



PLAN AMENDMENT REPORT

► **FILE #:** 7-G-24-SP

AGENDA ITEM #: 46

AGENDA DATE: 7/11/2024

► **APPLICANT:** **ANDREW THOMAS**
OWNER(S): Andrew Thomas, West Parkway 1, LLC

TAX ID NUMBER: 69 A D 01101 [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 1210 W PARKWAY AVE

► **LOCATION:** **Southwest side of the intersection of Inskip Rd and W Parkway Ave**

► **APPX. SIZE OF TRACT:** **11080 square feet**

SECTOR PLAN: North City

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

ACCESSIBILITY: The corner lot has access via Inskip Road, a major collector with a pavement width of 25 ft within a 45-ft right-of-way, and via W Parkway Avenue, a local road with a pavement width of 19 ft within a 52-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** **LDR (Low Density Residential) / RN-2 (Single-Family Residential Neighborhood)**

► **PROPOSED PLAN DESIGNATION:** **MDR (Medium Density Residential)**

► **EXISTING LAND USE:** **Multifamily Residential**

EXTENSION OF PLAN DESIGNATION: No, this is not an extension.

HISTORY OF REQUESTS: In 2013, the property was part of a governmental rezoning for a larger area from R-2 (General Residential) to the R-1A (Low Density Residential) district (8-C-13-RZ).

SURROUNDING LAND USE AND PLAN DESIGNATION:
North: Multifamily residential - LDR (Low Density Residential)
South: Single family residential - LDR (Low Density Residential)
East: Single family residential - LDR (Low Density Residential)
West: Single family residential - LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT The Inskip neighborhood is comprised of a wide range of housing forms, from single family detached houses to townhomes and multifamily developments.

STAFF RECOMMENDATION:

- **Deny the MDR (Medium Density Residential) land use classification because this does not meet the intent of the sector plan and Inskip Small Area Plan.**

COMMENTS:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No known new roads or utilities have been introduced to this area.
2. Although the property's location along a major collector street (Inskip Road) is consistent with the location criteria of the requested MDR classification, the adjacent streets do not have any sidewalks, and the KAT Reimagined network plan has recommended discontinuing the closest transit service along Cedar Lane.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the North City Sector Plan with regard to the subject property.
2. The two nearby multifamily developments along Inskip Road were developed prior to the adoption of the North City Sector Plan (2007), but the sector plan still classified these parcels as low density residential.
3. The sector plan recommended rezoning the area between Central Avenue Pike and Inskip Road, which includes the subject property, to the R-1A (Low Density Residential) district to reflect the majority of uses in the area and allow medium density residential uses only on collector and arterial streets (p. 21). The R1-A zone is comparable to the RN-2 zone, which is the current zone of this property.
4. The intent to keep this area as low density residential is echoed by the Inskip Small Area Plan (2011), which also called for downzoning the subject parcel from R-2 (General Residential) to the R-1A district (p. 21-24).
5. Because the request runs counter to the recommendations of the sector plan, approval of the MDR classification to allow the requested RN-4 district could be considered a 'spot amendment' here.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There are no known changes in government policy pertaining to this area. While there is an increased demand for housing, this request is not aligned with the intent of the plans in place.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. There are some significant development changes in the Inskip community, most notably the \$6.5 million dollar expansion of Inskip Elementary School in 2019 and the under-construction 112-unit apartment complex by KCDC southwest of the school. However, these major developments are more than one mile away from the subject parcel and these do not warrant the proposed plan amendment.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 8/6/2024 and 8/20/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



Request to Postpone • Table • Withdraw

Andrew Thomas

07/10/2024

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

Date of Request

07/11/2024

Scheduled Meeting Date

7-G-24-SP

7-P-24-RZ / 7-G-24-PA

File Number(s)

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 10/10/2024 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.

Andrew Thomas

dotloop verified
07/10/24 4:02 PM EDT
PJQH-GZNH-ODRD-U38N

Andrew Thomas

Applicant Signature

Please Print

704-412-1289

virtualptig@gmail.com

Phone Number

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 7-P-24-RZ
7-G-24-PA

AGENDA ITEM #: 46
AGENDA DATE: 7/11/2024

► **APPLICANT:** ANDREW THOMAS
OWNER(S): Andrew Thomas, West Parkway 1, LLC

TAX ID NUMBER: 69 A D 01101 [View map on KGIS](#)
JURISDICTION: Council District 5
STREET ADDRESS: 1210 W PARKWAY AVE
► **LOCATION:** Southwest side of the intersection of Inskip Rd and W Parkway Ave
► **TRACT INFORMATION:** 11080 square feet.
SECTOR PLAN: North City
GROWTH POLICY PLAN: N/A (Within City Limits)
ACCESSIBILITY: The corner lot has access via Inskip Road, a major collector with a pavement width of 25 ft within a 45-ft right-of-way, and via W Parkway Avenue, a local road with a pavement width of 19 ft within a 52-ft right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: First Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RN-2 (Single-Family Residential Neighborhood)
► **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RN-4 (General Residential Neighborhood)
► **EXISTING LAND USE:** Multifamily Residential

► **EXTENSION OF PLAN DESIGNATION/ZONING:** No, this is not an extension of the plan designation or zoning district.
HISTORY OF ZONING REQUESTS: In 2013, the property was part of a governmental rezoning for a larger area from R-2 (General Residential) to the R-1A (Low Density Residential) district (8-C-13-RZ).
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Multifamily residential - LDR (Low Density Residential) - RN-5 (General Residential Neighborhood)
South: Single family residential - LDR (Low Density Residential) - RN-2 (Single-Family Residential Neighborhood)
East: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)
West: Single family residential - LDR (Low Density Residential) - RN-2 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The Inskip neighborhood is comprised of a wide range of housing forms, from single family detached houses to townhomes and multifamily developments.

STAFF RECOMMENDATION:

- ▶ **Deny the MDR (Medium Density Residential) land use classification because it is inconsistent with the sector plan and Inskip Small Area Plan.**

- ▶ **Deny the RN-4 district because it is inconsistent with the LDR (Low Density Residential) classification.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. There are no apparent errors or omissions in the One Year Plan with regards to the subject property. The LDR land use classification is consistent with the recommendations of the North City Sector Plan and Inskip Small Area Plan, as described in the previous section.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. While there are some significant development changes in the Inskip community (e.g.: the \$6.5 million dollar expansion of Inskip Elementary School in 2019 and the under-construction 112-unit apartment complex by KCDC at 4510 Fennel Road), these are more than one mile away from the subject parcel. The development trend and public infrastructure in the immediate vicinity do not warrant the proposed plan amendment.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no known public policy changes pertaining to the subject property and its land use designation.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new studies or plans specific to this area or the MDR land use that apply to this request. The Inskip Small Area Plan and North City Sector Plan call for low density residential zoning.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. There have not been any recent significant changes in this part of the Inskip neighborhood that warrants the proposed rezoning. The major development changes in this community occurred at least one mile away from the subject parcel, as mentioned before.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RN-4 district is intended to accommodate mixed medium density residential development within the City of Knoxville. Single-family, two-family, and townhouse dwelling residential development is permitted with low-rise multi-family dwellings and new development forms such as pocket neighborhoods allowed by review and in some cases with special use approval.
2. The area has a mix of residential uses, including houses, duplexes, and multi-family developments, and it is generally aligned with the intent of the RN-4 district. However, because the RN-4 zone is contrary to the sector plan and small area plan recommendations, it is not a zone that should be considered.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The increased density that could result from development in RN-4 is not supported by the lack of pedestrian connectivity, making the area less safe for pedestrians, including children walking to school since this property is within the Sterchi Elementary School Parental Responsibility Zone.
2. Due to the small lot size, an RN-4 development could feel much more dense than that of the surrounding area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed RN-4 district would be inconsistent with the LDR land use classification of the sector plan and One Year plan. Despite the existence of multifamily developments in the vicinity, the sector plan recommended the low density classification here in 2007.
2. The Inskip Small Area Plan (2011) called for downzoning the subject parcel from R-2 (General Residential) to the R-1A (Low Density Residential), as mentioned in the plan amendment section. The present RN-2 district is consistent with the plan's intent.
3. The proposed rezoning is consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. Medium intensity residential developments are generally preferred in pedestrian-oriented locations. Although the property is located within the parental responsibility zone of Sterchi Elementary, there are no sidewalks on the adjacent streets. The closest transit route along Cedar Lane is being discontinued, according to the KAT Reimagined Recommended Network Report. There is, however, another transit route within a half mile along Highland Drive.
2. This is an urbanized area with adequate utility infrastructure provided by KUB.

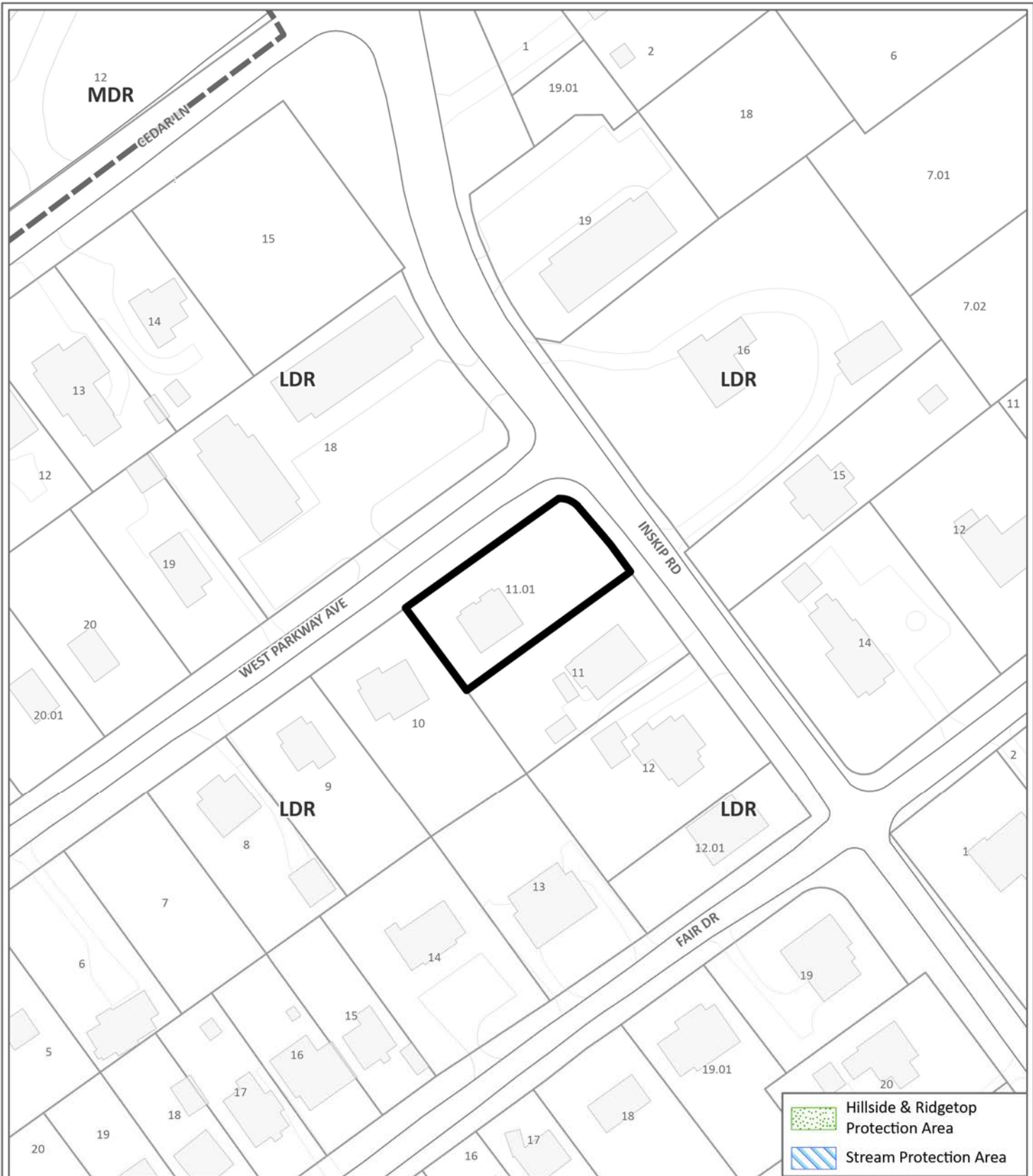
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Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central High.

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 Hillside & Ridgetop Protection Area

 Stream Protection Area

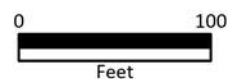
7-G-24-SP
NORTH CITY SECTOR PLAN MAP

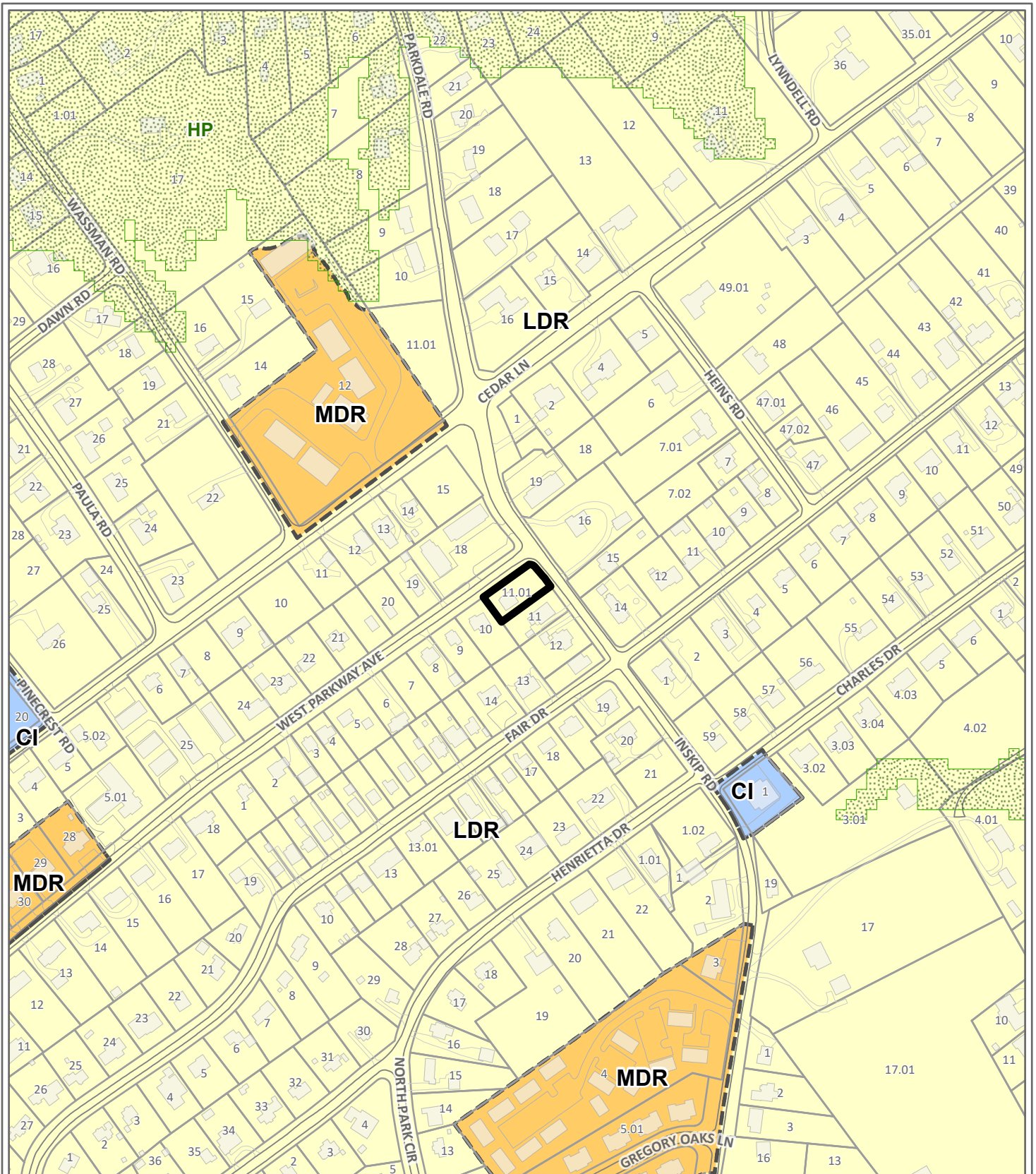
 **From:** LDR (Low Density Residential)
To: MDR (Medium Density Residential)

Original Print Date: 6/21/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Andrew Thomas

Map No: 69
Jurisdiction: City





ONE YEAR PLAN MAP

7-G-24-PA

Petitioner: Andrew Thomas



From: LDR (Low Density Residential)

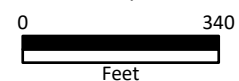
To: MDR (Medium Density Residential)

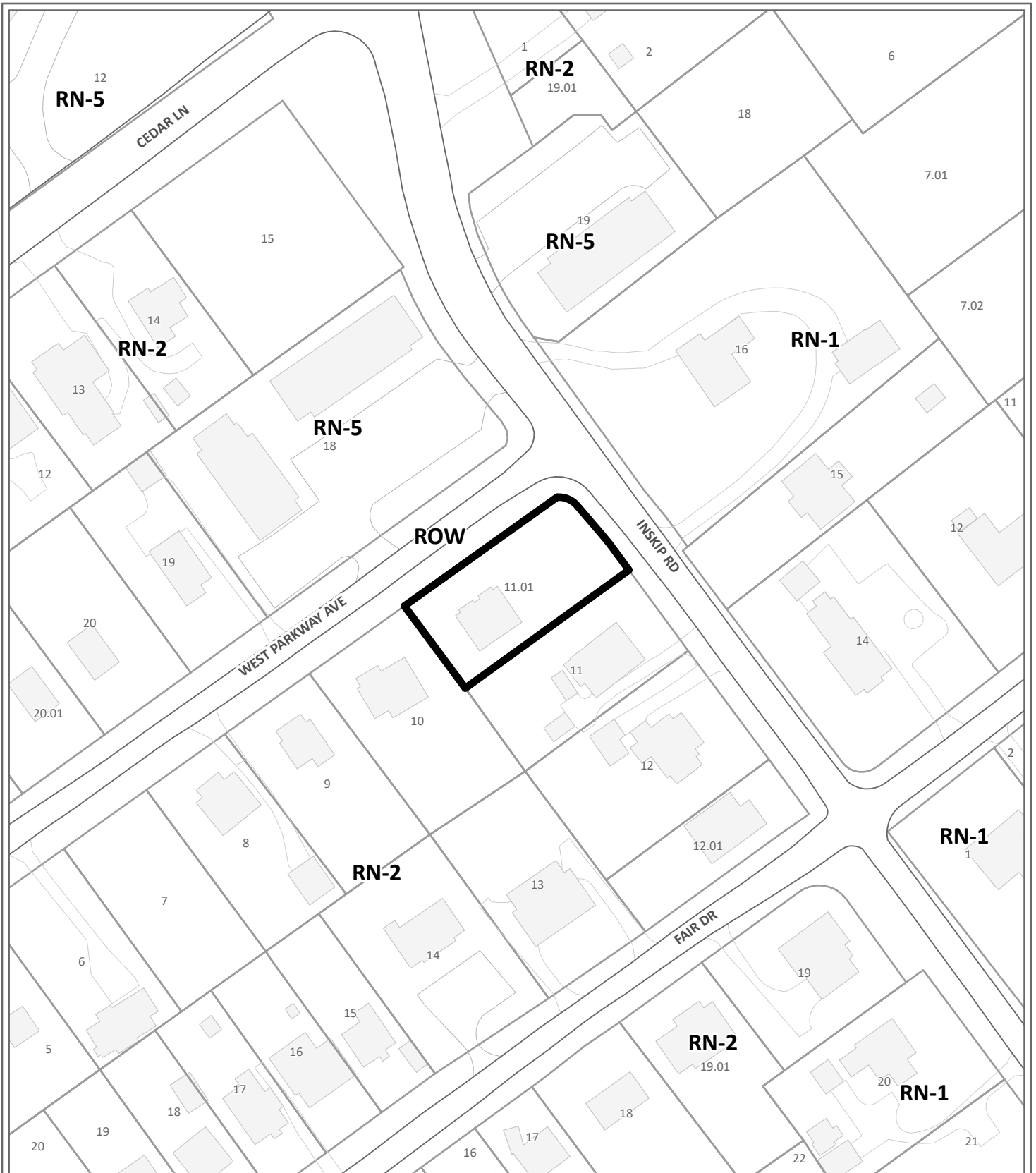
Original Print Date: 6/3/2024

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

Map No: 69

Jurisdiction: City





REZONING

7-P-24-RZ

Petitioner: Andrew Thomas



From: RN-2 (Single-Family Residential Neighborhood)

To: RN-4 (General Residential Neighborhood)

Original Print Date: 6/3/2024

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

Map No: 69

Jurisdiction: City

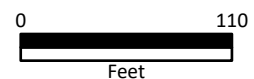
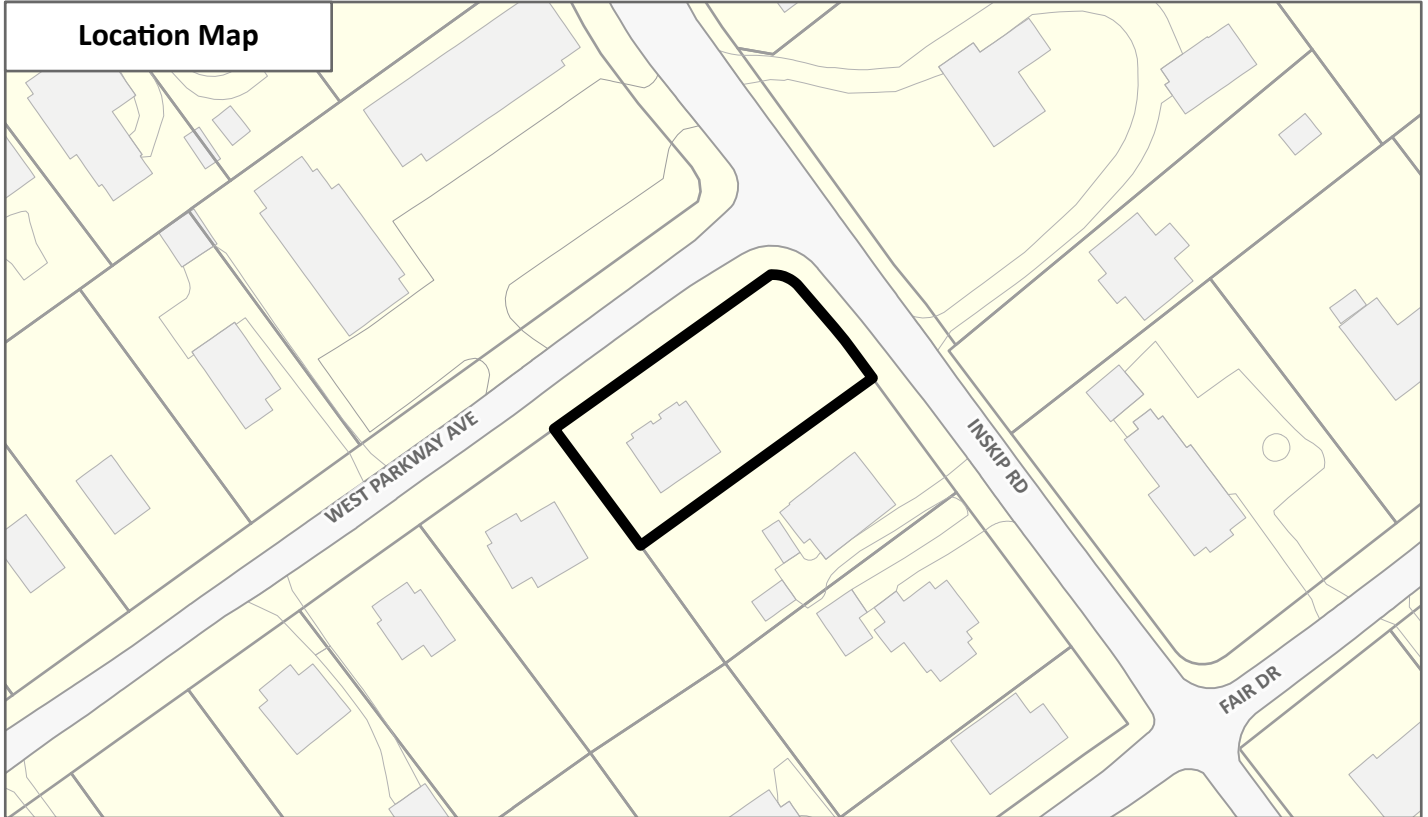


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

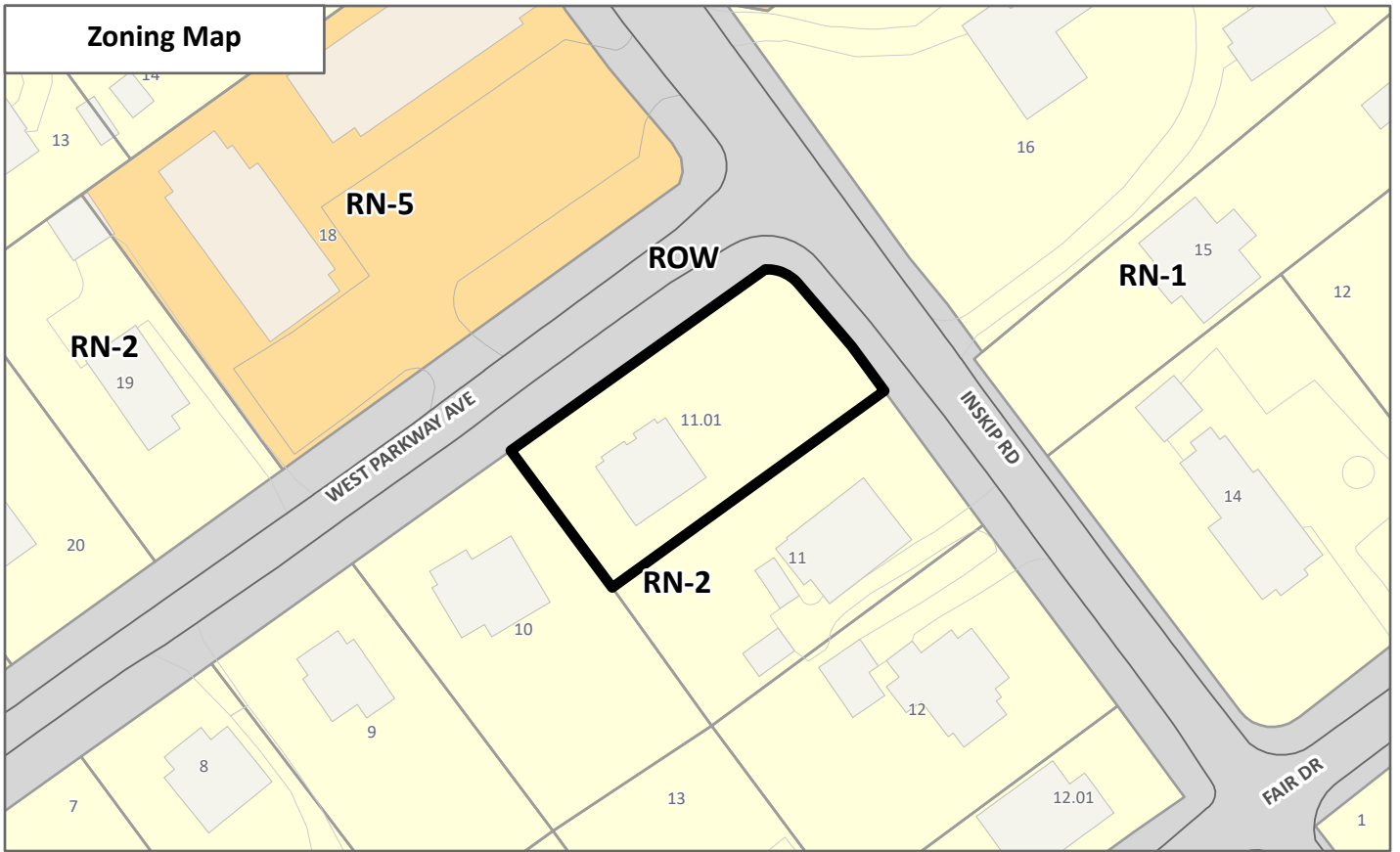
7-G-24-PA / 7-P-24-RZ



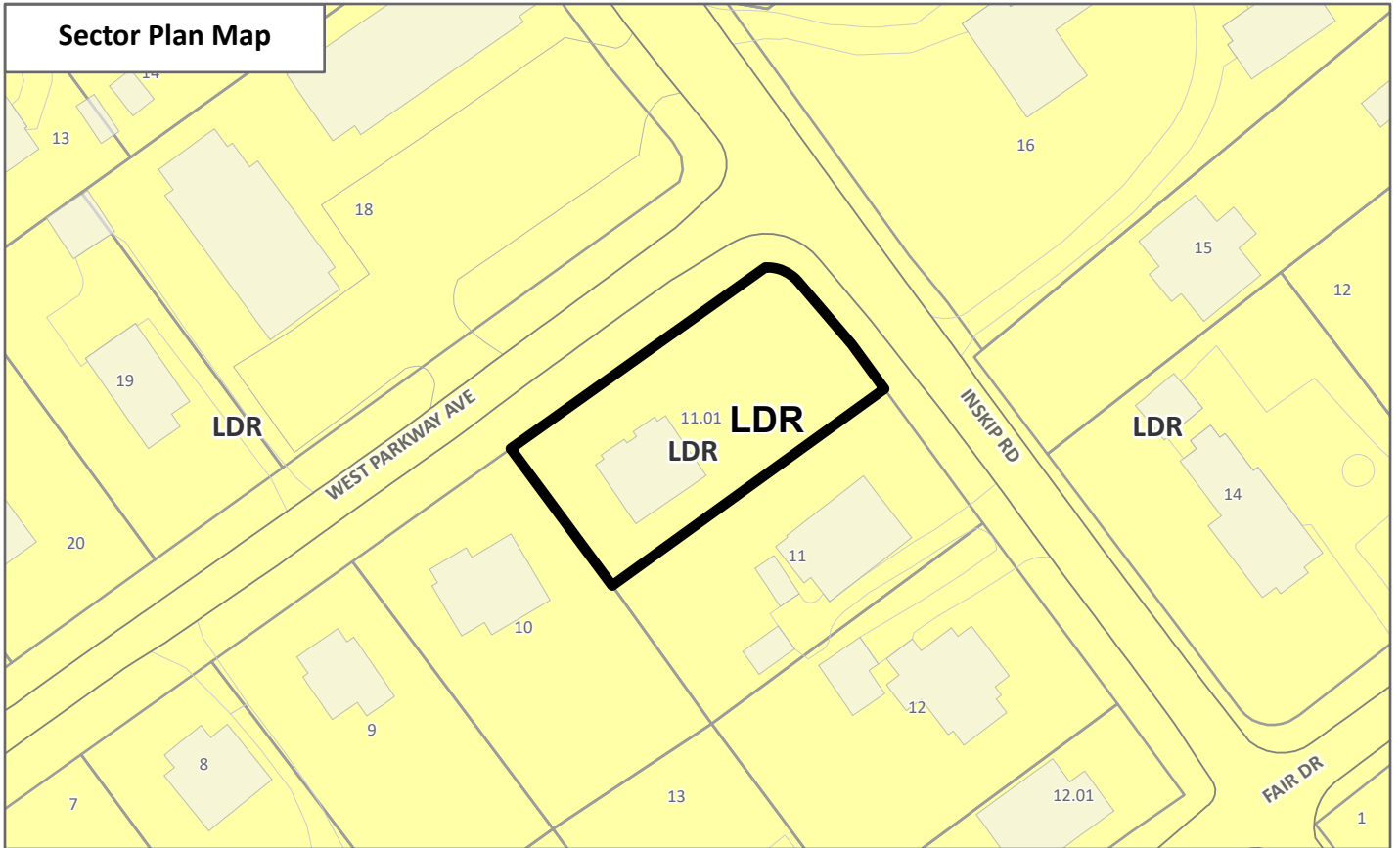
Case boundary



Zoning Map



Sector Plan Map

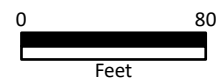


CONTEXTUAL MAPS 2

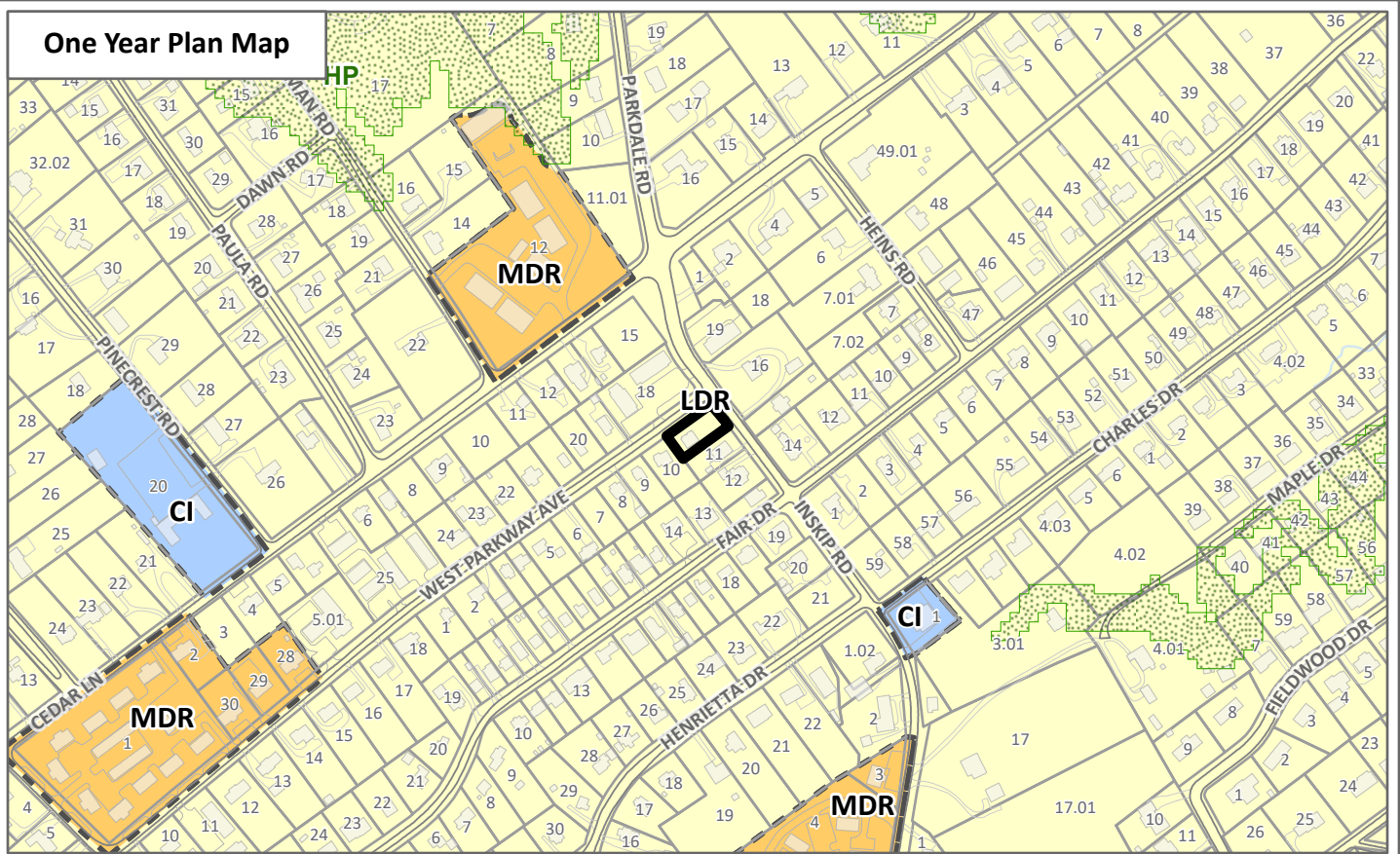
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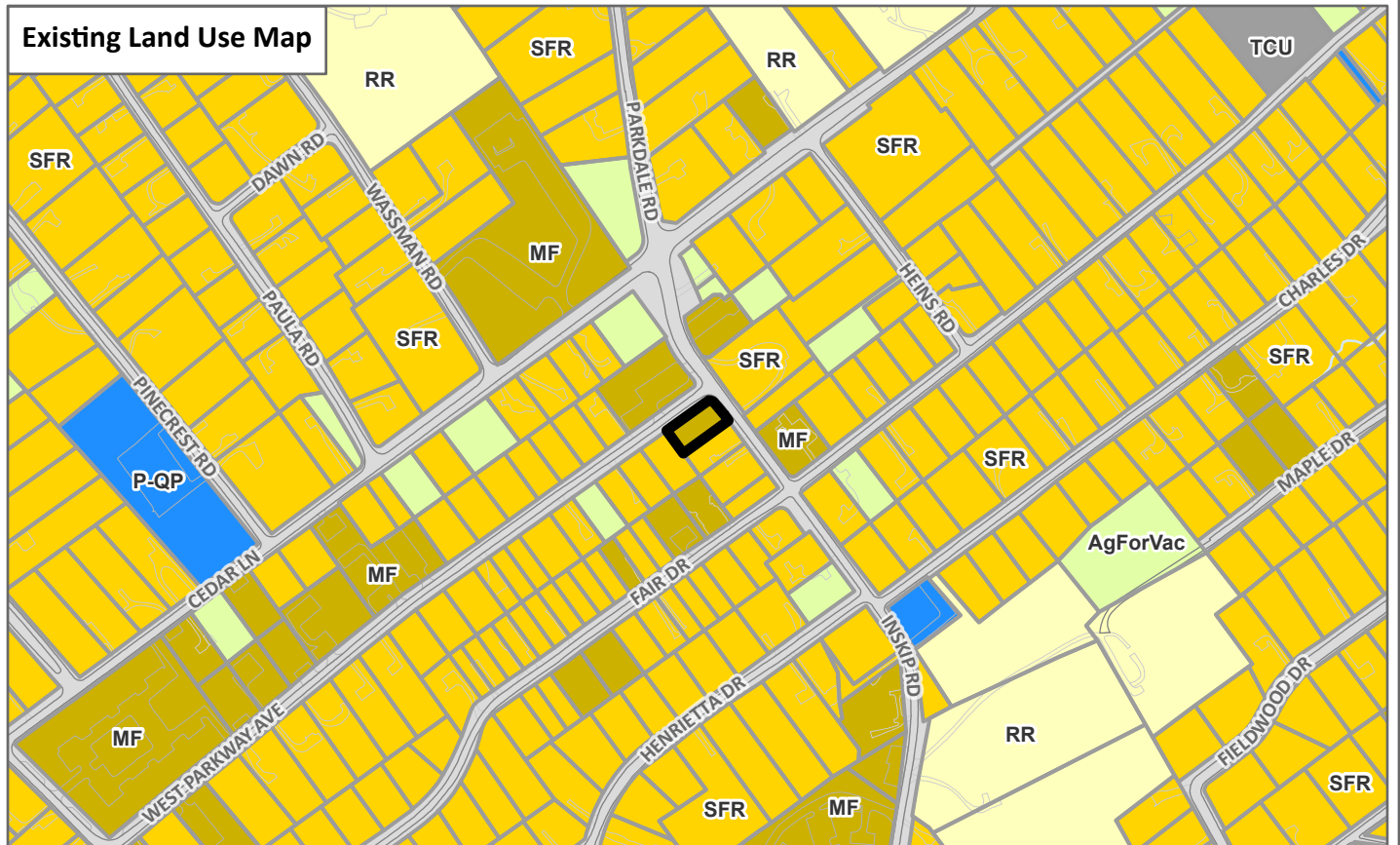
Case boundary



One Year Plan Map



Existing Land Use Map

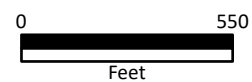


CONTEXTUAL MAPS 3

7-G-24-PA / 7-P-24-RZ



Case boundary





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

Andrew Thomas

Applicant Name

Affiliation

5/28/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-G-24-SP

File Number(s)

CORRESPONDENCE

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

Andrew Thomas WEST PARKWAY 1 LLC

Name / Company

131 Lynnwood Dr, PO Box 18293 Knoxville TN 37918

Address

704-412-1289 / virtualptig@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Andrew Thomas WEST PARKWAY 1 LLC

Owner Name (if different)

131 Lynnwood Dr, PO Box 18293 Knoxville TN 3791

Owner Address

704-412-1289 / virtualptig@gm

Owner Phone / Email

1210 W PARKWAY AVE

Property Address

69 A D 01101

Parcel ID

11080 square feet

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of the intersection of Inskip Rd and W Parkway Ave

General Location

☒ City

Council District 5

RN-2 (Single-Family Residential Neighborhood)

Multifamily Residential

☐ County

District

Zoning District

Existing Land Use

North City

LDR (Low Density Residential)

N/A (Within City Limits)

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☐ Zoning Change **RN-4 (General Residential Neighborhood)**
Proposed Zoning

Pending Plat File Number

- ☒ Plan Amendment **MDR (Medium Density Residential)**
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

\$1,700.00

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.

Andrew Thomas

5/28/2024

Applicant Signature

Please Print

Date

Phone / Email

Andrew Thomas WEST PARKWAY 1 LLC

5/28/2024

Property Owner Signature

Please Print

Date



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

Andrew Thomas

Applicant Name

Affiliation

5/28/2024

Date Filed

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Meeting Date (if applicable)

7-G-24-PA / 7-P-24-RZ

File Number(s)

CORRESPONDENCE

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

Andrew Thomas WEST PARKWAY 1 LLC

Name / Company

131 Lynnwood Dr, PO Box 18293 Knoxville TN 37918

Address

704-412-1289 / virtualptig@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Andrew Thomas WEST PARKWAY 1 LLC

Owner Name (if different)

131 Lynnwood Dr, PO Box 18293 Knoxville TN 3791

Owner Address

704-412-1289 / virtualptig@gm

Owner Phone / Email

1210 W PARKWAY AVE

Property Address

69 A D 011.01

Parcel ID

11080 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of the intersection of Inskip Rd and W Parkway Ave

General Location

☒ City

Council District 5

RN-2 (Single-Family Residential Neighborhood)

Multifamily Residential

☐ County

District

Zoning District

Existing Land Use

North City

LDR (Low Density Residential)

N/A (Within City Limits)

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RN-4 (General Residential Neighborhood)**
Proposed Zoning

Pending Plat File Number

- ☒ Plan Amendment **MDR (Medium Density Residential)**
Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information

STAFF USE ONLY

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ATTACHMENTS

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☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

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\$1,700.00

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.

Andrew Thomas

5/28/2024

Applicant Signature

Please Print

Date

Phone / Email

Andrew Thomas WEST PARKWAY 1 LLC

5/28/2024

Property Owner Signature

Please Print

Date



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

Andrew Thomas

Applicant Name		Affiliation
5/27/2024	July 11,2024	File Number(s)
Date Filed	Meeting Date (if applicable)	

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

Andrew Thomas		West Parkway 1 LLC	
Name		Company	
131 Lynnwood Dr. #18293	Knoxville	TN	37918
Address	City	State	ZIP
704-412-1289	virtualptig@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
1210 W Parkway Ave, Knoxville, TN 37912	069AD01101	
Property Address	Parcel ID	
Knoxville Utilities Board	Knoxville Utilities Board	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 CITYCOUNTY	Growth Policy Plan Designation

DEVELOPMENT REQUEST

☐ Development Plan

☐ Use on Review / Special Use

☐ Hillside Protection COA

☐ Residential

☐ Non-Residential

Home Occupation (specify) _____

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

RN-4

Proposed Zoning

☒ Plan Amendment Change

MDR

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

Pending Plat File Number

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

Andrew Thomas

dotloop verified
05/27/24 9:38 PM EDT
UBCU-ZG7Z-YIYY-FYEC

Applicant Signature

704-412-1289

Phone Number

Andrew Thomas

Please Print

virtualptig@gmail.com

Email

Andrew Thomas

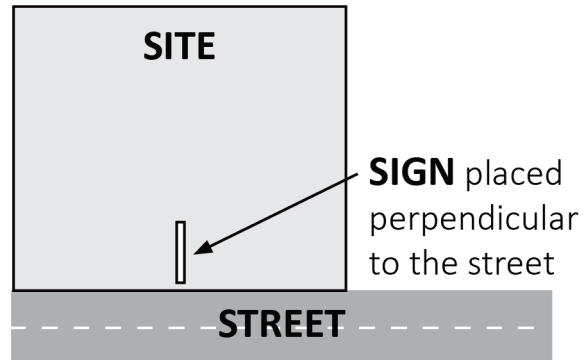
Please Print

5/27/2024

Date

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:

_____ June 28, 2024 _____ and _____ July 12, 2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Andrew Thomas

Date: 5/28/2024

File Number: 7-P-24-RZ_7-G-24-PA_7-G-24-SP



Sign posted by Staff



Sign posted by Applicant