



PLAN AMENDMENT REPORT

► **FILE #:** 4-L-24-SP

AGENDA ITEM #: 48

AGENDA DATE: 4/11/2024

► **APPLICANT:** CONNOLLY DEVELOPMENT VENTURES, LLC
OWNER(S): Patrick W White

TAX ID NUMBER: 109 B E 001

[View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 2600 SEVIER AVE

► **LOCATION:** East side of Sevier Ave, west side of James White Pkwy, north of Rugby Ave

► **APPX. SIZE OF TRACT:** 0.74 acres

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Sevier Avenue, a major collector with a 21-ft pavement width within a right-of-way that varies in width from 36 to 46 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Baker Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / RN-2 (Single-Family Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION:** NC (Neighborhood Commercial)

► **EXISTING LAND USE:** Public/Quasi Public Land

EXTENSION OF PLAN DESIGNATION: Yes, this is an extension.

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Commercial - NC (Neighborhood Commercial)

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

East: James White Parkway right-of-way

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

NEIGHBORHOOD CONTEXT This property is in an area that contains single family homes, multifamily residential developments, a church, and a park. James White Parkway abuts this property to the east.

STAFF RECOMMENDATION:

► **Approve the sector plan amendment to the NC (Neighborhood Commercial) land use classification**

because it is consistent with the surrounding development.

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. The proposed Sevier Avenue Streetscapes Project (capital improvement project, bid 2024) will improve this section of this major collector street. The improved roadway network will create accessibility to the City's newest waterfront park, Suttree Landing Park.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the South City Sector Plan with regards to the subject property. However, this will be a minor extension of this classification from the north.

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 NC classification for this urbanized area served by KUB and nearby transit route would be consistent with the General Plan's development policy 5.2 that encourages to concentrate developments in areas with adequate utilities and infrastructure.

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

1. Over the last 25 years, the area has experienced significant residential growth with the inclusion of the Oak Crest apartments, One Place South apartments, and The Heights student housing.

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-T-24-RZ
4-J-24-PA

AGENDA ITEM #: 48
AGENDA DATE: 4/11/2024

► **APPLICANT:** CONNOLLY DEVELOPMENT VENTURES, LLC
OWNER(S): Patrick W White

TAX ID NUMBER: 109 B E 001 [View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 2600 SEVIER AVE

► **LOCATION:** East side of Sevier Ave, west side of James White Pkwy, north of Rugby Ave

► **TRACT INFORMATION:** 0.74 acres.

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Sevier Avenue, a major collector with a 21-ft pavement width within a right-of-way that varies in width from 36 to 46 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Baker Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RN-2 (Single-Family Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION/ZONING:** NC (Neighborhood Commercial) / C-N (Neighborhood Commercial)

► **EXISTING LAND USE:** Public/Quasi Public Land

► **EXTENSION OF PLAN DESIGNATION/ZONING:** This is an extension of the land use classification, but not of the rezoning.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, North: Commercial - NC (Neighborhood Commercial) - C-G-1 (General Commercial)

ZONING South: Single family residential - LDR (Low Density Residential) - RN-2 (Single-Family Residential)

East: James White Parkway right-of-way

West: Office, single family residential - LDR (Low Density Residential), HP (Hillside Protection) - RN-2 (Single-Family Residential Neighborhood), RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This property is in an area that contains single family homes, multifamily residential developments, a church, and a park. James White Parkway abuts this property to the east.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to the NC (Neighborhood Commercial) land use classification because it is consistent with the surrounding development.**

- ▶ **Approve the C-N (Neighborhood Commercial) district because it is consistent with the recommended land use classification and surrounding development.**

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.

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. Over the last 25 years, the area has experienced significant residential growth with the inclusion of the Oak Crest apartments, One Place South apartments, and The Heights student housing.
2. The proposed Sevier Avenue Streetscapes Project (capital improvement project) will improve this section of this major collector street. The improved roadway network will create accessibility to the City's newest waterfront park, Suttree Landing Park.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

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

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 the MDR 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. Since 2000, several vacant parcels have been developed into multifamily structures in this part of the Old Sevier neighborhood. Nearby examples of this include the Oak Crest apartments, One Place South apartments, and The Heights student housing.
2. Sevier Avenue is proposed to be improved via a capital improvement project, as mentioned above. The road improvement and growth in this area supports the proposed neighborhood-scale commercial district.

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

1. The RN-3 district is intended to provide for an environment of integrated residential development and small-scale commercial and service uses, predominantly serving nearby residential neighborhoods.
2. There are three properties zoned C-N at the intersection of Sevier Avenue and E Moddy Avenue, approximately 1000 ft south of the subject parcel. The area meets the C-N district's intent and would allow developments that are compatible with the area.
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 impacts on this area. The proposed rezoning will be a transition from the more intense C-G-1 district north side and the RN-2 zone on the south side of the subject parcel.
2. The rezoning will be consistent with the developments on this section of Sevier Avenue which has a mix of single family homes, multifamily residential developments, office, commercial uses, a church, and a park.

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 9.3, which encourages to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.
2. The proposed rezoning will be consistent with the recommended NC land use classification of the sector plan and One Year plan.

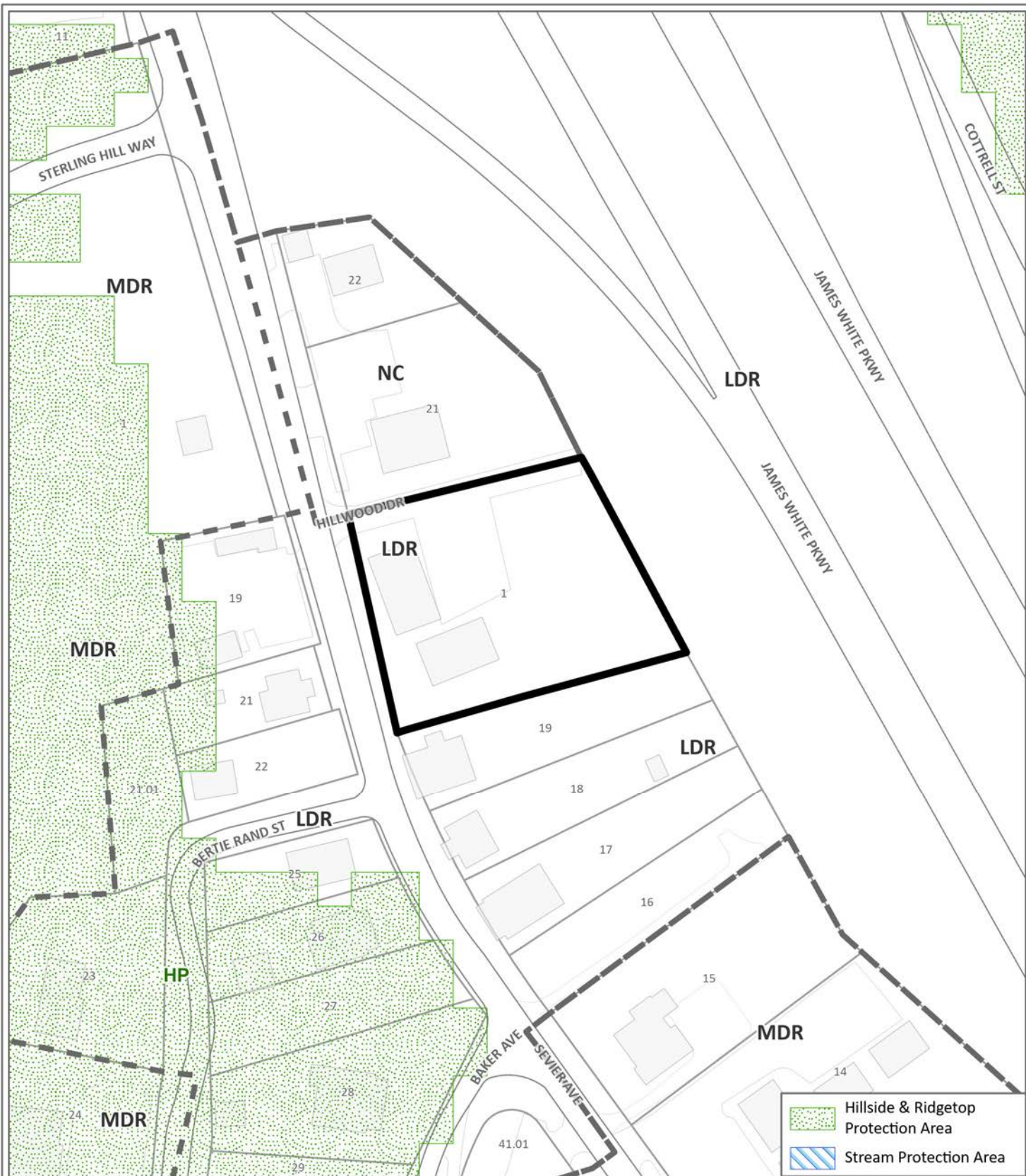
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. This is an urbanized area with adequate utility infrastructure provided by KUB.
2. The Rock City Park is located approximately 1000 ft south which includes 4.47 acres with open space, a ballfield, and concession stand and restrooms open during games. There is a transit route that goes along the public park.

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-L-24-SP
SOUTH CITY SECTOR PLAN MAP**



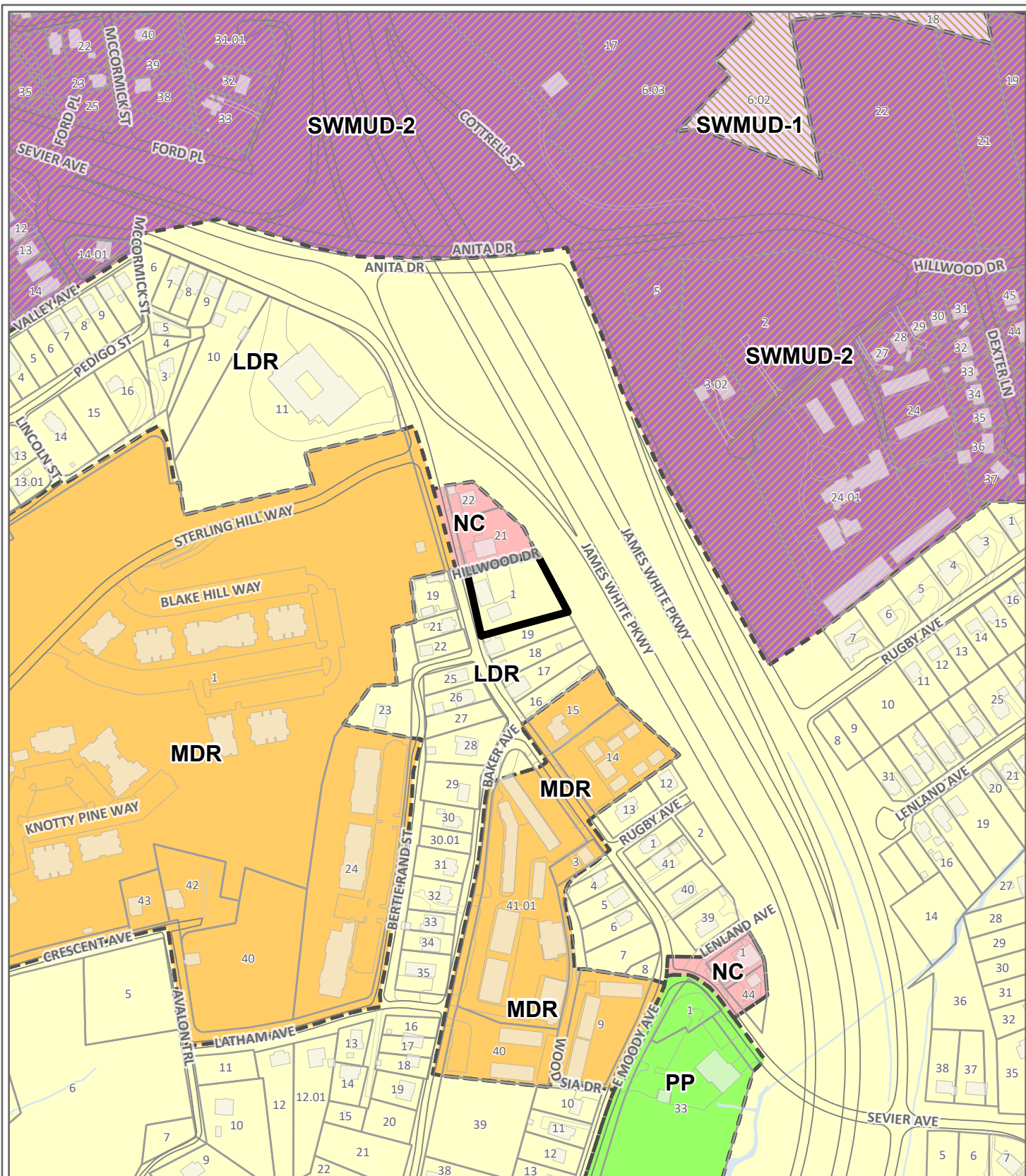
From: LDR (Low Density Residential)
To: NC (Neighborhood Commercial)

Original Print Date: 3/18/2024
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Connolly Development Ventures, LLC

Map No: 109
Jurisdiction: City





ONE YEAR PLAN MAP

4-J-24-PA

Petitioner: Connolly Development Ventures, LLC



From: LDR (Low Density Residential)

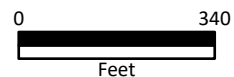
To: NC (Neighborhood Commercial)

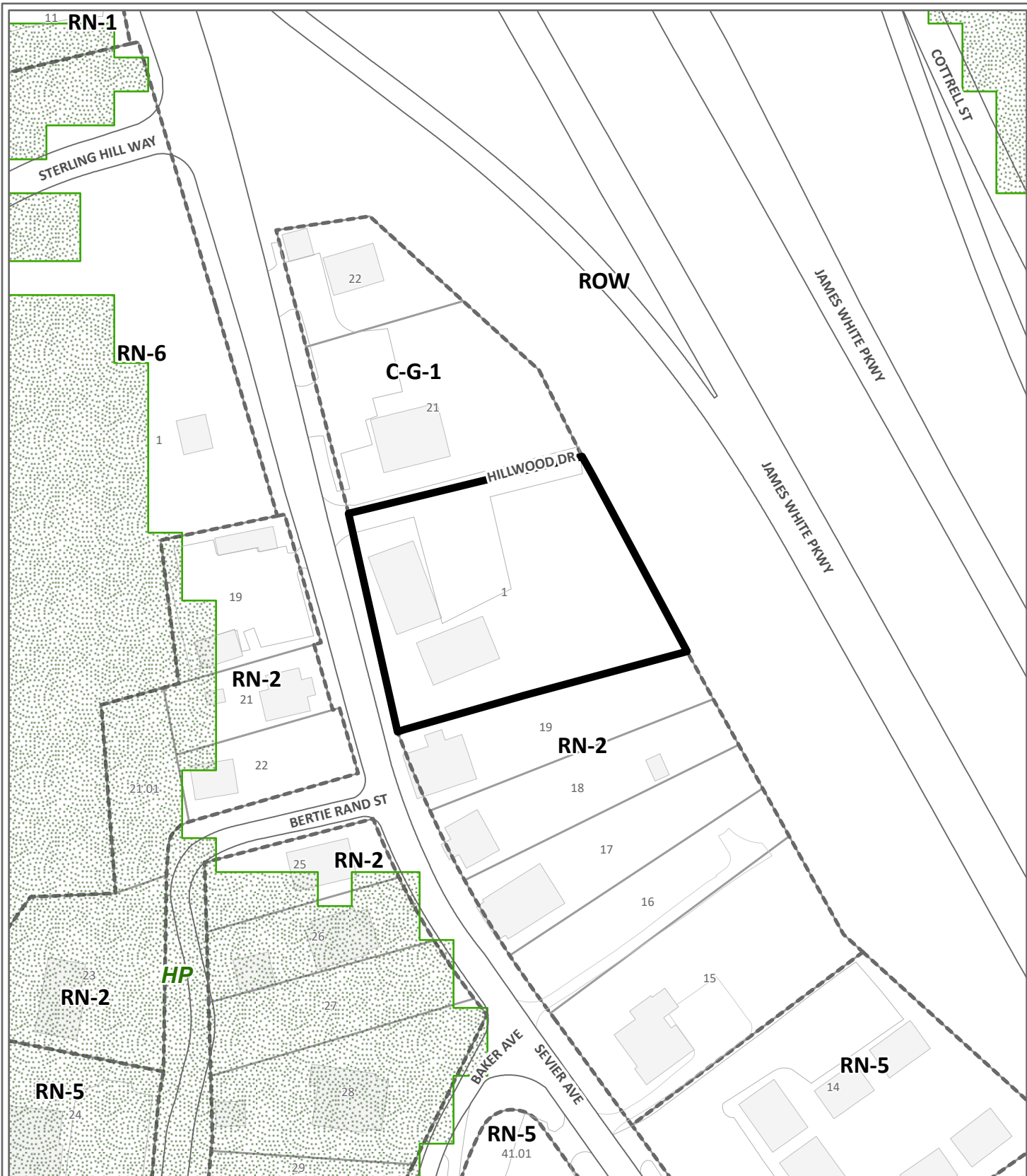
Original Print Date: 3/6/2024

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

Map No: 109

Jurisdiction: City





REZONING

4-T-24-RZ



From: RN-2 (Single-Family Residential Neighborhood)

To: C-N (Neighborhood Commercial)

Petitioner: Connolly Development Ventures, LLC

Map No: 109

Jurisdiction: City

Original Print Date: 3/6/2024

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

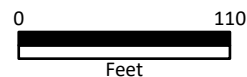
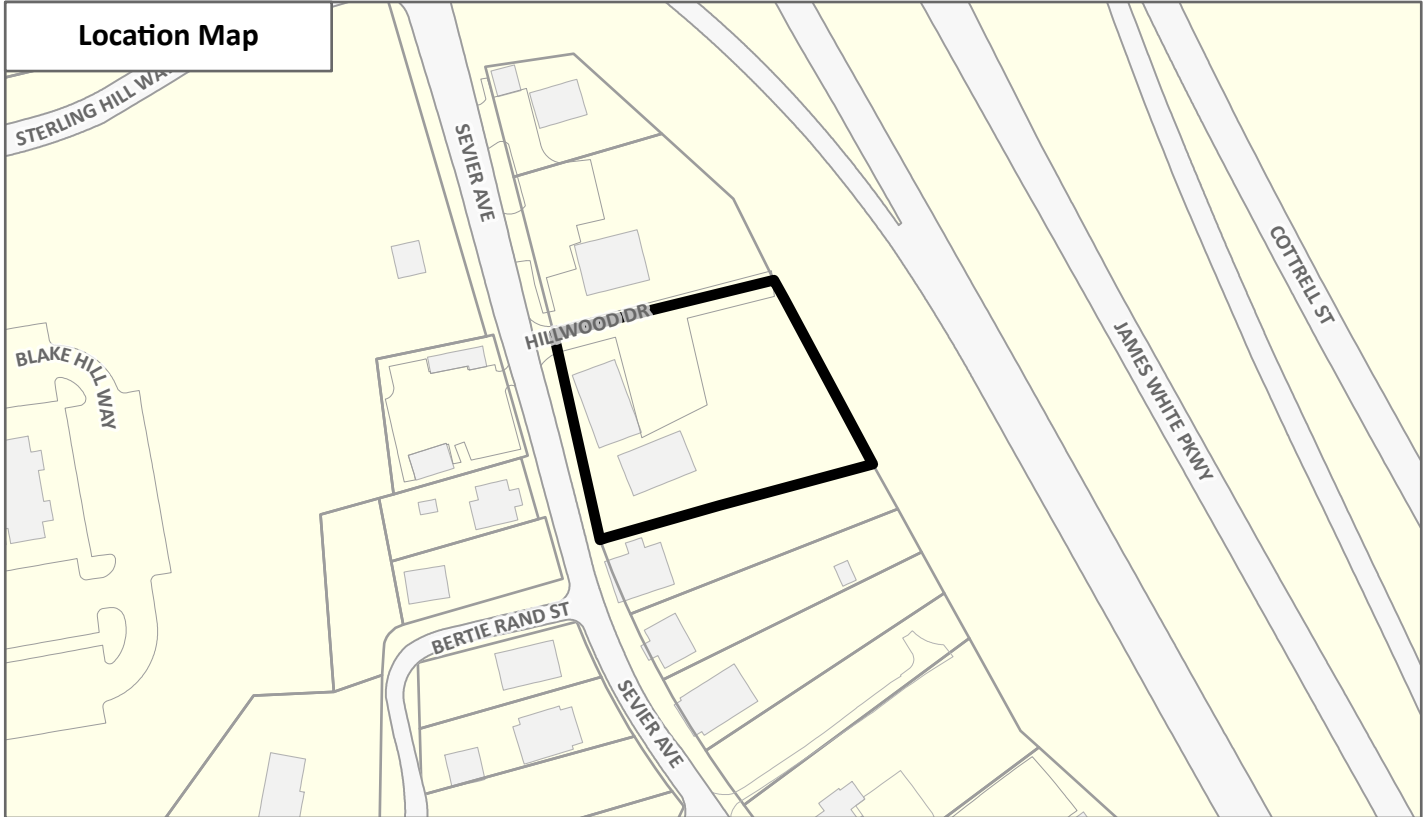


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

4-J-24-PA / 4-T-24-RZ

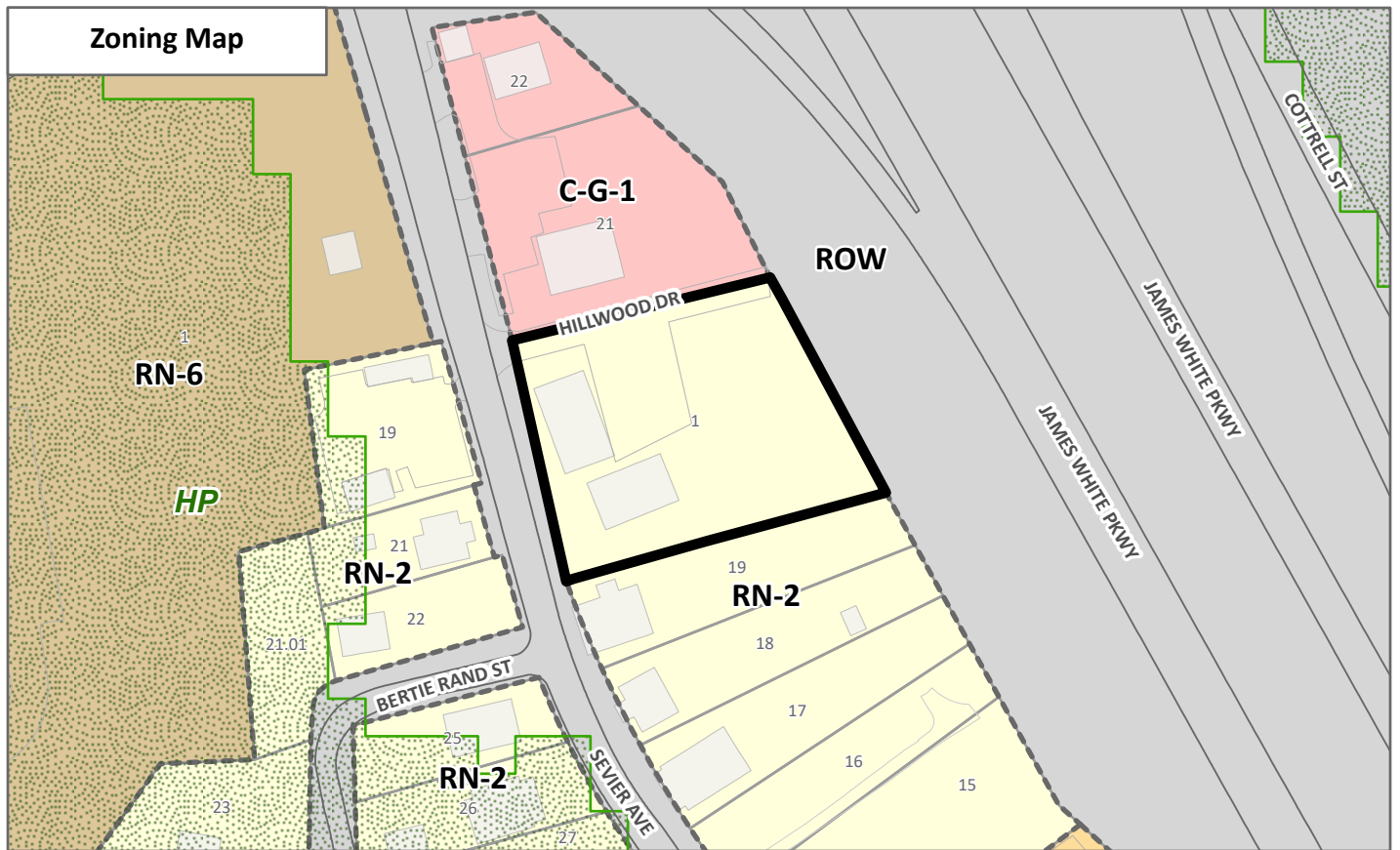


Case boundary

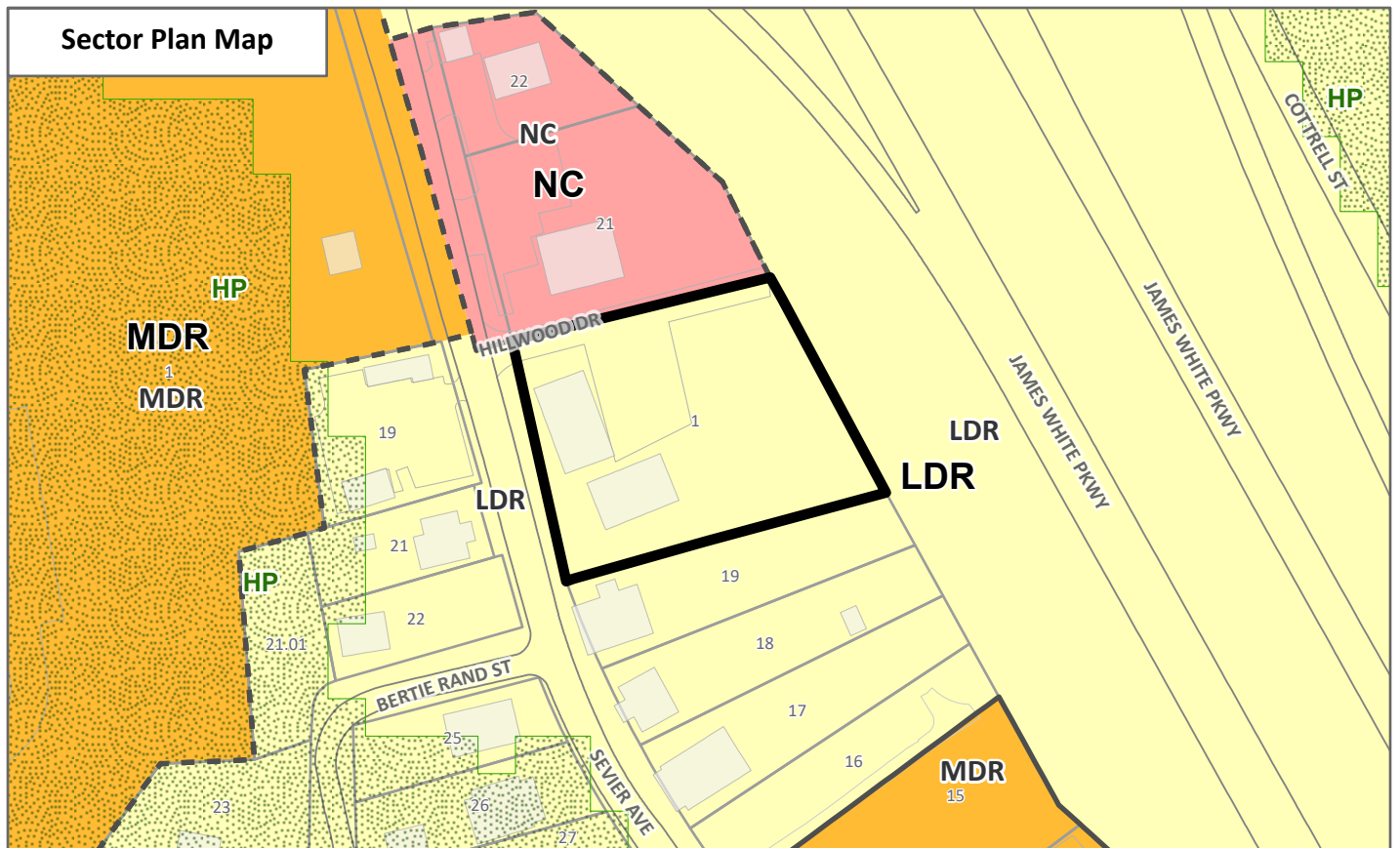
0 160
Feet



Zoning Map



Sector Plan Map

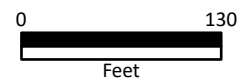


CONTEXTUAL MAPS 2

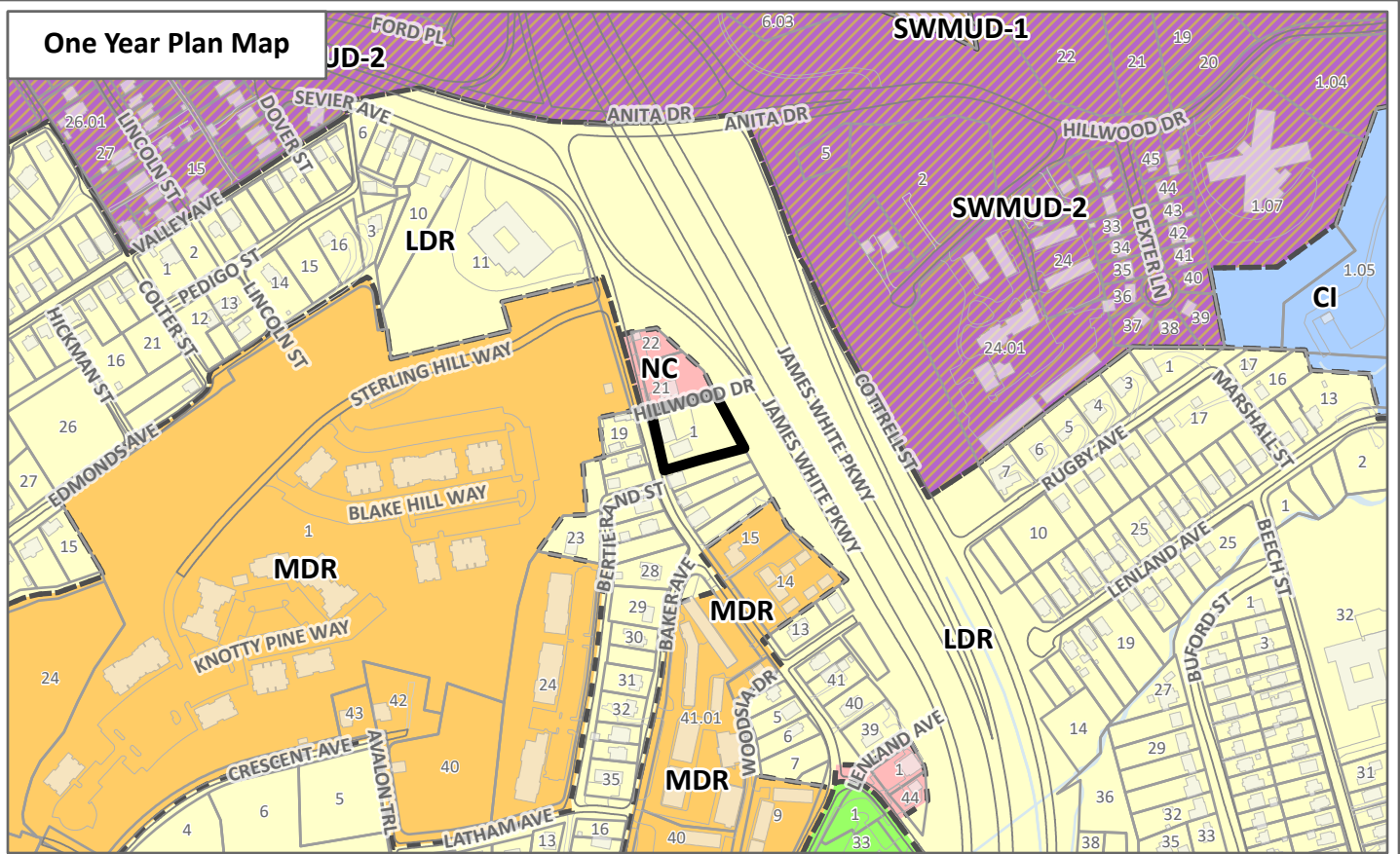
4-J-24-PA / 4-T-24-RZ



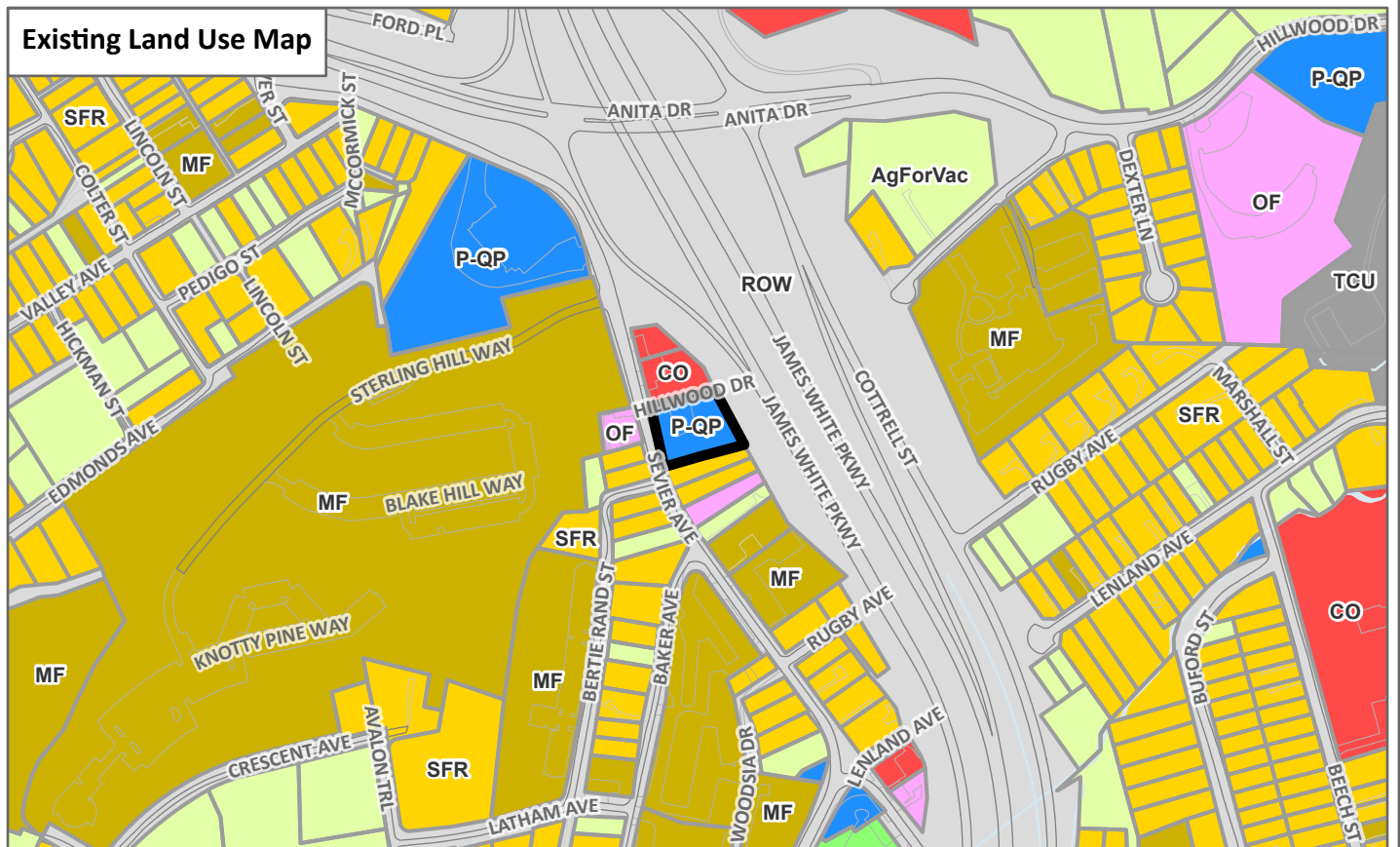
Case boundary



One Year Plan Map



Existing Land Use Map

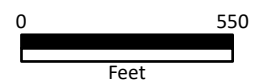


CONTEXTUAL MAPS 3

4-J-24-PA / 4-T-24-RZ



Case boundary



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTH 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 South 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**, Connolly Development Ventures, LLC has submitted an application to amend the Sector Plan from LDR (Low Density Residential) to NC (Neighborhood Commercial) for property described in the application; and*

***WHEREAS**, the Planning Commission staff recommends approval of a revised amendment to the South 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 South City Sector Plan, with its accompanying staff report and map, file #4-L-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

Connolly Development Ventures, LLC

Applicant Name

Affiliation

2/27/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-L-24-SP

File Number(s)

CORRESPONDENCE

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

Kelsey Gaines Connolly Development Ventures, LLC

Name / Company

623 E Main St Ste 101 Chattanooga TN 37408

Address

615-414-0698 / kelsey@connollydevelopment.com

Phone / Email

CURRENT PROPERTY INFO

Patrick W White

Owner Name (if different)

12737 Clear Ridge Rd Knoxville TN 37922

Owner Address

Owner Phone / Email

2600 SEVIER AVE

Property Address

109 B E 001

Parcel ID

0.74 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Sevier Ave, west side of James White Pkwy, north of Rugby Ave

General Location

☒ City

Council District 1

RN-2 (Single-Family Residential Neighborhood)

Public/Quasi Public Land

☐ County District

Zoning District

Existing Land Use

South City

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

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-N (Neighborhood Commercial)**

Proposed Zoning

Pending Plat File Number

- ☒ Plan
Amendment

NC (Neighborhood Commercial)

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.

Connolly Development Ventures, LLC

2/27/2024

Applicant Signature

Please Print

Date

Phone / Email

Patrick W White

2/27/2024

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

Connolly Development Ventures, LLC

Applicant Name

Affiliation

2/27/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-T-24-RZ / 4-J-24-PA

File Number(s)

CORRESPONDENCE

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

Kelsey Gaines Connolly Development Ventures, LLC

Name / Company

623 E Main St Ste 101 Chattanooga TN 37408

Address

615-414-0698 / kelsey@connollydevelopment.com

Phone / Email

CURRENT PROPERTY INFO

Patrick W White

Owner Name (if different)

12737 Clear Ridge Rd Knoxville TN 37922

Owner Address

Owner Phone / Email

2600 SEVIER AVE

Property Address

109 B E 001

Parcel ID

0.74 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Sevier Ave, west side of James White Pkwy, north of Rugby Ave

General Location

☒ City

Council District 1

RN-2 (Single-Family Residential Neighborhood)

Public/Quasi Public Land

☐ County District

Zoning District

Existing Land Use

South 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	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	C-N (Neighborhood Commercial)	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan		
Amendment	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	\$2,050.00	
<input type="checkbox"/> Planning Commission	Fee 2	
ATTACHMENTS	Fee 3	
<input type="checkbox"/> Property Owners / Option Holders		
<input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS		
<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

<input type="checkbox"/> 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	Connolly Development Ventures, LLC	2/27/2024
	Please Print	Date
Phone / Email		
Property Owner Signature	Patrick W White	2/27/2024
	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

Connolly Development Ventures, LLC

Applicant Name

Affiliation

2/26/24

4/11/24

Date Filed

Meeting Date (if applicable)

File Number(s)

4-T-24-RZ
4-J-24-PA
4-L-24-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

Kelsey Gaines

Connolly Development Ventures, LLC

Name

Company

623 E Main St, STE 101

Chattanooga

TN

37408

Address

City

State

ZIP

615-414-0698

kelsey@connollydevelopment.com

Phone

Email

CURRENT PROPERTY INFO

Patrick W White

12737 Clear Ridge Rd, Knoxville, TN 37922

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2600 Sevier Ave, Knoxville, 37920

109BE001

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

C-N

Proposed Zoning

☒ Plan Amendment Change

NC

Proposed Plan Designation(s)

~~22~~

N/A

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

\$2,025

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

Thomas Connolly

Applicant Signature

Connolly Development Ventures, LLC

Please Print

2-22-24

Date

423-313-7424

Phone Number

thomas@connollydevelopment.com

Email

Patrick White

Property Owner Signature

dotloop verified
02/23/24 7:05 AM EST
HTQR-ZHXS-AV81-BFJ8

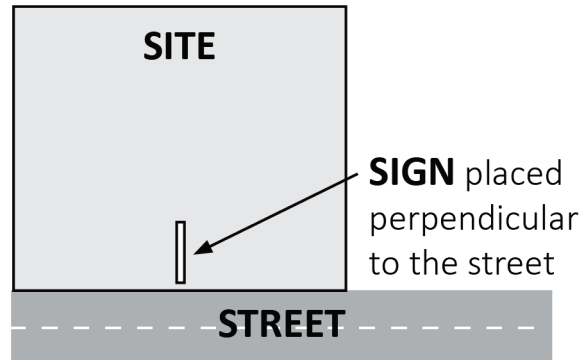
Patrick W White

Please Print

2-27-24

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:

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

Applicant Name: Connolly Development Ventures, LLC

Date: 02//27/2024

File Number: 4-T-24-RZ 4-J-24-PA 4-L-24-SP



Sign posted by Staff



Sign posted by Applicant