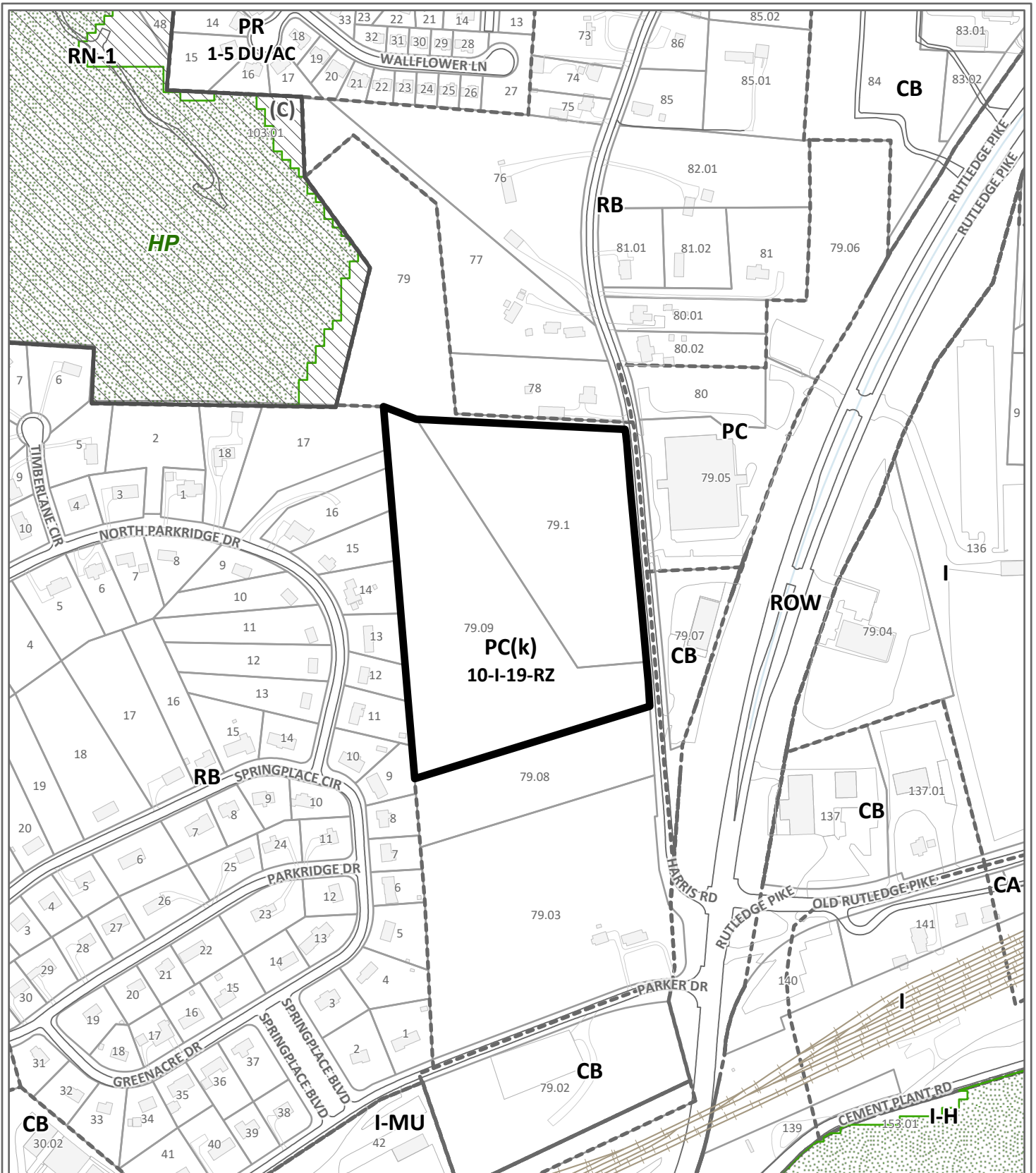
4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and service.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



DEVELOPMENT PLAN

4-D-24-DP

Petitioner: Ron D Lennox



Office and warehouse space in PC(k) (Planned Commercial)

Original Print Date: 3/6/2024

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

Map No: 60

Jurisdiction: County

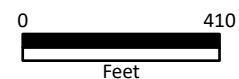
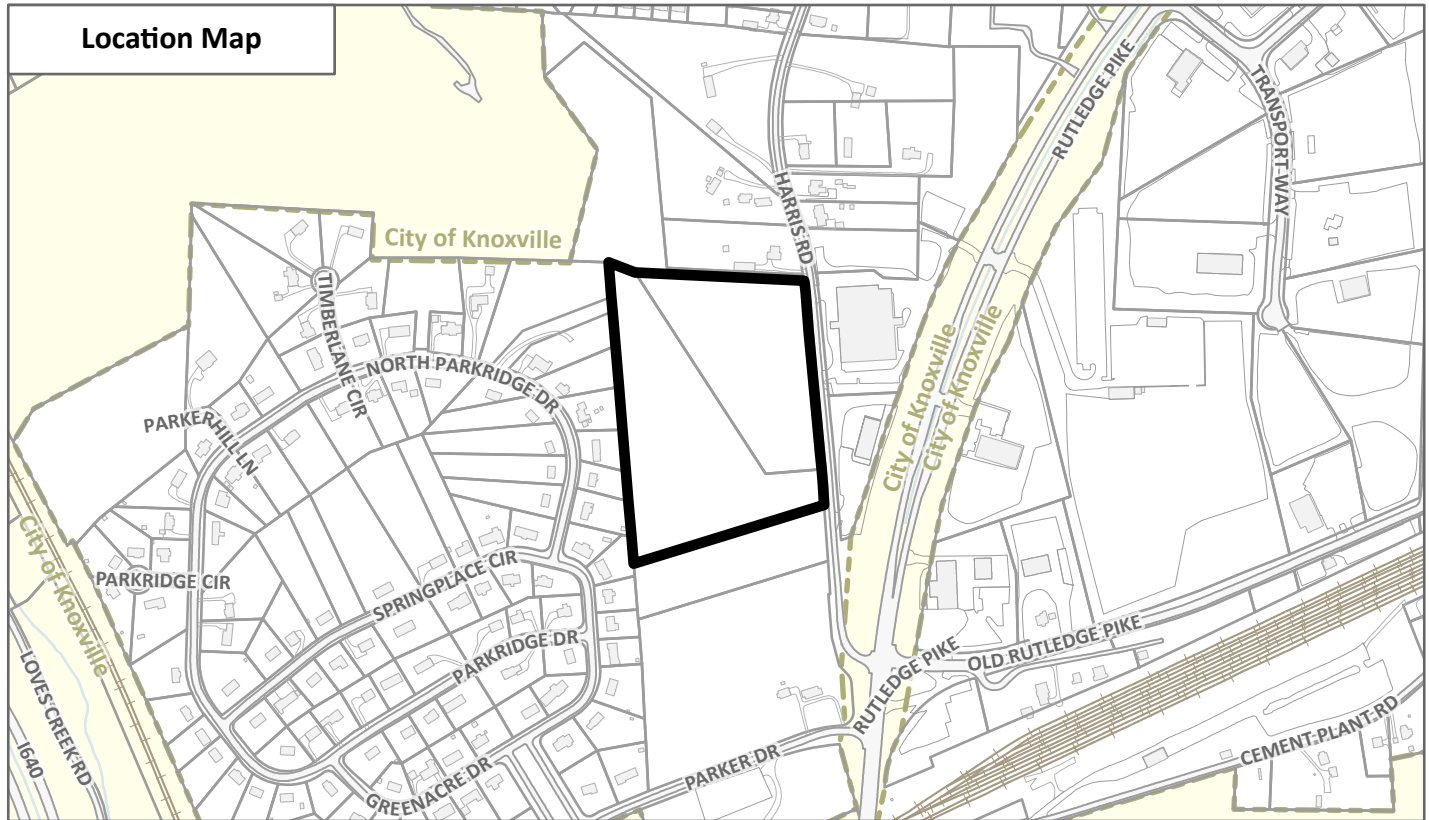


Exhibit A. Contextual Images

Location Map



Aerial Map



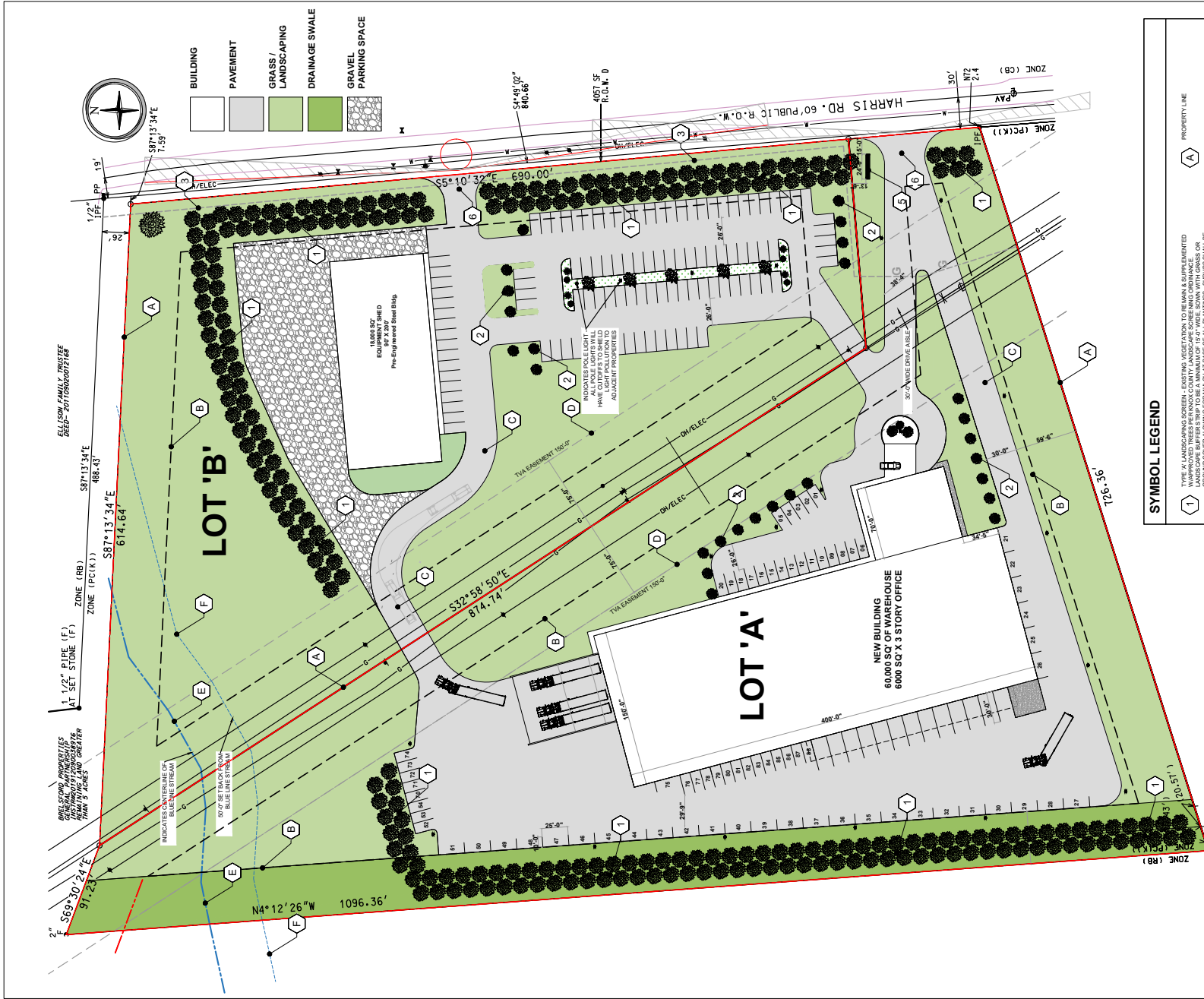
CONTEXTUAL MAPS 1

4-D-24-DP



Case boundary





SYMBOL LEGEND

- 1 TYPE 'A' LANDSCAPING SCREEN - EXISTING VEGETATION TO REMAIN & SUPPLEMENTED WITH TYPE 'A' LANDSCAPING SCREEN. BUFFER STRIP TO BE A MINIMUM OF 15'-0" WIDE, SOWN WITH GRASS OR TYPE 'A' LANDSCAPING SCREEN. BUFFER STRIP TO BE A MINIMUM OF 15'-0" WIDE, SOWN WITH GRASS OR TYPE 'A' LANDSCAPING SCREEN. BUFFER STRIP TO BE A MINIMUM OF 15'-0" WIDE, SOWN WITH GRASS OR TYPE 'A' LANDSCAPING SCREEN.
- 2 TYPE 'B' LANDSCAPING SCREEN - BUFFER STRIP TO BE A MINIMUM OF 15'-0" WIDE, SOWN WITH GRASS OR TYPE 'B' LANDSCAPING SCREEN. BUFFER STRIP TO BE A MINIMUM OF 15'-0" WIDE, SOWN WITH GRASS OR TYPE 'B' LANDSCAPING SCREEN.
- 3 TYPE 'C' LANDSCAPING SCREEN - BUFFER STRIP TO BE A MINIMUM OF 15'-0" WIDE, SOWN WITH GRASS OR TYPE 'C' LANDSCAPING SCREEN. BUFFER STRIP TO BE A MINIMUM OF 15'-0" WIDE, SOWN WITH GRASS OR TYPE 'C' LANDSCAPING SCREEN.
- 4 TYPE 'D' LANDSCAPING SCREEN - BUFFER STRIP TO BE A MINIMUM OF 15'-0" WIDE, SOWN WITH GRASS OR TYPE 'D' LANDSCAPING SCREEN. BUFFER STRIP TO BE A MINIMUM OF 15'-0" WIDE, SOWN WITH GRASS OR TYPE 'D' LANDSCAPING SCREEN.
- 5 TYPE 'E' LANDSCAPING SCREEN - BUFFER STRIP TO BE A MINIMUM OF 15'-0" WIDE, SOWN WITH GRASS OR TYPE 'E' LANDSCAPING SCREEN. BUFFER STRIP TO BE A MINIMUM OF 15'-0" WIDE, SOWN WITH GRASS OR TYPE 'E' LANDSCAPING SCREEN.
- 6 TYPE 'F' LANDSCAPING SCREEN - BUFFER STRIP TO BE A MINIMUM OF 15'-0" WIDE, SOWN WITH GRASS OR TYPE 'F' LANDSCAPING SCREEN. BUFFER STRIP TO BE A MINIMUM OF 15'-0" WIDE, SOWN WITH GRASS OR TYPE 'F' LANDSCAPING SCREEN.

TREE CALCULATION

Type	Type A Screen	Type A Screen	Type A Screen	Type A Screen	Type A Screen
	Row 1	Row 2	Row 3	Row 4	Row 5
Type A Landscaping	2052	128	128	513	41
Type B Landscaping	818				
Type C Landscaping					
Type D Landscaping					
Type E Landscaping					
Type F Landscaping					

4-D-24-DP
3/22/2024

2800 HOITT AVE.
KNOXVILLE, TN 37917

PHONE 865.637.7687
WEB skservicesllc.com
EMAIL ron@skservicesllc.com

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: March 22, 2024

SCALE: 3/128 = 1'-0"

DESIGNED BY: R.D.L. DRAWN BY: R.D.L.

BD1.0 - R1

SKILLED SERVICES LLC
2800 HOITT AVE | KNOXVILLE, TN

HARRIS ROAD PROJECT - REVISED SITE PLAN

INDICA
HILL
HALL
LUG
ADAC



ARTISITIC INTERPRETATION



ARTISITIC INTERPRETATION



ARTISITIC INTERPRETATION

4-D-24-DP
2/26/2024



**SKILLED
SERVICES**

2800 HOITT AVE.
KNOXVILLE, TN 37917
PHONE: 865.637.7687
WEB: skservicesllc.com
EMAIL: ron@skservicesllc.com

**PRELIMINARY
NOT FOR CONSTRUCTION**

NOTES

APPROVED BY:

DATE:

SKILLED SERVICES LLC
2800 HOITT AVE | KNOXVILLE, TN

PROJECT NAME:

PROJECT TITLE:

HARRIS ROAD PROJECT - SITE PLAN & 3D SKETCHES

DATE: **February 23, 2024**

SCALE: VARIES

DESIGNED BY:
R.D.L.

DRAWN BY:
R.D.L.

BD-1.0



SKILLED SERVICES

2800 HOITT AVE.
KNOXVILLE, TN 37917

PHONE: 865.637.7687
WEB: skservicesllc.com
EAIL: ron@skservicesllc.com

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES:

APPROVED BY:

DATE:

SKILLED SERVICES LLC
2800 HOITT AVE | KNOXVILLE, TN

ELEVATION DRAWINGS

PROJECT NAME:

SHEET TITLE:

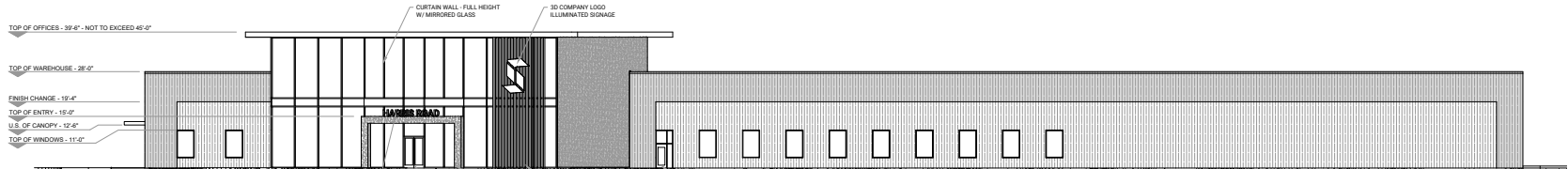
DATE: **February 23, 2024**

SCALE: 1/16" = 1'-0"

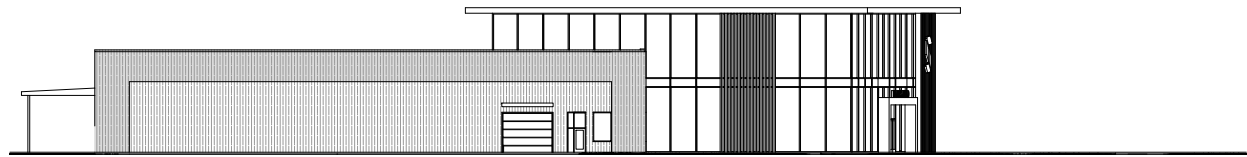
DESIGNED BY:
R.D.L.

DRAWN BY:
R.D.L.

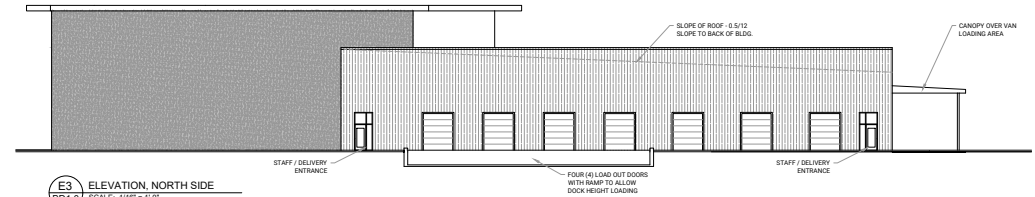
BD-2.0



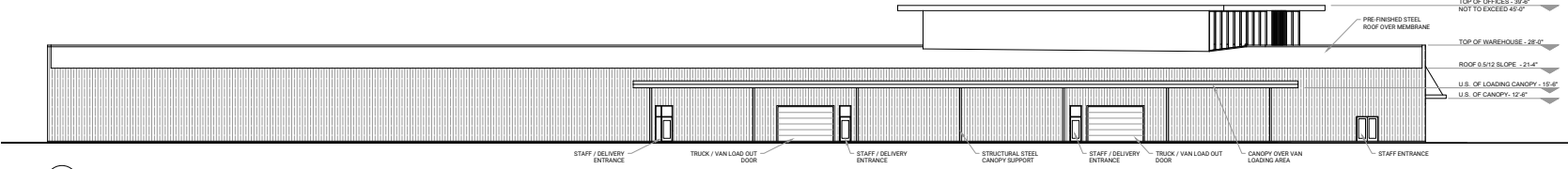
E1
BD1.0
ELEVATION, BUILDING ENTRANCE - EAST SIDE
SCALE: 1/16" = 1'-0"



E2
BD1.0
ELEVATION, SOUTH FACE
SCALE: 1/16" = 1'-0"



E3
BD1.0
ELEVATION, NORTH SIDE
SCALE: 1/16" = 1'-0"



E4
BD1.0
ELEVATION, WEST SIDE
SCALE: 1/16" = 1'-0"

4-D-24-DP
2/26/2024



4-D-24-DP
2/26/2024

REVISIONS		2022-08-07
REVISIONS	DATE	
CANNON-CANNON		
CLIENT:		BRELSFORD PROPERTIES GP 2214 McCAHRELL WELLS WAY KNOXVILLE, TN 37924
PROJECT:		BRELSFORD PROPERTIES INDUSTRIAL DEVELOPMENTS PARKER/HARRIS KNOX COUNTY, TN 37924
EXHIBIT A		
C2 PROJECT NO.		01668-0000
DRAWING DATE		
PN	AWG	PC
DRAWN	CHECKED	

4-D-24-DP
2/26/2024

DEVELOPMENT PERMIT

FEB 23, 2024 | 0 HARRIS ROAD & 1575 HARRIS ROAD, KNOXVILLE TN

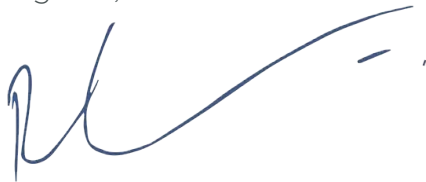
DESCRIPTION OF STANDARD OPERATIONS

Skilled Services LLC operates as a general contractor in East Tennessee. Our specialty is renovation & re-model work specifically for schools, defence and healthcare facilities where a agile contractor with capability in many individual scopes of the contracting spectrum is required.

Our niche is our ability to work on complicated, fast-moving projects within time constraints and limited site access making material storage and staging critical to our construction team.

Our proposed office & warehouse space on Harris Road will be used to house our office staff and our warehouse facility. The warehouse will contain storage for project materials - Allowing us to stage projects and deliver goods to site on an 'as needed basis'. In addition to this the warehouse will be used for minor assembly work for our glass, steel and glazing divisions. The bulk of our day-to-day business is conducted 'in the field' on the actual job site.

Regards,



Ron D Lennox

Note: I have attached cut sheets for the exterior lightiing we plan to utilize - These products come with cutoffs to prevent light poluion spreading to adjacent properties.

BUILDING LIGHT



Catalog Number
Notes
Type

Contractor Select™

TWX LED ALO

Adjustable Light Output Wall Pack



TWX LED wall pack family is a ground design that has the low initial cost customers demand while providing superior performance and a traditional form. The Adjustable Light Output (ALO) feature allows the contractor to set the light output during installation, to a level perfectly suited for the job site.

FEATURES:

- Replaces 70W to 400W HID luminaires, providing up to 83% in energy savings.
- Same footprint as a standard HID wall pack, to easily cover the stain
- Expected service life of more than 20 years.
- Vandal-resistant polycarbonate lens option.



Catalog Number	UPC	Description	Replaces Up To	Lumens	Wattage	Photocell	CCT	Voltage	Finish	Pallet qty.
TWX1 LED P2 40K MVOLT PE DDBTXD	194995034444	Wall Packs	CFL - 100W Metal Halide	2,950	22W	Yes	4000K	120-277V	TEXTURED DARK BRONZE	98
TWX1 LED ALO 40K MVOLT DDBTXD	194994620464	Wall Packs	CFL - 100W Metal Halide	600 - 2,950	22W	No	4000K	120-277V	TEXTURED DARK BRONZE	98
TWX1 LED ALO 50K MVOLT DDBTXD	194994620457	Wall Packs	CFL - 100W Metal Halide	600 - 2,950	22W	No	5000K	120-277V	TEXTURED DARK BRONZE	98
TWX2 LED ALO 40K MVOLT DDBTXD	194994620488	Wall Packs	70W - 250W Metal Halide	1,450 - 6,950	54W	No	4000K	120-277V	TEXTURED DARK BRONZE	77
TWX2 LED ALO 50K MVOLT DDBTXD	194994620495	Wall Packs	70W - 250W Metal Halide	1,450 - 6,950	54W	No	5000K	120-277V	TEXTURED DARK BRONZE	77
TWX3 LED ALO 40K MVOLT DDBTXD	194994620594	Wall Packs	100W - 400W Metal Halide	2,900 - 13,850	108W	No	4000K	120-277V	TEXTURED DARK BRONZE	42
TWX3 LED ALO 50K MVOLT DDBTXD	194994620549	Wall Packs	100W - 400W Metal Halide	2,900 - 13,850	108W	No	5000K	120-277V	TEXTURED DARK BRONZE	42
TWPX3 LED ALO 50K MVOLT DDBTXD (Polycarbonate Lens)	194994620556	Wall Packs	100W - 400W Metal Halide	2,750 - 13,200	108W	No	5000K	120-277V	TEXTURED DARK BRONZE	42

More configurations are available. [Click here](#) or visit www.acuitybrands.com and search for TWX LED.

POLE LIGHT

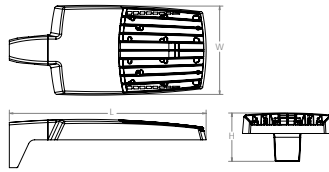


RSX2 LED Area Luminaire



Specifications

EPA (ft ² @0°):	0.69 ft ² (0.06 m ²)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight: (SPA mount)	30.0 lbs (13.6 kg)



Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED					
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide ¹ R5S Type 5 Short ¹ AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ¹ 277 ⁵ 208 ³ 347 ⁵ 240 ³ 480 ⁵	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶ WBA Wall bracket ¹ WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting ⁶ AARP Adjustable tilt arm round pole mounting ⁶ AAWB Adjustable tilt arm with wall bracket ⁶ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options	Finish
Shipped Installed HS House-side shield ⁷ PE Photocontrol, button style ^{8,9} PEX Photocontrol external threaded, adjustable ^{8,10} PER7 Seven-wire twist-lock receptacle only (no controls) ^{8,11,12,13} CE34 Conduit entry 3/4" NPT (Qty 2) SF Single fuse (120, 277, 347) ⁵ DF Double fuse (208, 240, 480) ⁵ SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output ^{8,13} DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ^{8,13} DS Dual switching ^{8,14}	Shipped Installed *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) NLTAIR2 nLight AIR generation 2 ^{13,15,16} PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) ^{13,16,17} BAA Buy America(n) Act Compliant *Note: PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted. Shipped Separately (requires some field assembly) EGS External glare shield ⁶ EGFV External glare full visor (360° around light aperture) ⁷ BS Bird spikes ¹⁸
	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLTXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
© 2011-2021 Acuity Brands Lighting, Inc. All rights reserved.

Lithonia RSX2 Area LED
Rev. 06/14/21
Page 1 of 9



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

Ron D Lennox

Applicant Name

Affiliation

2/26/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-D-24-DP

File Number(s)

CORRESPONDENCE

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

Ron Lennox Skilled Services

Name / Company

2800 Hoitt Ave Knoxville TN 37917

Address

865-637-7687 / ron@sksservicesllc.com

Phone / Email

CURRENT PROPERTY INFO

Brelsforths Properties General Partnershi 2214 McCampbell Way Knoxville TN

Owner Name (if different)

Owner Address

865-254-4963

Owner Phone / Email

0 HARRIS RD / 1575 HARRIS RD

Property Address

60 079 09, 079 10

Parcel ID

Part of Parcel (Y/N)?

15.42 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Northeast Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Westside of Harris Rd and Rutledge Pike

General Location

☐ City **Commission District 8 PC(k) (Planned Commercial)**

☒ County District Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

Northeast County

Planning Sector

O (Office), HP (Hillside Protection)

Sector Plan Land Use Classification

Urban Growth Area (Outside City Limit)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" 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) Office and warehouse space			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> 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	Total
\$1,600.00	
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.

	Ron D Lennox	2/26/2024
Applicant Signature	Please Print	Date

Phone / Email

	Brelsford's Properties General Partnership	2/26/2024
Property Owner Signature	Please Print	Date



Development Request

DEVELOPMENT

- ☒ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Ron D Lennox

Skilled Services LLC

Applicant Name

Affiliation

February 23, 2024

April 11, 2024
~~January 24, 2024 (initial review)~~

File Number(s)

Date Filed

Meeting Date (if applicable)

4-D-24-DP

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

Ron D Lennox

Skilled Services LLC

Name

Company

2800 Hoitt Avenue

Knoxville

TN

37917

Address

City

State

ZIP

865-637-7687

ron@sksservicesllc.com

Phone

Email

CURRENT PROPERTY INFO

Brelsfor's Properties General Partnerships

2214 McCampbell Way, Knoxville TN

865-254-4963

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Harris Road & 1575 Harris Road

060 07909 & 060 07910

Property Address

Parcel ID

KUB

North East Knox Utility District

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

May 1, 2023

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Office & Warehouse Space for Skilled Services LLC

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
Proposed Zoning

☐ Plan Amendment Change
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	\$1,600.00
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

Ron D Lennox

Feb 23, 2024

Please Print

Date

306 510 6120

ron@skservicesllc.com

Phone Number

Email

Property Owner Signature

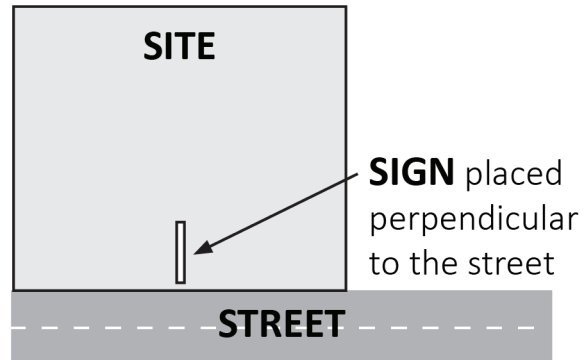
Eric Brelsford

02/26/2024, SG

Please Print

Date Paid

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ **03/29/2024** _____ and _____ **04/12/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Ron D. Lennox

Date: 02/27/2024

File Number: 4-D-24-DP



Sign posted by Staff



Sign posted by Applicant