



Development Request

		DEVELOPMENT	SUBDIVISION	ZONING		
DI-	MAIN	☐ Development Plan	☐ Concept Plan	☐ Rezoning		
Pla	annin	☐ Planned Development	☐ Final Plat	✓ Plan Amendment		
KNOX	CVILLE I KNOX COUNT			✓ Sector Plan		
		☐ Hillside Protection COA		☐ City OYP / County		
		_ ms.ge rrotection co.v		Comp Plan		
Kokila Estat						
Applicant N	ame		Affiliation			
5/28/2024		7/11/2024	7-D-24-SP			
Date Filed		Meeting Date (if applicable)	ring Date (if applicable) File Number(s)			
CORRES	PONDENCE	All correspondence related to this application s	should be directed to the app	roved contact listed below.		
Benjamin C	. Mullins Frantz,	McConnell and Seymour, LLP				
Name / Con	npany					
550 W. Mai	in St. St. Suite 50	00 Knoxville TN 37902				
Address						
	21 / bmullins@	fmsllp.com				
Phone / Em	ail					
CURREN	T PROPERTY I	NFO				
Kokila Estat	tes, LLC	11972 Black Rd Knoxville TN 379	932 865	5-336-6868		
Owner Nam	ne (if different)	Owner Address	Ow	ner Phone / Email		
303 JACKS	BORO PIKE / 32	25 ESSARY DR				
Property Ad	ldress					
58 D K 020,	022		1.3	4 acres		
Parcel ID		Part of	Parcel (Y/N)? Tra	ct Size		
Knoxville U	tilities Board	Knoxville Utilities	Board			
Sewer Provi	ider	Water Provider		Septic (Y/N)		
STAFF U	SE ONLY					
North side	of Essary Dr, wes	st side of Jacksboro Pike				
General Loc	ation					
∠ City (Council District 4	RN-1 (Single-Family Residential Neighborhoo	d) Office, Sing	gle Family Residential		
	District	Zoning District	Existing La			
North City	LDR (I	Low Density Residential)	N/A (Withi	n City Limits)		
Planning Se	ctor Land	Use (City)/Place Type (County)	Growth Po	Growth Policy Plan Designation		

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DEVELOPM	MENT REQUEST						
☐ Developme ☐ Hillside Prot Home Occupat	cection COA cion (specify)		lse on Review esidential	/ / Special Use	lential	Related City I	Permit Number(s)
Other (specify)							
SUBDIVSIO	ON REQUEST						
Proposed Subc	livision Name					Related Rezo	ning File Number
Unit / Phase No	 umber		Tota	Number of Lot	s Created		
Additional Info							
☐ Attachment	s / Additional Requireme	ents					
ZONING RE	EQUEST						
Zoning	RN-4 (General Resident	ial Neighborhood)				Pending Plat File Number	
Change	Proposed Zoning						
✓ Plan Amendmen	t Proposed Plan Design						
Proposed Dens	sity (units/acre) Previo	ous Rezoning Request	:S				
Additional Info	rmation						
STAFF USE	ONLY						
PLAT TYPE					Fee 1		Total
☐ Staff Review	v 🗌 Planning Cor	nmission			\$1,700.00		
ATTACHME							
	vners / Option Holders t Request (Comprehensi	☐ Variance Requ ve Plan)	iest		Fee 2		
	L REQUIREMENTS						
	ew / Special Use (Conce	ot Plan)			Fee 3		
☐ Traffic Impa							
COA Checkl	ist (Hillside Protection)						
AUTHORIZ	ATION						
	ler penalty of perjury the f			she/it is the own	er of the prop	perty, AND 2) th	e application and
		Kokila Estates, LLC					5/28/2024
Applicant Signa	ature	Please Print					Date
Phone / Email							
. Hone / Linaii		Kokila Estates, LLC	2				5/28/2024
Property Owne	er Signature	Please Print					Date

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Development Request

		DEVELOPMENT	SORDIVISION	ZONING
DI.		Development Plan	☐ Concept Plar	n 🗹 Rezoning
Pla	annın	☐ Planned Development	☐ Final Plat	✓ Plan Amendment
KNO	WILLE I KNOX COUNTY	☐ Use on Review / Special Use		Sector Plan
		☐ Hillside Protection COA		City OYP / County
		☐ Hillside Protection COA		Comp Plan
Kokila Estat Applicant N			Affilia	tion
	ame			
5/28/2024		7/11/2024	7-C-24-PA / 7-	
Date Filed		Meeting Date (if applicable)	File Number(s)
CORRES	PONDENCE	All correspondence related to this application	should be directed to th	e approved contact listed below.
Benjamin C	. Mullins Frantz, N	McConnell and Seymour, LLP		
Name / Con	npany			
550 W. Mai	in St. St. Suite 500	Knoxville TN 37902		
Address				
	21 / bmullins@fr	nsllp.com		
Phone / Em	ail			
CURREN	T PROPERTY IN	NFO NFO		
Kokila Estat	tes, LLC	11972 Black Rd Knoxville TN 37	932	865-336-6868
Owner Name (if different)		Owner Address		Owner Phone / Email
	BORO PIKE / 322	5 ESSARY DR		
Property Ad	ldress			
58 D K 020,	022			1.34 acres
Parcel ID		Part of	Parcel (Y/N)?	Tract Size
	tilities Board	Knoxville Utilities	Board	
Sewer Provi	ider	Water Provider		Septic (Y/N)
STAFF U	SE ONLY			_
	-	side of Jacksboro Pike		
General Loc	ation			
_ , _	Council District 4	RN-1 (Single-Family Residential Neighborhoo		e, Single Family Residential
County I	District	Zoning District	Existi	ing Land Use
North City	LDR (Lo	ow Density Residential)	N/A (Within City Limits)
Planning Se	ctor Land L	Jse (City)/Place Type (County)	Grow	vth Policy Plan Designation

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DEVELOPM	ENT REQUEST						
☐ Developmen	t Plan 🔲 Planned Deve	lopment 🔲 Use o	on Review	/ / Special Use		Related City	Permit Number(s)
☐ Hillside Prote	ection COA	☐ Resid	lential	☐ Non-resid	dential		
Home Occupati	on (specify)						
Other (specify)							
SUBDIVSIO	N REQUEST						
_						Related Rezo	oning File Number
Proposed Subdi	vision Name						
Unit / Phase Nu			Total	Number of Lot	s Created		
Additional Infor							
☐ Attachments	/ Additional Requirements	;					
ZONING RE	QUEST						
✓ Zoning	RN-4 (General Residential	Neighborhood)				Pending Plat File Number	
Change	Proposed Zoning						
✓ Plan	MDR (Medium Density Res						
Amendment	Proposed Plan Designation	on(s)					
Proposed Dansi	ty/units/acro) Provious	Pozoning Poguests					
Proposed Densi Additional Infor		Rezoning Requests					
STAFF USE	JNLY						
PLAT TYPE ☐ Staff Review	□ Dlanning Comm	ission			Fee 1		Total
_	☐ Planning Comm	SSION			\$1,700.00		
Property Ow	I TS ners / Option Holders	☐ Variance Request			Fee 2		
	Request (Comprehensive I				1 66 2		
ADDITIONAL	. REQUIREMENTS						
	w / Special Use (Concept F	ʻlan)			Fee 3		
☐ Traffic Impac							
COA Checklis	t (Hillside Protection)						
AUTHORIZA	ATION						
	er penalty of perjury the fore			he/it is the own	er of the prop	perty, AND 2) th	e application and
all associated	materials are being submitte	ed with his/her/its cons Kokila Estates, LLC	sent.				5/28/2024
Applicant Signat		Please Print					Date
-							
Phone / Email							
	k	Kokila Estates, LLC					5/28/2024
Property Owner	Signature P	Please Print					Date

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(1) Download and fill out this form at 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

Planning KNOXVILLE I KNOX COUNTY	DEVELOPMENT ☐ Development Pla ☐ Planned Develop ☐ Use on Review / ☐ Hillside Protection	an oment Special Use	SUBDIVISION ☐ Concept Pla ☐ Final Plat	zo	NING Plan Amendment ■ SP ■ PA Rezoning
Kokila Estates, LLC			(Owner	
Applicant Name			A	Affiliation	
05/21/2024	July 11, 202	4			File Number(s)
Date Filed	Meeting Date (i	7-D-24-RZ 7-C-24-PA 7-D-24-SP			
CORRESPONDENCE	ll correspondence related t	o this application sh	ould be directed to	the approved	l contact listed below.
Applicant	er 🗌 Option Holder 🛭	☐ Project Surveyor	☐ Engineer ☐	Architect/La	andscape Architect
Benjamin C. Mullins		Frantz	, McConnell &	Seymour	, LLP
Name		Compar	ÿ		
550 West Main Street, Su	ite 500	Knoxv	ille	TN	37902
Address		City		State	ZIP
865-546-9321	bmullins@fr	nsllp.com			
Phone	Email				
CURRENT PROPERTY INFO					
	1197	2 Black Road k	Knoxville, TN 3	7932 865	5-336-6868
Property Owner Name (if different	r) Proper	ty Owner Address		Prop	erty Owner Phone
5303 Jacksboro Pk. and 3	3225 Essary Dr.	058DK020 and 058DK022			
Property Address			Parcel ID		
KUB		KUB			N
Sewer Provider		Water Provider			Septic (Y/N)
STAFF USE ONLY					
W of Jacksboro Pk/S of R	ondo Rd; N of Essar	y Dr./E of Ros	ebay Rd/W of	~1.35 acre	es
General Location			7	ract Size	
	RN-1		OF and AgF	orVac	
City County District	Zoning District	Existing Land Use			
North City	LDR		H. T. 1875 S. T. H. A. A. 1875 S. H. 1875 S.	NA (in City	y)
Planning Sector	Land Use / F	Place Туре	(Growth Policy	Plan Designation

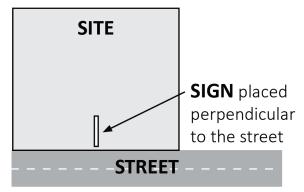
DEVELOPMENT REQUEST				
☐ Development Plan ☐ Use on Review ☐ Residential ☐ Non-Residential Home Occupation (specify)	Related	d City Permit Number(s)		
Other (specify)				
SUBDIVISION REQUEST				
			Related	d Rezoning File Number
Proposed Subdivision Name				
Unit / Phase Number Combine Par	cels Divide Parcel Total	Number of Lots C	reated	
Other (specify)				
☐ Attachments / Additional Requirements	i			
ZONING REQUEST				
Zoning Change			Pend	ding Plat File Number
Proposed Zoning				
Plan Amendment Change MDR Proposed P	lan Designation(s)			
Proposed Density (units/acre) ☐ Other (specify)	Previous Rezoning Requests			
70 A				
STAFF USE ONLY		Fee 1		Tatal
PLAT TYPE ☐ Staff Review Planning Commiss	ion	06 0 1	\$650.00	Total
ATTACHMENTS		Fee 2	Market School Color	
☐ Property Owners / Option Holders ☐ ☐ Amendment Request (Comprehensive F	Variance Request	0801	\$650.00	\$ 1, 3 00 . 00
ADDITIONAL REQUIREMENTS	iany			\$1,700.00
Use on Review / Special Use (Concept P	lan)	Fee 3	A. . . .	
☐ Traffic Impact Study ☐ COA Checklist (Hillside Protection)		0605	\$1,050.00	
AUTHORIZATION				
I declare under penalty of perjury the fore 1) He/she/jt is the owner of the property AN		ated materials are b	eing submitted with I	nis/her/its consent
De Franke Will	Sokila Estates,			17-24
Applicant Signature	Please Print		Da	
865-546-9321	bmullins@fmsl	lp.com		
Phone Number	Email			
NA.	Kairav Vyas		05/2	1/2024, SG \$1,30
Property Owner Signature	Please Print		Da	te Paid



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-ofway 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: Kokila Estates, LLC		
Date: 05/21/2024		Sign posted by Staff
File Number: 7-D-24-RZ, 7-C-24-PA & 7-D-24	 I-SP	Sign posted by Applicant