



# SPECIAL USE REPORT

► **FILE #:** 7-C-24-SU

**AGENDA ITEM #:** 55

**AGENDA DATE:** 7/11/2024

► **APPLICANT:** CLINCH DEVELOPMENT GROUP, LLC

OWNER(S): Buzz Goss Clinch Development Group, LLC

TAX ID NUMBER: 94 N H 015, 014, 013

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 1610 CLINCH AVE (1616, 1618 CLINCH AVE)

► **LOCATION:** South side of Clinch Ave, west of Sixteenth St

► **APPX. SIZE OF TRACT:** 0.58 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Clinch Avenue, a minor collector with 18-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► **ZONING:** O (Office), NC (Neighborhood Conservation Overlay)

► **EXISTING LAND USE:** Multifamily Residential

► **PROPOSED USE:** Independent Living Facility

DENSITY PROPOSED: N/A

HISTORY OF ZONING: The NC Overlay was applied to the site in 2000 (8-Q-00-RZ).

SURROUNDING LAND USE AND ZONING: North: Multifamily residential - RN-5 (General Residential Neighborhood), INST (Institutional), NC (Neighborhood Conservation Overlay)

South: Public/quasi public land (parking garage) - INST (Institutional)

East: Public/quasi public land (church) - O (Office), NC (Neighborhood Conservation Overlay)

West: Multi-family residential - O (Office), NC (Neighborhood Conservation Overlay)

NEIGHBORHOOD CONTEXT: The area is comprised of multifamily residential development within historic houses and new construction buildings, with nearby institutional and commercial development.

## STAFF RECOMMENDATION:

► **Withdraw application as requested by applicant.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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



# Request to Postpone • Table • Withdraw

BuzzGoss

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

Date of Request

July 11, 2024

Scheduled Meeting Date

File Number(s)

7-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 \_\_\_\_\_ 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

BRIAN M. DENNISON  
Please Print

703-855-5619  
Phone Number

brian.marble@kcy.com  
Email

## STAFF ONLY

  
Staff Signature

Lindsay Crockett

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☒ Yes ☐ No

Amount:

\$450.00

Approved by:

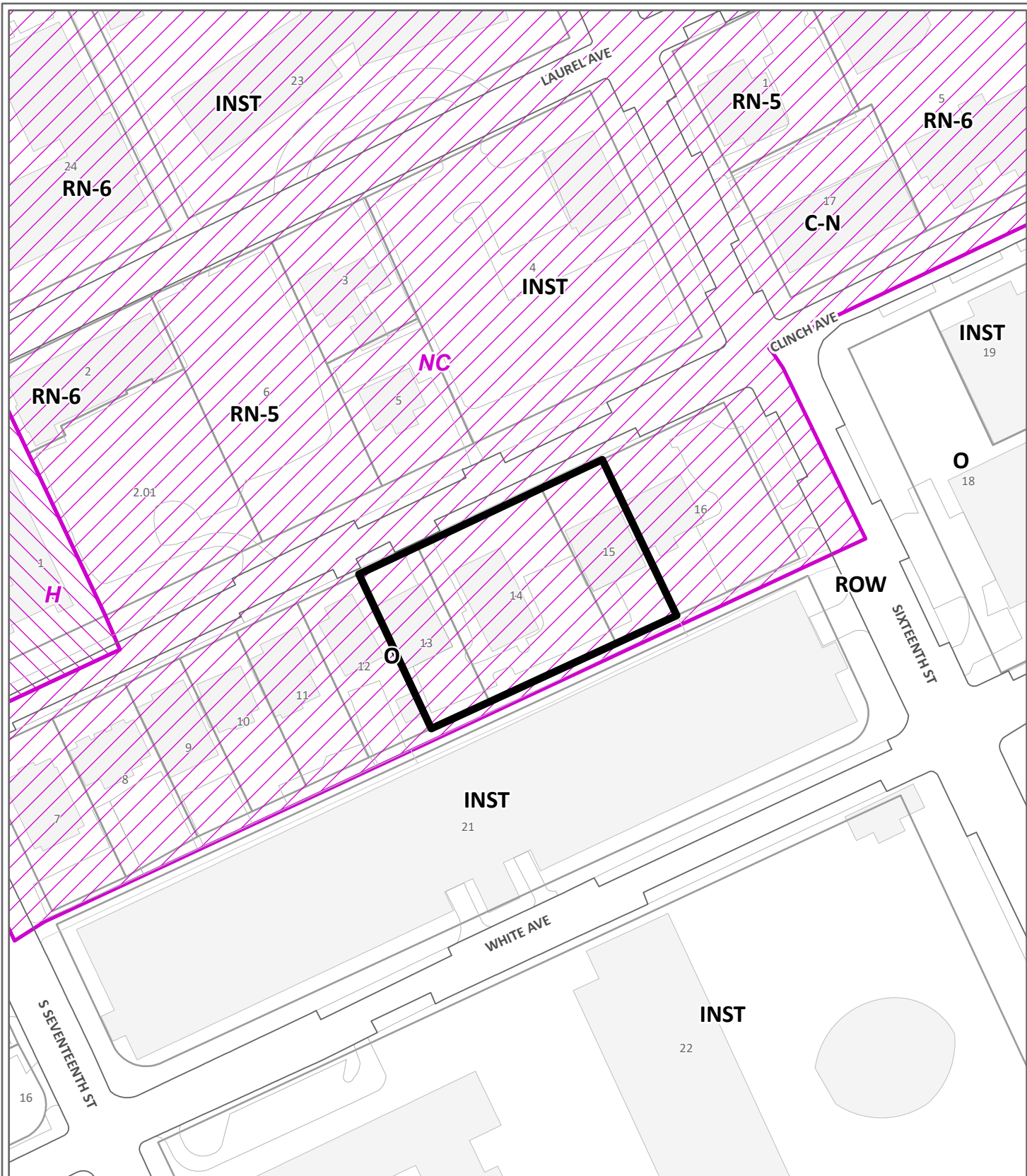
Date:

Payee Name

Payee Phone

Payee Address

October 2022



**SPECIAL USE**

**7-C-24-SU**

**Petitioner:** Clinch Development Group, LLC



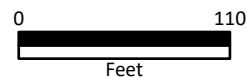
Independent Living Facility in O (Office), NC (Neighborhood Conservation Overlay)

**Original Print Date:** 6/3/2024

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

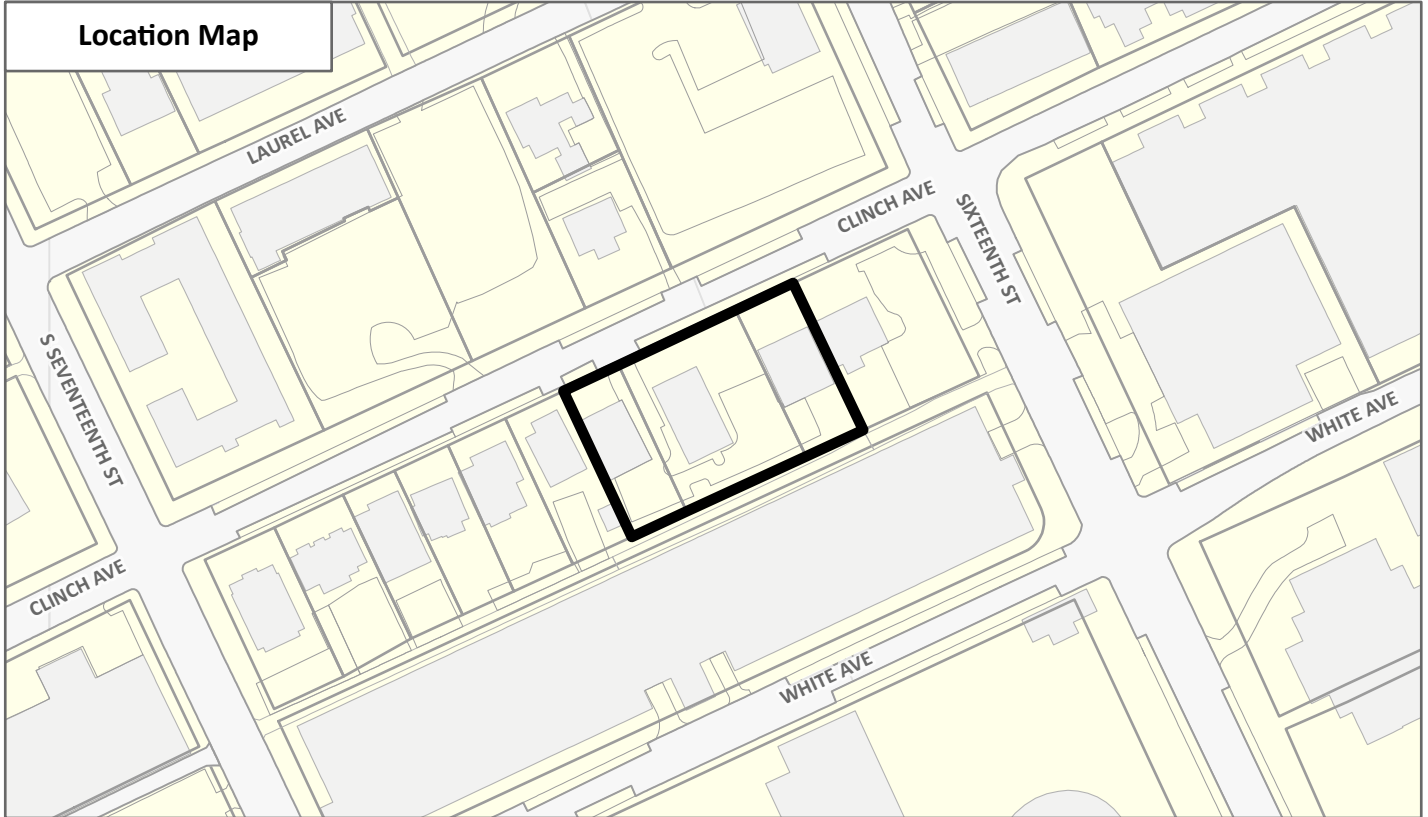
**Map No:** 94

**Jurisdiction:** City



## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

7-C-24-SU



Case boundary

0 160  
Feet







# 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

**Clinch Development Group, LLC**

Applicant Name

Affiliation

**5/28/2024**

Date Filed

**7/11/2024**

Meeting Date (if applicable)

**7-C-24-SU**

File Number(s)

## CORRESPONDENCE

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

**Buzz Goss Clinch Development Group, LLC**

Name / Company

**110 W Summit Hill Dr Knoxville TN 37902**

Address

**865-274-9108 / buzz@marblealley.com**

Phone / Email

## CURRENT PROPERTY INFO

**Buzz Goss Clinch Development Group, LL 110 W Summit Hill Dr Knoxville TN 37902**

Owner Name (if different)

Owner Address

**865-274-9108 / buzz@marbleall**

Owner Phone / Email

**1610 CLINCH AVE / 1616, 1618 CLINCH AVE**

Property Address

**94 N H 015,014,013**

Parcel ID

Part of Parcel (Y/N)?

**0.58 acres**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**South side of Clinch Ave, west of Sixteenth St**

General Location

☒ City

**Council District 1**

**O (Office), NC (Neighborhood Conservation Overlay)**

**Multifamily Residential**

☐ County District

Zoning District

Existing Land Use

**Central City**

**MDR (Medium Density Residential)**

Planning Sector

Land Use (City)/Place Type (County)

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>Independent Living Facility</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	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Rezoning Requests		
Additional Information		

## STAFF USE ONLY

### PLAT TYPE

☐ Staff Review    ☐ Planning Commission

### ATTACHMENTS

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

### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
<b>\$450.00</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.

Clinch Development Group, LLC	5/28/2024
Applicant Signature	Date

Phone / Email

Buzz Goss Clinch Development Group, LLC	5/28/2024
Property Owner Signature	Date



# Development Request

Reset Form

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☐ Rezoning

## Clinch Development Group LLC

Applicant Name

Affiliation

16 May 24

13 Jun 24

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.

- ☐ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Buzz Goss

Clinch Development Group LLC

Name

110 W Summit Hill Drive

Company

Knoxville

TN

37902

Address

865.274.9108

City

buzz@marblealley.com

State

ZIP

Phone

Email

## CURRENT PROPERTY INFO

Same

Same

Same

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1610, 1616, & 1618 Clinch Av Knoxville, TN

094NH014, 015, & 013

Property Address

Parcel ID

KUB

KUB

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



## DEVELOPMENT REQUEST

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

Home Occupation (specify) \_\_\_\_\_

**Special use as Independent Living Facility in O Zone.**

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

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number   ☐ Combine Parcels   ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

Related Rezoning File Number

## 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

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

**Buzz Goss**

Please Print

**16 May 24**

Date

**865.274.9108**

Phone Number

**buzz@marblealley.com**

Email

  
Property Owner Signature

**Buzz Goss**

Please Print

Date Paid