

REZONING

7-A-24-RZ

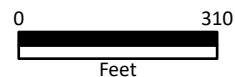
Petitioner: Magnolia Capital Group LLC



From: PR (Planned Residential)
To: PR (Planned Residential) up to 7 du/ac

Map No: 125
Jurisdiction: County

Original Print Date: 6/3/2024
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Magnolia Capital Group LLC

Applicant Name

Affiliation

5/2/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-A-24-RZ

File Number(s)

CORRESPONDENCE

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

Magnolia Capital Group LLC

Name / Company

2030 Main St NW Unit 406 Atlanta GA 30318

Address

865-951-3727 / team@magnoliacapitalgroup.com

Phone / Email

CURRENT PROPERTY INFO

Jackie Grubbs

Owner Name (if different)

0 E Governor John Sevier Hwy Knoxville TN 37920

Owner Address

Owner Phone / Email

0 E GOVERNOR JOHN SEVIER HWY

Property Address

125 00508

Parcel ID

7.25 acres

Tract Size

Part of Parcel (Y/N)?

Knox Chapman Sewer

Sewer Provider

Knox-Chapman Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Nicholas Rd and E Governor John Sevier Hwy

General Location

City **Commission District 9 PR (Planned Residential) up to 3 du/ac**

County District Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

South County SR (Suburban Residential)

Planning Sector Land Use (City)/Place Type (County)

Planned Growth Area

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 PR (Planned Residential)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment Proposed Plan Designation(s)	

up to 7 du/ac

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
\$1,012.50	
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: **Magnolia Capital Group LLC** Date: **5/2/2024**
Please Print

Phone / Email

Property Owner Signature: **Jackie Grubbs** Date: **5/2/2024**
Please Print

1) Download and fill out this form for your convenience.
2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

MAGNOLIA CAPITAL GROUP LLC
Applicant Name

4/25/24
Date Filed

July 11, 2024
~~June 13, 2024~~
Meeting Date (if applicable)

Affiliation

File Number(s)
7-A-24-RZ

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

MAGNOLIA CAPITAL GROUP LLC
Name Company

2030 Main ST NW Unit 406 Atlanta Ga 30318
Address City State ZIP

865-951-3727 team@magnoliacapitalgroup.com
Phone Email

CURRENT PROPERTY INFO

JACKIE L. GRUBBS
Property Owner Name (if different) Property Owner Address Property Owner Phone

O E GOV. JOHN SEVIER HWY 12500508
Property Address Parcel ID

Sewer Provider Water Provider Septic (Y/N)

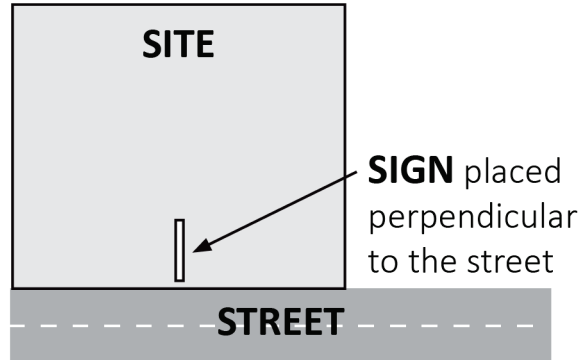
STAFF USE ONLY

General Location Tract Size

City County District Zoning District Existing Land Use

Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

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:

_____ 06/28/2024 _____ and _____ 07/12/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Magnolia Capital Group LLC

Date: 05/03/2024

File Number: 7-A-24-RZ

- Sign posted by Staff
- Sign posted by Applicant