

**DEVELOPMENT PLAN**

**8-C-24-DP**

**Petitioner:** Parker Stroble

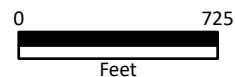


Parking lot addition for trailer and employee parking in PC(k) (Planned Commercial)

**Original Print Date:** 7/10/2024

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

**Map No:** 141  
**Jurisdiction:** County





# 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

**Parker Stroble**

Applicant Name

Affiliation

**6/28/2024**

Date Filed

**8/8/2024**

Meeting Date (if applicable)

**8-C-24-DP**

File Number(s)

## CORRESPONDENCE

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

**Parker Stroble Hoyt + Berenyi Engineering, LLC**

Name / Company

**346 Seacoast Pkwy Ste 200 Mt Pleasant SC 29464**

Address

**843-909-1808 / pstroble@hoytberenyi.com**

Phone / Email

## CURRENT PROPERTY INFO

**Southeastern Freight Lines**

Owner Name (if different)

**420 Davega Dr Lexington SC 29073**

Owner Address

**803-794-7300**

Owner Phone / Email

**12759 PALESTINE LN**

Property Address

**141 075**

Parcel ID

**27.67 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

**East side of Palestine Ln, south of I-75 Interstate**

General Location

City

**Commission District 5**

**PC(k) (Planned Commercial)**

**Industrial (Manufacturing)**

County District

Zoning District

Existing Land Use

**CC (Corridor Commercial), RC (Rural Conservation), HP (Hillside Ridgetop Protection)**

Land Use (City)/Place Type (County)

**Planned Growth Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential Home Occupation (specify) _____ Other (specify) <b>Parking lot addition for trailer and employee parking</b>	Related City Permit Number(s)   
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## SUBDIVISION REQUEST

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

<input type="checkbox"/> Zoning Change Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Proposed Plan Designation(s) _____	Pending Plat File Number   
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>\$1,600.00</b>	Total
<b>ATTACHMENTS</b> <input checked="" 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

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	<b>Parker Stroble</b> Please Print	<b>6/28/2024</b> Date
Property Owner Signature	<b>Southeastern Freight Lines</b> Please Print	<b>6/28/2024</b> Date



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME  
MUST BE LISTED BELOW:**

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
Ryan Smigiel, Vice President of Real Estate	Knoxville, TN	Holder

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# 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

Parker Stroble

Engineer

Applicant Name

Affiliation

2024-May-30

File Number(s)

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

Parker Stroble

Hoyt + Berenyi Engineering, LLC

Name

Company

346 Seacoast Pkwy, Ste 200

Mt Pleasant

SC

29464

Address

City

State

ZIP

843-909-1808

pstroble@hoytberenyi.com

Phone

Email

## CURRENT PROPERTY INFO

Southeastern Freight Lines

420 Davega Dr, Lexington, SC 29073

803-794-7300

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

12759 Palestine Lane

141 075

Property Address

Parcel ID

First Utility District of Knox County

Y

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Employee and trailer parking lot addition

Other (specify) \_\_\_\_\_

## SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_

- Combine Parcels    Divide Parcel

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements \_\_\_\_\_

## ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning \_\_\_\_\_

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

### 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

Parker Stroble

5/30/2024

Please Print

Date

843-531-5553

pstroble@hoytberenyi.com

Phone Number

Email

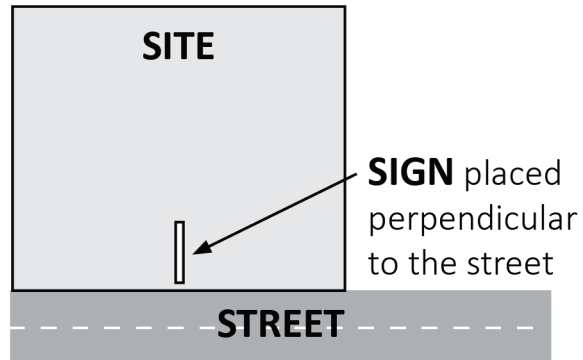
Property Owner Signature

Ryan Smigiel, Vice President of Real Estate

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:*

\_\_\_\_\_ July 26, 2024 \_\_\_\_\_ and \_\_\_\_\_ August 9, 2024 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Parker Stroble

Date: 6/28/2024

File Number: 8-C-24-DP



Sign posted by Staff



Sign posted by Applicant