

**REZONING**

**11-F-24-RZ**

**Petitioner:** Sharon Thurner

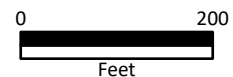


**From:** C-H-1 (Highway Commercial), I-G (General Industrial)

**To:** C-H-2 (Highway Commercial)

**Map No:** 84

**Jurisdiction:** City



**Original Print Date:** 10/9/2024

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

**Sharon Thurner**

Applicant Name

**Owner**

Affiliation

**9/20/2024**

Date Filed

**11/14/2024**

Meeting Date (if applicable)

**11-F-24-RZ**

File Number(s)

## CORRESPONDENCE

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

**Sharon Thurner Treetop Enterprises LLC**

Name / Company

**1511 Rutledge Ave Charlotte NC 28211**

Address

**704-609-2330 / sthurner2@icloud.com**

Phone / Email

## CURRENT PROPERTY INFO

**Treetop Enterprises LLC**

Owner Name (if different)

**2 White Rock Ct Arden NC 28704**

Owner Address

**828-768-0491**

Owner Phone / Email

**7057 PINE GROVE RD**

Property Address

**84 039**

Parcel ID

Part of Parcel (Y/N)?

**5.37 acres**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

**No**

Septic (Y/N)

## COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

## 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	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>C-H-2 (Highway Commercial)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment    Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request  
 Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1	Total
<b>\$1,537.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

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

Applicant Signature	<b>Sharon Thurner</b> Please Print	<b>9/20/2024</b> Date
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Phone / Email \_\_\_\_\_

Property Owner Signature	<b>Treetop Enterprises LLC</b> Please Print	<b>9/20/2024</b> Date
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**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME  
MUST BE LISTED BELOW:**

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
T. Michael Johnson	1511 Rutledge Avenue Charlotte, NC 28211	

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# Development Request

Reset Form

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

- SUBDIVISION**
- Concept Plan
  - Final Plat

- ZONING**
- Plan Amendment
    - SP  PA
  - Rezoning

Sharon Thurner

Applicant Name

Affiliation

~~July 9, 2024~~ 09/19/2024

November 14, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

11-F-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

Sharon Thurner

Name

Company

1511 Rutledge Avenue

Charlotte

NC

28211

Address

City

State

ZIP

704-609-2330

sthurner2@icloud.com

Phone

Email

## CURRENT PROPERTY INFO

Treetop Entreprises LLC

2 White Rock Ct, Arden, NC 28704

828-768-0491

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7057 Pine Grove Road, Knoxville

084-039

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Land Use / Place Type  
CITY COUNTY

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

## SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number    Combine Parcels    Divide Parcel   Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

## ZONING REQUEST

Pending Plat File Number

Zoning Change   C-H-2  
Proposed Zoning

Plan Amendment Change   Proposed Plan Designation(s)

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	\$1,537.00
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

Sharon Thurner

July 9, 2024

Applicant Signature

Please Print

Date

704-609-2330

sthurner2@icloud.com

Phone Number

Email

TREETOP ENTERPRISES, LLC  
T.MICHAEL JOHNSON

09/20/2024, SG

Property Owner Signature

Please Print

Date Paid

(1) Download and fill out this form at your convenience  
(2) Sign the application digitally

(3) Email applications@knoxplanning.org and include this signed form with your completed application



# Public Notice and Community Engagement

## Sign Posting and Removal

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.

**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.

## Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

<b>Acknowledgement</b>		<p><b>Have you engaged the surrounding property owners to discuss your request?</b></p> <p><input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No</p> <p><input type="checkbox"/> No, but I plan to prior to the Planning Commission meeting</p>
<i>By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.</i>		
<b>11/01/2024</b>	<b>11/15/2024</b>	
Date to be Posted	Date to be Removed	

*Bailey Fanning on behalf of Sharon Thurner*

Bailey Fanning on behalf of Sharon Thurner

**9/20/24**

Applicant Signature

Applicant Name

Date

**11-F-24-RZ**

**FILE NUMBER**