



# DEVELOPMENT PLAN REPORT

▶ **FILE #:** 9-E-24-DP

**AGENDA ITEM #:** 28

**AGENDA DATE:** 9/12/2024

▶ **APPLICANT:** ADAM WILSON  
OWNER(S): Adam Wilson Norsk, LLC

TAX ID NUMBER: 118 158 [View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 9821 DUTCHTOWN RD

▶ **LOCATION:** North side of Dutchtown Rd, west of Bob Kirby Rd

▶ **APPX. SIZE OF TRACT:** 1.707 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dutchtown Road, a minor arterial with a pavement width of 40 ft within 65 ft of right-of-way.

UTILITIES: Water Source: West Knox Utility District  
Sewer Source: West Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

▶ **ZONING:** PR (Planned Residential) up to 5 du/ac

▶ **EXISTING LAND USE:** Single Family Residential

▶ **PROPOSED USE:** Attached houses

DENSITY PROPOSED: 4.7 du/ac

HISTORY OF ZONING: The property was rezoned from A (Agricultural) to PR < 5 du/ac in March 2022 (2-B-22-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) < 4.5 du/ac, RA (Low Density Residential), A (Agricultural)  
South: Single family residential, multifamily residential - RB (General Residential)  
East: Single family residential, multifamily residential - PR (Planned Residential) < 5 du/ac, RA (Low Density Residential), A (Agricultural)  
West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is located in an area with a mix of low and medium density residential uses. Webb School of Knoxville and Christian Academy of Knoxville are to the southeast and Pellissippi Parkway is to the west.

## STAFF RECOMMENDATION:

▶ **Approve the development plan for up to 8 attached houses and a reduction of the peripheral setback along the western boundary from 35 ft to 20 ft, subject to 6 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all requirements of the Knox County Department of Engineering and Public Works.

- 3) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into an MOU with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.
- 4) The maximum height of the attached dwellings shall be 35 feet.
- 5) Providing a type 'B' landscape screen to the rear of the dwelling units along the western boundary (see Exhibit B).
- 6) The peripheral setback for all external boundary lines of the subject property shall be 35 feet unless otherwise approved by the Planning Commission.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) district and the criteria for approval of a development plan.

#### **COMMENTS:**

This proposal is for 8 attached houses on a single lot (multi-dwelling development) and shares a driveway with the associated application for 4 attached houses on the adjacent property to the east (9-G-24-DP). These two developments are separate applications because they have separate ownership and they intend to keep the two properties separate.

The subject site was rezoned from A (Agricultural) to PR (Planned Residential) < 5 du/ac in March 2022 (2-B-22-RZ). The associated property was rezoned from A to PR < 5 du/ac in February 2023 (1-M-23-RZ).

#### **DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

##### **1) ZONING ORDINANCE**

PR (Planned Residential) up to 5 du/ac:

- A) The PR zone allows houses, attached houses, and multi-dwelling developments as permitted uses. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- B) This PR zone district is approved for a maximum of 5 du/ac. The proposed density is 4.7 du/ac.
- C) The maximum height is determined by the Planning Commission for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft for the attached houses, which is consistent with the maximum height allowed on surrounding properties.
- D) The peripheral setback is 35 ft, however, the planning commission may reduce it to 15 ft when the adjacent property is zoned agricultural or residential. The applicant is requesting a peripheral setback of 20 ft along all exterior lot lines except along the Dutchtown Road frontage. Staff recommends approval of the 20 ft peripheral setback along the western boundary only because the setback reduction along the northern and eastern boundary are unnecessary.

##### **2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES**

- A) Screening is recommended along the western boundary behind the proposed structures, consistent with Policy 2, to ensure that development is sensitive to existing community character.
- B) The proposal adds attached housing to the area's housing mix, consistent with Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity. There is a large employment center to the west along Pellissippi Parkway, and an employment center and commercial services to the east along Cedar Bluff Road.
- C) The site is located in an area with existing infrastructure that supports the proposal, consistent with Policy 6, to promote attainable housing that meets the needs of the current and future residents, and Policy 9, to focus growth in areas already served by adequate infrastructure.

##### **3) FUTURE LAND USE MAP**

- A) The property is classified as the CMU (Corridor Mixed-Use) place type. CMU areas are appropriate for moderate-scale, walkable mixed-use development occurring along major corridors. These areas may incorporate office, retail, civic, residential, and community gathering spaces both vertically and horizontally and shall provide connectivity to nearby neighborhoods. -- With the recommended conditions, this proposal is consistent with the intent of the CMU place type by providing residential uses.
- B) Attached residential is considered a secondary use in the CMU place type. Secondary uses are supporting or complementary land uses that are compatible with the primary use but are not the main focus of the place type. -- The CMU place type designation surrounding this property is a small area extending to the Bob Kirby

Road intersection to the east, consisting of vacant land and single-family residential. Nonresidential uses are more appropriate at the Bob Kirby Road intersection. The proposed attached houses complement the existing uses in this location and is appropriate at the edge of the CMU place type area.

C) The CMU form attributes include building heights between 2 and 5 stories, front setbacks of 20-30 ft, automobiles as a secondary mode of transportation, parking located to the side and rear of buildings, and streets promoting walkable settings. – This proposal includes 2-story structures with pitched roofs and parking located in garages and in driveways to the side of the structures.

D) The CMU place type allows consideration of PR up to 24 du/ac. The proposed development has a density of 4.7 du/ac.

#### 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A) The property is within the Planned Growth Area (PGA). The purposes of the PGA designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

B) With the recommended conditions, this proposal is consistent with the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 99 (average daily vehicle trips)

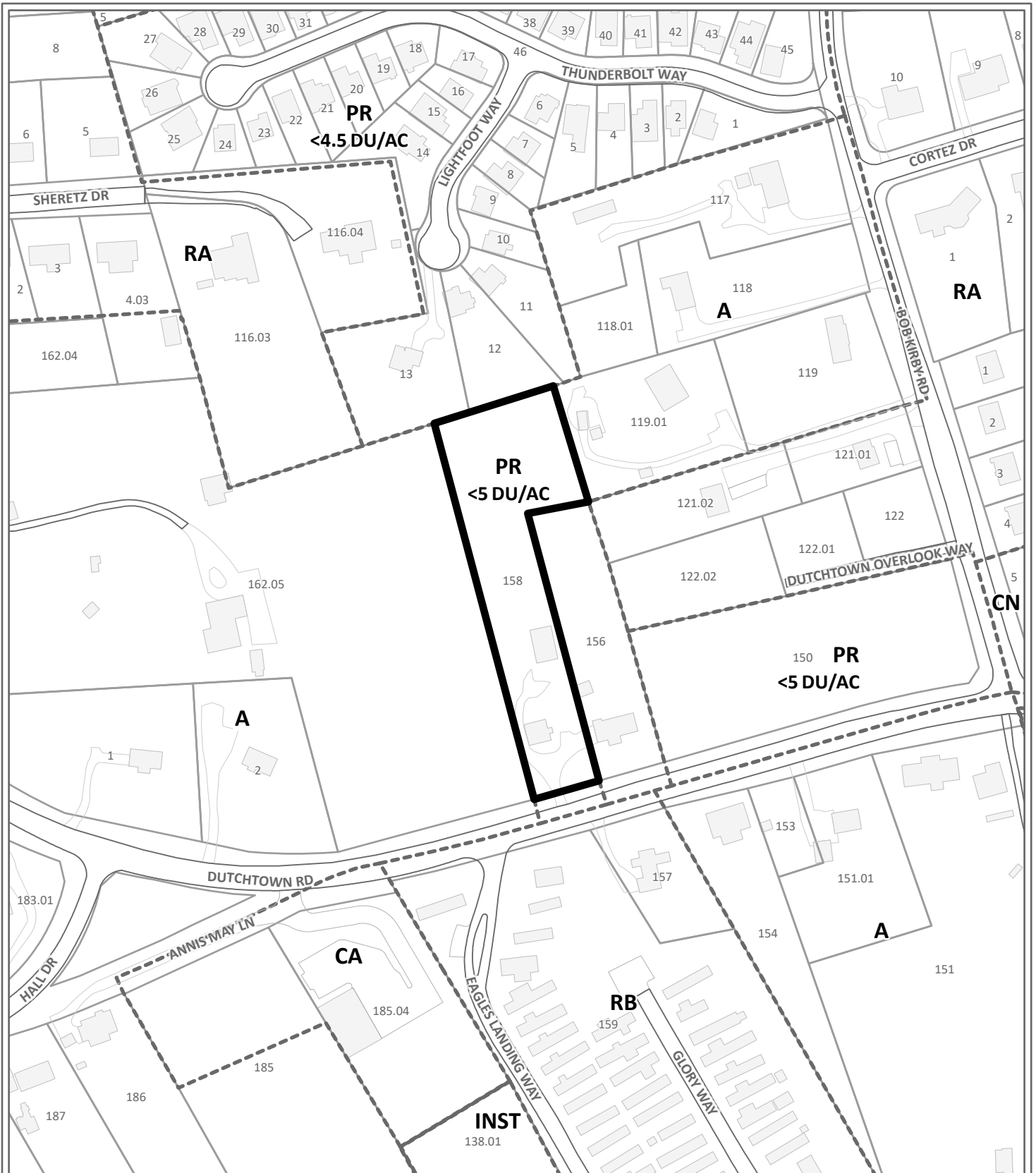
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public school children, grades K-12)

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff 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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



**DEVELOPMENT PLAN**

**9-E-24-DP**

**Petitioner:** Adam Wilson



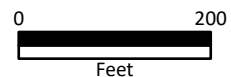
Duplex and attached houses in PR (Planned Residential) < 5 du/ac

**Map No:** 118

**Jurisdiction:** County

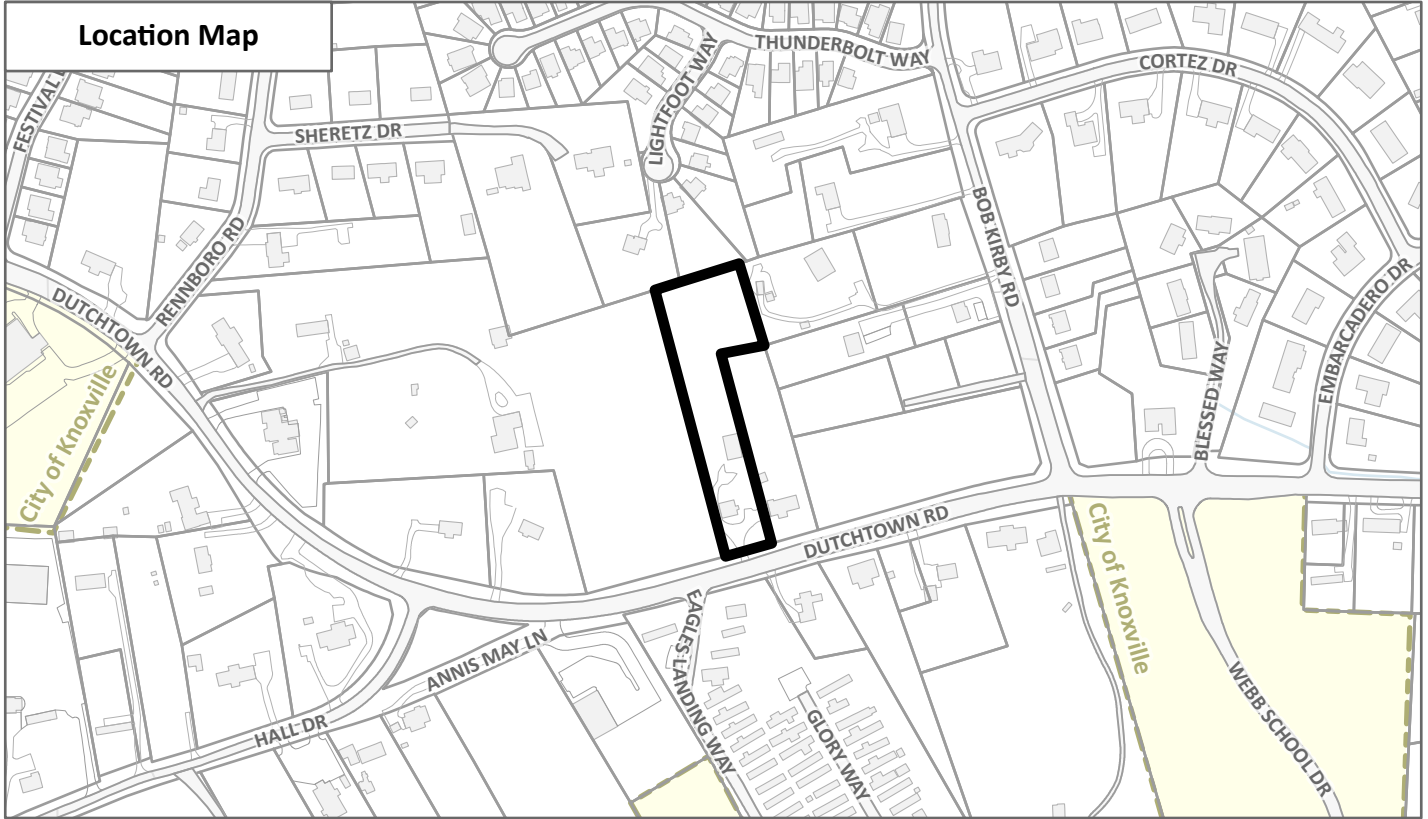
**Original Print Date:** 8/8/2024

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



# Exhibit A. Contextual Images

Location Map



Aerial Map

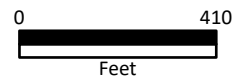


CONTEXTUAL MAPS 1

9-E-24-DP

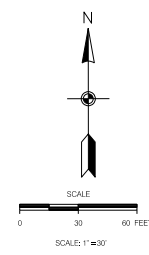
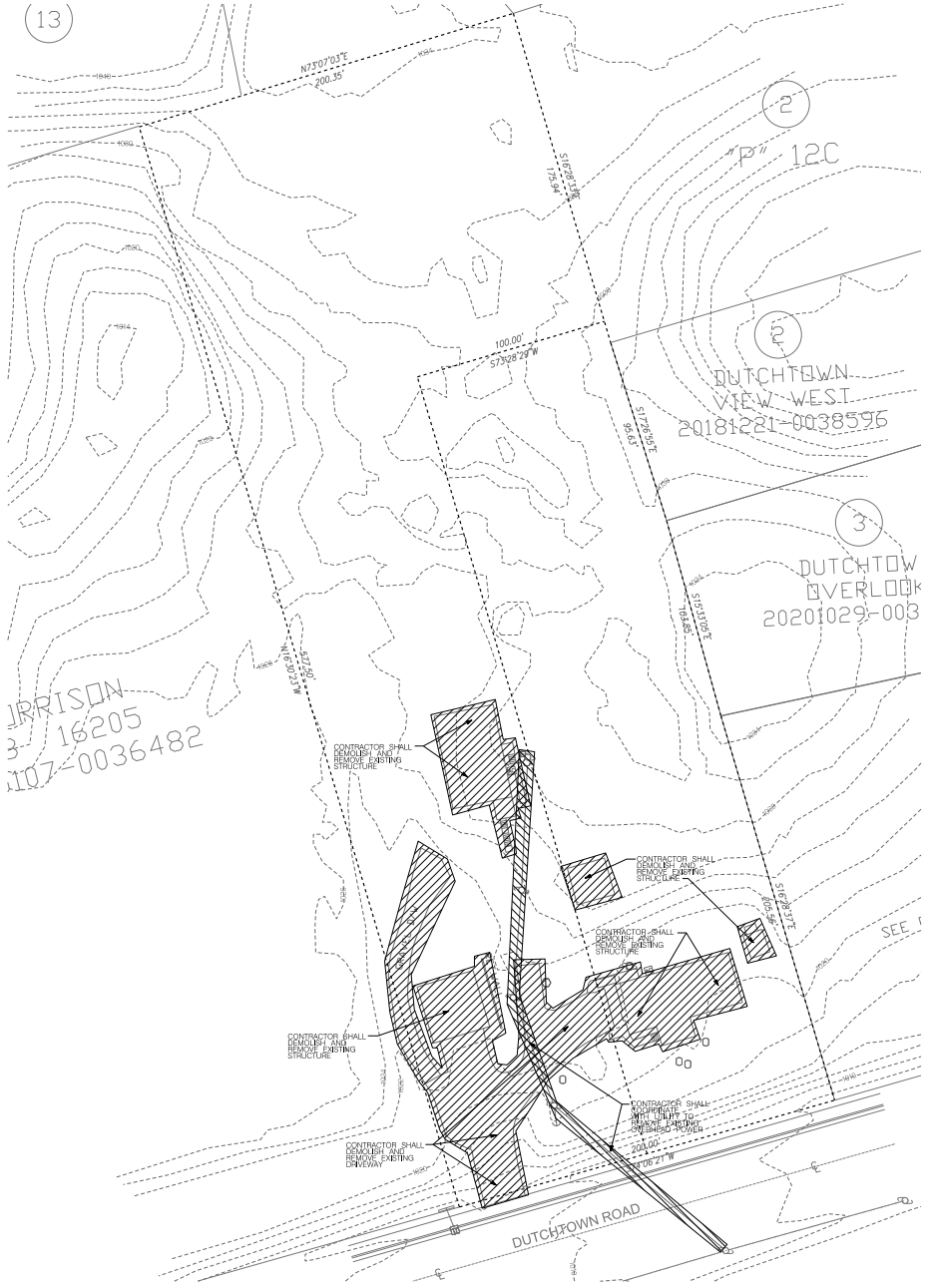


Case boundary





(13)



**LEGEND:**

EXISTING	PROPOSED	
--- 535 ---	--- 535 ---	GROUND CONTOUR ELEVATION
□ 535.25	□ 535.25	SPOT ELEVATION
—	—	STRUCTURE
—	—	PROPERTY LINE
—	—	EASEMENT
—	—	EDGE OF PAVEMENT
— SD —	— SD —	STORM DRAIN
— SS —	— SS —	SANITARY SEWER
— PW —	— PW —	POTABLE WATER
— NG —	— NG —	NATURAL GAS
— OE —	— OE —	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊙	⊙	FIRE HYDRANT
—	—	SURFACE FLOW
—	—	SILT FENCING
—	—	CURB
□ NA	□	CATCH BASIN
□ NA	□	CONCRETE PAVEMENT
□ NA	□	ASPHALT PAVEMENT
□ NA	□	RP RAP

**WILL ROBINSON & ASSOCIATES**  
 1248 N. Shrevewood Ln  
 Caryville, TN 37714  
 (865) 386-4200  
 will@wraenvil.com



A Site Plan for:  
**Norsk Villas**  
 9821 Dutchtown Road  
 Knox County, TN

REVISIONS:

DRAWN: WNR  
 CHECKED: WNR  
 DATE: 07-11-2024  
 FILE NAME:  
 PROJECT NO:

9-E-24-DP  
 7/29/2024

**PL01**  
 CONCEPT DEMO PLAN  
 DRAWING

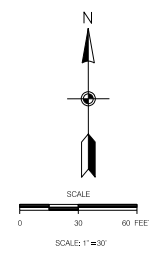
(13)

②  
"P" 12C

②  
DUTCHTOWN  
VIEW WEST  
20181221-0038596

③  
DUTCHTOWN  
OVERLOOK  
20201029-003

JARRISON  
3 16205  
107-0036482



**LEGEND:**

EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RP RAP

PROJECT DATA  
 PARCEL# 18 150  
 USER: PLENTYPLEX  
 DATE: 7/29/2024  
 BUILDING TOTAL: 5,800  
 PARKING SUMMARY:  
 PARKING REQUIREMENTS: 15 SPACES  
 PARKING PROVIDED: 24 SPACES (18 GARAGE, 6 OFF-STREET)  
 CALCULATED PARKING: 15 SPACES (15 PER TRAVELING UNIT @ 1.0 @ 1.0)  
 SETBACKS:  
 FRONT YARD - 10'  
 REAR YARD - 10'  
 SIDE YARD - 5'  
 PARCEL AREA: 14,311 SF  
 BUILDING AREA: 5,800 SF  
 LOT AREA: 14,311 SF  
 LOT AREA: 14,311 SF  
 LOT AREA: 14,311 SF  
 LOT AREA: 14,311 SF



9-E-24-DP  
7/29/2024

**WILL ROBINSON  
& ASSOCIATES**

1248 N. Shreveport Ln  
Coryville, TN 37714  
(865) 386-4200  
will@wrobinson.com



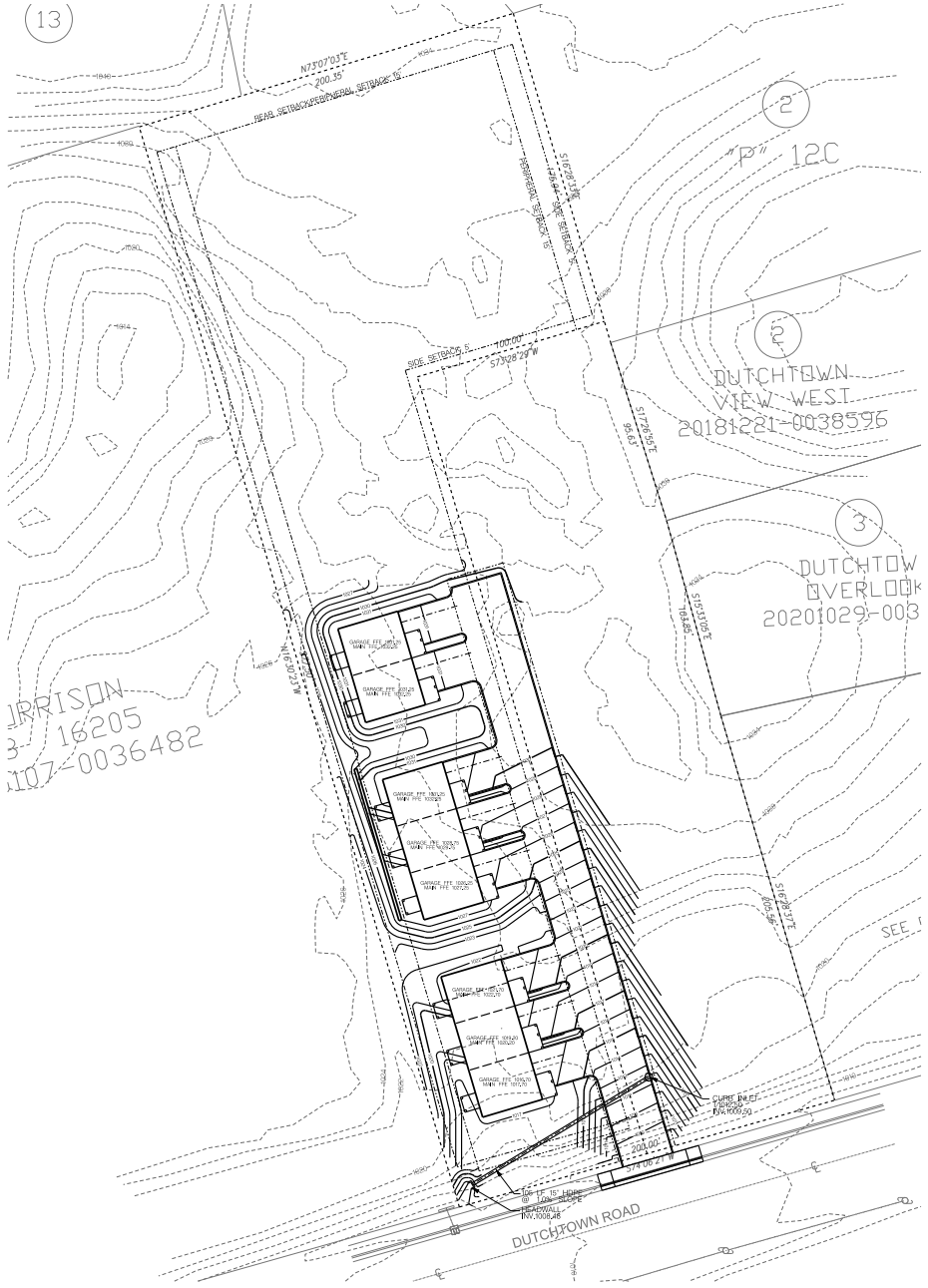
A Site Plan for:  
**Norsk Villas**  
9821 Dutchtown Road  
Knox County, TN

REVISIONS:

DRAWN: WNR  
CHECKED: WNR  
DATE: 07-11-2024  
FILE NAME:  
PROJECT NO:

**PL02**  
CONCEPT LAYOUT PLAN  
DRAWING

(13)

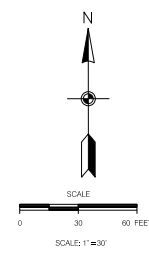


JARRISON  
3-16205  
1107-0036482

2  
P# 12C

2  
DUTCHTOWN  
VIEW WEST  
20181221-0038596

3  
DUTCHTOWN  
OVERLOOK  
20201029-003



**LEGEND:**

EXISTING	PROPOSED	
--- 536 ---	--- 535 ---	GROUND CONTOUR ELEVATION
□ 538.25	□ 535.25	SPOT ELEVATION
—	—	STRUCTURE
—	—	PROPERTY LINE
—	—	EASEMENT
—	—	EDGE OF PAVEMENT
— SD —	— SD —	STORM DRAIN
— SS —	— SS —	SANITARY SEWER
— PW —	— PW —	POTABLE WATER
— NG —	— NG —	NATURAL GAS
— OE —	— OE —	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊙	⊙	FIRE HYDRANT
—	—	SURFACE FLOW
—	—	SILT FENCING
□	□	CURB
□	□	CATCH BASIN
□	□	CONCRETE PAVEMENT
□	□	ASPHALT PAVEMENT
□	□	RP RAP

9-E-24-DP  
7/29/2024

**WILL ROBINSON  
& ASSOCIATES**  
1248 N. Shreveport Ln  
Coryville, TN 37714  
(865) 386-4200  
will@wraenvil.com



A Site Plan for:  
**Norsk Villas**  
9821 Dutchtown Road  
Knox County, TN

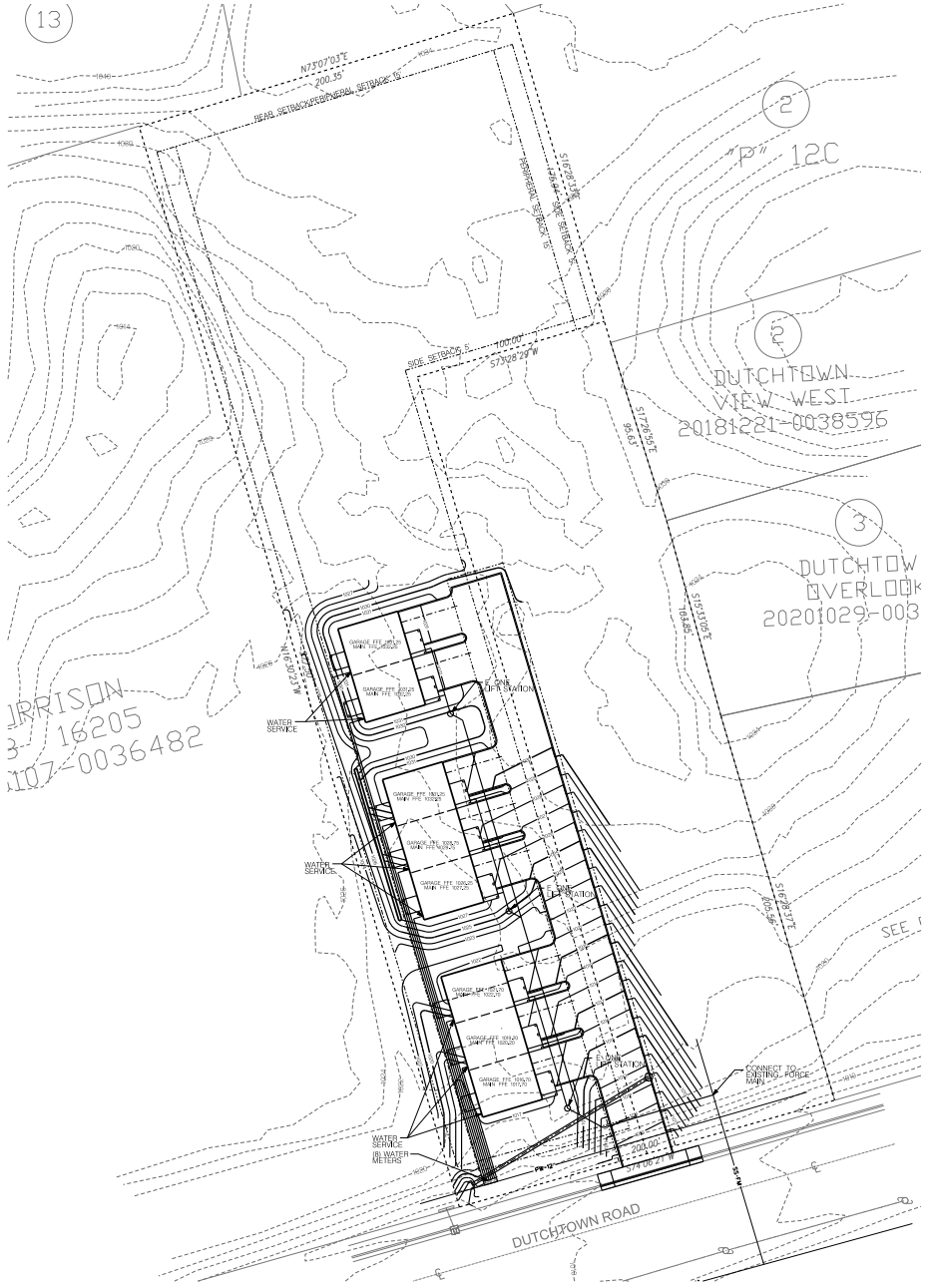
REVISIONS:

DRAWN: WNR  
CHECKED: WNR  
DATE: 07-11-2024  
FILE NAME:  
PROJECT NO:

**PL03**  
CONCEPT GRADING PLAN  
DRAWING



(13)



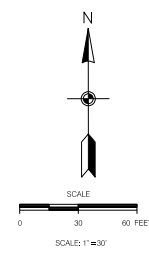
JARRISON  
3-16205  
1107-0036482

2  
P# 12C

2  
DUTCHTOWN  
VIEW WEST  
20181221-0038596

3  
DUTCHTOWN  
OVERLOOK  
20201029-003

SEE 1



**LEGEND:**

EXISTING	PROPOSED	
- - - 535	- - - 535	GROUND CONTOUR ELEVATION
□ 535.25'	□ 535.25'	SPOT ELEVATION
□	□	STRUCTURE
- - -	- - -	PROPERTY LINE
- - -	- - -	EASEMENT
- - -	- - -	EDGE OF PAVEMENT
- - - SD	- - - SD	STORM DRAIN
- - - SS	- - - SS	SANITARY SEWER
- - - PW	- - - PW	POTABLE WATER
- - - NG	- - - NG	NATURAL GAS
- - - OE	- - - OE	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊙	⊙	FIRE HYDRANT
NA	→	SURFACE FLOW
NA	— X —	SILT FENCING
□	—	CURB
NA	•	CATCH BASIN
NA	▨	CONCRETE PAVEMENT
NA	▩	ASPHALT PAVEMENT
NA	▧	RP RAP

**WILL ROBINSON  
& ASSOCIATES**  
1248 N. Shrevewood Ln  
Coryville, TN 37714  
(865) 386-4200  
will@wraenvil.com



A Site Plan for:  
**Norsk Villas**  
9821 Dutchtown Road  
Knox County, TN

REVISIONS:

DRAWN: WNR  
CHECKED: WNR  
DATE: 07-11-2024  
FILE NAME:  
PROJECT NO:

9-E-24-DP  
7/29/2024

**PL04**  
CONCEPT SITE UTILITY  
DRAWING

## Type “B” Screen: Continuous

**APPROPRIATE LOCATION:** Screening parking and loading areas from adjoining residential and office districts

**NOTE:** Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

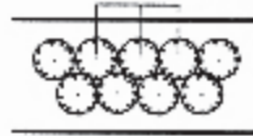
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

SHRUB HEIGHT  
Installed: 4 ft.  
Mature: 6 ft.

- Two offset rows of evergreen shrubs

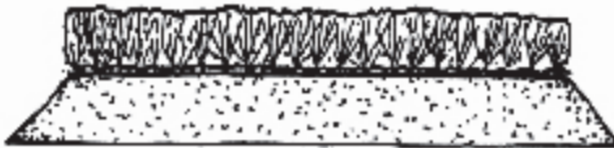


Maximum 4' Centers

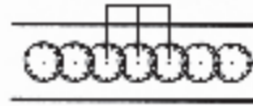


SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers



TREE HEIGHT  
Installed: 8 ft.  
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



Maximum 50' Centers

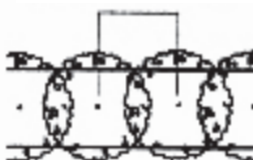


TREE HEIGHT  
Installed: 8 ft.  
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers





# 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

**Adam Wilson**

Applicant Name

Affiliation

**7/29/2024**

Date Filed

**9/12/2024**

Meeting Date (if applicable)

**9-E-24-DP**

File Number(s)

## CORRESPONDENCE

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

**Will Robinson Will Robinson and Associates**

Name / Company

**1248 N. Shorewood Ln. Ln. Caryville TN 37714**

Address

**865-386-4201 / wendy@wracivil.com**

Phone / Email

## CURRENT PROPERTY INFO

**Adam Wilson Norsk, LLC**

Owner Name (if different)

**9505 Back Ln Knoxville TN**

Owner Address

**865-233-8648 / adamgiveme5@**

Owner Phone / Email

**9821 DUTCHTOWN RD**

Property Address

**118 158**

Parcel ID

**1.67 acres**

Tract Size

Part of Parcel (Y/N)?

**West Knox Utility District**

Sewer Provider

**West Knox Utility District**

Water Provider

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 checked="" 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 checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>Duplex and attached houses</b>	

## 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 type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<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>\$500.00</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>Adam Wilson</b> Please Print	<b>7/29/2024</b> Date
---------------------	------------------------------------	--------------------------

Phone / Email \_\_\_\_\_

Property Owner Signature	<b>Adam Wilson Norsk, LLC</b> Please Print	<b>7/29/2024</b> Date
--------------------------	---	--------------------------

(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



# 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

Adam Wilson

Adam Wilson Realty

Applicant Name

Affiliation

07/26/2024

SEPTEMBER 12

Date Filed

Meeting Date (if applicable)

File Number(s)

9-E-24-DP

## 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

Will Robinson

Will Robinson & Associates

Name

Company

1248 N Shorewood Ln

Caryville

TN

37714

Address

City

State

ZIP

865-386-4201

wendy@wracivil.com

Phone

Email

## CURRENT PROPERTY INFO

Norsk LLC

9505 Carry Back Ln, Knoxville, TN 379 865-233-8648

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

9821 Dutchtown Rd, Knoxville, TN 37923

118 158

Property Address

Parcel ID

WKUD

WKUD

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

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

**8 UNIT TOWNHOUSE AND DUPLEX DEVELOPMENT**

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

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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	<b>\$500.00</b>
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**

Authentisign  
  
 Applicant Signature

Adam Wilson  
 Please Print

07/26/2024  
 Date

865-233-8648  
 Phone Number

adamgiveme5@gmail.com  
 Email

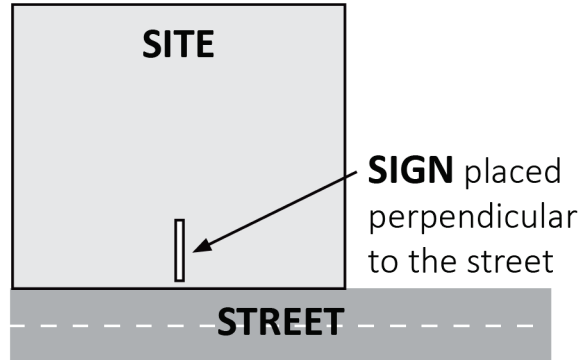
Authentisign  
  
 Property Owner Signature

Adam Wilson  
 Please Print

07/30/2024, SG  
 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:*

\_\_\_\_\_ 08/30/2024 \_\_\_\_\_ and \_\_\_\_\_ 09/13/2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Adam Wilson

Date: 07/29/2024

File Number: 9-E-24-DP (9821 Dutchtown Rd)

- Sign posted by Staff
- Sign posted by Applicant