



# PLAN AMENDMENT REPORT

▶ **FILE #:** 1-C-25-SP

**AGENDA ITEM #:** 8

**AGENDA DATE:** 1/9/2025

▶ **APPLICANT:** LYNCH BUS LINES, LLC  
**OWNER(S):** Caitlin Bowers

**TAX ID NUMBER:** 711B01901 [View map on KGIS](#)

**JURISDICTION:** Council District 6

**STREET ADDRESS:** 552 N BURNS RD

▶ **LOCATION:** East side of N Burns Rd, northeast of Nash Rd, south of I-40

▶ **APPX. SIZE OF TRACT:** 6.21 acres

**SECTOR PLAN:** East City

**GROWTH POLICY PLAN:** N/A (Within City Limits)

**ACCESSIBILITY:** Access is via N Burns Road, a local street with a pavement width which varies between 15 to 23 ft within a 22 to 30-ft right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**FIRE DISTRICT:** Knoxville Fire Department

**WATERSHED:** Love Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential), HP (Hillside Ridgetop Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION:** LI (Light Industrial)

▶ **EXISTING LAND USE:** Transportation/Communications/Utilities

**EXTENSION OF PLAN DESIGNATION:** No, it is not an extension.

**HISTORY OF REQUESTS:** None noted

**SURROUNDING LAND USE AND PLAN DESIGNATION:**

North: I-40 right of way - ROW, HP (Hillside Protection)

South: Transportation/communications/utilities, public/quasi-public land (church) - LDR (Low Density Residential), MDR (Medium Density Residential)

East: Rural residential, agriculture/forestry/vacant land- LDR (Low Density Residential), HP (Hillside Protection)

West: Transportation/communications/utilities, single family residential - LDR (Low Density Residential)

**NEIGHBORHOOD CONTEXT** This is a wooded area of the residential Town Hall East neighborhood that lies just east of the Pellham Park area. The property abuts the I-40 right-of-

way to the north, and is between Rutledge Pike to the west and N Chilhowee Drive to the east.

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**STAFF RECOMMENDATION:**

- ▶ **Deny the LI (Light Industrial) land use classification because it is incompatible with surrounding residential development. The HP (Hillside Protection) area would be retained.**

**COMMENTS:**

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. The subject property is part of the established Town Hall East residential neighborhood, and its only access is at the end of N Burns Road, a 15-ft wide local street. There have been no capital improvements to road or utility infrastructure that support the requested sector plan amendment from the LDR (Low Density Residential) to the LI (Light Industrial) land use classification.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current LDR status is consistent with this property's location in a single-family residential neighborhood. This designation is not the result of an error or omission in the East City Sector Plan.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There are no new government policies that support the LI land use classification at the end of a narrow residential street.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. While there is industrial activity occurring nearby to the west across Spring Hill Road, those I-G-zoned properties have more direct access to I-40 and do not necessarily impact the residential neighborhood south of it with heavy trucking traffic. This is not the case at the subject property's location, where the only access is through residential streets serving single-family homes.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/4/2025 and 2/18/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.





# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 1-C-25-RZ  
1-C-25-PA

**AGENDA ITEM #:** 8  
**AGENDA DATE:** 1/9/2025

▶ **APPLICANT:** LYNCH BUS LINES, LLC  
**OWNER(S):** Caitlin Bowers

**TAX ID NUMBER:** 711B 01901 [View map on KGIS](#)

**JURISDICTION:** Council District 6

**STREET ADDRESS:** 552 N BURNS RD

▶ **LOCATION:** East side of N Burns Rd, northeast of Nash Rd, south of I-40

▶ **TRACT INFORMATION:** 6.21 acres

**SECTOR PLAN:** East City

**GROWTH POLICY PLAN:** N/A (Within City Limits)

**ACCESSIBILITY:** Access is via N Burns Road, a local street with a pavement width which varies between 15 to 23 ft within a 22 to 30-ft right-of-way.

**UTILITIES:**  
**Water Source:** Knoxville Utilities Board  
**Sewer Source:** Knoxville Utilities Board

**FIRE DISTRICT:** Knoxville Fire Department

**WATERSHED:** Loves Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LI (Light Industrial), HP (Hillside Protection) / I-G (General Industrial), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Transportation/Communications/Utilities

**EXTENSION OF PLAN DESIGNATION/ZONING:** No, it is not an extension.

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

**North:** I-40 right of way - ROW, HP (Hillside Protection) - ROW, HP (Hillside Protection Overlay)

**South:** Transportation/communications/utilities, public/quasi-public land (church) - LDR (Low Density Residential), MDR (Medium Density Residential) - RN-1 (Single-Family Residential Neighborhood)

**East:** Rural residential, agriculture/forestry/vacant land- LDR (Low Density Residential), HP (Hillside Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) Former Planned District



West: Transportation/communications/utilities, single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This is a wooded area of the residential Town Hall East neighborhood that lies just east of the Pellham Park area. The property abuts the I-40 right-of-way to the north, and is between Rutledge Pike to the west and N Chilhowee Drive to the east.

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**STAFF RECOMMENDATION:**

- ▶ **Deny the LI (Light Industrial) land use classification because it is incompatible with surrounding residential development. The HP (Hillside Protection) area would be retained.**
  
- ▶ **Deny the I-G (General Industrial) district because it could have adverse impacts on the surrounding neighborhood. The HP (Hillside Protection Overlay) would be retained.**

**COMMENTS:**

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

**AN ERROR IN THE PLAN:**

1. The current LDR status is consistent with this property's location in a single-family residential neighborhood. This designation is not the result of an error or omission in the One Year Plan.

**A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:**

1. The subject property is part of the established Town Hall East residential neighborhood, and its only access is at the end of N Burns Road, a 15-ft wide local street. The neighborhood is wooded with steep slopes in the Hillside Protection area. There are no changing conditions at this location that support the requested plan amendment from the LDR (Low Density Residential) to the LI (Light Industrial) land use classification.
2. While there is industrial activity occurring nearby to the west across Spring Hill Road, these I-G-zoned properties have more direct access to I-40 and do not necessarily impact the residential neighborhood south of it with heavy trucking traffic. This is not the case at the subject property's location, where the only access is through residential streets serving single-family homes.
3. There have been no capital improvements to road or utility infrastructure that make industrial land uses more feasible in this neighborhood.

**CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. There are no new government policies that support the LI land use classification at the end of a steep, narrow residential street.

**NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:**

1. There are no new plans or studies that support the requested land use classification at this location. It would be an intensive encroachment into a residential neighborhood.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

**THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:**

1. There are no changing conditions in this well-established area of the Town Hall East neighborhood that warrant consideration of I-G (General Industrial) zoning within a single-family residential neighborhood.



THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The I-G district provides for a range of industrial uses that may produce limited outside impacts, rendering them incompatible with retail, service or residential uses. Such uses include limited manufacturing, fabricating, processing, wholesale distributing, and warehousing facilities.
2. The subject property's access at the end of N Burns Road in a residential neighborhood directly contradicts the purpose statement of the I-G district. This location is inconsistent with the intent of the zoning ordinance.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. This rezoning could have numerous damaging impacts on neighboring properties. Land uses that create heavy trucking traffic as well as noxious fumes, noise and lighting would be permitted by right and could negatively impact the well-being and property values of residents surrounding this property.
2. The property is within the HP (Hillside Protection Overlay), and much of the neighborhood is characterized by dense vegetation and tree canopy. Unlike the existing RN-1 (Single-Family Residential Neighborhood) district, the I-G district does not have a cap on a property's impervious footprint. This could have a negative impact on the scenic and natural assets of the area, and have negative stormwater impacts as well. Much of the lot has been previously cleared and would be exempt from the HP disturbance restrictions.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. This rezoning is in conflict with the One Year Plan and East City Sector Plan's LDR (Low Density Residential) land use classification, which is not recommended to be amended by staff.
2. The I-G zoning district here conflicts with the General Plan's Development Policy 8.4 to protect residential areas from encroaching commercial development and other incompatible uses. It also conflict with Policy 8.5 to protect neighborhoods from intrusive uses and other blighting influences. Industrial zoning at the end of a residential street would permit uses that could have a dangerous and detrimental influence on the neighborhood.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. N Burns Road is a substandard, unstriped local street that is not adequate for the intensive traffic that could be generated by the I-G zoning district at this location.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/4/2025 and 2/18/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.





# Request to Postpone • Table • Withdraw

Lynch Bus Lines, LLC

1-8-25

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

1-9-25

Scheduled Meeting Date

File Number(s)

1-C-25-PA; 1-C-25-RZ; 1-C-25-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 February 13, 2025 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.*

  
Applicant Signature

Benjamin C. Mullins for Lynch Bus Lines, LLC

Please Print

865-546-9321

Phone Number

  
Email

## STAFF ONLY

  
Staff Signature

Shelley Gray

Please Print

01/08/2025 SG

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

Approved by:

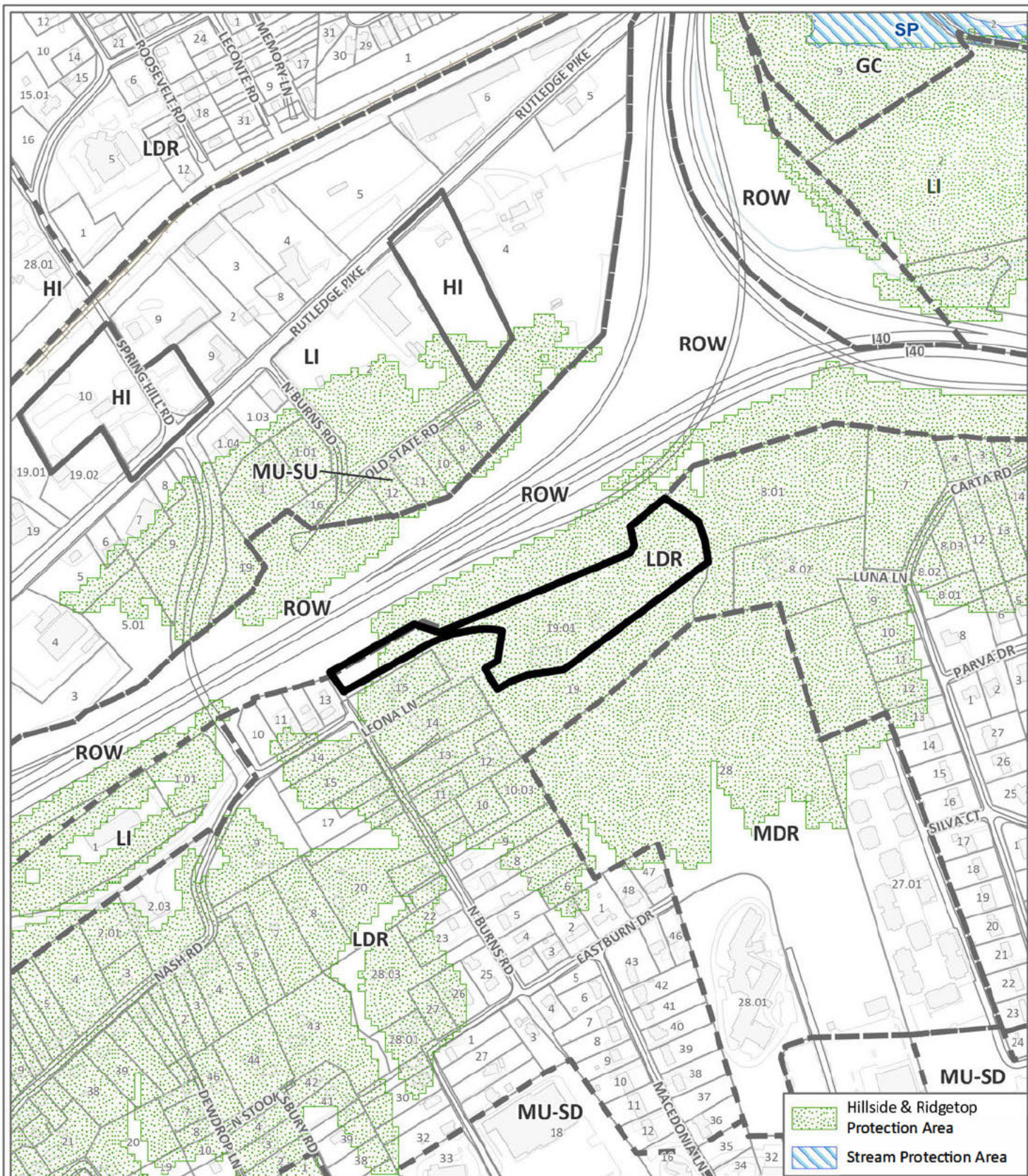
Date:

Payee Name

Payee Phone

Payee Address





**1-C-25-SP  
EAST CITY SECTOR PLAN MAP**

**Petitioner:** Lynch Bus Lines, LLC

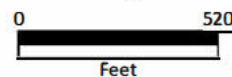


**From:** LDR (Low Density Residential), HP (Hillside Protection)

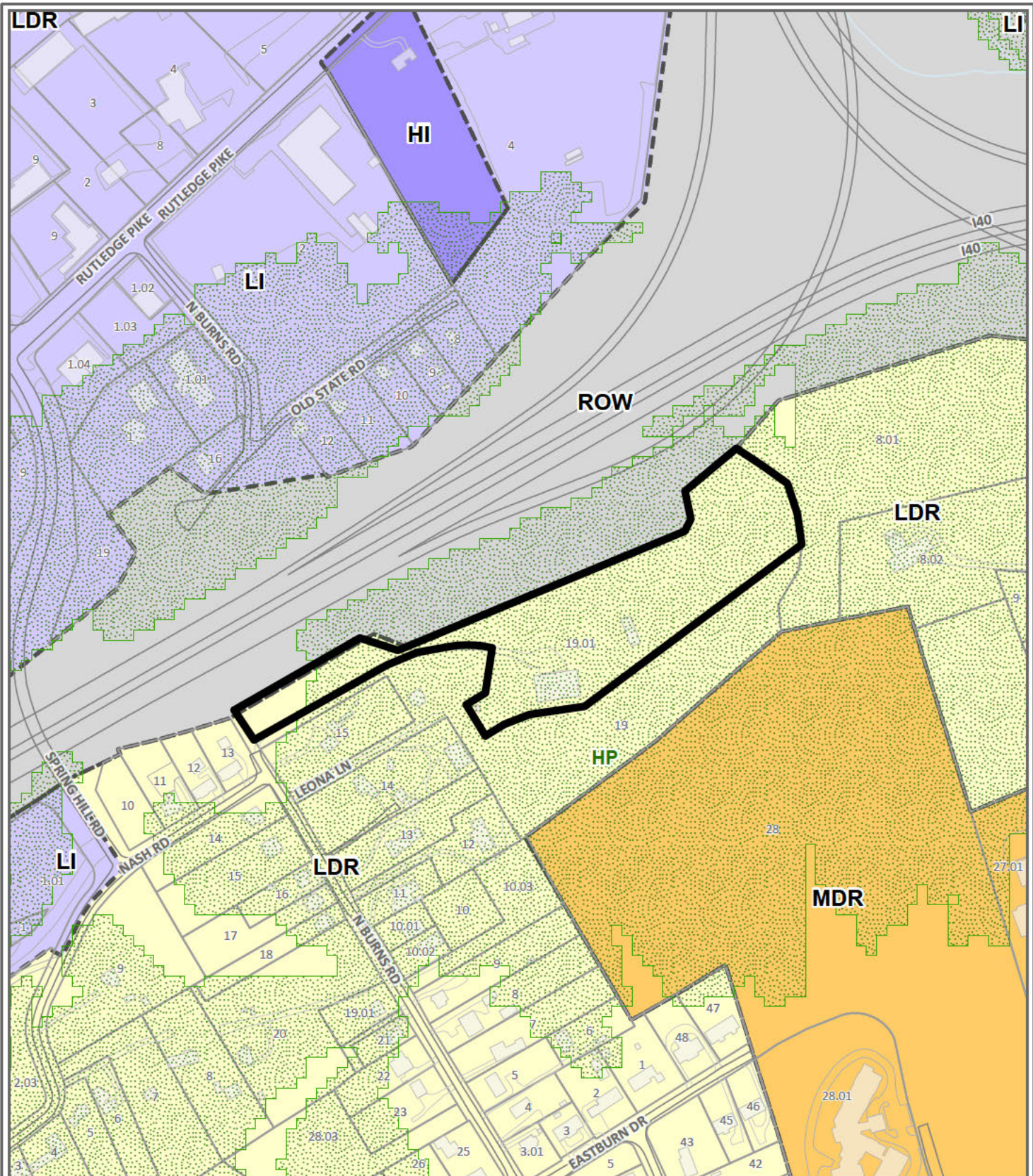
**To:** LI (Light Industrial), HP (Hillside Protection)

**Map No:** 71  
**Jurisdiction:** City

**Original Print Date:** 12/3/2024  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902







**ONE YEAR PLAN MAP**

**1-C-25-PA**

**Petitioner:** Lynch Bus Lines, LLC

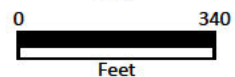


**From:** LDR (Low Density Residential), HP (Hillside Protection)

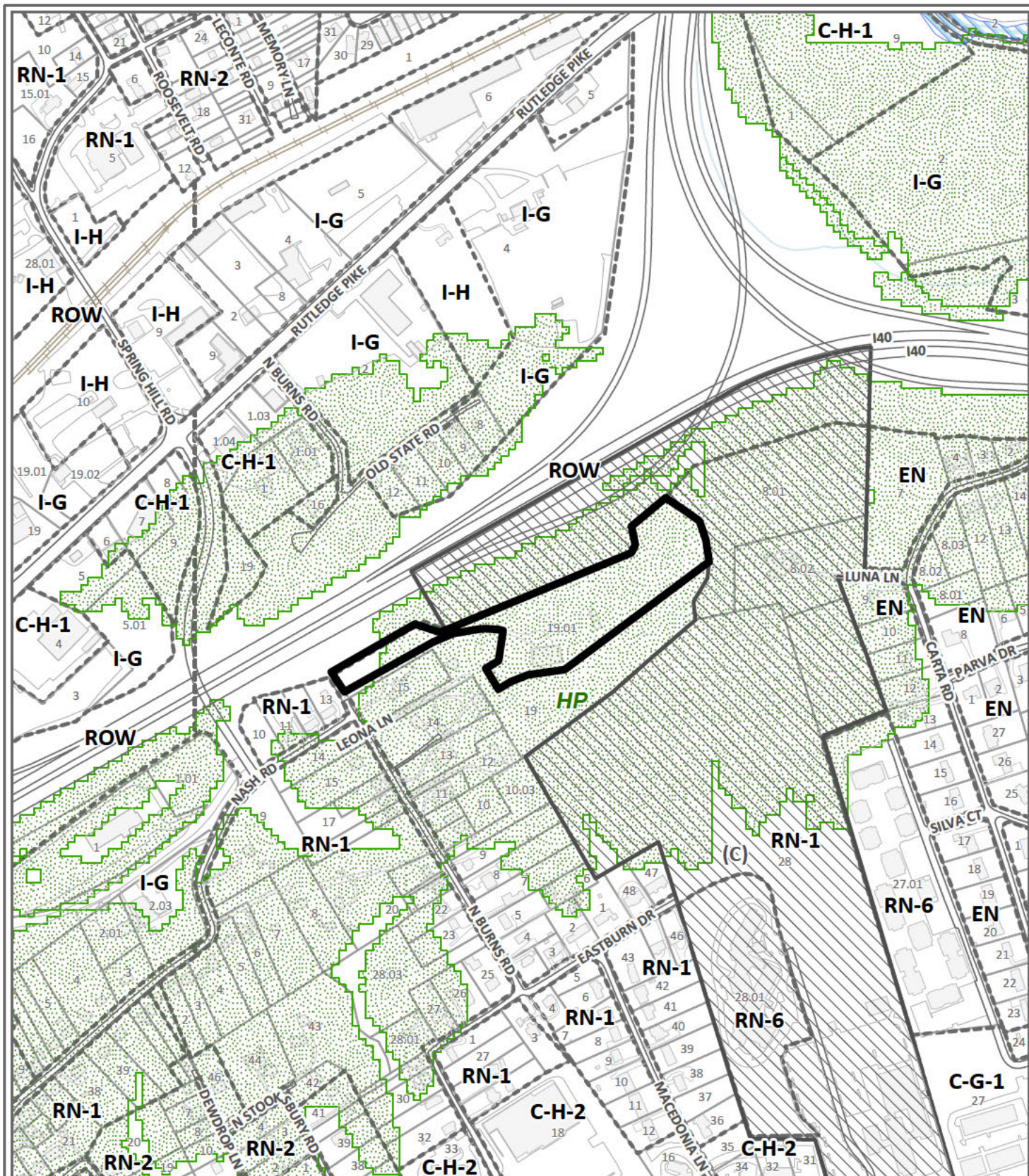
**To:** LI (Light Industrial), HP (Hillside Protection)

**Map No:** 71  
**Jurisdiction:** City

**Original Print Date:** 12/3/2024  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902







**REZONING**

**1-C-25-RZ**

**Petitioner:** Lynch Bus Lines, LLC

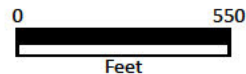


**From:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
**To:** I-G (General Industrial), HP (Hillside Protection Overlay)

**Map No:** 71  
**Jurisdiction:** City

**Original Print Date:** 12/3/2024

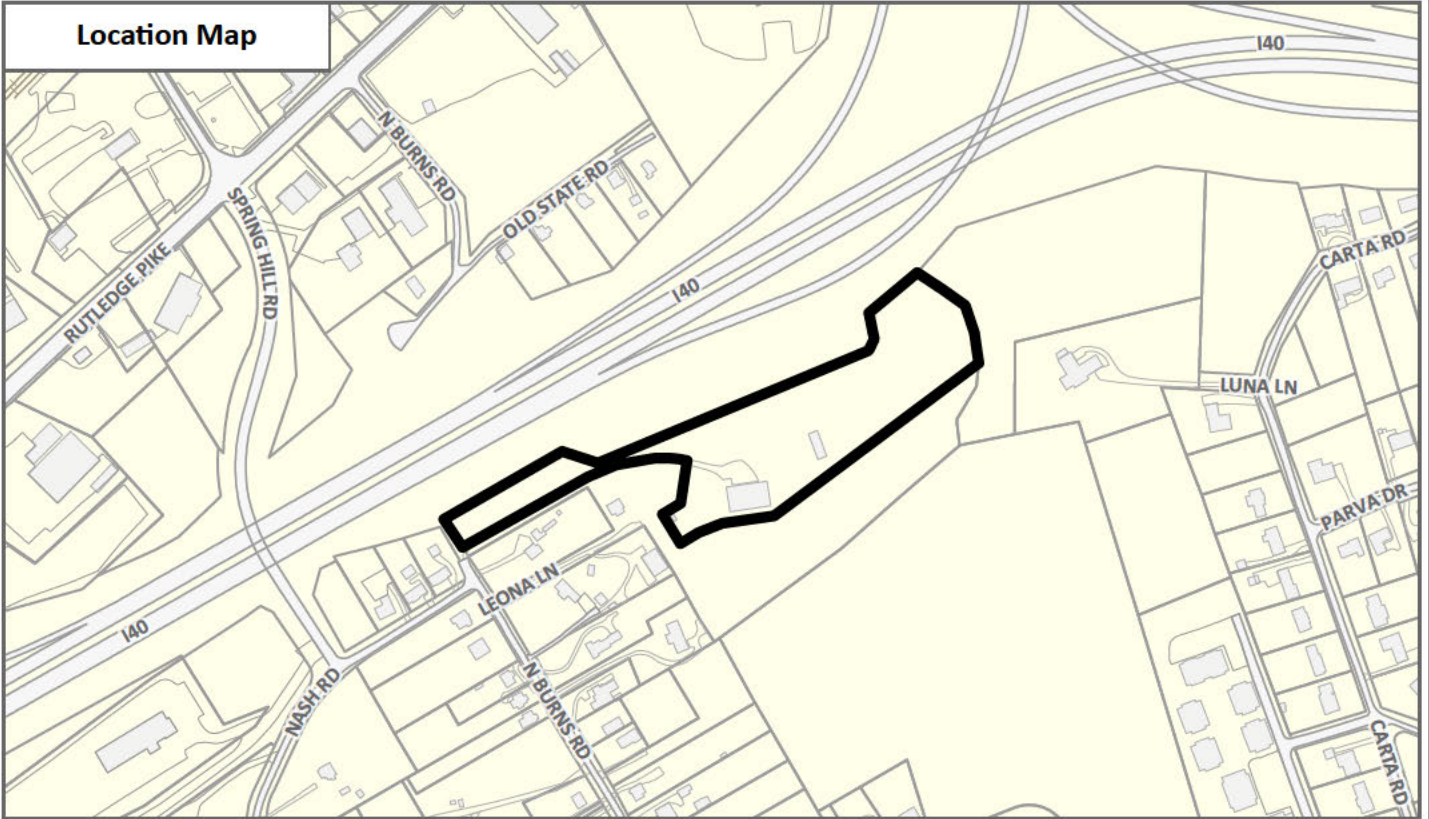
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





# Exhibit A. Contextual Images

Location Map



Aerial Map

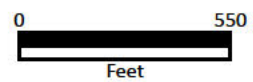


CONTEXTUAL MAPS 1

1-C-25-PA / 1-C-25-RZ

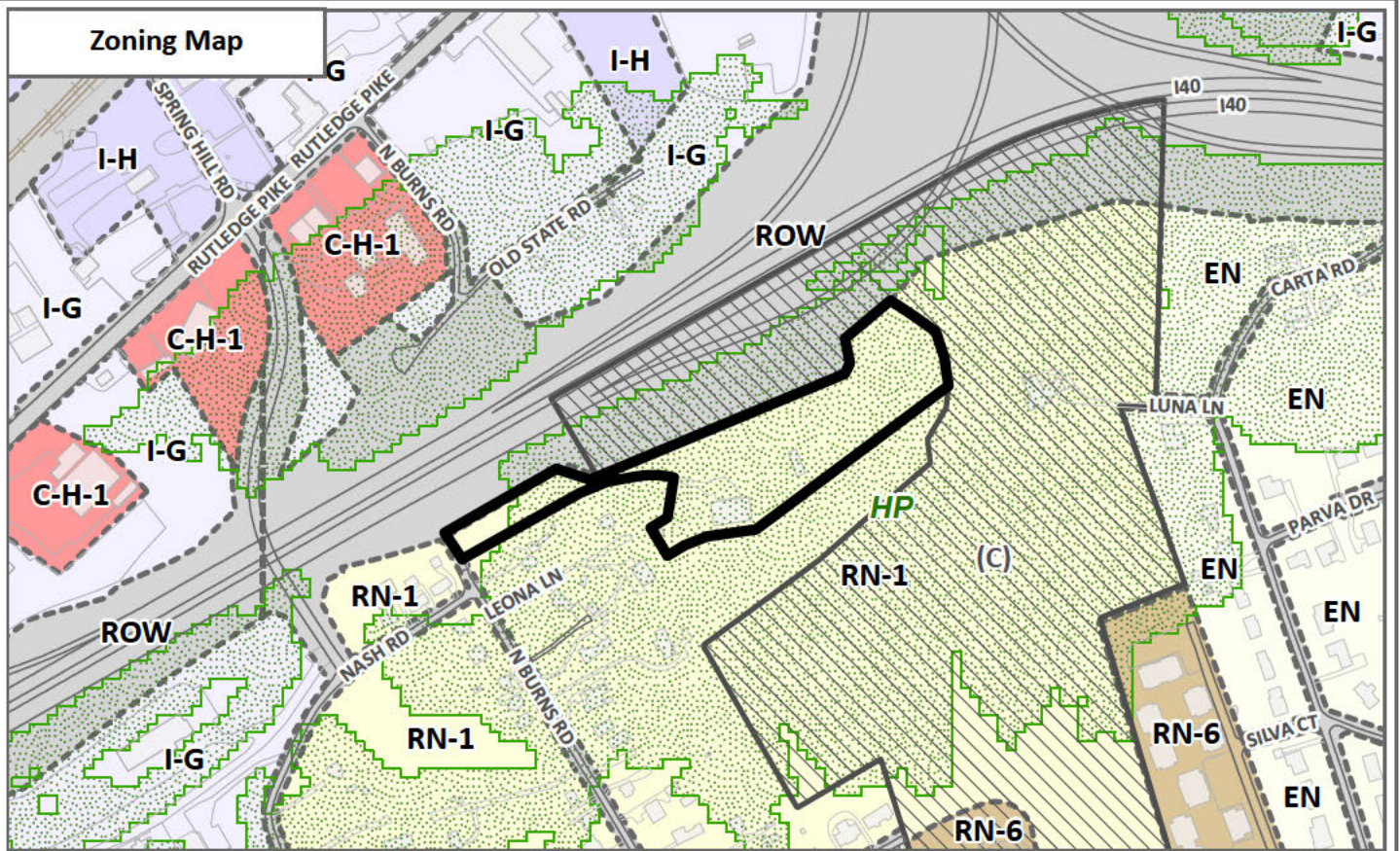


Case boundary

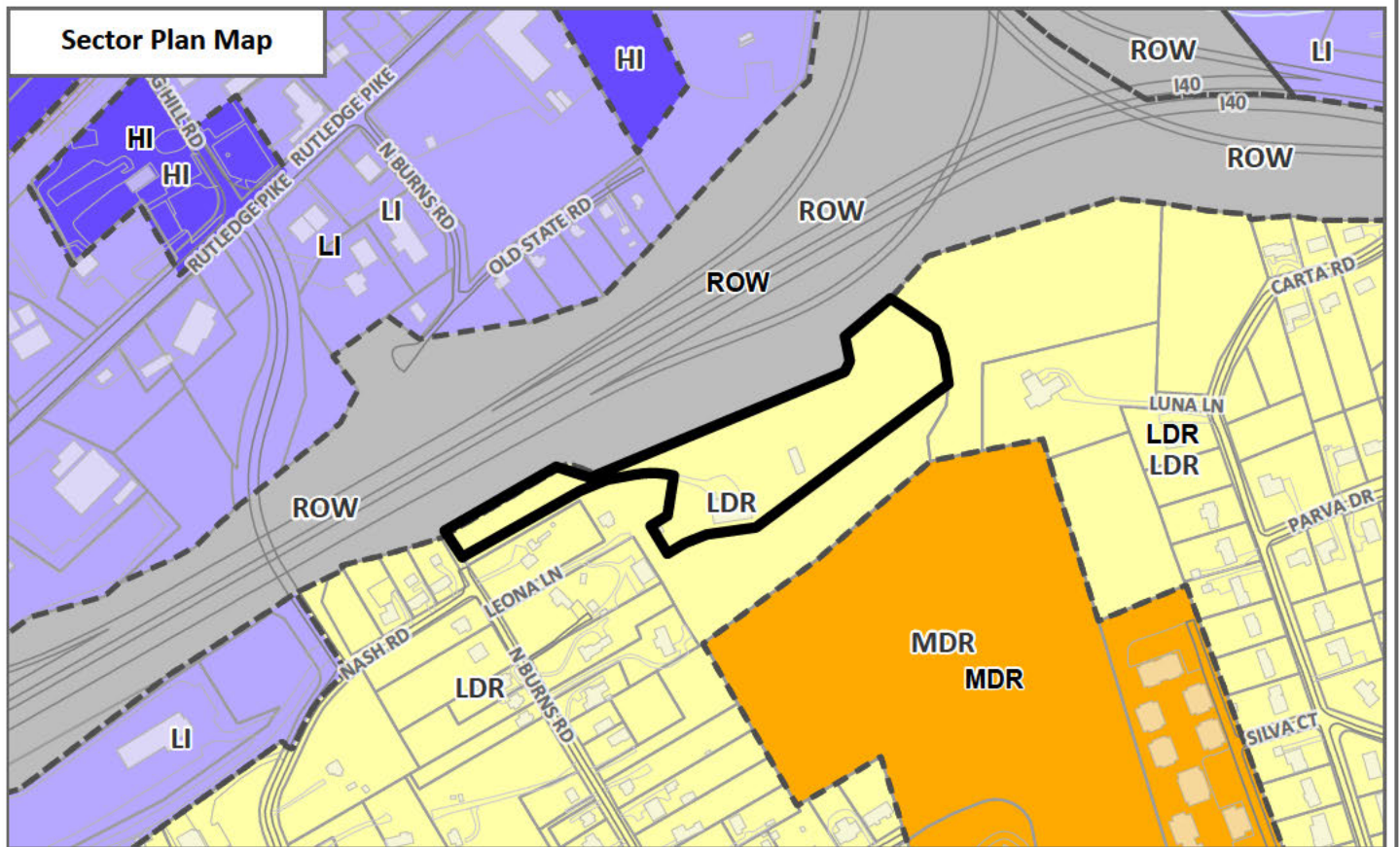




**Zoning Map**



**Sector Plan Map**

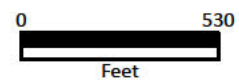


**CONTEXTUAL MAPS 2**

1-C-25-PA / 1-C-25-RZ

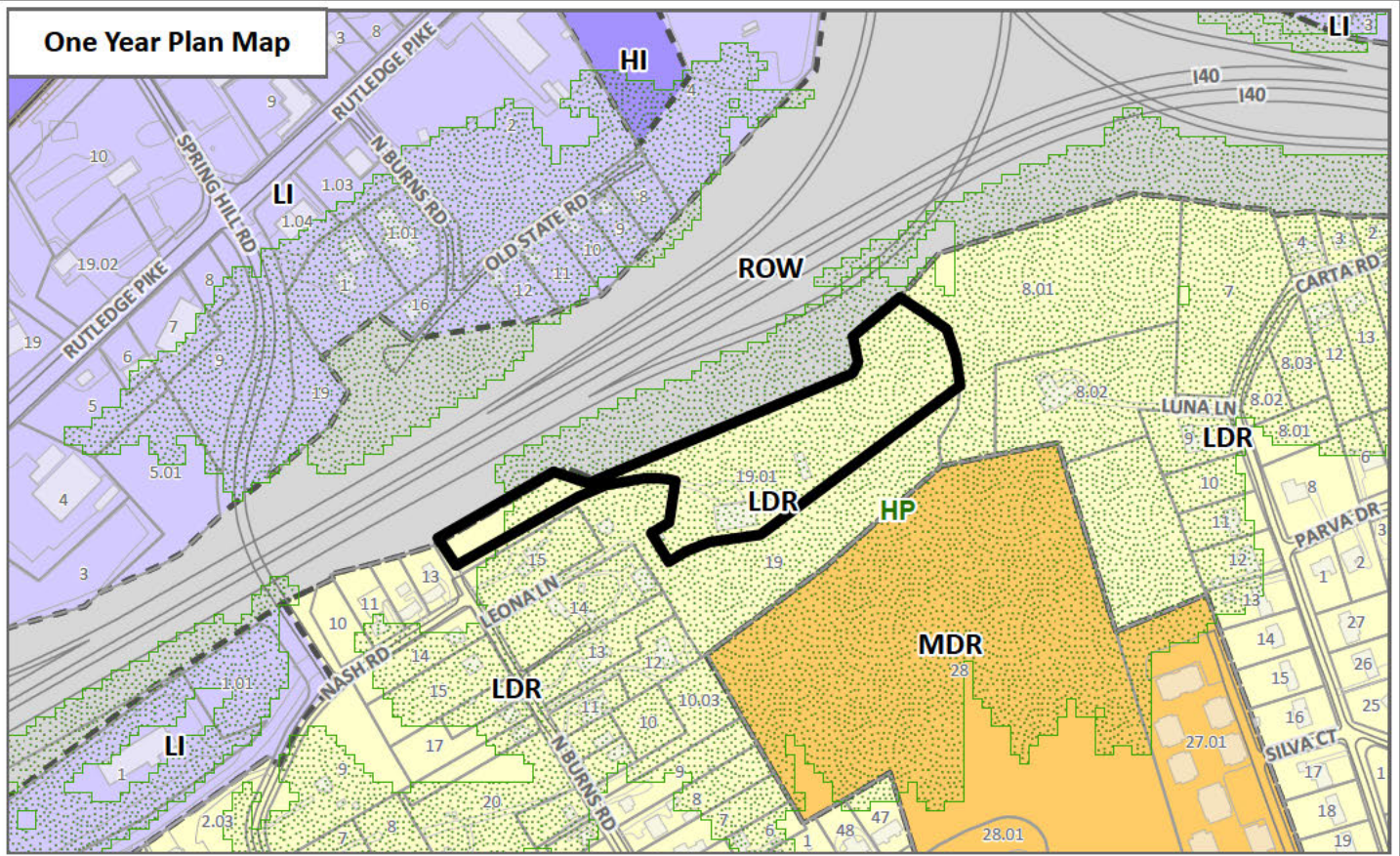


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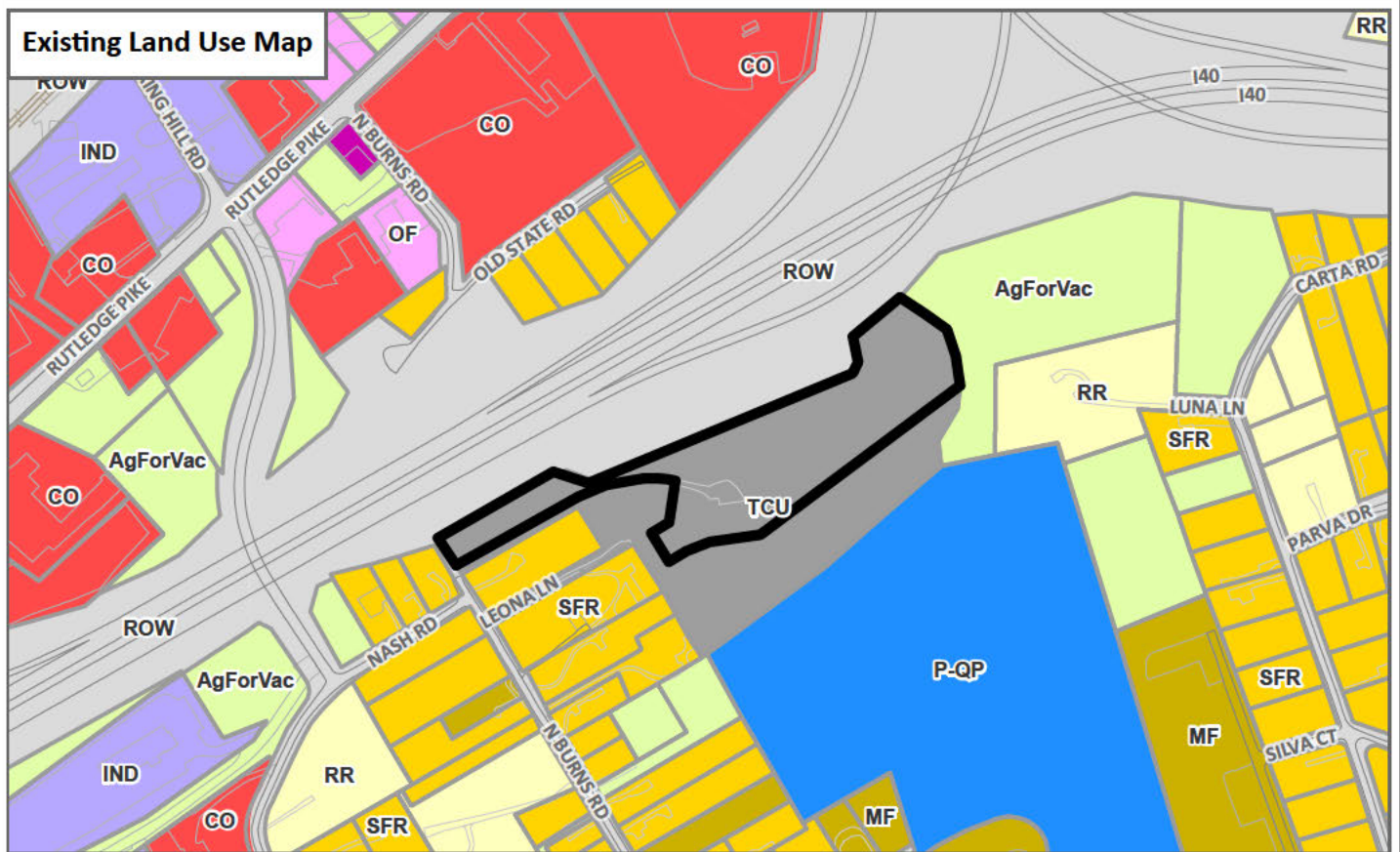




**One Year Plan Map**



**Existing Land Use Map**

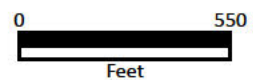


**CONTEXTUAL MAPS 3**

1-C-25-PA / 1-C-25-RZ

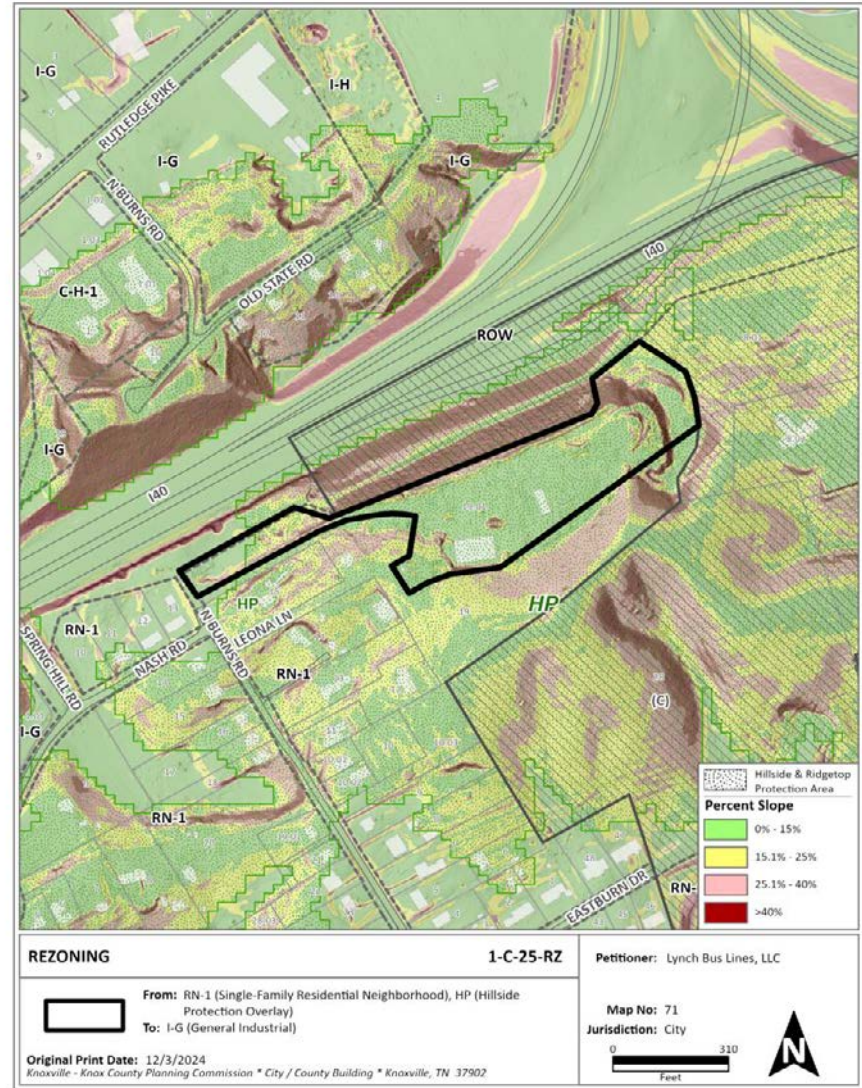


Case boundary





CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>270,497.1</b>	<b>6.21</b>			
Non-Hillside	16,392.2	0.38	N/A		
0-15% Slope	158,676.0	3.64	100%	158,676.0	3.64
15-25% Slope	39,781.9	0.91	50%	19,890.9	0.46
25-40% Slope	29,134.8	0.67	20%	5,827.0	0.13
Greater than 40% Slope	26,512.2	0.61	10%	2,651.2	0.06
Ridgetops					
<b>Hillside Protection (HP) Area</b>	254,104.9	5.83	Recommended disturbance budget within HP Area	<b>187,045.1</b>	<b>4.29</b>
			Percent of HP Area	<b>73.6%</b>	







# 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

**Lynch Bus Lines, LLC**

Applicant Name

Affiliation

**11/6/2024**

Date Filed

**1/9/2025**

Meeting Date (if applicable)

**1-C-25-SP**

File Number(s)

### CORRESPONDENCE

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

- Applicant
- Owner
- Option Holder
- Surveyor
- Engineer
- Architect

**Benjamin C. Mullins Frantz, McConnell & Seymour, LLP**

Name / Company

**550 W Main St Ste 500 Knoxville TN 37902**

Address

**865-546-6321 /**

Phone / Email

### CURRENT PROPERTY INFO

**Caitlin Bowers**

Owner Name (if different)

**520 N Burns Rd Knoxville TN 37914**

Owner Address

Owner Phone / Email

**552 N BURNS RD**

Property Address

**71 I B 01901**

Parcel ID

Part of Parcel (Y/N)?

**6.21 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	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	<b>I-G (General Industrial)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>LI (Light Industrial)</b> Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

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

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$2,971.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	Fee 2	
	Fee 3	

## AUTHORIZATION

**By signing below, 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. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.**

Applicant Signature	<b>Lynch Bus Lines, LLC</b> Please Print	<b>11/6/2024</b> Date
---------------------	---	--------------------------

Phone / Email		
Property Owner Signature	<b>Caitlin Bowers</b> Please Print	<b>11/6/2024</b> Date





# 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

**Lynch Bus Lines, LLC**

Applicant Name

Affiliation

**11/6/2024**

Date Filed

**1/9/2025**

Meeting Date (if applicable)

**1-C-25-RZ / 1-C-25-PA**

File Number(s)

### CORRESPONDENCE

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

- Applicant
- Owner
- Option Holder
- Surveyor
- Engineer
- Architect

**Benjamin C. Mullins Frantz, McConnell & Seymour, LLP**

Name / Company

**550 W Main St Ste 500 Knoxville TN 37902**

Address

**865-546-6321 /**

Phone / Email

### CURRENT PROPERTY INFO

**Caitlin Bowers**

Owner Name (if different)

**520 N Burns Rd Knoxville TN 37914**

Owner Address

Owner Phone / Email

**552 N BURNS RD**

Property Address

**71 I B 01901**

Parcel ID

Part of Parcel (Y/N)?

**6.21 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 _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	<b>I-G (General Industrial), HP (Hillside Protection Overlay)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>LI (Light Industrial)</b> Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

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

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$2,971.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	Fee 2	
	Fee 3	

## AUTHORIZATION

**By signing below, 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. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.**

Applicant Signature	<b>Lynch Bus Lines, LLC</b> Please Print	<b>11/6/2024</b> Date
---------------------	---	--------------------------

Property Owner Signature	<b>Caitlin Bowers</b> Please Print	<b>11/6/2024</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](mailto: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

Lynch Bus Lines, LLC

Option Holder

Applicant Name

January 9, 2025

Affiliation

~~November 14, 2024~~

9-25-24

Date Filed

Meeting Date (if applicable)

File Number(s)

1-C-25-RZ  
1-C-25-PA  
1-C-25-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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-6321

Phone

Email

## CURRENT PROPERTY INFO

Caitlin Bowers

520 N. Burns Rd. Knoxville 37914

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

552 N. Burns Rd.

071IB01901

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & 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.

[View Form](#)

JULY 2024



### 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    I-G  
 Proposed Zoning

Plan Amendment Change    L-I  
 Proposed Plan Designation(s)

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  
 Amendment Request (*Comprehensive Plan*)

#### ADDITIONAL REQUIREMENTS

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

Fee 1	<b>\$2,971.00</b>
Fee 2	
Fee 3	
<b>Total</b>	

### 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  
Lynch and Son LLC / Charlie Lynch Jr

09/23/24 9:39 PM  
Lynch Bus Lines, LLC

Applicant Signature

Please Print

Date

Phone Number

Email

Authentisign  
Caitlin Bowers    09/23/24 3:02 PM

Caitlyn Bowers

11/06/2024, 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

Reset Form



# 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).

### 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.*

~~December 27, 2024~~

January 10, 2025

~~November 2, 2024~~

~~November 15, 2024~~

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

Authenticate  
Lynch and Son LLC / Charlie Lynch Jr  
Applicant Signature

Lynch Bus Lines  
09/23/24 5:59 PM  
Applicant Name

Date

1-C-25-RZ; 1-C-25-PA; 1-C-25-SP

FILE NUMBER