



# PLAN AMENDMENT REPORT

► <b>FILE #:</b>	<b>7-D-24-SP</b>	<b>AGENDA ITEM #:</b>	<b>10</b>
POSTPONEMENT(S):	7/11/2024	<b>AGENDA DATE:</b>	<b>8/8/2024</b>
► <b>APPLICANT:</b>	<b>KOKILA ESTATES, LLC</b>		
OWNER(S):	Kokila Estates, LLC		
<hr/>			
TAX ID NUMBER:	58 D K 020, 022	<a href="#"><u>View map on KGIS</u></a>	
JURISDICTION:	Council District 4		
STREET ADDRESS:	5303 JACKSBORO PIKE (3225 ESSARY DR)		
► <b>LOCATION:</b>	<b>North side of Essary Dr, west side of Jacksboro Pike</b>		
► <b>APPX. SIZE OF TRACT:</b>	<b>1.34 acres</b>		
SECTOR PLAN:	North City		
GROWTH POLICY PLAN:	N/A (Within City Limits)		
ACCESSIBILITY:	One parcel is accessed via Essary Drive, a major collector street with a pavement width of 20.5 ft within a 102-ft right-of-way. The other parcel is accessed via Jacksboro Pike, a major collector street with a pavement width of 21 ft within a 34-ft right-of-way.		
UTILITIES:	Water Source:	Knoxville Utilities Board	
	Sewer Source:	Knoxville Utilities Board	
FIRE DISTRICT:	Knoxville Fire Department		
WATERSHED:	First Creek		
<hr/>			
► <b>PRESENT PLAN AND ZONING DESIGNATION:</b>	<b>LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)</b>		
► <b>PROPOSED PLAN DESIGNATION:</b>	<b>MDR (Medium Density Residential)</b>		
► <b>EXISTING LAND USE:</b>	<b>Office, Single Family Residential</b>		
EXTENSION OF PLAN DESIGNATION:	No, this will not be an extension.		
HISTORY OF REQUESTS:	In 1983, the property was rezoned from R-2 (General Residential) to R-1 (Low Density Residential) as part of a government rezoning for a larger area (10-N-83-RZ). In 1986, the property was rezoned back to R-2 (7-G-86-RZ).		
SURROUNDING LAND USE AND PLAN DESIGNATION:	North: Single family residential - LDR (Low Density Residential) South: Public/quasi public land (fire station), single family residential - CI (Civic/Institutional), LDR (Low Density Residential) East: Single family residential - LDR (Low Density Residential) West: Single family residential - LDR (Low Density Residential)		
NEIGHBORHOOD CONTEXT	The property is located in Fountain City north of the Historic Gibbs Drive neighborhood. The area is primarily comprised of single family detached		

homes and duplexes. Central High School is located in the next block to the west side.

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**STAFF RECOMMENDATION:**

- **Deny the MDR (Medium Density Residential) land use classification because it does not meet the criteria for a sector plan amendment.**

**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 properties.

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

1. There has been no change in public policy pertaining to this area.

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

1. There have not been any significant changes in the development pattern of this area that warrants reconsideration of the original plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 9/3/2024 and 9/17/2024. 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 #:** 7-D-24-RZ

**AGENDA ITEM #:** 10

**7-C-24-PA**

**AGENDA DATE:** 8/8/2024

POSTPONEMENT(S): 7/11/2024

► **APPLICANT:** KOKILA ESTATES, LLC

OWNER(S): Kokila Estates, LLC

TAX ID NUMBER: 58 D K 020, 022

[View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 5303 JACKSBORO PIKE (3225 ESSARY DR)

► **LOCATION:** North side of Essary Dr, west side of Jacksboro Pike

► **TRACT INFORMATION:** 1.34 acres.

SECTOR PLAN: North City

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

ACCESSIBILITY: One parcel is accessed via Essary Drive, a major collector street with a pavement width of 20.5 ft within a 102-ft right-of-way. The other parcel is accessed via Jacksboro Pike, a major collector street with a pavement width of 21 ft within a 34-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: First Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)

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

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

►  
EXTENSION OF PLAN DESIGNATION/ZONING: No, this would not be an extension.

HISTORY OF ZONING REQUESTS: In 1983, the property was rezoned from R-2 (General Residential) to R-1 (Low Density Residential) as part of a government rezoning for a larger area (10-N-83-RZ). In 1986, the property was rezoned back to R-2 (7-G-86-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood), RN-2 (Single-Family Residential Neighborhood)

South: Public/quasi public land (fire station), single family residential - CI (Civic/Institutional), LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)

East: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)

West: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The property is located in Fountain City north of the Historic Gibbs Drive neighborhood. The area is primarily comprised of single family detached homes and duplexes. Central High School is located in the next block to the west side.

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**STAFF RECOMMENDATION:**

- ▶ **Deny the MDR (Medium Density Residential) land use classification because it does not meet the criteria for a One Year Plan amendment.**
  
- ▶ **Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the existing LDR (Low Density Residential) land use classification.**

**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. There have not been any significant changes in the development pattern since the 1990s. Also, no known major public infrastructure improvement has occurred in recent times.

**CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. There has been no change in public policy pertaining to this area.

**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 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. There have not been any significant changes in the development pattern. However, the northeastern parcel has been used as a non-residential establishment for the last 30 years. Approval of the RN-2 district will allow more compatible development with the abutting single family houses than the present office use.

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

1. The requested RN-4 district is intended to accommodate mixed medium density residential development within the City of Knoxville that includes single-family, two-family, townhouse, and lowrise multi-family dwellings.
2. The recommended RN-2 district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval.
3. While the broader area has a mix of residential uses, including houses, duplexes, and multi-family developments, the immediate vicinity aligns more with the intent of the RN-2 district than the requested RN-4

district.

4. Rezoning 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 allowed uses and dimensional standards of the RN-2 district are similar to those of the RN-1 district. Therefore, residential development under the RN-2 district standard would be compatible with the adjacent houses and this is not expected to have any significant adverse impact.

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 8.1, which encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
2. The RN-2 district would be consistent with the LDR land use classification of the North City 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. The properties have sidewalk and transit access to many public amenities within one mile, such as Fountain City Lake and Park, Fountain City Skate Park, Fountain City Library, and Central High, Fountain City Elementary, and Gresham Middle schools.
2. This is an urbanized area with adequate utility infrastructure provided by KUB.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 9/3/2024 and 9/17/2024. 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.

West: Single family residential - LDR (Low Density Residential) - RN-1  
(Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The property is located in Fountain City north of the Historic Gibbs Drive neighborhood. The area is primarily comprised of single family detached homes and duplexes. Central High School is located in the next block to the west side.

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**STAFF RECOMMENDATION:**

- Postpone the application for 30 days to be heard at the Planning Commission meeting on August 8, 2024, as requested by the applicant.



**COMMENTS:**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 8/6/2024 and 8/20/2024. 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.



# Request to Postpone • Table • Withdraw

Kokila Estates, LLC

7-1-2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

July 11, 2024

Scheduled Meeting Date

File Number(s)

7-D-24-SP; 7-C-24-PA; 7-D-24-RZ

## POSTPONE

☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:** ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the August 8, 2024 Planning Commission Meeting.

## WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

By signing below I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

Benjamin C. Mullins

Please Print

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

## STAFF ONLY

Staff Signature

Shelley Gray

Shelley Gray

Please Print

07/01/2024

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

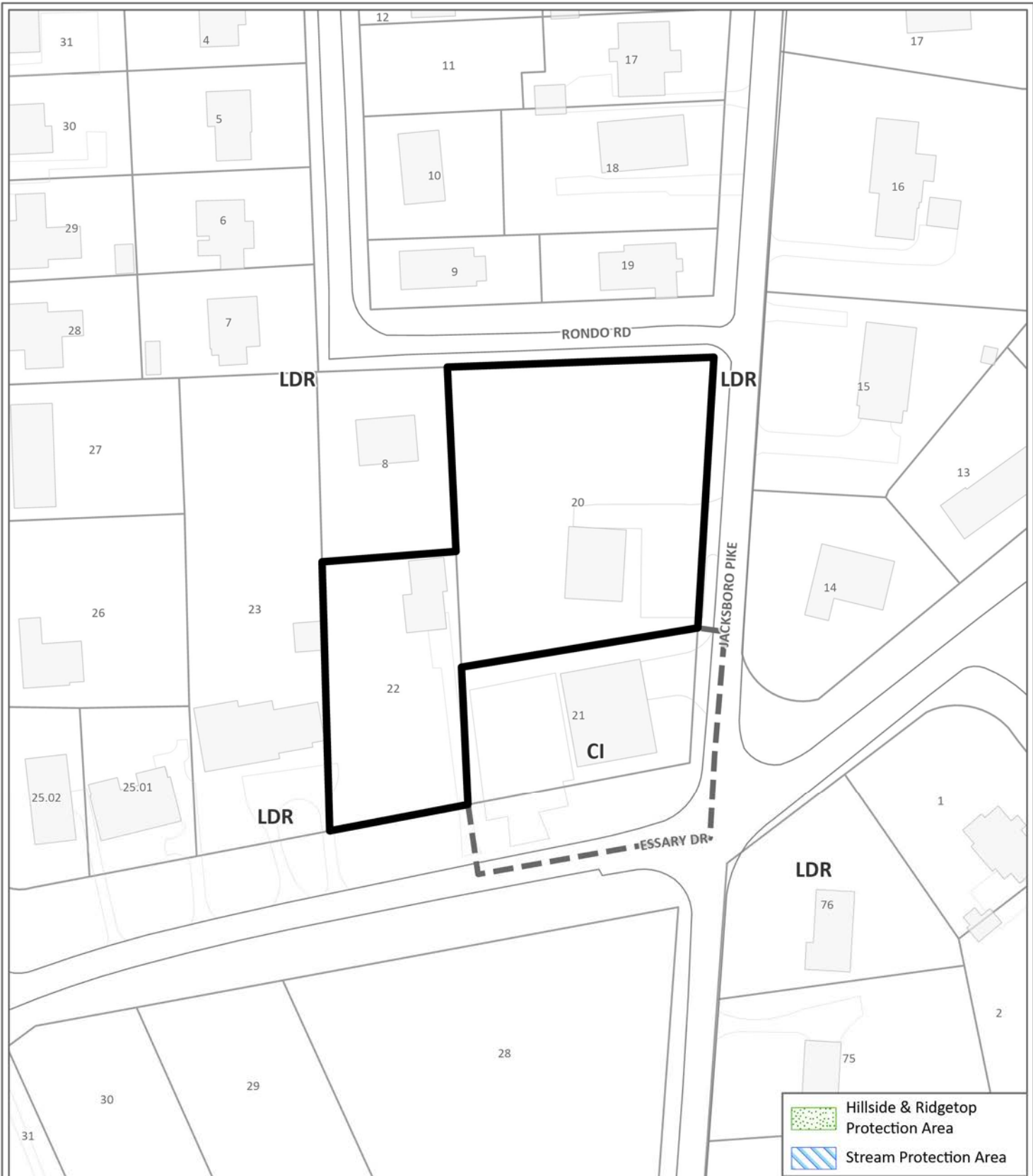
Date:

Payee Name

Payee Phone

Payee Address

October 2022



**7-D-24-SP**  
**NORTH CITY SECTOR PLAN MAP**

**Petitioner:** Kokila Estates, LLC



**From:** LDR (Low Density Residential)

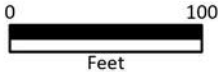
**To:**

**Map No:** 58

**Jurisdiction:** City

**Original Print Date:** 6/21/2024

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







## ONE YEAR PLAN MAP

**7-C-24-PA**

**Petitioner:** Kokila Estates, LLC



**From:** LDR (Low Density Residential)

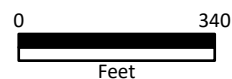
**To:** MDR (Medium Density Residential)

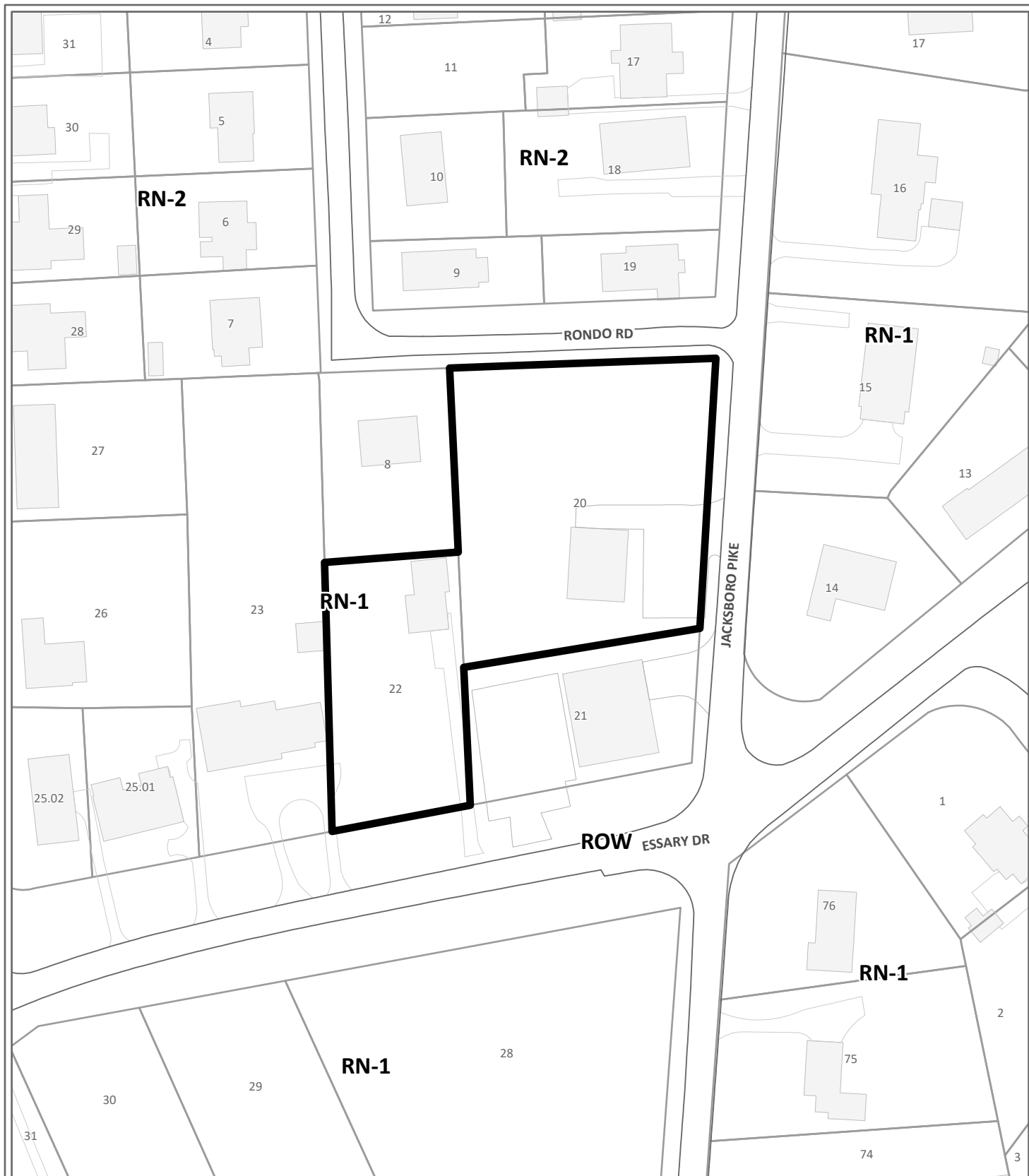
**Map No: 58**

Jurisdiction: City

**Original Print Date: 6/3/2024**

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





## REZONING

**7-D-24-RZ**

**Petitioner:** Kokila Estates, LLC



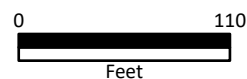
**From:** RN-1 (Single-Family Residential Neighborhood)

**To:** RN-4 (General Residential Neighborhood)

**Original Print Date:** 6/3/2024

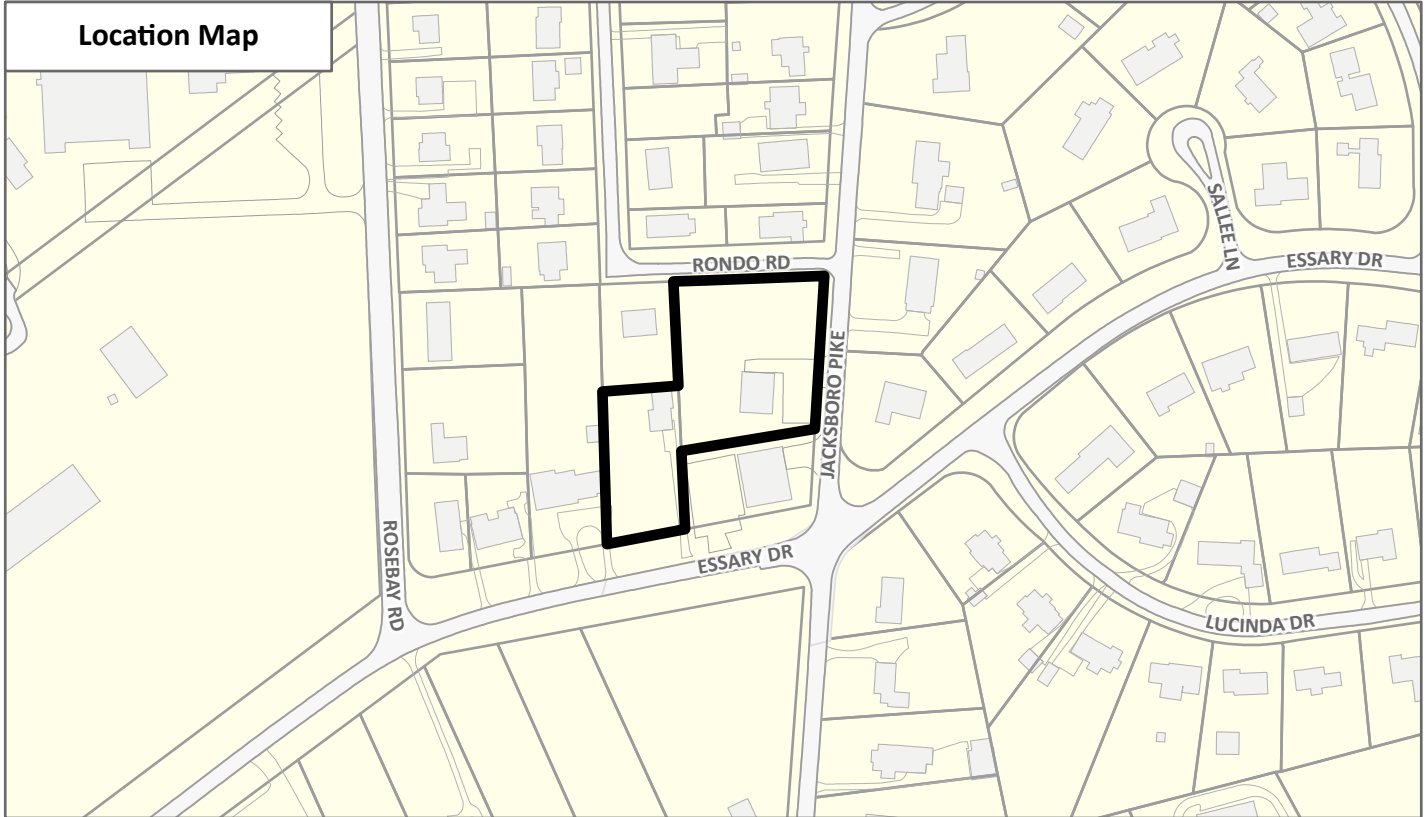
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 58  
**Jurisdiction:** City



## Exhibit A. Contextual Images

Location Map



Aerial Map

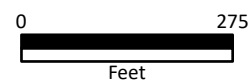


CONTEXTUAL MAPS 1

7-C-24-PA / 7-D-24-RZ

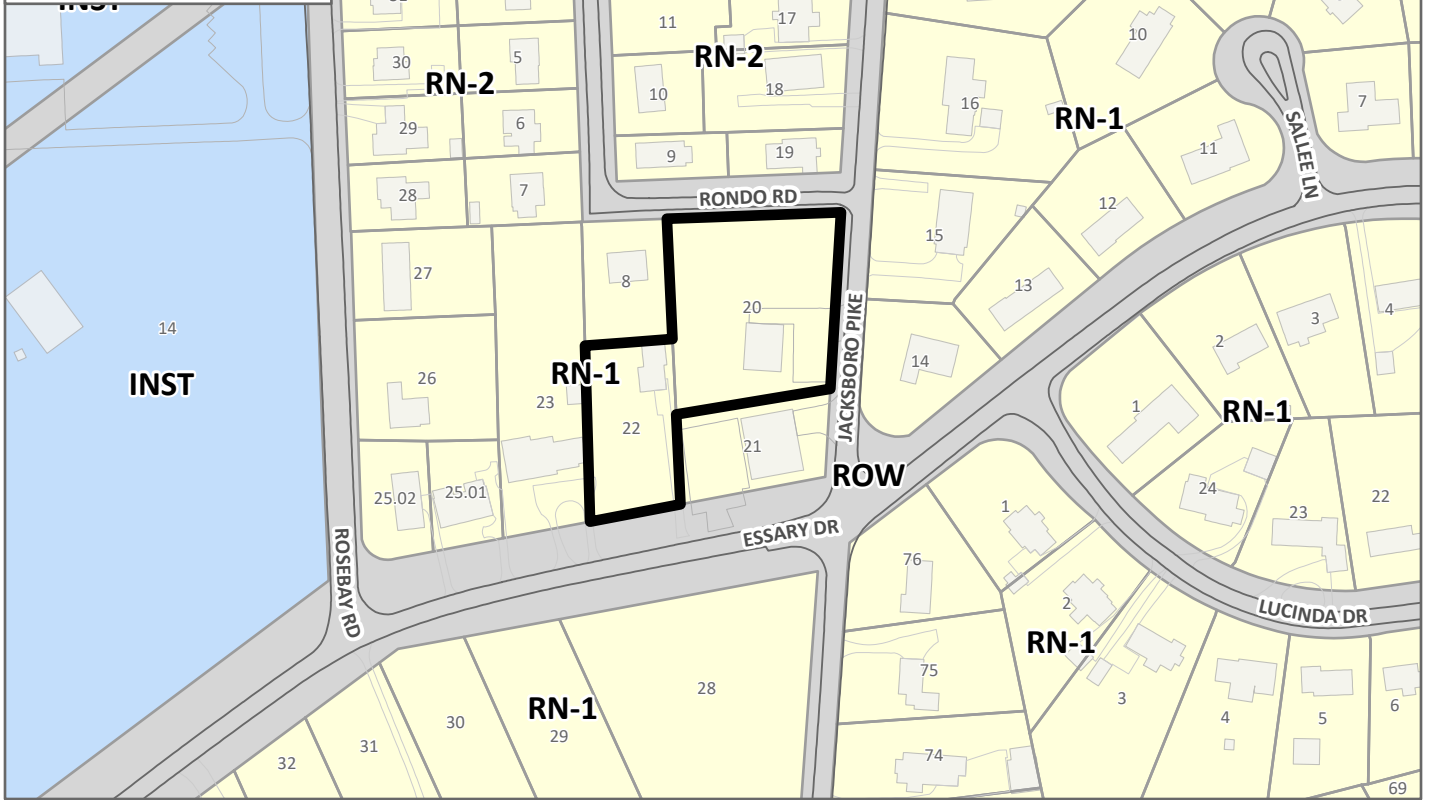


Case boundary

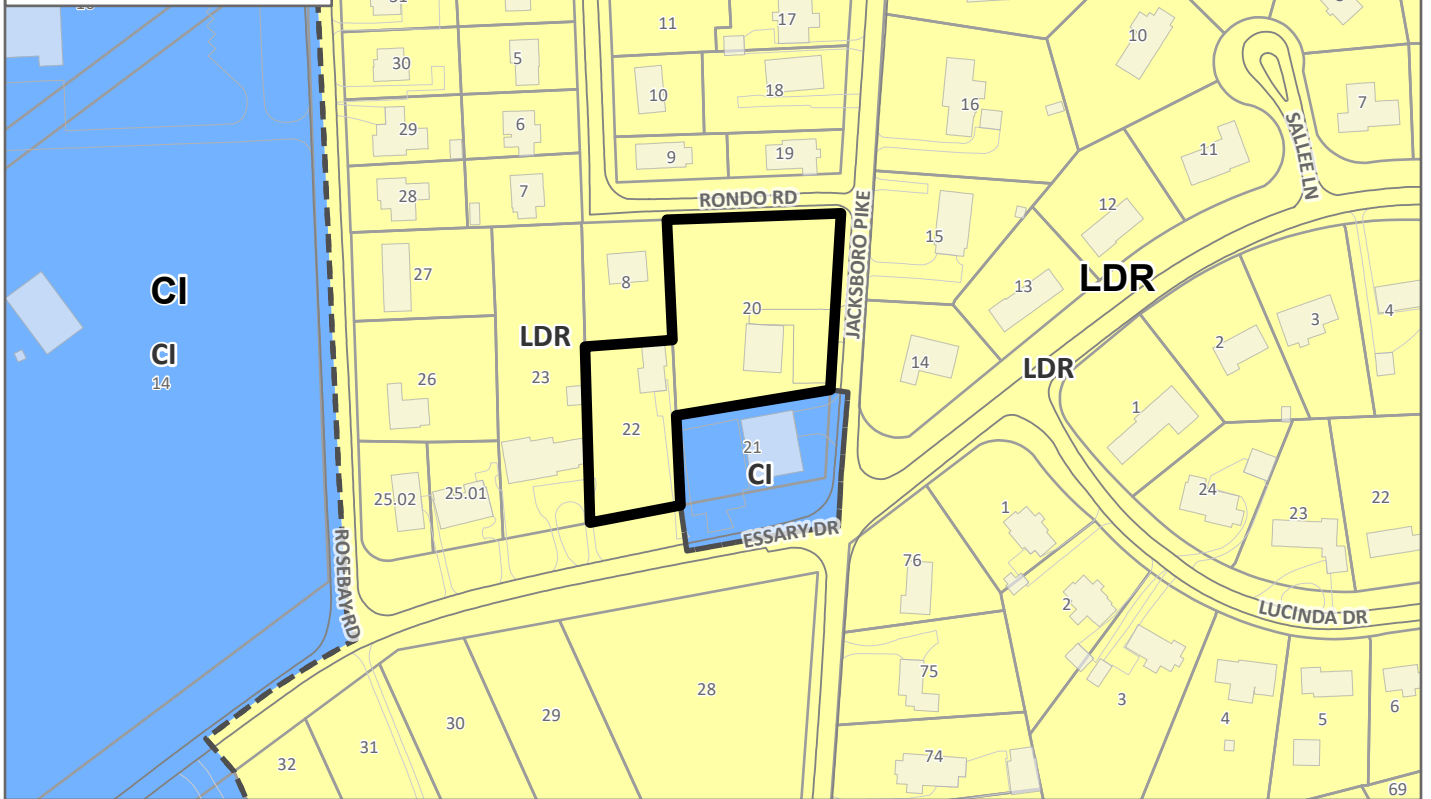




**Zoning Map**



**Sector Plan Map**



**CONTEXTUAL MAPS 2**

**7-C-24-PA / 7-D-24-RZ**

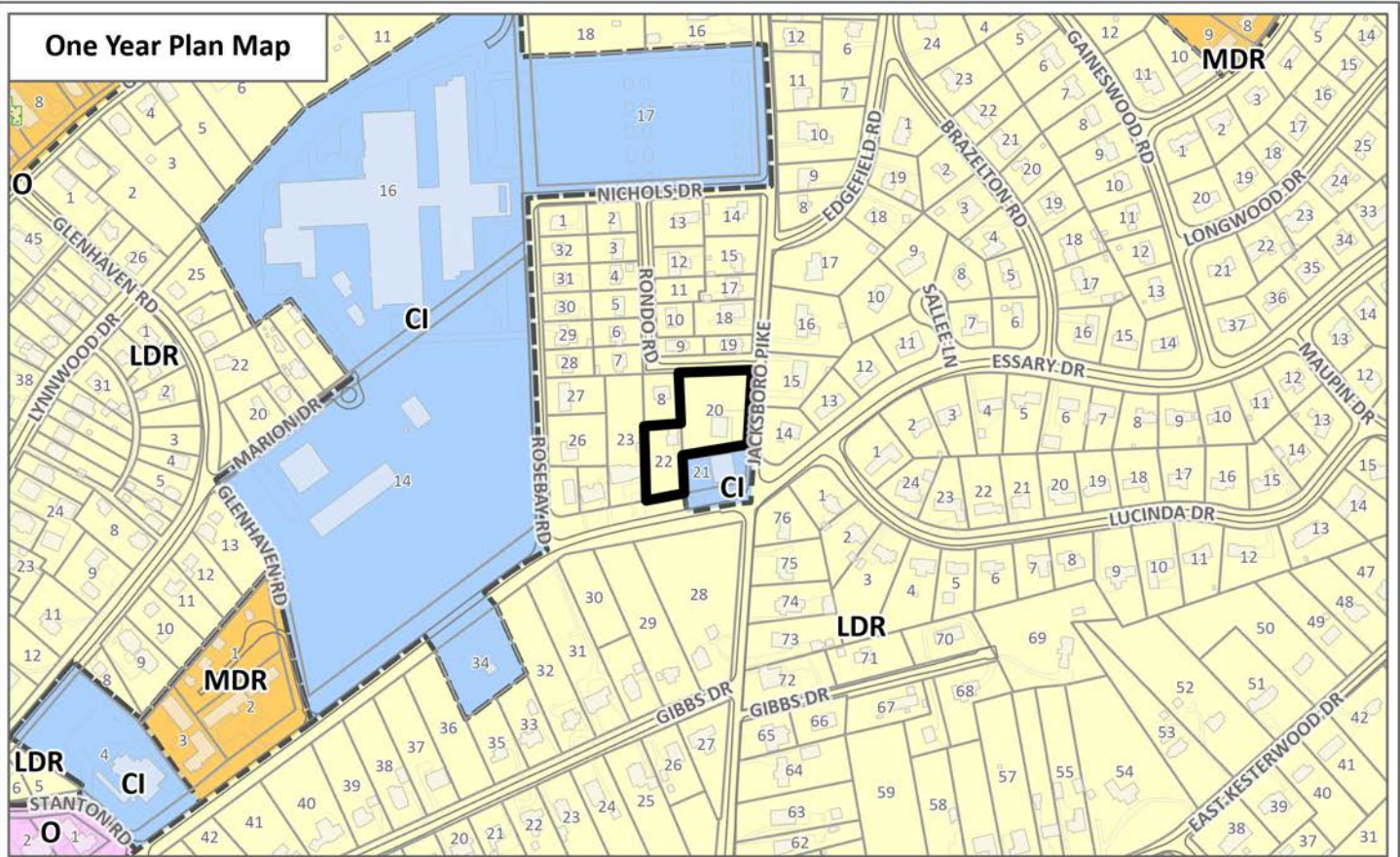


Case boundary





**One Year Plan Map**



**Existing Land Use Map**

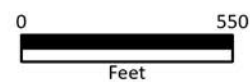


**CONTEXTUAL MAPS 3**

**7-D-24-RZ / 7-C-24-PA**



Case boundary





# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Rezoning  
☒ Plan Amendment  
☒ Sector Plan  
☐ City OYP / County Comp Plan

**Kokila Estates, LLC**

Applicant Name

Affiliation

**5/28/2024**

Date Filed

**7/11/2024**

Meeting Date (if applicable)

**7-D-24-SP**

File Number(s)

## CORRESPONDENCE

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

**Benjamin C. Mullins Frantz, McConnell and Seymour, LLP**

Name / Company

**550 W. Main St. St. Suite 500 Knoxville TN 37902**

Address

**865-546-9321 / bmullins@fmsllp.com**

Phone / Email

## CURRENT PROPERTY INFO

**Kokila Estates, LLC**

Owner Name (if different)

**11972 Black Rd Knoxville TN 37932**

Owner Address

**865-336-6868**

Owner Phone / Email

**5303 JACKSBORO PIKE / 3225 ESSARY DR**

Property Address

**58 D K 020, 022**

Parcel ID

**1.34 acres**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of Essary Dr, west side of Jacksboro Pike**

General Location

☒ City

**Council District 4**

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

**Office, Single Family Residential**

☐ County

District

Zoning District

Existing Land Use

**North City**

**LDR (Low Density Residential)**

**N/A (Within City Limits)**

Planning Sector

Land Use (City)/Place Type (County)

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 Rezoning Requests

Additional Information

## STAFF USE ONLY

### PLAT TYPE

- ☐ Staff Review   ☐ Planning Commission

### ATTACHMENTS

- ☐ Property Owners / Option Holders   ☐ Variance Request  
☐ Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (Concept Plan)  
☐ Traffic Impact Study  
☐ COA Checklist (Hillside Protection)

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.

**Kokila Estates, LLC**

**5/28/2024**

Applicant Signature

Please Print

Date

Phone / Email

**Kokila Estates, LLC**

**5/28/2024**

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

- ☒ Rezoning  
☒ Plan Amendment  
☐ Sector Plan  
☒ City OYP / County Comp Plan

**Kokila Estates, LLC**

Applicant Name

Affiliation

**5/28/2024**

Date Filed

**7/11/2024**

Meeting Date (if applicable)

**7-C-24-PA / 7-D-24-RZ**

File Number(s)

## CORRESPONDENCE

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

**Benjamin C. Mullins Frantz, McConnell and Seymour, LLP**

Name / Company

**550 W. Main St. St. Suite 500 Knoxville TN 37902**

Address

**865-546-9321 / bmullins@fmsllp.com**

Phone / Email

## CURRENT PROPERTY INFO

**Kokila Estates, LLC**

Owner Name (if different)

**11972 Black Rd Knoxville TN 37932**

Owner Address

**865-336-6868**

Owner Phone / Email

**5303 JACKSBORO PIKE / 3225 ESSARY DR**

Property Address

**58 D K 020, 022**

Parcel ID

**1.34 acres**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of Essary Dr, west side of Jacksboro Pike**

General Location

☒ City

**Council District 4**

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

**Office, Single Family Residential**

☐ County

District

Zoning District

Existing Land Use

**North City**

**LDR (Low Density Residential)**

**N/A (Within City Limits)**

Planning Sector

Land Use (City)/Place Type (County)

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	<b>RN-4 (General Residential Neighborhood)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>MDR (Medium Density Residential)</b> Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Rezoning Requests		
Additional Information		

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1 <b>\$1,700.00</b>	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	Fee 2	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	Fee 3	

## 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.		
Kokila Estates, LLC	5/28/2024	
Applicant Signature	Please Print	Date
Phone / Email		
Kokila Estates, LLC	5/28/2024	
Property Owner Signature	Please Print	Date

(1) Download and fill out this form at your convenience.  
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the  
Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)



# Development Request

[Reset Form](#)

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☒ Plan Amendment  
☒ SP ☒ PA  
☒ Rezoning

Kokila Estates, LLC

Owner

Applicant Name

Affiliation

05/21/2024

July 11, 2024

Date Filed

Meeting Date (if applicable)

File Number(s)

7-D-24-RZ  
7-C-24-PA  
7-D-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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)

Phone

Email

## CURRENT PROPERTY INFO

11972 Black Road Knoxville, TN 37932 865-336-6868

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5303 Jacksboro Pk. and 3225 Essary Dr.

058DK020 and 058DK022

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

W of Jacksboro Pk/S of Rondo Rd; N of Essary Dr./E of Rosebay Rd/W of ~1.35 acres

General Location

Tract Size

☒ City ☐ County

RN-1

OF and AgForVac

District

Zoning District

Existing Land Use

North City

LDR

NA (in City)

Planning Sector

Land Use / Place Type  
CITY COUNTY

Growth Policy Plan Designation

April 2024

**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  
☐ Amendment Request (*Comprehensive Plan*)**ADDITIONAL REQUIREMENTS**☐ Use on Review / Special Use (*Concept Plan*)  
☐ Traffic Impact Study  
☐ COA Checklist (*Hillside Protection*)

Fee 1	<del>0604</del>	<del>\$650.00</del>	Total
Fee 2	0801	\$650.00	
Fee 3	0605	\$1,050.00	
			<del>\$1,300.00</del> \$1,700.00

**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

Kokila Estates, LLC

Please Print

5-17-24

Date

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

Property Owner Signature

Kairav Vyas

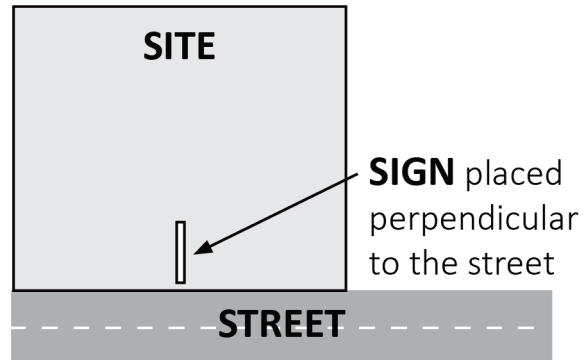
Please Print

05/21/2024, SG \$1,300.00

Date Paid

Pending pymt of diff \$400.00

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:***

\_\_\_\_\_ **06/28/2024** \_\_\_\_\_ and \_\_\_\_\_ **07/12/2024** \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** Kokila Estates, LLC

**Date:** 05/21/2024

**File Number:** 7-D-24-RZ, 7-C-24-PA & 7-D-24-SP



Sign posted by Staff



Sign posted by Applicant