



# SPECIAL USE REPORT

▶ **FILE #:** 3-A-25-SU

**AGENDA ITEM #:** 16

**AGENDA DATE:** 3/13/2025

▶ **APPLICANT:** SHANNON HARPER  
OWNER(S): Shannon Harper Harper Properties LP

TAX ID NUMBER: 131 J A 00102 [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 10534 PARKSIDE DR

▶ **LOCATION:** South side of Parkside Dr, west of Wakefield Rd

▶ **APPX. SIZE OF TRACT:** 6.59 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Parkside Drive, a 4-lane, median-divided major arterial street within a 100-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Turkey Creek

▶ **ZONING:** C-H-2 (Highway Commercial)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Extension of a parking lot for auto dealership

HISTORY OF ZONING: In 1983, the property was part of a large governmental rezoning to add the TO (Technology Overlay) zone, which is no longer on the property despite the absence of a rezoning case to remove it (12-FF-83-RZ). In 1988, the property was rezoned from A (Agricultural) to PC (Planned Commercial); the applicant requested the CB (Business and Manufacturing) zone (3-O-88-RZ).

SURROUNDING LAND USE AND ZONING: North: Industrial, office - I-G (General Industrial) in the City  
South: Agriculture/forestry/vacant land, single family residential - RA (Low Density Residential) in the County  
East: Commercial - C-H-2 (Highway Commercial) in the City  
West: Commercial - C-H-2 (Highway Commercial) in the City

NEIGHBORHOOD CONTEXT: The property is located on the Parkside Drive corridor that features commercial, office, and industrial uses, with multifamily and single-family residential uses to the south. It is approximately one mile from the Lovell Road interchange of I-40/I-75, which runs north of the property.

**STAFF RECOMMENDATION:**

► **Approve the request for expansion of a parking lot in the C-H-2 (Highway Commercial) zoning district for up to 287 additional spaces, subject to 3 conditions**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, Including, but not limited to, providing a Class B landscape buffer along the southern boundary or obtaining approval for an Alternative Landscape Design.
2. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

**COMMENTS:**

In 2023, the Planning Commission approved a special use for a 118-space standalone parking lot on this 6.59-acre parcel. The applicant is requesting to expand the parking lot for an additional 287 spaces that is currently being used by an auto dealership.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. This segment of Parkside Drive includes commercial, industrial, and office uses. Expansion of the parking lot on this auto-oriented corridor is consistent with the General Plan's development policy 8.11 that encourages promotion of commercial infill development rather than greenfield development.

B. The proposed use is consistent with the One Year Plan and Southwest County Sector Plan's GC (General Commercial) land use classification.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The C-H-2 district is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas. The proposed parking lot is consistent with the district's intent.

B. The site plans as provided comply with the requirements of Article 12.5 (Parking Lot Perimeter Landscape Yard) and Article 12.6 (Interior Parking Lot landscape). Article 12.8 (Buffer Yards) requires a 20-ft Class B Buffer Yard as the property abuts a residential district in the south. The applicant is pursuing an Alternative Landscape Design to incorporate the existing vegetation along the south boundary to meet the zoning ordinance's intent, subject to review and approval by the City's Administrative Review Committee.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The area is primarily characterized by commercial uses with several auto dealerships with large parking lots. There are a few offices and industrial uses on the north side of Parkside Drive, which also have relatively large parking lots. The proposed addition will be consistent with this automobile-oriented commercial area and the previous approval to use this site for a parking lot.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed use is not expected to have any significant adverse impacts on adjacent properties. As mentioned above, the applicant is pursuing an Alternative Landscape Design. The property has an existing forested area along the south boundary which works as a buffer for the low-density neighborhood on the south.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The subject property is accessed via a major arterial street, Parkside Drive. Although the use will increase traffic to the area, it is not expected to draw substantial traffic through residential streets.

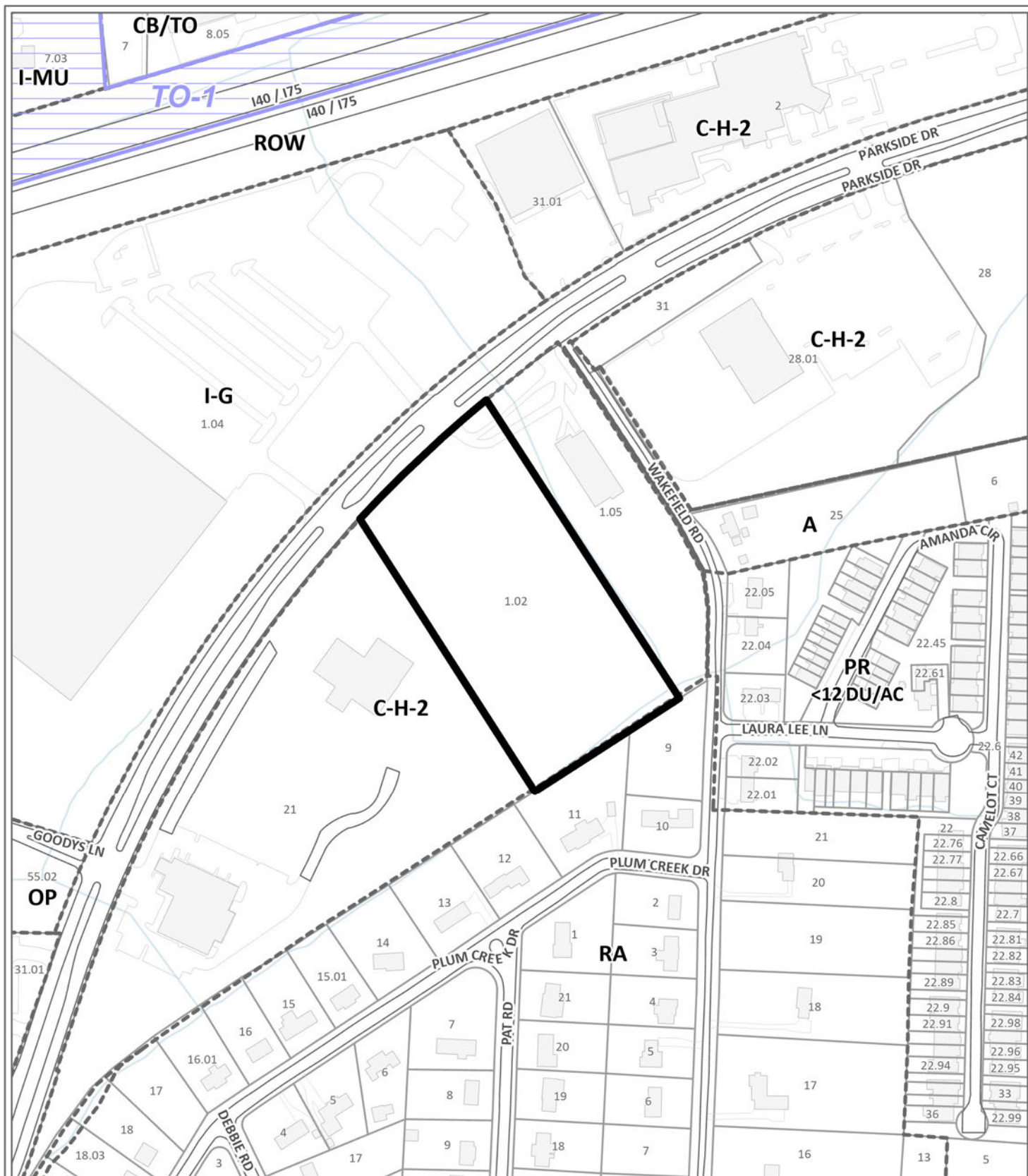
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses or environmental factors immediately surrounding the subject property that would pose a potential hazard or have an undesirable impact on the proposed use.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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.



**SPECIAL USE**

**3-A-25-SU**

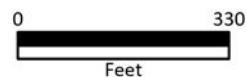
**Petitioner:** Shannon Harper



Extension of a parking lot for auto dealership in C-H-2 (Highway Commercial)

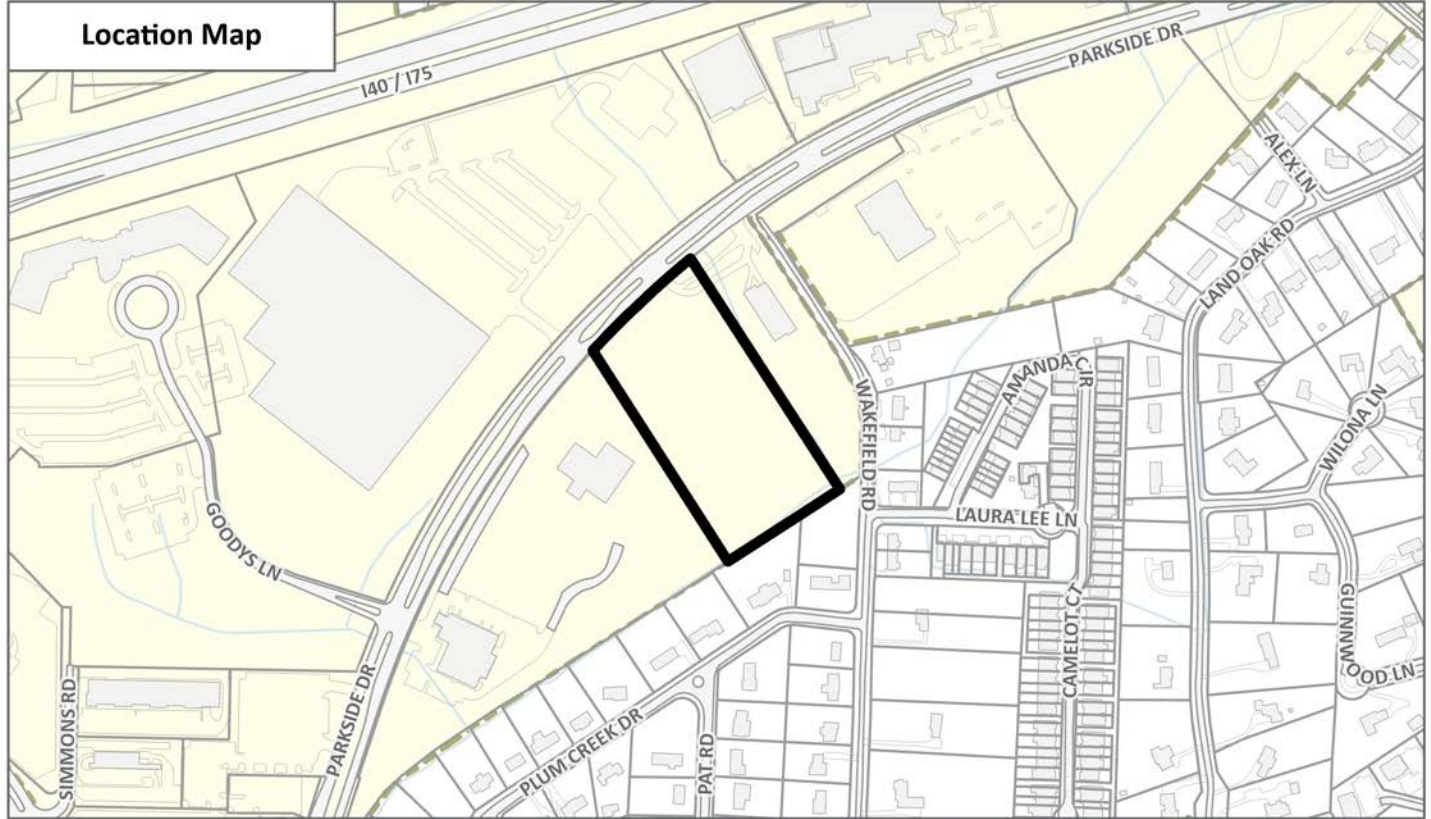
**Map No:** 131  
**Jurisdiction:** City

**Original Print Date:** 2/4/2025  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map

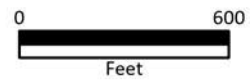


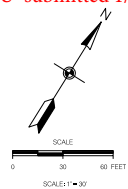
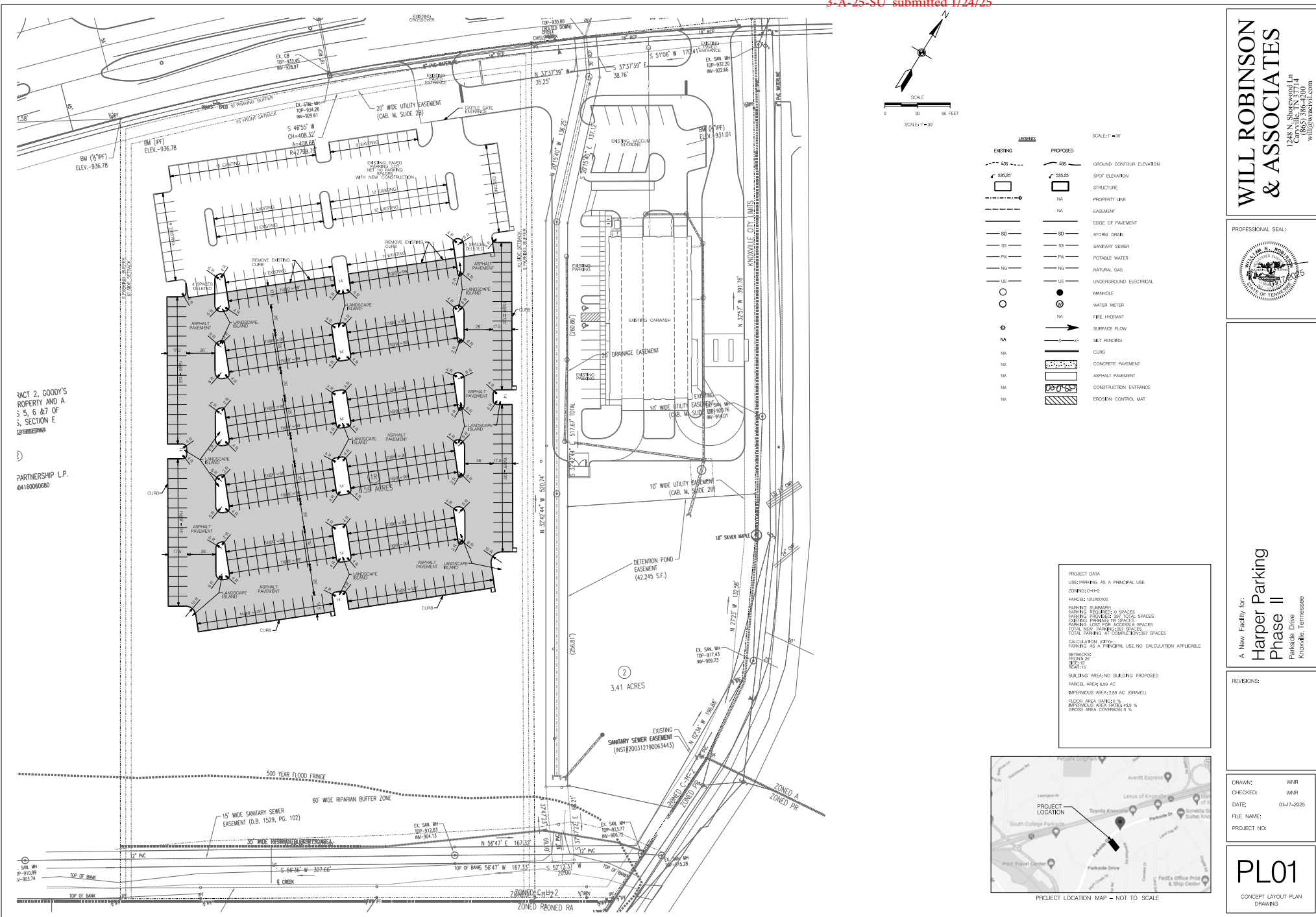
CONTEXTUAL MAPS 1

3-A-25-SU



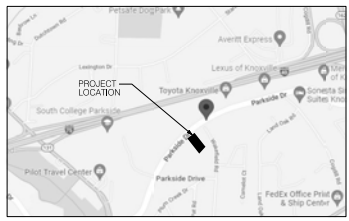
Case boundary





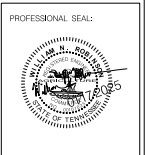
EXISTING	PROPOSED	LEGEND
---	---	GROUND CONTOUR ELEVATION
○	○	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	UNDERGROUND ELECTRICAL
○	○	MANHOLE
○	○	WATER METER
○	○	FIRE HYDRANT
---	---	SURFACE FLOW
---	---	BILT FENCING
---	---	CURB
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	CONSTRUCTION ENTRANCE
---	---	EROSION CONTROL MAT

PROJECT DATA  
 USE: PARKING AS A PRINCIPAL USE  
 ZONING: CH-2  
 PARCEL: ISLAND002  
 PARKING SPACES: 397  
 PARKING REQUIRED: 0 SPACES  
 PARKING PROVIDED BY TOTAL SPACES: 397  
 EXISTING PARKING: 0 SPACES  
 PARKING FOR BIKE ACCESSIBLE SPACES: 0  
 TOTAL NEW PARKING: 397 SPACES  
 TOTAL PARKING AT COMPLETION: 397 SPACES  
 CALCULATION (OPTIONAL)  
 PARKING AS A PRINCIPAL USE: NO CALCULATION APPLICABLE  
 SETBACKS:  
 FRONT: 20'  
 REAR: 15'  
 SIDEWAYS:  
 BUILDING AREA: NO BUILDING PROPOSED  
 PARCEL AREA: 629 AC  
 IMPERVIOUS AREA: 220 AC (GRAVEL)  
 FLOOD AREA: 0.00%  
 IMPERVIOUS AREA: 0.00%  
 GROSS AREA COVERAGE: 0%



TRACT 2, GOODY'S PROPERTY AND A 5, 5, 6 & 7 OF S, SECTION E  
 PARTNERSHIP L.P.  
 04160060680

**WILL ROBINSON & ASSOCIATES**  
 1248 N. Shreveport Ln  
 Knoxville, TN 37714  
 will@wraenv.com

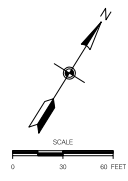
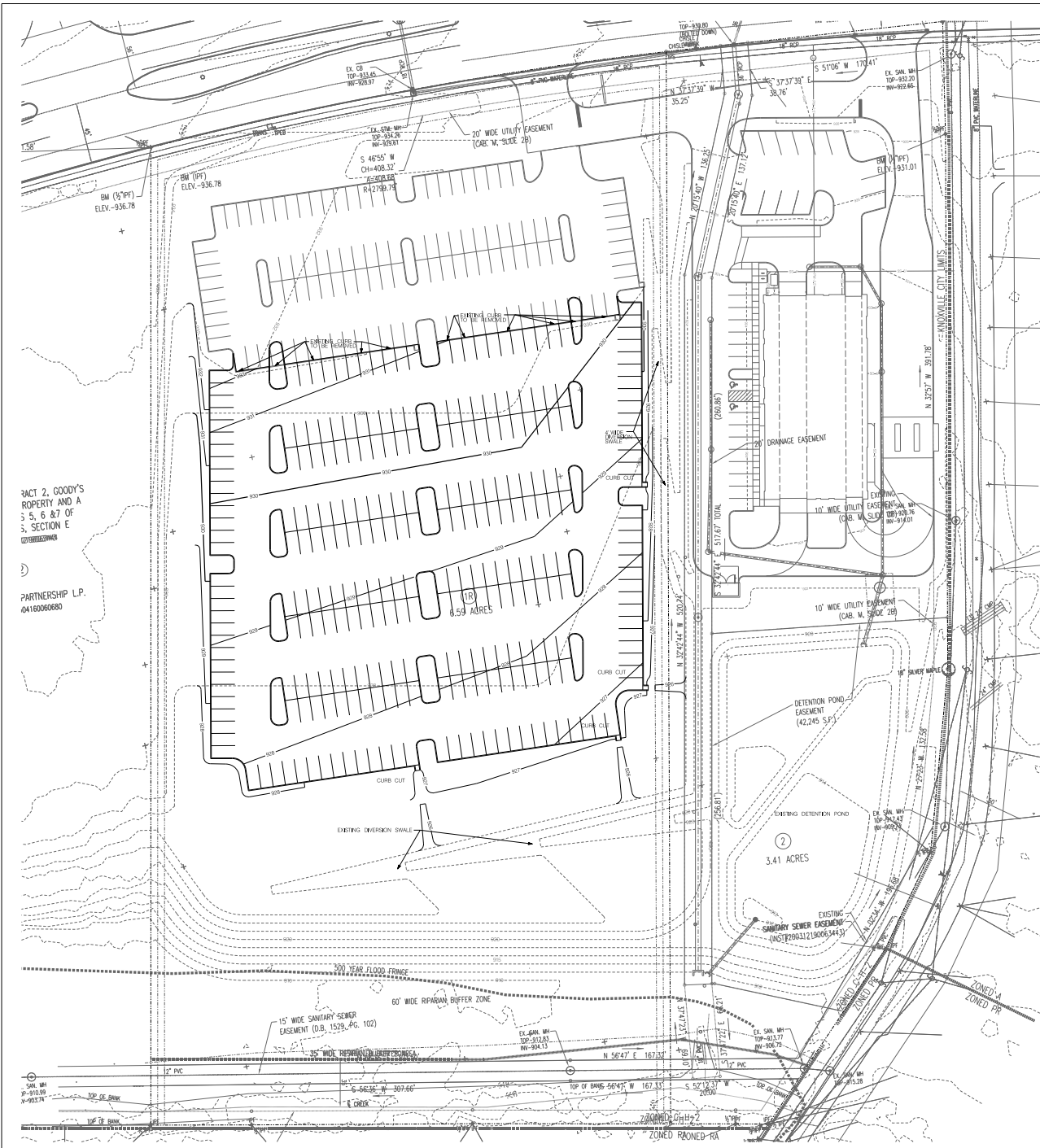


A New Facility for:  
**Harper Parking Phase II**  
 Paradise Drive  
 Knoxville, Tennessee

REVISIONS:

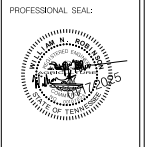
DRAWN: WRR  
 CHECKED: WRR  
 DATE: 01-17-2025  
 FILE NAME:  
 PROJECT NO:

**PL01**  
 CONCEPT LAYOUT PLAN  
 DRAWING



LEGEND	
EXISTING	PROPOSED

**WILL ROBINSON & ASSOCIATES**  
 1248 N. Shoreswood Ln  
 Caryville, TN 37714  
 will@wraenv.com

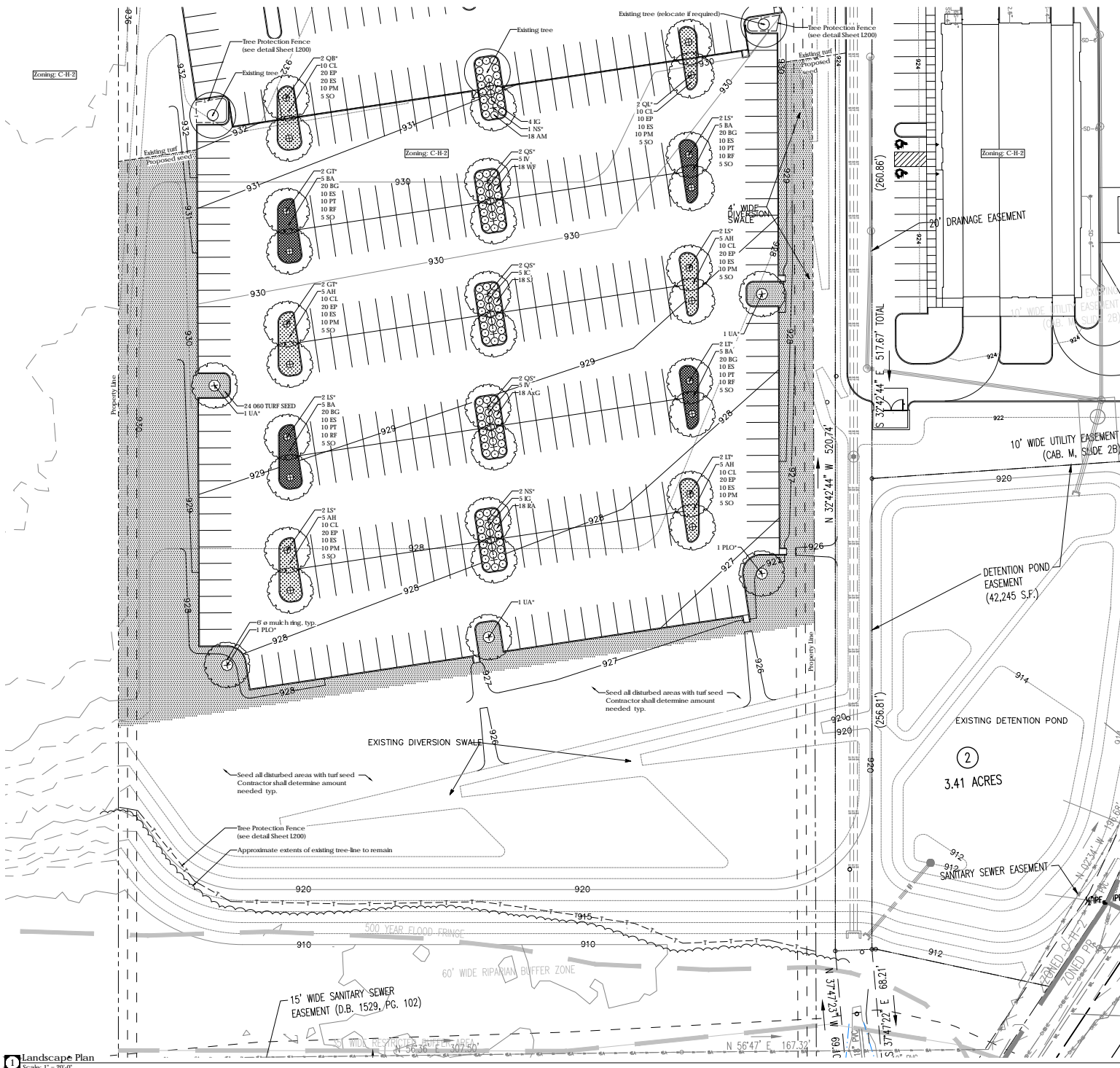


A New Facility for:  
**Harper Parking Phase II**  
 Paradise Drive  
 Knoxville, Tennessee

REVISIONS:

DRAWN: WRR  
 CHECKED: WRR  
 DATE: 01-17-2025  
 FILE NAME:  
 PROJECT NO:

**PL02**  
 CONCEPT GRADING PLAN  
 DRAWING



**City of Knoxville Landscape Requirements**  
 Per Article 12, Appendix B - Zoning Code

A perimeter landscape yard which is established where the parking lot abuts a street right-of-way is required for all new parking lots of 10,000 square feet or more in area and for any expansions or improvements of existing parking lots when required by Section 11.1.C of 10,000 square feet or more in area. Parking lots located on properties developed under a common or unified development plan and/or which have a shared access agreement are not required to provide the perimeter screening area along common property lines where parking areas abut.

1. **Parking Lot Perimeter Planting Requirements**
  - a) The new parking lot does not abut a public street but it does abut a shared access aisle. Therefore no perimeter landscape is required.
2. **Parking Lot Interior Landscaping Requirements**
  - (a) Number of single-row parking lot islands: 7
  - (b) 1 tree per seven (7) single-row parking lot islands = 7 trees required
  - (c) Number of trees provided: 7 (5 new trees and 2 existing trees)
  - (d) Number of double-row parking lot islands: 15
  - (e) 2 trees per three (3) double-row parking lot islands = 30 trees required
  - (f) Number of trees provided: 30 (29 new trees and 1 existing tree)
  - (g) "60% of the area of every parking lot island must be planted in shrubs, live groundcover, perennials, or ornamental grasses." Dr: JYXXI gYV plan.
3. **Tree Protection Ordinance**
  - (a) Where trees cannot be retained pursuant to this article or do not exist on the site they shall be provided on the site within twelve (12) months of construction completion at the rate of eight (8) trees per acre.
  - (b) Trees marked on the plan with an asterisk (\*) are to be counted towards the City of Knoxville's Tree Protection Ordinance.
  - (c) Calculation: 8 trees x 2.87 acres (new parking lot/disturbed area) = 23 trees required
  - (d) Number of trees provided: 34

**Landscape Architect Contact Information**  
 Shippey Landscape Architecture  
 Philip Shippey, PLA  
 Phone: 229.328.1179  
 Email: philip@shippeyla.com

- Abbreviation Reference**
1. LF = Linear Feet
  2. SF = Square Feet
  3. o.c. = On Center
  4. typ. = Typical
  5. EQ. = Equal
  6. Qty. = Quantity
  7. Cal. = Caliper
  8. Gal. = Galton
  9. Hgt. = Height
  10. Min. = Minimum
  11. Max. = Maximum
  12. Cu. Yd. = Cubic Yard



# Harper Car Wash Parkside | Overflow Parking Phase II

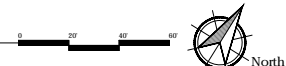
Parkside Drive, Knoxville, TN 37922

Drawn By:	Date:
PH	01.28.2024
Revised:	Date:
Project File Number:	
Sheet Name:	

Landscape Plan

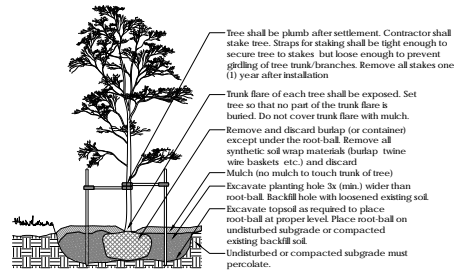
Sheet Number

**1 Landscape Plan**  
 Scale: 1" = 20'-0"

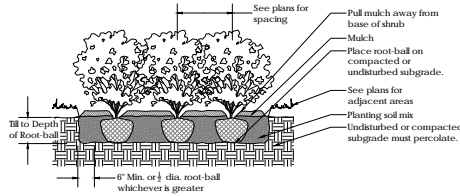


**L100**

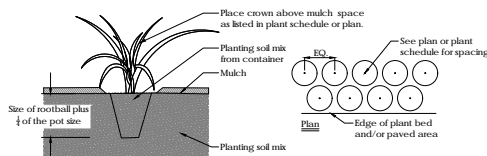




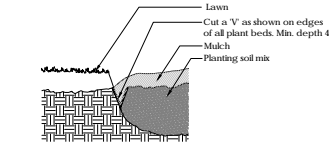
**1 Tree Planting & Staking**  
 Scale: NTS



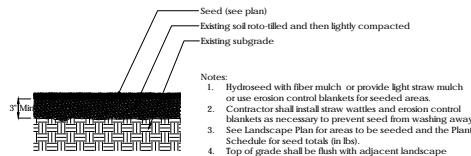
**2 Shrub Planting**  
 Scale: NTS



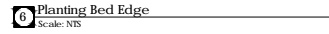
**3 Perennial/Omnamental Grass Planting Detail**  
 Scale: NTS



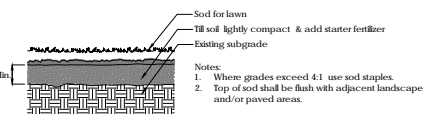
**4 Sod**  
 Scale: NTS



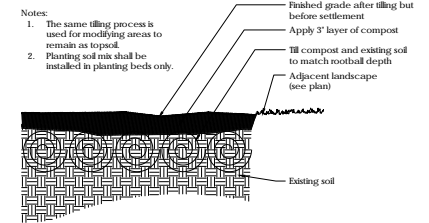
**5 Seeding**  
 Scale: NTS



**6 Planting Bed Edge**  
 Scale: NTS



**7 Planting Soil Mix**  
 Scale: NTS



**8 Tree Protection Detail**  
 Scale: NTS

**Planting Notes**

- The Contractor shall verify existing conditions in the field and report any discrepancies to the Landscape Architect prior to starting work.
- No planting shall occur until soil test sample results have been received and the soil has been amended per the soil test results. See this sheet for soil testing instructions.
- No planting shall occur until percolation testing has been completed and soils have been properly graded for positive drainage. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines set for nursery stock published by the American Association of Nurserymen. Additionally all new plant material for the project shall be of the highest specimen quality.
- Do not assume that trunk flares will be exposed at the nursery. Contractor to expose trunk flares to check for girdling. Pull mulch away from the base of all plants.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant schedule.
- The Contractor shall locate and verify all existing underground and aboveground utility lines prior to soil preparation or planting. Any discrepancies shall be reported to the Landscape Architect. Call Tennessee 811 to schedule a utility locate. Tilt all beds with planting soil mix to a minimum depth that matches the depth of the plant root-ball.
- All plant beds and trees shall receive a minimum of three inches (3") of double-shredded hardwood mulch. See Seeding Notes on this sheet for mulching of seeded areas.
- All trees in lawn areas shall have a minimum 6" diameter mulch ring to surround the base of the trunk unless noted otherwise on the plan.
- Do not pile mulch against the trunk of any tree. Leave a gap for the trunk flare. Avoid mulch volcanoes.
- Thoroughly water all plants during the first 24 hours after planting. Wet the soil to a depth of 18-24". When water starts to run off stop watering, let the water soak in and repeat until the proper depth is wet.
- Any proposed substitutions of plant species shall be made with plants of equivalent form height branching habit leaf color fruit and environmental culture. All proposed substitutions must be approved by the Landscape Architect.
- The Contractor's base bid shall include all materials labor permits equipment tool insurance etc. to perform the work as described in the contract documents.
- The Contractor shall complete work within schedule established by the Owner or Owner's representative.
- The Contractor shall provide a one (1) year warranty for all plant material starting after the issuance of the certificate of occupancy.
- Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner Owner's Representative or Landscape Architect.
- The Contractor to provide interim maintenance (watering pruning fertilizing tinning adequate drainage of ponding areas edging weeding mulching and general landscape clean-up) until end of warranty.
- Application of pesticides must be approved by the Landscape Architect or Owner prior to use. All pesticide applications shall be carried out by a licensed spray technician.
- Planting plans are not layout plans. Plants may need to be shifted in the field to accommodate existing conditions. Coordinate with the Landscape Architect before making any changes to the planting plan.
- Mulch compost and soil quantities are approximate. The Contractor shall verify the amounts needed before purchasing and installing.

**Seeding Notes**

- Field verify areas to receive seed and modify order quantity as necessary.
- Site Preparation: Eradicate exotic invasive plant material by having a licensed spray technician apply an approved herbicide. Good pre-seeding weed control may require repeated spraying at least two weeks apart.
- See Civil Engineer's plans for grading. Riser grading and shaping may be necessary to achieve a smoother more regular surface for receiving seed.
- The Contractor shall ensure that all grades will permit safe and efficient use of equipment during seeded preparation seeding strawing and maintenance of vegetation.
- Loosely grade the topsoil in order to create a non-compacted growth medium prior to spreading the seed.
- Mulch seeded areas with either straw mulch or use erosion control blankets to all seeded areas after sowing seed. Hydrosesed fiber mulch is also an acceptable application method.
- For areas with slope greater than 3:1 final tracking should be perpendicular to the slope to help reduce erosion keep seeds in place and to retain consistent soil moisture for seed germination.
- Concentrations of water flows that could cause soil erosion should be diverted to a safe outlet. Diversion and other treatment practices must conform to the appropriate standards and specifications of the Tennessee Erosion and Sediment Control (TDEC) Handbook.
- The Contractor shall comply with TDEC erosion control requirements throughout the establishment of the seeded areas.
- Maintenance: The Contractor shall observe the growth of the seeded species and eliminate invasive exotic vegetation until final acceptance.
- Protect and care for seeded areas including watering when needed until final acceptance. This includes repaired areas and any areas receiving supplemental applications of seed.
- Seed all areas as shown on the plans.
- Protect and care for seeded areas including watering when needed until final acceptance. This includes repaired areas as well as any area receiving supplemental applications of seed.
- Seed any left over disturbed areas following construction with turf seed. See table below for turf seed blend.

Turf Seed Blend Table		
Botanical Name	Common Name	Percentage in Mix
<i>Festuca arundinacea</i>	Tall Fescue	80%
<i>Festuca rubra</i>	Creeping Red Fescue	10%
<i>Poa pratensis</i>	Kentucky Bluegrass	10%

**Plant Schedule**

Qty.	Botanical Name	Common Name	Size	Notes
GF	4	<i>Gleditsia inornata</i> L. Inermis Skycoke	Skyline Honey Locust	2' Cal. Single trunk well-branched thornless variety
LS	8	<i>Liquidambar styraciflua</i> 'Sensible Silhouette'	Honey Sycamore	2' Cal. Single trunk well-branched column variety Mature Hgt. 60'
LT	4	<i>Lindulobos tulipifera</i> 'Tulipatum'	Columnar Tulip Poplar	2' Cal. Single trunk well-branched Mature Hgt. 60'
NS	3	<i>Nyssa sylvatica</i> 'Whitfire'	Black Gum	2' Cal. Single trunk well-branched Mature Hgt. 50'
PLD	2	<i>Platanus occidentalis</i>	Sycamore	2' Cal. Single trunk well-branched Mature Hgt. 100'
QB	2	<i>Quercus bicolor</i>	Swamp White Oak	2' Cal. Single trunk well-branched Mature Hgt. 60'
OL	2	<i>Quercus lyrata</i>	Overcup Oak	2' Cal. Single trunk well-branched Mature Hgt. 60'
OL	4	<i>Quercus shumardii</i>	Shumard Oak	2' Cal. Single trunk well-branched Mature Hgt. 60'
UA	3	<i>Ulmus americana</i> 'Princeton'	American Elm	2' Cal. Single trunk well-branched Mature Hgt. 60'
ANG	18	<i>Abutilon grandiflorum</i> 'Candicecane'	Kolossoscape Abutilon	18" Min. Hgt. 148" o.c. spacing
AM	18	<i>Aronia melanocarpa</i> 'UConnAM155'	Low Scape Mound Black Chokeberry	18" Min. Hgt. 48" o.c. spacing; All cultivars: 'Toquos Beauty'
IC	5	<i>Ilex cornuta</i> 'Corissa'	Corissa Holly	18" Min. Hgt. 48" o.c. spacing
IG	7	<i>Ilex glabra</i> 'Thermonax'	Dwarf Ilex Holly	18" Min. Hgt. 48" o.c. spacing; All cultivars: 'Nigra'
IV	10	<i>Ilex vomifolia</i> 'Schilling'	Dwarf Yaupon Holly	18" Min. Hgt. 48" o.c. spacing; All cultivars: 'Nigra'
RA	18	<i>Rhus glabra</i> 'Gro-Low'	Gro Low Sumac	18" Min. Hgt. 48" o.c. spacing
SI	18	<i>Spiraea japonica</i> 'Gold Mound'	Gold Mound Spirea	18" Min. Hgt. 48" o.c. spacing
WF	18	<i>Wisteria florida</i> 'Spilled Wine'	Spilled Wine® Weigela	18" Min. Hgt. 48" o.c. spacing
AR	20	<i>Artemisia ludoviciana</i>	Arkansas Blue Star	Quart. 30" o.c. spacing
BA	20	<i>Baptisia australis</i>	Blue False Indigo	Quart. 36" o.c. max. spacing
BG	80	<i>Bouteloua gracilis</i>	Blue Gram Grass	Quart. 18" o.c. spacing; <b>drillight species</b>
CL	60	<i>Carex spicata</i>	Lancelotti Carex	Quart. 18" o.c. spacing
EP	90	<i>Echinacea purpurea</i>	Purple Coneflower	Quart. 18" o.c. spacing; <b>drillight species</b> or <b>Magnus'</b> only-no double flowers or orange or white
IS	110	<i>Impatiens spectabilis</i>	Purple Lava Gum	Quart. 18" o.c. spacing; <b>drillight species</b>
PM	60	<i>Pyracantha mollis</i>	Clustering Mountain Mint	Quart. 24" o.c. max. spacing
PT	40	<i>Pyracantha fortuneana</i>	Narrowleaf Mountain Mint	Quart. 24" o.c. max. spacing
RF	40	<i>Rosa rugosa</i>	Rock Rose Rugosa	Quart. 18" o.c. spacing
SO	50	<i>Symphoricarpos oblongifolius</i> 'Roydon's Favorite'	Aromatic Aler	Quart. 30" o.c. spacing; All varieties only: 'Bluebird' or 'October Sky'
LU				
SOI	50		Turf Seed Blend	5F See Sheet 1100
SOI	46		Compost	Co. Va. 3" depth (see compo) / coarse sand (3:1 ratio)
SOI	46		Double Shredded Hardwood Mulch	Co. Va. 3" depth

\* All proposed plant substitutions must be approved by the Landscape Architect.  
 \*\* The Contractor shall coordinate quantities for mulch, compost and seed.  
 \*\*\* The Contractor shall determine amount of turf seed needed to seed all disturbed areas for this project.

Date	By	Date
01-28-2025		
Revised	By	Date
Project E.A. Number		
Sheet Name		



# 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

SHANNON HARPER

OWNER

Applicant Name

Affiliation

01/20/2025

MARCH 13, 2025

Date Filed

Meeting Date (if applicable)

File Number(s)

~~11-A-23-SU~~

3-A-25-SU

## 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

WILL ROBINSON

WILL ROBINSON & ASSOCIATES

Name

Company

1248 N SHOREWOOD LN

CARYVILLE

TN

37714

Address

City

State

ZIP

865-386-4201

[Redacted]

Phone

Email

## CURRENT PROPERTY INFO

HARPER PROPERTIES LP

2111 DUNCAN RD

865.384.1460

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

10520 PARKSIDE DR

10534 Parkside Dr

131JA00105

Property Address

Parcel ID

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

## DEVELOPMENT REQUEST

- Development Plan    Use on Review / Special Use    Hillside Protection COA  
 Residential    Non-Residential

Home Occupation (specify) \_\_\_\_\_

**SPECIAL USE REQUESTED FOR 287 ADDITIONAL PARKING**

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**11-A-23-SU;  
IBC-NEW-23-0  
677**

## 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   Proposed Zoning \_\_\_\_\_

Plan Amendment Change   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
Fee 2	<b>\$1,600.00</b>
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 options holders, each additional individual must sign the Property Owners/Option Holders Form.**

Applicant Signature

Print Name / Affiliation

Date

865-386-4201

Phone Number

Email

Shannon Harper

**01/24/2025,SG**

Property Owner Signature

Please Print

Date Paid



# 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.*

02/28/2025

03/14/2025

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

Applicant Signature

Applicant Name

Date