



PLAN AMENDMENT REPORT

► **FILE #:** 4-E-24-SP

AGENDA ITEM #: 43

AGENDA DATE: 4/11/2024

► **APPLICANT:** **GARY KOONTZ**
OWNER(S): William Varner Sr.

TAX ID NUMBER: 48 N C 020 01 [View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 5531 N BROADWAY

► **LOCATION:** **West side of N Broadway, north of Ridgewood Road**

► **APPX. SIZE OF TRACT:** **20452 square feet**

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via N Broadway Avenue, a major arterial with a 63-ft pavement width within a 94-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** **LDR (Low Density Residential), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)**

► **PROPOSED PLAN DESIGNATION:** **GC (General Commercial), HP (Hillside Protection)**

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

EXTENSION OF PLAN DESIGNATION: Yes, this is an extension from the north side.

HISTORY OF REQUESTS: 9-E-81-RZ: Rezone request from R-1 (Low Density Residential) to C-1 ((Neighborhood Commercial) was denied in 1981; 10-E-95-RZ: Rezone request from R-1 to C-1 was denied in 1995; 2-F-98-RZ: R-1 to C-4 (Highway and Arterial Commercial) was denied in 1998; 7-B-99-RZ: R-1 to C-4 was tabled in 1999.

SURROUNDING LAND USE AND PLAN DESIGNATION:

North: Office - GC (General Commercial), LDR (Low Density Residential), HP (Hillside Protection)

South: Public/quasi-public land (church) - CI (Civic Institutional)

East: Commercial, multifamily - GC (General Commercial), MDR (Medium Density Residential)

West: Single family residential - LDR (Low Density Residential), HP (Hillside Protection)

NEIGHBORHOOD CONTEXT This stretch of N Broadway Avenue is in the Fountain City area and contains a mix of uses including commercial businesses, offices, and single and

multifamily residential. To the south, N Broadway Avenue becomes a major commercial corridor.

STAFF RECOMMENDATION:

- **Approve the sector plan amendment to the GC (General Commercial) land use classification because this is an extension of this classification and compatible with the surrounding development conditions. The HP (Hillside Protection) designation would be retained.**

COMMENTS:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

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

1. No known new roads or utilities have been introduced to this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the North City Sector Plan with regard to the subject property. However, the GC classification can be considered here since this will be an extension of this classification from the north side.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There are no known changes in government policy pertaining to this area. However, approval of the GC district for this area served by KUB and KAT would be consistent with the General Plan's development policy 5.2 that encourages development to be concentrated in areas with adequate utilities and infrastructure.

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

1. This section of N Broadway Avenue has a mix of commercial, office, public-quasi public uses with a few residential uses mixed in. Further south, N Broadway Avenue becomes a major commercial corridor. The annual average daily traffic count (AADT) for this corridor was between 29,000 to 35,000 during 2020-22, and the traffic-carrying capacity of this 4-lane arterial street is adequate for the requested commercial land use.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/14/2024 and 5/28/2024. 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 #:** 4-G-24-RZ
4-D-24-PA

AGENDA ITEM #: 43
AGENDA DATE: 4/11/2024

► **APPLICANT:** GARY KOONTZ
OWNER(S): William Varner Sr.

TAX ID NUMBER: 48 N C 020 01 [View map on KGIS](#)
JURISDICTION: Council District 4
STREET ADDRESS: 5531 N BROADWAY
► **LOCATION:** West of N Broadway, north of Ridgewood Road
► **TRACT INFORMATION:** 20452 square feet.
SECTOR PLAN: North City
GROWTH POLICY PLAN: N/A (Within City Limits)
ACCESSIBILITY: Access is via N Broadway Avenue, a major arterial with a 63-ft pavement width within a 94-ft right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: First Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
► **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial), HP (Hillside Protection) / C-H-2 (Highway Commercial), HP (Hillside Protection Overlay)
► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land
►
EXTENSION OF PLAN DESIGNATION/ZONING: Yes, this is an extension of the zone and the land use classification.
HISTORY OF ZONING REQUESTS: 9-E-81-RZ: Rezone request from R-1 (Low Density Residential) to C-1 ((Neighborhood Commercial) was denied in 1981; 10-E-95-RZ: Rezone request from R-1 to C-1 was denied in 1995; 2-F-98-RZ: R-1 to C-4 (Highway and Arterial Commercial) was denied in 1998; 7-B-99-RZ: R-1 to C-4 was tabled in 1999.
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Office - GC (General Commercial), LDR (Low Density Residential), HP (Hillside Protection) - C-H-2 (General Commercial), HP (Hillside Protection Overlay)
South: Public/quasi-public land (church) - CI (Civic Institutional) - RN-1 (Single-Family Residential)
East: Commercial, multifamily - GC (General Commercial), MDR (Medium Density Residential) - C-H-2 (General Commercial), RN-5 (General Residential Neighborhood), HP (Hillside Protection)

Overlay)

West: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This stretch of N Broadway Avenue is in the Fountain City area and contains a mix of uses including commercial businesses, offices, and single and multifamily residential. To the south, N Broadway Avenue becomes a major commercial corridor.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to the GC (General Commercial) land use classification because it is an extension of this classification and compatible with the surrounding development conditions. The HP (Hillside Protection) designation would be retained.**

- ▶ **Approve the C-H-2 (Highway Commercial) district because it is consistent with the recommended land use classification and an extension of this district. The HP (Hillside Protection Overlay) would be retained.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. There are no apparent errors or omissions in the One Year Plan with regards to the subject property. However, the GC classification can be considered here since this will be an extension of this classification from the north side.

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 it is not a significant change in the development pattern, this section of N Broadway Avenue has a mix of commercial, office, public-quasi public uses with a few residential uses mixed in. Further south, N Broadway Avenue becomes a major commercial corridor. The annual average daily traffic count (AADT) for this corridor was between 29,000 to 35,000 during 2020-22, and the traffic-carrying capacity of this 4-lane arterial street is adequate for the requested commercial land use.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no known public policy changes pertaining to the subject property and its land use designation.

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

1. There are no new studies or plans specific to this area or the GC land use that apply to this request.

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. There have not been any significant changes in the area in recent times. However, this will be an extension of this zoning from the north. Furthermore, the traffic-carrying capacity of this 4-lane arterial street is adequate for the requested commercial land use, as described above.

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

1. The C-H-2 district is intended to accommodate higher-intensity commercial uses of a predominantly auto-

oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas.

2. The property is in a commercial corridor with a mix of office and public-quasi public uses, and it meets the proposed district's intent. The subject parcel also meets the dimensional standards of the C-H-2 district.

3. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 proposed amendment is not expected to have any significant adverse impact on the surrounding area which has other existing commercial uses.

2. The RN-1 zoned property to the south accommodates a church which sits on a higher elevation than the subject property. Grading change and existing vegetation at the rear of the property screens the house to the west.

3. Approximately 3,308 sq ft of this 20,452-sq ft property is within the HP (Hillside Protection Overlay) district with less than 25% slopes for almost the entire area within the HP district. Nonetheless, any development on this property would need to meet the HP Overlay district regulations.

4. Per Article 12.8 of the City zoning ordinance, a 20-ft Class B landscape buffer yard would be required along the south and west boundaries for any development on the property.

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 General Plan's Development Policy 8.12, which provides guidelines for commercial growth abutting a residential property. The zoning ordinance requires a Class B buffer yard along the rear and south of the property, as described above.

2. The proposed rezoning will be consistent with the recommended GC land use classification of the sector plan and One Year plan.

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:

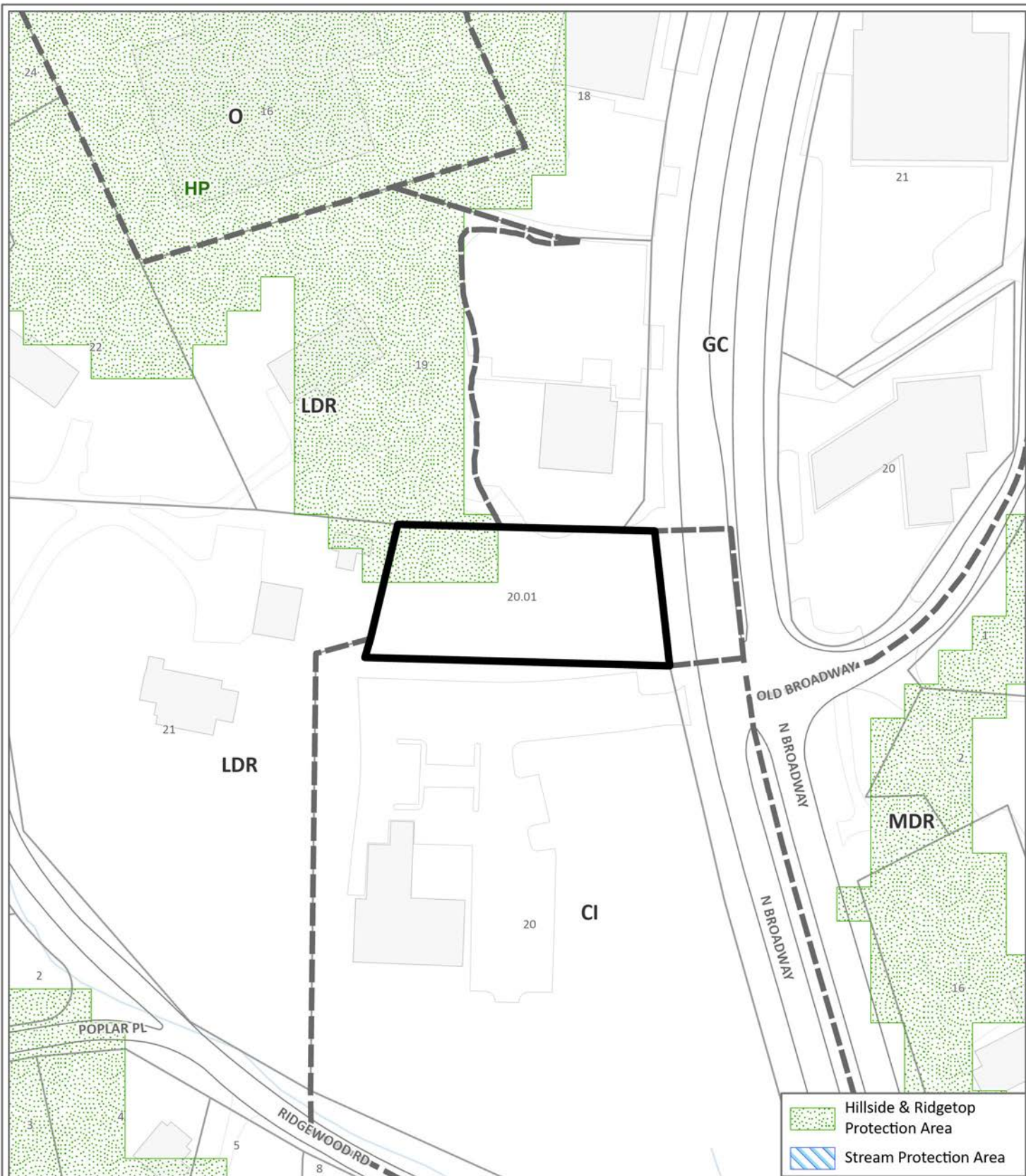
1. N Broadway Avenue is a major arterial street with sidewalk connections in this area. This is an urbanized area with adequate utility infrastructure provided by KUB.

2. The Fountain City Lake Park, Fountain City Ballfields, and Fountain City Elementary, Gresham Middle, and Central High schools are located within 0.5 miles of the subject property.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/14/2024 and 5/28/2024. 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.



4-E-24-SP NORTH CITY SECTOR PLAN MAP



From: LDR (Low Density Residential), HP (Hillside Protection)

To: GC (General Commercial), HP (Hillside Protection)

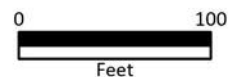
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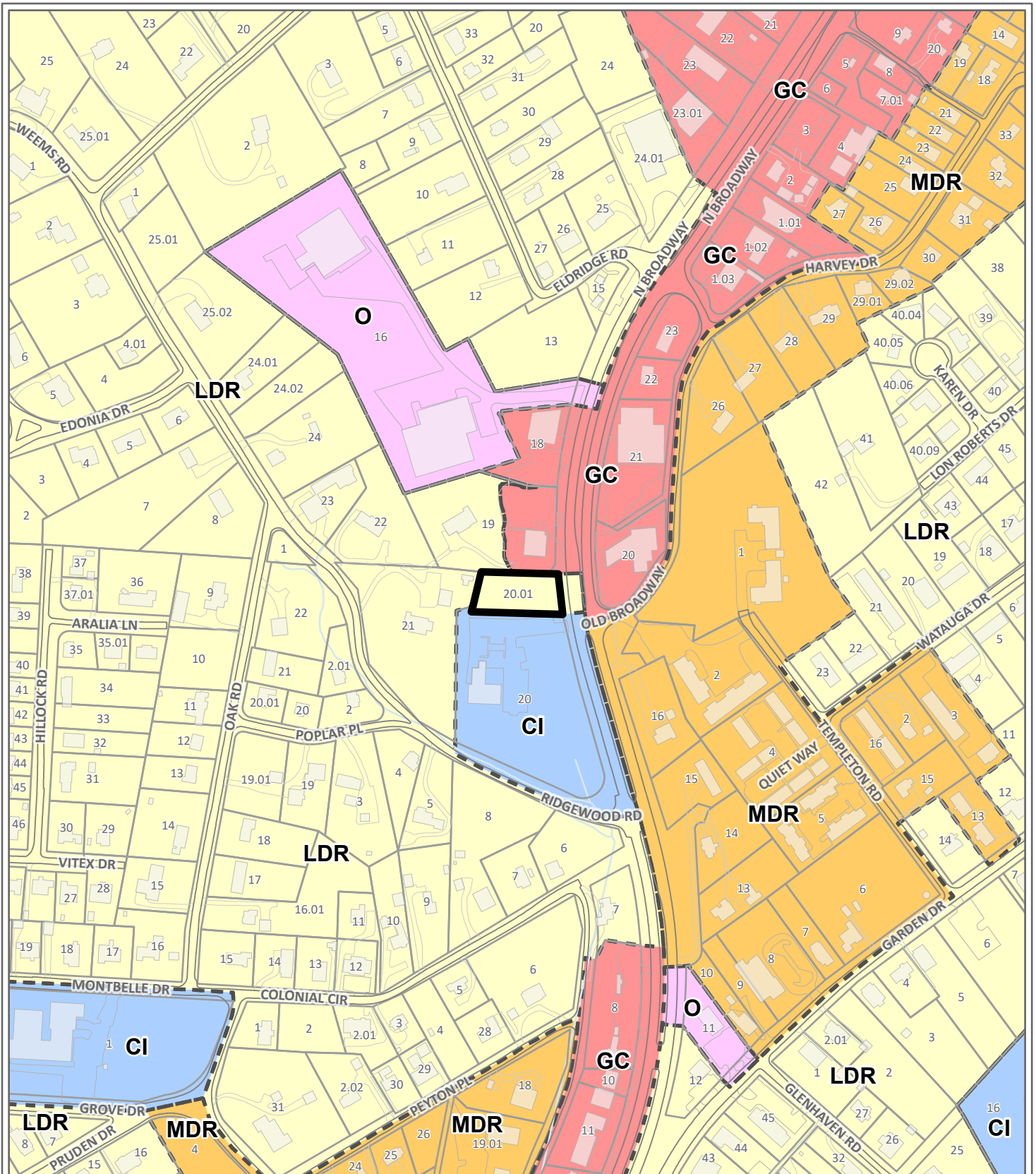
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Gary Koontz

Map No: 48

Jurisdiction: City





ONE YEAR PLAN MAP

4-D-24-PA

Petitioner: Gary Koontz



From: LDR (Low Density Residential), HP (Hillside Protection)

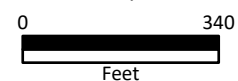
To: GC (General Commercial), HP (Hillside Protection)

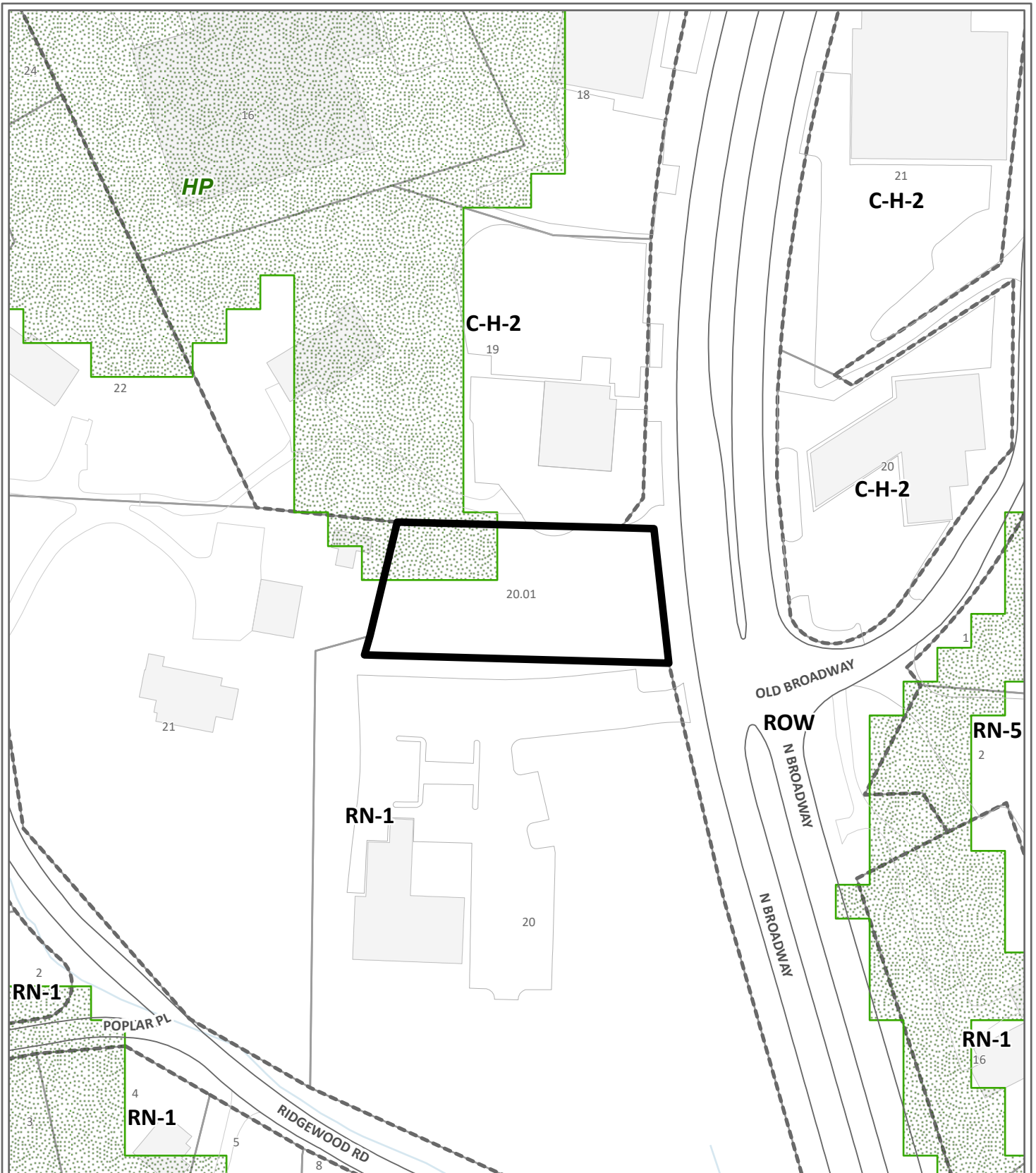
Original Print Date: 3/6/2024

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

Map No: 48

Jurisdiction: City





REZONING

4-G-24-RZ

Petitioner: Gary Koontz



From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

To: C-H-2 (Highway Commercial), HP (Hillside Protection Overlay)

Original Print Date: 3/6/2024

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

Map No: 48

Jurisdiction: City

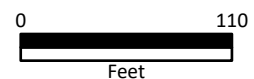
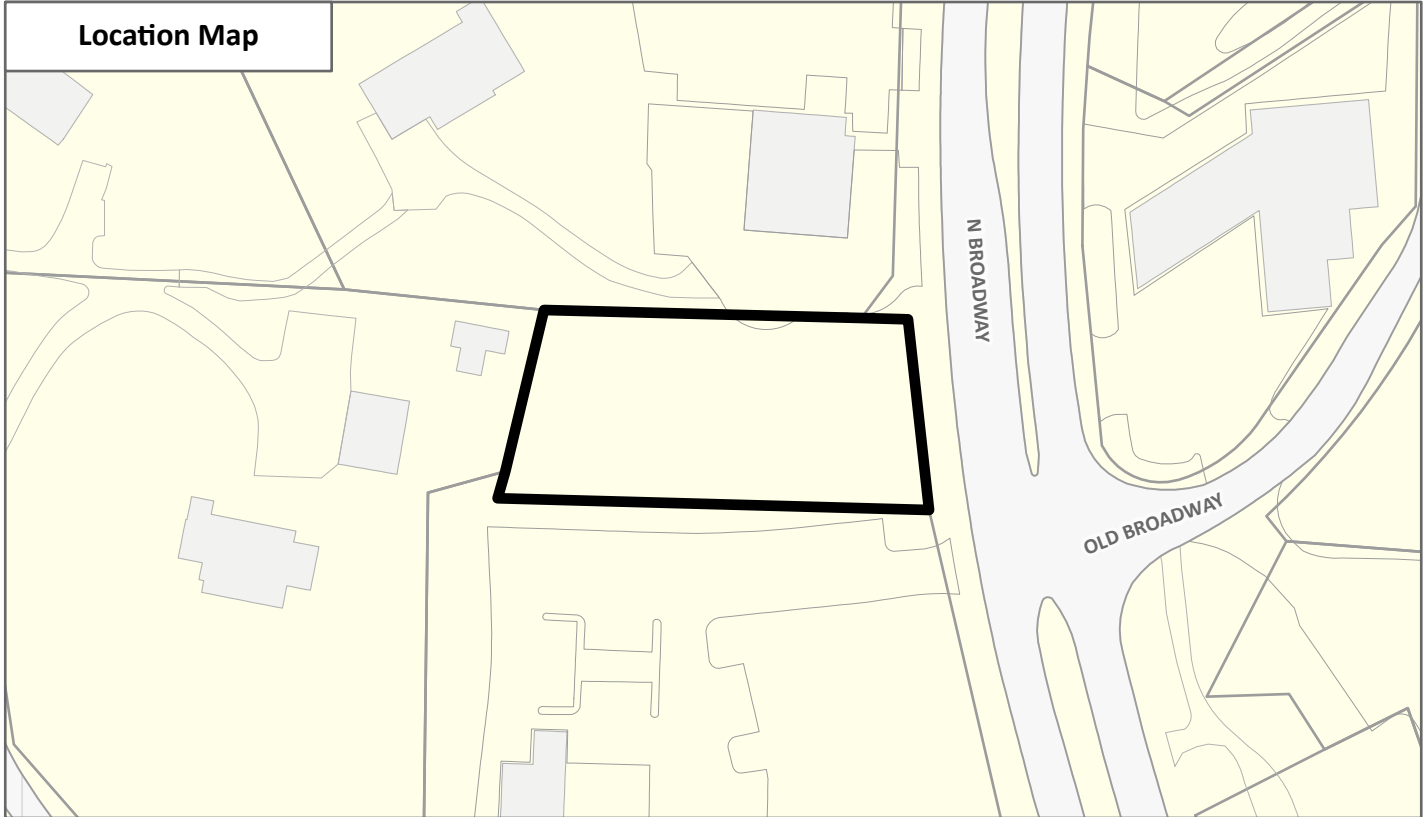


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

4-D-24-PA / 4-G-24-RZ

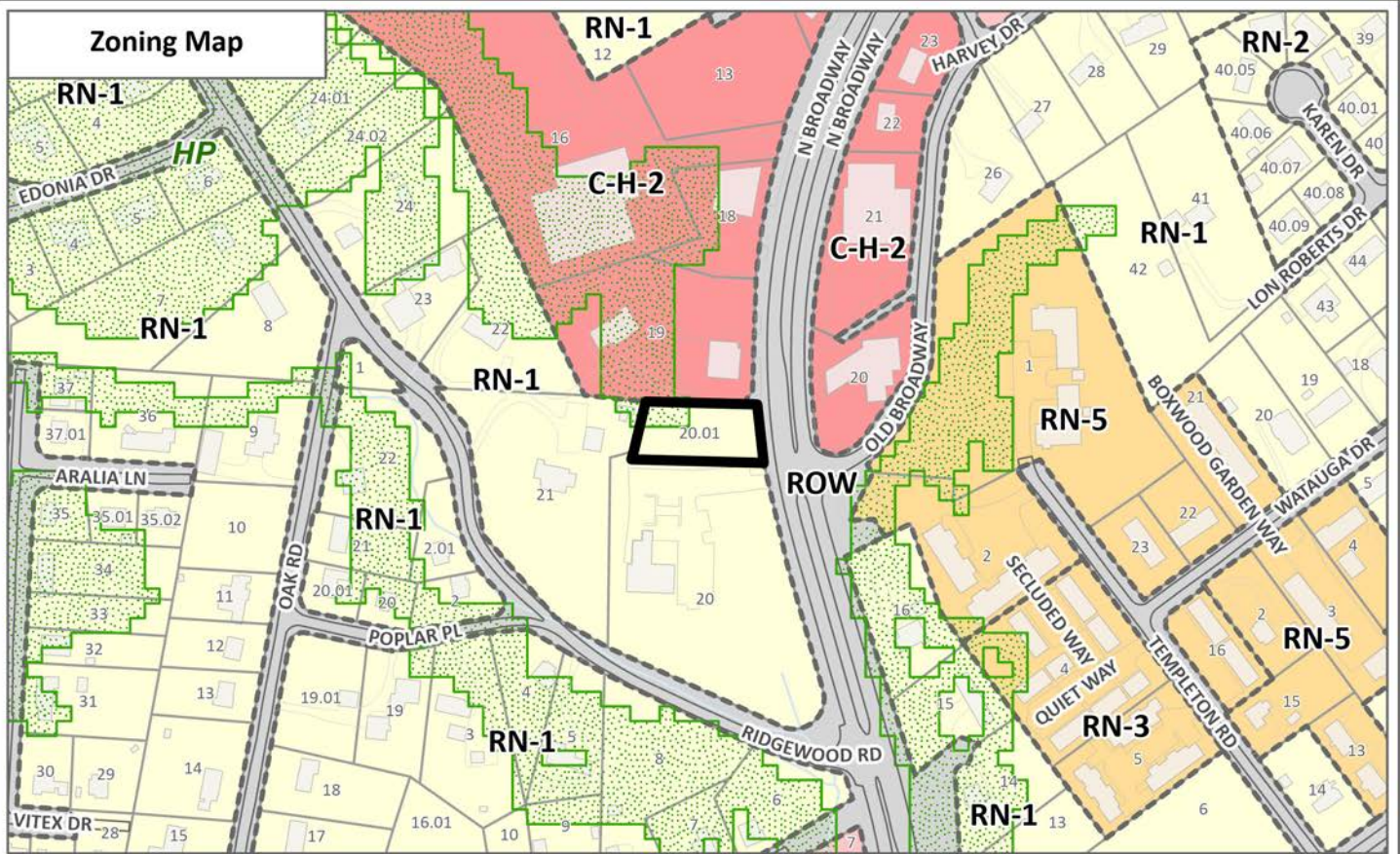


Case boundary

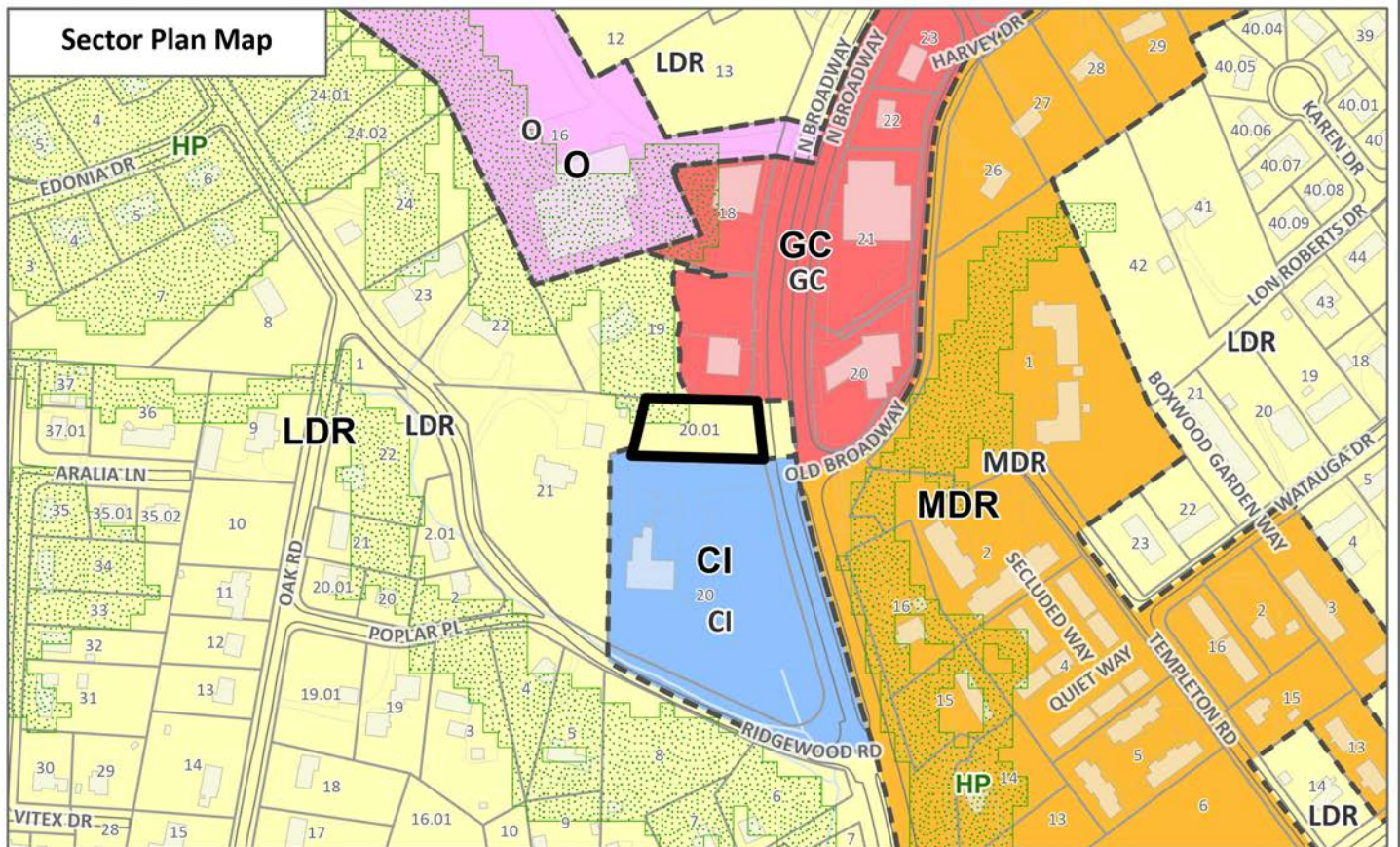
0 110
Feet



Zoning Map



Sector Plan Map

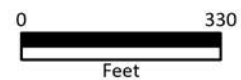


CONTEXTUAL MAPS 2

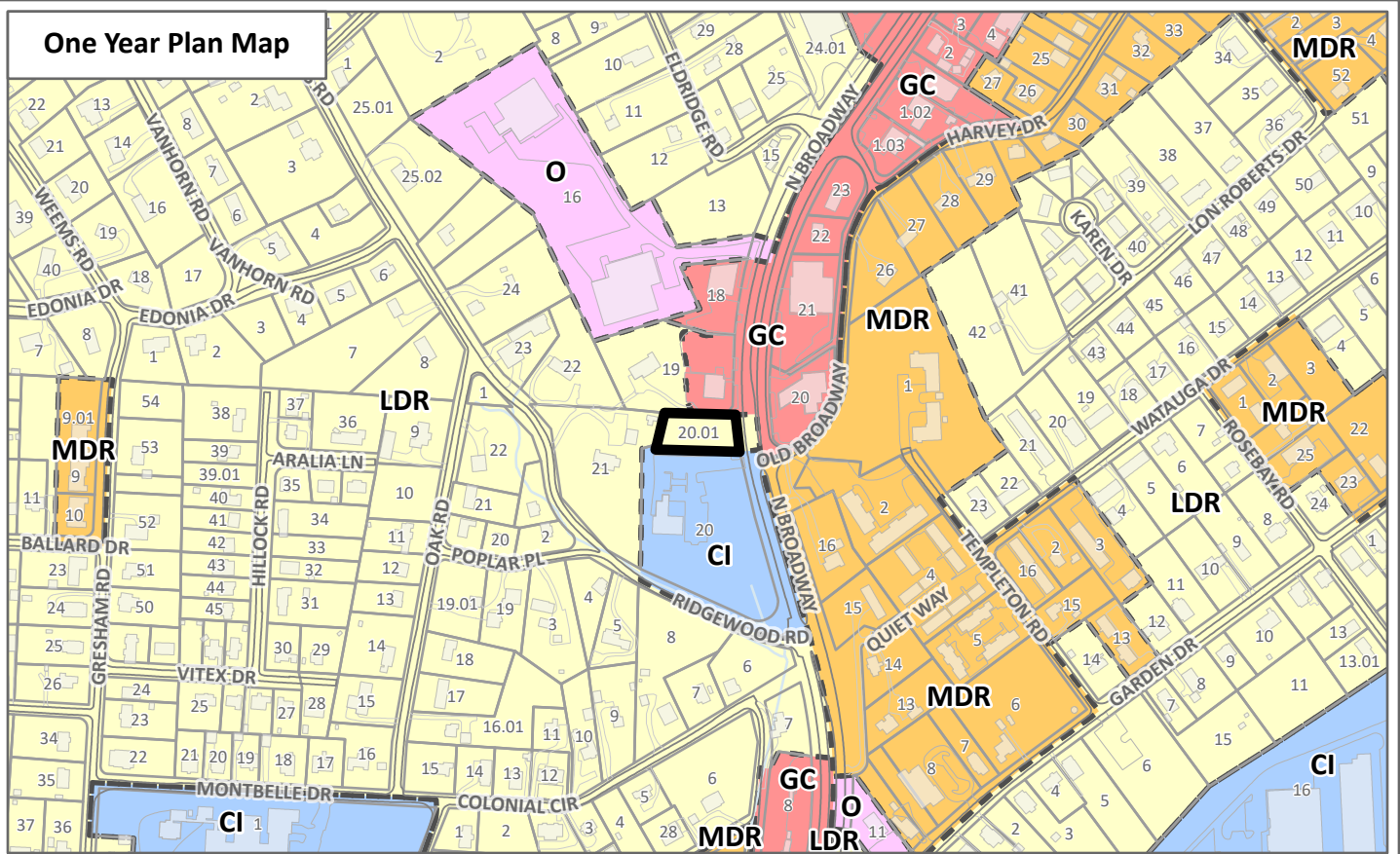
4-G-24-RZ / 4-D-24-PA



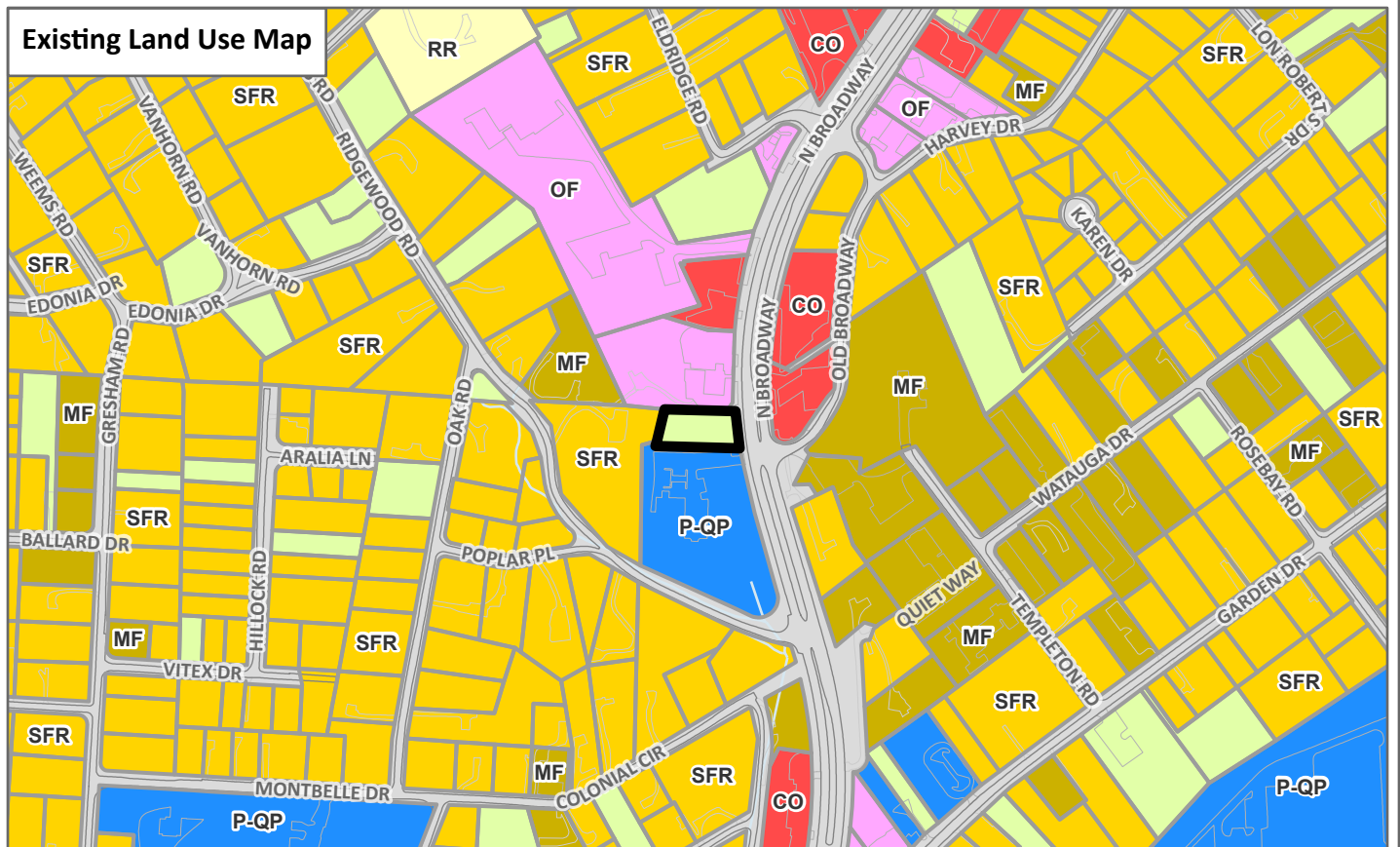
Case boundary



One Year Plan Map



Existing Land Use Map

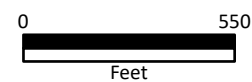


CONTEXTUAL MAPS 3

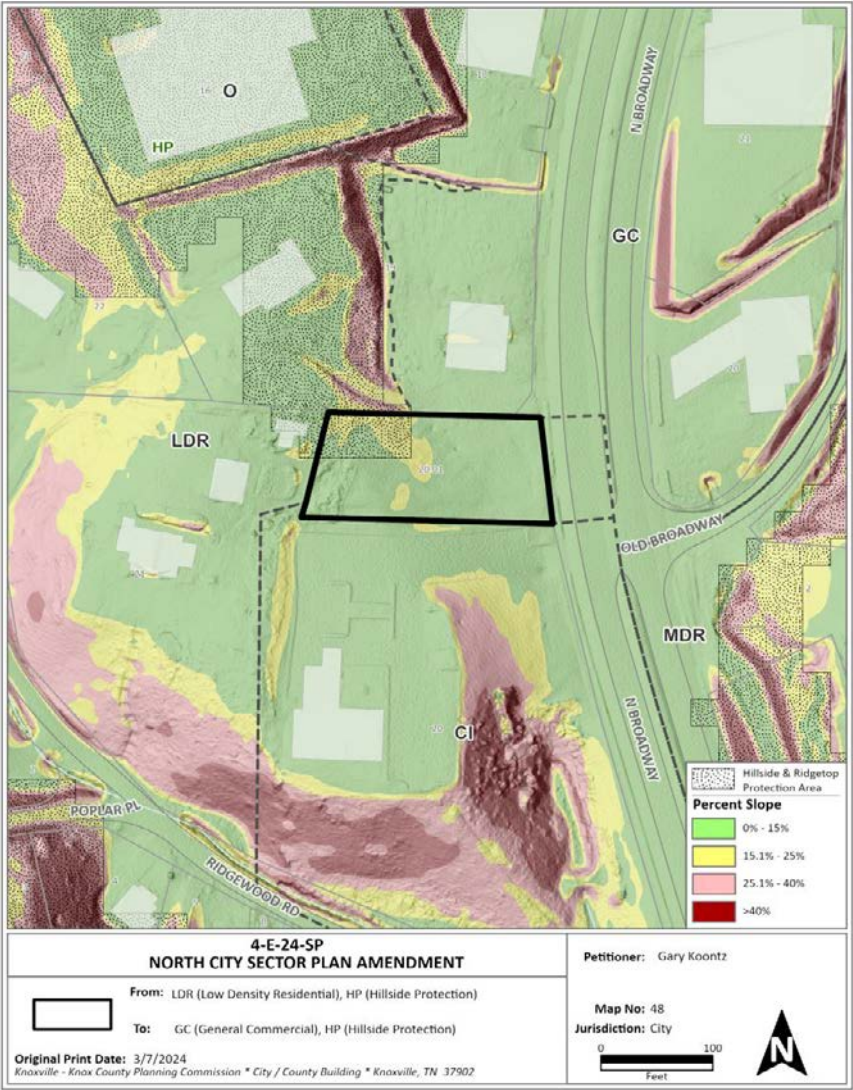
4-D-24-PA / 4-G-24-RZ



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	20,452.0	0.470			
Non-Hillside	17,144.0	0.394	N/A		
0-15% Slope	1,240.5	0.028	100%	1,240.5	0.0
15-25% Slope	1,993.0	0.046	50%	996.5	0.0
25-40% Slope	74.5	0.002	20%	14.9	0.0
Greater than 40% Slope	0.0	0.000	10%	0.0	0.0
Ridgetops					
Hillside Protection (HP) Area	3,308.0	0.08	Recommended disturbance budget within HP Area	2,251.9	0.1
			Percent of HP Area	68.1%	



**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**, Gary Koontz has submitted an application to amend the Sector Plan from LDR (Low Density Residential) to GC (General Commercial) for property described in the application; and*

***WHEREAS**, the Planning Commission staff recommends approval of a revised amendment to the North City Sector Plan, 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 April 11, 2024 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 #4-E-24-SP.

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

SECTION 3: The Planning Commission further recommends that Knoxville City Council 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

Gary Koontz

Applicant Name

Affiliation

2/12/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-G-24-RZ / 4-D-24-PA

File Number(s)

CORRESPONDENCE

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

Gary Koontz Realty Executives

Name / Company

3232 Tazewell Pike Knoxville TN 37918

Address

865-548-1050 / gary@garykoontz.com

Phone / Email

CURRENT PROPERTY INFO

William Varner Sr.

Owner Name (if different)

708 Tate Trotter Rd. Knoxville TN 37849

Owner Address

865-363-6966

Owner Phone / Email

5531 N BROADWAY

Property Address

48 N C 020 01

Parcel ID

20452 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

West of N Broadway, north of Ridgewood Road

General Location

☒ City

Council District 4

**RN-1 (Single-Family Residential Neighborhood), HP
(Hillside Protection Overlay)**

Agriculture/Forestry/Vacant Land

☐ County District

Zoning District

Existing Land Use

North City

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

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 **C-H-2 (Highway Commercial), HP (Hillside Protection Overlay)**

Proposed Zoning

Pending Plat File Number

- ☒ Plan **GC (General Commercial), HP (Hillside Protection)**

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

\$2,050.00

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.

Gary Koontz

2/12/2024

Applicant Signature

Please Print

Date

Phone / Email

William Varner Sr.

2/12/2024

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
☒ Sector Plan
☐ One Year Plan
☐ Rezoning

Gary Koontz

Applicant Name

Affiliation

2/12/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-E-24-SP

File Number(s)

CORRESPONDENCE

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

Gary Koontz Realty Executives

Name / Company

3232 Tazewell Pike Knoxville TN 37918

Address

865-548-1050 / gary@garykoontz.com

Phone / Email

CURRENT PROPERTY INFO

William Varner Sr.

Owner Name (if different)

708 Tate Trotter Rd. Knoxville TN 37849

Owner Address

865-363-6966

Owner Phone / Email

5531 N BROADWAY

Property Address

48 N C 020 01

Parcel ID

20452 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

West of N Broadway, north of Ridgewood Road

General Location

☒ City

Council District 4

**RN-1 (Single-Family Residential Neighborhood), HP
(Hillside Protection Overlay)**

Agriculture/Forestry/Vacant Land

☐ County District

Zoning District

Existing Land Use

North City

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

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

Proposed Zoning

Pending Plat File Number

- ☒ Plan
Amendment

GC (General Commercial), HP (Hillside Protection)

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)
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Fee 1

\$2,050.00

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.

Gary Koontz

2/12/2024

Applicant Signature

Please Print

Date

Phone / Email

William Varner Sr.

2/12/2024

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

Gary Koontz

Applicant Name

Gary Koontz

Affiliation

Feb 12, 2024

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.

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

Gary Koontz

Name

Realty Executives

Company

3232 Tazewell PK

Address

Knoxville TN

City

37918

State

ZIP

865.548.1010

Phone

gary@garykoontz.com

Email

CURRENT PROPERTY INFO

William Verner Sr.

Property Owner Name (if different)

708 Tate Trotter Rd

Property Owner Address

865.363.6966

Property Owner Phone

5531 N. Broadway St.

Property Address

0481002001

Parcel ID

KDB

Sewer Provider

KDB

Water Provider

KDB

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

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

Home Occupation (specify) _____

Other (specify) _____

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 ChangeProposed Zoning CH2☐ Plan Amendment ChangeProposed Plan Designation(s) GC

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**☐ Staff Review☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**☐ Design Plan Certification (*Final Plat*)☐ Use on Review / Special Use (*Concept Plan*)☐ Traffic Impact Study☐ COA Checklist (*Hillside Protection*)

Fee 1

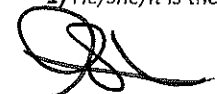
Total

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



Gary Koontz

Feb. 12, 2024

Applicant Signature

Please Print

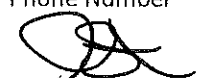
Date

765.548.1010

gary@garykoontz.com

Phone Number

Email

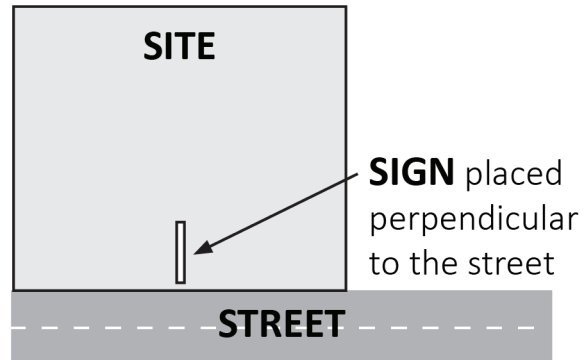


Property Owner Signature

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:

_____ March 26, 2024 _____ and _____ April 12, 2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Gary Koontz

Date: 2/12/2024

File Number: 4-G-24RZ, 4-D-24-PA, 4-E-24-SP



Sign posted by Staff



Sign posted by Applicant