

# SPECIAL USE REPORT

► **FILE #:** 5-C-24-SU **AGENDA ITEM #:** 52  
**POSTPONEMENT(S):** 5/9/2024, 6/13/2024 **AGENDA DATE:** 7/11/2024  
 ► **APPLICANT:** LEAH METCALF  
**OWNER(S):** Jeffrey King JKing Enterprises, LLC

**TAX ID NUMBER:** 94 H Q 02601, 002, 003 [View map on KGIS](#)  
**JURISDICTION:** City Council District 3  
**STREET ADDRESS:** 600, 512, 0 Richmond Ave  
 ► **LOCATION:** South side of Richmond Ave, east of Richmond Hill Rd  
 ► **APPX. SIZE OF TRACT:** 6.61 acres  
**SECTOR PLAN:** Central City  
**GROWTH POLICY PLAN:** N/A (Within City Limits)  
**ACCESSIBILITY:** Access is via Richmond Avenue, a local street with an 18-ft pavement width within a 35-ft right-of-way.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board  
**WATERSHED:** East Fork of Third Creek

► **ZONING:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
 ► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land  
 ► **PROPOSED USE:** Duplex development

**HISTORY OF ZONING:** In 2018, this property was rezoned from the R-1A (Low Density Residential) and R-2 (General Residential) districts to the RP-1 (Planned Residential) district with a density of up to 4 du/ac (11-C-18-RZ).

**SURROUNDING LAND USE AND ZONING:**

North: Transportation/communications/utilities, public-quasi public land (cemetery) - INST (Institutional), OS (Public Parks & Open Space), HP (Hillside Protection Overlay)

South: Public-quasi public land (cemetery), single-family residential - RN-1 (Single-Family Residential), OS (Public Parks & Open Space), HP (Hillside Protection Overlay)

East: Agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Public-quasi public land (cemetery) -OS (Public Parks & Open Space), HP (Hillside Protection Overlay)

**NEIGHBORHOOD CONTEXT:** This is a hilly, forested area among several cemeteries. Nearby to the east and west are large traditional neighborhoods with a grid street network and compact residential lots.

## STAFF RECOMMENDATION:

► **Table the special use request per the applicant's request.**

ESTIMATED TRAFFIC IMPACT: 304 (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: 0 (public school children, grades K-12)

Schools affected by this proposal: West View Elementary, Bearden Middle, and West 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.

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

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

Date of Request

Scheduled Meeting Date

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 \_\_\_\_\_ 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

Please Print

Phone Number

Email

## STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



# Request to Postpone • Table • Withdraw

Leah Metcalf

5/20/2024

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

Date of Request

6/13/2024

Scheduled Meeting Date

File Number(s)

5-C-24-SU

## 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 July 11, 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.*

Digitally signed by Leah Metcalf  
Date: 2024.05.20 15:49:42 -05'00'

Leah Metcalf

Applicant Signature

Please Print

865-248-2424

lmetcalf@atlassurveytn.com

Phone Number

Email

## STAFF ONLY

Shelley Gray

05/21/2024

☐ No Fee

Staff Signature

Please Print

Date Paid

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



# Request to Postpone • Table • Withdraw

Leah Metcalf

4/30/2024

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

Date of Request

5/9/2024

Scheduled Meeting Date

File Number(s)

5-C-24-SU

## 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 June 13, 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.



By signing below, I certify I am the property owner, and/or the owners authorized representative.

*Leah Metcalf*

Digitally signed by Leah Metcalf  
Date: 2024.04.30 15:54:32 -05'00'

Leah Metcalf

Applicant Signature

Please Print

865-248-2424

lmetcalf@atlassurveytn.com

Phone Number

Email

## STAFF ONLY

*[Signature]*  
Staff Signature

Jessie Hillman  
Please Print

5/1/24  
Date Paid

☒ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: \$ 75

Approved by:

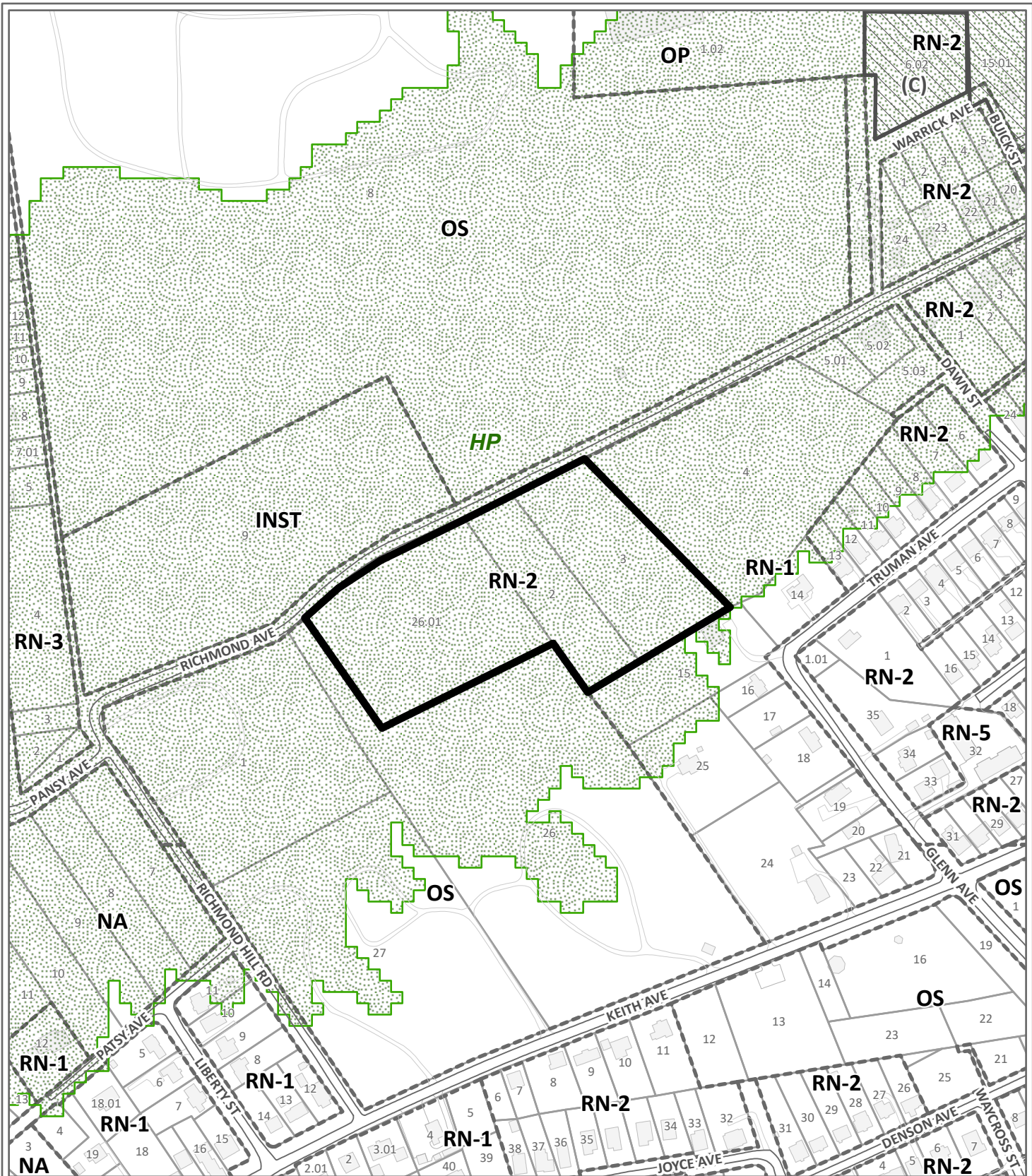
Date:

Payee Name

Payee Phone

Payee Address

October 2022



## SPECIAL USE

5-C-24-SU

Petitioner: Leah Metcalf



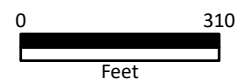
Duplex developments in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 4/15/2024

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

Map No: 94

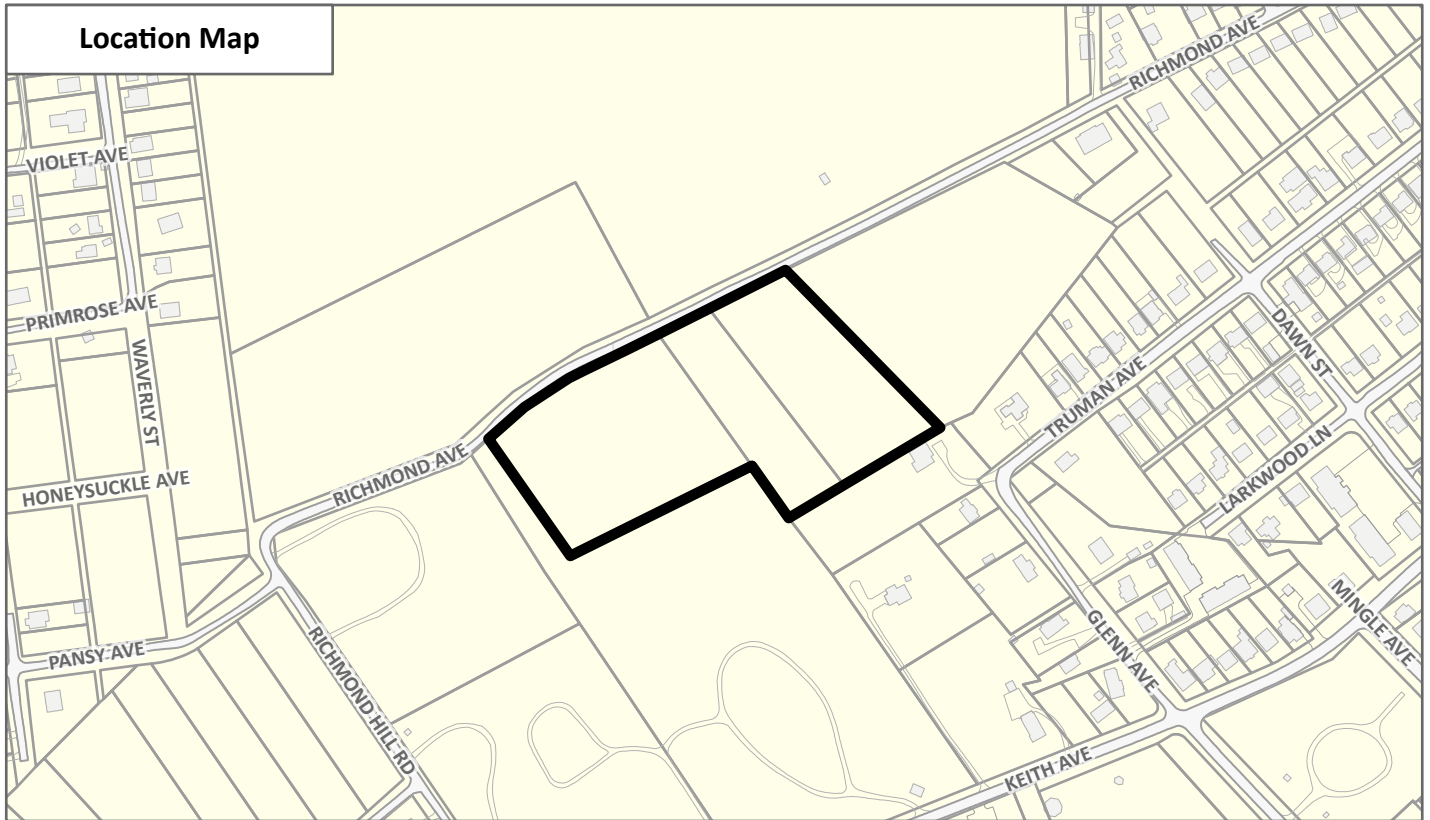
Jurisdiction: City





## Exhibit A. Contextual Images

Location Map



Aerial Map

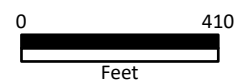


CONTEXTUAL MAPS 1

5-C-24-SU



Case boundary



## NOTES

1. PURPOSE OF PLAT: COMBINE PARCELS 00202, 00301, 00401 & 02601; SUBDIVIDE INTO FOURTEEN (14) LOTS;  
2. TOTAL AREA: 288,227.57 SQ. FT. OR 6.50 ACRES; INTO FOURTEEN (14) LOTS;  
3. PROPOSED AREA TO BE EXCLUDED: NONE  
4. PARCELS NUMBERS SHOWN AS (00) REFER TO TAX MAP NO. 04, INSERT H, GROUP Q, KNOX COUNTY, TENNESSEE  
5. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PAPERWORK AND DOES NOT EXTEND TO THE ACCURACY OF THE DATA OR TO ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THEIR SIGNATURE APPEAR UPON THE SURVEY  
6. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE  
7. 4.1. FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON SEPTEMBER 15, 2022. THE SURVEY WAS CONDUCTED USING RTK BOUNDARY FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE FIXED STATIONS WERE DERIVED USING A VLS NETWORK OF CORS STATIONS  
8. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093P0277G, DATED 08/05/2013  
9. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT. THEREFORE, THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH  
10. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRICAL CABLES, WATER LINES, ETC. TO AVOID ANY DAMAGE OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT FOR ANY CONSTRUCTION PROJECT TO OBTAIN UTILITY LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ALL ANY KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) HOURS (OR MORE THAN 10) PRIOR TO ANY CONSTRUCTION OF THEIR LOCATION TO AVOID ANY POSSIBLE DAMAGE OR CONFLICT DUE TO ANY ONE CALL CENTER.  
11. SUBJECT PROPERTY IS CURRENTLY ZONED "Rn-2": SINGLE-FAMILY RESIDENTIAL, NEIGHBORHOOD-FOR ACCURATE INFORMATION ON ZONING REGULATIONS AND RESTRICTIONS CONTACT KNOX/COWLEY COUNTY PLANNING SERVICES: 865-215-2100  
12. EASEMENTS, UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS OF WAY, INCLUDING, WHEREAPPROVED, JOINT PERMANENT EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG ANY BOUNDARY BETWEEN ALL OF INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.  
13. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE (RCKC).  
14. DEED REFERENCES: INSTRUMENT NO. 202206210095175  
15. PLAT REFERENCES: PLAT BOOK 39L, PAGE 30 & CABBNET 1, SLIDE 1158  
16. SURVEY FIELD DATA COLLECTED ON SEPTEMBER 20, 2023  
17. LOTS 1-7 WERE PREVIOUSLY PLATTED AS LOT 37-R OF A PLAT PROPERTY AT CRESTVIEW CEMETERY.

## SITE DATA

PROPERTY LOCATED ON KNOX COUNTY TAX MAP  
MAP 094, INSERT H, GROUP Q, PARCELS 002.00, 003.00 & 026.01

CITY: KNOXVILLE  
COUNTY: KNOX  
STATE: TENNESSEE  
CIVIL DISTRICT: 5TH, 23RD WARD  
CITY BLOCK: 23320 & 23362

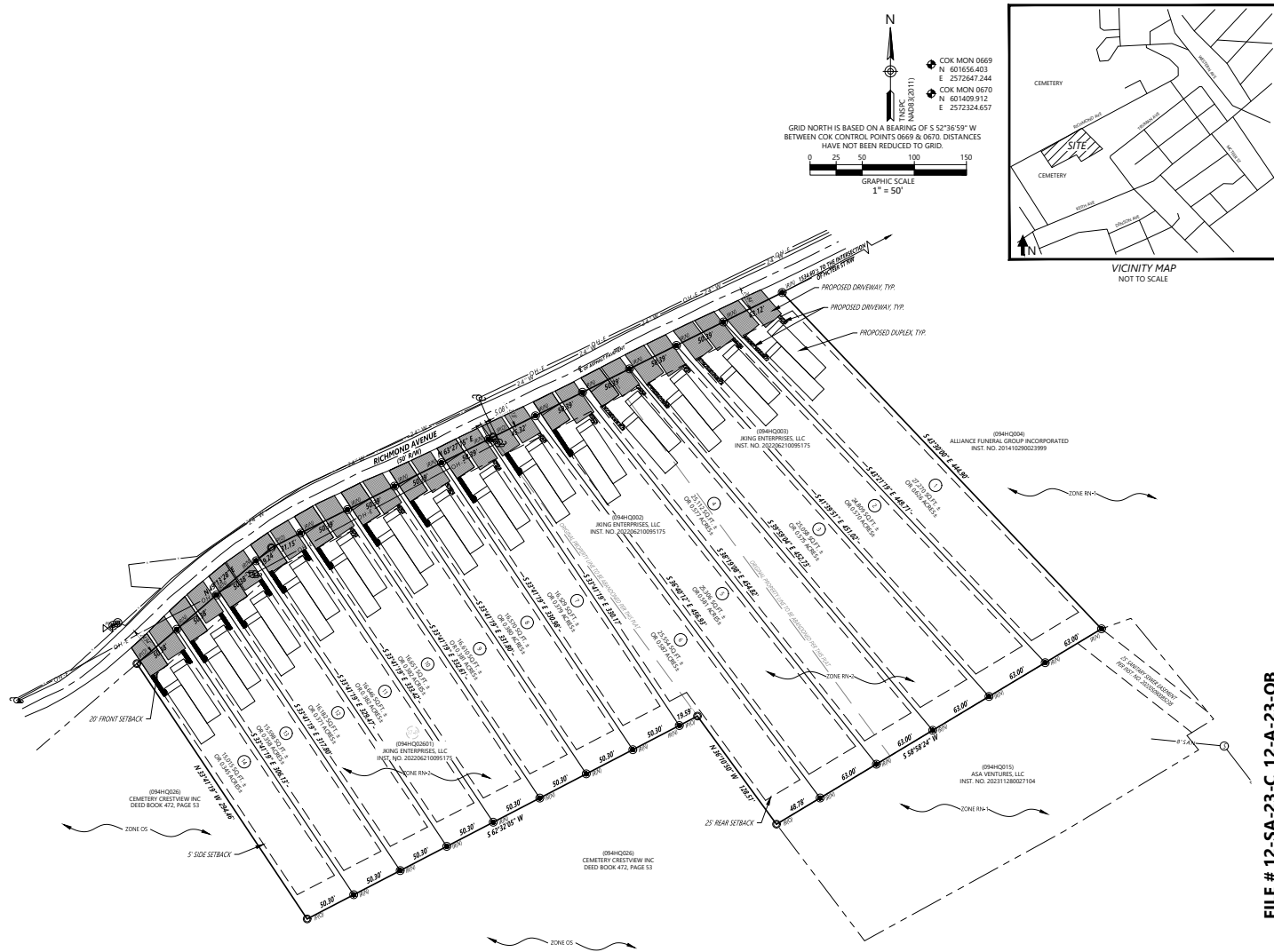
OWNER: J KING ENTERPRISES, LLC  
6908 OFFICE PARK CIRCLE  
KNOXVILLE, TN 37909  
(865) 309-5321

SURVEYOR: LEAH M. METCALF, RLS  
ATLAS SURVEY & MAPPING, LLC  
7016 MAIZE DRIVE  
KNOXVILLE, TN 37918  
(865) 248-2424

ENGINEER: STEVE DRUMMER, PE  
LDA ENGINEERING  
110 TYSON BLVD, SUITE 200  
ALCOA, TN 37701  
(865)803-2673

**LEGEND**

PANEL NO.	(1X)
LOT NO.	(12)
BALCONY SPINE (GLD)	(1X)
5" R/WH RCD (GLD)	(1X)
5" R/WH RCD (GLD)	(1X)
5" R/WH RCD (GLD SURV & MAP) (STP)	(1X)
1" R/WH R/W (GLD)	(1X)
PROPERTY ADDRESS LINE	_____
PROPERTY LINE	_____
FENCE LINE	_____ X
WATER LINE	2.4' W
SEWAGE TRENCH LINE	8" S/N
OVERHEAD POWER LINE	O-H-E
ELECTRIC TOWER	(T)
UTILITY POLE	(P)
SEWAGE TRENCH MANHOLE	(M)
WATER METER	(M)



### SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown Boundary & Topographic Survey represents a Category "I" survey having an unadjusted ratio of precision greater than 1:10,000 and is true and correct.

By: Leah Metcalf Date: 05/25/2024  
LEAH M. METCALF TN Registered Surveyor No. 3430



**BJKING ENTERPRISES, LLC**  
6908 OFFICE PARK CIRCLE  
KNOXVILLE, TN 37909

[illegible]

PEAK HILL AT WEST VIEW

TAX MAP 094, INSERT H, GROUP Q, PARCELS 002.00, 003.00 &amp; 026.01



DATE  
MARCH 25, 2004  
PROJECT NUM  
231029

1 OF 1



## Shown with Optional Exterior Features

These are artist renditions for sales purposes only.

Refer to working drawings for actual dimensions.

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# LANDMARK WESTBURY II



A MULTI-FAMILY COLLECTION  
BY NATIONWIDE HOMES est. 1959

SQUARE FOOTAGE 1,828

3+ Bedroom

3.5 Bathroom





## WESTBURY II

**Total Finished Area:**  
1,828 Sq. Ft. Per Residence

**Dimensions:**  
31'8"W x 58'0"D

**3+ Bedrooms**  
**3.5 Bathrooms**

Two-Story

Extensive Kitchen Bartop

Walk-in Closet

Open Concept

Rectangular Lavatory Sinks

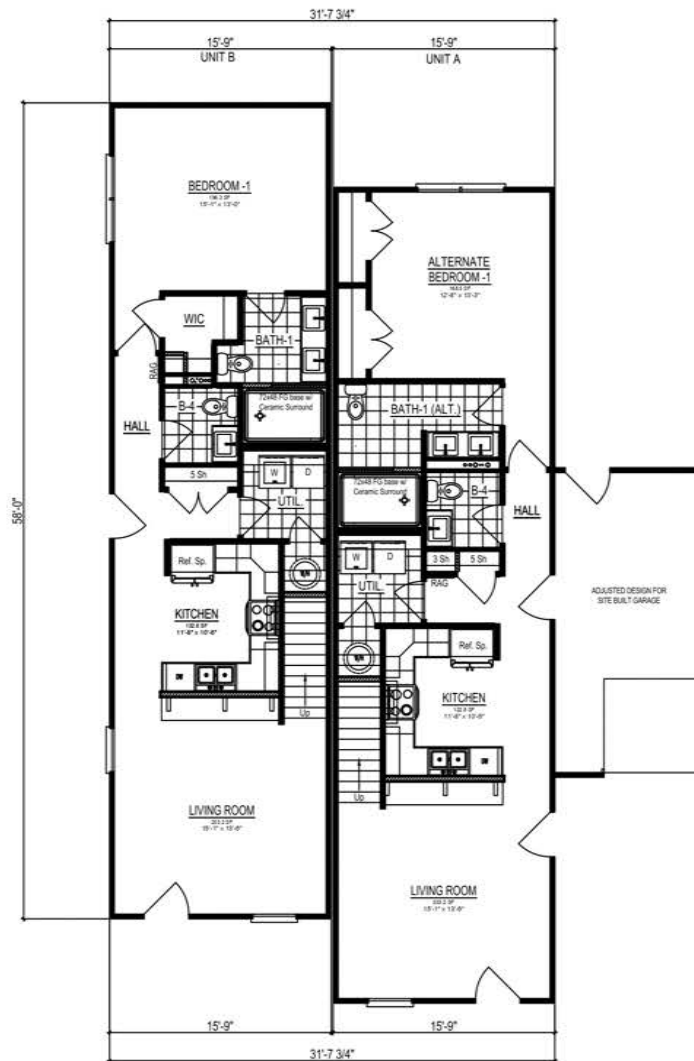
Optional Garage



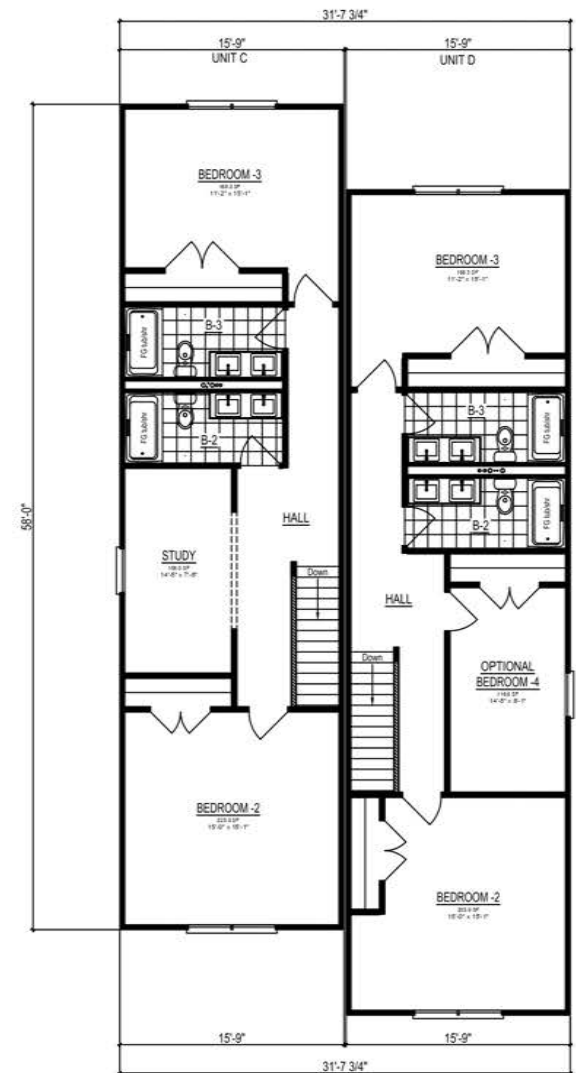
[nationwide-homes.com](http://nationwide-homes.com)

[facebook.com/nationwidehome](https://facebook.com/nationwidehome)

[instagram.com/nationwidehomes](https://instagram.com/nationwidehomes)



First Floor 914 SQ. FT.  
(1,828 SQ.FT. per Living Unit)



Second Floor 914 SQ. FT.  
(1,828 SQ.FT. per Living Unit)

# LANDMARK

A MULTI-FAMILY COLLECTION

Shown with Optional Interior and Exterior Features

These are artist renditions for sales purposes only. Refer to working drawings for actual dimensions. © 2023 Nationwide Homes 02/2023





# 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

**Leah Metcalf**

Applicant Name

Affiliation

**3/26/2024**

Date Filed

**5/9/2024**

Meeting Date (if applicable)

**5-C-24-SU**

File Number(s)

## CORRESPONDENCE

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

**Leah Metcalf Atlas Survey & Mapping, LLC**

Name / Company

**7016 Maize Drive Knoxville TN 37918**

Address

**865-248-2424 / lmetcalf@atlassurveytn.com**

Phone / Email

## CURRENT PROPERTY INFO

**Jeffrey King JKing Enterprises, LLC**

Owner Name (if different)

**6908 Office Park**

Owner Address

**865-309-5321**

Owner Phone / Email

**512 Richmond Ave. / 0, 600 Richmond Ave**

Property Address

**94 H Q 026 01, 002, 003**

Parcel ID

**6.61 acres**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**South side of Richmond Ave, east of Richmond Hill Rd**

General Location

☒ City

**Council District 3**

**RN-2 (Single-Family Residential Neighborhood), HP  
(Hillside Protection Overlay)**

**Agriculture/Forestry/Vacant Land**

☐ County District

Zoning District

Existing Land Use

**Central City**

Planning Sector

**LDR (Low Density Residential), HP (Hillside Protection)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation

## 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) <b>Duplex developments</b>			

## SUBDIVISION REQUEST

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

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
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
<b>\$1,000.00</b>	
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	<b>Leah Metcalf</b>	<b>3/26/2024</b>
	Please Print	Date

Phone / Email

Property Owner Signature	<b>Jeffrey King JKing Enterprises, LLC</b>	<b>3/26/2024</b>
	Please Print	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

Applicant Name		Affiliation
03/21/2024	05/09/2024	File Number(s)
Date Filed	Meeting Date (if applicable)	5-C-24-SU

CORRESPONDENCE

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

<input type="checkbox"/> Applicant	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Option Holder	<input checked="" type="checkbox"/> Project Surveyor	<input type="checkbox"/> Engineer	<input type="checkbox"/> Architect/Landscape Architect
Leah Metcalf		Atlas Survey & Mapping, LLC			
Name		Company			
7016 Maize Dr		Knoxville	TN	37918	
Address		City	State	ZIP	
865-248-2424		lmetcalf@atlassurveytn.com			
Phone		Email			

JKing Enterprises, LLC		6908 Office Park Circle	865-309-5321
Property Owner Name (if different)		Property Owner Address	Property Owner Phone
0, 512 & 600 Richmond Ave		094HQ002, 094HQ003, 094HQ02601	
Property Address		Parcel ID	
KUB	KUB	N	
Sewer Provider	Water Provider	Septic (Y/N)	

STAFF USE ONLY

General Location		Tract Size
<input checked="" type="checkbox"/> City	<input type="checkbox"/> County	
District	Zoning District	Existing Land Use
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

Home Occupation (specify) **DUPLEX**

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

Related City Permit Number(s)

## SUBDIVISION REQUEST

~~Peak Hill at West View~~

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

~~14~~  
Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

## ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

☐ Staff Review ☒ Planning Commission

### ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1		Total
0403	\$1,000.00	
Fee 2		\$1,000.00
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



Digitally signed by Leah Metcalf  
Date: 2024.03.21 16:46:26 -05'00'

Leah Metcalf

03/21/2024

Applicant Signature

Please Print

Date

865-248-2424

lmetcalf@atlassurveytn.com

Phone Number

Email

Jeffrey King

Digitally signed by Jeffrey King  
Date: 2024.03.22 09:03:24 -04'00'

Jeffery King

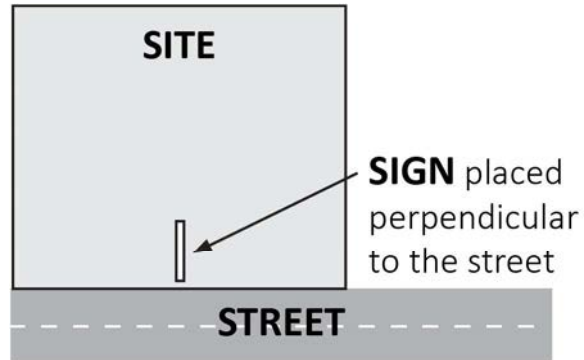
03/26/2024, SG

Property Owner Signature

Please Print

Date Paid

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

## TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

***The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:***

\_\_\_\_\_ **04/26/2024** \_\_\_\_\_ and \_\_\_\_\_ **05/10/2024** \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** Leah Metcalf

**Date:** 03/26/2024

**File Number:** 5-C-24-SU



Sign posted by Staff



Sign posted by Applicant