

**REZONING**

**7-G-24-RZ**

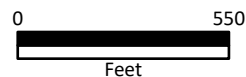
**Petitioner:** Benjamin C. Mullins



**From:** RA (Low Density Residential)  
**To:** PR (Planned Residential) 12 du/ac

**Map No:** 137  
**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

**Benjamin C. Mullins**

Applicant Name

Affiliation

**5/22/2024**

Date Filed

**7/11/2024**

Meeting Date (if applicable)

**7-G-24-RZ**

File Number(s)

## CORRESPONDENCE

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

**Benjamin C. Mullins Frantz, McConnell and Seymour, LLP**

Name / Company

**550 W. Main St. St. Suite 500 Knoxville TN 37902**

Address

**865-546-9321 / bmullins@fmsllp.com**

Phone / Email

## CURRENT PROPERTY INFO

**Kelly and Michael Miles**

Owner Name (if different)

**522 Charleen Ln Knoxville TN 37920**

Owner Address

Owner Phone / Email

**717 W GOVERNOR JOHN SEVIER HWY**

Property Address

**137 013**

Parcel ID

**9.99 acres**

Tract Size

Part of Parcel (Y/N)?

**Knox-Chapman Utility District**

Sewer Provider

**Knox-Chapman Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of W Governor John Sevier Hwy, west of W Dick Ford Ln**

General Location

City **Commission District 9 RA (Low Density Residential)**

County District Zoning District

**Agriculture/Forestry/Vacant Land**

Existing Land Use

**South County SR (Suburban Residential)**

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

**Urban Growth Area (Outside City Limits)**

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

### 12 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
<b>\$1,149.50</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: **Benjamin C. Mullins**    Date: **5/22/2024**  
Please Print

Phone / Email

Property Owner Signature: **Kelly and Michael Miles**    Date: **5/22/2024**  
Please Print

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  PA
- Rezoning

Benjamin C. Mullins

Attorney for Option Holder

Applicant Name

Affiliation

5/20/2024

July 11, 2024

Date Filed

Meeting Date (if applicable)

File Number(s)

7-G-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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)

Phone

Email

## CURRENT PROPERTY INFO

Kelly and Michael Miles

522 Charleen LN Knoxville, TN 37920

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

717 W Governor John Sevier Hwy

137 013

Property Address

Parcel ID

West Knox Utilities Board

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

N of W Governor John Sevier Hwy, W of W Dick Ford LN

~9.99 acres

General Location

Tract Size

City  County

9

RA

AgForVac

District

Zoning District

Existing Land Use

SR (Suburban Residential)

Urban Growth

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) \_\_\_\_\_

### SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_

Related Rezoning File Number

Unit / Phase Number \_\_\_\_\_

- Combine Parcels    Divide Parcel

Total Number of Lots Created \_\_\_\_\_

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

Attachments / Additional Requirements

### ZONING REQUEST

Zoning Change   PR  
Proposed Zoning

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s)

12 dua

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  
 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	

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**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

Benjamin C. Mullins

Please Print

5-20-24

Date

865-546-9321

Phone Number

bmullins@fmsllp.com

Email

Kelly S Miles

dotloop verified  
05/20/24 1:08 PM CDT  
7XCM-D4FE-Y1D5-QWUB

Kelly S Miles

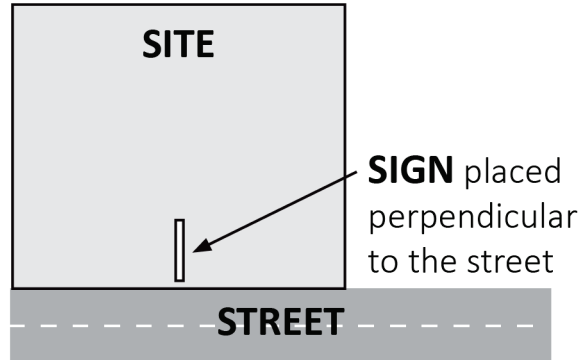
05/23/2024, SG

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:*

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

Applicant Name: Benjamin C. Mullins

Date: 05/22/2024

File Number: 7-G-24-RZ

- Sign posted by Staff
- Sign posted by Applicant