



PLAN AMENDMENT REPORT

► **FILE #:** 4-M-24-SP

AGENDA ITEM #: 49

AGENDA DATE: 4/11/2024

► **APPLICANT:** **STEPHEN GOODSON**
OWNER(S): Stephen K Goodson

TAX ID NUMBER: 69 J A 018 01

[View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 606 HEINS CT

► **LOCATION:** **Southeast side of Heins Ct, east of Bruhin Rd**

► **APPX. SIZE OF TRACT:** **0.54 acres**

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Heins Court, a local street with an 18-ft pavement width within a 30-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

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

► **PROPOSED PLAN DESIGNATION:** **MDR (Medium Density Residential)**

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

EXTENSION OF PLAN DESIGNATION: No, this is not an extension of the plan designation.

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single-family residential - LDR (Low Density Residential), HP (Hillside Protection)

South: Public park - PP (Public Parks and Refuges)

East: Public park - PP (Public Parks and Refuges)

West: Public park - PP (Public Parks and Refuges)

NEIGHBORHOOD CONTEXT This area is the Inskip residential community, which has a range of housing forms including single-family, multi-family and townhouse dwellings. The subject property is surrounded on three sides by Inskip Park, which includes a public pool, tennis courts and a disc golf course.

STAFF RECOMMENDATION:

► **Approve the sector plan amendment to the MDR (Medium Density Residential) land use**

classification because it is consistent with changing conditions in the area.

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 request to amend the North City Sector Plan's land use classification from LDR (Low Density Residential) to MDR (Medium Density Residential) is consistent with development and transit changes occurring in close proximity to the subject property. A 4.6-acre lot at 520 Inskip Village Way was rezoned from the RN-1 (Single-Family Residential Neighborhood) district to the RN-5 (General Residential Neighborhood) district in 2022. An apartment development is underway there and the owner is working in partnership with the City to install crosswalk access from the property to Inskip Park. The KAT Reimagined Transit Network Plan will also be adding a bus route to the section of Bruhin Road that intersects with Heins Court, bringing transit access closer to the subject property than before.
2. In general, this is an urbanized area where street and utility capacity can accommodate more residential density at this location in the Inskip Neighborhood.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.

1. The current LDR land use classification is consistent with the immediately surrounding residential character and does not appear to be the result of an error or omission in the sector plan. However, the subject property is unique in that it is the only residential lot integrated into Inskip Park. Inskip Park includes tennis courts to the west of the subject property that were improved and reduced from 4 to 3 courts in 2011. The removal of the 4th court provided more of a buffer between the subject property and that sports recreation use. The park also has a greenway trail, a youth disc golf course, a playground, a public pool and concession stand, picnic shelters, and a sand volleyball court. The sector plan could have considered the MDR land use here to enable an increase in the number of residents who could enjoy the benefits of this neighborhood park.

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

1. There is no government policy pertaining to more intensive residential development in the Inskip Community.

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

1. The City continues to experience an unprecedented need for more diverse types of housing. The MDR land use classification permits zoning districts that enable a wider variety of housing forms like townhouses and multi-family units to help meet local demand.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knoxville City Council for action on 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-U-24-RZ
4-K-24-PA

AGENDA ITEM #: 49
AGENDA DATE: 4/11/2024

► **APPLICANT:** STEPHEN GOODSON
OWNER(S): Stephen K Goodson

TAX ID NUMBER: 69 J A 018.01 [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 606 HEINS CT

► **LOCATION:** Southeast side of Heins Ct, east of Bruhin Rd

► **TRACT INFORMATION:** 0.54 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Heins Court, a local street with an 18-ft pavement width within a 30-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

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

► **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RN-4 (General Residential Neighborhood)

► **EXISTING LAND USE:** Single-Family Residential

EXTENSION OF PLAN DESIGNATION/ZONING: No, this is not an extension of the plan designation or zoning district.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single-family residential - LDR (Low Density Residential), HP (Hillside Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

ZONING South: Public park - PP (Public Parks and Refuges) - OS (Parks and Open Space)

East: Public park - PP (Public Parks and Refuges) - OS (Parks and Open Space)

West: Public park - PP (Public Parks and Refuges) - OS (Parks and Open Space)

NEIGHBORHOOD CONTEXT: This area is the Inskip residential community, which has a range of housing

forms including single-family, multi-family and townhouse dwellings. The subject property is surrounded on three sides by Inskip Park, which includes a public pool, tennis courts and a disc golf course.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to the MDR (Medium Density Residential) land use classification because it is consistent with changing conditions in the area.**

- ▶ **Approve the RN-4 (General Residential Neighborhood) district because the location is consistent with the intent of the zoning district.**

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. The current LDR land use classification is consistent with the immediately surrounding residential character and does not appear to be the result of an error or omission in the One Year Plan. However, the subject property is unique in that it is the only residential lot integrated into Inskip Park. Inskip Park includes tennis courts to the west of the subject property that were improved and reduced from 4 to 3 courts in 2011. The removal of the 4th court enabled a larger buffer between the subject property and that sports recreation use. The park also has a greenway trail, a youth disc golf course, a playground, a public pool and concession stand, picnic shelters, and a sand volleyball court. The One Year Plan could have considered the MDR land use here to allow more residents to enjoy the benefits of this neighborhood park.

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. This request to amend the One Year Plan's land use classification from LDR (Low Density Residential) to MDR (Medium Density Residential) is consistent with development and transit changes occurring in close proximity to the subject property. A 4.6-acre lot at 520 Inskip Village Way was rezoned from the RN-1 (Single Family Residential Neighborhood) district to the RN-5 (General Residential Neighborhood) district in 2022. An apartment development is underway there and the owner is working in partnership with the City to provide crosswalk access from the property to Inskip Park. The KAT Reimagined Transit Network Plan will also be adding a bus route to the section of Bruhin Road that intersects with Heins Court, bringing transit access closer to the subject property than before.
2. In general, this is an urbanized area where street and utility capacity should be able to accommodate more residential development at this location.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no changes in public policy pertaining to this requested MDR 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. Knoxville continues to experience unmet demand for a range of housing options, as indicated by the East Tennessee Realtors State of Housing Report and other sources. The proposed MDR classification will enable consideration of more residential development on a property that is located next to a park and accessible by transit.

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 requested RN-4 (General Residential Neighborhood) zoning district is consistent with changing conditions in this area of the Inskip neighborhood. In 2022, a rezoning from the RN-1 (Single-Family

Residential Neighborhood) district to the RN-5 (General Residential Neighborhood) district was approved on a large lot approximately 500 ft southwest of the subject property. An apartment development is in progress, and there are plans to add a bus stop there on Bruhin Road as well as a crosswalk to provide future residents with walkable access to the Inskip Pool and Park across the street. The new bus stop is tied to implementation of the Reimagine Knoxville Area Transit Network Plan, which is bringing a bus route closer to the subject property on Bruhin Road.

2. These changing conditions with regards to residential character and transit access support a rezoning of the subject property from the RN-2 (Single-Family Residential Neighborhood) district to RN-4 (General Residential Neighborhood).

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

1. The RN-4 district accommodates a wide range of residential forms and intensities including single-family and duplex units, as well as townhouse and low-rise multi-family dwellings. It is intended to be applied to neighborhoods that are characterized by such mixed residential development, or that have been identified as areas where such development would be suitable in the future. Limited nonresidential uses that are compatible with the character of the area may also be permitted.

2. The subject property's location meets the intent of the requested zoning district. It is in an area of the Inskip neighborhood that contains all the housing forms described above. Its close proximity to future transit, a public park and pool and a neighborhood commercial node to the south make it an appropriate location for more residential intensity.

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

1. There are no adverse impacts anticipated to occur from potential development in the RN-4 district here. Townhouse and multi-family developments in this district are subject to development review by Planning staff or Special Use review by the Planning Commission, depending on the number of units and buildings. The Special Use review is designed to ensure that a proposed development is compatible with the surrounding context and will not cause harm to adjacent properties.

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. This rezoning request is consistent with the General Plan's development policy 4.1 to use schools and parks as foundations in planning neighborhoods and communities. This property's unique location in relation to Inskip Park provides a recreational and community benefit to future residents. The park, which is closed at dusk, is relatively small-scale with recreational amenities that are intended primarily for surrounding residents. The park's tennis courts were reconfigured in 2011, which expanded a buffer between the courts and the subject property. Evening lighting and noise are not anticipated to negatively impact potential future residences on the property.

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. The subject property is located in urban area with ample street and utility infrastructure capacity for future development under the RN-4 zoning district.

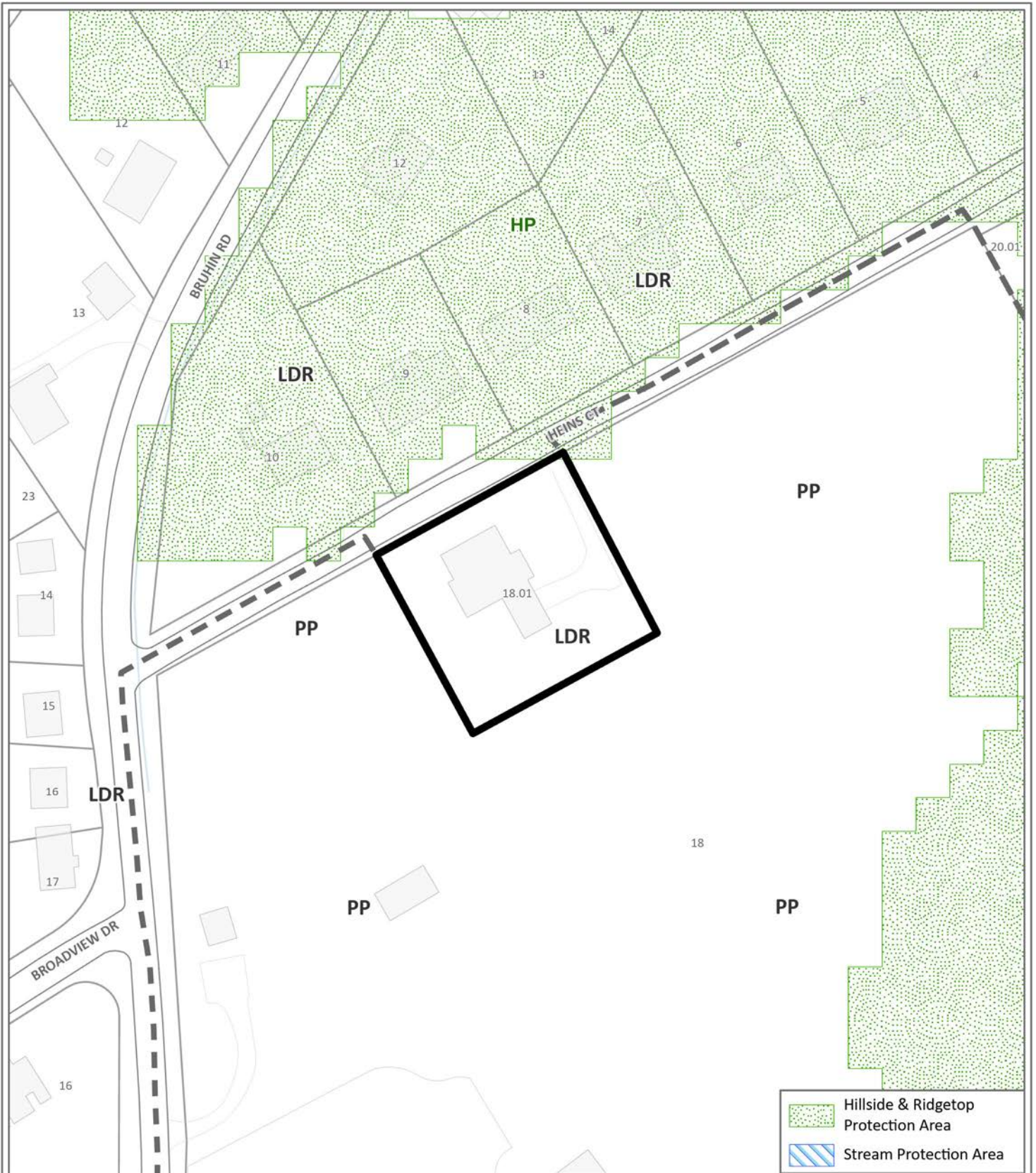
2. In addition to its adjacent proximity to Inskip Pool and Park, the subject property is also walking distance from Inskip Elementary School.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knoxville City Council for action on 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-M-24-SP
NORTH CITY SECTOR PLAN MAP**

Petitioner: Stephen Goodson



From: LDR (Low Density Residential)

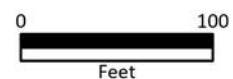
To: MDR (Medium Density Residential)

Map No: 69

Jurisdiction: City

Original Print Date: 3/18/2024

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



ONE YEAR PLAN MAP

4-K-24-PA

Petitioner: Stephen Goodson



From: LDR (Low Density Residential)

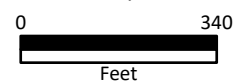
To: MDR (Medium Density Residential)

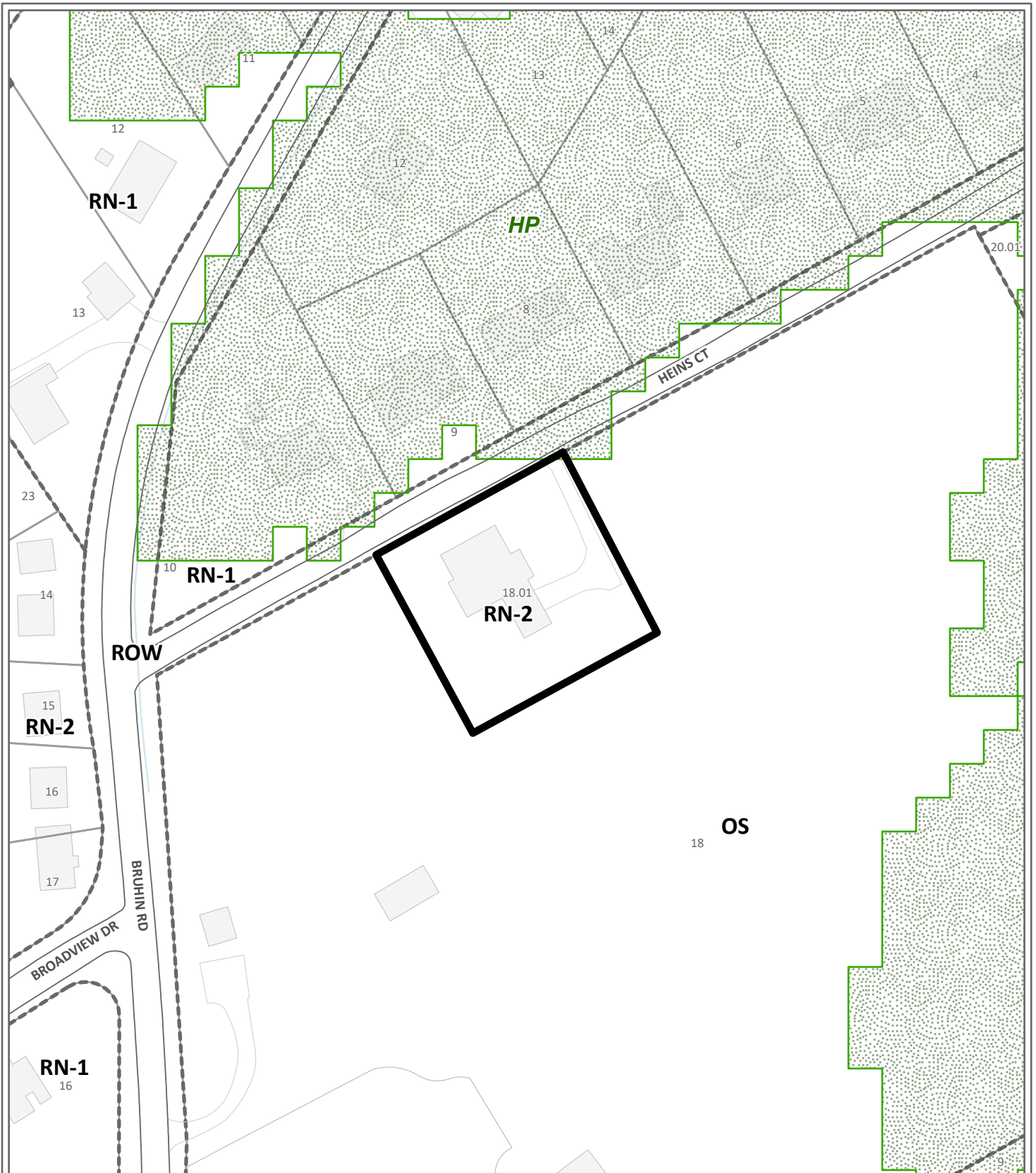
Original Print Date: 3/6/2024

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

Map No: 69

Jurisdiction: City





REZONING

4-U-24-RZ

Petitioner: Stephen Goodson



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

To: RN-4 (General Residential Neighborhood)

Original Print Date: 3/6/2024

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

Map No: 69

Jurisdiction: City

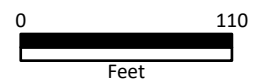
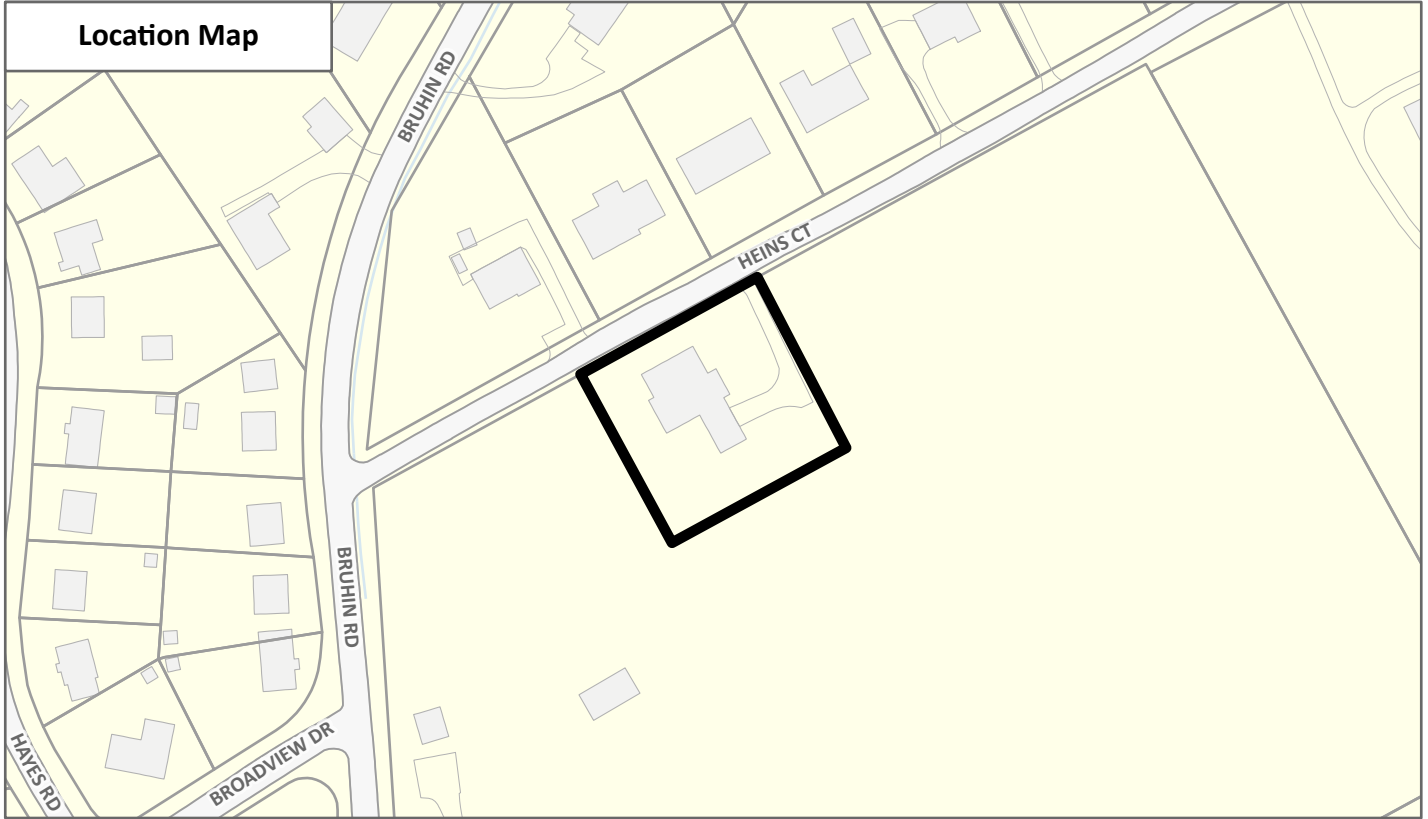


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

4-K-24-PA / 4-U-24-RZ

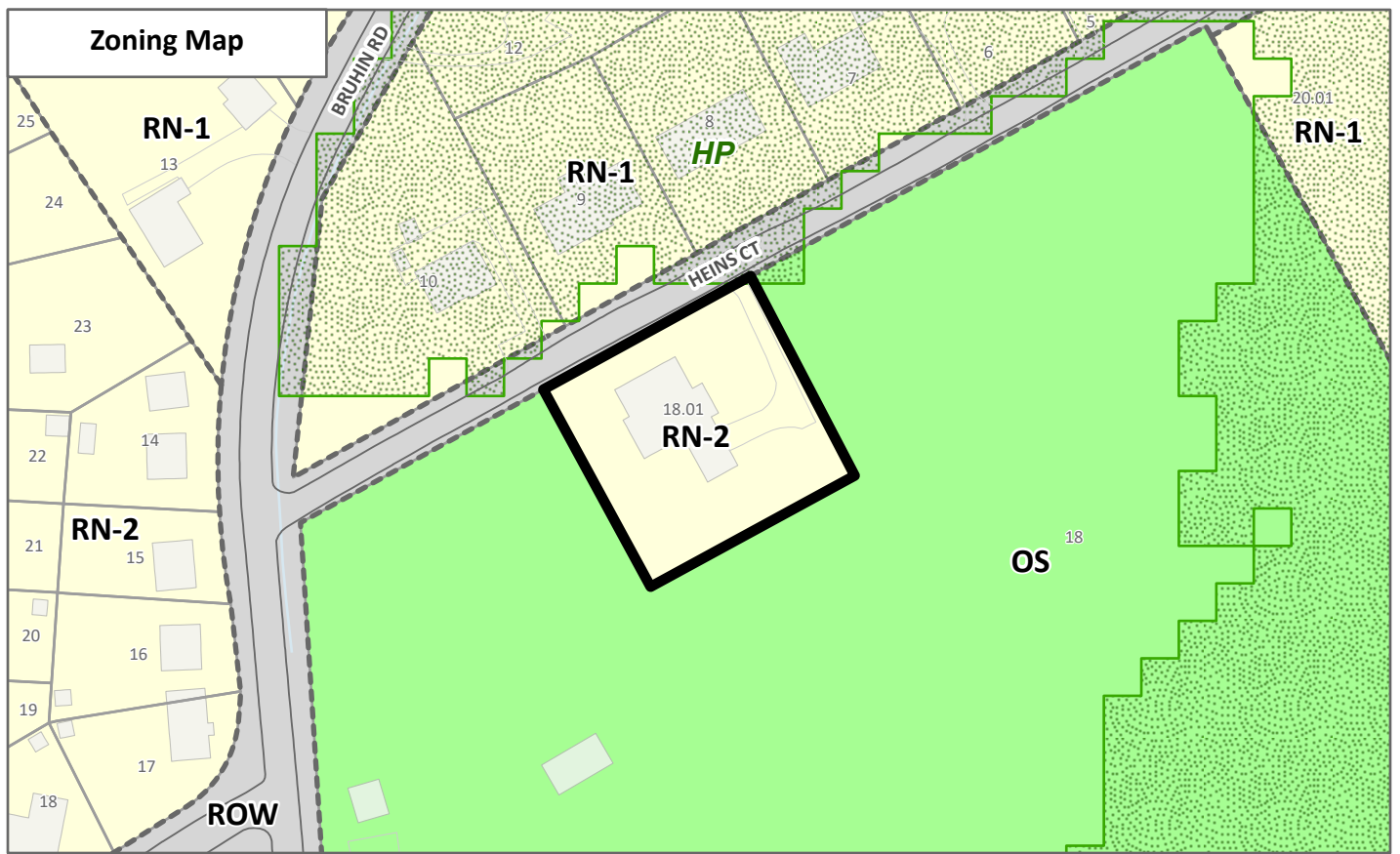


Case boundary

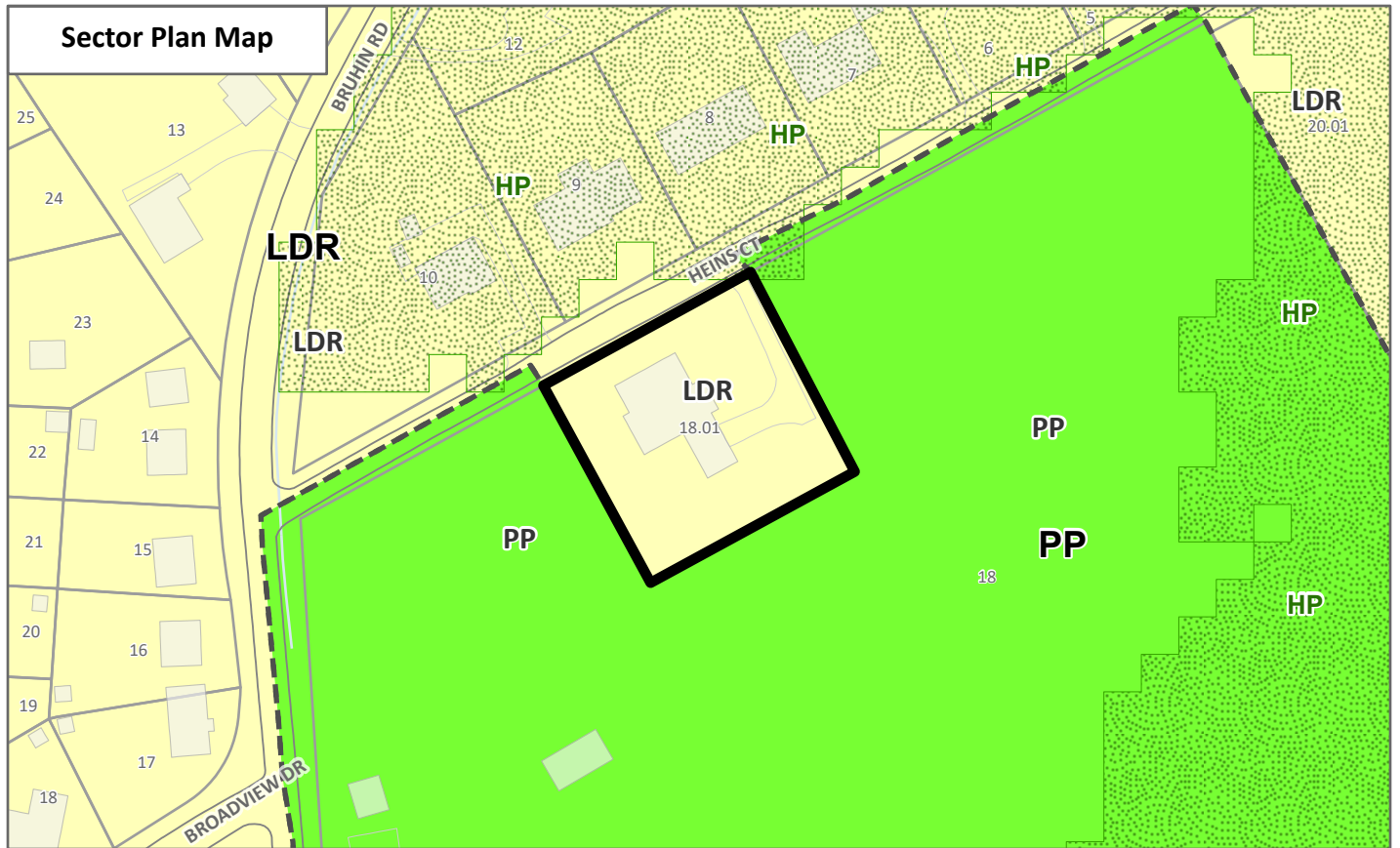
0 160
Feet



Zoning Map



Sector Plan Map

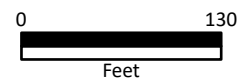


CONTEXTUAL MAPS 2

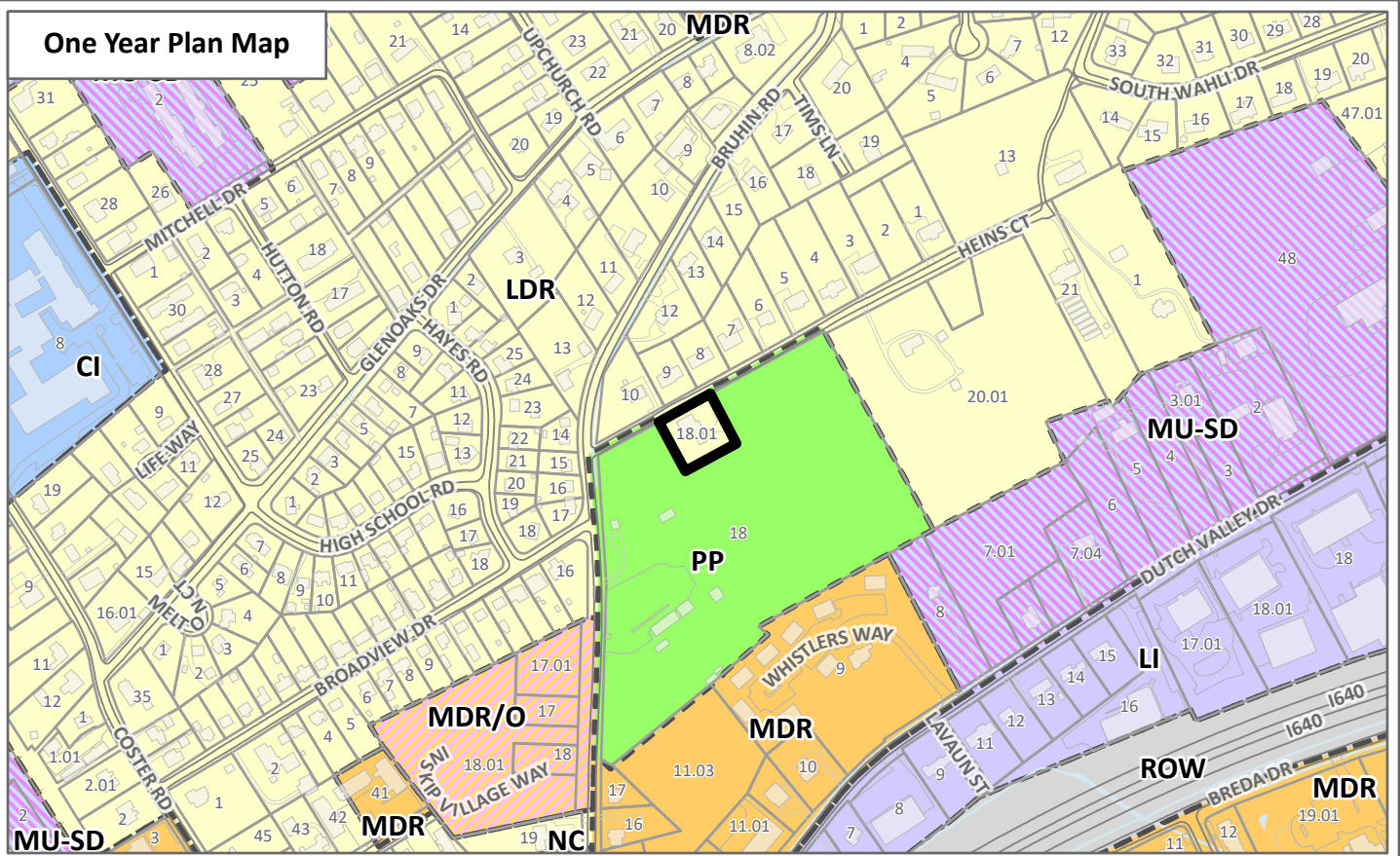
4-K-24-PA / 4-U-24-RZ



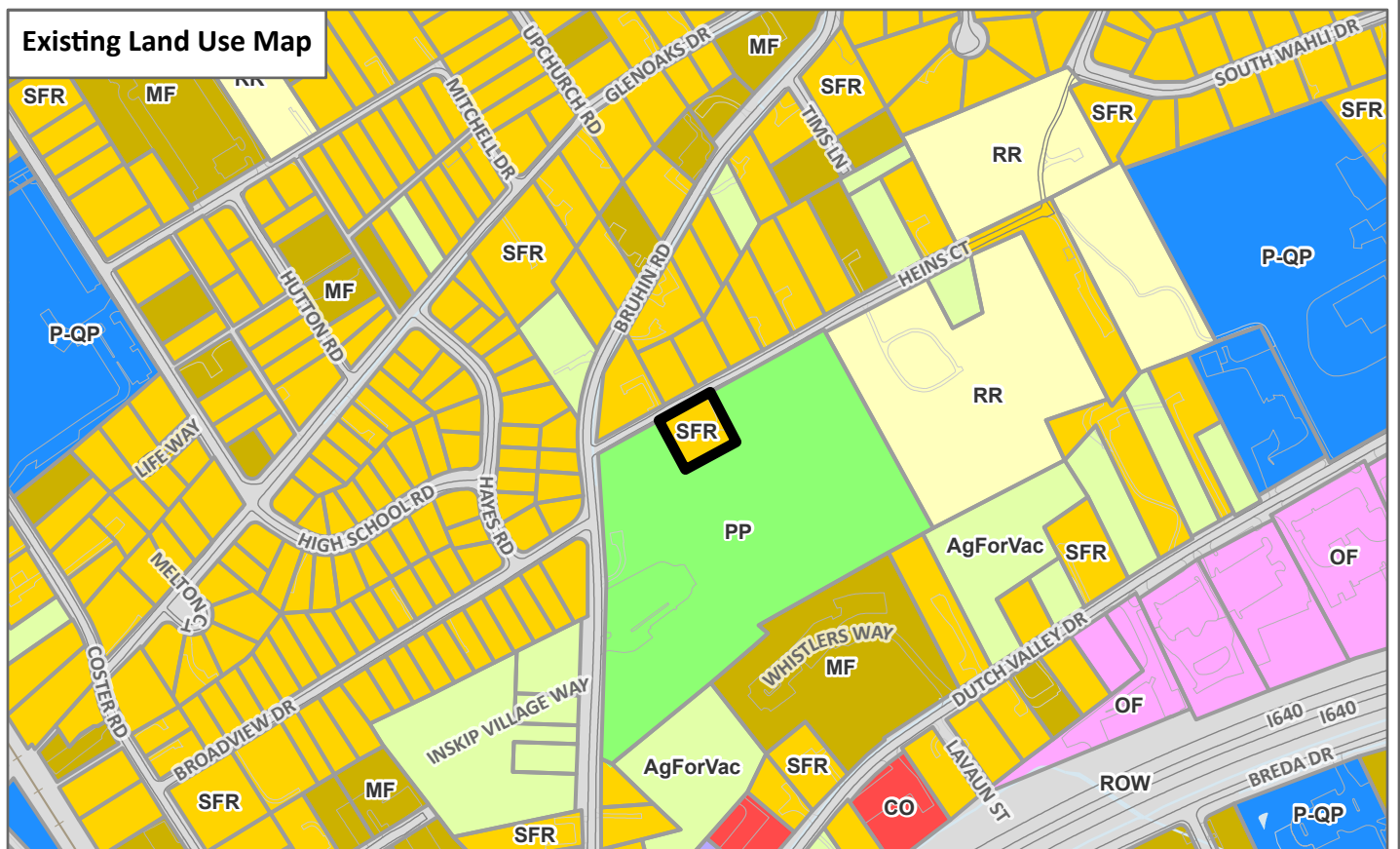
Case boundary



One Year Plan Map



Existing Land Use Map

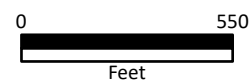


CONTEXTUAL MAPS 3

4-K-24-PA / 4-U-24-RZ



Case boundary



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTH CITY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the North City Sector Plan consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Stephen Goodson has submitted an application for an amendment to the North City Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from LDR (Low Density Residential) to MDR (Medium Density Residential) which is consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing 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-M-24-SP

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

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ Sector Plan
☐ One Year Plan
☐ Rezoning

Stephen Goodson

Applicant Name

Affiliation

2/29/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-M-24-SP

File Number(s)

CORRESPONDENCE

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

Stephen K Goodson

Name / Company

5421 Neilwoods Drive Knoxville TN 37919

Address

865-384-4749 / stephen.goodson@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Stephen K Goodson

Owner Name (if different)

5421 Neilwoods Drive Knoxville TN 37919

Owner Address

865-384-4749 / stephen.goodson

Owner Phone / Email

606 HEINS CT

Property Address

69 J A 018 01

Parcel ID

0.54 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Heins Ct, southeast of Bruhin Rd

General Location

☒ City

Council District 5

RN-2 (Single-Family Residential Neighborhood)

Single Family Residential

☐ County District

Zoning District

Existing Land Use

North City

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ 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 **RN-4 (General Residential Neighborhood)**

Proposed Zoning

Pending Plat File Number

- ☒ Plan Amendment **MDR (Medium Density Residential)**

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

\$1,700.00

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.

Stephen Goodson

2/29/2024

Applicant Signature

Please Print

Date

Phone / Email

Stephen K Goodson

2/29/2024

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

Stephen Goodson

Applicant Name

Affiliation

2/29/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-U-24-RZ / 4-K-24-PA

File Number(s)

CORRESPONDENCE

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

Stephen K Goodson

Name / Company

5421 Neilwoods Drive Knoxville TN 37919

Address

865-384-4749 / stphen.goodson@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Stephen K Goodson

Owner Name (if different)

5421 Neilwoods Drive Knoxville TN 37919

Owner Address

865-384-4749 / stphen.goodson

Owner Phone / Email

606 HEINS CT

Property Address

69 J A 018 01

Parcel ID

0.54 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Heins Ct, southeast of Bruhin Rd

General Location

☒ City

Council District 5

RN-2 (Single-Family Residential Neighborhood)

Single Family Residential

☐ County District

Zoning District

Existing Land Use

North City

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

SUBDIVISION REQUEST

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

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	RN-4 (General Residential Neighborhood)	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	\$1,700.00	
<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	Stephen Goodson	2/29/2024
	Please Print	Date
Phone / Email		
Property Owner Signature	Stephen K Goodson	2/29/2024
	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

Stephen Goodson

Property Owner

Applicant Name

Affiliation

2/26/24

4/11/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

4-U-24-RZ
4-K-24-PA
4-M-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

Stephen Goodson

Name

Company

5421 Neilwoods Dr

Knoxville

Tn

37919

Address

City

State

ZIP

865-384-4749

stephen.goodson@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Stephen Goodson

5421 Neilwoods Dr, Knoxville, Tn 37919

865-384-4749

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

606 Heins Ct, Knoxville, TN 27912

069JA01801

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

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 Change

RN-4

Proposed Zoning

- ☒ Plan Amendment Change

MDR

Proposed Plan Designation(s)

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 \$1,700.00
Fee 2	
Fee 3	

AUTHORIZATION

- ☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent


Applicant Signature

Stephen Goodson

2/26/24

Please Print

Date

865-384-4749

stephen.goodson@gmail.com

Phone Number

Email


Property Owner Signature

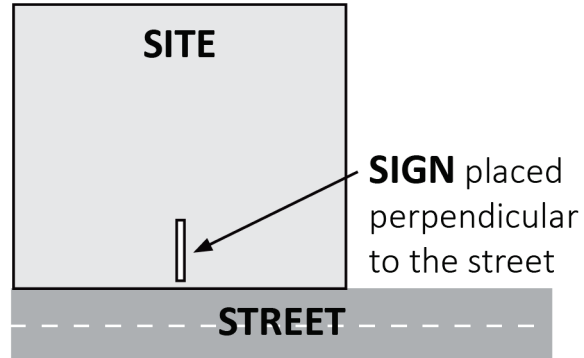
Stephen Goodson

2/26/24 — 02/29/2024, 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: Stephen Goodson

Date: 02/29/2024

File Number: 4-U-24-RZ, 4-K-24-PA & 4-M-24-SP



Sign posted by Staff



Sign posted by Applicant