

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

**Petitioner:** Lynch Bus Lines, LLC



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

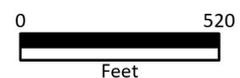
**To:**

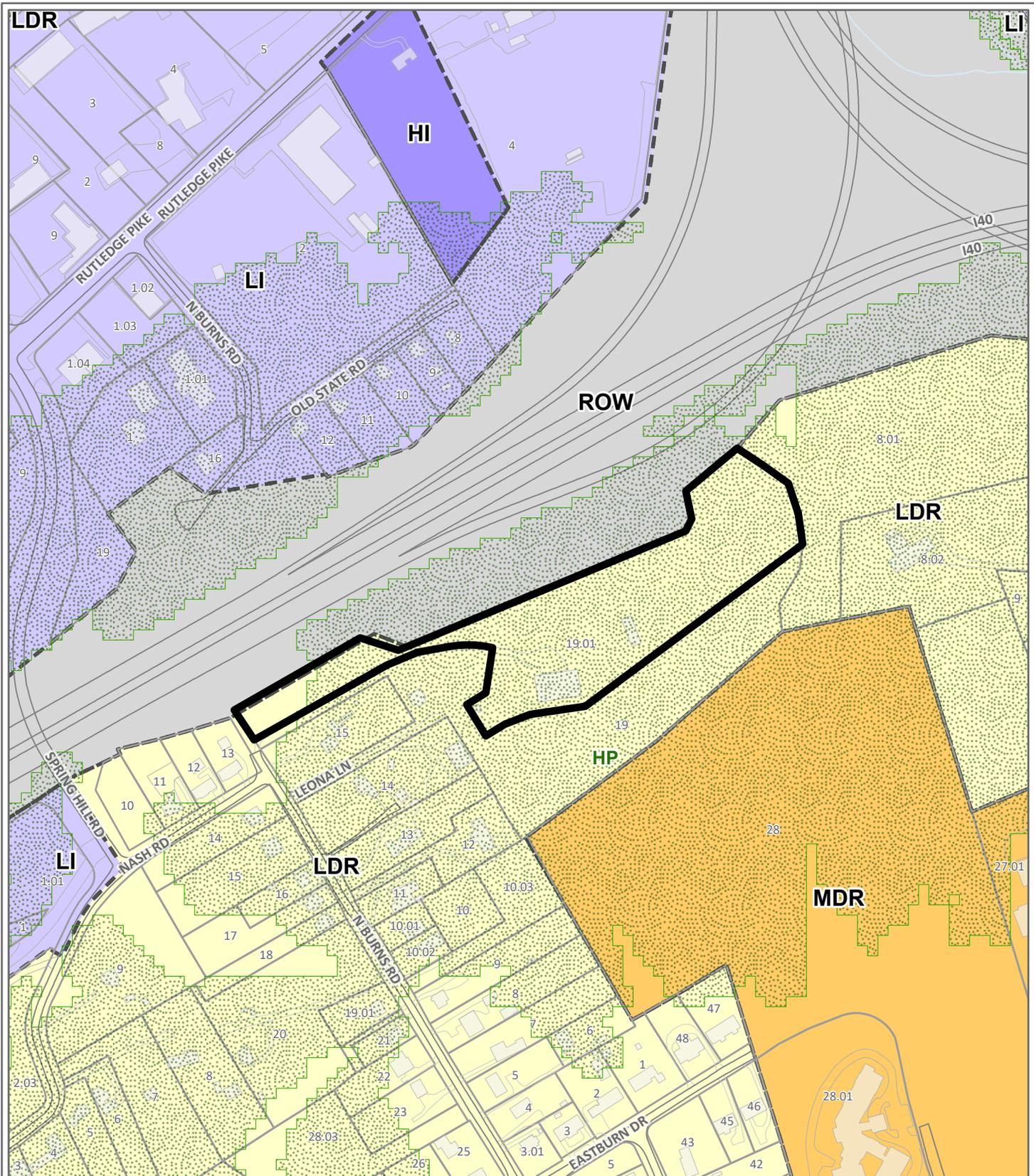
**Map No:** 71

**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 Ridgetop Protection)

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

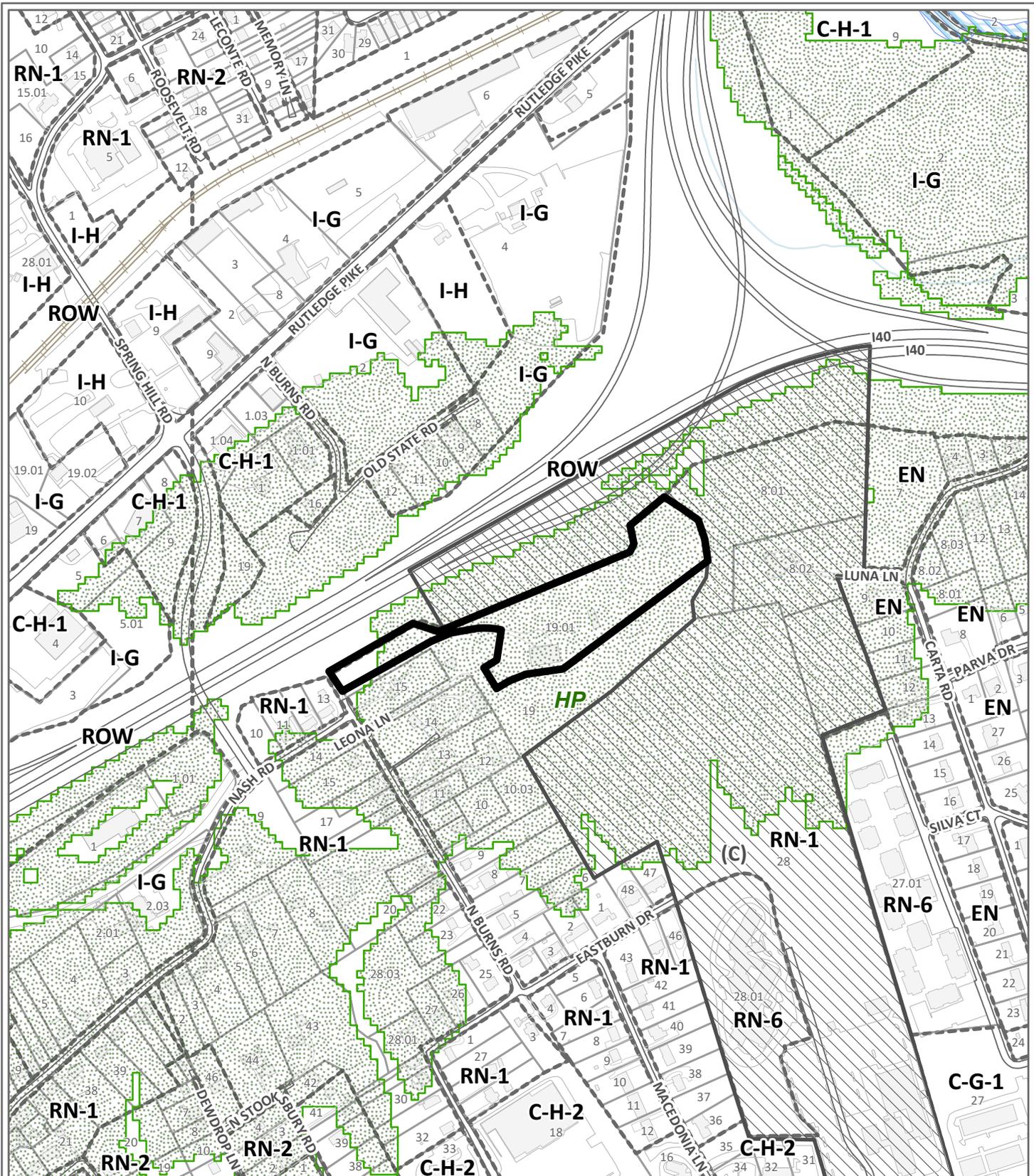
**Map No:** 71

**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)

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

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

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





# 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

1/9/2025

1-C-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

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

Name / Company

550 W Main St Ste 500 Knoxville TN 37902

Address

865-546-6321 / bmullins@fmsllp.com

Phone / Email

### CURRENT PROPERTY INFO

Caitlin Bowers

520 N Burns Rd Knoxville TN 37914

Owner Name (if different)

Owner Address

Owner Phone / Email

552 N BURNS RD

Property Address

71 I B 01901

6.21 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

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 <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

### 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>\$2,971.00</b>	
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
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Property Owner Signature	<b>Caitlin Bowers</b> Please Print	<b>11/6/2024</b> Date
--------------------------	---------------------------------------	--------------------------



# Development Request

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- Planned Development
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- 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

1/9/2025

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

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

Name / Company

550 W Main St Ste 500 Knoxville TN 37902

Address

865-546-6321 / bmullins@fmsllp.com

Phone / Email

### CURRENT PROPERTY INFO

Caitlin Bowers

520 N Burns Rd Knoxville TN 37914

Owner Name (if different)

Owner Address

Owner Phone / Email

552 N BURNS RD

Property Address

71 I B 01901

6.21 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

No

Sewer Provider

Water Provider

Septic (Y/N)

### COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

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## 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

### 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>\$2,971.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

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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~~

Date Filed

9-25-24

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

bmullins@fmsllp.com

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.

071B01901

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	Total
	<b>\$2,971.00</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



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

Applicant Signature

Please Print

Date

chunk@lynchbus.com

Phone Number

Email



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 5:39 PM  
Applicant Name

Date

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

FILE NUMBER