

AGENDA ITEM #: 22

FILE #: 1-B-24-SP

PLAN AMENDMENT/ REZONING REPORT

► FILE #: 1-D-24-RZ	AGENDA ITEM #: 22
1-B-24-SP	AGENDA DATE: 1/11/2024
APPLICANT:	BEN 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 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)

1/2/2024 01:23 PM

JESSIE HILLMAN

PAGE #:

22-1

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) - 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:	and tow	ea has a mix of office and commercial uses along with single family nhouse neighborhoods. Ten Mile Creek runs along the western 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 future 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 classification 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:

AGENDA ITEM #: 22	FILE #: 1-B-24-SP	1/2/2024 01:23 PM	JESSIE HILLMAN	PAGE #:	22-2

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 southeast of the subject property have been converted into single-family and multifamily 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 that should be compatible with surrounding or adjacent zones.

3. 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 it 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 approximately 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 proposed for PR zoning up to 5 du/ac, it would result in 162 units. This number of units would require a transportation impact study to evaluate the development's effect on traffic conditions, and to 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 Rd, there are three stub-outs from other neighborhoods to the property. Residential development 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 due to existing utility infrastructure.

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.

AGENDA ITEM #: 22	FILE #: 1-B-24-SP	1/2/2024 01:23 PM	JESSIE HILLMAN	PAGE #:	22-3

• 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 2/26/2024. 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.

AGENDA ITEM #: 22	FILE #: 1-B-24-SP	1/2/2024 01:23 PM	JESSIE HILLMAN	PAGE #:	22-4



Request to Postpone · Table · Withdraw

Ben Mullins

January 8, 2024

Applicant Nar	ne (as it appears on the current Planning Commission agenda)	Date of Request
January 11, 2024		File Number(s)
Scheduled Meeting Date	1-B-24-SP; 1-D-24-RZ	

	ST		

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 applicati	ion(s) until the	February 8, 2024	Planning Commission Meeting.

WITHDRAW

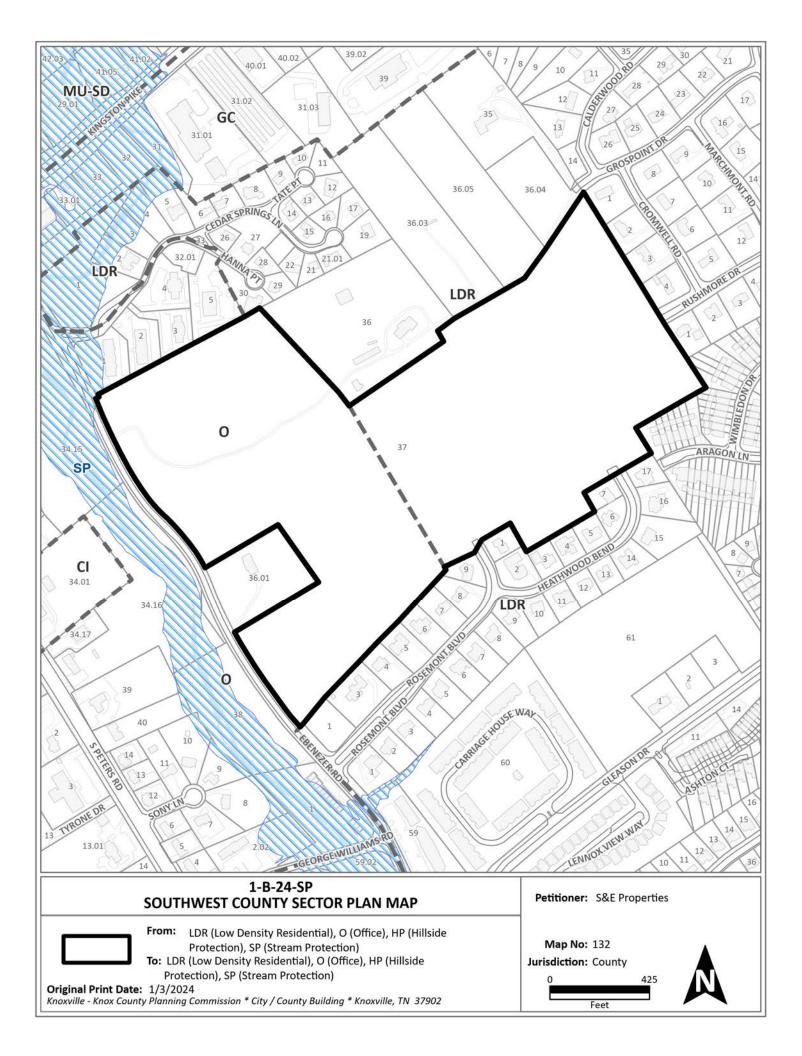
WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a 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.

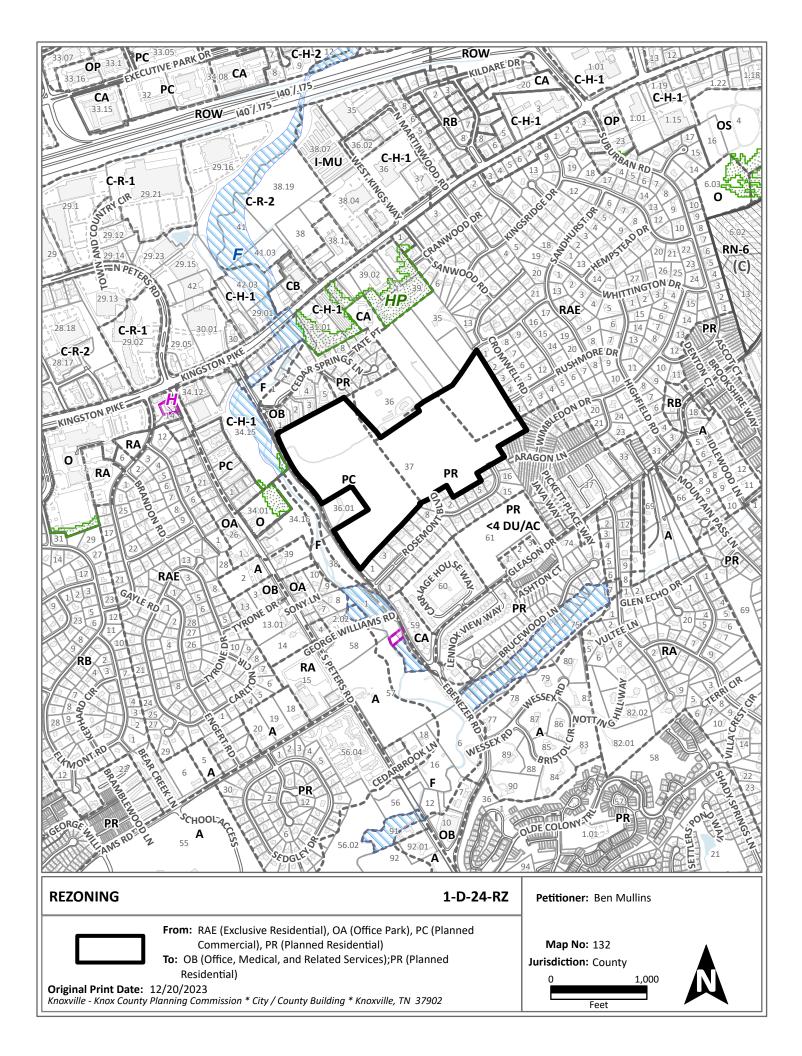
TABLE

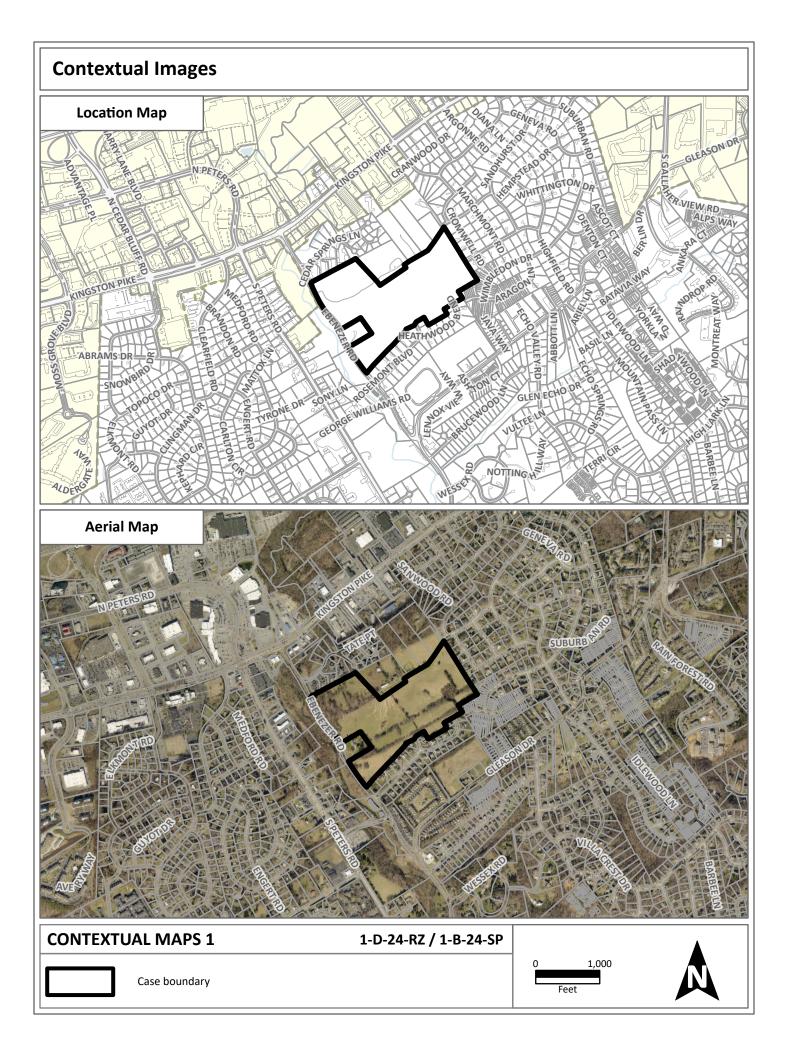
*The refund check will be mailed to the original payee.

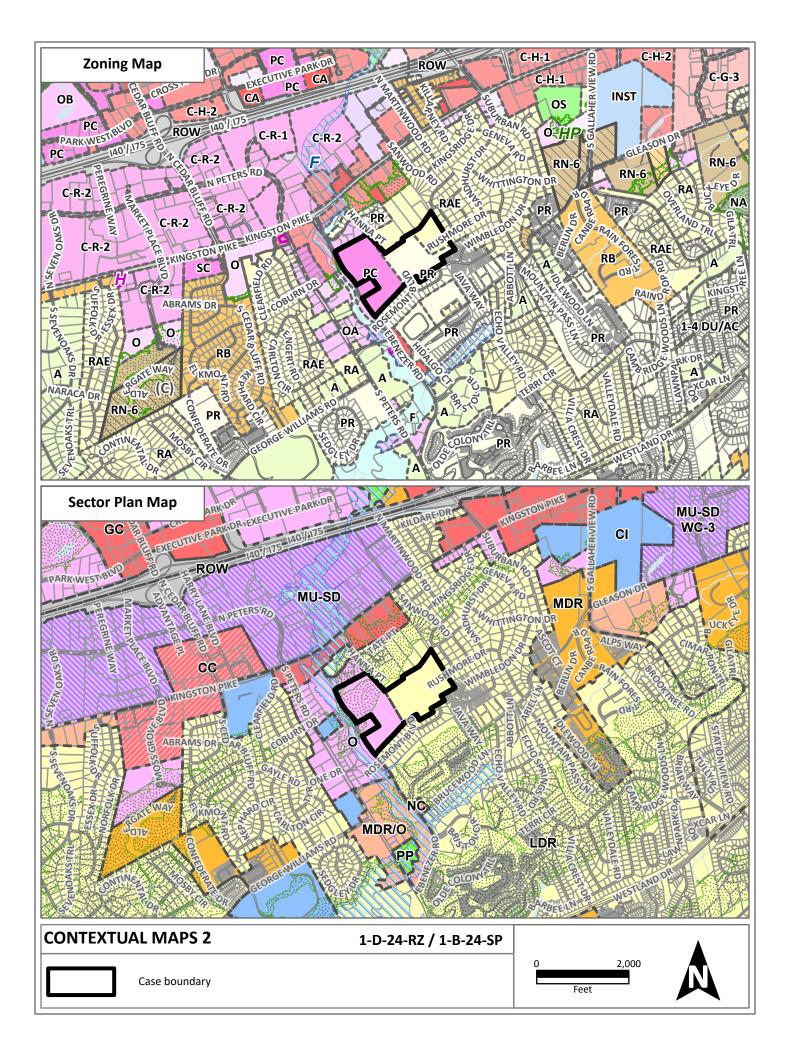
TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

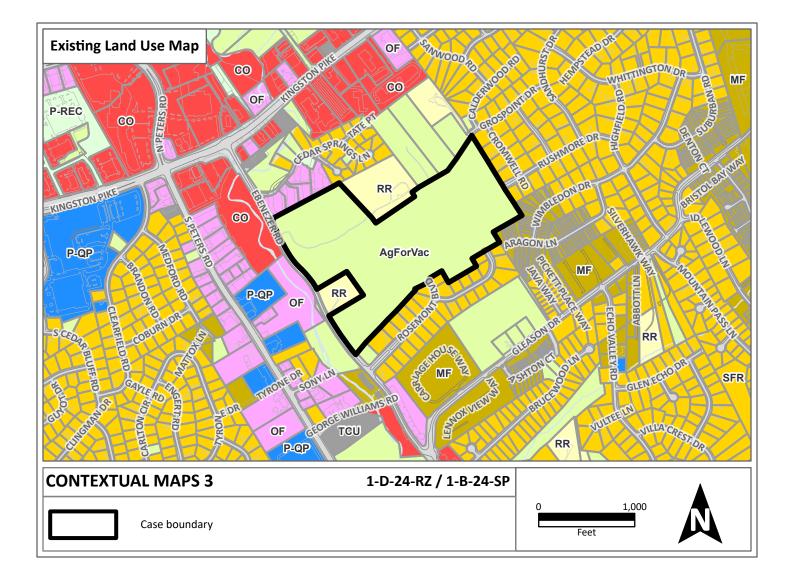
Approved by:		Date:		
Eligible for Fee Refund? 🔲 Yes 🗌 No	Amount:			84 20
Staff & gnature	Please Print		Date Paid	
Jessis Hillman Staff genature	Jessie Hillr	nan		💷 🗌 No Fee
STAFF ONLY				
Phone Number	Email			
865-546-9321	bmull	ins@fmsllp.com		19 19
Applicant Signature	Please	Print		
Roman My	Benja	min C. Mullins	8	







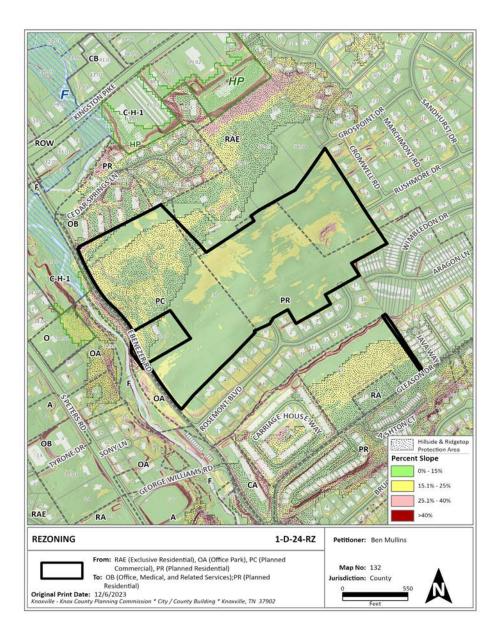


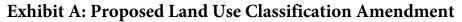


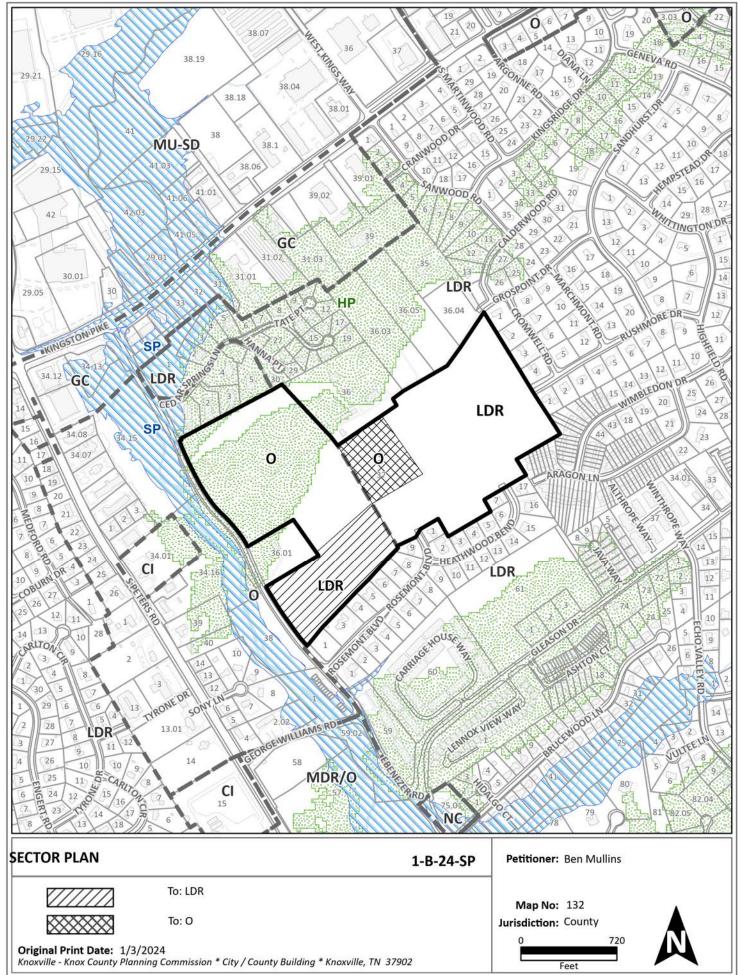
Staff - Slope Analysis Case: 1-D-24-RZ / 1-B-24-SP

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%

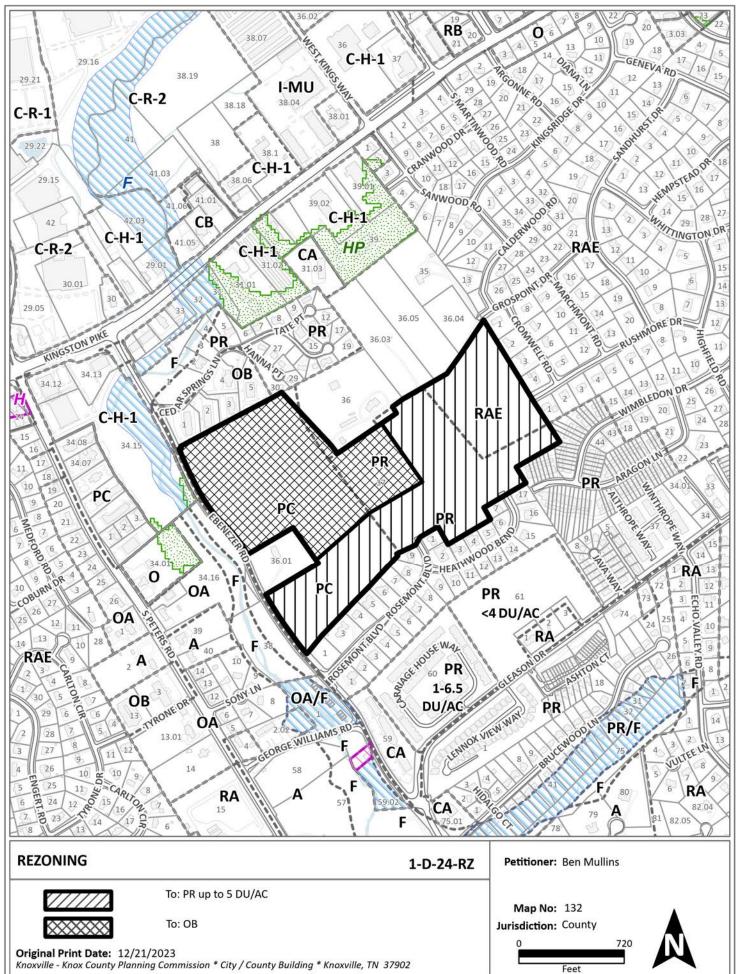
CATEGORY	ACRES 43.6	RECOMMENDED DENSITY (Dwelling Units / Acre) 5.00	NUMBER OF UNITS 217.9
0-15% Slope	5.3	4.00	21.3
15-25% Slope	7.0	2.00	14.1
25-40% Slope	0.4	0.50	0.2
Greater than 40% Slope	0.1	0.20	0.0
Ridgetops	0.0	3.00	0.0
Subtotal: Sloped Land	12.8		35.6
Maximum Density Guideline (Hillside & Ridgetop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













Development Request

DEVELOPMENT

Development Plan

□ Planned Development

Use on Review / Special Use
 Hillside Protection COA

SUBDIVISION

Concept PlanFinal Plat

Plan Amendment Sector Plan One Year Plan Rezoning

ZONING

Ben Mullins Applicant Name Affiliation 11/27/2023 1/11/2024 1-D-24-RZ / 1-B-24-SP Date Filed Meeting Date (if applicable) 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 56.41 acres Parcel ID Part of Parcel (Y/N)? Tract Size **First Knox Utility District First Knox Utility District** Sewer Provider 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), OA (Office Park), PC (Planned Agriculture/Forestry/Vacant Land Commercial), PR (Planned Residential) ✓ County District Existing Land Use **Zoning District**

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

Sector Plan Land Use Classification

Planned Growth Area, Urban Growth A

Growth Policy Plan Designation

Southwest County

Planning Sector

🗌 Development Plan 🗌 Plar	nned Development	Use on Review / Special Use	Related City	Permit Number(s
Hillside Protection COA		🗌 Residential 📄 Non-residentia	al	
Home Occupation (specify)				
Other (specify)				
SUBDIVSION REQUEST				
			Related Rez	oning File Numbe
Proposed Subdivision Name				
Unit / Phase Number		Total Number of Lots Crea	ated	
Additional Information				
Attachments / Additional Req	uirements			
ZONING REQUEST				
Zoning Change OB (Office, Medical, and Related Services);PR (Planned Residential)				Plat File Number
Proposed Zo	oning			
		l), O (Office), HP (Hillside Protection), SP	(Str	
up to 5 du/ac	Plan Designation(s)			
Proposed Density (units/acre)	Previous Zoning Re	equests		
Additional Information				
STAFF USE ONLY				
PLAT TYPE		Fee	1	Total
Staff Review 🗌 Planni	ing Commission	\$6,4	400.00	
ATTACHMENTS				_
Property Owners / Option Ho		nce Request Fee	2	
ADDITIONAL REQUIREME				
Design Plan Certification (Fina		Fee	3	_
Site Plan (Development Requ	est)			
 Traffic Impact Study Use on Review / Special Use (Concept Plan)			
AUTHORIZATION	1 ,			
		ue and correct: 1) He/she/it is the owner of t	the property, AND 2) t	he application and
	iry the foregoing is tr			
	ng submitted with his	s/her/its consent.		
I declare under penalty of perju		s/her/its consent. ns		11/27/2023 Date

Property Owner Signature

Please Print

Ken Anderson, Nancy Brown & Julia Debord

11/27/2023

Date

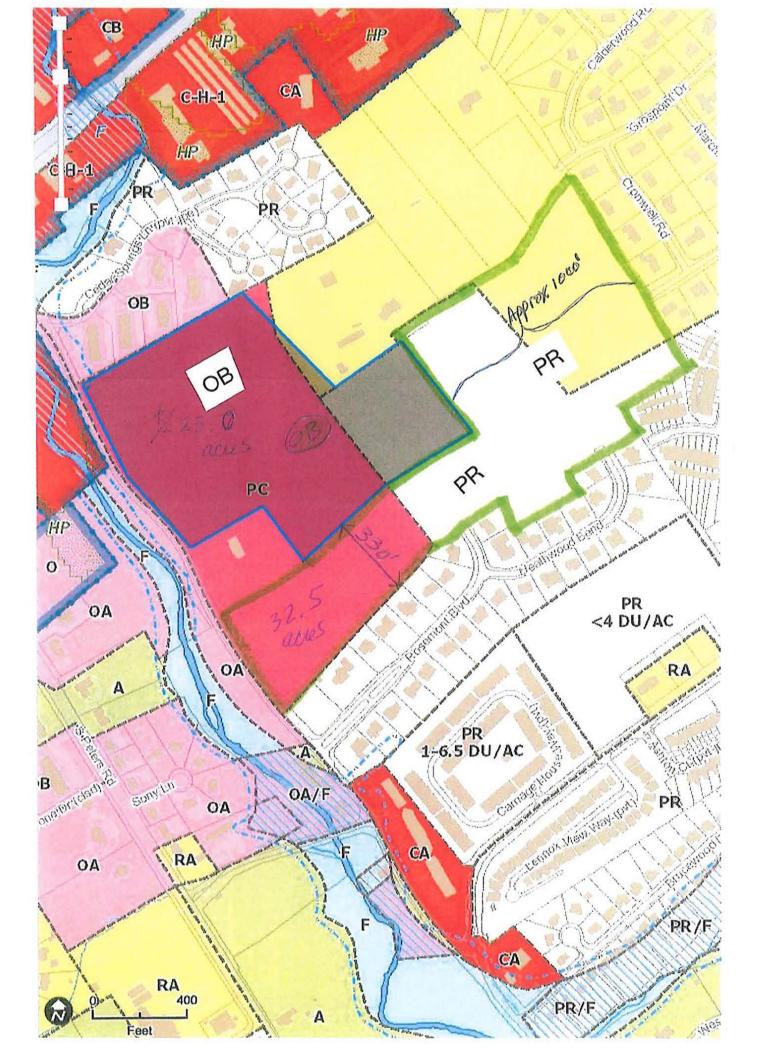
Planning KNOXVILLE I KNOX COUNTY	DEVELOPMENT Development Plan Planned Development Use on Review / Special Use Hillside Protection COA	SUBDIVISIÖN Concept Pla Final Plat	ZONING n	
Ben Mullins		I	Representative	
Applicant Name		A	ffiliation	
11 22 2023	January 11, 2024	N 14 7 19 19 19 19 19 19 19 19 19 19 19 19 19	File Number(
Date Filed	Meeting Date (if applicable)		1-D-24-RZ / 1-B-24-SP	
	correspondence related to this application s	hould be directed to	the approved contact listed below	
Applicant Property Owner Ben Mullins	Option Holder Project Surveyor	Engineer	Architect/Landscape Architect	
Name	Compa	ny		
550 w main street	knovi	le i	in 37902	
Address	City	s	itate ZIP	
865-546-9321	bmullins@fmsllp.com			
CURRENT PROPERTY INFO	Email			
Ken Anderson Nancy Brown J	uia Debord O Ebenezer Boad			
Ken Anderson, Nancy Brown, Ju Property Owner Name (if different)			Property Owner Phone	
Property Owner Name (if different)	uia Debord O Ebenezer Road Property Owner Address	132 037	Property Owner Phone	
Property Owner Name (if different) 300 Ebenezer Road 🛛 🏄		132 037	Property Owner Phone	
Property Owner Name (if different) 300 Ebenezer Road Arroperty Address	Property Owner Address	132 037 Parcel ID		
Property Owner Name (if different) 300 Ebenezer Road 🛛 🏄	Property Owner Address FUD		N	
Property Owner Name (if different) 300 Ebenezer Road Property Address FUD	Property Owner Address			
Property Owner Name (if different) 300 Ebenezer Road Property Address FUD Sewer Provider	Property Owner Address FUD		N	
Property Owner Name (if different) 300 Ebenezer Road Property Address FUD Sewer Provider	Property Owner Address FUD	Parcel ID	N	
Property Owner Name (if different) 300 Ebenezer Road Property Address FUD Sewer Provider STAFF USE ONLY	Property Owner Address FUD	Parcel ID	N Septic (Y/	

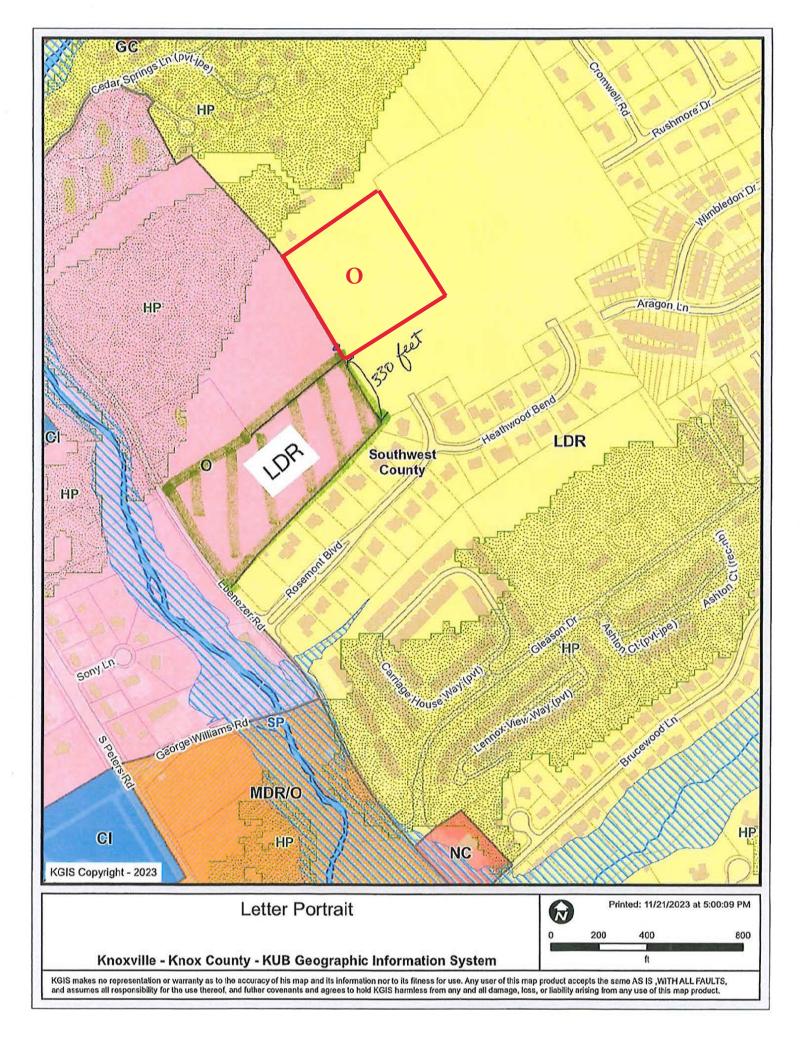
.

SUBDIVISION REQUEST Related Reconing File Number Proposed Subdivision Name Combine Parcels Divide Parcel Other (specify) Attachments / Additional Requirements 2001/RG REQUEST Pending Plat File Number 201/RG Change OB/ PR Proposed Zoning Proposed Plan Designation(s) Proposed Density (units/ocre) Previous Reconing Requests Other (specify) STAFF USE ONLY STAFF USE ONLY Fee 1 Total Data Manning Commission OEO2 \$2250 NTACHMENTS OB/N [\$3300 God [\$600] Design Plan Certification (Final Plat) Fee 3 Traffic Impact Subplat Sub Plat Plat Plat Plat Plat Plat Plat Plat	Development Plan Use on Review / Special Use Hillsid Residential Non-Residential Home Occupation (specify)	e Protection COA Re	elated City Permit Number(s
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 Plan Amendment Change UPE (partial) Proposed Joining Previous Reconing Requests Other (specify) Staff Review Plan Amendment Change UPE (partial) Proposed Density (units/acre) Previous Reconing Requests Other (specify) Staff Review Plan Amendment Change Variance Request Proposed Density (units/acre) Previous Reconing Requests Other (specify) Staff Review Plant REQUIRENTS 0602 Property Owners / Option Holders Variance Request Property Owners / Option Holders Variance Request Design Plan Certification (Final Plat) Fee 3 Design Plan Certification (Final Plat) Fee 3 OctAC thecklist (Hillside Protection) 06:04 \$8:50 Outhor Distract Study 06:04 \$8:50 I redenterundere penalty of perlony the foregoing is trus	Other (specify)		
Proposed Subdivision Name Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created Other (seedify) Attachments / Additional Requirements 20hildG RECUEST Pending Plat File Number Image: Proposed Zoning Proposed Zoning Image: Proposed Zoning Pending Plat File Number Image: Proposed Zoning Proposed Plan Designation(s) Image: Proposed Plan Designation(s) Proposed Plan Designation(s) PR 5 du Proposed Plan Designation(s) Proposed Density (units/acre) Previous Recording Requests Image: Other (specify) STAFF USE ONLY PLAT TYPE Fee 1 Image: Data Commission Oftool 2 Image: Plan Amendment Change Previous Recording Requests Property Owners / Option Holders Variance Request Property Owners / Option Holders Variance Request Property Owners / Option Holders Option Property Owners / Option Holders Use on Review / Special Use (Concept Plan) Fee 3 Image: Plan Concept Plan / Designation and di associated materials are being submitted with his/het/its consent Image: Plan Concept Plan / Designation and di associated materials are being submitted with his/het/its cons	SUBDIVISION REQUEST		
Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created Other (specify) Attachments / Additional Requirements ZONING REQUEST Pending Plat File Number Pan Amendment Change UPR Proposed Zoning Pending Plat File Number Proposed Density (units/acre) Previous Recording Requests Other (specify) Staff Review Staff Review Planning Commission Other (specify) Staff Review Staff Review Planning Commission Other (specify) Staff Review Proposed Density (units/acre) Previous Recording Requests Other (specify) Staff Review Staff Review Planning Commission OE02_ ADDITIONAL REQUIREMENTS Fee 1 Total Design Plan Certification (Find Plat) Fee 3 OE04_ Dus on Review / Special Use (Concept Plan) Fee 3 OE04_ Traffic Impact Study O6-04_ S=50 Conceptification (Find Plat) Fee 3 Decompact Study I declare under penalty of perjury the foregoing is true and correct: 11/1/1/0/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/	The Grant share the second s	Re	elated Rezoning File Numbe
Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created Other (specify) Attachments / Additional Requirements ZONING REQUEST Pending Plat File Number Pan Amendment Change UPR Proposed Zoning Pending Plat File Number Proposed Density (units/acre) Previous Recording Requests Other (specify) Staff Review Staff Review Planning Commission Other (specify) Staff Review Staff Review Planning Commission Other (specify) Staff Review Proposed Density (units/acre) Previous Recording Requests Other (specify) Staff Review Staff Review Planning Commission OE02_ ADDITIONAL REQUIREMENTS Fee 1 Total Design Plan Certification (Find Plat) Fee 3 OE04_ Dus on Review / Special Use (Concept Plan) Fee 3 OE04_ Traffic Impact Study O6-04_ S=50 Conceptification (Find Plat) Fee 3 Decompact Study I declare under penalty of perjury the foregoing is true and correct: 11/1/1/0/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/	Despected Schulizing Name		
Unit / Phase Number Total Number of Lots Created Other (specify) Attachments / Additional Requirements ZONING REQUEST Pending Plat File Number It Zoning Change OB / PR Proposed Zoning Pending Plat File Number It Zoning Change OB / PR Proposed Plan Designation(s) Pending Plat File Number It Zoning Change OB / PR Proposed Plan Designation(s) Pending Plat File Number It Zoning Change OB / PR Proposed Plan Designation(s) Pending Plat File Number It Zoning Change UPC (partial) Proposed Plan Designation(s) O (partial) PR 5 du Previous Rezoning Requests O (partial) Other (specify) Staff Review Planning Commission O & O 2 \$2250 TATACHMENTS Fee 2 (# 6000 Dotter NA REQUIREMENTS O & 0 & 1 \$3300 Design Plan Certification (Final Plat) Fee 3 Traffic Impact Study O & 0 & 4 Oca Checklik (Hillside Protection) O & 0 & 4 \$850 O & 0 & 4 \$850 It declare under penalty of perjury the foregaing is true and correct: 1) He/she/it is the awner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent			
Attachments / Additional Requirements ZONING REQUEST Pending Plat File Number Zoning Change OB/ PR Proposed Zoning Pending Plat File Number Plan Amendment Change UPR (fpat file)) Outer (specify) PR 5 du Proposed Plan Designation(s) Previous Rezoning Requests Other (specify) Staff Evicew Planning Commission OCO2 \$2250 ATTACHMENTS Fee 1 Total Staff Review Planning Commission OCO2 \$250 ATTACHMENTS Fee 2 \$64000 Design Plan Certification (Final Plat) Fee 3 \$6541 \$3300 Design Plan Certification (Final Plat) Fee 3 \$6644 \$3300 Design Plan Certification (Final Plat) Geody \$850 \$0044 \$850 Use on Review / Special Use (Concept Plan) Fee 3 \$11/27/2023, SG COA Checklist (Hilliside Protection) Ocody \$850 \$20 - 2.3 Destign Plan Certification (Final Plat) Dester Plan Date I declare under penalty of perjury the foregoing is true and correct: 1) He/She/It is the owner of the plapergy AND 21 The opplication and all associated materials are being submitted with bit/her/Its consent Machtee Number Email Plase Prin		Total Number of Lots Created	
Attachments / Additional Requirements ZONING REQUEST Pending Plat File Number Zoning Change OB/ PR Proposed Zoning Pending Plat File Number Plan Amendment Change UPR (fpat file)) Outer (specify) PR 5 du Proposed Plan Designation(s) Previous Rezoning Requests Other (specify) Staff Evicew Planning Commission OCO2 \$2250 ATTACHMENTS Fee 1 Total Staff Review Planning Commission OCO2 \$250 ATTACHMENTS Fee 2 \$64000 Design Plan Certification (Final Plat) Fee 3 \$6541 \$3300 Design Plan Certification (Final Plat) Fee 3 \$6644 \$3300 Design Plan Certification (Final Plat) Geody \$850 \$0044 \$850 Use on Review / Special Use (Concept Plan) Fee 3 \$11/27/2023, SG COA Checklist (Hilliside Protection) Ocody \$850 \$20 - 2.3 Destign Plan Certification (Final Plat) Dester Plan Date I declare under penalty of perjury the foregoing is true and correct: 1) He/She/It is the owner of the plapergy AND 21 The opplication and all associated materials are being submitted with bit/her/Its consent Machtee Number Email Plase Prin	C Other (specify)		
2DNING REQUEST Pending Plat File Number 2 Zoning Change OB/ PR Proposed Zoning Pending Plat File Number 2 Plan Amendment Change UPC (frat first) Outer (specify) PR 5 du Proposed Plan Designation(s) Proposed Plan Designation(s) PR 5 du Proposed Plan Designation(s) Previous Rezoning Requests O (partial) Other (specify) Staff Review Planning Commission O 002 \$2250 ATACHMENTS Fee 1 Total Proposed Juse (Concept Plan) Fee 2 \$64000 Objer (specify) Staff Review Planning Commission O 002 \$2250 ATACHMENTS Fee 2 \$654 \$3300 Geody \$3300 Design Plan Certification (Final Plat) Fee 3 Goody \$8500 Goody \$8500 Oco Achecklist (Hilliside Protection) Ocody \$8500 Goody \$8500 Goody \$8500 AUTHORIZATION Ben Mullins 1/-22-2.3 Date Applicant Signature Please Print Date Date PROPERTY OWNER SIGNATURE: Trustees of the Inter Vivos Trust of Geneva Cain Anderson Date Paid Inder Tits Hargement Idated December 31			
Pending Plat File Number Pending Plat File Number Proposed Zoning Proposed Zoning Plan Amendment Change UPE. (partial) Proposed Density (units/acre) Previous Rezoning Requests Other (specify) Previous Rezoning Requests Other (specify) Staff E view Plan Amendment Change Previous Rezoning Requests Other (specify) Staff Review Planning Commission 0002_0 ATTACHMENTS 0002_0 Property Owners / Option Holders Variance Request Property Owners / Option Holders Variance Request Design Plan Certification (Final Plat) Fee 2 Use on Review / Special Use (Concept Plan) Fee 3 Traffic Impact Study Occul 48500 CoA Checklist (Hillside Protection) Occul 48500 Other/BR/Artis Ben Mullins 1/-22-23 Spelicant Signature Please Print Date Property OWNER SignATURE: Previous Geneva Cain Anderson Date PROPERTY OWNER SignATURE: Ernail Please Print Date Property OWNER SignATURE: Ernail Date Paid TrustAgreement dated	Attachments / Additional Requirements		
Zoning Change OB/ PR Proposed Zoning Plan Amendment Change UPC (partial) Proposed Density (units/acre) Previous Rezoning Requests Other (specify) Staff Review Planning Commission 0 202 Proposed Dian Certification (Find Plant) Fee 1 Total Staff Review Planning Commission 0 202 \$22:50 ATTACHMENTS Fee 2 \$64000 Proposed Dian Certification (Find Plant) 6804 \$3300 Design Plan Certification (Find Plant) Fee 3 \$500 Use on Review / Special Use (Concept Plan) Fee 3 \$6400 Use on Review / Special Use (Concept Plan) Fee 3 \$700 I defare under penalty of perjury AND 2) The application and all associated materials are being submitted with his/her/its consent \$1000 Mathematical Signature Plaese Print Date Property OWNER SIGNATURE: Plaese Print Date PROPERTY OWNER SIGNATURE: Email Plaese Print Date Property OWNER SIGNATURE: Email Plaese Print Date Property OWNER SIGNATURE: Email PlaesePrint Date <td>ZONING REQUEST</td> <td></td> <td></td>	ZONING REQUEST		
Zoring Change Proposed Zoning Proposed Zoning UPR_(partial) Proposed Plan Designation(s) Previous Rezoning Requests Other (specify) Previous Rezoning Requests Staff EUSE ONLV Fee 1 Total Staff Review Planning Commission Othor (specify) Staff Review Planning Commission Othor (specify) Fee 1 Tatachments Fee 2 ATTACHMENTS Variance Request Propersed Option Holders Variance Request ADDITIONAL REQUIREMENTS OBOUL Design Plan Certification (Final Plat) Fee 3 Traffic Impact Study OGOUL COA Checklist (Hillside Protection) Fee 3 UHMORIZATION Ben Mullins I declare under penalty of perjury the foregoing is true and correct: 1) Holsheit's the owner of the properging is true and correct: I) Holsheit's the owner of the properging is true and correct: Date I) Holsheit's the owner of the properging is true and correct: Date I) Holsheit's the owner of the properging is true and correct: Date I) Holsheit's the owner of the properging is true and correct: Date	OB/ PB		Pending Plat File Number
Plan Amendment Change UPE (partial) Proposed Plan Designation(s) Proposed Plan Designation(s) PR 5 du Proposed Density (units/acre) Previous Rezoning Requests Other (specify) Staff Review Planning Commission DED2 § 22:50 ATTACHMENTS Fee 1 Total Property Owners / Option Holders Variance Request Fee 2 \$ 600 4 \$ 3300 Design Plan Certification (Final Plat) Fee 3 \$ 500 4 \$ 3300 Use on Review / Special Use (Concept Plan) Fee 3 \$ 500 4 \$ 500 OccoA Checklist (Hillside Protection) OccoA 4 \$ 500 \$ 500 ADDITORIZATION Ben Mullins 1/ - 2,2 - 2,3 Please Print Date Propertry OWNER SiGNATURE: Fmail Please Print Date PROPERTY OWNER SiGNATURE: Email Please Print Date	a zoning change		
Proposed Plan Designation(s) ⁷ PR 5 du Proposed Density (units/acre) Previous Rezoning Requests Other (specify) STAFF USE ONLY PLAT TYPE Fee 1 Total Staff Review Planning Commission OCO2 \$2250 ATTACHMENTS Fee 2 \$6044 \$3300 Dotion Holders Variance Request OCO2 \$2250 ADDITIONAL REQUIREMENTS OCO4 \$3300 Dosign Plan Certification (Final Plat) Use on Review / Special Use (Concept Plan) Use on Review / Special Use (Concept Plan) I declare under penalty of perfury 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 Property OWNER SIGNATURE: Trustees of the Inter Vivos Trust of Geneva Cain Anderson Under TrustAgreement dated December 31, 1975 Author Mathematical Structure Plane Automatical Structure Plane Automatical Structure Plane P	Plan Amandment Change LPR (parti al)	Fexhibit O (partial)	
Proposed Density (units/acre) Previous Rezoning Requests Other (specify) StAFF USE ONLY PLAT TYPE Fee 1 Staff Review Planning Commission OCD2 \$22.50 ATTACHMENTS Fee 2 Property Owners / Option Holders Variance Request ADDITIONAL REQUIREMENTS OB04 Design Plan Certification (Final Plat) Fee 3 Use on Review / Special Use (Concept Plan) Fee 3 Traffic Impact Study OG04 OCA Checklist (Hillside Protection) OG04 OLINORIZATION Ben Mullins J 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 Manual Mathematic Signature Please Print Property OWNER SIGNATURE: Trustees of the Inter Vivos Trust of Geneva Cain Anderson Under TrustAgreement dated December 31, 1975 Date Paid Manual Mathematic 11/27/2023, SG	Proposed Plan Designation(s)	an an early a the second	
Other (specify) STAFF USE ONLY PLAT TYPE Fee 1 Staff Review Planning Commission OCO2 \$2250 ATTACHMENTS Fee 2 Property Owners / Option Holders Variance Request ADDITIONAL REQUIREMENTS OCO4 Design Plan Certification (Final Plat) Fee 3 Use on Review / Special Use (Concept Plan) Fee 3 Traffic Impact Study OCA4 COA Checklist (Hillside Protection) OCA4 AUTHORIZATION Ben Mullins 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 Margin Plan Study Date Property OWNER S/GNATURE: Free 3 Trustees of the Inter Vivos Trust of Geneva Cain Anderson Date Phone Number Email PROPERTY OWNER S/GNATURE: Date Paid Trustees of the Inter Vivos Trust of Geneva Cain Anderson Date Paid Under TrustAgreement dated December 31, 1975 Date Paid Autor Warder Arthereem SG	The second		
STAFF USE ONLY PLAT TYPE Fee 1 Staff Review Planning Commission OCO2 \$22:50 ATTACHMENTS OCO2 \$22:50 ATTACHMENTS OCO2 \$22:50 Property Owners / Option Holders Variance Request Fee 2 \$60:40 \$33:00 Design Plan Certification (Final Plat) 0:50:41 \$33:00 \$60:40 \$33:00 Design Plan Certification (Final Plat) Fee 3 \$60:40 \$3:30:00 \$60:40 \$3:30:00 Use on Review / Special Use (Concept Plan) Fee 3 \$60:40 \$3:30:00 \$60:40 \$5:50 OLINORIZATION Oco2 \$2:2:-00 \$60:40 \$5:50 \$5:50 Outwork / Special Use (concept Plan) Fee 3 \$6:60:40 \$5:50 Oco2 \$1:40:51:60:70 Oco4:40:55:50 \$5:50 OLINORIZATION Ben Mullins \$1'-2.2-2.30 \$2:50 Piplicant Signature Please Print Date Date Phone Number Email Date \$2:7-2.30 Date Paid Phone Number Email Date Date <t< td=""><td></td><td>uests</td><td></td></t<>		uests	
PLAT TYPE Fee 1 Total Staff Review Planning Commission 0£02_ \$2250 ATTACHMENTS Fee 2 \$6400 Property Owners / Option Holders Variance Request 6864 \$3300 ADDITIONAL REQUIREMENTS 6864 \$3300 \$6640 \$6640 Design Plan Certification (Final Plat) Fee 3 \$6644 \$3300 Design Plan Certification (Final Plat) Fee 3 \$6644 \$3300 Use on Review / Special Use (Concept Plan) Fee 3 \$6644 \$500 COA Checklist (Hillside Protection) OGOL \$850 \$6644 AUTHORIZATION OGOL \$850 \$50 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 Mathematication II - 22 - 2.3 Applicant Signature Please Print Date Phone Number Email PROPERTY OWNER SIGNATURE: Trustees of the Inter Vivos Trust of Geneva Cain Anderson Date Paid Under Trust-Agreement dated December 31, 1975 Date Paid Acuted Wareleeeee <td< td=""><td>C Other (specify)</td><td></td><td></td></td<>	C Other (specify)		
LATTPE Planning Commission 0002 \$2250 Staff Review Planning Commission 0002 \$2250 ATTACHMENTS Fee 2 \$604 \$3300 Property Owners / Option Holders Variance Request 6804 \$3300 ADDITIONAL REQUIREMENTS 6804 \$3300 Design Plan Certification (Final Plat) Fee 3 Use on Review / Special Use (Concept Plan) Fee 3 Traffic Impact Study 0604 \$850 COA Checklist (Hillside Protection) 0604 \$850 Attraceguization 0604 \$850 Iteleare under penalty of perjury the foregoing is true and correct: 1) Helshe/It is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Mathematication Ben Mullins 1/-22-2.3 Applicant Signature Please Print Date Phone Number Email Date PROPERTY OWNER SIGNATURE: Trustees of the Inter Vivos Trust of Geneva Cain Anderson Date Paid Under Trust-Agreement dated December 31, 1975 Date Paid Advect wave wave Advect wave 11/27/2023, SG	STAFF USE ONLY		
Staff Review Planning Commission 0002 \$22.50 ATTACHMENTS Fee 2 \$6400 Property Owners / Option Holders Variance Request Fee 2 \$6040 ADDITIONAL REQUIREMENTS 0004 \$3300 \$3300 Design Plan Certification (Final Plat) Fee 3 \$5044 \$3300 Use on Review / Special Use (Concept Plan) Fee 3 \$5064 \$850 COA Checklist (Hillside Protection) 0604 \$850 AUTHORIZATION 0604 \$850 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 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 I declare under penalty of perjury the foregoing is true and correct: 1/22-23 Under Trust Signature Please Print Date Phone Number Email Date Paid PROPERTY OWNER SIGNATURE: Trust of Geneva Cain Anderson Date Paid Under Trust Agreement dated December 31, 1975 Date Paid	РГАТ ТАЛЕ	Fee 1	Total
ADDITIONAL REQUIREMENTS 0804 \$3300 Design Plan Certification (Final Plat) Fee 3 Use on Review / Special Use (Concept Plan) Fee 3 Traffic Impact Study 0604 \$850 COA Checklist (Hillside Protection) 0604 \$850 AUTHORIZATION Ideclare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The opplication and all associated materials are being submitted with his/her/its consent Mathematical Signature Please Print Phone Number Email PROPERTY OWNER SIGNATURE: Trustees of the Inter Vivos Trust of Geneva Cain Anderson Under Trust Agreement dated December 31, 1975 Date Paid Authory Ardeeum 11/27/2023, SG		0000 6770	in the second seco
ADDITIONAL REQUIREMENTS 0804 \$3300 Design Plan Certification (Final Plat) Fee 3 Use on Review / Special Use (Concept Plan) Fee 3 Traffic Impact Study 0604 \$850 COA Checklist (Hillside Protection) 0604 \$850 AUTHORIZATION Ideclare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The opplication and all associated materials are being submitted with his/her/its consent Mathematical Signature Please Print Phone Number Email PROPERTY OWNER SIGNATURE: Trustees of the Inter Vivos Trust of Geneva Cain Anderson Under Trust Agreement dated December 31, 1975 Date Paid Authory Ardeeum 11/27/2023, SG	ATTACHMENTS	0002 (220	tillor.
Design Plan Certification (Final Plat) Fee 3 Use on Review / Special Use (Concept Plan) Fee 3 Traffic Impact Study 0604 \$650 COA Checklist (Hillside Protection) 0604 \$850 AUTHORYZATION Ideclare 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 Market Ma	Property Owners / Option Holders Variance Request	11 Sat 12 B	
Ise on Review / Special Use (Concept Plan) Fee 3 Traffic Impact Study 0604 \$ 850 COA Checklist (Hillside Protection) 0604 \$ 850 Ideclare 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 Image: Decision of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Image: Decision of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Image: Decision of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Image: Decision of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Image: Decision of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Image: Decision of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Image: Decision of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Image: Decision of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Image: Decision of the property AND 2 Phone Number Email PROPERTY OWNER SIGNATURE: <t< td=""><td>ADDITIONAL REQUIREMENTS</td><td>0004 \$3300</td><td>5</td></t<>	ADDITIONAL REQUIREMENTS	0004 \$3300	5
Ose of neview / Special Ose (concept Prior) Traffic Impact Study 0604 \$850 COA Checklist (Hillside Protection) Authorn / Coast 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 Provention Ben Mullins // - 2.2 - 2.3 Please Print Date Phone Number Email PROPERTY OWNER SIGNATURE: Trustees of the Inter Vivos Trust of Geneva Cain Anderson Under Trust Agreement dated December 31, 1975 Date Paid Author Trust Agreement dated December 31, 1975 Date Paid	Design Plan Certification (Final Plat)	Fee 3	
COA Checklist (Hillside Protection) 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 Hershe/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Hershe/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Hershe/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Hershe/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Hershe/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Hershe/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Hershe/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Hershe/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Hershe/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Hershe/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent Hershe/it is the owner of the property AND 2 The application and all associated materials are being submitted with his/her/its consent Hershe/it is the owner of the property AND 2 The application and all associated materials are being submitted with his/her/its consent Hershe/it is the owner of the property AND 2 The application are being submitted with his/her/its consent Hershe/it is the owner of the property AND 2 The a	Use on Review / Special Use (Concept Plan)		
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 Image: Applicant Signature Ben Mullins // - 2.2 2.3 Applicant Signature Please Print Date Phone Number Email PROPERTY OWNER SIGNATURE: Trustees of the Inter Vivos Trust of Geneva Cain Anderson Date Paid Under Trust Agreement dated December 31, 1975 Date Paid Intervent 11/27/2023, SG		0604 48000	2
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 Image: Signature Ben Mullins 1/-2,2,-2,3 Please Print Date Phone Number Email PROPERTY OWNER SIGNATURE: Trustees of the Inter Vivos Trust of Geneva Cain Anderson Under Trust Agreement dated December 31, 1975 Date Paid Interview Date			
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 // - 2.2 - 2.3 Applicant Signature Please Print Date Phone Number Email PROPERTY OWNER SIGNATURE: Trustees of the Inter Vivos Trust of Geneva Cain Anderson Date Paid Under Trust Agreement dated December 31, 1975 Date Paid 11/27/2023, SG	AUTHORIZATION		
Ben Mullins //-2.2-2.3 Applicant Signature Please Print Phone Number Email PROPERTY OWNER SIGNATURE: Trustees of the Inter Vivos Trust of Geneva Cain Anderson Under Trust Agreement dated December 31, 1975 Date Paid Memory Multicer Date	I declare under penalty of perjury the foregoing is true and correct:		and the second second second second
Applicant Signature Please Print Date Phone Number Email PROPERTY OWNER SIGNATURE: Trustees of the Inter Vivos Trust of Geneva Cain Anderson Under Trust Agreement dated December 31, 1975 Date Paid Index Trust Agreement dated December 31, 1975 11/27/2023, SG	1) Hersneric is the dwner of the property ANU 2) the application and all a	ssociated materials are being submitted v	vith his/her/its consent
Applicant Signature Please Print Date Phone Number Email PROPERTY OWNER SIGNATURE: Trustees of the Inter Vivos Trust of Geneva Cain Anderson Under Trust Agreement dated December 31, 1975 Date Paid Index Trust Agreement dated December 31, 1975 11/27/2023, SG	Hopeken Willon Ben Mullins	/	1-22-23
PROPERTY OWNER SIGNATURE: Trustees of the Inter Vivos Trust of Geneva Cain Anderson Under Trust-Agreement dated December 31, 1975 Date Paid 11/27/2023, SG	Applicant Signature Please Print	and the second	and the second se
PROPERTY OWNER SIGNATURE: Trustees of the Inter Vivos Trust of Geneva Cain Anderson Under Trust-Agreement dated December 31, 1975 Date Paid 11/27/2023, SG			
PROPERTY OWNER SIGNATURE: Trustees of the Inter Vivos Trust of Geneva Cain Anderson Under Trust-Agreement dated December 31, 1975 Date Paid 11/27/2023, SG	Phone Number Email		
Trustees of the Inter Vivos Trust of Geneva Cain Anderson Under Trust Agreement dated December 31, 1975 Date Paid 11/27/2023, SG			
Under Trust Agreement dated December 31, 1975 11/27/2023, SG		n a marana a	
James minten			Date Paid
KENNETH LYNN ANDERSON, TRUSTEE	Lemoth Low Ardee on		11/27/2023, SG
	KENNETH LYNN ANDERSON, TRUSTEE		

DEV	ELOF	MENT	REQU	EST

 Development Plan Use on Review / Special Use Hillside Prote Residential Non-Residential Home Occupation (specify) 	iction COA	ed City Permit Number(s)
Other (specify)		
SUBDIVISION REQUEST		
		ed Rezoning File Number
Proposed Subdivision Name	and the second	
Combine Parcels Divide Parcel	Number of Lots Created	
Other (specify)		
Attachments / Additional Requirements		
ZONING REQUEST		
Zoning Change OB/ PR	Per	nding Plat File Number
Proposed Zoning		
Proposed Plan Amendment Change Proposed Plan Designation(s)	khibit	
PR 5 du		
Proposed Density (units/acre) Previous Rezoning Requests		
Other (specify)		
STAFF USE ONLY		
PLAT TYPE	Fee 1	Total
Staff Review Planning Commission	and torra	
ATTACHMENTS	0001 92250	>
Property Owners / Option Holders Variance Request	0002 \$2250 Fee 2	\$ 6400
ADDITIONAL REQUIREMENTS	0804 \$3300	
Design Plan Certification (Final Plat)	,	
Use on Review / Special Use (Concept Plan)	Fee 3	
Traffic Impact Study	0604 \$850	
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 associat 	ed materials are being submitted with	n his/her/its consent
Poor Willow Ben Mullins	• 11-	22-23
Applicant Signature Please Print		Date
Phone Number Email	-	
Trusters of the Tata Vila Tart	ne 11-	-72-2023
Trustees of the Inter Vivos Trust Property Owner Signature Geneva CAIN Anderson Under Tru	ict Approximant [Date Paid
dated December 21 197	STAYVEEMENT	
dated December 31, 1975. Mancy a. Brown NANCY A. B Jalia a. ReBord Julia A. I	MUN	
Andra A. M. Royal TI: A T	De Boral	
guint vectore Jula A. I	cury .	



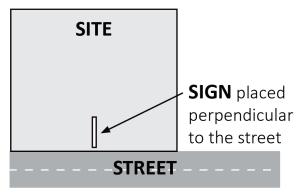




Sign Posting & Removal Requirement

Revised April 2021

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: <u>S & E Properties</u>			
Date: 11/27/2023		Sign posted by Staff	
File Number: 1-D-24-RZ & 1-B-24-SP		Sign posted by Applicant	