

**SPECIAL USE**

**7-D-24-SU**

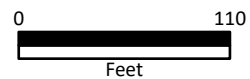
**Petitioner:** Mike Stevens Homes



Increase the maximum height of a townhouse in the Northshore Town Center Master Plan in RN-3(C) (General Residential Neighborhood), C-R-2(C) (Regional Commercial), HP (Hillside

**Map No:** 154  
**Jurisdiction:** City

**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

#### Mike Stevens Homes

Applicant Name Affiliation

5/29/2024

7/11/2024

7-D-24-SU

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.*

#### Buck Bailey Mike Stevens Homes

Name / Company

9511 Bluegrass Rd Knoxville TN 37922

Address

971-227-2628 / buckbailey@mikestevenshomes.com

Phone / Email

### CURRENT PROPERTY INFO

Buck Bailey Mike Stevens Homes

9511 Bluegrass Rd Knoxville TN 37922

971-227-2628 / buckbailey@mi

Owner Name (if different)

Owner Address

Owner Phone / Email

9426 9430, 9434, 9438 HORIZON DR

Property Address

154 F E 006,007 154FG020, 021

8423 square feet

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

Southeast side of Horizon Dr, northeast of Cades Cove Rd

General Location

<input checked="" type="checkbox"/> City	<b>Council District 2</b>	<b>RN-3(C) (General Residential Neighborhood), C-R-2(C) (Regional Commercial), HP (Hillside Protection Overlay)</b>	<b>Agriculture/Forestry/Vacant Land</b>
<input type="checkbox"/> County	District	Zoning District	Existing Land Use
<b>Southwest County</b>	<b>MU-CC (Community Mixed Use Center), HP (Hillside Protection)</b>	<b>N/A (Within City Limits)</b>	
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>Increase the maximum height of a townhouse in the Northshore Town Center</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
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.

Applicant Signature	<b>Mike Stevens Homes</b> Please Print	<b>5/29/2024</b> Date
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Phone / Email

Property Owner Signature	<b>Buck Bailey Mike Stevens Homes</b> Please Print	<b>5/29/2024</b> Date
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# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP
  - PA
- Rezoning

Mike Stevens Homes

Applicant Name		Affiliation	
Buck Bailey	28 <i>May 28, 2024</i>		
Date Filed	Meeting Date (if applicable)	File Number(s)	
	7/11/2024	7-D-24-SU	

## 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

<b>Buck Bailey, building designer</b>		<b>Mike Stevens Homes</b>	
Name		Company	
9511 Bluegrass Rd.	Knoxville	TN	37922
Address	City	State	ZIP
(971) 227-2628	buckbailey@mikestevenshomes.com		
Phone	Email		

## CURRENT PROPERTY INFO

Mike Stevens Homes	same as above	
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
<del>Lots 181, 182, 18, 19 Northshore Towncenter</del>	154FE006, 007 & 154FG020, 021	
Property Address 9426, 9430, 9434, & 9438 Horizon Dr	Parcel ID	
<i>First Ability District</i>	<i>Same</i>	N
Sewer Provider	Water Provider	Septic (Y/N)

## STAFF USE ONLY

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

## DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify)

Other (specify) Increase the maximum height of a townhouse

## SUBDIVISION REQUEST

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

Zoning Change Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify) ~~Height limit interpretation - increase as designed~~

## 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
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

Mike Stevens Homes

Please Print

May 26, 2024  
Date

971-227-2628  
Phone Number

buck.bailey@mikestevenshomes.com  
Email

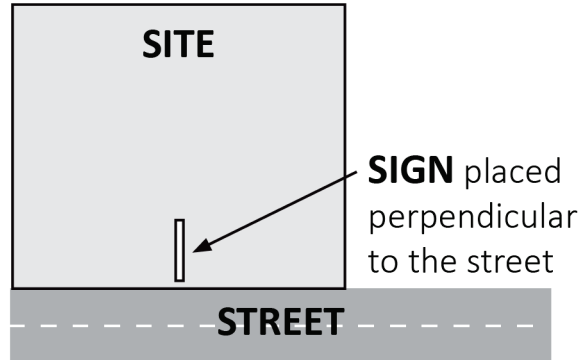
  
Property Owner Signature

MTC Holding -  
Please Print

05/29/2024, SG

5-26-24  
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:*

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

Applicant Name: Mike Stevens Homes

Date: 05/29/2024

File Number: 7-D-24-SU

- Sign posted by Staff
- Sign posted by Applicant