

SPECIAL USE

3-E-25-SU

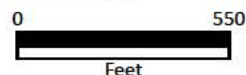
Petitioner: PIER Group, LLC



Campground (revision of previously approved Special Use 4-E-23-SU) in AG (General Agricultural), HP (Hillside Protection Overlay)

Map No: 109
Jurisdiction: City

Original Print Date: 1/31/2025
Knoxville - Knoxville 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

- Plan Amendment
 - SP
 - PA
- Rezoning

PIER Group LLC

Owner

Applicant Name

Affiliation

1/27/2025

March 13, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

3-E-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

Nadim Jubran

PIER Group LLC

Name

Company

121 E. Jackson Ave.

Knoxville

TN

37915

Address

City

State

ZIP

865-300-4748

Phone

Email

CURRENT PROPERTY INFO

PIER Group LLC

6480 Kingston Pike

865-300-4748

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4507 Sevierville Pike

109LD006

Property Address

Parcel ID

Knoxville Utilities Board (KUB)

Knoxville Utilities Board(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.**

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Campground - Revision to previous Special Use approval

Other (specify) _____

Related City Permit Number(s)

4-E-23-SU

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*)

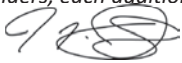
ADDITIONAL REQUIREMENTS

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

Fee 1	Total
Fee 2	\$1,600.00
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.



Nadim Jubran (PIER Group LLC)

1/26/25

Applicant Signature

Print Name / Affiliation

Date

865-300-4748

Phone Number

Email



Nadim Jubran (PIER Group LLC)

1/27/2025, SG

Property Owner Signature

Please Print

Date Paid

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.

~~3/1/2025~~ 2/28/2025

3/14/2025

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

Nadim Jubran (PIER Group LLC)

Applicant Name

1.26.25

Date

3-E-25-SU

FILE NUMBER