

**8-B-24-PA
COMPREHENSIVE LAND USE PLAN MAP**

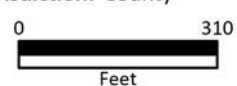
Petitioner: Benjamin C Mullins

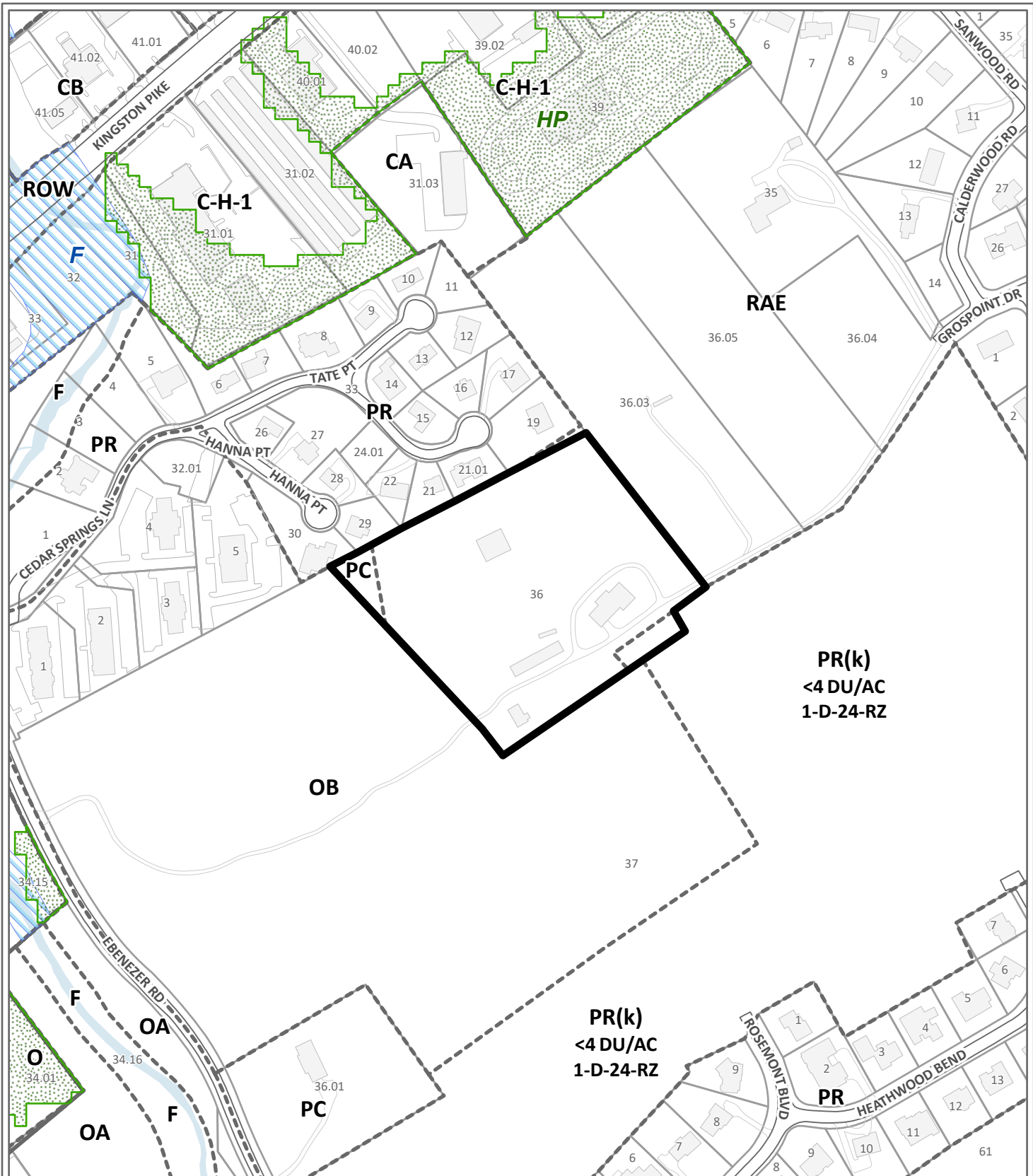


From: SR (Suburban Residential), HP (Hillside Protection)
To: BP (Business Park), HP (Hillside Protection)

Map No: 132
Jurisdiction: County

Original Print Date: 7/10/2024
Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902





REZONING

8-B-24-RZ

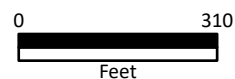
Petitioner: Benjamin C Mullins



From: PC (Planned Commercial), RAE (Exclusive Residential), PR (Planned Residential)
To: OB (Office, Medical, and Related Services)

Map No: 132
Jurisdiction: County

Original Print Date: 7/10/2024
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





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

Benjamin C Mullins

Applicant Name

Affiliation

5/8/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-B-24-PA / 8-B-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

Julia Anderson DeBord

Owner Name (if different)

8803 Grospoint Dr Knoxville TN

Owner Address

865-567-3452

Owner Phone / Email

8801 GROSPPOINT DR

Property Address

132 036

Parcel ID

7.12 acres

Tract Size

Part of Parcel (Y/N)?

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

West of terminus of Grospoint Dr, east of Ebenezer Rd, south of Kingston Pk

General Location

City

Commission District 3

PC (Planned Commercial), RAE (Exclusive Residential), PR (Planned Residential)

Rural Residential

County

District

Zoning District

Existing Land Use

N/A

Land Use (City)/Place Type (County)

Urban Growth Area (Outside 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 | |
| Additional Information _____ | |
| <input type="checkbox"/> Attachments / Additional Requirements | |

ZONING REQUEST

| | | |
|--|--|--------------------------|
| <input checked="" type="checkbox"/> Zoning Change | OB (Office, Medical, and Related Services), PR (Planned Residential) Proposed Zoning | Pending Plat File Number |
| <input checked="" type="checkbox"/> Plan Amendment | BP (Business Park), SR (Suburban Residential), HP (Hillside Protection) Proposed Plan Designation(s) | |

4 du/ac

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 | Total |
|-------------------|-------|
| \$2,562.00 | |
| 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: **Benjamin C Mullins** Date: **5/8/2024**
Please Print

Phone / Email

Property Owner Signature: **Julia Anderson DeBord** Date: **5/8/2024**
Please Print



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

Benjamin C. Mullins

Attorney for Owners

Applicant Name

Affiliation

4-29-2024

August 8, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

8-B-24-RZ
8-B-24-PA

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

Phone

Email

CURRENT PROPERTY INFO

Julia Anderson DeBord

8803 Grospoint Dr.

865-567-3452

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8801 Grospoint Dr.

132 036

Property Address

Parcel ID

FUD

FUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

E of Ebenezer; S. of Grospoint

~7.36 acres

General Location

Tract Size

City County

3

RAE, PC, and PR

SFR

District

Zoning District

Existing Land Use

SW County

SR place type / HP area

Planned Growth

Planning Sector

Sector Plan Land Use Classification
Land Use Designation

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number
 Combine Parcels
 Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

- Zoning Change
 Proposed Zoning OB
 Plan Amendment Change
 Proposed Plan Designation(s) BP (Business Park) /HP (Hillside Protection)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

| Fee 1 | Total |
|-------|-------|
| | |
| Fee 2 | |
| | |
| Fee 3 | |
| | |

AUTHORIZATION

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

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

Applicant Signature

Benjamin C. Mullins

4-29-24

Please Print

Date

865-546-9321

bmullins@fmsll.com

Phone Number

Email

Property Owner Signature

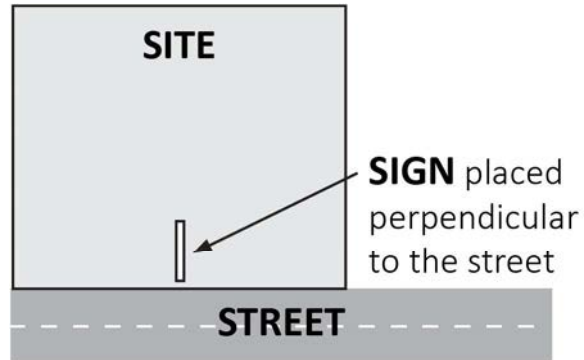
for Nancy Brown (See Supplemental Sheet)

05/08/2024, 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:

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

Applicant Name: Benjamin C Mullins

Date: 05/08/2024

File Number: 8-B-24-RZ & 8-B-24-PA

- Sign posted by Staff
- Sign posted by Applicant