

USE ON REVIEW REPORT

► **FILE #:** 8-A-24-UR

AGENDA ITEM #: 46

AGENDA DATE: 8/8/2024

► **APPLICANT:** STRAWBERRY PLAINS PIKE PICKLEBALL, LLC

OWNER(S): Wayne Hodge Strawberry Plains Pike Pickleball, LLC

TAX ID NUMBER: 73 014.03

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7729 STRAWBERRY PLAINS PIKE

► **LOCATION:** Northwest side of Strawberry Plains Pike, northeast of Wooddale Church Rd, southwest of S Wooddale Rd

► **APPX. SIZE OF TRACT:** 6.42 acres

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

ACCESSIBILITY: Access is via Strawberry Plains Pike, a minor arterial street with a 25-ft pavement width within a 100-ft to 105-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Sinking East Creek

► **ZONING:** A (Agricultural)

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

► **PROPOSED USE:** Indoor pickleball facility landscape plan revision

HISTORY OF ZONING: A request to rezone the property from A (Agricultural) to PR (Planned Residential) was withdrawn in 2021 (10-O-21-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - A (Agricultural)

South: Agriculture/forestry/vacant land - A (Agricultural)

East: Agriculture/forestry/vacant land, rural residential - A (Agricultural)

West: Agriculture/forestry/vacant land, rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The property is surrounded by single family residential and agricultural properties among forest. Nearby to the southwest is a commercial node on Strawberry Plains Pike as it intersects with I-40.

STAFF RECOMMENDATION:

► Deny the request to revise the landscaping plan because it is inconsistent with adopted plans and policies.

COMMENTS:

This is a request to revise the landscaping plan for an indoor pickleball facility at 7729 Strawberry Plains Pike, which was previously approved through the Use on Review process last year (case 5-D-23-UR). The original plan provides a landscape screen along the eastern lot line containing two offset rows of 26 American Holly trees and 26 Eastern Red Cedar trees. The applicant is requesting to remove all but 12 of the Eastern Red Cedar trees and cluster them closer to the front lot line. The reason provided is that the slope, created by the development and consistent with the original plan, is too steep for the trees to be viable. The steepness of the constructed slope was known when the landscaping was proposed, and the grade of the slope did not change. A UT Extension Agent with the Natural Resources Division joined Planning staff for a site visit and determined that the slope is not too steep to plant as originally planned. The Extension Agent is an ISA Certified Arborist and took three soil core samples at varying levels of the slope. He found that there is enough soil depth for newly planted trees to take root, and provided guidance on planting slopes with up to a 50% grade, which is the max steepness of the subject property's slope according to the applicant. This determination and guidance, including a recommendation to plant native grasses that do not require mowing instead of fescue grass on the slope, can be found in Exhibit B. The applicant has provided an alternative plan to install a 6-ft tall wooden privacy fence along the eastern lot line in place of the vegetation, but would prefer to only install the 12 trees in the revised landscaping plan.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 - SECTION 2).

The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN.

A. The native tree buffer serves several functions. It provides a visual screen between the pickleball building/parking lot, which will be illuminated at night, and the single-family dwelling adjacent to it. It also provides modest native reforestation on a wooded lot that was cleared by approximately 40% for the pickleball development. This replanting complies with the adopted East County Community Plan, which lists "forested areas" and "native landscaping" as defining features of the rural character the plan strives to preserve. It would be inconsistent with this plan to remove 40 trees when it has been determined that they are viable on the site.

B. The Comprehensive Plan has several Implementation Policies that are incompatible with the proposed tree removal. They include Policy 2 to ensure that development is sensitive to existing community character and Policy 7 to encourage development practices that conserve and connect natural features and habitat.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE

A. The subject property is zoned A (Agricultural), and the use of an indoor pickleball facility is uncharacteristic of the activities that would typically occur in this zone. Providing minimal reforestation along the edge of the property better aligns the use with the rural land uses more common with this zone.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. This section of the Strawberry Plains Pike corridor is characterized by significant forest coverage. The original planting plan increased compatibility of the pickleball facility with the area in this context.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The applicant has provided a letter from the adjacent property owner to the east at 7737 Strawberry Plains Pike. It states that she approves of the revised landscaping plan and does not desire a buffer between these properties. It is noteworthy that this person sold the property where the pickleball facility is now being developed. She also recently sold the 2-acre lot east of the 7737 property, which was entirely cleared for one single-family home. It is unclear from the letter whether this person resides at 7737, as it was also advertised as being for sale by the owner not long ago.

B. The construction of the recreational facility is still underway, and the parking lot and subsequent lighting have not been installed. It is not known at this point what the full aesthetic, lighting and noise impacts of this development will be on current or future residents of the neighboring property. The vegetative buffer provides protection from this recreational use which is an outlier among the agricultural and rural residential uses along this section of the corridor.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The proposed landscaping revision will not alter the previously approved use with regards to traffic impact.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. The removal or maintenance of the trees does not pose a risk to the function of the indoor pickleball facility.

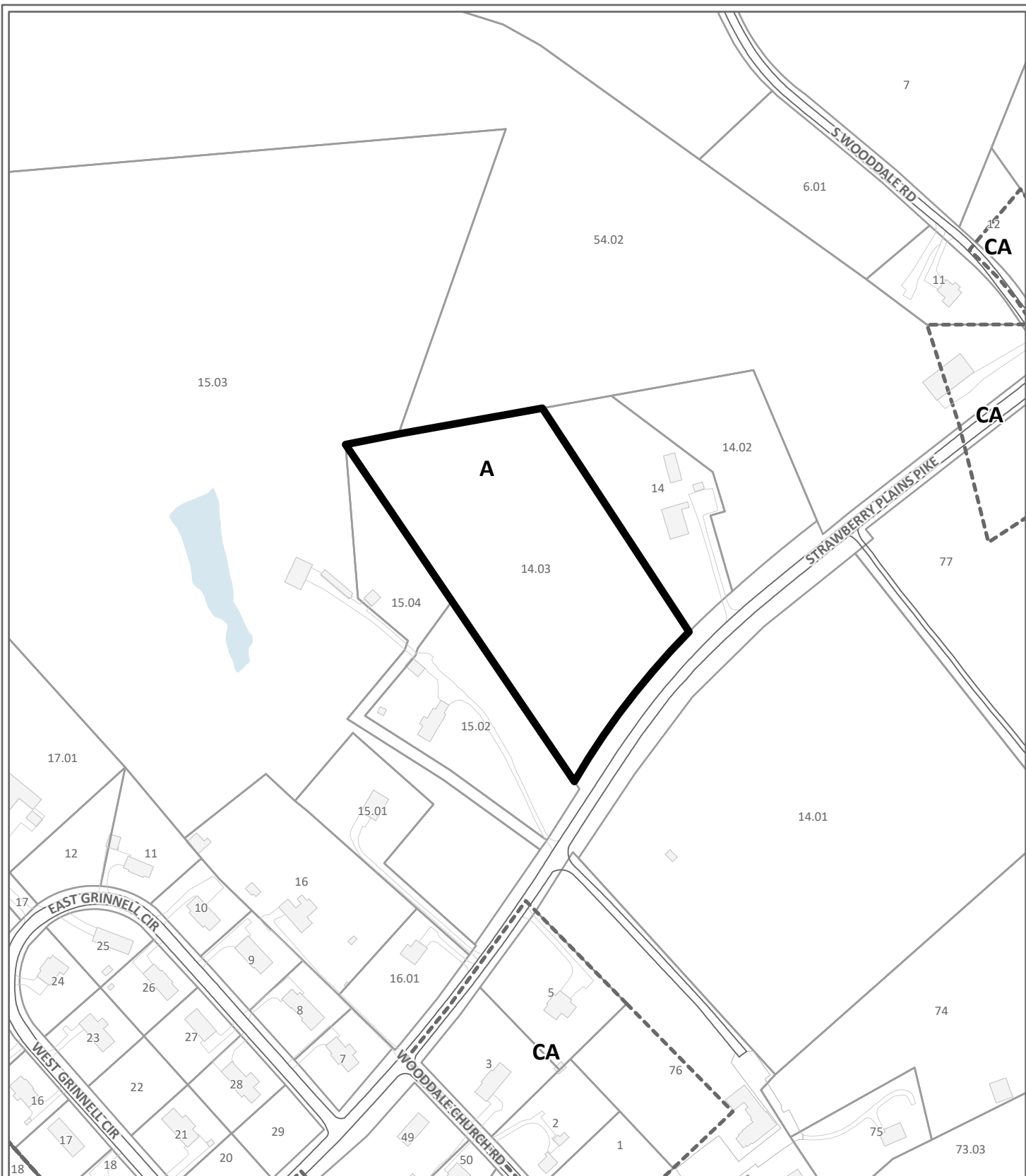
7) ADDITIONAL NOTE:

A. The revised landscaping plan provides an additional Foster Holly tree next to the detention pond. Staff have no concerns with this revision and generally encourage enhanced landscaping.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



USE ON REVIEW

8-A-24-UR



Indoor Pickleball Facility in A (Agricultural)

Original Print Date: 7/10/2024

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

Petitioner: Strawberry Plains Pike
Pickleball, LLC

Map No: 73

Jurisdiction: County

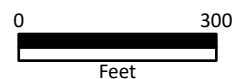
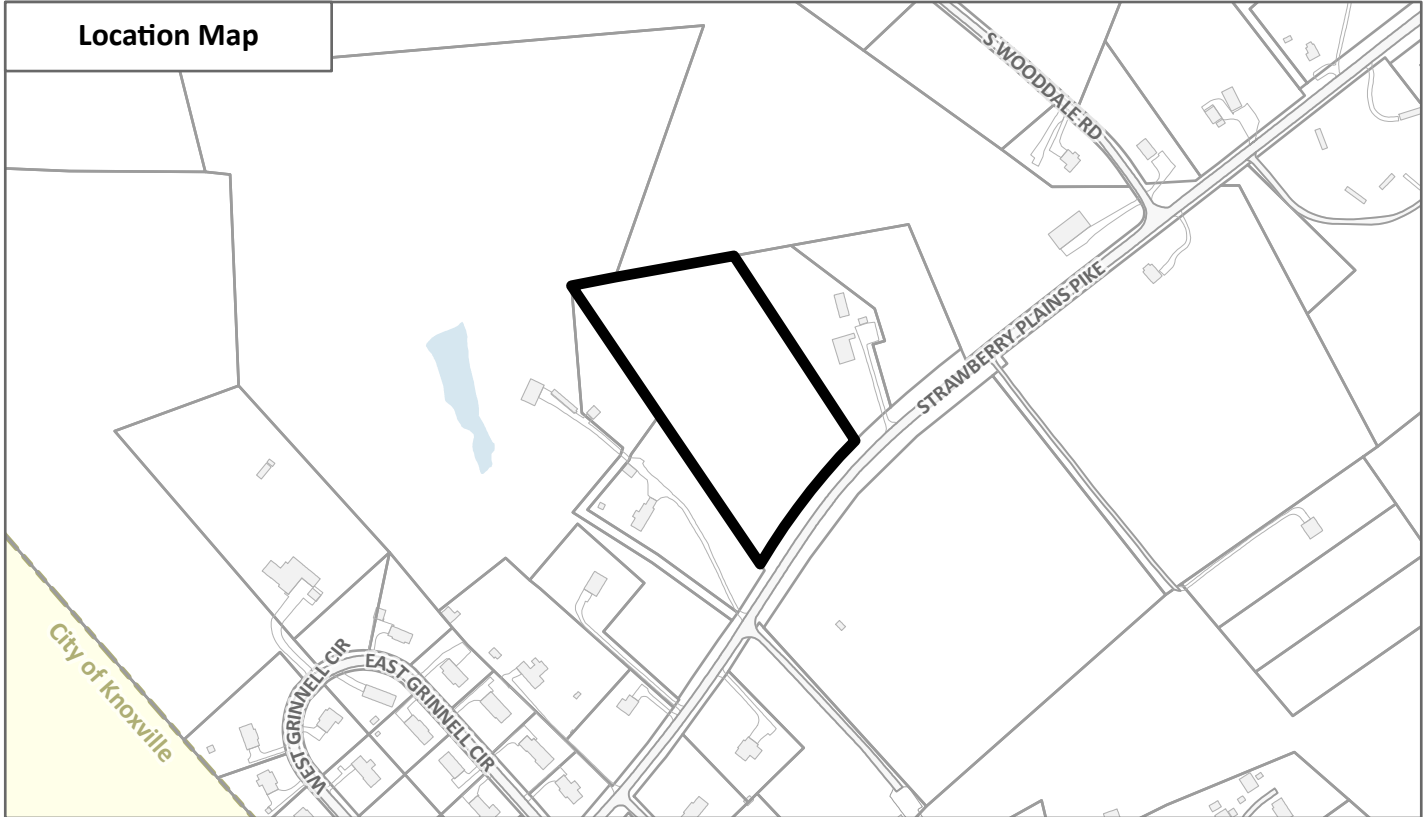


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

8-A-24-UR



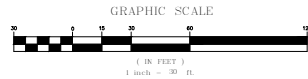
Case boundary

0 550
Feet





Original Landscaping Plan



PLANT MATERIAL SCHEDULE			
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME
TREES			
TREE CALIPER SHALL BE MEASURED AT A POINT 6" ABOVE THE GROUND			
	25	Ilex opaca	American Holly
	25	Juniper virginiana	Eastern Red Cedar
	5	Ilex x alternate 'Fosteri'	Foster Holly
MINIMUM SIZE			
1-1/2" cal., @ 14 min at planting			
1-1/2" cal., @ 14 min at planting			
1-1/4" cal., @ 14 min at planting			

PERMANENT GRASSING SCHEDULE			
GRASS SEED SHALL BE AS FOLLOWS:			
FEB-MOV	.....	TALL FESCUE BLEND	6 LB/1000 SF
ANNUAL RYE	.....	ANNUAL RYE	1 LB/1000 SF
SOD: TALL FESCUE BLEND			
LIME	.....	10/10/10	150 LB/1000 SF
FERTILIZER	.....	20/10/100 SF	20 LB/1000 SF
PHOSPHORUS	.....	20% SUPERPHOSPHATE	15 LB/1000 SF
MULCH: STRAW			
EROSION CONTROL NET OR MULCH BINDER ON SLOPES	.....	75 LB/1000 SF	75 LB/1000 SF

MIN SEED	MIN.	MAX.
PURITY	85%	95%
TALL FESCUE	85%	95%
ANNUAL RYE	85%	95%

PLANTING SHALL BE COMPLETE ON ALL AREAS NOT RECEIVE PAVING OR BE BUILT UPON WITHIN 14 WORKING DAYS OF COMPLETION OF GRADING. AREAS STEEPER THAN 3:1 V SHALL BE PLANTED NOT LATER THAN 7 DAYS AFTER COMPLETION OF GRADING.

ALL LIME, PHOSPHORUS & FERTILIZER AMOUNTS SHOWN ABOVE ARE MINIMUM AND SHALL BE VERIFIED AFTER SOIL ANALYSIS IS PERFORMED.

- LANDSCAPE NOTES:
- ALL DISTURBED AREAS NOT TO BE PAVED OR BUILT UPON ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
 - ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
 - ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
 - ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
 - ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING, AND AFTER INSTALLATION.
 - ALL TREES MUST BE GUDED OR STAKED AS SHOWN IN THE DETAILS.
 - ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN UNTIL FINAL ACCEPTANCE OF WORK.
 - ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
 - THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 12 MONTHS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE OF WORK. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON, AFTER BEING DUG AT THE NURSERY SOURCE. ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
 - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD BARK MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF THREE INCHES.
 - REFER TO PROJECT SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
 - ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
 - THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
 - THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SOODING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
 - THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
 - THE CONTRACTOR SHALL MEET ALL OF THE REQUIREMENTS OF INDC COUNTY AND MPC REGARDING THIS PROJECT.
 - THIS LANDSCAPE PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.
 - BASED ON AVAILABLE INFORMATION, PROPOSED PLANT MATERIALS WILL NOT INTERFERE WITH ANY EXISTING OR PROPOSED UTILITIES.
 - THE SUBJECT PROPERTY IS ZONED A.

FILE NUMBER 5-D-23-UR

5-D-23-UR
4/24/2023



10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com



Use on Review (5-D-23-UR) - Landscape Plan

Big Orange Pickleball
7729 Strawberry Plains Pike
Knoxville, Tennessee 37924
Strawberry Plains Pike Pickleball, LLC

REVISIONS

NO.	DATE	COMMENTS
1	04/24/2023	Revised per Knoxville Area County Permit Application

ORIGINAL ISSUE: 03/17/2023

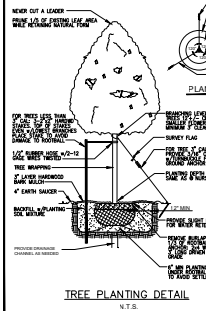
SITE PROJECT #: 2085

FILE: Landscape

C7.0

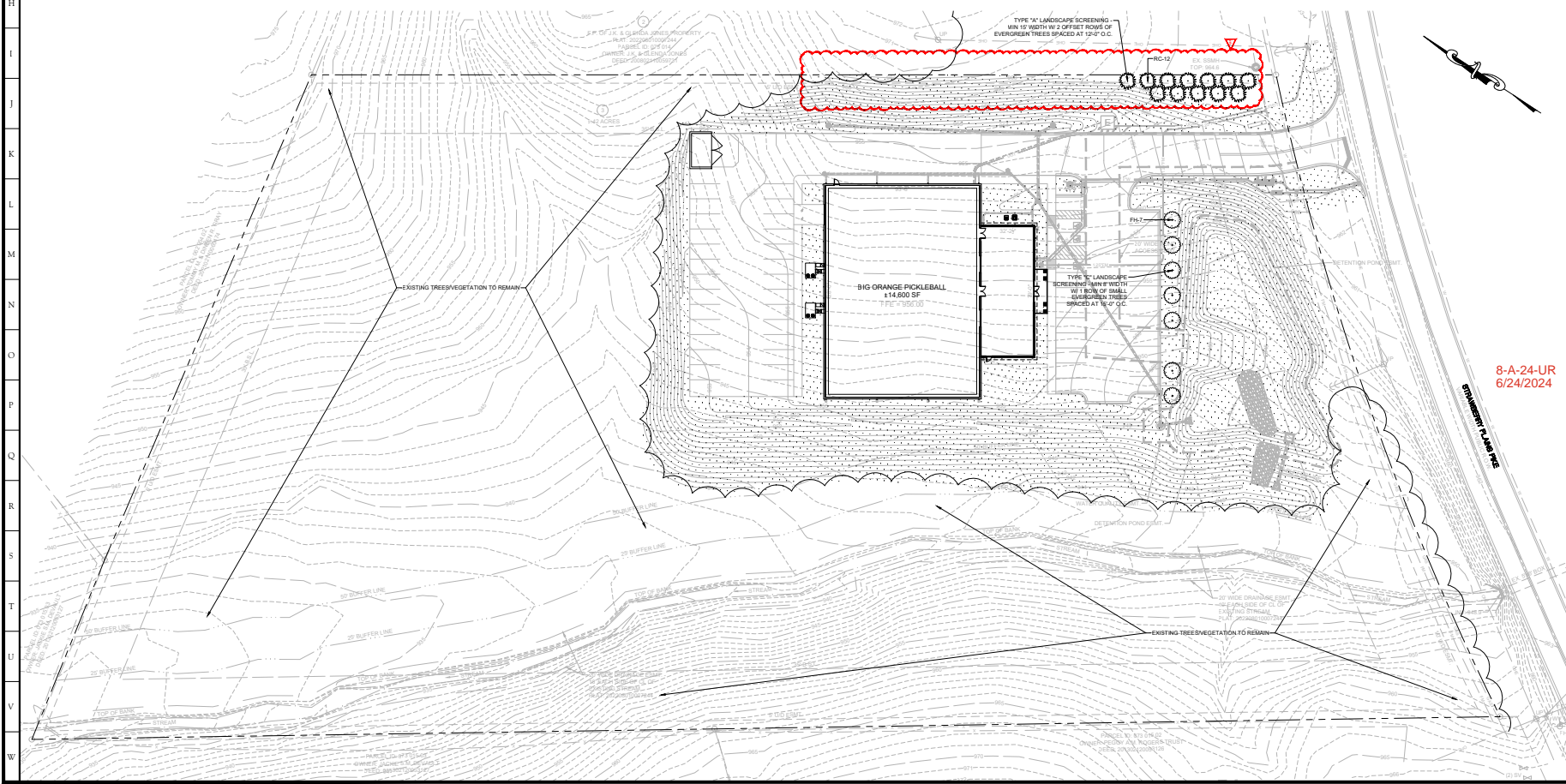
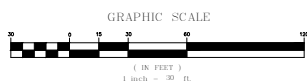


Revised Landscaping Plan



PLANT MATERIAL SCHEDULE			
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME
TREES			
RC	12	Juniper virginiana	Eastern Red Cedar
FM	7	Rosa x attenuata 'Foster'	Foster Holly
PERMANENT GRASSING SCHEDULE			
GRASS SEED SHALL BE AS FOLLOWS:			
PERMANENT	TALL FESCUE BLEND	6 LB/1000 SF	
ANNUAL RYE	1 LB/1000 SF		
SOIL: TALL FESCUE BLEND			
LIME	100 LB/1000 SF		
FERTILIZER	20 LB/1000 SF		
PHOSPHORUS	20% SUPERPHOSPHATE	15 LB/1000 SF	
MULCH: STRAW			
MIN. SOIL	75 LB/1000 SF		
EROSION CONTROL	NET OR MULCH		
SINDER ON SLOPES			
MIN. SOIL	75 LB/1000 SF		
EROSION CONTROL	NET OR MULCH		
TALL FESCUE BLEND			
ANNUAL RYE	60% 50%	WEED	1% 1%
PLANTING SHALL BE COMPLETE ON ALL AREAS NOT RECEIVE PAVING OR BE BUILT UPON WITHIN 14			
WORKING DAYS OF COMPLETION OF GRADING. AREAS STEEPER THAN 3:1 V SHALL BE PLANTED NOT LATER			
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ALL LIME, PHOSPHORUS, & FERTILIZER AMOUNTS SHOWN ABOVE ARE MINIMUM AND SHALL BE VERIFIED			
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 - THE SUBJECT PROPERTY IS ZONED A.



10215 Technology Drive, Suite 304
Knoxville, TN 37932
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Landscaping Plan
Big Orange Pickleball
7729 Strawberry Plains Pike
Knoxville, Tennessee 37924
Strawberry Plains Pike Pickleball, LLC

8-A-24-UR
6/24/2024

REVISIONS	
NO.	DATE
1	06/24/2024
2	06/24/2024
3	06/24/2024
4	06/24/2024
5	06/24/2024
6	06/24/2024

ORIGINAL ISSUE: 06/24/2023
SITE PROJECT #: 2085
FILE: Landscape

C7.0

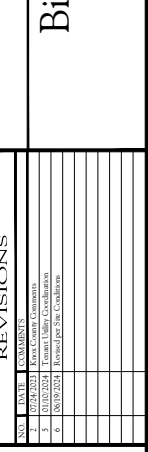
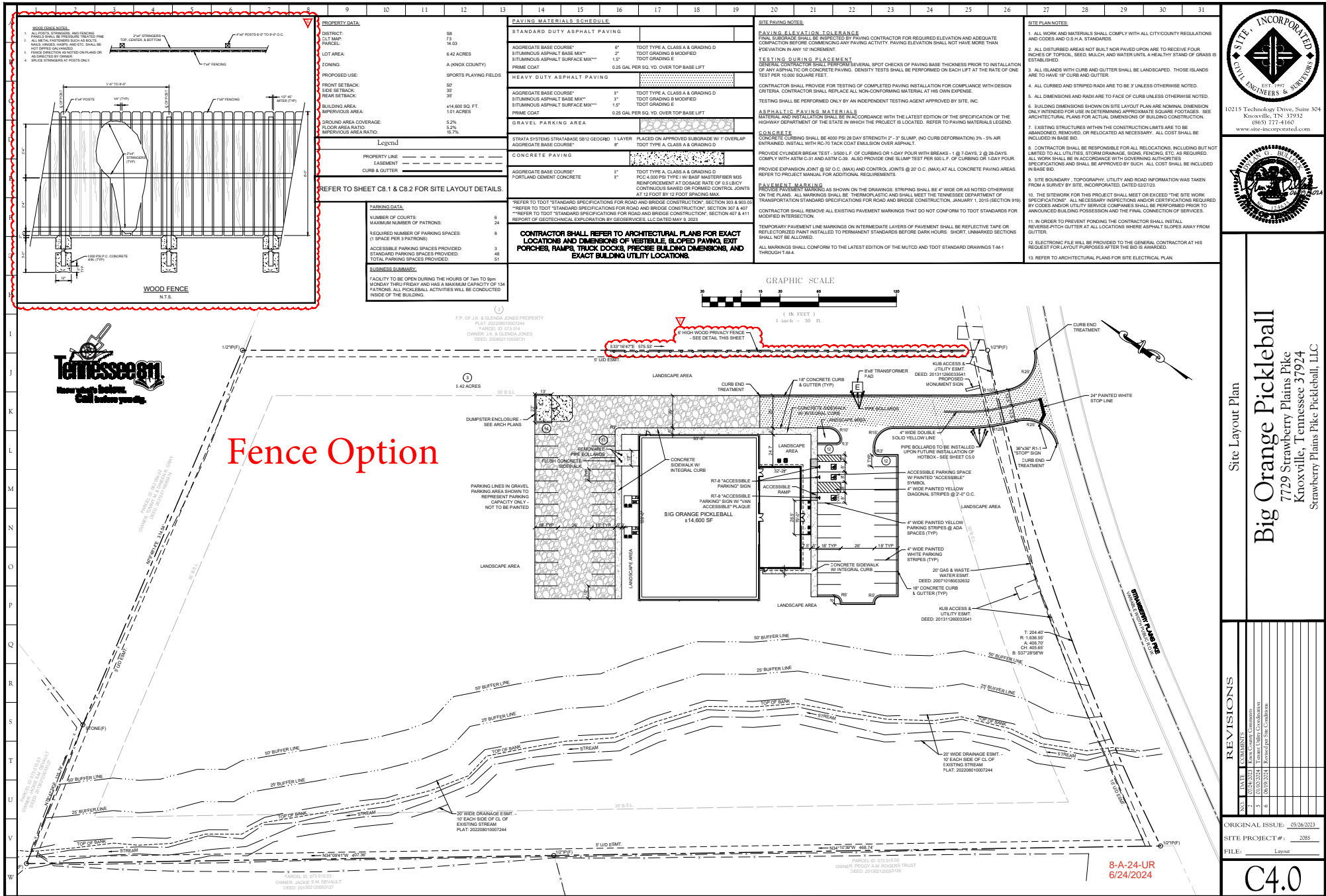


Exhibit B: Correspondence from UT Extension Agent



Jessie Hillman <jessie.hillman@knoxplanning.org>

7729 Strawberry Plains Pike

Rumble, Lee <drumble@utk.edu>

Mon, Jul 22, 2024 at 11:56 AM

To: Jessie Hillman <jessie.hillman@knoxplanning.org>

Hi Jessie,

Thank you for meeting with me on Friday of last week.

I have reviewed the original and revised landscape plan(s) and feel confident that the original plan could still be implemented. Unfortunately, I wasn't able to pull out of the plans the actual percent (%) slope of that hillside (maybe it is in the plans somewhere), but I don't feel this to be an impossible hillside to plant into. Certainly, trees will grow on steep hillsides, though this will (more than likely) add in a manual labor component for the planting process, as it is unlikely that any machinery would be able to access these areas. Further, after taking three (3) cores with a soil probe at varying levels on the slope, there appears to be plenty of rooting depth for newly-planted trees.

The species chosen for the slope in these plans are great choices! Eastern Red Cedar (*Juniperus virginiana*) are native, as are American Holly (*Ilex opaca*)—both slated to be near the top of the hillside. Now, I may could argue against the monoculture nature of the plantings (i.e., putting 26 of the same species one after the next in a straight row) as we know the consequences of monocultures in terms of pests, diseases, and environmental factors, but these are both very hardy species that would work on that hillside. I could certainly see a benefit to a more diverse planting list and possibly even arranging them in a more offset pattern (that would ultimately cover more surface area in terms of that hillside), but this may well be another chapter in a different book.

In keeping with your theme you asked me to consider:

“Rural Feel”

There are few trees more iconic than our native Eastern Red Cedar and as a result, I think we would easily get this “rural feel” from a stand of Eastern Red Cedars—they literally grow everywhere around here, are extremely hardy, low maintenance, attract wildlife, and as they mature, would create the iconic “living fence line” that often accompany large acreage tracts surrounded by barbed wire.

“Buffering”

Again, with Eastern Red Cedar and American Holly combined, this will definitely create a very dense buffer that restricts a view (into or out-of) the new development (fairly quickly, but more-so, in time). Fortunately, this will also be a long-lasting buffer, unlike some other short-lived choices, such as “Leyland Cypress” or “Arbovitae” monocultures, which typically begin to decline 20-25 years post planting.

“Tree Habitat”

Both, Eastern Red Cedar and American Holly are excellent trees for habitat and wildlife. Eastern Red Cedar attract songbirds, butterflies, moths, and small mammals, while American Holly attracts bees, butterflies, moths (and other pollinators), and small mammals. You can read more about specific wildlife values for each here:

[Eastern Red Cedar](#)

[American Holly](#)

I am attaching some documents that may could be held/shared with others that will be doing the actual planting. These all come from Dr. Ed Gilman with University of Florida (combined with the Urban Tree Foundation) on their “[Planting Details – Planting](#)” page. I would surmise that this slope would fall under the “*modified soil*” detailed specifications (being a newly-graded hillside). When planting on steep slopes like these, there are more specific practices that should be followed for planting properly—again, these details assume this slope is between 5% and 50% slope.

[Planting Details and Specifications: Tree on Slope 5% \(20:1\) to 50% \(50:1\) \(modified soil\)](#)

This same document, as well as many others are also hosted on the International Society of Arboriculture (ISA) website. The ISA is the governing body and accrediting organization that upholds proper arboricultural practices.

<https://www.isa-arbor.com/education/onlineresources/cadplanningspecifications> (scroll down to “planting”).

Lastly, should the planting of trees be deemed unacceptable or another revision is warranted, then the alternative planting could be the implementation of native warm season grasses that could help here as well. This has become more popular in recent years, particularly in areas where steep hillsides really

restrict or limit access by lawnmowers. When planted as hillside clusters, native warm season grasses can develop extensive and deep root systems, add annual interest, attract wildlife, and suppress weeds/limit mowing of hillsides. Just another thought...

<https://utbeef.tennessee.edu/wp-content/uploads/sites/127/2020/11/PB1752.pdf>

I hope this helps; should you have any further questions, please don't hesitate to reach back out to me,

Lee

Lee Rumble

Extension Agent

Agriculture and Natural Resources

UT/TSU Extension—Knox County

400 West Main Street; Suite 560

Knoxville, TN 37902

865-215-2340 Office | 865-215-3556 Direct

drumble@utk.edu | <https://knox.tennessee.edu/>

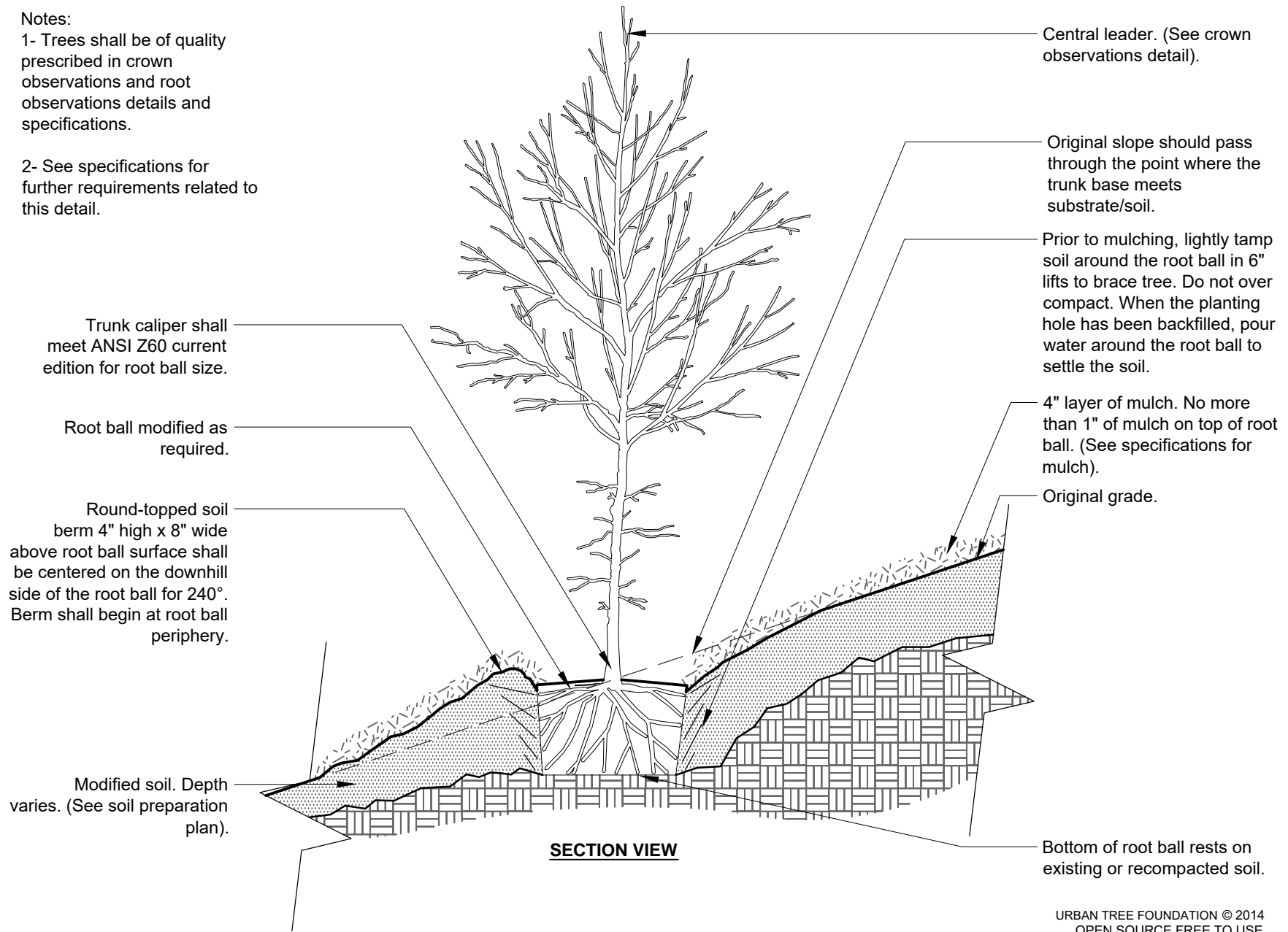


[Quoted text hidden]

Notes:

1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.

2- See specifications for further requirements related to this detail.



URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

P-X

TREE ON SLOPE 5% (20:1) TO 50% (2:1) (EXISTING SOIL MODIFIED)



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

Strawberry Plains Pike Pickleball, LLC

Applicant Name

Affiliation

6/24/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-A-24-UR

File Number(s)

CORRESPONDENCE

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

John R. Anderson, PE SITE, Inc.

Name / Company

10215 Technology Dr. Suite 304 Knoxville TN 37932

Address

865-777-4175 / janderson@site-incorporated.com

Phone / Email

CURRENT PROPERTY INFO

Wayne Hodge Strawberry Plains Pike Pic 8037 Strawberry Plains Pike Knoxville TN 37924

Owner Name (if different)

Owner Address

423-676-6821 / waynehodge14

Owner Phone / Email

7729 STRAWBERRY PLAINS PIKE

Property Address

73 014.03

Parcel ID

6.42 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest side of Strawberry Plains Pike, north of Wooddale Church Rd

General Location

☐ City **Commission District 8 A (Agricultural)**

☒ County District Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

SR (Suburban Residential), HP (Hillside Ridgetop Protection)

Land Use (City)/Place Type (County)

Urban Growth Area (Outside 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) **Indoor Pickleball Facility**

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

Proposed Zoning

Pending Plat File Number

- ☐ Plan

Amendment 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

\$250.00

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.

Strawberry Plains Pike Pickleball, LLC

6/24/2024

Applicant Signature

Please Print

Date

Phone / Email

Wayne Hodge Strawberry Plains Pike Pickleball, LLC

6/24/2024

Property Owner Signature

Please Print

Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

ZONING

- ☐ Plan Amendment
 - ☐ SP
 - ☐ PA
- ☐ Rezoning

Strawberry Plains Pike Pickleball, LLC		Owner
Applicant Name		Affiliation
06/24/2024	08/08/2024	File Number(s) 8-A-24-UR
Date Filed	Meeting Date (if applicable)	

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

John R. Anderson, P.E.

SITE, Incorporated

Name		Company	
10215 Technology Drive, Suite 304		Knoxville	TN 37932
Address		City	State ZIP
865-777-4165		janderson@site-incorporated.com	
Phone		Email	

CURRENT PROPERTY INFO

Strawberry Plains Pike Pickleball, LLC	8037 Strawberry Plains Pike 37924	423-676-6821
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
7729 Strawberry Plains Pike 37924	073 01403	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location		Tract Size
<div><input type="checkbox"/> City</div> <div><input type="checkbox"/> County</div>	District	Zoning District Existing Land Use
Planning Sector	Land Use / Place Type CITY COUNTY	Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) **Indoor Pickleball Facility**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s)

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

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

Applicant Signature

Strawberry Plains Pike Pickleball, LLC

06/24/2024

Please Print

Date

423-676-6821

waynehodge14@gmail.com

Phone Number

Fmail

Property Owner Signature

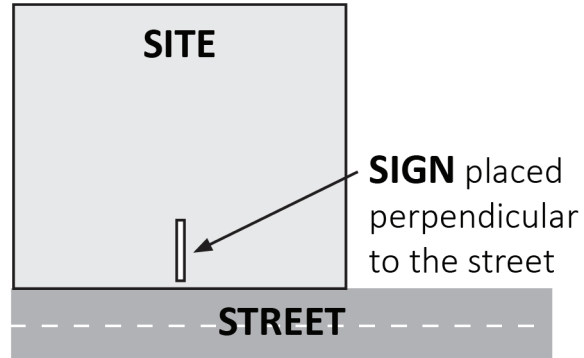
Wayne Hodge

06/24/2024

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:

_____ **07/26/2024** _____ and _____ **08/09/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Strawberry Plains Pike Pickleball, LLC

Date: 06/26/2024

File Number: 8-A-24-UR



Sign posted by Staff



Sign posted by Applicant