

SPECIAL USE

12-C-25-SU

Petitioner: Pinnacle Land Surveying, Inc.



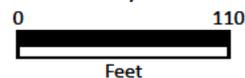
Increase the maximum lot area of a Type 1 house lot in RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)

Original Print Date: 11/3/2025

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

Map No: 154

Jurisdiction: City



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

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

- 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.

Pinnacle Land Surveying, Inc.

Land Surveyor

Applicant Name	Affiliation	File Number(s)
10/22/2025	12/11/25	0-11-25 12-C-25-SU
Date Filed	Meeting Date (if applicable)	

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

Dean Gerchar	Pinnacle Land Surveying, Inc.		
Name	Company		
212 Battle Front Trail	Knoxville	TN	37934
Address	City	State	ZIP
865-548-2385	[REDACTED]		
Phone	Email		

Current Property Info

Robert Hester & Lauren Mulreany	9844 Clingmans Dome Dr	571-213-6390
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
9844/9838 Clingmans Dome Dr	154FG017 & 154FG016	
Property Address	Parcel ID	
FUD	FUD	N
Sewer Provider	Water Provider	Septic (Y/N)

Development Request

<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	RELATED CITY PERMIT NUMBER
Proposed Use Increase the maximum lot area of a Type 1 house lot from 6,999 sqft	

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

Subdivision Request

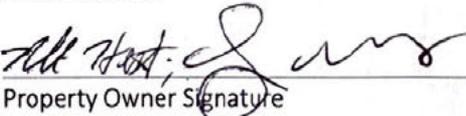
	RELATED REZONING FILE NUMBER
Proposed Subdivision Name _____	
Unit / Phase Number _____ <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total) _____
<input type="checkbox"/> Other (specify) _____	
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard	
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No	

Zoning Request

	PENDING PLAT FILE NUMBER
<input type="checkbox"/> Zoning Change _____ Proposed Zoning _____ Proposed Density (units/acre, for PR zone only) _____	
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan	
<input type="checkbox"/> Plan Amendment Change _____ Proposed Plan Designation(s) _____	
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application _____ Previous Rezoning Requests _____	
<input type="checkbox"/> 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

Dean Gerchar	<small>Digitally signed by Dean Gerchar Date: 2025.10.22 15:10:34 -04'00'</small>	Dean Gerchar / Land Surveyor	10/22/25
Applicant Signature	Print Name / Affiliation	Date	
865-548-2385	[REDACTED]		
Phone Number	Email	10/27/2025, SG	
	Robert Hester; Lauren Mulreany	10/27/2025	
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
0401	\$450.00		\$450.00

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.

~~11/25/25~~ 11/28/2025

12/12/25

Date to be Posted

Date to be Removed

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

Yes No

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

Dean Gerchar

Digitally signed by Dean Gerchar
Date: 2025.10.24 14:01:48 -0400'

Dean Gerchar

10/24/25

Applicant Signature

Applicant Name

Date