PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:**	**3-E-24-RZ**	**AGENDA ITEM #:**	**9**
	3-A-24-SP	**AGENDA DATE:**	**5/9/2024**
POSTPONEMENT(S):	3/7/24		
▶ **APPLICANT:**	**MESANA INVESTMENTS LLC**		
OWNER(S):	John Johnson		

TAX ID NUMBER:	125 041, 040.01, 043.01 **View map on KGIS**
JURISDICTION:	Commission District 9
STREET ADDRESS:	7803 SEVIERVILLE PIKE (7807, 7809 SEVIERVILLE PIKE)
▶ **LOCATION:**	**South side of Sevierville Pk, east of Basilfield Dr**
▶ **TRACT INFORMATION:**	**11.4 acres.**
GROWTH POLICY PLAN:	Rural Area
ACCESSIBILITY:	Access is via Sevierville Pike, a minor collector street with 17 ft of pavement width within a right-of-way range of 46-54 ft.
UTILITIES:	Water Source: Knox-Chapman Utility District
	Sewer Source: Knox-Chapman Utility District
WATERSHED:	Burnett Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:**	**General Plan: AG (Agricultural), HP (Hillside Protection); Comprehensive Plan: SR (Suburban Residential) / A (Agricultural)**
▶ **PROPOSED PLAN DESIGNATION/ZONING:**	**LDR (Low Density Residential), HP (Hillside Protection) / PR (Planned Residential)**
▶ **EXISTING LAND USE:**	**Agriculture/forestry/vacant Land**
▶ **DENSITY PROPOSED:**	**up to 3 du/ac**
EXTENSION OF PLAN DESIGNATION/ZONING:	No, it is not an extension of the plan designation or the zoning.
HISTORY OF ZONING REQUESTS:	None noted.
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING	North: Single family residential - AG (Agricultural) - A (Agricultural)
	South: Agriculture/forestry/vacant land - AG (Agricultural), HP (Hillside Protection) - A (Agricultural)
	East: Rural residential, single family residential - AG (Agricultural), HP (Hillside Protection) - A (Agricultural)
	West: Single family residential - AG (Agricultural), HP (Hillside Protection) - RA (Low Density Residential)
NEIGHBORHOOD CONTEXT:	This property is approximately a mile from a large commerical node at E Govenor John Sevier Hwy and Chapman Hwy. This section of Sevierville

Pike contains mostly single family homes on large lots, with subdivisions off of side streets having lots that range in size. The abutting subdivision to the west has lots as small as 1/3 of an acre.

STAFF RECOMMENDATION:

- **Approve the sector plan amendment to the RR (Rural Residential) land use classification because it is consistent with development in the area. The HP (Hillside Protection) area would be retained.**

- **Approve the PR (Planned Residential) zone with up to 1 du/ac because it is consistent with the Rural Residential land use classification and surrounding development, subject to one condition.**

1. The rear of the parcel with slopes of 25% or greater at approximately beyond the 970-contour line shall be left undisturbed.

COMMENTS:

This plan was submitted prior to the adoption of the Knox County Comprehensive Land Use and Transportation Plan. The Knox County General Plan, which the sector plans were part of, was the active plan at the time of the application. Therefore, this sector plan amendment request was reviewed under the General Plan.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:
1. This area has been transitioning from the A (Agricultural) zone to the PR (Planned Residential) zone with densities ranging from 2 to 8 du/ac since 2002.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
1. In 2007, Majestic Grove Rd and Mountain Grove Dr were constructed as internal streets for the commercial development along Chapman Hwy at E Governor John Sevier Hwy. At the same time, Chapman Hwy was improved to include turn lanes into the new development.

AN OBVIOUS OR SIGNIFCANT ERROR OR OMISSION IN THE PLAN:
1. The AG (Agricultural) land use designation is not the result of an error or omission in the sector plan. However, the area immediately to the west of this property is also classified with the AG land use classification, but these developments do not meet the AG land use classification description. These areas were developed in the 1970s and 1990s, and the sector plan should have considered the RR land use classification for those developments. RR may be considered in the Rural Area of the Growth Policy Plan.
2. The RR land use classification allows consideration of PR up to 1 du/ac in the South County Sector Plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORGINAL PLAN PROPOSAL:
1. The large commercial development along Chapman Hwy at W Governor John Sevier Hwy warrants a significant change in the area over the last 10 years.

OTHER CONSIDERATIONS:
1. The subject property meets the RR (Rural Residential) land use classification's location criteria, which is for sites characterized as forested (tree covered), especially on moderate and steep slopes and by sites adjacent to agricultural areas where conservation/cluster housing subdivisions may be appropriate.
2. While the Sector Plan was the active plan at the time of the request, the Knox County Comprehensive Plan became effective on April 26th. This property has the SR (Suburban Residential) place type, which allows consideration of the PR zone with a density of up to 5 du/ac as requested. Therefore, while a plan amendment was required under the Knox County General Plan, one would not be needed for the Knox County Comprehensive Plan.

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.

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 adjacent subdivision was rezoned to RA in 1992. There have been several PR rezonings with densities ranging from 2-8 du/ac along E Governor John Sevier Hwy since the early 2000s.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The PR zone provides flexibility for residential development on properties with environmental constraints by allowing clustered development in the optimal areas of a property to preserve more environmentally sensitive areas, such as steep slopes and streams.
2. This property has steep slopes along the rear of the property, so the PR zone would permit clustered development in the less sloped areas, enabling preservation of steep slopes and forested areas.
3. PR up to 1 du/ac on this 11.4-acre property would allow up to 11 units where dwellings may be clustered. The current Agriculture zone would also allow 11 units, but only with 1-acre minimum lot sizes. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone.
4. Rezonings 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 COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.
1. The RA zone is adjacent to the property. The proposed density of 1 du/ac is not expected to have adverse impacts on that development.
2. The impact to the street system will be minimal as the property has direct access to a minor collector street.
3. Considering the environmental constraints, staff recommends approving the PR zone at 1 du/ac on the condition that the area along the rear of the property line with slopes of 25% or higher at the 970-contour line be left undisturbed (see Exhibit B). This condition is supported by the following development policies of the General Plan 1) Rigorously enforce zoning regulations and conditions of approval to maintain public confidence in the planned development process (10.4) and 2) Encourage flexible, planned development zones to protect hillsides, woodlands, wildlife habitats, and stream corridors (6.1) and 3) Compliment natural land forms when grading, and minimize grading on steep slopes and within floodways (6.2).
4. Approximately 43% of the property is within the Hillside Protections Area. The slope analysis recommends a density of 2.32 du/ac for the property.
5. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

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 recommended amendment for the South County Sector Plan to RR (Rural Residential) makes the proposed rezoning consistent with the land use plan, which allows up to 1 du/ac. The requested LDR (Low Density Residential) land use classification is not consistent with the sector plan, which calls for the RR or AG land use classifications in the County's Rural Areas.
2. The proposed PR zone of 1 du/ac is consistent with the Rural Area of the Growth Policy Plan, which allows up to 3 du/ac.
3. The Rural Area boundaries changed in this area effective May 1. The Planned Growth Area had terminated nearby to the west but was extended along Sevierville Pike, and the extension included this parcel. However, the Growth Policy Plan did not go into effect until May 1, 2024, so the request is subject to the policies and plans that were in place in the Growth Policy Plan at the time the application was submitted.

4. With adherence to the noted condition, the proposed PR zone of 1 du/ac aligns with 6.2 of the General Plan, which encourages development in areas with the fewest environmental constraints.

ADDITIONAL CONSIDERATIONS:
1. While the Sector Plan was the active plan at the time of the request, the Knox County Comprehensive Plan became effective on April 26th. This property has the SR (Suburban Residential) place type, which allows consideration of the PR zone with a density of up to 12 du/ac.

ESTIMATED TRAFFIC IMPACT: 374 (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: 7 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle 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 Knox County Commission for action on 6/24/2024. 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.

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Print the completed form and bring it to the Knoxville-Knox County Planning offices OR email it to applications@knoxplanning.org

Reset Form

Planning
KNOXVILLE | KNOX COUNTY

Request to
Postpone • Table • Withdraw

Mesana Investments LLC — Applicant Name (as it appears on the current Planning Commission agenda)

05/07/2024 — Date of Request

05/09/2024 — Scheduled Meeting Date

File Number(s): 3-E-24-RZ, 3-A-24-SP

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 _____ 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.

Scott Davis — dotloop verified 05/07/24 9:46 AM EDT YUB5-LJDC-1AHV-HEPK — Applicant Signature

Scott Davis — Please Print

865-806-8008 — Phone Number

swd444@gmail.com — Email

STAFF ONLY

Whitney Warner — Staff Signature / Please Print

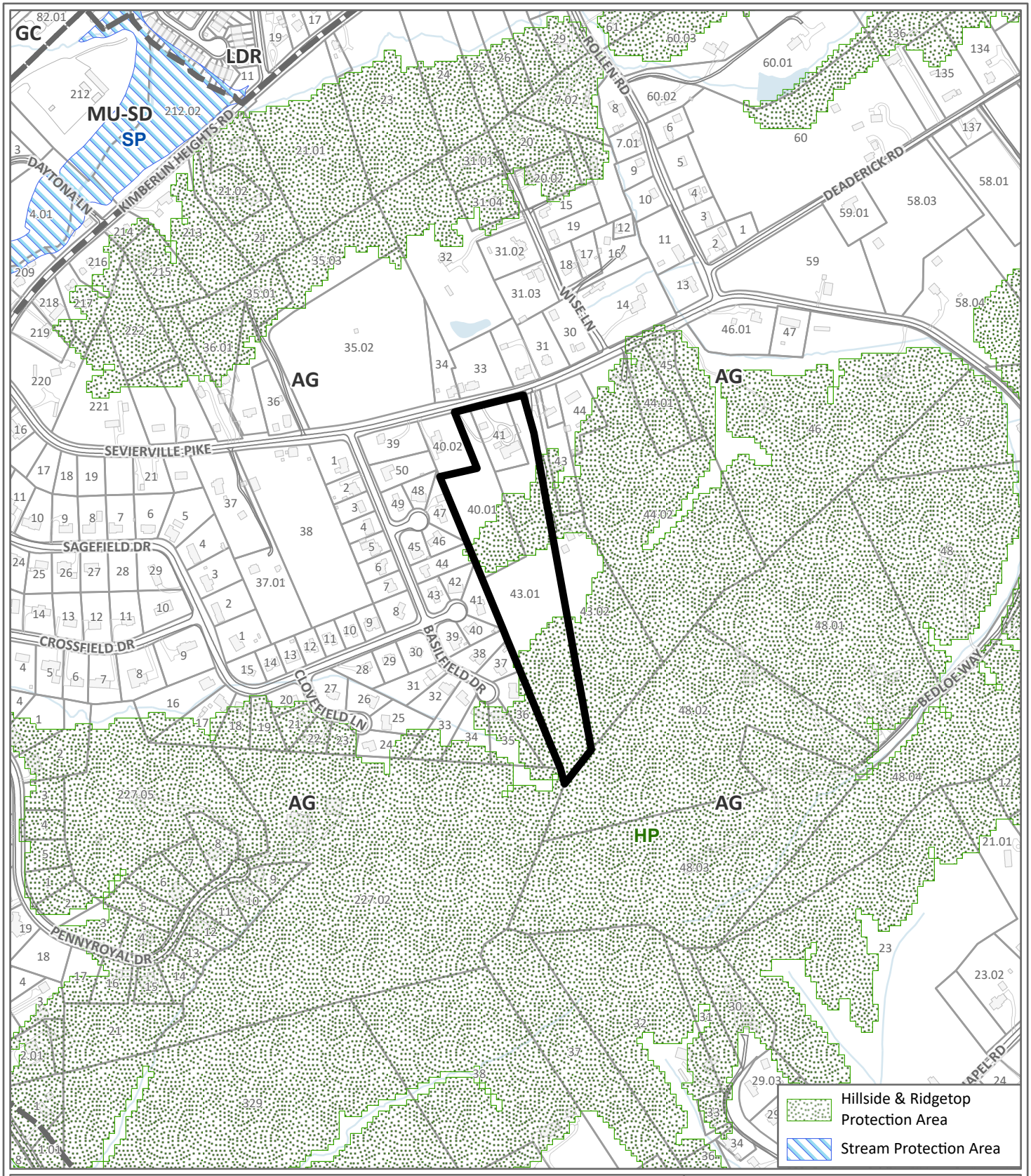
Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No Amount:

Approved by: Date:

Payee Name Payee Phone Payee Address



3-A-24-SP
SOUTH COUNTY SECTOR PLAN MAP

From: AG (Agricultural), HP (Hillside Protection)

To: LDR (Low Density Residential), HP (Hillside Protection)

Original Print Date: 4/2/2024

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

Petitioner: Mesana Investments LLC

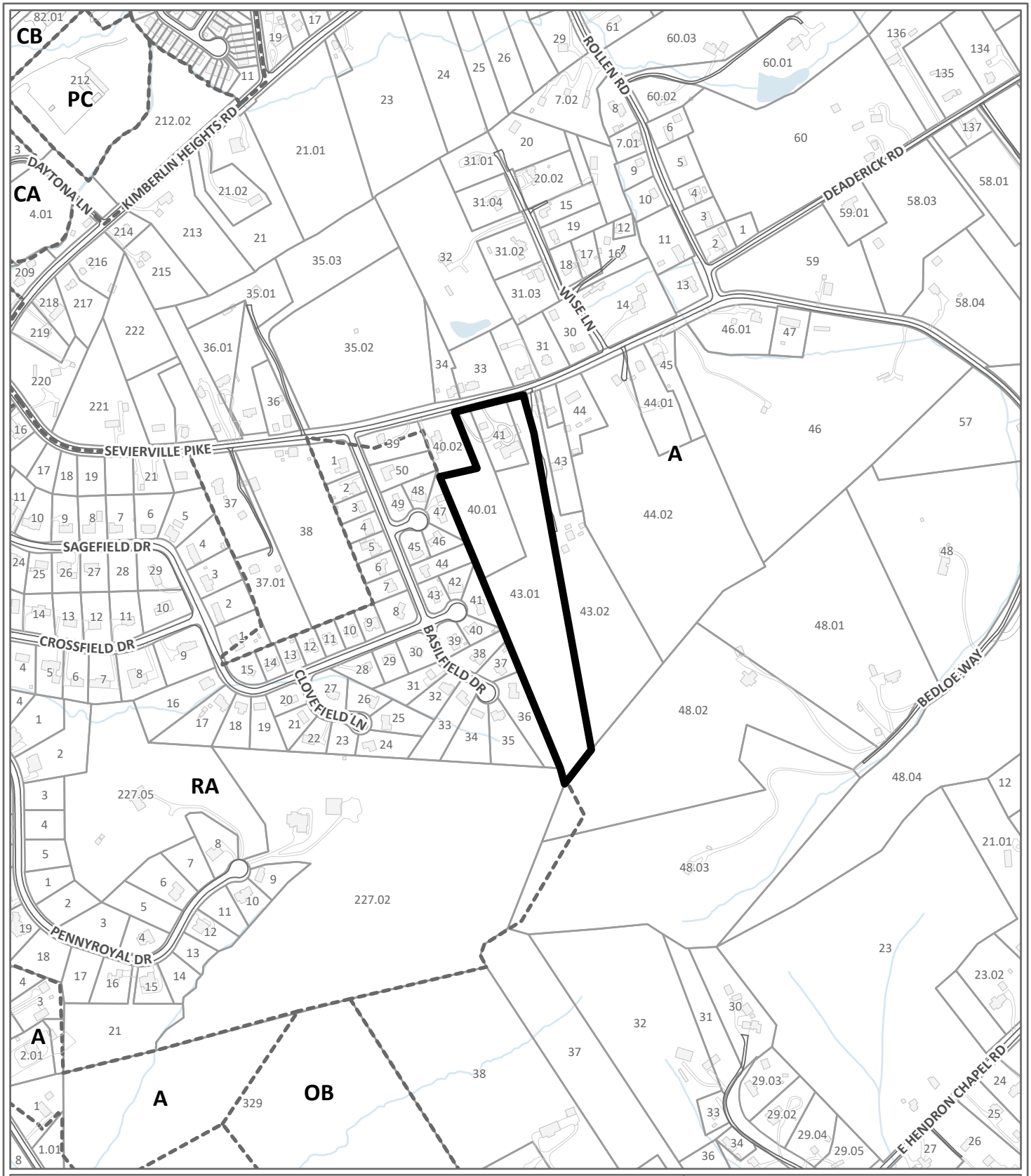
Map No: 125

Jurisdiction: County

0 620

Feet

N



REZONING **3-E-24-RZ**

Petitioner: Mesana Investments LLC

From: A (Agricultural)

To: PR (Planned Residential)

Map No: 125
Jurisdiction: County

0 620
Feet

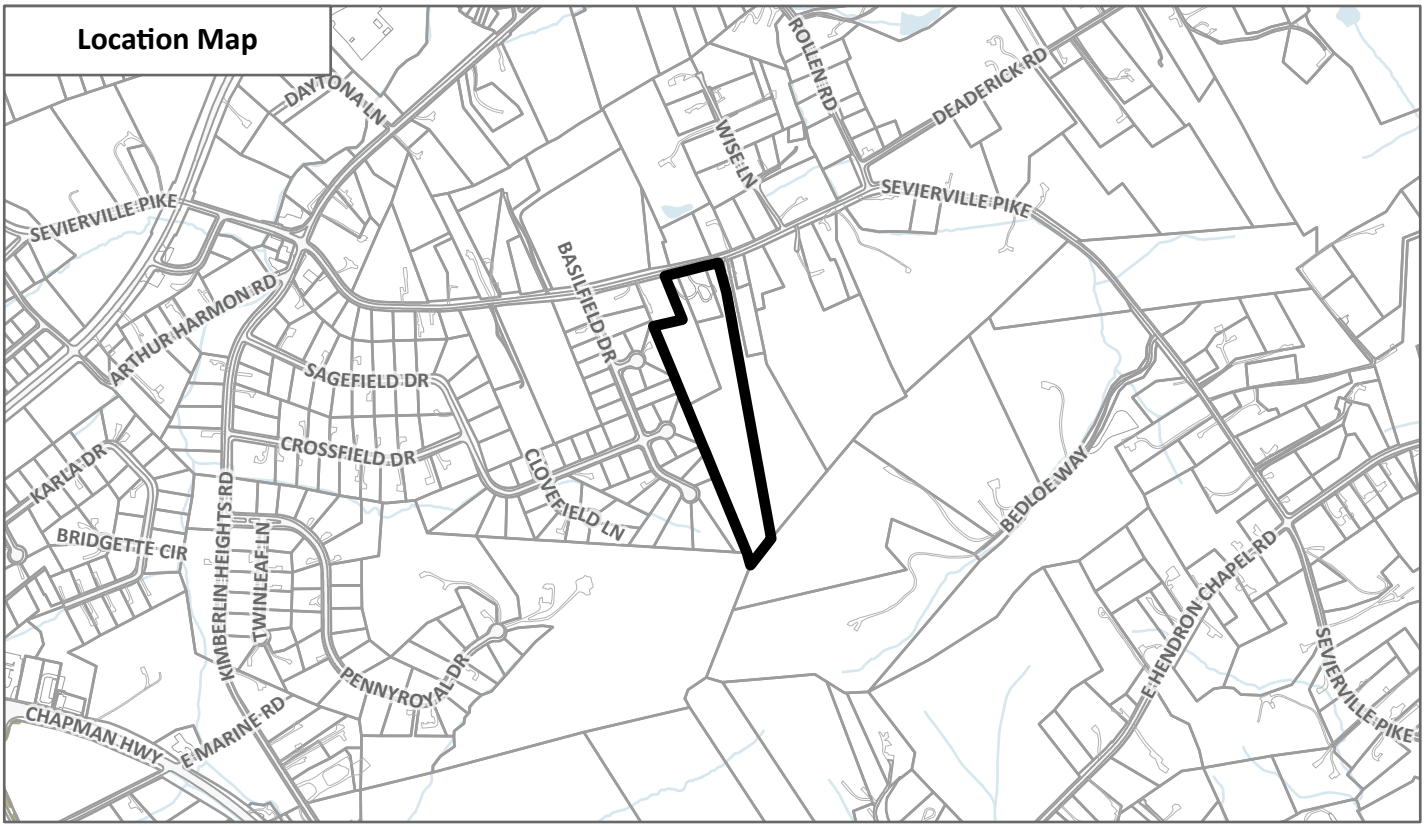
N

Original Print Date: 4/2/2024

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

Exhibit A. Contextual Images

Location Map



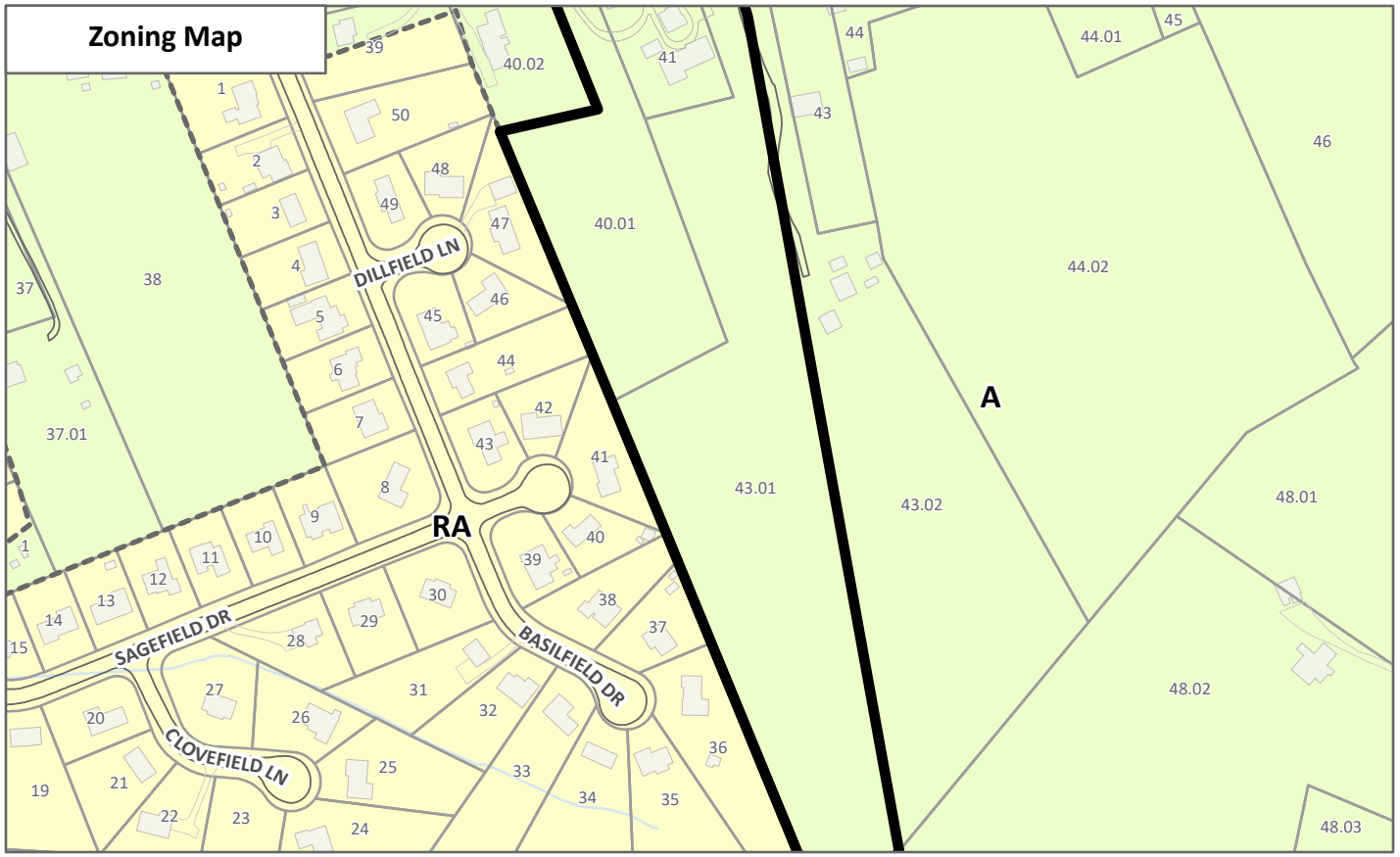
Aerial Map

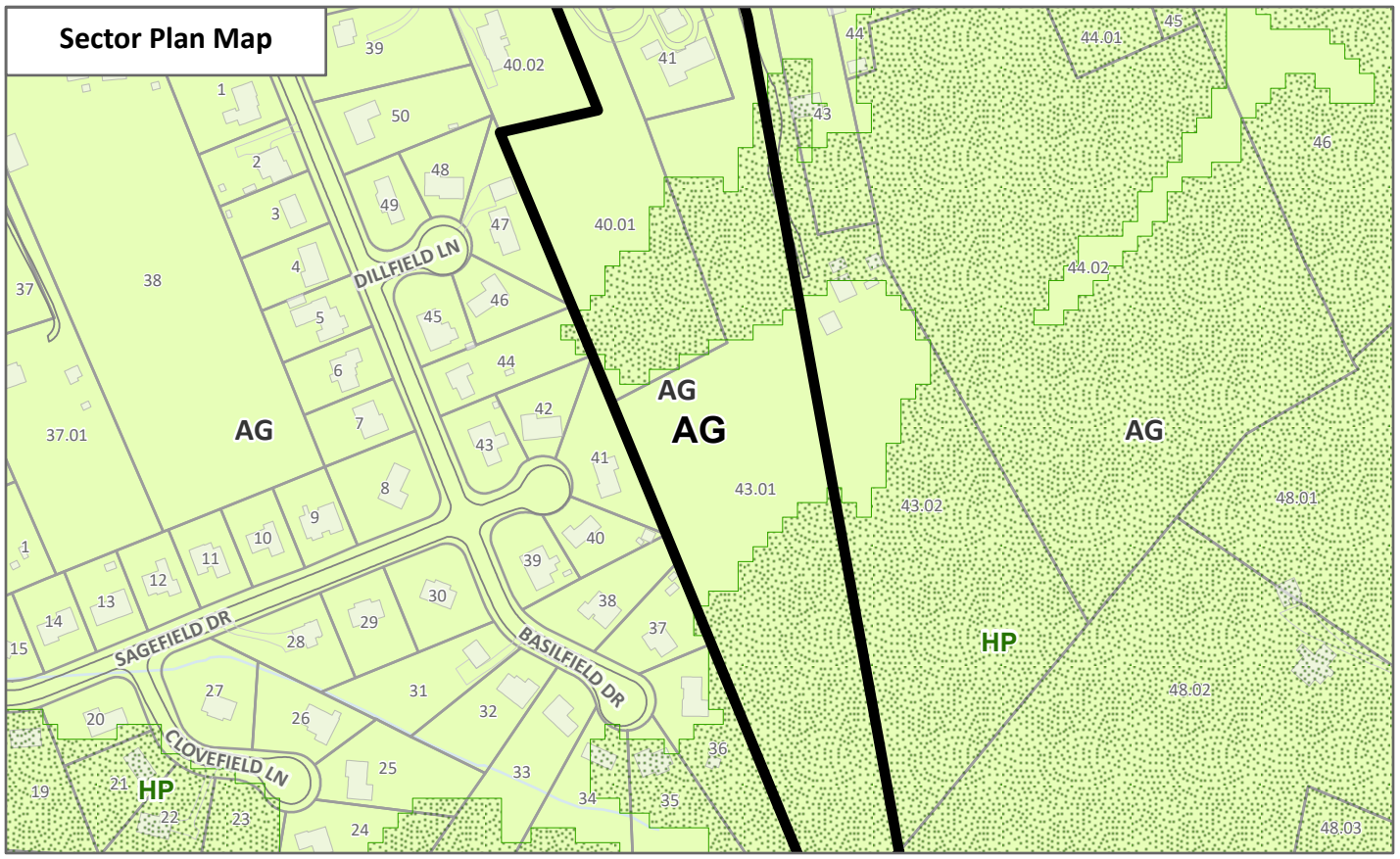
CONTEXTUAL MAPS 1 **3-A-24-SP / 3-E-24-RZ**

Case boundary

0 1,000
Feet

N



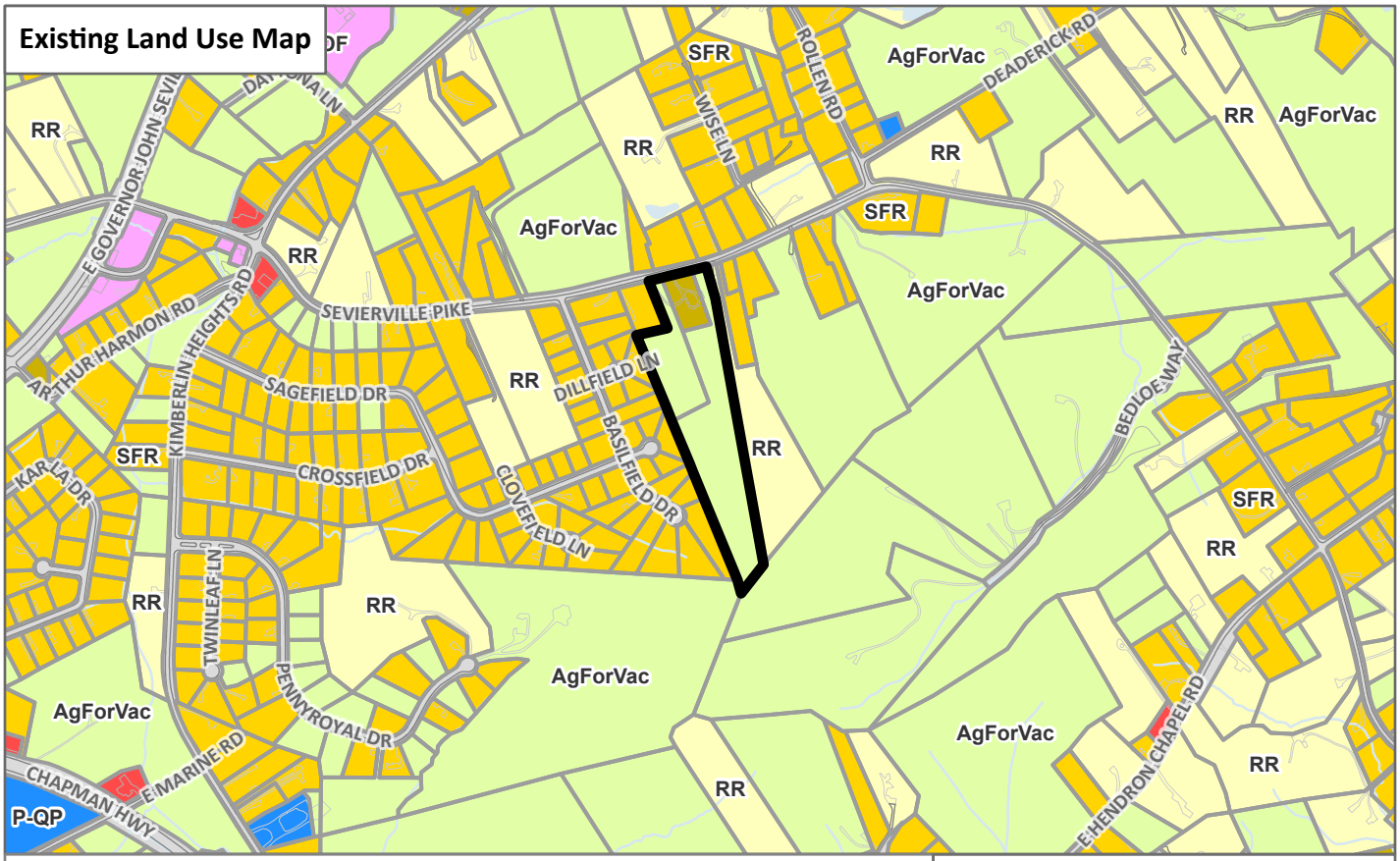


CONTEXTUAL MAPS 2 **3-A-24-SP / 3-E-24-RZ**

Case boundary

0 330
Feet

N



CONTEXTUAL MAPS 3 **3-A-24-SP / 3-E-24-RZ**

Case boundary

0 1,000

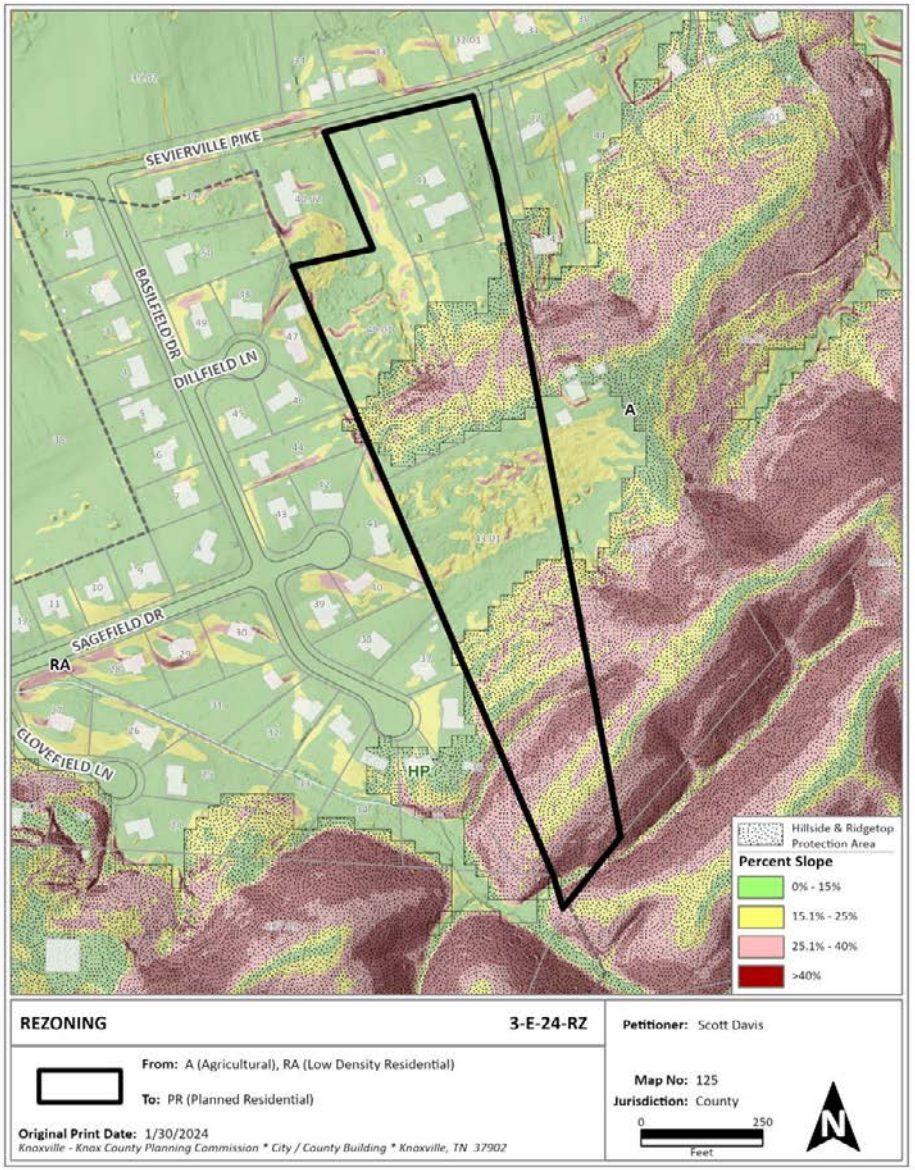
Feet

N

Staff - Slope Analysis
Case: 3-E-24-RZ

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	**11.4**		
Non-Hillside	6.4	N/A	
0-15% Slope	0.8	100%	0.8
15-25% Slope	2.0	50%	1.0
25-40% Slope	1.6	20%	0.3
Greater than 40% Slope	0.6	10%	0.1
Ridgetops			
Hillside Protection (HP) Area	5.0	Recommended disturbance budget within HP Area (acres)	**2.2**
		Percent of HP Area	**43.4%**

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	**6.4**	**3.00**	**19.1**
0-15% Slope	0.8	3.00	2.5
15-25% Slope	2.0	2.00	3.9
25-40% Slope	1.6	0.50	0.8
Greater than 40% Slope	0.6	0.20	0.1
Ridgetops	0.0	3.00	0.0
Subtotal: Sloped Land	**5.0**		**7.3**
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	**11.4**	**2.32**	**26.4**
Proposed Density (Applicant)	***11.4***	***3.00***	***34.2***



Slope Analysis

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTH 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 South 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, Mesana Investments LLC has submitted an application for an amendment to the South County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Agricultural to Rural Residential 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 May 9, 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 South County Sector Plan with its accompanying staff report and map, file #3-A-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

Mesana Investments LLC
Applicant Name — Affiliation

1/23/2024	**3/7/2024**	**3-E-24-RZ / 3-A-24-SP**
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.

Drew Staren Mesana Investments LLC
Name / Company

PO Box 11315 Knoxville TN 37939
Address

865-806-8008 / swd444@gmail.com
Phone / Email

CURRENT PROPERTY INFO

John Johnson	**440 Highland View Dr Knoxville TN 37920**	**828-702-8413**
Owner Name (if different)	Owner Address	Owner Phone / Email

7803 SEVIERVILLE PIKE / 7807, 7809 SEVIERVILLE PIKE
Property Address

125 041, 040 01, 043 01		**11.4 acres**
Parcel ID	Part of Parcel (Y/N)?	Tract Size

	Knox-Chapman Utility District	
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

South side of Sevierville Pk, east of Kimberlin Heights Rd
General Location

☐ City	**Commission District 9**	**A (Agricultural)**	**Agriculture/Forestry/Vacant Land, Multifamily Residential**
☑ County	District	Zoning District	Existing Land Use

South County	**AG (Agricultural), HP (Hillside Protection)**	**Rural Area**
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

DEVELOPMENT REQUEST

☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use

☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

SUBDIVSION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

Total Number of Lots Created

Additional Information

☐ Attachments / Additional Requirements

ZONING REQUEST

☑ Zoning Change **PR (Planned Residential)**

Proposed Zoning

Pending Plat File Number

☑ Plan Amendment **LDR (Low Density Residential), HP (Hillside Protection)**

Proposed Plan Designation(s)

up to 3 du/ac

Proposed Density (units/acre) Previous Zoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ COA Checklist (Hillside Protection)

☐ Design Plan Certification (Final Plat)

☐ Site Plan (Development Request)

☐ Traffic Impact Study

☐ Use on Review / Special Use (Concept Plan)

Fee 1	Total
$2,070.00	
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.**

	Mesana Investments LLC	**1/23/2024**
Applicant Signature	Please Print	Date

Phone / Email

	John Johnson	**1/23/2024**
Property Owner Signature	Please Print	Date

Authentisign ID: 3C324981-ACB0-EE11-8925-6045BDDCBBD3

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

Planning
KNOXVILLE | KNOX COUNTY

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

Mesana Investments LLC

~~Scott Davis~~ Mesana Investments LLC
Applicant Name — Affiliation

01/12/2024
1/8/2024
Date Filed

March 7, 2024
~~1/22/2024~~
Meeting Date (If applicable)

File Number(s)
3-E-24-RZ
3-A-24-SP

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

Drew Staton — Mesana Investments, LLC
Name — Company

PO Box 11315 — Knoxville — TN — 37939
Address — City — State — ZIP

(865) 806-8008 — swd444@gmail.com
Phone — Email

CURRENT PROPERTY INFO

John Johnson — 440 Highland View Dr. 37920 — (828) 702-8413
Property Owner Name (if different) — Property Owner Address — Property Owner Phone

7807 Sevierville Pike — 125 091, 125 04001, 125 04301
Property Address — Parcel ID

Sewer Provider — Water Provider — Septic (Y/N)

STAFF USE ONLY

General Location — Tract Size

☐ City ☐ County — District — Zoning District — Existing Land Use

Planning Sector — Sector Plan Land Use Classification — Growth Policy Plan Designation

Authentisign ID: 3C324981-ACB0-EE11-8925-6045BDDCBBD3

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 A to PR

Proposed Zoning

☒ Plan Amendment Change AG to LDR

Proposed Plan Designation(s)

3 du/ac ~~5 DU~~

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

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	

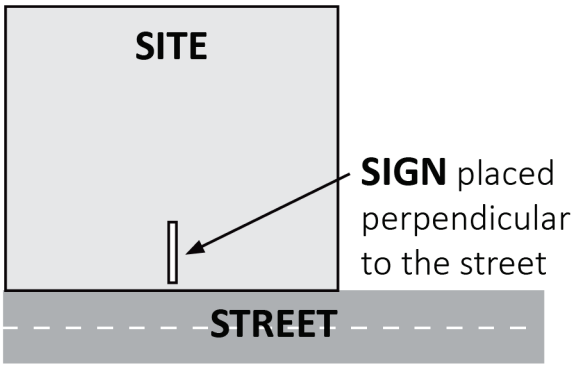
☐ ***I declare under penalty of perjury*** *the foregoing is true and correct:*
1) He/she/it is the owner of the property AND ***2)*** *The application and all associated materials are being submitted with his/her/its consent*

Applicant Signature	Please Print	Date
S Scott Davis	Scott Davis	1/12/24
(303) 906-8008	swd444@gmail.com	
Phone Number	Email	01/23/2024, SG
Authentisign JOHN B JOHNSON	JOHN B JOHNSON	01/11/24
Property Owner Signature	Please Print	Date 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-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:

02/23/2024 and 03/08/2024

(applicant or staff to post sign) **(applicant to remove sign)**

Applicant Name: Scott Davis

Date: 01/22/2024

File Number: 3-E-24-RZ & 3-A-24-SP (Sevierville Pike)

☒ Sign posted by Staff

☐ Sign posted by Applicant