

SPECIAL USE

12-A-25-SU

Petitioner: Charles Pilgrim



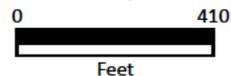
Reception Facility in AG (General Agricultural), HP (Hillside Protection Overlay)

Original Print Date: 11/3/2025

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

Map No: 80

Jurisdiction: City



Subdivision Concept Plan* Final Plat

Zoning Rezoning Plan Amendment* Governmental Rezoning

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

*These application types require a [pre-application consultation](#) with Planning staff.

Charles Pilgrim

Charles Pilgrim Associates

Applicant Name

Affiliation

October 24, 2025

December 11, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

12-A-25-SU

Correspondence

All correspondence will be directed to the approved contact listed below. The contact information you provide here and elsewhere on this form will be included in the application materials and is part of the public record of your case.

Applicant Property Owner Option Holder Project Surveyor Engineer Architect/Landscape Architect

Charles Pilgrim

Charles Pilgrim Associates

Name

Company

615 Langley Wood Lane

Knoxville

TN

37919

Address

City

State

ZIP

865-406-4881

Phone

Email

Current Property Info

Camelias LLC

106 Tiffany Place

865-951-4794

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2812 Merchant Drive

080JB1801

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

Residential Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use Banquet Hall/Event Center-See attached notes

IBC-NEW-25-0297

Specify if a traffic impact study is required: Yes (required to be submitted with application) No

Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel

Proposed Number of Lots (total)

Other (specify) _____

Specify if requesting: Variance Alternative design standard

Specify if a traffic impact study is required: Yes (required to be submitted with application) No

Zoning Request

PENDING PLAT FILE NUMBER

Zoning Change

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

Sector Plan One Year Plan Comprehensive Plan

Plan Amendment Change

Proposed Plan Designation(s)

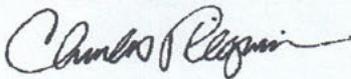
If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

Other (specify) _____

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



Charles Pilgrim/Charles Pilgrim Associates 10/24/2025

Applicant Signature

Print Name / Affiliation

Date

865-406-4881

Phone Number

Email



Erika Menoz
Please Print

10/27/2025, SG

Property Owner Signature

Please Print

Date Paid

Staff Use Only

Administrative Review

ADDITIONAL REQUIREMENTS

Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0405	\$1600		\$1600.00

Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

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.

Acknowledgement

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.

11/28/2025

12/12/2025

Date to be Posted

Date to be Removed



Charles Pilgrim

October 24, 2025

Applicant Signature

Applicant Name

Date

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting