



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 2-E-24-RZ **AGENDA ITEM #:** 6  
 2-B-24-SP **AGENDA DATE:** 3/7/2024

POSTPONEMENT(S): 2/8/2024

▶ **APPLICANT:** BENJAMIN C. MULLINS  
 OWNER(S): DJ Wheeler

TAX ID NUMBER: 116 020 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 2600 WEST GALLAHER FERRY RD

▶ **LOCATION:** Northeast side of West Gallaher Ferry Rd, north of Hickory Creek Rd

▶ **TRACT INFORMATION:** 112.22 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via West Gallaher Ferry Road, a local street with an 18-ft pavement width within a 48-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Clinch River & Conner Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural), HP (Hillside Protection), SP (Stream Protection) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** RR (Rural Residential), HP (Hillside Protection), SP (Stream Protection) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Right of Way/Open Space

▶ **DENSITY PROPOSED:** 2 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, this is a minor extension of the RR land use classification. There is also PR zoning with a density of 1.8 du/ac adjacent to the southeast.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
 North: Clinch River, agriculture/forestry/vacant land, rural residential, single-family residential - W (Water), AG (Agricultural), HP (Hillside Protection) - A (Agricultural), RA (Low Density Residential)

South: Agriculture/forestry/vacant land, rural residential, single-family residential - AG (Agricultural), RR (Rural Residential), HP (Hillside Protection) - A (Agricultural), PR (k) (Planned Residential) up to 1.8 du/ac

East: Agriculture/forestry/vacant land - AG (Agricultural), HP (Hillside Protection) - RA (Low Density Residential)

West: Clinch River, agriculture/forestry/vacant land - AG (Agricultural), HP (Hillside Protection), W (Water) - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area along West Gallaher Ferry Road is heavily wooded with steep slopes and sparse, single-family homes on multi-acre lots.

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**STAFF RECOMMENDATION:**

▶ **Approve the RR (Rural Residential) land use classification because the property is consistent with the intent and location criteria of the classification. The HP (Hillside Protection) and SP (Stream Protection) areas would be retained.**

▶ **Approve the PR (Planned Residential) zone up to 1 du/ac because it is consistent with surrounding development and permitted residential intensity, subject to 2 conditions.**

1. No disturbance is permitted 450 ft from the property line that abuts Clinch River per the Tennessee Scenic River boundary described in Tenn. Code Ann. § 11-13-108. Disturbance shall mean any activity that changes the physical conditions of land form, vegetation and hydrology, creates bare soil, or otherwise may cause erosion or sedimentation.
2. Disturbing no more than 44.6 acres within the HP (Hillside Protection) area, as recommended by the slope analysis.

**COMMENTS:**

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The Hardin Valley area where the subject property is located has experienced significant residential growth over the past 20 years. However, most properties along West Gallaher Ferry Road have remained rural in character with sparse, single-family residences situated among densely forested steep slopes.
2. There is a residential subdivision adjacent to the subject parcel to the southeast that accesses a different street network and obtained the LDR (Low Density Residential) land use classification in 2005, despite staff's recommendation to deny the request (6-B-05-SP). However, when the current sector plan was adopted in 2016, this property's land use classification was converted to RR (Rural Residential), reflecting ongoing community desire to maintain the rural character of this area.
3. The applicant is requesting the RR classification, which is a minor extension of this land use from the southeast.

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

1. West Gallaher Ferry Road is a narrow, local street that terminates at Clinch River to the northwest. There have been no significant upgrades to this street or utility infrastructure in the area, and no improvements are planned at this time.
2. The properties along this local street have water access, but the West Knox Sewer district has not expanded sanitary sewer service to this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The requested RR (Rural Residential) land use classification is intended for very low density and conservation/cluster housing subdivisions in rural forested areas, especially on moderate and steep slopes. The property's current AG (Agricultural) land use classification is designed for farmland where the soil quality is best for agriculture.
2. Although the AG land use here is not necessarily the result of an error or omission in the sector plan, the RR land use classification more closely aligns with the environmental conditions and low density residential uses of surrounding properties. It does not appear that the subject property has ever been utilized for agricultural purposes, as it is entirely comprised of undisturbed forest.

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

1. There is a development trend in the Hardin Valley area of establishing new residential subdivisions on former agricultural properties. The population has increased significantly over the past twenty years. The RR land use classification is consistent with this ongoing trend towards residential land use, while also limiting

density to maintain the rural character of the property's surrounding environment.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

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

1. The Hardin Valley area continues to see increases in residential development, though much of the outer boundary of the region remains rural, agricultural and forested. The proposed rezoning to the PR (Planned Residential) zone is characteristic of these changes to the area.

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

1. The PR zone is designed to provide optional methods of land development that encourage creative solutions to environmental design problems. Each planned development is intended to be compatible with surrounding or adjacent zones.

2. The subject property is comprised of forested hillside with many of its slopes exceeding 25%. There are two blue line streams that converge on the parcel as they lead to Clinch River, which forms the property's northwest boundary. These significant environmental considerations align with the intent of the PR zone to develop in the least environmentally constrained portions of the property by allowing clustered/ conservation residential development.

3. The applicant requested PR with a density of 2 du/ac. Staff are recommending a density no greater than 1 du/ac in light of these severe ecological constraints on the property, surrounding rural character and the capacity of existing transportation and utility infrastructure.

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

1. The recommended PR zone with a density no greater than 1 du/ac is the same density already permitted under the property's current A (Agricultural) zone. A key distinction between the two districts is that the PR zone enables development that is more responsive to environmental conditions by permitting clustered development in the optimal areas of the property, as opposed to the 1-acre minimum lot size in the A zone.

2. Development plans under the PR district are reviewed by the Planning Commission, providing a public forum for review and input on the proposed development. It also enables a cross-departmental review of the plans to evaluate the proposed development's impact on surrounding properties and infrastructure.

3. The property lacks access to sanitary sewer infrastructure. Development of the site would require approval by the Knox County Health Department with regards to adequate lot sizing for septic service if sewer utilities are not extended.

4. By maintaining the existing permitted density on the subject property, the recommended rezoning is not anticipated to have an adverse impact on the area.

5. The subject property borders a segment of Clinch River that has the Tennessee Scenic River designation. This is one of only two such designations in Knox County and nineteen state-wide. The stated objective of the Scenic Rivers program is to preserve and protect the free flowing, unpolluted and outstanding scenic, recreational, geologic, botanical, fish, wildlife, historic and/or cultural values of selected rivers and river segments across the state. Clinch River has a Class III designation, which means it is a partially developed area with a standard boundary of 450 ft from the river bank. The Scenic River designation and boundary informed Condition 1 pertaining to a non-disturbance boundary along the riverbank.

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 rezoning is permitted within the Northwest County Sector Plan's current land use classification of AG (Agricultural). It is also consistent with the recommended amendment to the RR (Rural Residential) land use classification, which more closely aligns with the conditions of the area.

2. The PR zone up to 1 du/ac is consistent with the General Plan's development policy 9.3 to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

3. This property is located within the boundaries of the Hardin Valley Mobility Plan, which does not indicate that there any proposed transportation improvements around the property's location on West Gallaher Ferry Drive. Maintaining the permitted density on the property is consistent with existing and planned transportation conditions.

4. The PR zone and recommended density are consistent with the subject property's location in the Rural Area of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 2119 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 93 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- 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 Knox County Commission for action on 4/22/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



# Request to Postpone • Table • Withdraw

Benjamin C. Mullins

January 31, 2024

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

Date of Request

February 8, 2024

Scheduled Meeting Date

2-B-24-SP; 2-E-24-RZ

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 March 7, 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.*

Applicant Signature

Benjamin C. Mullins

Please Print

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

## STAFF ONLY

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

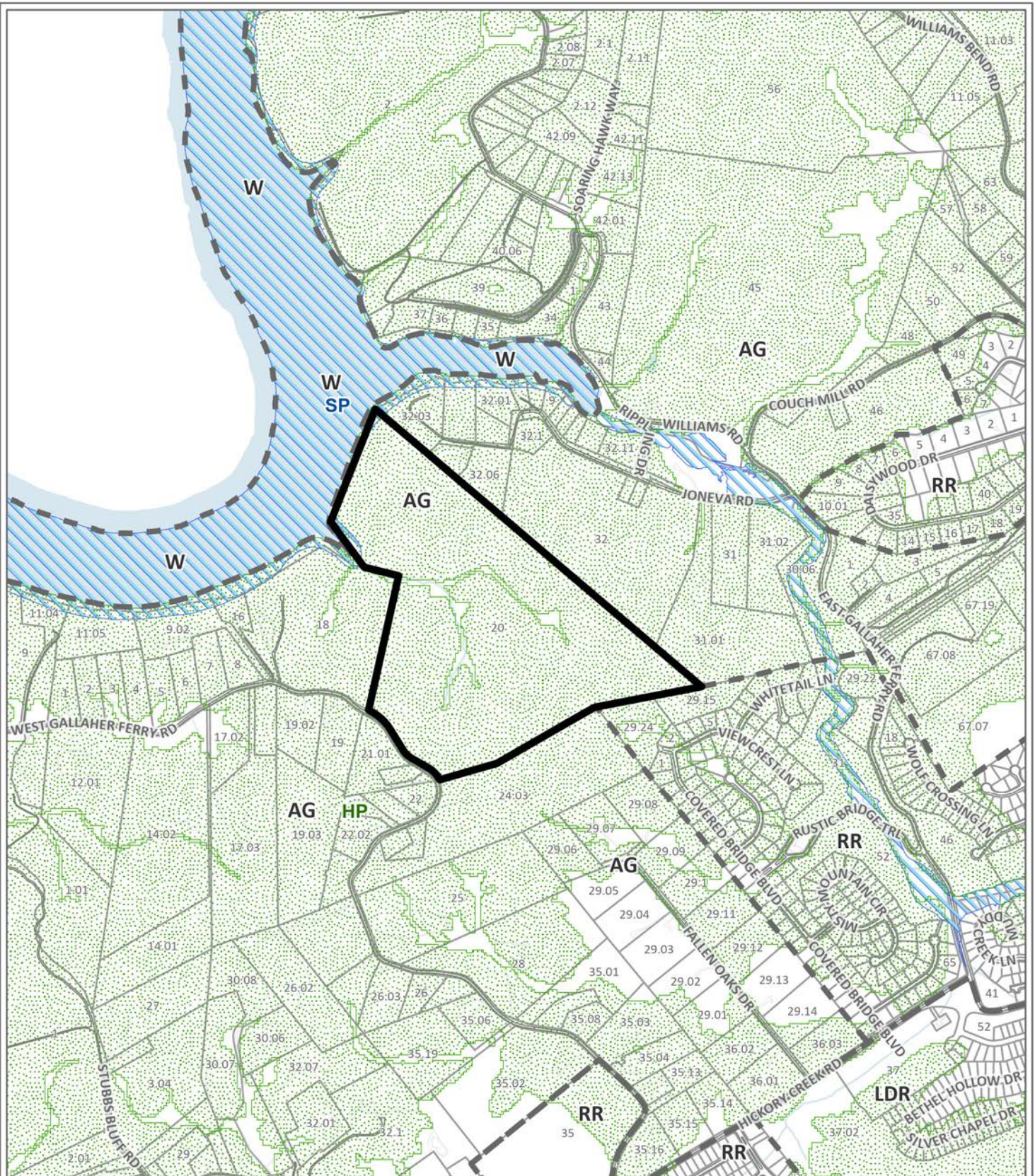
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**2-B-24-SP  
NORTHWEST COUNTY SECTOR PLAN MAP**

**Petitioner:** Benjamin C. Mullins



**From:** AG (Agricultural), HP (Hillside Protection), SP (Stream Protection)

**To:** RR (Rural Residential), HP (Hillside Protection), SP (Stream Protection)

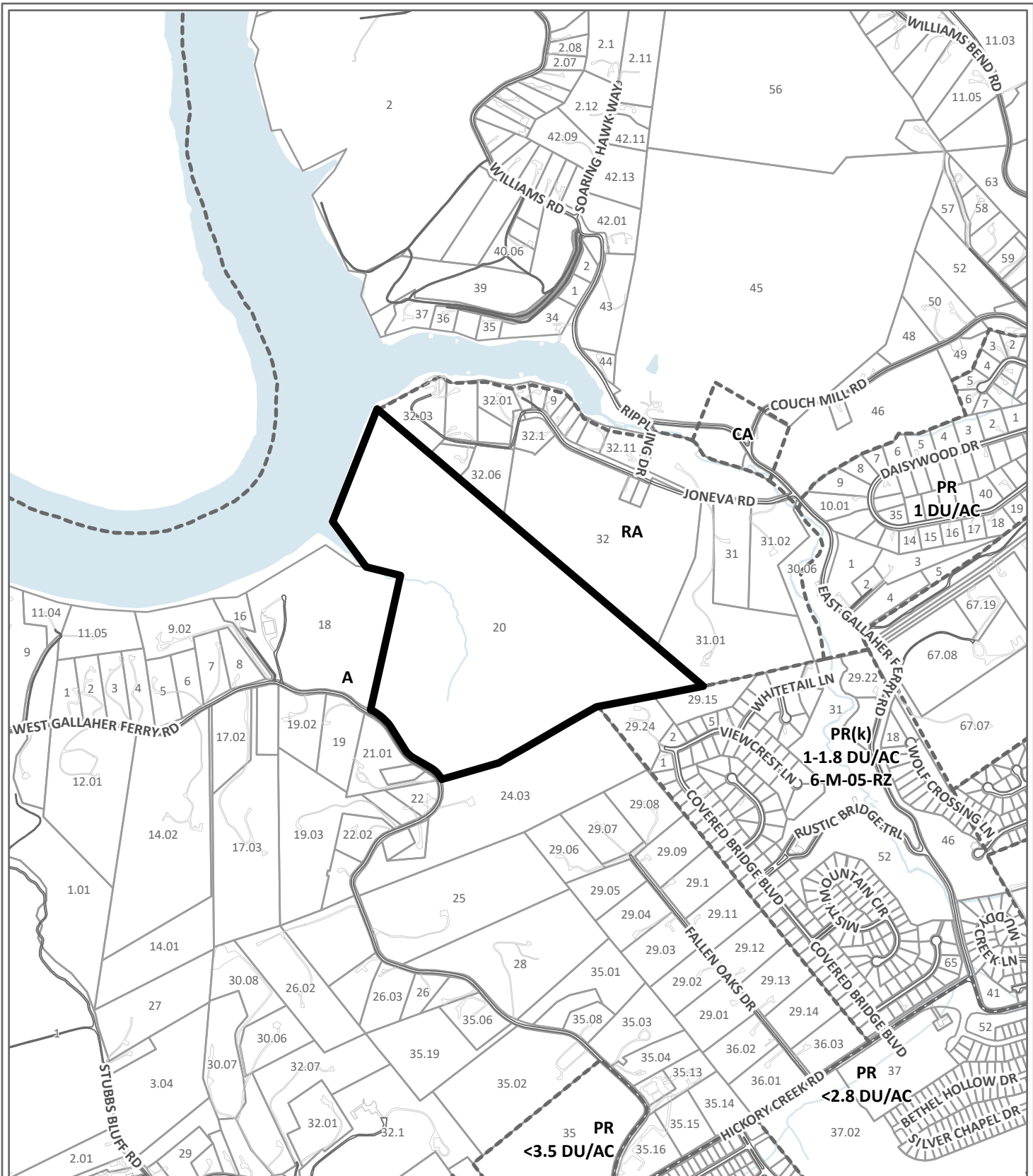
**Map No:** 116

**Jurisdiction:** County

**Original Print Date:** 1/11/2024

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





**REZONING**

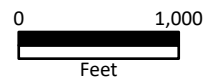
**2-E-24-RZ**

Petitioner: Benjamin C. Mullins



**From:** A (Agricultural)  
**To:** PR (Planned Residential)

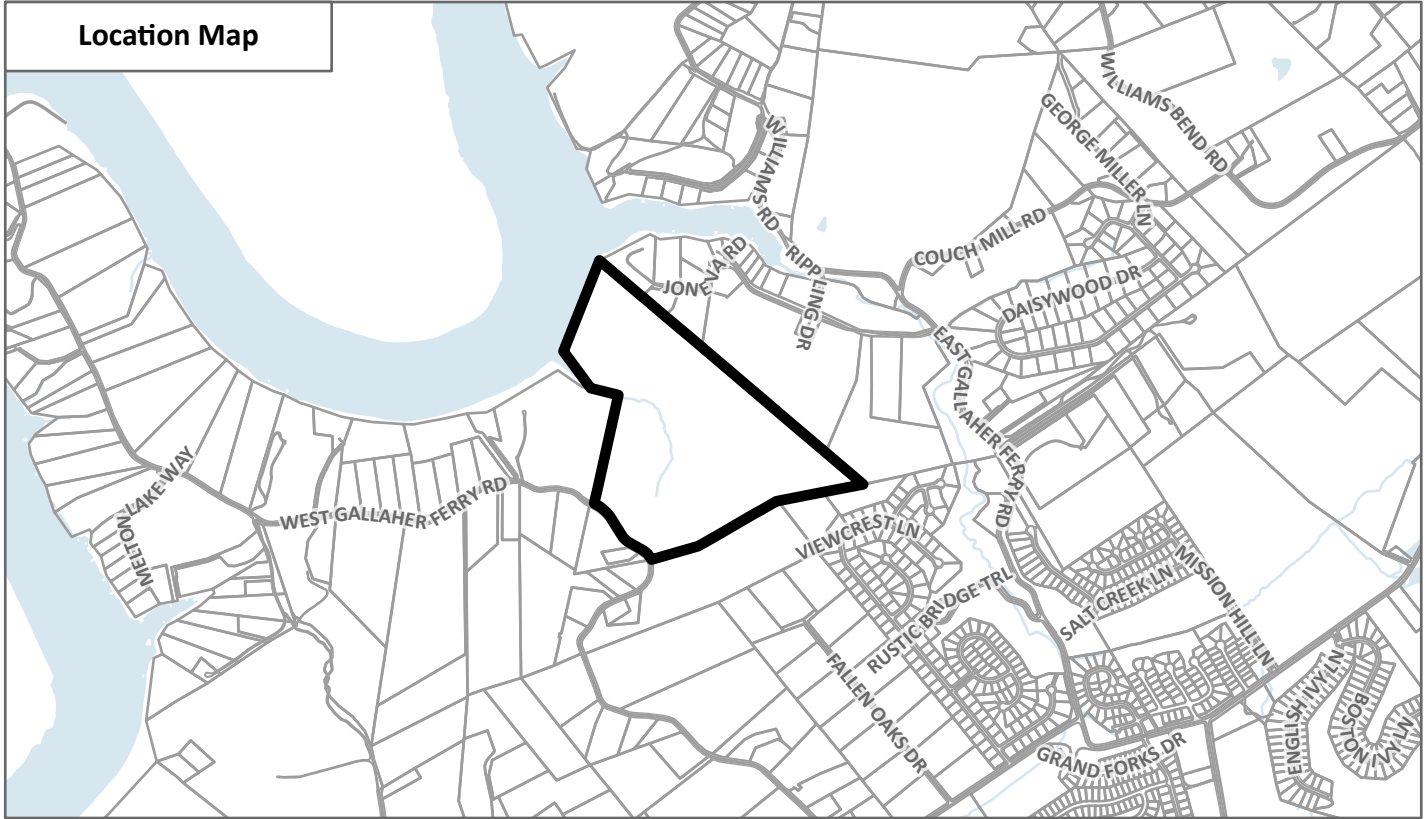
**Map No:** 116  
**Jurisdiction:** County



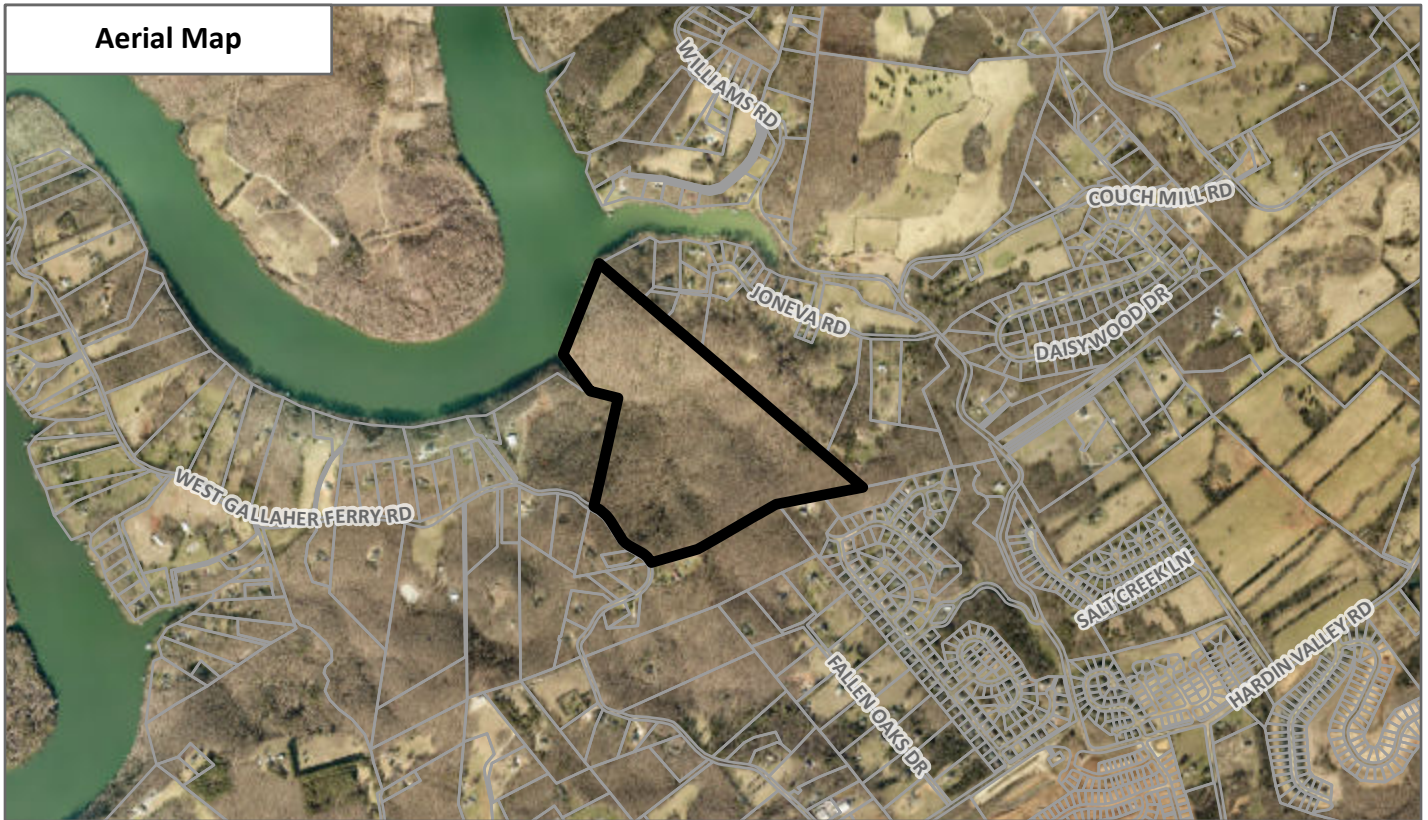
**Original Print Date:** 1/8/2024  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

# Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

2-B-24-SP / 2-E-24-RZ

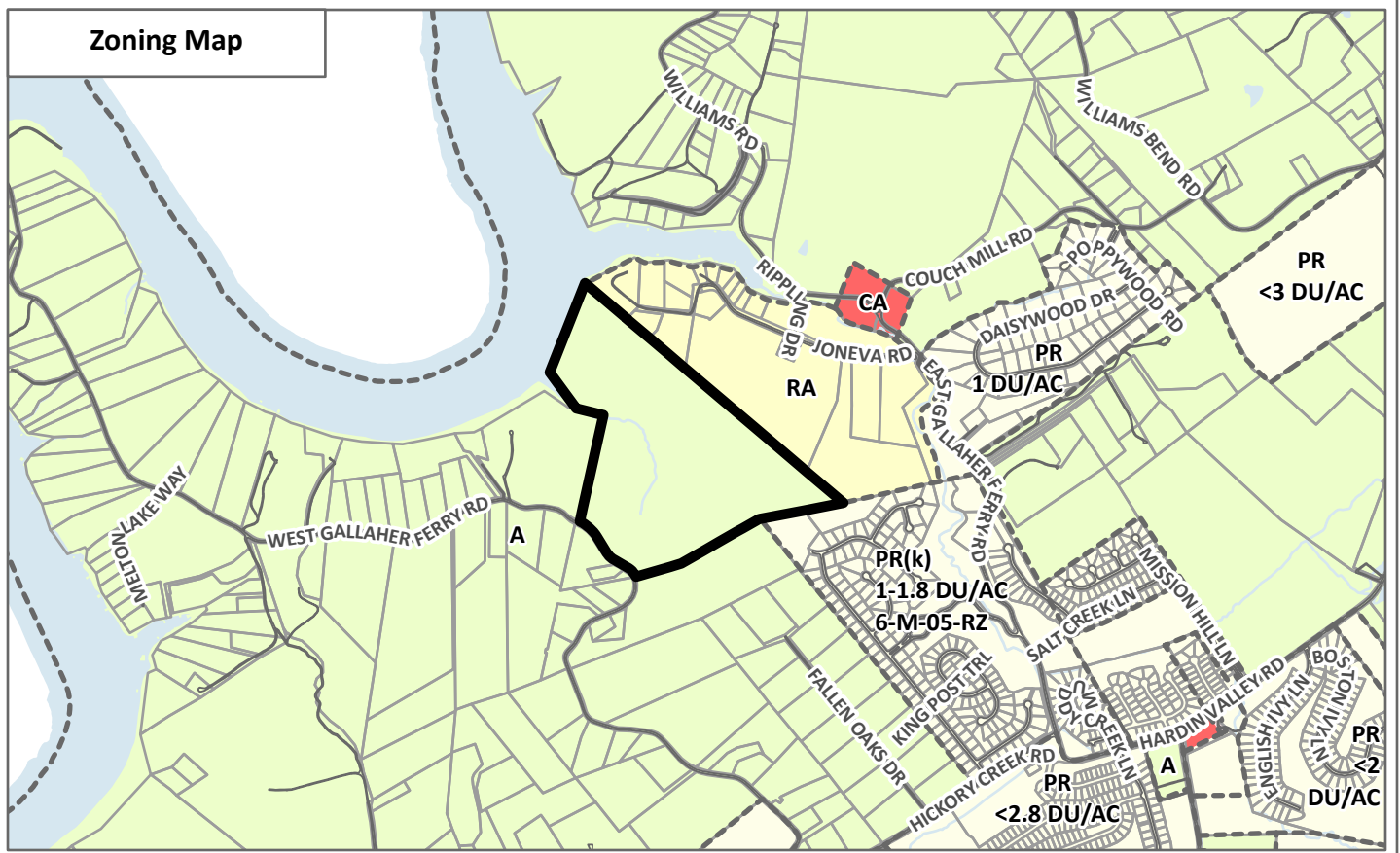


Case boundary

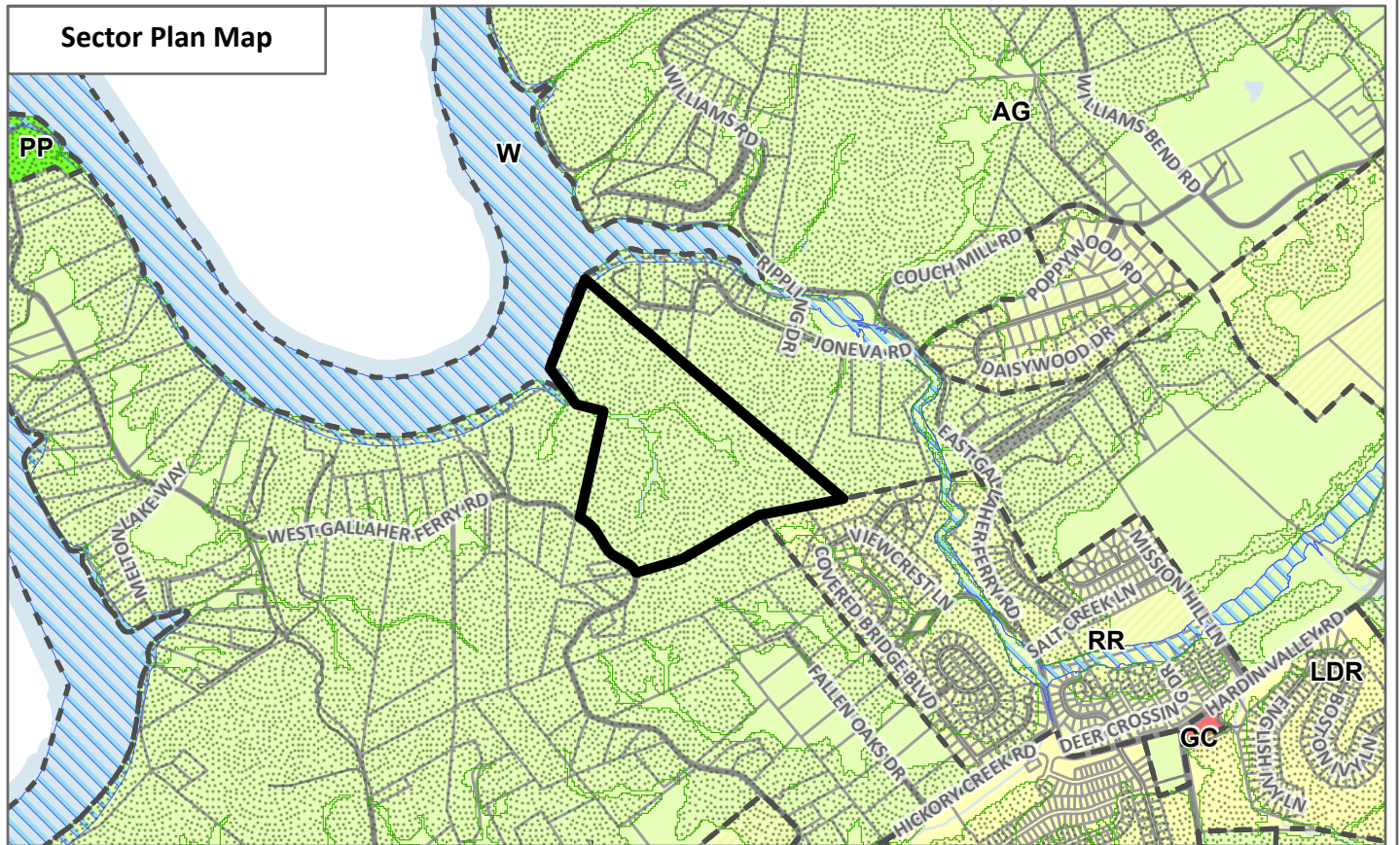




**Zoning Map**



**Sector Plan Map**



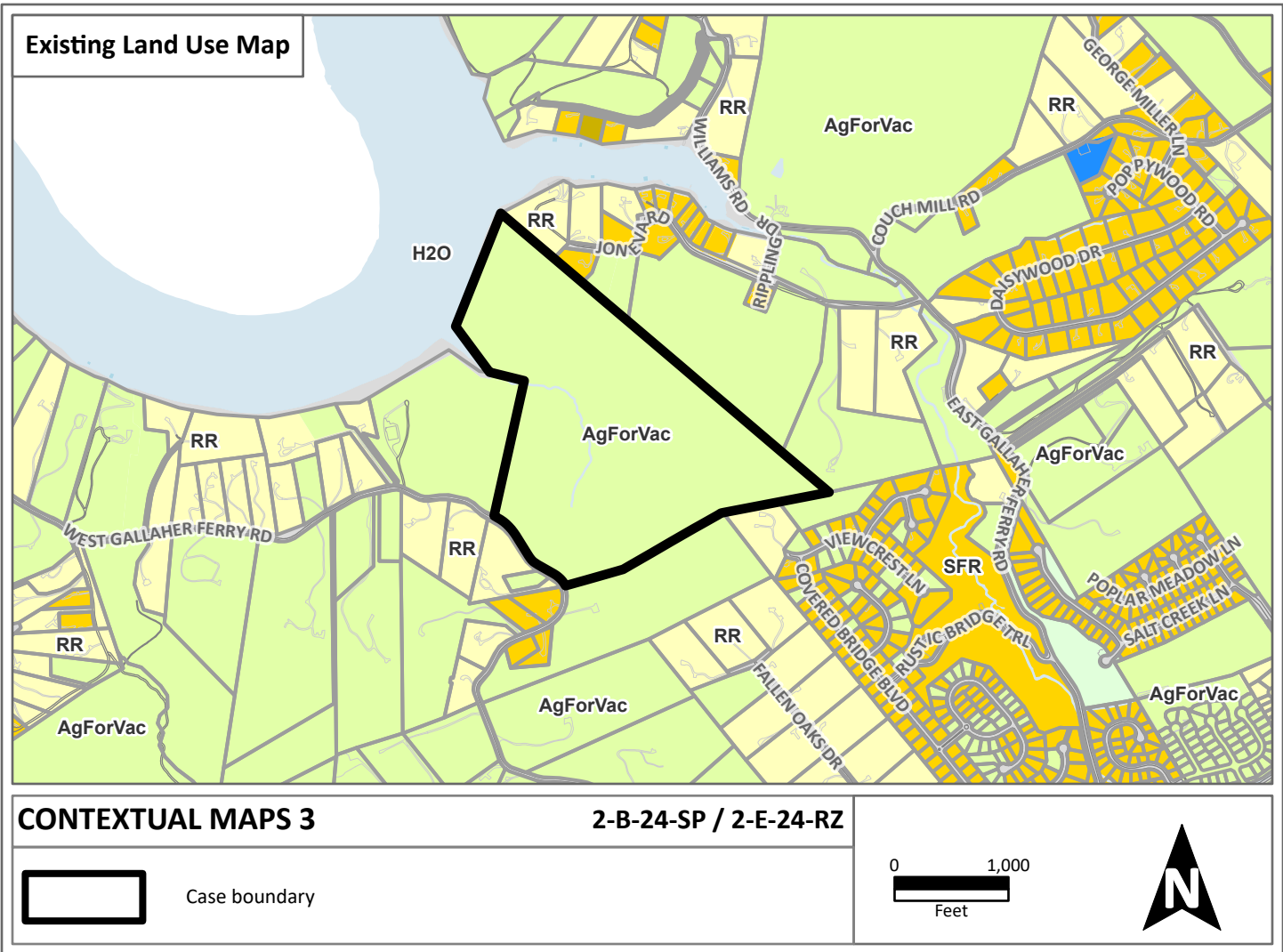
**CONTEXTUAL MAPS 2**

2-B-24-SP / 2-E-24-RZ

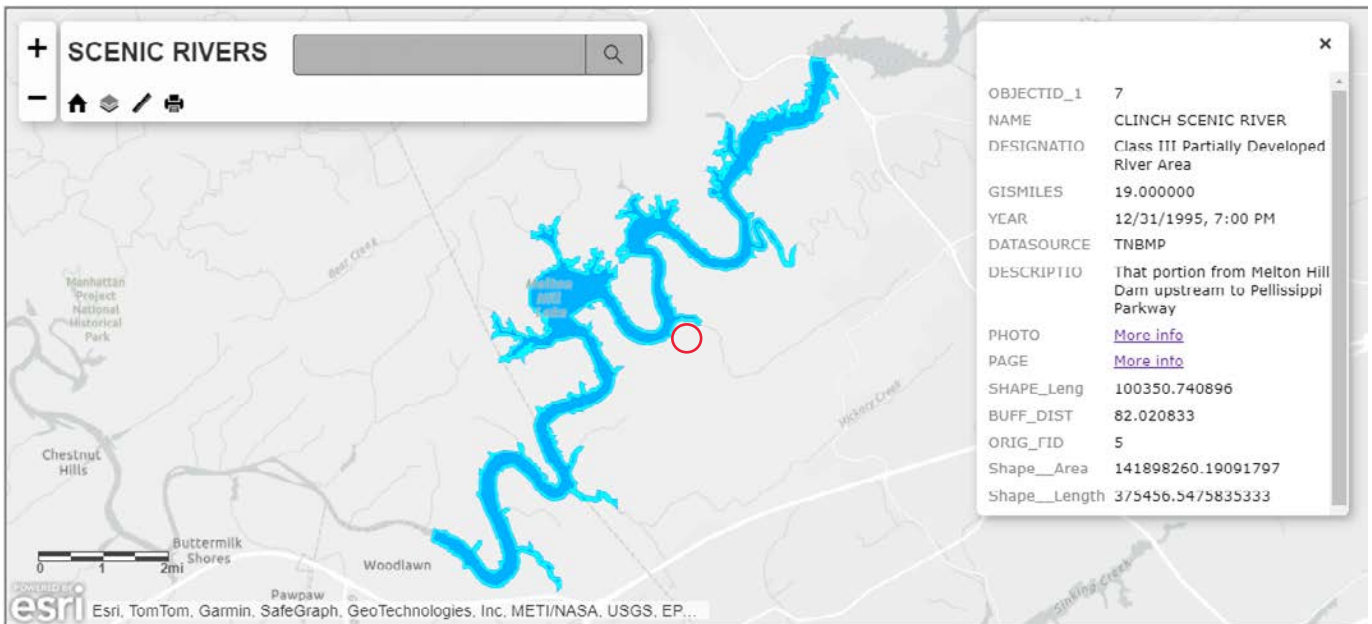


Case boundary



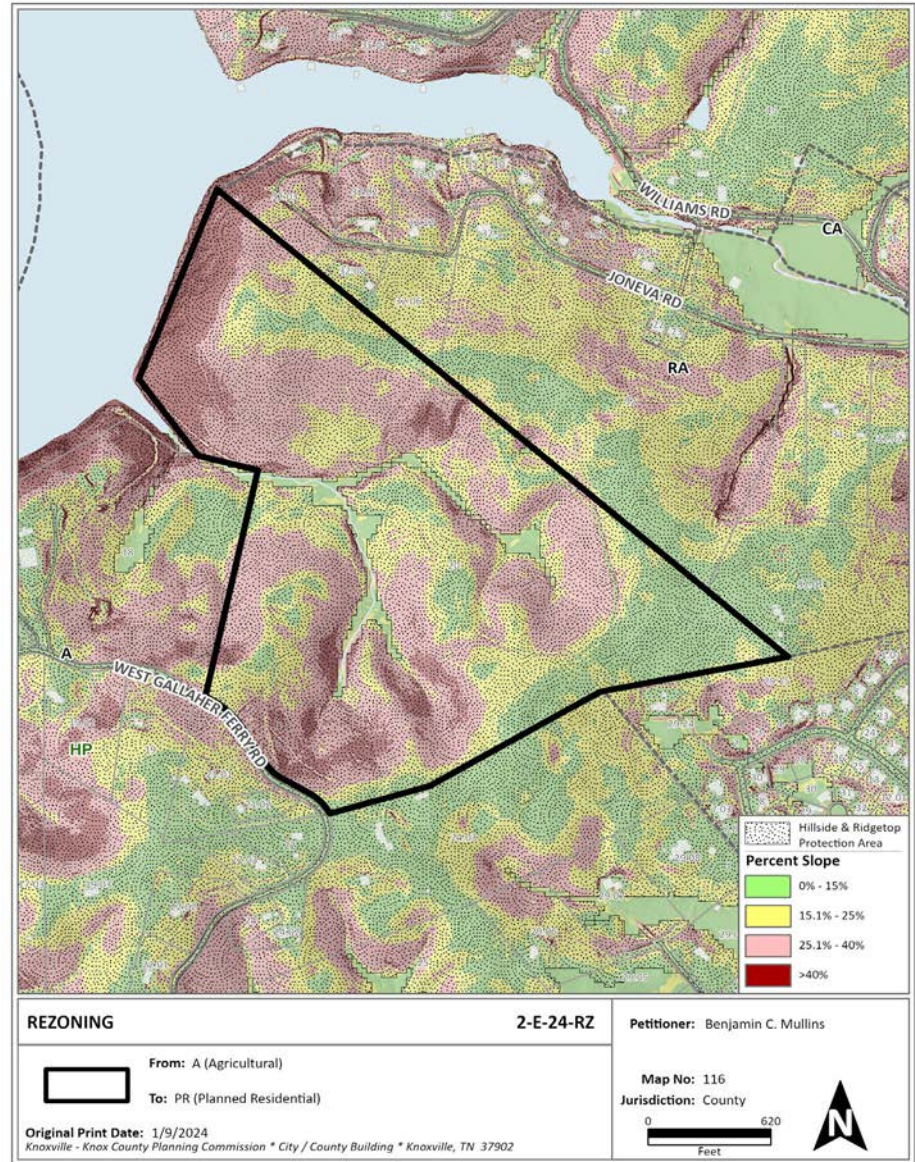


### TN Scenic River Designation



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>112.2</b>		
Non-Hillside	4.1	N/A	
0-15% Slope	19.2	100%	19.2
15-25% Slope	29.9	50%	14.9
25-40% Slope	45.3	20%	9.1
Greater than 40% Slope	13.8	10%	1.4
Ridgetops			
<b>Hillside Protection (HP) Area</b>	108.1	Recommended disturbance budget within HP Area (acres)	<b>44.6</b>
		Percent of HP Area	<b>41.2%</b>

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	4.1	2.00	8.2
0-15% Slope	19.2	2.00	38.3
15-25% Slope	29.9	2.00	59.8
25-40% Slope	45.3	0.50	22.7
Greater than 40% Slope	13.8	0.20	2.8
Ridgetops	0.0	2.00	0.0
<b>Subtotal: Sloped Land</b>	<b>108.1</b>		<b>123.6</b>
<b>Maximum Density Guideline (Hillside &amp; Ridgetop Protection Plan)</b>	<b>112.2</b>	<b>1.17</b>	<b>131.7</b>
<b>Proposed Density (Applicant)</b>	<b>112.2</b>	<b>2.00</b>	<b>224.4</b>



**REZONING**

**2-E-24-RZ**

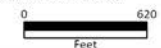
Petitioner: Benjamin C. Mullins



From: A (Agricultural)

To: PR (Planned Residential)

Map No: 116  
Jurisdiction: County



Original Print Date: 1/9/2024  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN**

*WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

*WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan consistent with the requirements of the General Plan; and*

*WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

*WHEREAS, Benjamin C. Mullins has submitted an application for an amendment to the Northwest County Sector Plan for property described in the application; and*

*WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from AG (Agricultural) to RR (Rural Residential), which is consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

*WHEREAS, the Planning Commission, at its regularly scheduled public hearing on March 7, 2024 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

**NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:**

*SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan with its accompanying staff report and map, file #2-B-24-SP*

*SECTION 2: This Resolution shall take effect upon its approval.*

*SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Benjamin C. Mullins**

Applicant Name

Affiliation

**12/19/2023**

Date Filed

**2/8/2024**

Meeting Date (if applicable)

**2-E-24-RZ / 2-B-24-SP**

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

**DJ Wheeler**

Owner Name (if different)

**2600 W Gallaher Ferry Rd Knoxville TN 37932**

Owner Address

**865-740-3000**

Owner Phone / Email

**2600 W GALLAHER FERRY RD**

Property Address

**116 020**

Parcel ID

Part of Parcel (Y/N)?

**112.22 acres**

Tract Size

**West Knox Utility District**

Sewer Provider

**West Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Northeast side of West Gallaher Ferry Rd, north of Hickory Creek Rd**

General Location

City **Commission District 6 A (Agricultural)**

**Agriculture/Forestry/Vacant Land, Right of Way/Open Space**

Count District Zoning District

Existing Land Use

**Northwest County**

Planning Sector

**AG (Agricultural), HP (Hillside Protection), SP (Stream Pro**

Sector Plan Land Use Classification

**Rural Area**

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	
Total Number of Lots Created	
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 checked="" type="checkbox"/> Plan Amendment <b>RR (Rural Residential), HP (hillside Protection)</b>	
Proposed Plan Designation(s)	

### 2 du/ac

Proposed Density (units/acre)	Previous Zoning Requests
Additional Information	

## STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$5,850.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

## 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>Benjamin C. Mullins</b> Please Print	<b>12/19/2023</b> Date
---------------------	--------------------------------------------	---------------------------

Phone / Email		
Property Owner Signature	<b>DJ Wheeler</b> Please Print	<b>12/19/2023</b> 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  OYP
- Rezoning

Benjamin C. Mullins

Owner's Attorney

Applicant Name

12-15-23

*Revised  
12-15-23*

February 8, 2024

Date Filed

Meeting Date (if applicable)

Affiliation

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

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

bnullins@fmsllp.com

Phone

Email

## CURRENT PROPERTY INFO

DJ Wheeler

2600 West Gallaher Ferry Rd

865-740-3000

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2600 West Gallaher Ferry Rd.

116 020

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

East of West Gallaher Ferry Rd.

~112.24 acrs

General Location

Tract Size

City  County

6

AG

AgForVac

District

Zoning District

Existing Land Use

Northwest County

AG/HP

Rural Area

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

Related City Permit Number(s)

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

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

### 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

- Zoning Change

PR

Proposed Zoning

Pending Plat File Number

- Plan Amendment Change

Rural Residential/Hillside Protection

Proposed Plan Designation(s)

NA

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

Benjamin C. Mullins

Please Print

Date

12-15-23

Phone Number

Email

Property Owner Signature

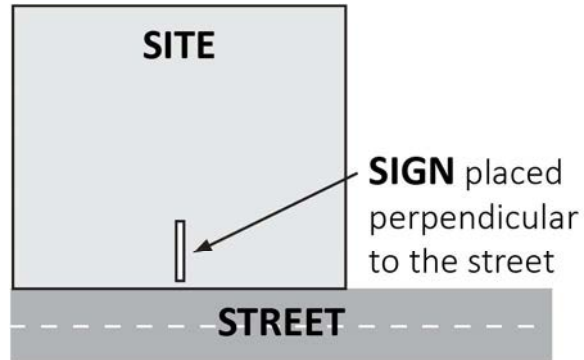
D J Wheeler

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:*

\_\_\_\_\_ January 26, 2024 \_\_\_\_\_ and \_\_\_\_\_ February 9, 2024 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Benjamin C. Mullins

Date: 12-/19/2023

File Number: 2-E-24-RZ & 2-B-24-SP



Sign posted by Staff



Sign posted by Applicant