



SPECIAL USE REPORT

▶ **FILE #:** 11-D-24-SU

AGENDA ITEM #: 28

AGENDA DATE: 11/14/2024

▶ **APPLICANT:** **STUART ANDERSON, AIA (ARCHITECT)**

OWNER(S): Wayland-Goodman Properties LP

TAX ID NUMBER: 109 I A 006, 00701, 00702, 00703

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 0 CHAPMAN HWY (3303 CHAPMAN HWY)

▶ **LOCATION:** **West side of Chapman Hwy, north of Wrinkle Ave**

▶ **APPX. SIZE OF TRACT:** **2.08 acres**

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Chapman Highway, 4-lane major arterial with a pavement width of 70 ft within a 100-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Goose Creek

▶ **ZONING:** **C-G-2 (General Commercial), HP (Hillside Protection Overlay)**

▶ **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land, Commercial**

▶ **PROPOSED USE:** **Automatic Carwash**

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Public parks - OS (Open Space), HP (Hillside Protection Overlay)

South: Office - C-G-2 (General Commercial)

East: Transportation/communications/utilities, office - C-G-2 (General Commercial), RN-2 (Single-Family Residential Neighborhood)

West: Transportation/communications/utilities - INST (Institutional), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This property is located on Chapman Highway adjacent to the intersection with Woodlawn Pike and the entrance to Fort Dickerson Park. The area is characterized by a mix of uses, including commercial, office, multifamily residential, single family residential, and a public park.

STAFF RECOMMENDATION:

▶ **Postpone the application for 30 days to be heard at the December 12, 2024 Planning Commission meeting, as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: 292 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



Request to Postpone • Table • Withdraw

Stuart Anderson, AIA

29 October 2024

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

Date of Request

11/14/2024

Scheduled Meeting Date

11-D-24-SU

File Number(s)

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 December 12, 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

Stuart H Anderson

Please Print

865-602-7771

Phone Number

sanderson@georgeewart.com

Email

STAFF ONLY


Staff Signature

Shelley Gray

Please Print

10/30/2024

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

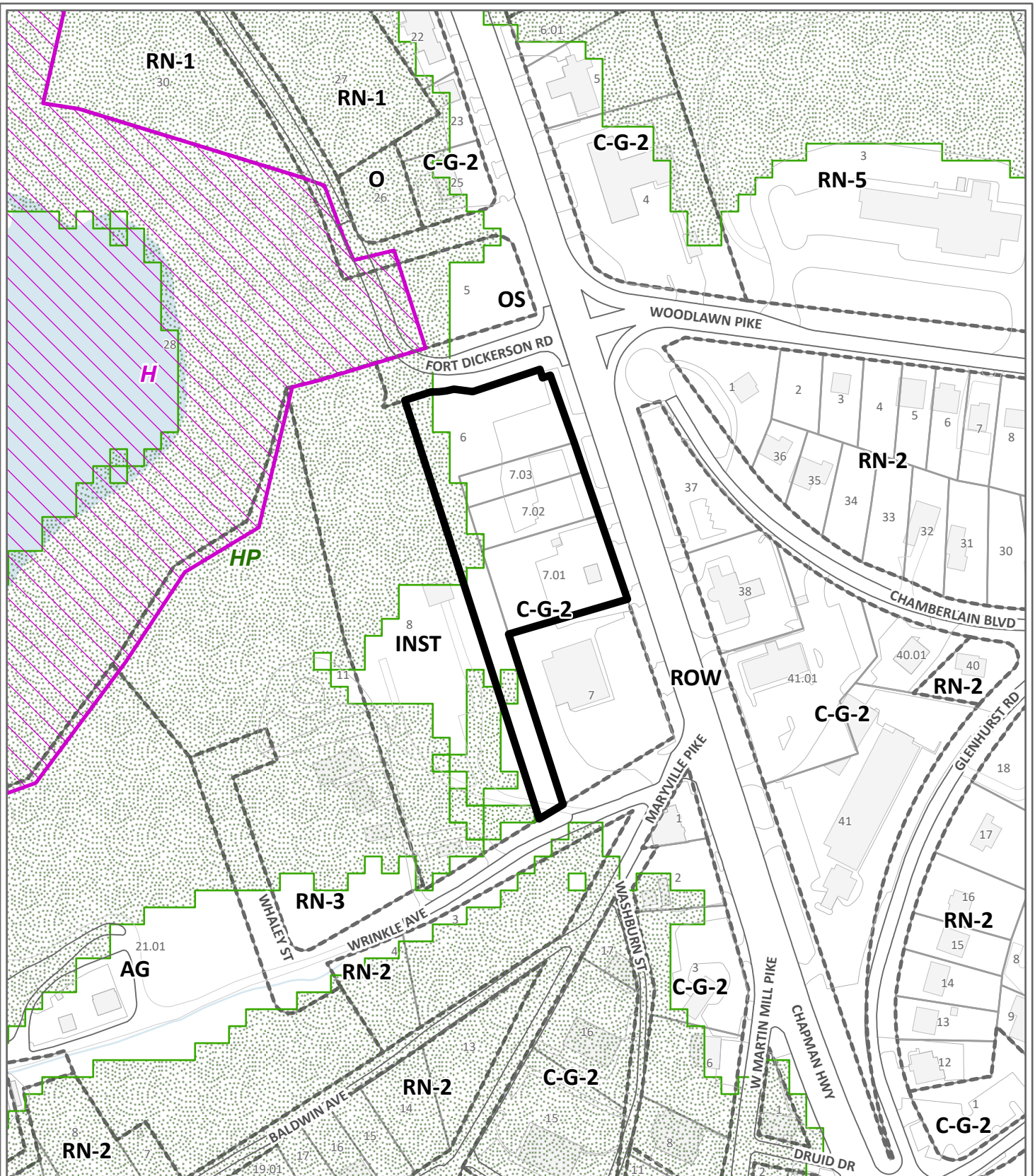
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



SPECIAL USE

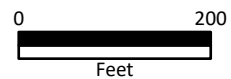
11-D-24-SU

Petitioner: Stuart Anderson, AIA



Automatic Carwash in C-G-2 (General Commercial), HP (Hillside Protection Overlay)

Map No: 109
Jurisdiction: City

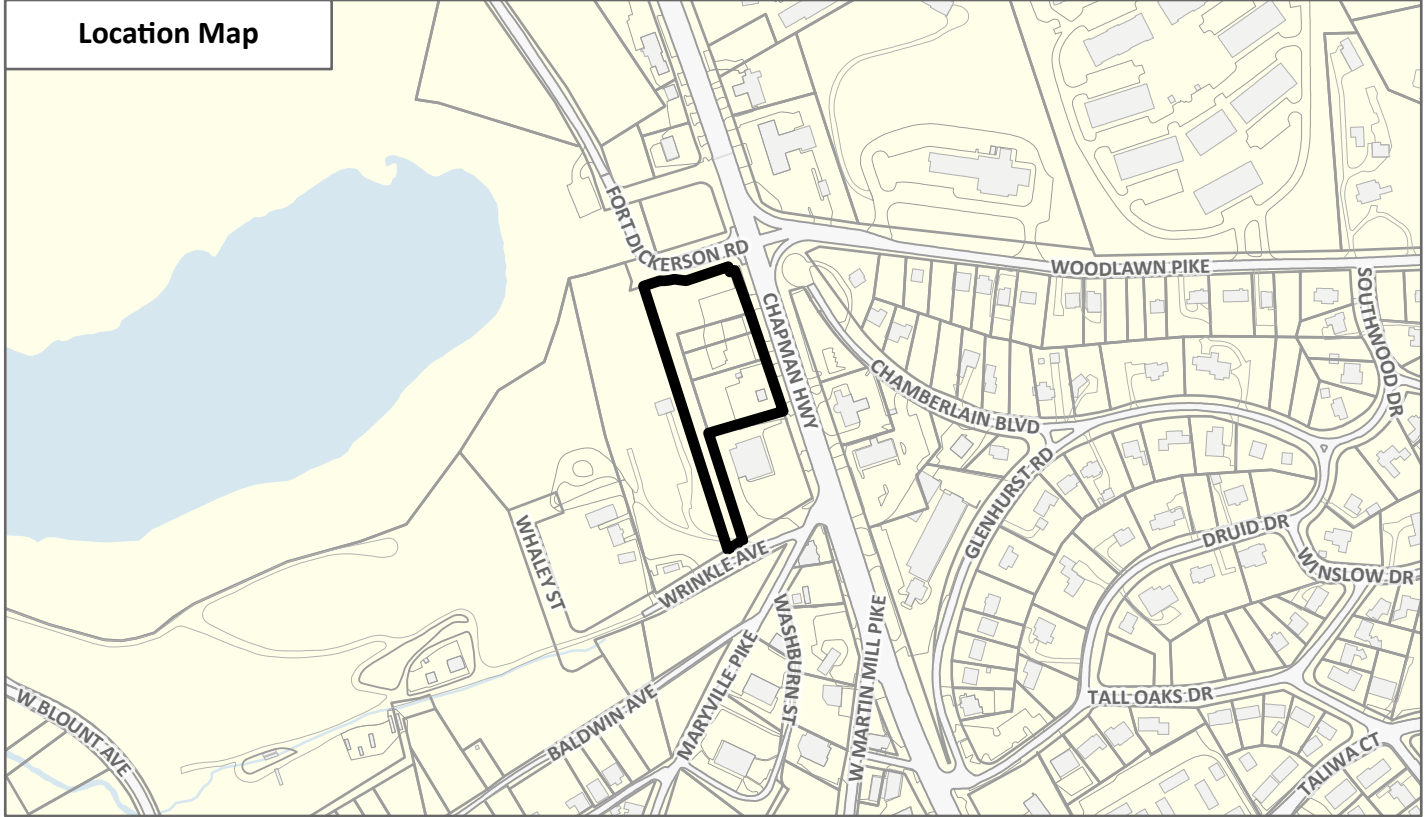


Original Print Date: 10/9/2024

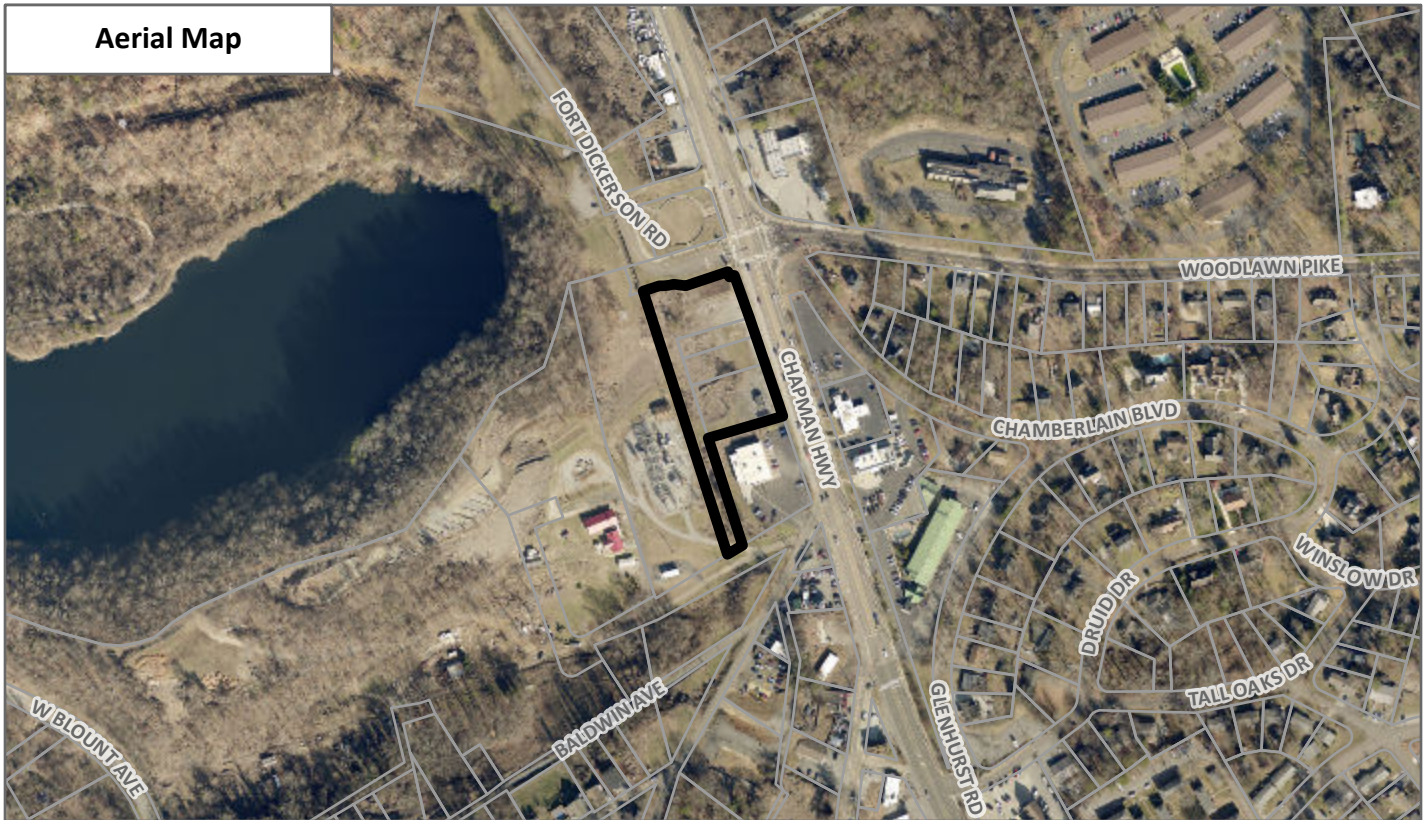
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images

Location Map



Aerial Map

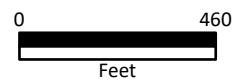


CONTEXTUAL MAPS 1

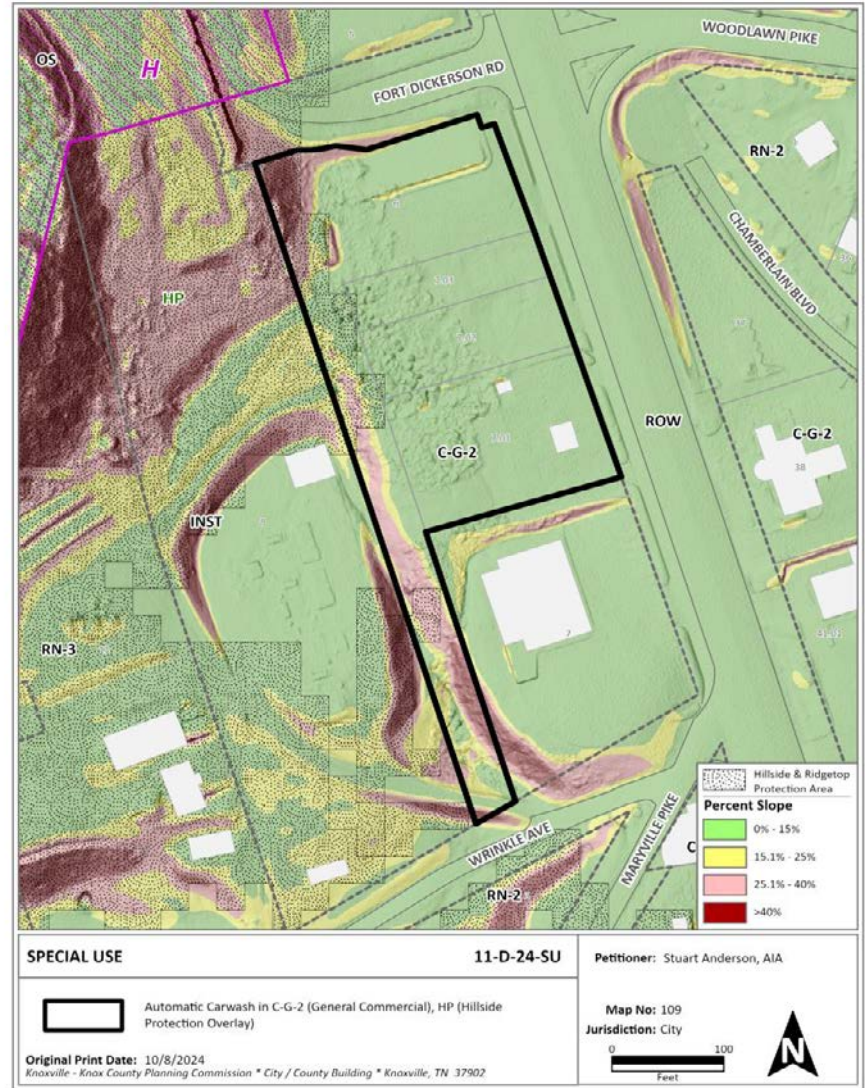
11-D-24-SU



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	90,500.3	2.1			
Non-Hillside	79,015.4	1.8	N/A		
0-15% Slope	3,913.1	0.1	100%	3,913.1	0.1
15-25% Slope	2,557.3	0.1	50%	1,278.7	0.0
25-40% Slope	3,221.0	0.1	20%	644.2	0.0
Greater than 40% Slope	1,793.6	0.0	10%	179.4	0.0
Ridgetops					
Hillside Protection (HP) Area	11,484.9	0.3	Recommended disturbance budget within HP Area	6,015.3	0.1
			Percent of HP Area	52.4%	



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (WE), THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS AS (MY, OUR) PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I AM, (WE ARE), THE OWNER(S) IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER(S) HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/ OR GRANT EASEMENT AS SHOWN ON THIS PLAT.

EDELMARY MARTIEZ
OWNER SIGNATURE DATE

OWNER CERTIFICATION ON RELEASE OF EASEMENT

I, (WE), THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON UNDERSTAND THAT THE EASEMENT RIGHT FOR ANY EXISTING FACILITIES ARE NOT BEING RELEASED AND IT IS OUR RESPONSIBILITY TO VERIFY WITH THE ABOVE PARTIES IF THERE ARE ANY EXISTING FACILITIES ALONG THE LOT LINES BEING ELIMINATED BY THIS PLAT BEFORE DIGGING OR CONSTRUCTING AND BUILDING OR STRUCTURE.

EDELMARY MARTIEZ
OWNER SIGNATURE DATE

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE— MINOR SUBDIVISION

(I, WE) THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN UNDERSTAND THAT IT IS OUR RESPONSIBILITY TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF PUBLIC SEWER AND WATER SYSTEMS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

EDELMARY MARTIEZ
OWNER SIGNATURE DATE

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM — MINOR SUBDIVISION

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF A PUBLIC SANITARY SEWERS AN TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF SANITARY SEWERS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER DATE

AUTHORIZED SIGNATURE FOR UTILITY DATE

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAN ON THIS THE _____ DAY OF _____, 20____.

ENGINEERING DIRECTOR DATE

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM — MINOR SUBDIVISION

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF A PUBLIC WATER SYSTEM, AND THAT SUCH INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL REGULATIONS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF WATER SYSTEM IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER DATE

AUTHORIZED SIGNATURE FOR UTILITY DATE

COUNTY-- RELEASE OF EASEMENTS

EXCEPT AS NOTED OR SHOWN ON THIS PLAT, THE FOLLOWING PARTIES HEREBY CONSENT TO THE RELEASE OF ALL RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT IN THE UTILITY AND DRAINAGE EASEMENTS ALONG THE ORIGINAL LOT LINES ELIMINATED BY THIS PLAT.

THE FOLLOWING PARTIES DO NOT RELEASE ANY RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT WHERE THERE ARE EXISTING FACILITIES WITHIN THE PREVIOUSLY ESTABLISHED EASEMENT, WHETHER OR NOT SHOWN ON THIS PLAT. ANY RELOCATION OF EXISTING UTILITIES WILL BE MADE AT THE PROPERTY OWNER'S EXPENSE. IF THE FACILITIES ARE RELOCATED, THE EASEMENT RIGHTS WILL BE RELEASED.

KNOX COUNTY DEPT OF ENGINEERING AND PUBLIC WORKS DATE

WATER UTILITY AGENCY NAME DATE

SEWER UTILITY AGENCY NAME DATE

ELECTRIC UTILITY AGENCY NAME DATE

GAS UTILITY AGENCY NAME DATE

TELEPHONE UTILITY AGENCY NAME DATE

CABLE TV UTILITY AGENCY NAME DATE

TAXES AND ASSESSMENTS

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

KNOX COUNTY TRUSTEE DATE

ADDRESSING DEPARTMENT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREETS CONFORM TO THE KNOXVILLE OR KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS.

SIGNED DATE

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING— FINAL PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH THE EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS, PURSUANT TO SECTION 13-3-405 OF TENNESSEE CODE, ANNOTATED, THE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION SHALL NOT BE DEEMED TO CONSTITUTE OF EFFECT AN ACCEPTANCE BY THE CITY OF KNOXVILLE OR KNOX COUNTY OF THE DEDICATION OF ANY STREET OR OTHER GROUND UPON THE PLAT.

SIGNED DATE

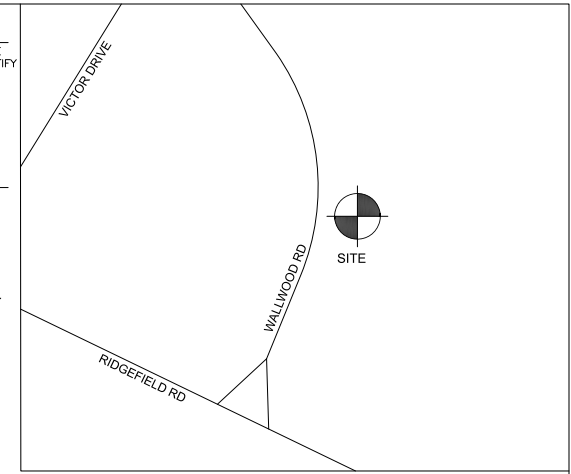
ZONING

ZONING SHOWN ON OFFICIAL MAP: DATE: BY:

CERTIFICATION OF FINAL PLAT— ALL INDICATED MARKER, MONUMENTS AND BENCHMARKS SET

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAT AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM, TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE- KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION, OR FOR VARIANCES AND WAIVERS WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT. THE INDICATED PERMANENT MONUMENTS WERE IN PLACE ON THE _____ DAY OF _____ 20____.

G. CHRISTIAN WATTS DATE
TN RLS #2768



VICINITY MAP (N.T.S.)

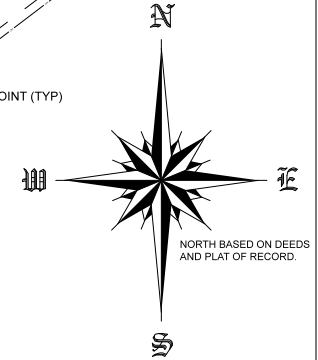
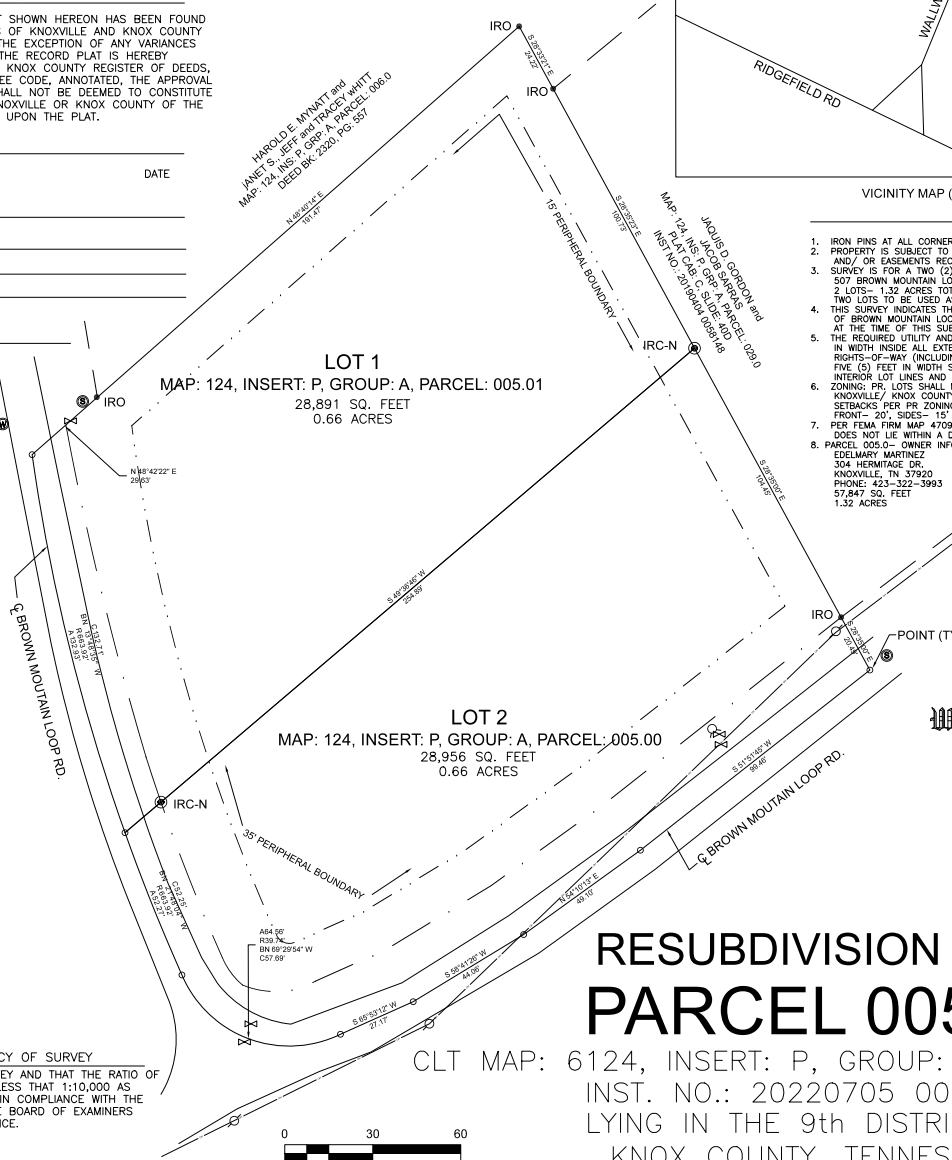


- NOTES
- IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED HEREON.
 - PROPERTY IS SUBJECT TO ANY RESTRICTIONS, COVENANTS AGREEMENTS AND/ OR EASEMENTS RECORDED BUT NOT SHOWN ON THIS PLAT.
 - SURVEY IS FOR A TWO (2) LOT SUBDIVISION OF PARCEL 005.0 507 BROWN MOUNTAIN LOOP ROAD. 2 LOTS- 1.32 ACRES TOTAL. TWO LOTS TO BE USED AS SINGLE-FAMILY RESIDENCE.
 - THIS SURVEY INDICATES THAT THE PROPERTY EXTEND TO THE CENTERLINE OF BROWN MOUNTAIN LOOP RD. RIGHT-OF-WAY HAS NOT BEEN DEDICATED AT THE TIME OF THIS SUBDIVISION.
 - THE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADDING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS), EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LINES.
 - ZONING: PR. LOTS SHALL MEET THE REQUIREMENTS OF THE CITY OF KNOXVILLE/ KNOX COUNTY ZONING. SETBACKS: PER PR ZONING: FRONT- 20', SIDES- 15' MINIMUM, REAR- 35' MAXIMUM.
 - PER FEMA FIRM MAP #709302011F, EFFECTIVE 05/02/2007, THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD ZONE.
 - PARCEL 005.0- OWNER INFORMATION:
EDELMARY MARTIEZ
304 HERMITAGE DR.
KNOXVILLE, TN 37920
PHONE: 423-322-3993
57,847 SQ. FEET
1.32 ACRES

- LEGEND
- 1/2" IRON ROD FOUND (IRO)
 - IRON WITH CAP NEN (IRC-N)
 - POINT ON CENTERLINE OF ROAD
 - POWER POLE (PP)
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - SAN. SEWER MANHOLE
 - - - RIGHT OF WAY
 - - - OVERHEAD UTILITIES

LOT 1
MAP: 124, INSERT: P, GROUP: A, PARCEL: 005.01
28,891 SQ. FEET
0.66 ACRES

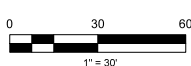
LOT 2
MAP: 124, INSERT: P, GROUP: A, PARCEL: 005.00
28,956 SQ. FEET
0.66 ACRES



NORTH BASED ON DEEDS AND PLAT OF RECORD.

RESUBDIVISION OF: PARCEL 005.0

CLT MAP: 6124, INSERT: P, GROUP: A, PARCEL 005.0
INST. NO.: 20220705 0000800
LYING IN THE 9th DISTRICT OF KNOX COUNTY, TENNESSEE
FILE NO: 11-D-24-DP



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF THE PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON. THIS SURVEY HAS BEEN PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS—MINIMUM STANDARDS OF PRACTICE.

G. CHRISTIAN WATTS DATE
TN RLS #2768



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

Stuart Anderson, AIA

Applicant Name

Architect

Affiliation

9/27/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-D-24-SU

File Number(s)

CORRESPONDENCE

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

Stuart Anderson George Armour Eqart Architect

Name / Company

404 Bearden Park Circle Knoxville TN 37919

Address

865-602-7771 / SANDERSON@GEORGEAWART.COM

Phone / Email

CURRENT PROPERTY INFO

Wayland-Goodman Properties LP

Owner Name (if different)

PO Box 9330 Knoxville TN 37940

Owner Address

865-577-1750

Owner Phone / Email

0 CHAPMAN HWY / 3303 CHAPMAN HWY

Property Address

109 | A 006, 00701, 00702, 00703

Parcel ID

Part of Parcel (Y/N)?

2.08 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" 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) Automatic Carwash	

SUBDIVISION REQUEST

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

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> 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	Total
\$1,600.00	
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: **Stuart Anderson, AIA** Please Print **9/27/2024** Date

Phone / Email

Property Owner Signature: **Wayland-Goodman Properties LP** Please Print **9/27/2024** 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

Stuart Anderson, AIA

George Armour Ewart Architect

Applicant Name

Affiliation

26 September 2024

14 November 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

11-D-24-SU

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

Stuart Anderson, AIA

George Armour Ewart Architect

Name

Company

404 Bearden Park Circle

Knoxville

TN

37919

Address

City

State

ZIP

865-602-7771

sanderson@georgeewart.com

Phone

Email

CURRENT PROPERTY INFO

WAYLAND-GOODMAN PROPERTIES L P

PO BOX 9330 KNOXVILLE TN 37940

865-577-1750

Property Owner Name (if different)

Property Owner Address

109IA006

Property Owner Phone

3223 Chapman Hwy (3303 Chapman Hwy)

~~109A006/109A00703/109A00702/109A00701~~

Property Address

Parcel ID

109IA00701, 702, 703

KUB

KUB

Y

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

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

Combine Parcels
 Divide Parcel

 Unit / Phase Number
 Total Number of Lots Created

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
0405	\$1,600.00
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



Stuart Anderson, AIA

26 September 2024

Applicant Signature

Please Print



Date

865-602-7771

sanderson@georgeewart.com

Phone Number

Email



 Property Owner Signature
 Goodman Properties
 Please Print

09/27/2024. SG

Date Paid

Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/01/2024

Date to be Posted

11/15/2024

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

- Yes No
- No, but I plan to prior to the Planning Commission meeting



Applicant Signature

Stuart H Anderson

Applicant Name

9/27/2024

Date

11-D-24-SU

FILE NUMBER