



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 1-D-24-RZ **AGENDA ITEM #:** 27
 1-B-24-SP **AGENDA DATE:** 2/8/2024

POSTPONEMENT(S): 1/11/2024

▶ **APPLICANT:** BENJAMIN C. MULLUNS
 OWNER(S): Ken Anderson, Nancy Brown & Julia Debord

TAX ID NUMBER: 132 037 [View map on KGIS](#)

JURISDICTION: Commission District 3

STREET ADDRESS: 0 EBENEZER RD

▶ **LOCATION:** East side of Ebenezer Rd, south of Cedar Springs Ln, north of Rosemont Blvd

▶ **TRACT INFORMATION:** 56.41 acres.

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Ebenezer Road, a minor collector street with a 23-ft pavement width within a 50-ft right-of-way. Access is also available via Rosemont Boulevard, a local street with a 26-ft pavement width within a 53-ft right-of-way, Heathwood Bend, a local street with a 26-ft pavement width within a 60-ft right-of-way, and Rushmore Drive, a local street with a 26-ft pavement width within a 70-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), O (Office), HP (Hillside Protection), SP (Stream Protection) / RAE (Exclusive Residential), PC (Planned Commercial), PR (Planned Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), O (Office), HP (Hillside Protection), SP (Stream Protection) / OB (Office, Medical, and Related Services), PR (Planned Residential)

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

▶ **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, this is an extension of the plan designations and zones.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Office, rural residential, single family residential, agriculture/forestry/vacant land - O (Office), LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)- OB (Office, Medical and Related Services), PR (Planned Residential),

RAE (Exclusive Residential)

ZONING

South: Agriculture/forestry/vacant land, single family residential, multifamily residential - LDR (Low Density Residential) - PR (Planned Residential)

East: Single family residential, multifamily residential - LDR (Low Density Residential), HP (Hillside Protection) - RAE (Exclusive Residential), PR (Planned Residential)

West: Commercial, office, agriculture/forestry/vacant land, rural residential - O (Office), HP (Hillside Protection), SP (Stream Protection) - OA (Office Park) in the County, C-H-1 (Highway Commercial) in the City

NEIGHBORHOOD CONTEXT: This area has a mix of office and commercial uses along with single family and multifamily neighborhoods. Ten Mile Creek runs along the western side of the subject property.

STAFF RECOMMENDATION:

- ▶ **Approve the O (Office) and LDR (Low Density Residential) land use classifications, as specified in the exhibit map, because they are minor extensions that are compatible with surrounding development. The HP (Hillside Protection) and SP (Stream Protection) areas would be retained.**

- ▶ **Approve the OB (Office, Medical and Related Services) zone and the PR (Planned Residential) zone up to 5 du/ac, as specified in the exhibit map, because they are minor extensions that are compatible with surrounding development.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet one of these):

CHANGES OF CONDITIONS WARRANTING AN AMENDMENT OF THE LAND USE PLAN:

1. This property's location marks a transition from office and commercial uses to the west and northwest and residential land uses to the east and southeast. There has been a significant increase in development of these land use types in both areas over the past twenty years.
2. The requested O (Office) and LDR (Low Density Residential) land use classifications already exist on the property, but will shift in a way that generally aligns with adjacent and surrounding development conditions. This shift is reflected in the Exhibit A map.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. The Southwest County Sector Plan was adopted in 2016, before a roadway reconfiguration and traffic signal were installed at the intersection of Ebenezer Road and Gleason Drive in 2018. This safety improvement supports consideration of more residential and office development a quarter-mile to the north on the subject property.
2. This is an urbanized area with ample utility infrastructure for development on the subject property.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current and proposed locations of the O and LDR land use classifications are not the result of an error or omission in the Southwest County Sector Plan.

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

1. The modest relocation of the O land use along the north section of the parcel and LDR along the south and rear relates to where these land uses are developing in the surrounding area.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. This area of Southwest Knox County bordering the City jurisdiction has seen rapid commercial and residential development over the past 10 to 15 years. In particular, nearby properties to the northwest along Kingston Pike were converted from pasture and forest to retail commercial centers between 2008 and 2020. Similarly, farmland and forest to the south and southwest of the subject property have been converted into single-family and multi-family residential communities since 2000. The subject property is now an outlier with its existing agricultural land use.
2. The proposed rezonings of approximately 23.91 acres to the OB (Office, Medical, and Related Services) zone and 32.5 acres to the PR (Planned Residential) zone, as shown in the Exhibit B map, are minor extensions that reflect surrounding development.

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

1. The purpose of the OB zone is to provide areas for professional and business offices and related activities. Buildings and building groups are surrounded by landscaped yards and open areas. Uses permitted in the RB (General Residential) zone are also permitted in the OB zone.
2. The PR zone is intended to provide optional methods of development that encourage more imaginative solutions to environmental design problems. Development is characterized by a unified building plan and site development program and should be compatible with surrounding or adjacent zones.
3. As stated, the subject property is in a transitional area between offices and planned residential communities. The proposed rezoning is a continuation of this compatible transition of land uses, and meets the intent of both zone districts. The proposed PR intensity of 5 dwelling units per acre is compatible with adjacent and surrounding PR developments, which range from 0.5 du/ac to 9 du/ac.
4. Rezonings 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 COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. There are no adverse impacts anticipated to occur with the proposed rezonings, which are a minor extension of both districts.
2. If the maximum unit potential of residential development were pursued for the 32.5 acres where PR zoning up to 5 du/ac is requested, it would result in 162 units. This many units would require a transportation impact study to evaluate the development's effect on traffic conditions and identify roadway improvements that may be necessary. This study would be incorporated into a public review of the development plan, where community input can be provided to the Planning Commission.

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 rezonings are consistent with the Southwest County Sector Plan as amended.
2. The proposed area for the PR zone up to 5 du/ac is supported by the General Plan's development policy 4.1 to avoid creating small, isolated pockets of residential development. In addition to access on Ebenezer Road, there are three stub-outs from other neighborhoods to the property that could enable better connectivity between these residential communities.
3. The requested OB and PR zones align with the General Plan's development policy 5.2 to encourage development in areas with excess utility capacity, or in areas where utilities may be easily extended. This property is in the Urban Growth Boundary of the Growth Policy Plan, where more compact development is encouraged because of existing utility infrastructure.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: 1573 (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: 67 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden 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 Knox County Commission for action on 3/25/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



Request to Postpone • Table • Withdraw

Ben Mullins

January 8, 2024

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

Date of Request

January 11, 2024

Scheduled Meeting Date

File Number(s)

1-B-24-SP; 1-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 February 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

Jessie Hillman

Jessie Hillman

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

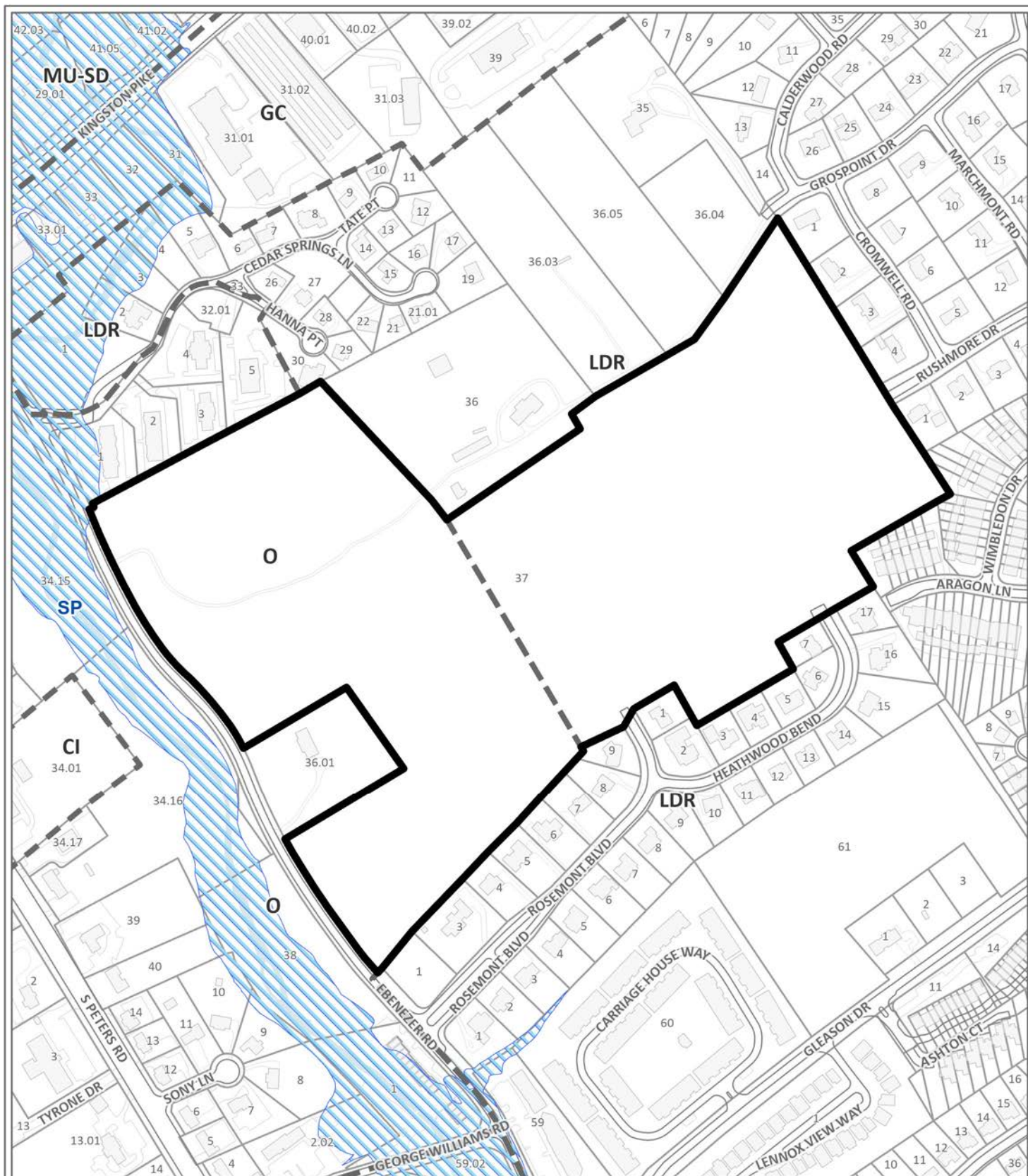
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**1-B-24-SP
SOUTHWEST COUNTY SECTOR PLAN MAP**

Petitioner: S&E Properties



From: LDR (Low Density Residential), O (Office), HP (Hillside Protection), SP (Stream Protection)
To: LDR (Low Density Residential), O (Office), HP (Hillside Protection), SP (Stream Protection)

Map No: 132
Jurisdiction: County

Original Print Date: 1/3/2024
 Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902

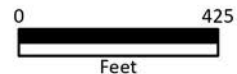
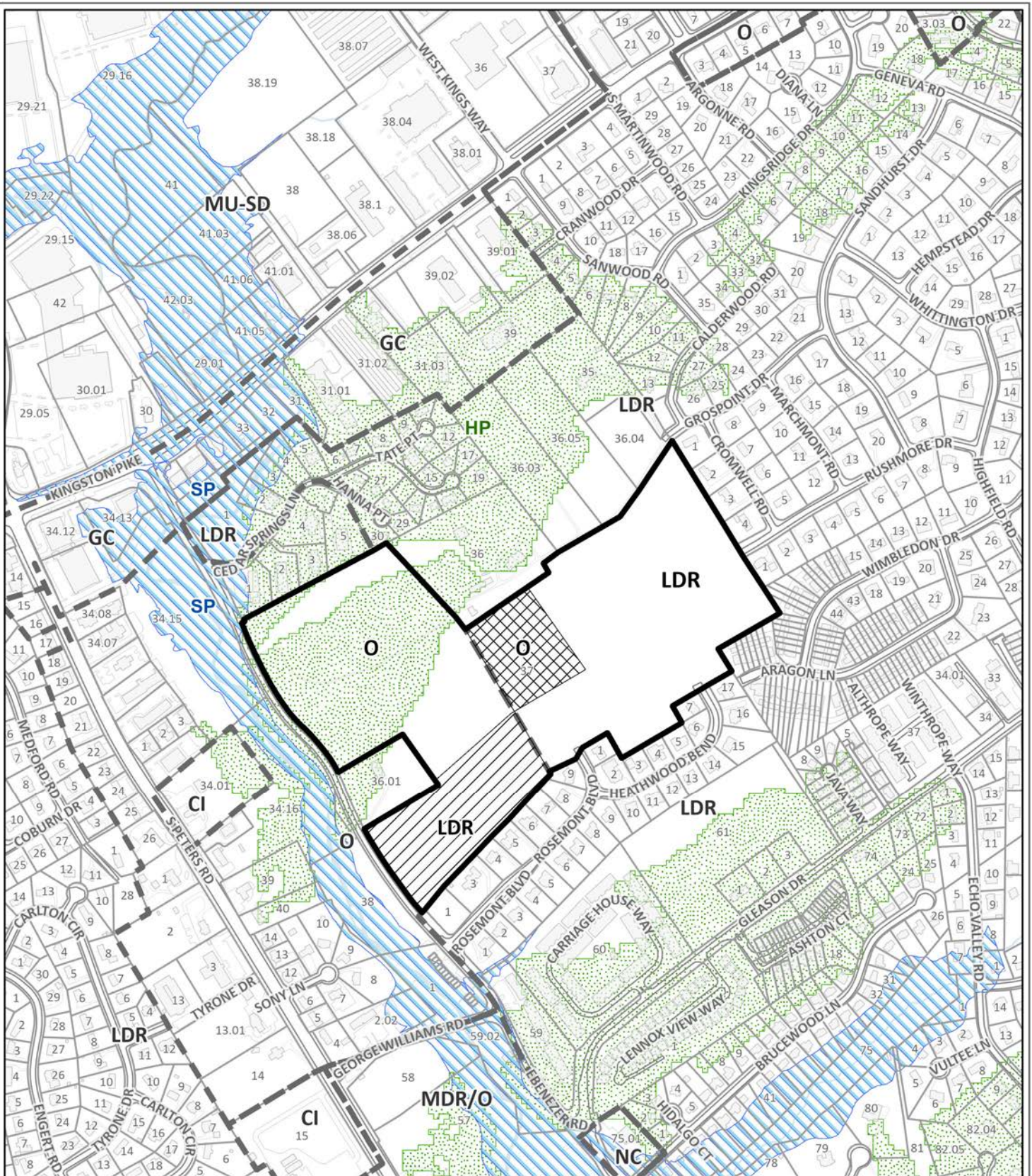


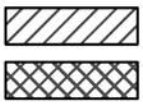
Exhibit A: Proposed Land Use Classification Amendment



SECTOR PLAN

1-B-24-SP

Petitioner: Ben Mullins



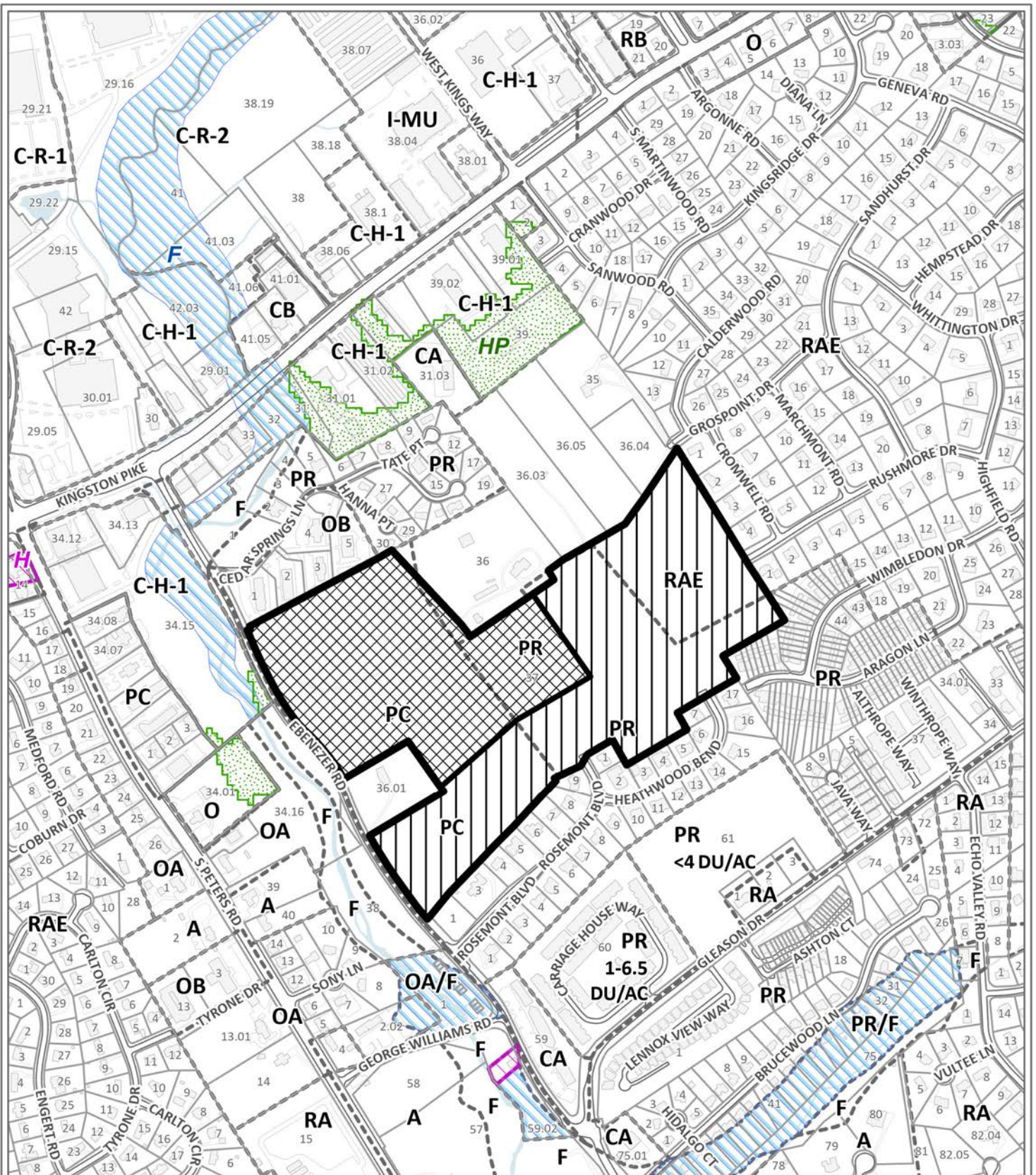
To: LDR
To: O

Map No: 132
Jurisdiction: County

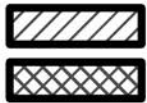
0 720
Feet

Original Print Date: 1/3/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit B: Proposed Rezoning



REZONING



To: PR up to 5 DU/AC

To: OB

1-D-24-RZ

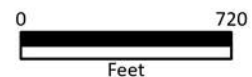
Petitioner: Ben Mullins

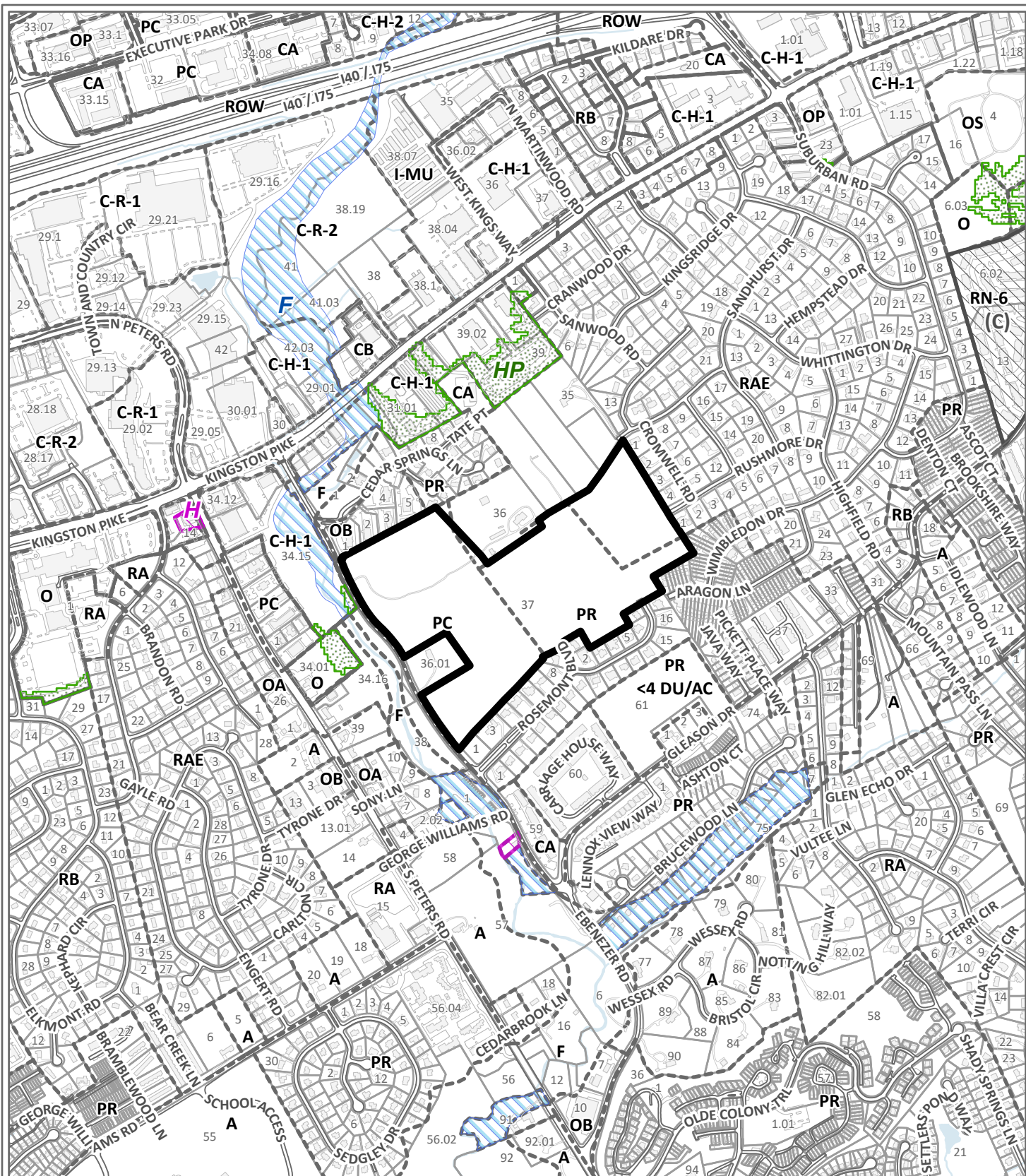
Map No: 132

Jurisdiction: County

Original Print Date: 12/21/2023

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





REZONING

1-D-24-RZ

Petitioner: Ben Mullins

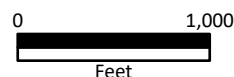


From: RAE (Exclusive Residential), OA (Office Park), PC (Planned Commercial), PR (Planned Residential)
To: OB (Office, Medical, and Related Services); PR (Planned Residential)

Map No: 132
Jurisdiction: County

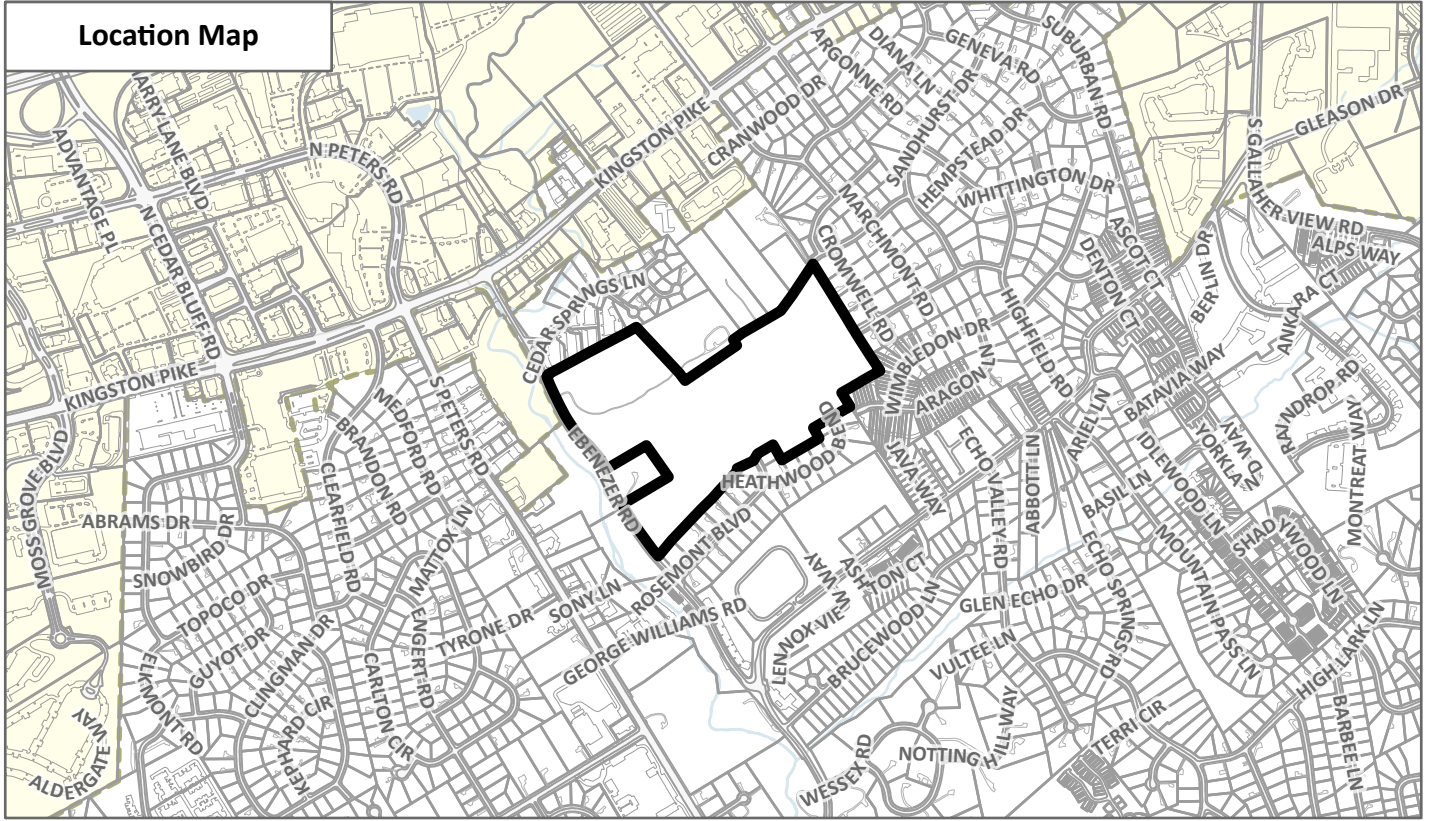
Original Print Date: 12/20/2023

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

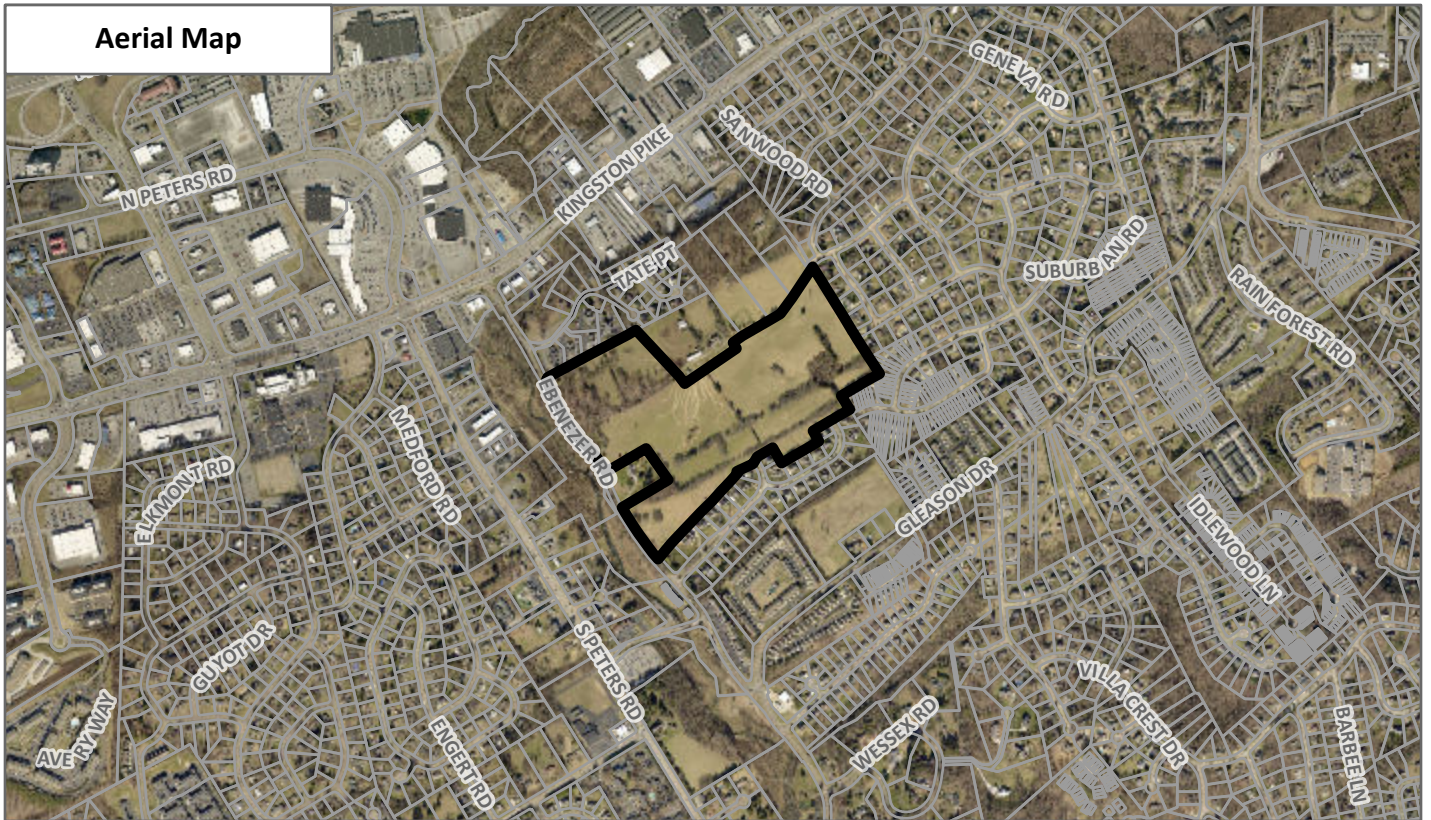


Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

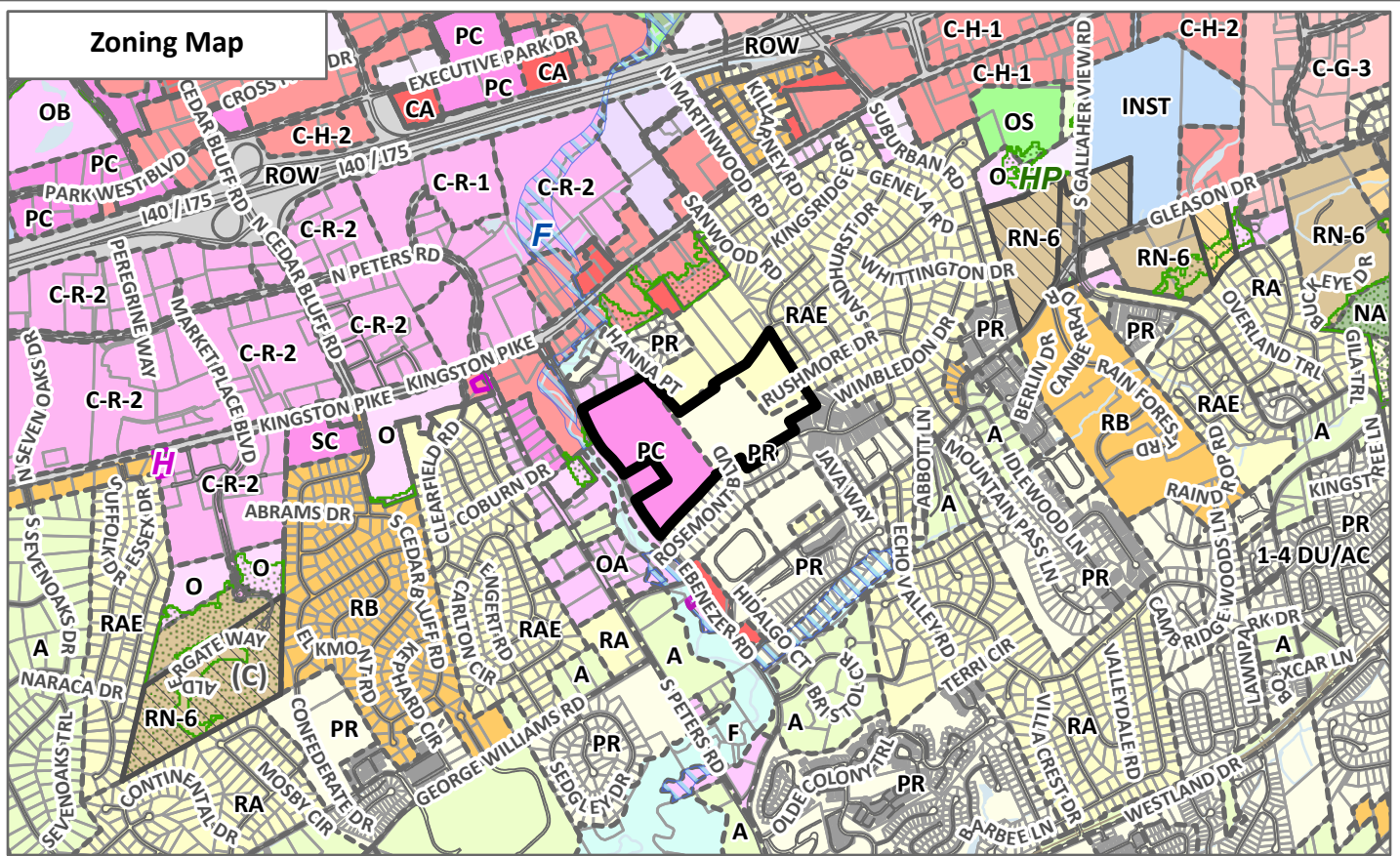
1-D-24-RZ / 1-B-24-SP



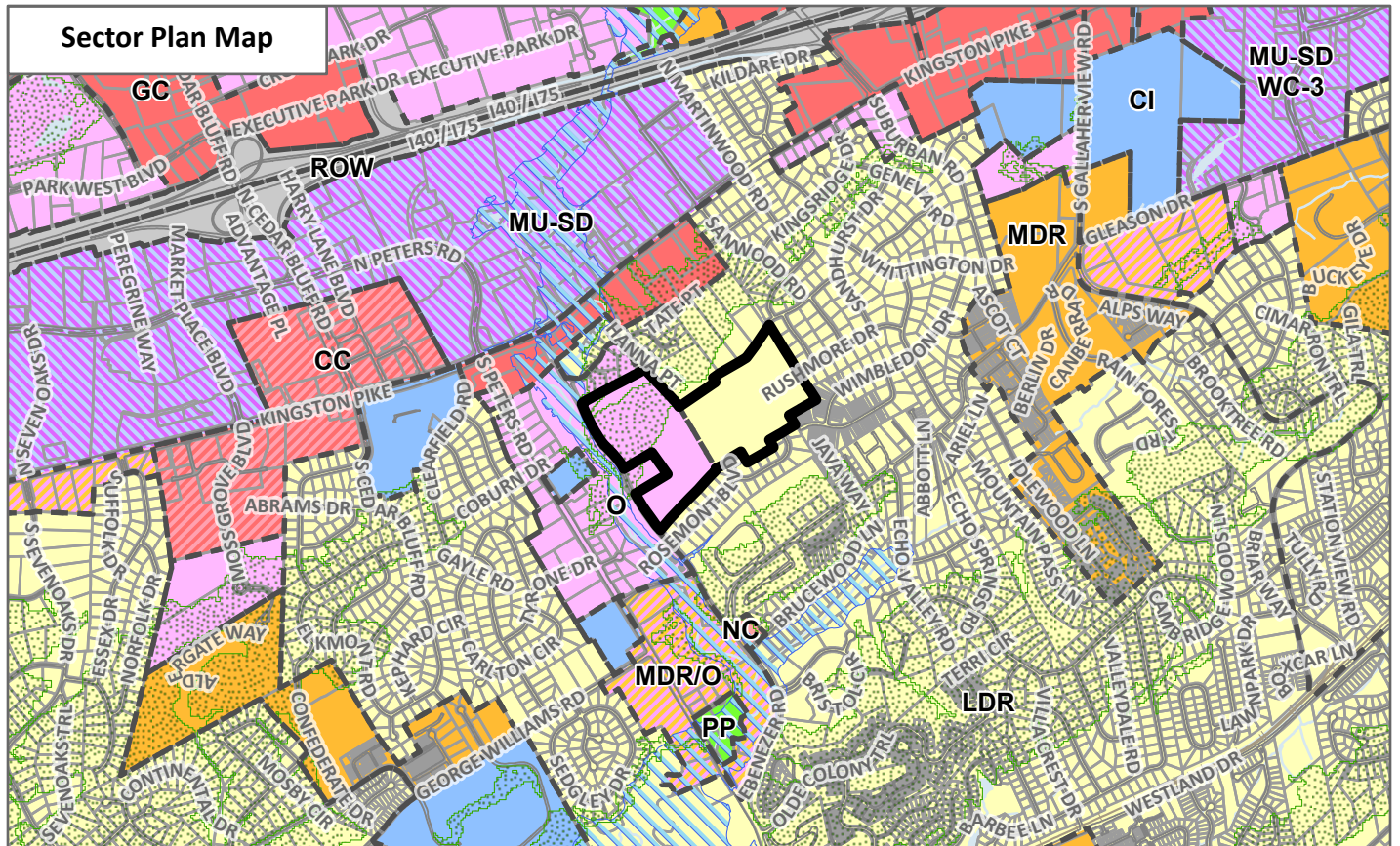
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

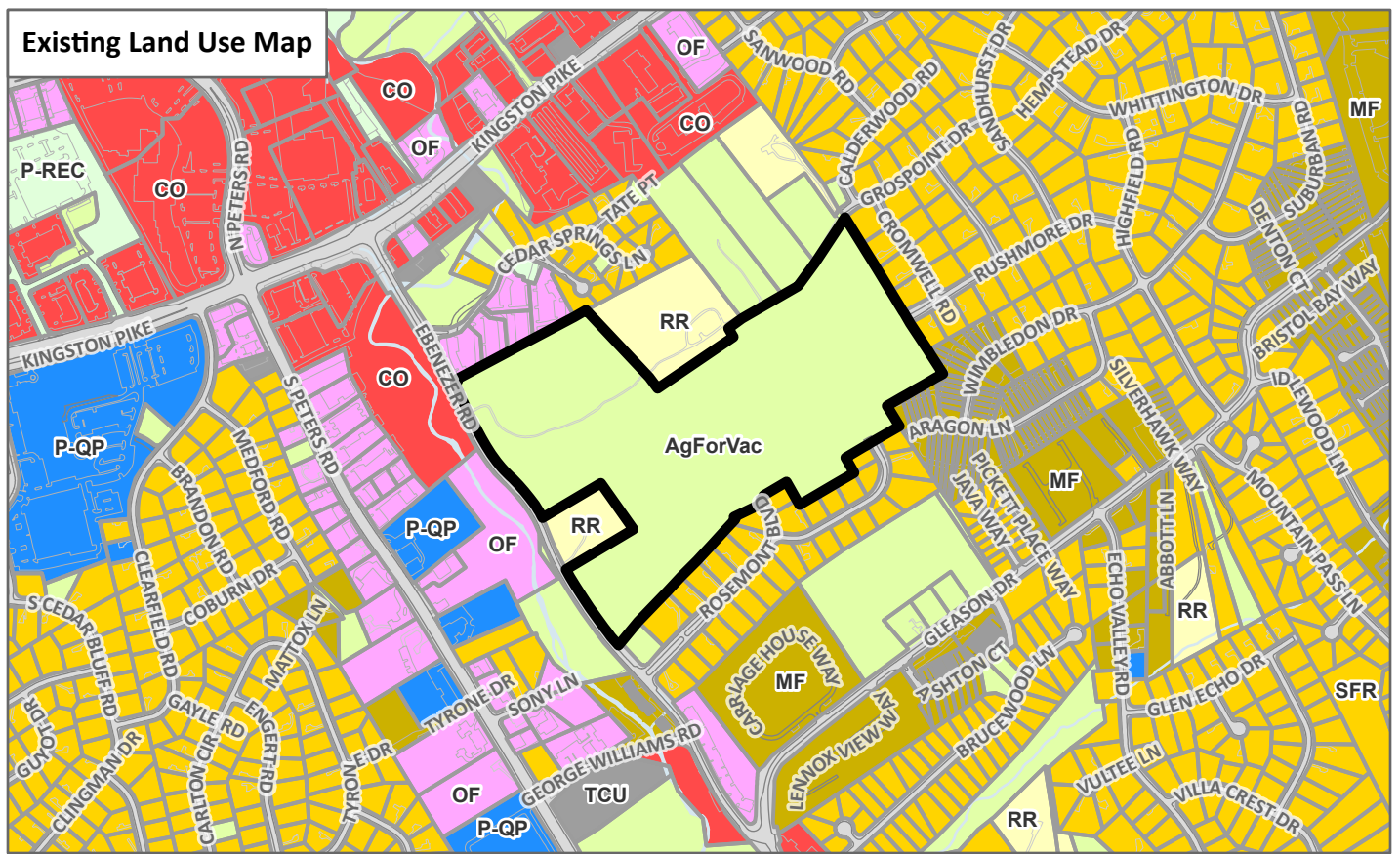
1-D-24-RZ / 1-B-24-SP



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

1-D-24-RZ / 1-B-24-SP

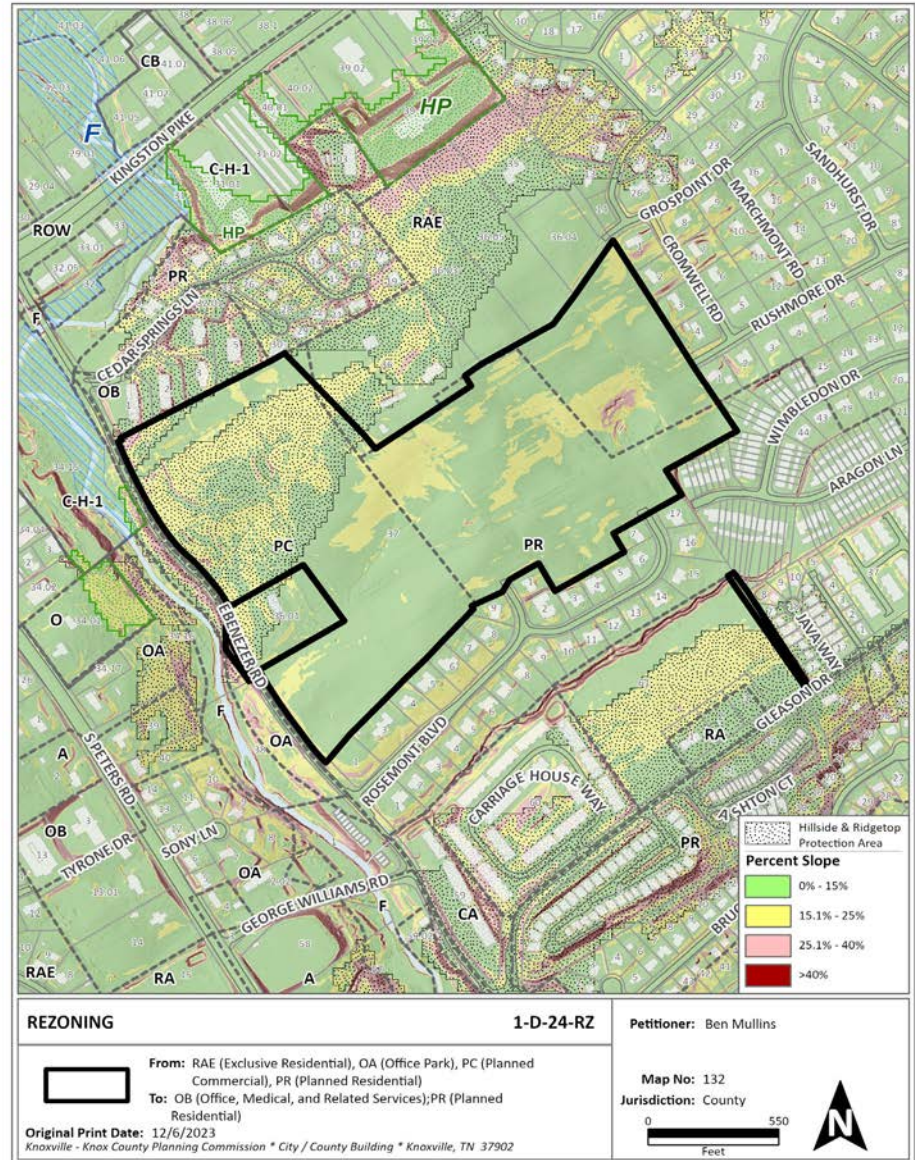


Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	56.4		
Non-Hillside	43.6	N/A	
0-15% Slope	5.3	100%	5.3
15-25% Slope	7.0	50%	3.5
25-40% Slope	0.4	20%	0.1
Greater than 40% Slope	0.1	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	12.8	Recommended disturbance budget within HP Area (acres)	8.9
		Percent of HP Area	69.6%

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	43.6	5.00	217.9
0-15% Slope	5.3	4.00	21.3
15-25% Slope	7.0	2.00	14.1
25-40% Slope	0.4	0.50	0.2
Greater than 40% Slope	0.1	0.20	0.0
Ridgetops	0.0	3.00	0.0
Subtotal: Sloped Land	12.8		35.6
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	56.4	4.49	253.5
Proposed Density (Applicant)	32.5	5.00	162.5



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTHWEST COUNTY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Southwest County Sector Plan consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Benjamin C. Mullins has submitted an application for an amendment to the Southwest County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from LDR (Low Density Residential) and O (Office) to LDR (Low Density Residential) and O (Office), which is consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on February 8, 2024 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Southwest County Sector Plan with its accompanying staff report and map, file #1-B-24-SP

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Ben Mullins

Applicant Name

Affiliation

11/27/2023

Date Filed

1/11/2024

Meeting Date (if applicable)

1-D-24-RZ / 1-B-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

Ken Anderson, Nancy Brown & Julia Deb 300 Ebenezer Rd Knoxville TN 37923

Owner Name (if different)

Owner Address

Owner Phone / Email

0 EBENEZER RD

Property Address

132 037

Parcel ID

Part of Parcel (Y/N)?

56.41 acres

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Ebenezer Rd, south of Kingston Pike

General Location

City

Commission District 3

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

Agriculture/Forestry/Vacant Land

County

District

Zoning District

Existing Land Use

Southwest County

Planning Sector

LDR (Low Density Residential), O (Office), HP (Hillside Pro

Sector Plan Land Use Classification

Planned Growth Area, Urban Growth A

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 LDR (Low Density Residential), O (Office), HP (Hillside Protection), SP (Str		

up to 5 du/ac

Proposed Density (units/acre)	Previous Zoning Requests
Additional Information _____	

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
\$6,400.00	
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	Ben Mullins Please Print	11/27/2023 Date
---------------------	------------------------------------	---------------------------

Property Owner Signature	Ken Anderson, Nancy Brown & Julia Debord Please Print	11/27/2023 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 OYP
- Rezoning

Ben Mullins

Representative

Applicant Name

Affiliation

11/22/2023
Date Filed

January 11, 2024

Meeting Date (if applicable)

File Number(s)

1-D-24-RZ /
1-B-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

Ben Mullins

Name

Company

550 w main street

kn^xoville

tn

37902

Address

City

State

ZIP

865-546-9321

bnullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

Ken Anderson, Nancy Brown, Juia Debord 0 Ebenezer Road

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

300 Ebenezer Road

132 037

Property Address

Parcel ID

FUD

FUD

N

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

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

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 **OB/ PR**
Proposed Zoning
- Plan Amendment Change **LDR (partial) ^{see} exhibit O (partial)**
Proposed Plan Designation(s)

PR 5 du
Proposed Density (units/acre) Previous Rezoning Requests

Other (specify)

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	0802 \$2250	
ATTACHMENTS	Fee 2	\$6400
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	0804 \$3300	
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> Design Plan Certification (Final Plat)	0604 \$850	
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> COA Checklist (Hillside Protection)		

AUTHORIZATION

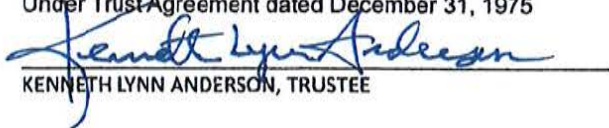
I declare under penalty of perjury the foregoing is true and correct:
 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

 Ben Mullins
 Applicant Signature Please Print Date 11-22-23

Phone Number Email

PROPERTY OWNER SIGNATURE:

Trustees of the Inter Vivos Trust of Geneva Cain Anderson Under Trust Agreement dated December 31, 1975


 KENNETH LYNN ANDERSON, TRUSTEE

Date Paid 11/27/2023, SG

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

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 OB/ PR

Proposed Zoning

Plan Amendment Change LDR (partial) ^{see} exhibit

Proposed Plan Designation(s)

PR 5 du

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
0802 \$2250	\$6400
Fee 2 0804 \$3300	
Fee 3 0604 \$850	

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

[Handwritten Signature]

Applicant Signature

Ben Mullins

Please Print

11-22-23

Date

Phone Number

Email

Trustees of the Inter Vivos Trust of

11-22-2023

Property Owner Signature

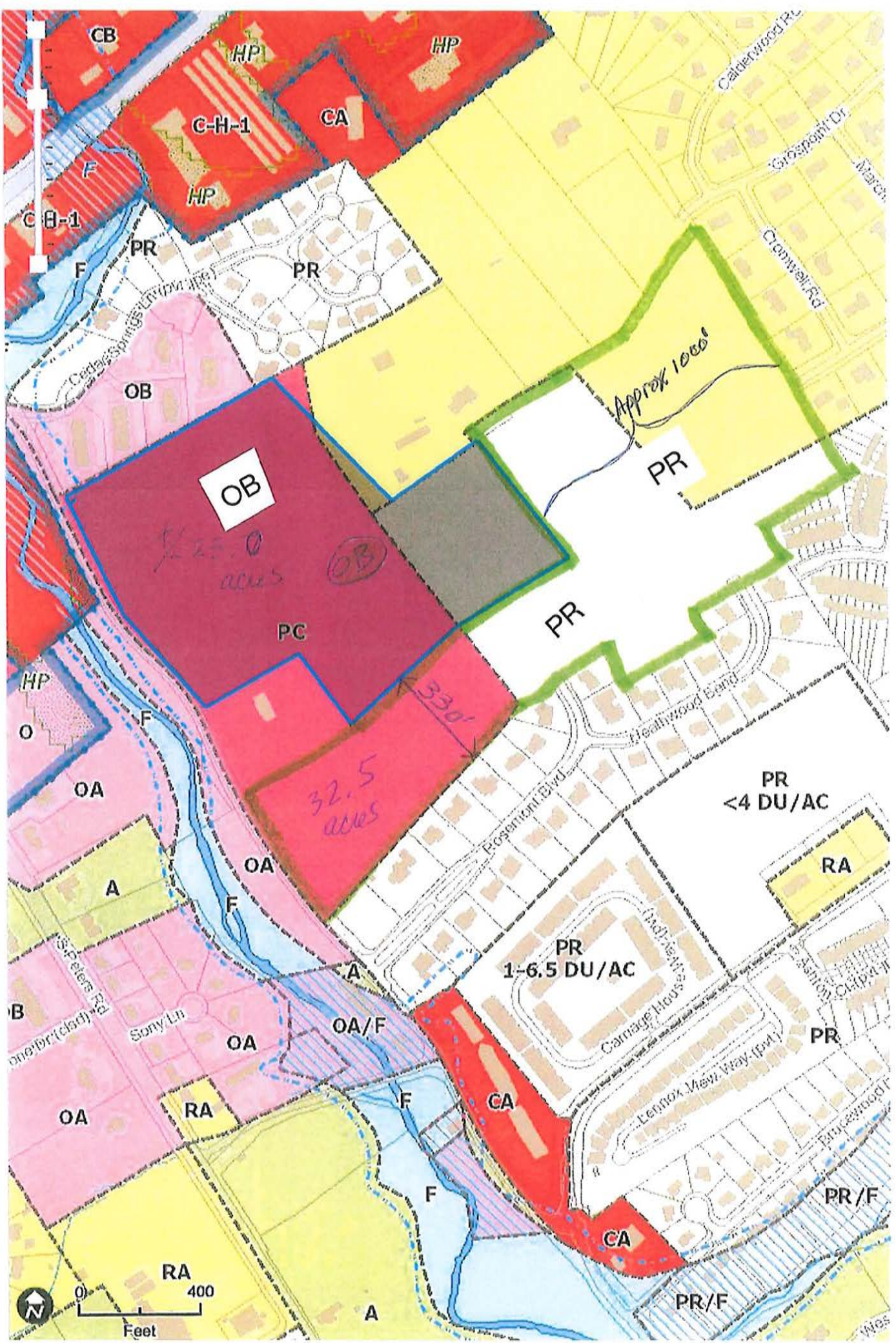
Please Print

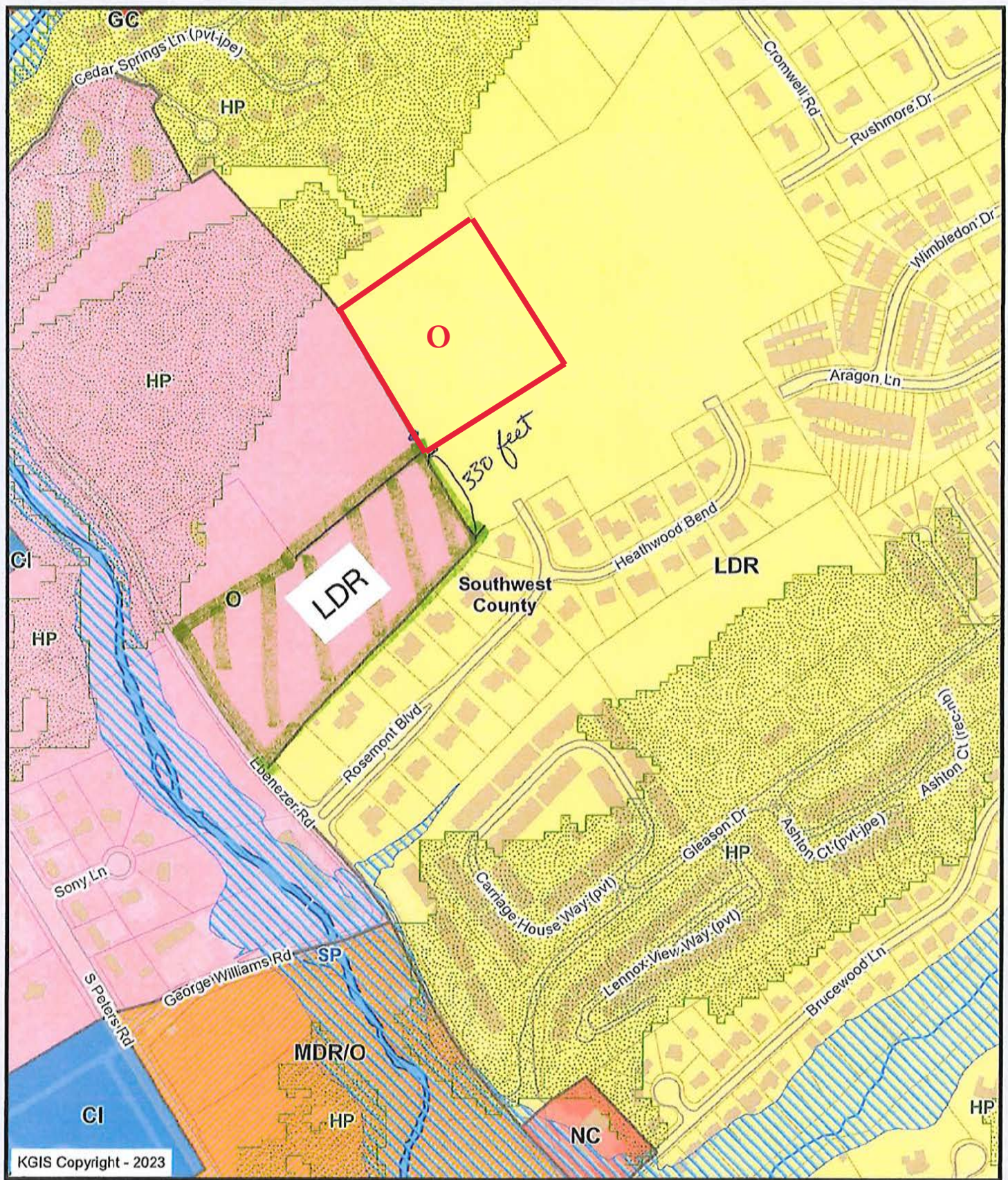
Date Paid

Geneva CAIN Anderson under Trust Agreement dated December 31, 1975.

Nancy A. Brown
Julia A. DeBord

NANCY A. BROWN
Julia A. DeBord



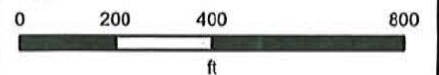


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 11/21/2023 at 5:00:09 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

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:

_____ 12/29/2023 _____ and _____ 01/12/2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: S & E Properties

Date: 11/27/2023

File Number: 1-D-24-RZ & 1-B-24-SP

- Sign posted by Staff
- Sign posted by Applicant