



PLAN AMENDMENT REPORT

▶ **FILE #:** 1-B-25-SP

AGENDA ITEM #: 7

AGENDA DATE: 1/9/2025

▶ **APPLICANT:** ANTHONY BRYANT
OWNER(S): Anthony Bryant

TAX ID NUMBER: 67 E A 00401, 005 [View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS: 6721 CAMPBELL LN (6721 CAMPBELL LN)

▶ **LOCATION:** **Southwest corner of the intersection of Callahan Dr and Campbell Ln**

▶ **APPX. SIZE OF TRACT:** **21,661 square feet**

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Campbell Lane, a private, local street with an 11-ft pavement width within an 11-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Knob Fork Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **MDR/O (Medium Density Residential/Office) / RN-1 (Single-Family Residential Neighborhood)**

▶ **PROPOSED PLAN DESIGNATION:** **MU-SD, NWC-1 (Callahan Drive Mixed Use Special District)**

▶ **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**

EXTENSION OF PLAN DESIGNATION: This is an extension of the land use classification

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION:

North: Agriculture/forestry/vacant land - MDR/O (Medium Density Residential/Office)

South: Single family residential - MDR/O (Medium Density Residential/Office)

East: Commercial - MU-SD, NWC-1 (Callahan Drive Mixed Use Special District)

West: Agriculture/forestry/vacant land - MDR/O (Medium Density Residential/Office)

NEIGHBORHOOD CONTEXT This area is characterized by a mix of agricultural, commercial, industrial and residential uses. There are still numerous undeveloped tracts. The commercial uses in the area tend to be auto-oriented. The residential uses in

the area are single family units.

STAFF RECOMMENDATION:

- **Deny the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification because it does not meet the criteria for a plan amendment.**

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. There have been no apparent changes to the roads or utilities in this section of Callahan Drive since the adoption of the 2015 Northwest City Sector Plan. However, the capacity of existing infrastructure to accommodate future development is not a concern here.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The subject property includes two lots that contained single-family homes until approximately 2010 when they were cleared. The lots are accessed through a private residential street that is currently being utilized by three occupied homes. The residential emphasis of the current MDR/O (Medium Density Residential/Office) land use classification reflects existing land use and access, and it is not the result of an error or omission in the sector plan.

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

1. There have been no changes in government policy that support the requested extension of the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification, which supports commercial and light industrial zoning districts.

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

1. There have been no development trends since the adoption of the sector plan that point to the need for an expansion of commercial and industrial uses abutting single-family homes.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

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-B-25-RZ
1-B-25-PA

AGENDA ITEM #: 7
AGENDA DATE: 1/9/2025

▶ **APPLICANT:** ANTHONY BRYANT
OWNER(S): Anthony Bryant

TAX ID NUMBER: 67 E A 00401, 005 [View map on KGIS](#)
JURISDICTION: Council District 3
STREET ADDRESS: 6727 CAMPBELL LN (6721 CAMPBELL LN)
▶ **LOCATION:** Southwest corner of the intersection of Callahan Dr and Campbell Ln
▶ **TRACT INFORMATION:** 21,661 square feet
SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: N/A (Within City Limits)
ACCESSIBILITY: Access is via Campbell Lane, a private, local street with an 11-ft pavement width within an 11-ft right-of-way.
UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District
FIRE DISTRICT: Knoxville Fire Department
WATERSHED: Knob Fork Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office) / RN-1 (Single-Family Residential Neighborhood)
▶ **PROPOSED PLAN DESIGNATION/ZONING:** MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / C-G-1 (General Commercial)
▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

EXTENSION OF PLAN DESIGNATION/ZONING: This is not an extension of zoning, but is an extension of the land use classification
HISTORY OF ZONING REQUESTS: None noted.
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Agriculture/forestry/vacant land - MDR/O (Medium Density Residential/Office) - AG (General Agricultural)
South: Single family residential - MDR/O (Medium Density Residential/Office) - RN-1 (Single Family Residential Neighborhood)
East: Commercial - MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) - C-H-2 (Highway Commercial)
West: Agriculture/forestry/vacant land - MDR/O (Medium Density Residential/Office) - AG (General Agricultural)

NEIGHBORHOOD CONTEXT: This area is characterized by a mix of agricultural, commercial, industrial and residential uses. There are still numerous undeveloped tracts. The commercial uses in the area tend to be auto-oriented. The residential uses in the area are single family units.

STAFF RECOMMENDATION:

- ▶ **Deny the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification because it does not meet the criteria for a plan amendment.**

- ▶ **Deny the C-G-1 (General Commercial) district because it is incompatible with adjacent development and access conditions.**

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 subject property includes two lots that contained single-family homes until approximately 2010, when they were cleared. The lots are accessed through a private residential street that is currently being utilized by three occupied homes. The residential emphasis of the current MDR/O (Medium Density Residential/Office) land use classification reflects existing land use and access, and it 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. There have been no recent changes to the development pattern or infrastructure along this section of Callahan Drive that point to the need for an expansion of heavy commercial uses abutting single-family homes.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There have been no changes in government policy that support the requested extension of the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification, which calls for commercial and light industrial zoning districts.

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 reflecting the need for a One Year Plan amendment at this location.

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 have been no changes to conditions along this section of Callahan Drive that point to the need for a rezoning from the RN-1 (Single-Family Residential Neighborhood) district to the C-G-1 (General Commercial) district.
2. The Callahan Drive corridor maintains a diverse mix of commercial, office, industrial and residential land uses. The subject property's access off an approximately 11-ft wide private residential street utilized by three occupied single-family homes next to the property conflicts with the request for a more intensive commercial zoning district.

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

1. The C-G-1 district is intended to provide for a heterogenous mix of retail, personal service, office and

residential uses within and along Knoxville's commercial nodes and corridors. It is designed to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts.

2. While there have been a handful of more recent service-oriented commercial developments to the northeast where the land use plan supports that activity, C-G-1 zoning would be an outlier in this area. The corridor does not have the pedestrian orientation or business district character that is the intended location for the C-G districts.

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. The subject property is comprised of two single-family lots on a private, narrow road that serves three other homes. Commercial traffic and activity stemming from the requested rezoning could have an adverse impact on existing residences, and the substandard street width is potentially unsafe for more intensive uses.

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. The proposed rezoning is incompatible with the General Plan's Development Policy 8.4 to protect residential areas from encroaching commercial development and other incompatible uses.

2. The C-G-1 district is not supported by the existing MDR/O (Medium Density Residential/Office) land use classification in the One Year Plan and Northwest City Sector Plan. Plan amendments are not recommended to accommodate this rezoning request.

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:

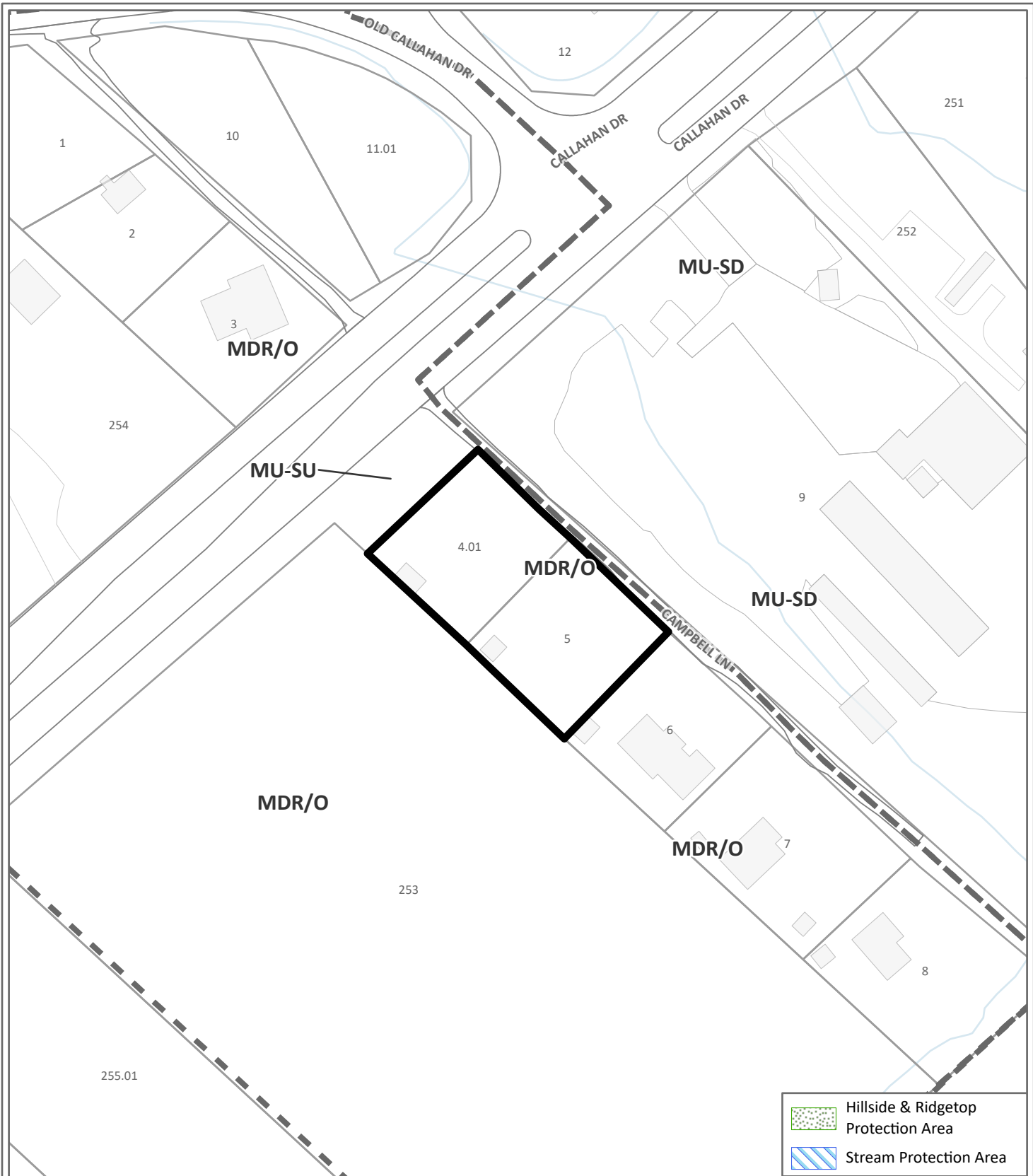
1. The property is along a developed corridor where there is ample infrastructure capacity for future development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

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.



**1-B-25-SP
NORTHWEST CITY SECTOR PLAN MAP**

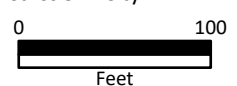
Petitioner: Anthony Bryant

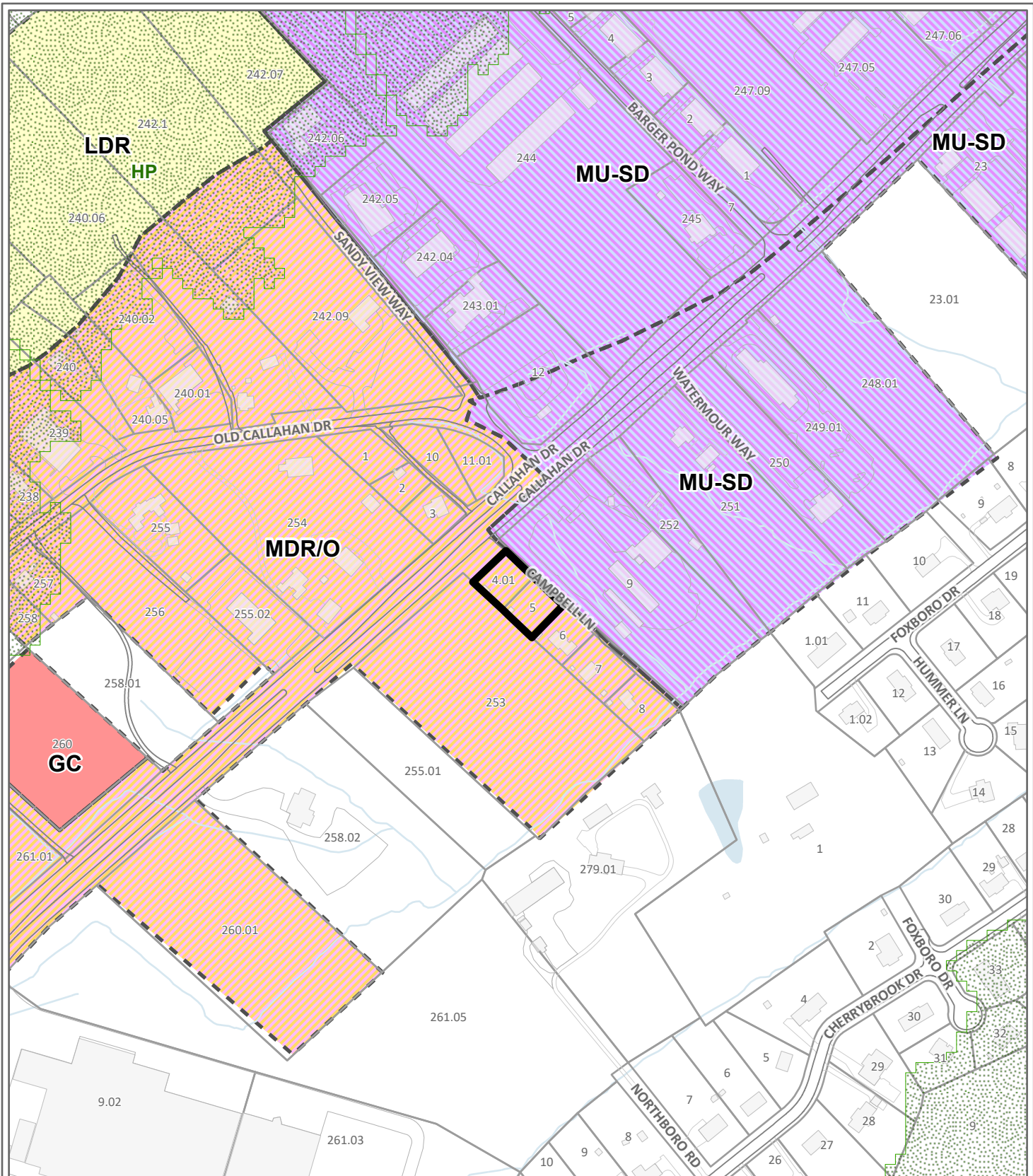


From: MDR/O (Medium Density Residential/Office)
To: MU-SD, NWC-1 (Callahan Drive Mixed Use-Special District)

Map No: 67
Jurisdiction: City

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





ONE YEAR PLAN MAP

1-B-25-PA

Petitioner: Anthony Bryant



From: MDR/O (Medium Density Residential/Office)

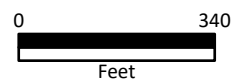
To: MU-SD, NWC-1 (Callahan Drive Mixed Use-Special District)

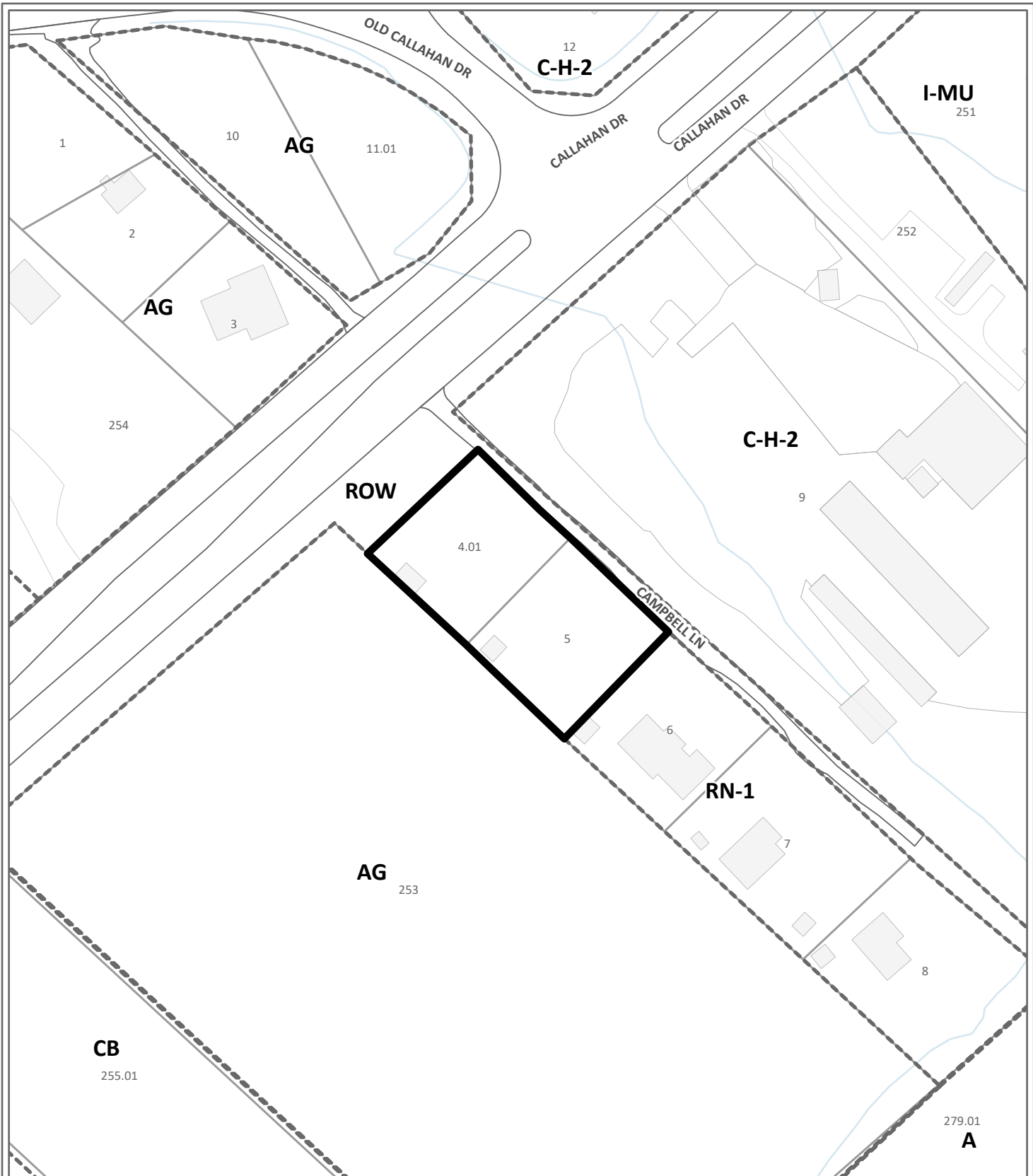
Map No: 67

Jurisdiction: City

Original Print Date: 12/3/2024

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





REZONING

1-B-25-RZ

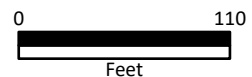
Petitioner: Anthony Bryant



From: RN-1 (Single-Family Residential Neighborhood)

To: C-G-1 (General Commercial)

Map No: 67
Jurisdiction: City

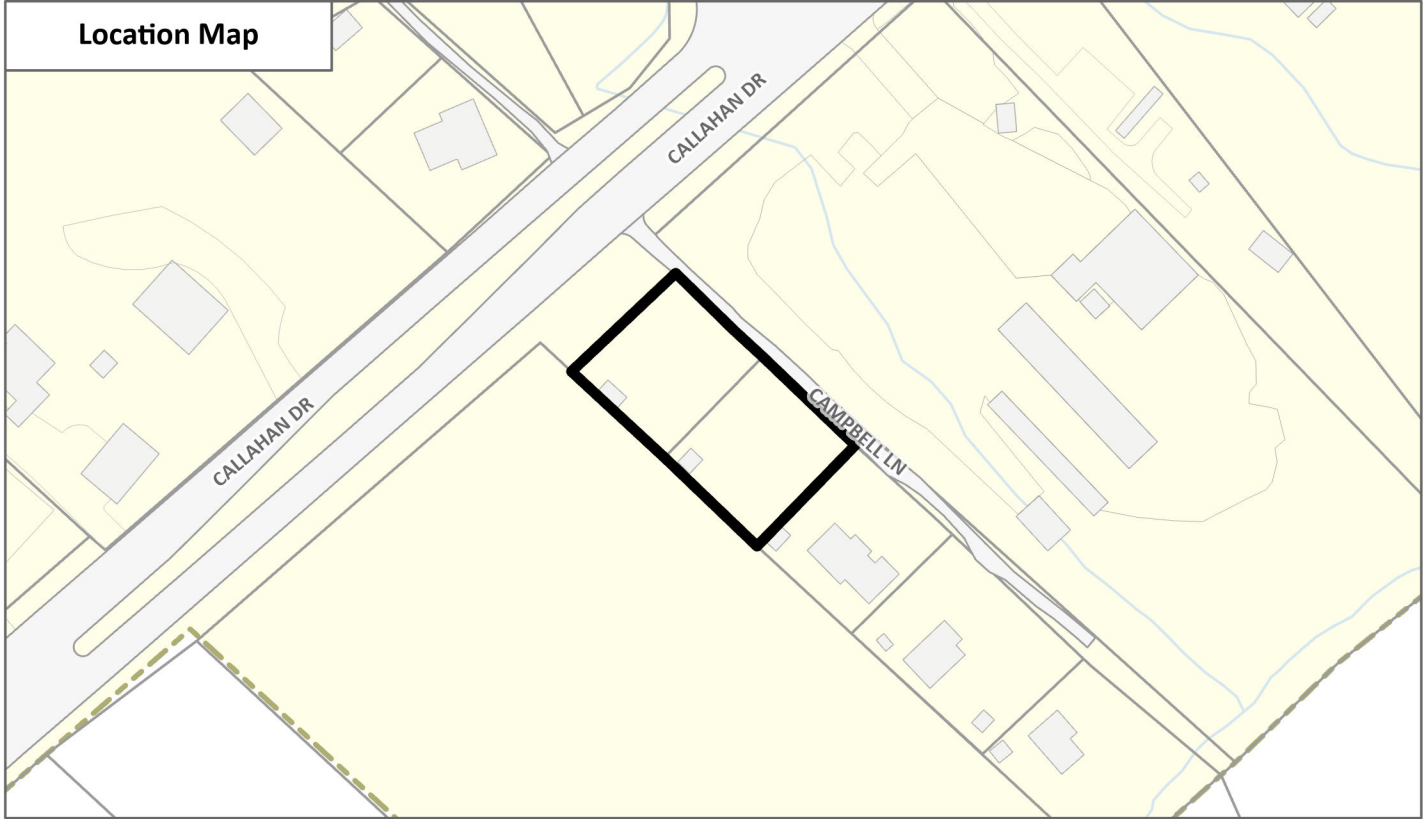


Original Print Date: 12/3/2024

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

Exhibit A. Contextual Images

Location Map



Aerial Map

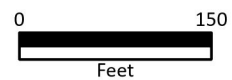


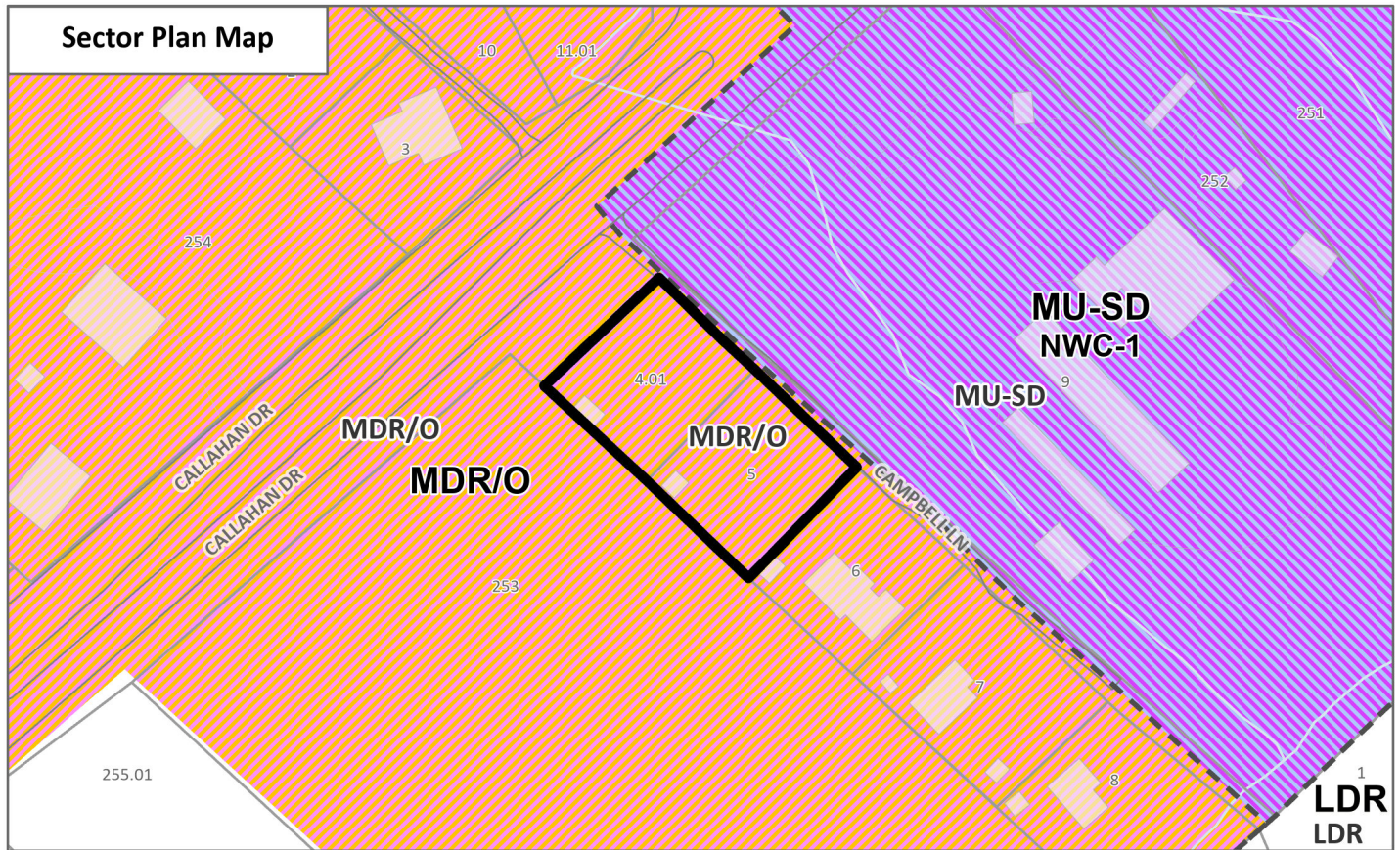
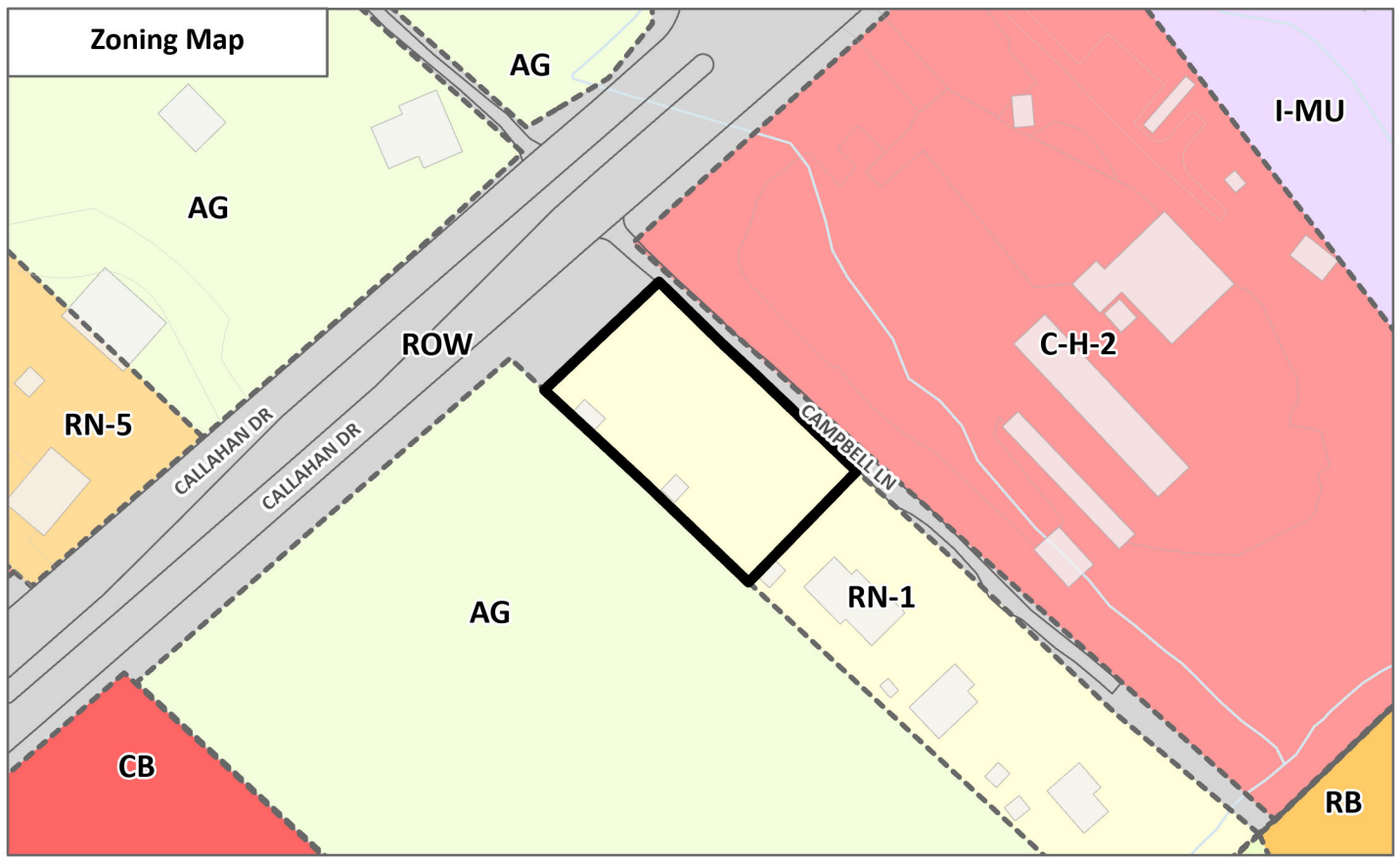
CONTEXTUAL MAPS 1

1-B-25-RZ / 1-B-25-PA




Case boundary






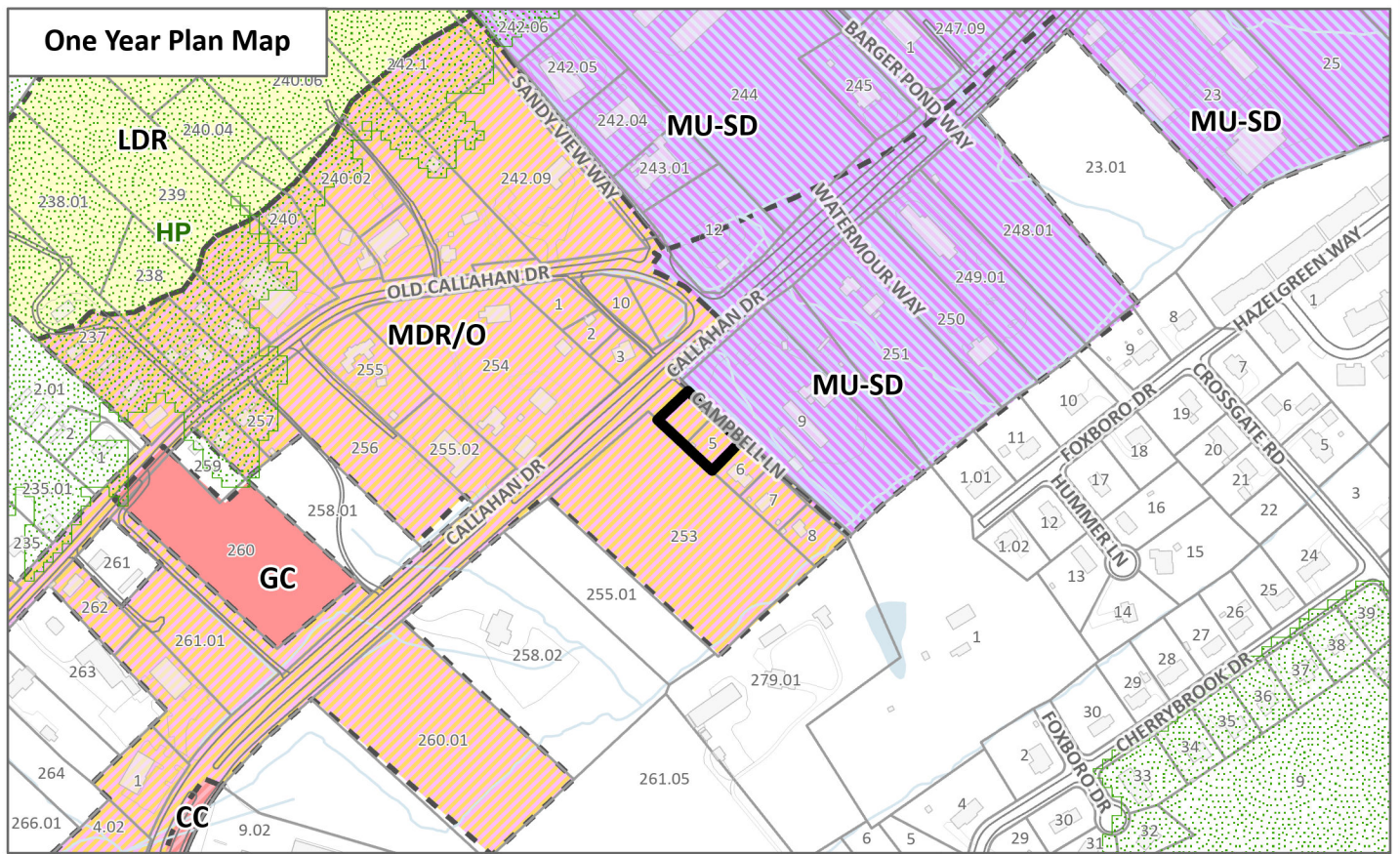
CONTEXTUAL MAPS 2 **1-B-25-RZ / 1-B-25-PA**

 Case boundary

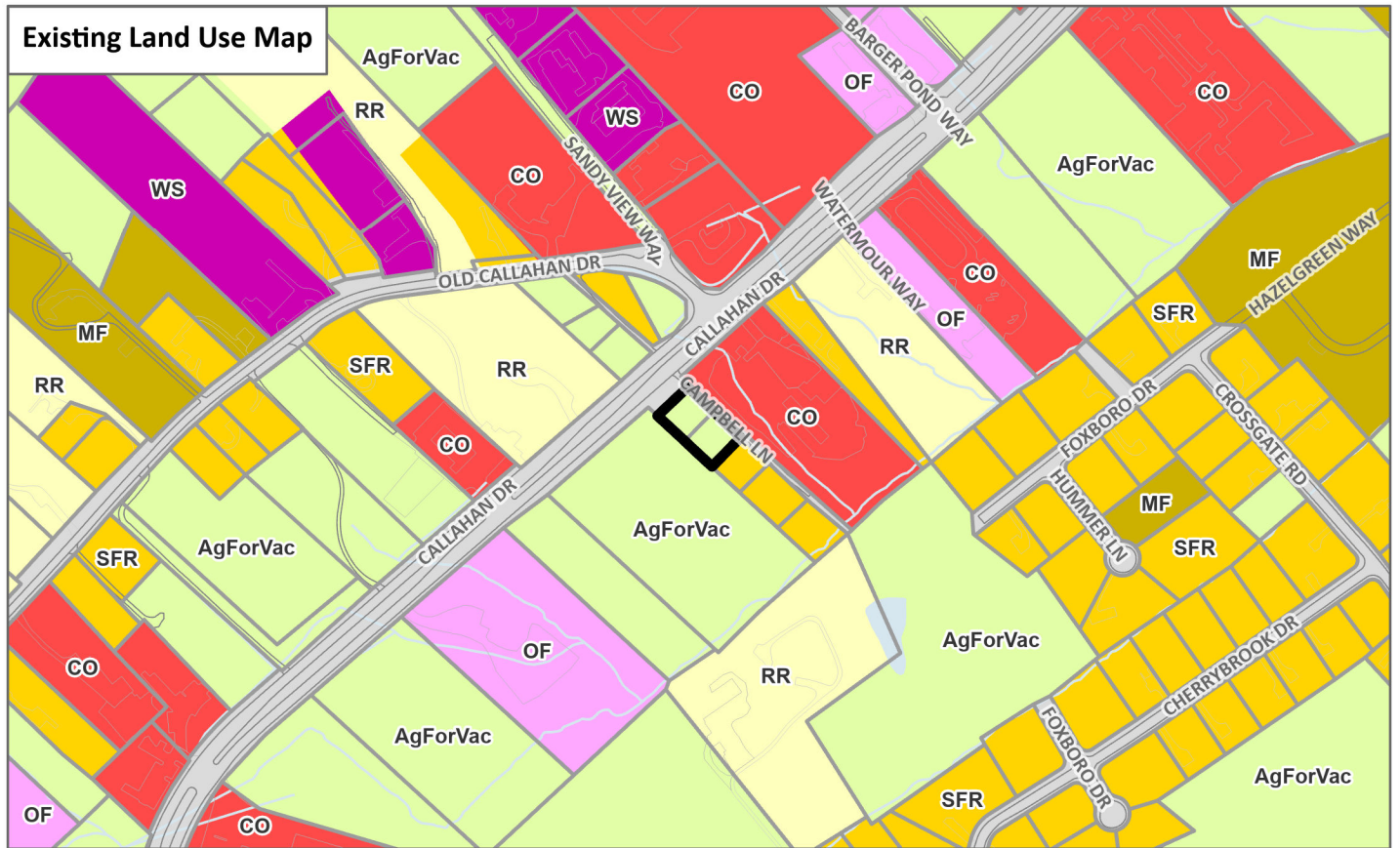
0 130
 Feet



One Year Plan Map



Existing Land Use Map



CONTEXTUAL MAPS 3

1-B-25-RZ / 1-B-25-PA



Case boundary





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

Anthony Bryant

Applicant Name _____ Affiliation _____

9/29/2024

1/9/2025

1-B-25-SP

Date Filed _____ Meeting Date (if applicable) _____ 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

Anthony Bryant

Name / Company _____

249 Crockett Dr Knoxville TN 37642

Address _____

865-368-2331 / anthonybryant365@gmail.com

Phone / Email _____

CURRENT PROPERTY INFO

Anthony Bryant

249 Crockett Dr Church Hill TN 37642

865-368-2331 / anthonybryant3

Owner Name (if different) _____ Owner Address _____ Owner Phone / Email _____

6721 CAMPBELL LN / 6727 CAMPBELL LN

Property Address _____

67 E A 00401,005

21661 square feet

Parcel ID _____ Part of Parcel (Y/N)? _____ Tract Size _____

Hallsdale-Powell Utility District

Hallsdale-Powell Utility District

No

Sewer Provider _____ 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 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 type="checkbox"/> Zoning Change C-G-1 (General Commercial) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment MU-SD, NWC-1 (Callahan Drive Mixed Use-Special District) 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
\$2,050.00	
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: Anthony Bryant Please Print Date: 9/29/2024

Phone / Email _____

Property Owner Signature: Anthony Bryant Please Print Date: 9/29/2024



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

Anthony Bryant

Applicant Name Affiliation

9/29/2024

1/9/2025

1-B-25-RZ / 1-B-25-PA

Date Filed Meeting Date (if applicable) 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

Anthony Bryant

Name / Company

249 Crockett Dr Church Hill TN 37642

Address

865-368-2331 / anthonybryant365@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Anthony Bryant 249 Crockett Dr Church Hill TN 37642 865-368-2331 / anthonybryant3

Owner Name (if different) Owner Address Owner Phone / Email

6721 CAMPBELL LN / 6727 CAMPBELL LN

Property Address

67 E A 00401,005 21661 square feet

Parcel ID Part of Parcel (Y/N)? Tract Size

Hallsdale-Powell Utility District Hallsdale-Powell Utility District No

Sewer Provider 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 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 C-G-1 (General Commercial) Proposed Zoning	Pending Plat File Number
<input checked="" 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
\$2,050.00	
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: **Anthony Bryant** Please Print **9/29/2024** Date

Phone / Email _____

Property Owner Signature: **Anthony Bryant** Please Print **9/29/2024** Date



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

Anthony Bryant

Applicant Name

Affiliation

09/23/24

11/14/24

Date Filed

Meeting Date (if applicable)

File Number(s)

1-B-25-RZ
1-B-25-PA
1-B-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

Anthony Bryant

Name

Company

249 Crockett Dr

Church Hill

Tn

37642

Address

City

State

ZIP

865-368-2331

anthonybryant365@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Anthony Bryant

249 Crockett Dr

865-368-2331

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6721 & 6727 Campbell Ln Knoxville, Tn

067EA00401, 067EA005

Property Address

Parcel ID

KUD

KUD

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.**

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
 C-G-1
 Proposed Zoning
 Plan Amendment Change
 MU-SD NWC-1
 Proposed Plan Designation(s)
~~5~~ acre
 Proposed Density (units/acre) _____
 Previous Rezoning Requests _____
 Other (specify) _____



Pending Plat File Number

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (<i>Comprehensive Plan</i>) ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)	Fee 1		Total
	0803	\$1,000.00	
	Fee 2		\$2,050.00
	0605	\$1,050.00	
	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

	Anthony Bryant	9-22-24
Applicant Signature	Please Print	Date
865-368-2331	anthonybryant365@gmail.com	
Phone Number	Email	09/30/2024, SG
	Anthony BRYANT	9-23-24
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.

12/27/2024

~~9-24-24~~

Date to be Posted

01/10/2025

~~1-16-24~~

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


Applicant Signature

Anthony R. Bryant
Applicant Name

9-23-24
Date

1-B-25-RZ, 1-B-25-PA & 1-B-25-SP

FILE NUMBER