



# SPECIAL USE REPORT

► **FILE #:** 6-C-25-SU

**AGENDA ITEM #:** 13

**AGENDA DATE:** 6/12/2025

► **APPLICANT:** TIGER VENTURES LLC

OWNER(S): Quinn Epperly Tiger Ventures, LLC

TAX ID NUMBER: 123 H N 003

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 0 Avenue C

► **LOCATION:** Northwest side of Avenue C, east of Julian St

► **APPX. SIZE OF TRACT:** 11430 square feet

SECTOR PLAN: South City

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

ACCESSIBILITY: Access would be via Avenue C, a local road with a pavement width which varies from 12 ft to 15 ft within a 45-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Goose Creek

► **ZONING:** RN-2 (Single-Family Residential Neighborhood)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Single Family Residential

► **PROPOSED USE:** Two-family dwelling

HISTORY OF ZONING: Part of a group rezoning from R-2 (General Residential) to R-1 (Single Family Residential) in 1999 (7-Y-99-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-2 (Single Family Residential Neighborhood)

South: Single family residential - RN-2 (Single Family Residential Neighborhood)

East: Single family residential - RN-2 (Single Family Residential Neighborhood)

West: Single family residential - RN-2 (Single Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This property is in an established neighborhood comprised mostly of single family dwellings on small suburban lots.

## STAFF RECOMMENDATION:

► Postpone the application for 30 days to be heard at the July 10th Planning Commission meeting as requested by the applicant.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Dogwood Elementary, South Doyle Middle, and South Doyle High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



# Request to Postpone • Table • Withdraw

Quinn Epperly

5/28/25

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

Date of Request

6/12/25

Scheduled Meeting Date

File Number(s)

6-C-25-SU

## 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 July 10th 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.

*Quinn Epperly*

dotloop verified  
05/28/25 3:29 PM EDT  
OXMM-IBMQ-IWVL-WSFN

Quinn Epperly

Applicant Signature

Please Print

8659638462

Qbrenovations@gmail.com

Phone Number

Email

## STAFF ONLY

*Shelley Gray*

Staff Signature

Shelley Gray

Please Print

06/02/2025

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

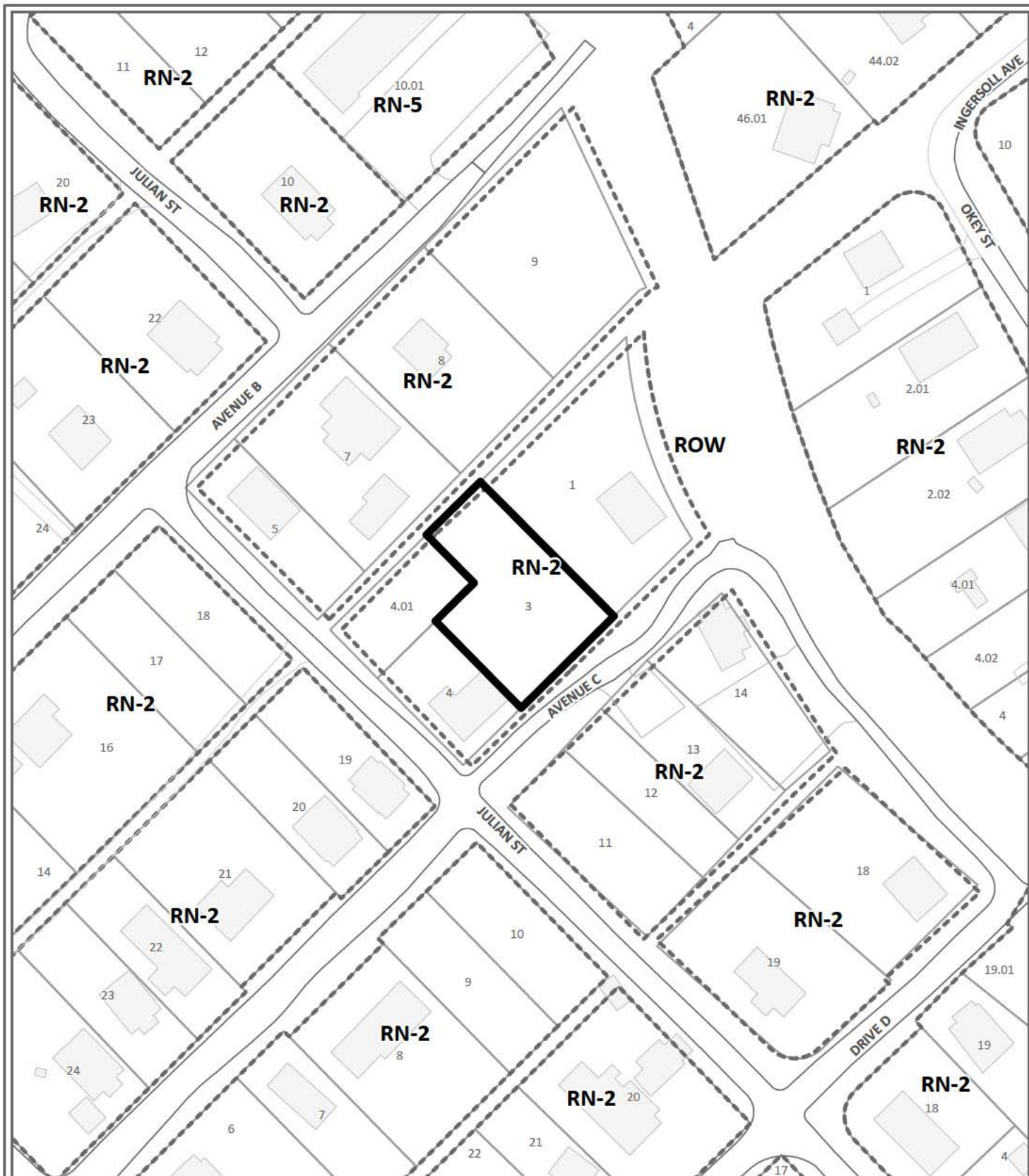
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**SPECIAL USE**

**6-C-25-SU**

**Petitioner:** Tiger Ventures LLC

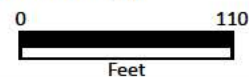


Two-family dwelling in RN-2 (Single-Family Residential Neighborhood)

**Original Print Date:** 4/30/2025

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

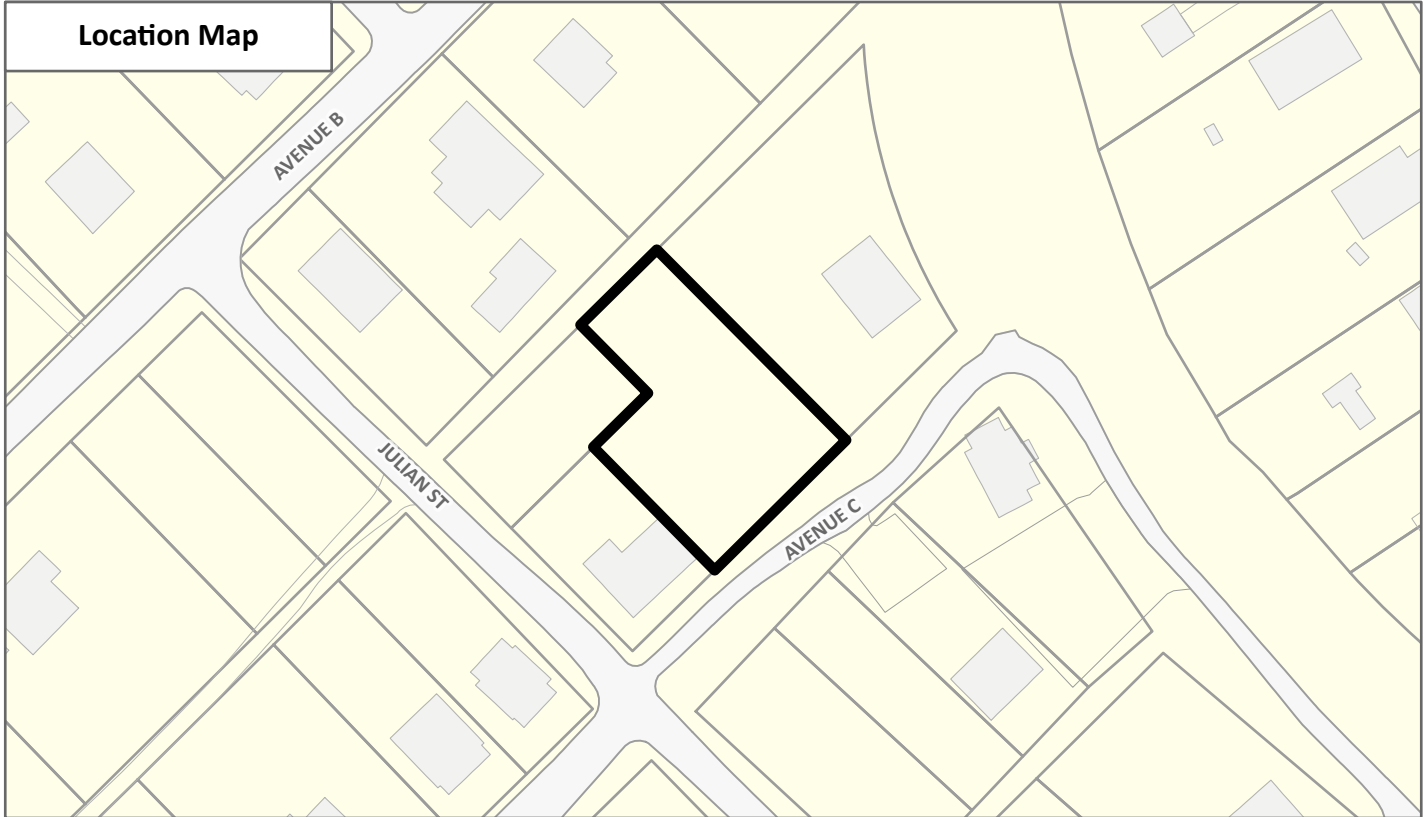
**Map No:** 123  
**Jurisdiction:** City





## Exhibit A. Contextual Images

Location Map



Aerial Map



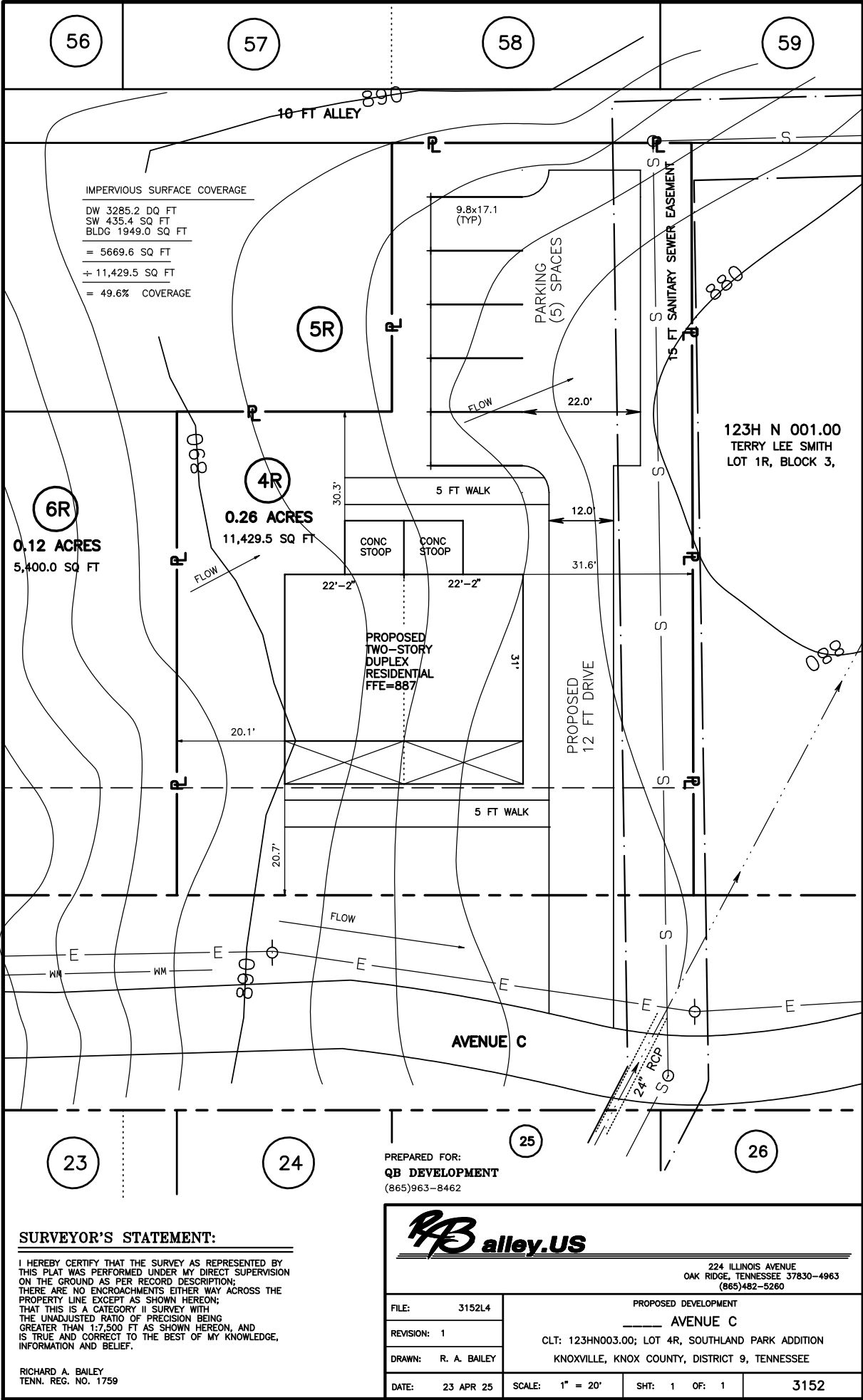
CONTEXTUAL MAPS 1

6-C-25-SU



Case boundary





**SURVEYOR'S STATEMENT:**

I HEREBY CERTIFY THAT THE SURVEY AS REPRESENTED BY THIS PLAT WAS PERFORMED UNDER MY DIRECT SUPERVISION ON THE GROUND AS PER RECORD DESCRIPTION; THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE EXCEPT AS SHOWN HEREON; THAT THIS IS A CATEGORY II SURVEY WITH THE UNADJUSTED RATIO OF PRECISION BEING GREATER THAN 1:7,500 FT AS SHOWN HEREON, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RICHARD A. BAILEY  
TENN. REG. NO. 1759

PREPARED FOR:  
**QB DEVELOPMENT**  
(865)963-84





# Development Request

Subdivision

☐ Concept Plan\*

☐ Final Plat

Zoning

☐ Rezoning

☐ Plan Amendment\*

Development

☐ Development Plan\*

☐ Planned Development\*

☒ Use on Review / Special Use\*

☐ Hillside Protection COA\*

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

Tiger Ventures LLC		Owner
Applicant Name		Affiliation
4/28/25	June 12, 2025	File Number(s)  6-C-25-SU
Date Filed	Meeting Date (if applicable)	

Correspondence

All correspondence will be directed to the approved contact listed below.

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

Quinn Epperly		Tiger Ventures LLC	
Name		Company	
552 S David Ln		Knoxville	TN 37922
Address		City	State ZIP
865-963-8462			
Phone		Email	

Current Property Info

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
0 Avenue C	123HN003	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

Development Request

☒ Residential☐ Non-Residential

RELATED CITY PERMIT NUMBER

Duplex

Proposed Use

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



## Subdivision Request


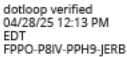


		<b>RELATED REZONING FILE NUMBER</b>
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <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

		<b>PENDING PLAT FILE NUMBER</b>
<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**

 Applicant Signature	 Quinn Epperly/ Owner	4/28/25 Date
865-963-8462 Phone Number	 Email	
 Property Owner Signature	Quinn Epperly Please Print	04/28/2025, SG Date Paid

## Staff Use Only

☐ Administrative Review

### ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0401			\$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). 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.*

~~May 29, 2025~~

**05/30/2025**

Date to be Posted

~~6/24/25~~

**06/13/2025**

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

*Quinn Epperly*

Applicant Signature

dotloop verified  
04/28/25 12:13 PM EDT  
QW3A-CIVA-S3VR-D95M

Quinn Epperly

Applicant Name

4/28/25

Date