

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION**

APPEAL OF PLANNING COMMISSION DECISION

8/31/2022 02:49 PM

FILE NUMBER: 8-F-22-SP

ISAAC PANNELL

APPELLANT: Benjamin Mullins, Esq.

DECISION APPEALED: SOUTH COUNTY SECTOR PLAN AMENDMENT

FROM: LDR (Low Density Residential) and HP (Hillside Protection)

TO: GC (General Commercial) and HP (Hillside Protection)

COMM. RECOMMENDATION: **Deny the sector plan amendment to GC (General Commercial) and HP (Hillside Protection) because it is inconsistent with character of this area.**

COMMISSION VOTE COUNT: 9-3

LOCATION: 1501, 1481 & 1461 MARYVILLE PIKE / Parcel ID 122 L A 003, 002 & 001

ACREAGE: 5.75 acres

DISTRICT: Commission District 9

COMMISSION HEARING ON: 8/11/2022

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 7/8/2022

LEGISLATIVE HEARING ON: 9/26/2022

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 09/07/2022

APPELLANT'S ADDRESS: Benjamin C. Mullins Frantz, McConnell and Seymour, LLP
550 W. Main St. Suite 500
Knoxville, TN 37902

APPLICANT'S ADDRESS: Isaac Pannell, Pannell Construction
5212 Villa Rd.
Knoxville, TN 37918

LEGISLATIVE BODY: Knox County Commission



APPEAL OF DECISION

(Please Note: Original application and staff report are made a part of this application.)

Type: ☐ One Year Plan Amendment ☒ Sector Plan Amendment ☒ Rezoning ☐ Variance
☐ Street Name Change ☐ Right-of-Way Closure
☐ Certificate of Appropriateness ☐ Other: _____

Decision by: ☒ Planning ☐ BZA ☐ Other: _____ Date of Decision: 8/11/2022
Jurisdiction: ☐ City _____ Councilmanic District ☒ County 9 Commission District

Original Applicant Name: Isaac Pannel Original File Number: 8-L-22-RZ and 8-F-22-SP

Name of Owner of Subject Property: Eric and Taylor Turner

Description of Subject Property (Include city block and parcel number or lot number): 1501 Maryville Mike (1481, 1461 Maryville Pike)
Knoxville, TN 37920, Tax Parcel ID Nos. 122 LA 003, 122 LA 002, and 122 LA 001.

☐ Zoning map of all property within 300 feet of the subject property is attached.

DECISION BEING APPEALED

Knoxville Knox County Planning's denial of applicant's application to rezone the property from RA (Low Density Residential) to CB (Business and Manufacturing) and to amend the Sector Plan from LDR (Low Density Residential), HP (Hillside Protection) to GC (General Commercial), HP (Hillside Protection).

REASON FOR THE APPEAL

Attach additional pages, if necessary. Knoxville Knox County Planning's decision to deny the request for rezoning and Sector Plan Amendment is in error because the CB zoning and GC Sector Plan are natural extensions of the current CB zoning and GC Sector Plan designation of the adjacent parcel to the South, Tax Parcel ID No. 122 NE 023.00

PETITIONER INFORMATION

Name of Petitioner: Benjamin C. Mullins

Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner): Attorney for owners of the subject property, Eric and Taylor Turner

Application Authorization: I hereby certify that I am the applicant/authorized representative for the above named petitioner.

Signature:

All correspondence should be sent to: Name (Print): Benjamin C. Mullins

550 W. Main Street, Suite 500

Knoxville

TN

37902

Street Address

City

State

Zip

Phone: (865) 546-9321

Fax: 865-637-5249

E-mail: bmullins@fmsllp.com

For Planning Staff Use Only

Application Accepted by Planning Staff Member:

Appeal Fee Amount: \$500.00

Date Appeal Received: 8/22/2021

BODY WHO WILL HEAR THE APPEAL & MEETING DATE OF THE APPEAL

☐ City Council - 6 p.m.

☒ County Commission - 7 p.m.

☐ City BZA - 4 p.m.

☐ Planning Commission - 1:30 p.m.

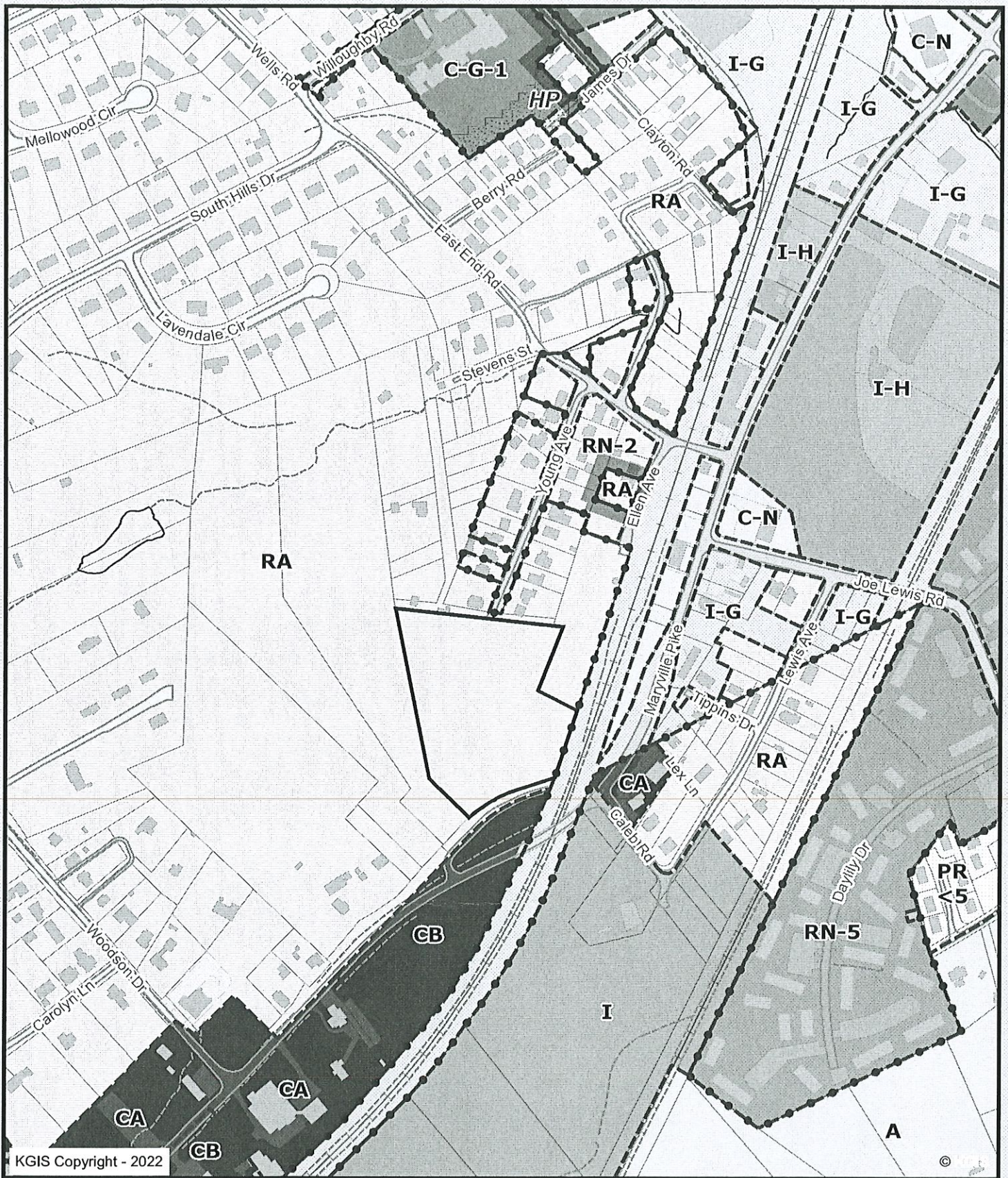
September 26, 2022

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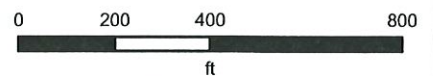


Eric Turner

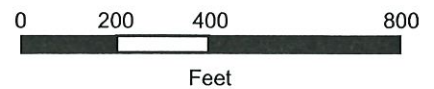
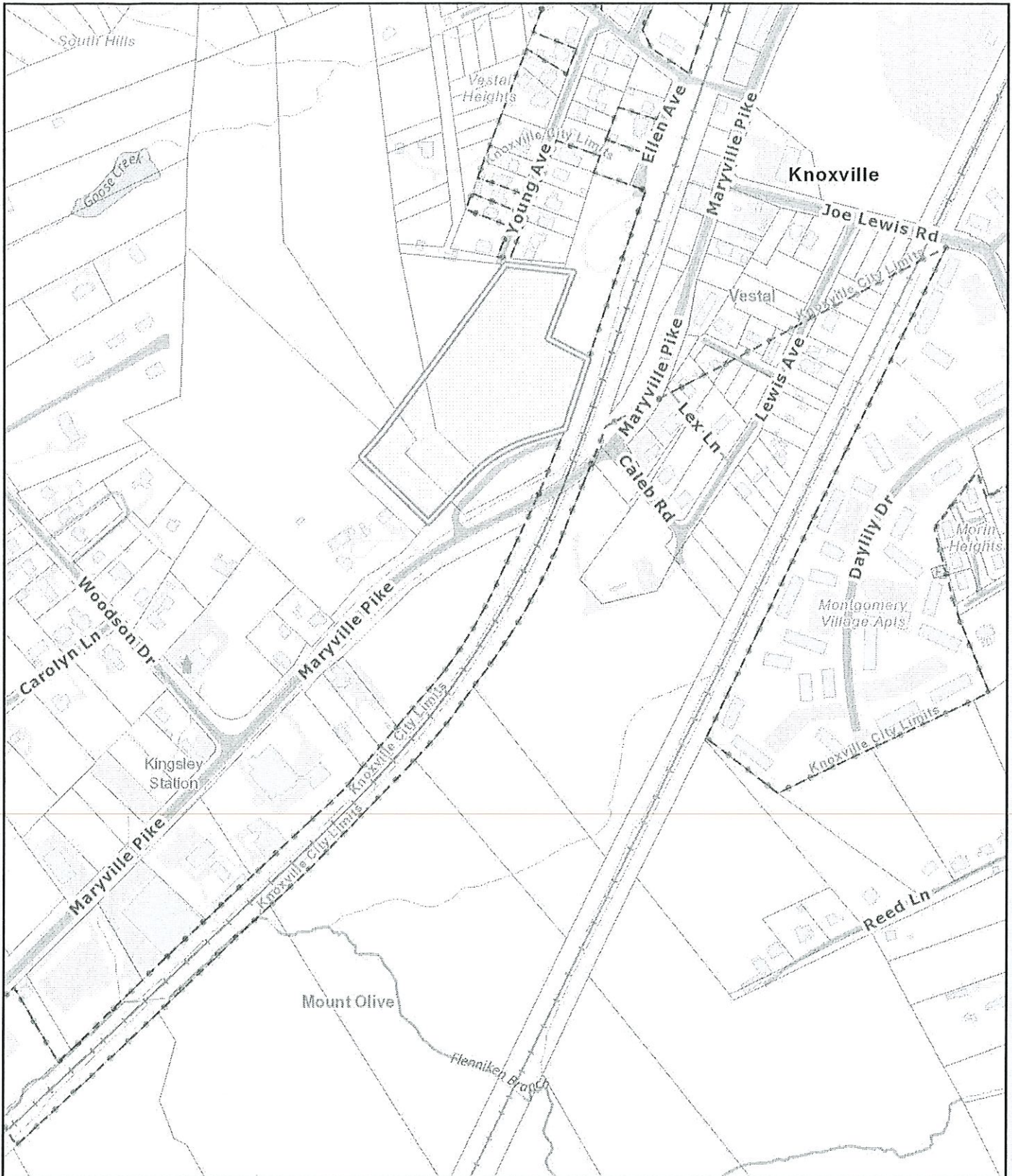
Knoxville - Knox County - KUB Geographic Information System



Printed: 8/19/2022 at 2:18:14 PM



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August 11, 20221:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on August 11, 2022 at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Karyn Adams	A Ms. Nancy Barger	A Ms. Tamara Boyer
Mr. Louis Browning	Mr. Logan Higgins	Mr. Tim Hill, Chair
Mr. John Huber	Mr. Richard Levenson	Ms. Amy Midis
Mr. Chris Ooten, Vice Chair	A Ms. Marité Pérez	Mr. Patrick Phillips
Mr. Jeff Roth	Mr. Nathaniel Shelso	* Mr. Eddie Smith

* Arrived late to the meeting, ** Left early in the meeting, A – Absent from the meeting

20. ISAAC PANNELL

1501, 1481 and 1461 Maryville Pike / Parcel ID 122 L A 003, 002 and 001, Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

8-F-22-SP

From LDR (Low Density Residential) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the sector plan amendment to GC (General Commercial) and HP (Hillside Protection) because it is inconsistent with character of this area.

2. MOTION (ADAMS) AND SECOND (PHILLIPS) WERE MADE TO DENY PER STAFF RECOMMENDATION.

**MOTION CARRIED 9-3 (NO BROWNING, ROTH, SMITH).
DENIED**

Item No.**File No.****B. REZONING****8-L-22-RZ**

From RA (Low Density Residential) to CB (Business and Manufacturing)

1. STAFF RECOMMENDATION

Deny the CB (Business and Manufacturing) zone because it is not compatible with the surrounding low density residential uses.

2. MOTION (PHILLIPS) AND SECOND (ADAMS) WERE MADE TO DENY PER STAFF RECOMMENDATION.

**MOTION CARRIED 9-3 (NO BROWNING, ROTH, SMITH).
DENIED**



KNOX CTY METRO PLANN
400 W MAIN ST # 403
KNOXVILLE TN 37902--242

Account	AD#	Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount Due
1317419	0005398251	\$124.61	\$0.00	\$124.61	Invoice	\$0.00	\$124.61

Sales Rep: BWeaver

Order Taker: BWeaver

Order Created 08/31/2022

Product	# Ins	Start Date	End Date
KNS-knoxnews.com	1	09/07/2022	09/07/2022
KNS-Knoxville News Sentinel	1	09/07/2022	09/07/2022

* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Text of Ad: 08/31/2022

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on September 26, 2022 at 7:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit the Knoxville-Knox County Planning website at KnoxPlanning.org/agenda. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952 and we will be glad to work with you in obliging any reasonable request.

Appeals of Decision

Appeal by Benjamin C. Mullins on behalf of Isaac Pannell of the Knoxville-Knox County Planning Commission's denial of a request for rezoning from RA (Low Density Residential) to CB (Business and Manufacturing) for property located at 1501, 1481 and 1461 Maryville Pike / Parcel ID 122 L A 003, 002 and 001. Planning Commission File No. 8-L-22-RZ.

Appeal by Benjamin C. Mullins on behalf of Isaac Pannell of the Knoxville-Knox County Planning Commission's denial of a request for a South County Sector Plan amendment from LDR (Low Density Residential) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection) for property located at 1501, 1481 and 1461 Maryville Pike / Parcel ID 122 L A 003, 002 and 001. Planning Commission File No. 8-F-22-SP.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 8-L-22-RZ

AGENDA ITEM #: 20

8-F-22-SP

AGENDA DATE: 8/11/2022

► **APPLICANT:** ISAAC PANNELL

OWNER(S): Eric & Taylor Turner Four Paws Inc

TAX ID NUMBER: 122 L A 003,002,001

[View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS: 1501 MARYVILLE PIKE (1481, 1461 MARYVILLE PIKE)

► **LOCATION:** North side of Maryville Pike

► **TRACT INFORMATION:** 5.75 acres.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Boundary

ACCESSIBILITY: Access is via Maryville Pike, a minor arterial with a pavement width of 40-ft within a right-of-way width of 70-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), HP (Hillside Protection) / RA (Low Density Residential)

► **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial), HP (Hillside Protection) / CB (Commercial)

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

►
EXTENSION OF PLAN DESIGNATION/ZONING: Yes.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Agriculture/forestry/vacant - LDR (Low Density Residential) - RA (Low Density Residential)

South: Agriculture/forestry/vacant - GC (General Commercial) - CB (Business and Manufacturing)

East: Agriculture/forestry/vacant - LDR (Low Density Residential) - RA (Low Density Residential)

West: Rural residential - LDR (Low Density Residential) - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This is a primarily forested area with steep slopes and some single family residential homes.

STAFF RECOMMENDATION:

- ▶ **Deny the sector plan amendment to GC (General Commercial) and HP (Hillside Protection) because it is inconsistent with character of this area.**
- ▶ **Deny the CB (Business and Manufacturing) zone because it is not compatible with the surrounding low density residential uses.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Though a GC land use designation along Maryville Pike has persisted for many years, as well as commercial zoning, this area has not been developed as such and several tracts of vacant existing commercially zoned properties remain.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There have been no new roads or utilities introduced into this area that would make an expansion of the GC designation along this section of Maryville Pike more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. No obvious or significant errors or omissions are identifiable in this area.

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

1. There continue to be existing, vacant commercially zoned and designated properties along this section of Maryville Pike. There does not appear to be a trend of increasing commercial development in this area that would warrant expanding the GC land use classification.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

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 changing conditions in the area to support CB (Business and Manufacturing) zoning on the subject property. This area is primarily single family residential, forested properties with significant topographic constraints.

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

1. CB zoning is intended for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and to have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses or with other uses that require an environment free of noise, odors and congestion. Uses permitted in the CB, Business and Manufacturing Zone are intensive users of roads, sewers and other public facilities.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. CB zoning is not an appropriate district in this low density residential area. Existing vacant commercially zoned properties are nearby and have remained undeveloped for many years.
2. Expanding CB zoning in this area would limit the development and/or expansion of existing residential uses in this area.

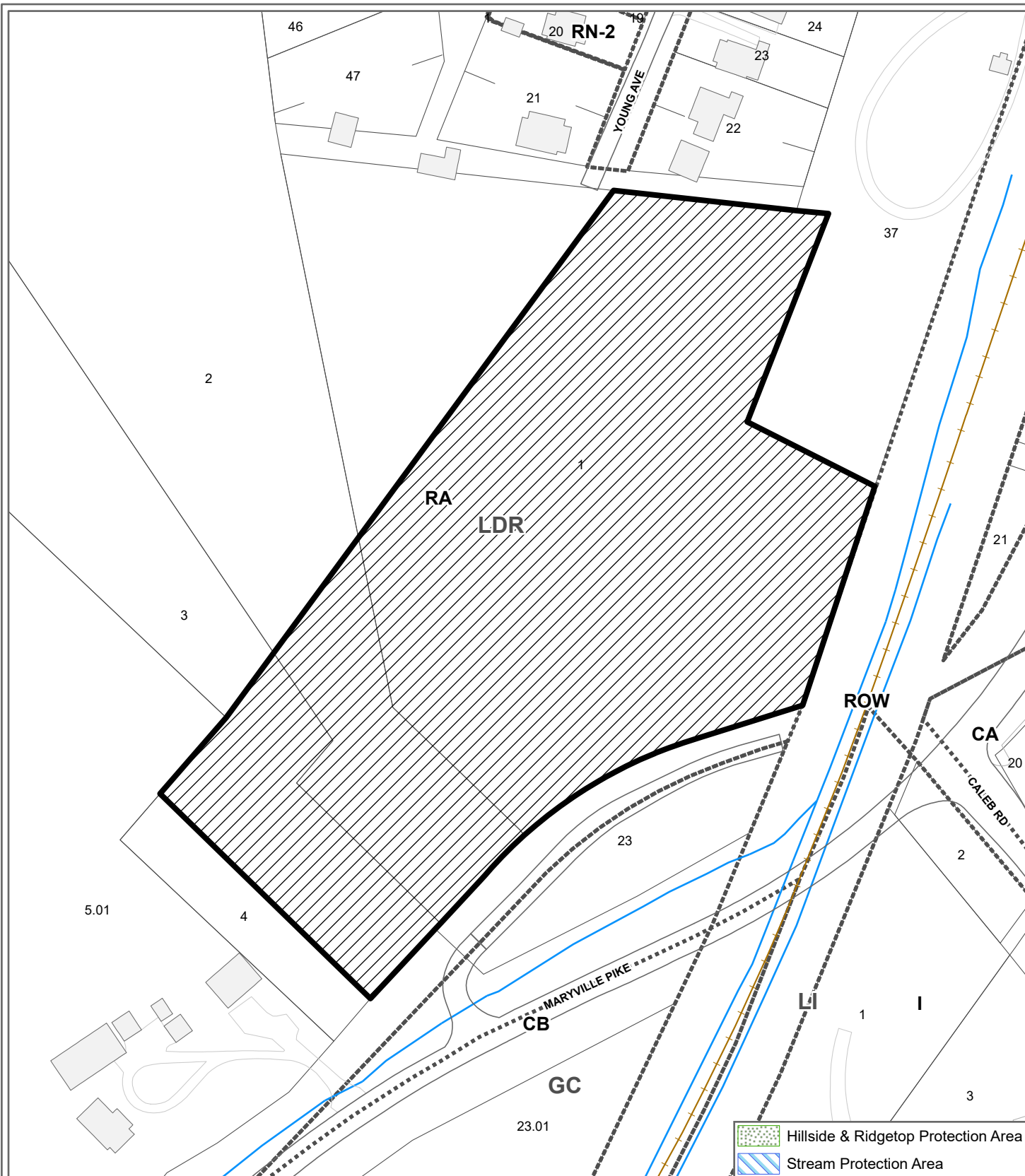
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed zoning is not consistent or compatible with the proposed land use plan of LDR for this area.

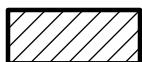
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 9/26/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**8-F-22-SP / 8-L-22-RZ
SOUTH COUNTY SECTOR PLAN AMENDMENT**



From: LDR (Low Density Residential), HP (Hillside and Ridgetop Protection)
To: GC (General Commercial);HP (Hillside/Ridge Top Protection Areas)

Original Print Date: 7/21/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Isaac Pannell

Map No: 122
Jurisdiction: County

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Feet



Exhibit A. 8-F-22-SP_8-L-22-RZ Contextual Images

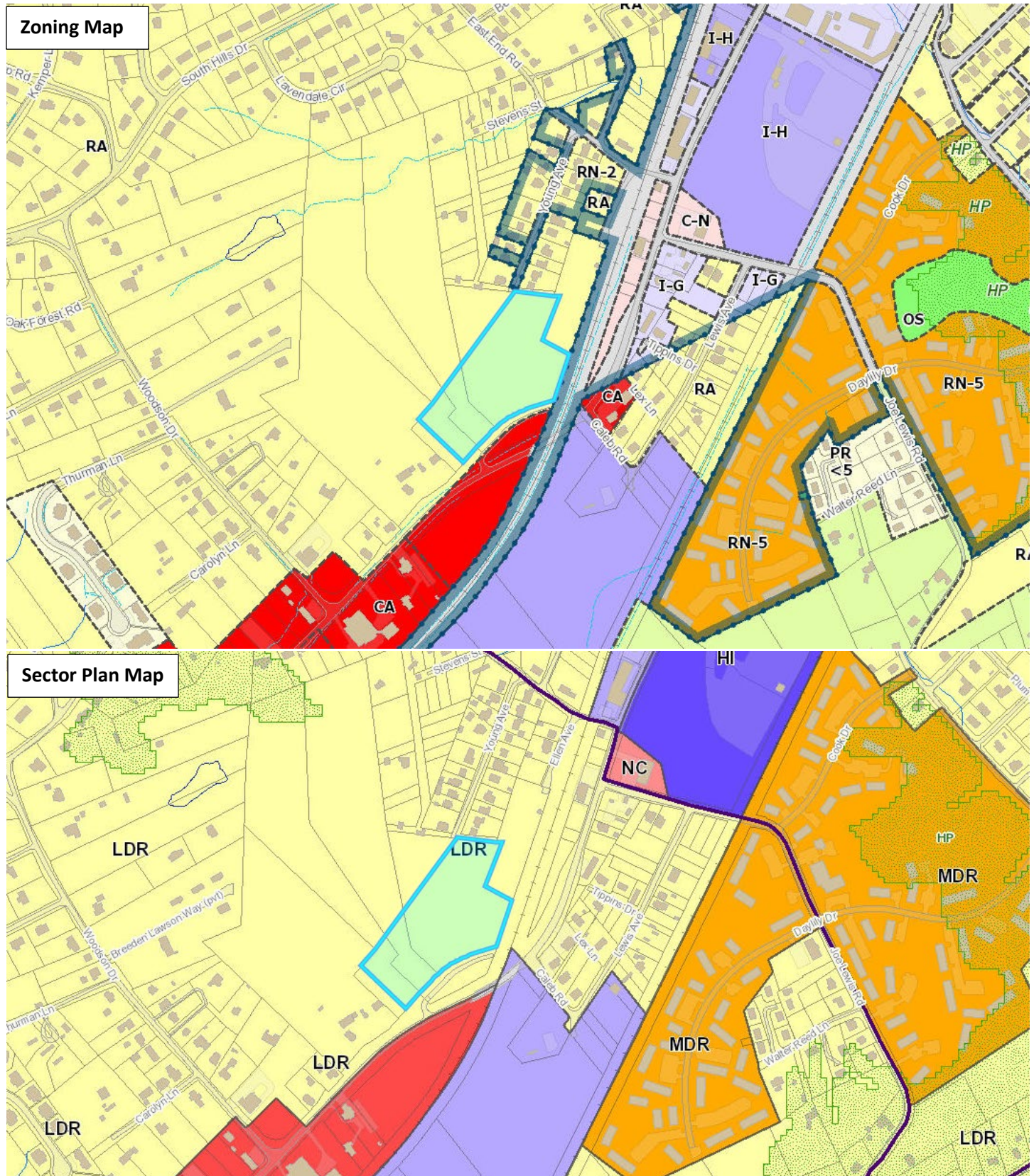
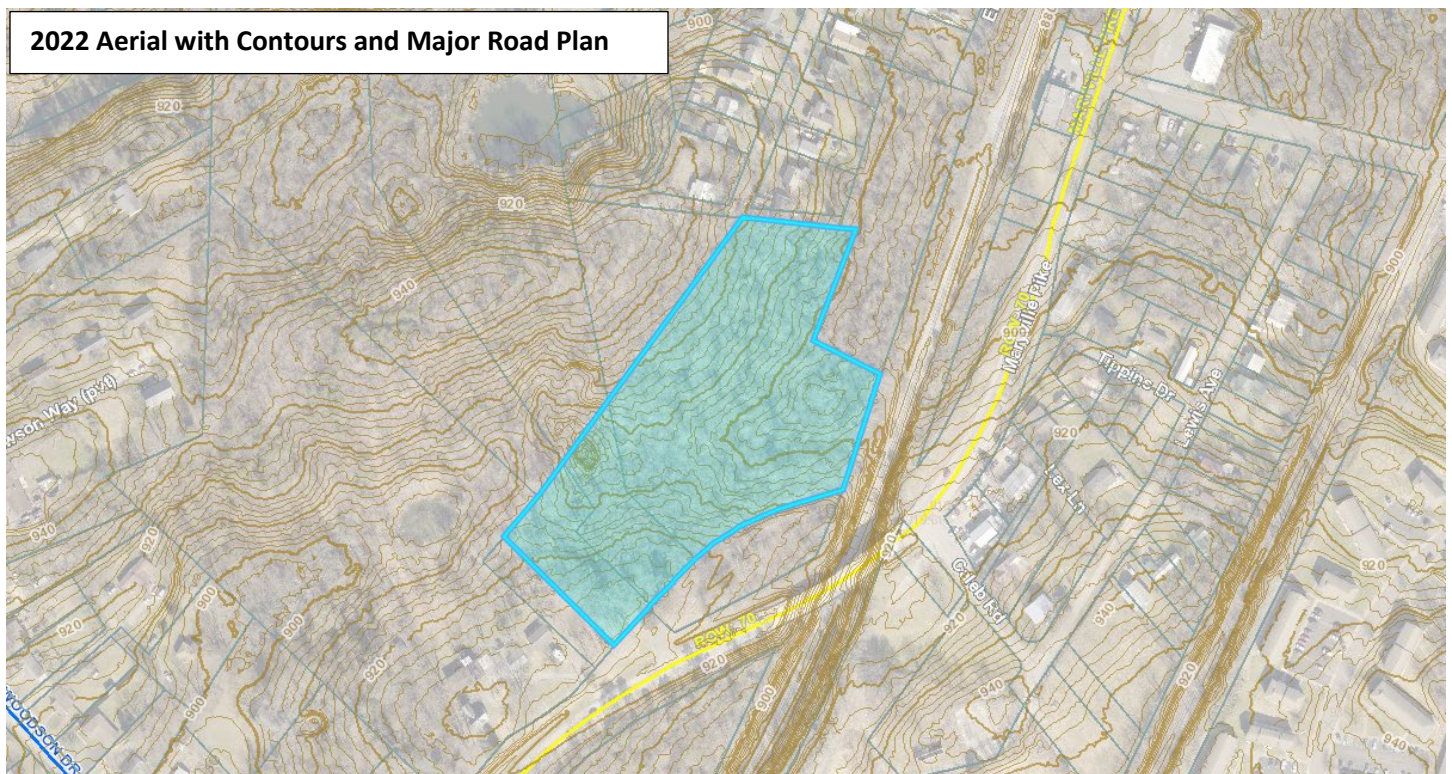


Exhibit A. 8-F-22-SP_8-L-22-RZ Contextual Images





August 11, 2022
Planning Commission meeting

Public Comments

54 Comments for 8-L-22-RZ and 8-F-22-SP

Timothy (37921), August 8, 2022 at 11:38 AM

I've been a student at KMAA for over 9 years, beginning when I was a graduate student at UT in engineering. KMAA was one of the main reasons I chose to stay in Knox County instead of leaving the East Tennessee region entirely after graduation. In my time at KMAA, it has become an institution in South Knoxville, bringing in dozens of customers daily in an area of shuttered storefronts and barred windows. The South Knoxville location is ideal, allowing KMAA to draw students daily from as far as Oak Ridge, Pigeon Forge, and Morristown.

KMAA is an unique fitness business. It's not a nationwide chain or affiliate, it's not a large regional chain funded by investors. It's a local business, employing Knoxville residents, keeping profits local. It's also a world-class coaching and training environment, with more competitive success than any comparable gym in the state. Approving this rezoning is necessary so that KMAA can build facilities and parking to match the quality of the instruction and of the students and staff.

South Knoxville is more than breweries, coffee shops, and nationwide chains. It's also the natural home of the kinds of businesses that keep people in Knox County.

Stevan (37917), August 8, 2022 at 12:18 PM

KMAA is a good home to come to and great family

Olivia (37865), August 8, 2022 at 12:20 PM

I am a teacher at South Doyle High School and compete professionally for KMAA. I noticed that you are set to deny their request to build their gym on their property. I hope that you change your mind because this gym has been super important to me and my family. They do so much for their community. You couldn't find better people on this earth. Adding a gym to the area would give the people a positive place to work out and train near their home. Please reconsider. Thank you.

Emilee (37920), August 8, 2022 at 12:31 PM

I am in favor of this rezone as Knoxville Martial Arts Academy has become a place that promotes health and wellness in our community. As a registered nurse, I find that this business dramatically and positively impacts peoples mental and physical health. I have witnessed countless people loss weight, become more active, and eat healthy because of the leadership and coaching at KMAA. I have been a member of this gym for 10 years now and personally know the benefits is holds. In my opinion it would be wise to allow this business to grow and expand for the over all health and well being of the Knoxville community.

Nick (37920), August 8, 2022 at 12:31 PM

My name is Nick Wigley and I have lived in South Knoxville for almost 10 years and have been a member of KMAA for 6 years.

They do an amazing job teaching martial arts and helping people reach goals not just in training and fitness but in life as well. They have helped me when I truly needed guidance.

To deny these amazing people the chance to help more people better themselves is folly. Not only do they give children a chance to participate in something and get kids off the street, but they have also enriched the lives of so many others. Many veterans, policemen and women, and workers in healthcare have all been at their facility and have been helped by the good people who coach here. They have built a culture in their facility that doesn't exclude others but embraces them. It's why I am still actively training here to this very day.

Please reconsider your position in Knoxville Martial Arts Academy. They would only better the community they are in.

Morgan (37918), August 8, 2022 at 12:32 PM

The rezone should be approved as it will help improve the area by adding such a great business that gives back to the community.

Anthony (37777), August 8, 2022 at 12:33 PM

I hope this message finds you well. I've been a member of KMAA for 6 years and in this time period we have grown tremendously. The rezoning would help make sure our gym continues to be able to support its ever growing environment and will be incredibly beneficial to us. Thank you for listening and I hope you have a great rest of your day.

Sara (37849), August 8, 2022 at 12:34 PM

I've been involved with KMAA for over 10 years. I can't say enough good things about Coach Eric Turner and his positive impact on countless lives. The motto of KMAA is "Ubuntu, I am because we are." It is the most positive learning environment I have ever been in. I have not only learned practical fighting skills, but also how to be a good teammate. KMAA offers so many kids and young adult classes, including ASL instruction. Any community will benefit by KMAA'S presence.

James (37917), August 8, 2022 at 12:47 PM

Hi my names james adcock wanting to comment on the rezone for Knoxville martial arts academy (KMAA) ! Kmaa has always been an outstanding business for people of all walks of life it would be very beneficial to the local community and everyone around it ! So please reconsider! Thank you

Daniel (37920), August 8, 2022 at 12:52 PM

As a south knox resident I can not say enough about Knoxville Martial Arts Academy. A wonderful group that uplifts the community I've known about the gym for over five years now and I've only had good experiences. They are a staple in the area and a wonderful business!

Alexis (R 921), August 8, 2022 at 12:57 PM

This is for Knoxville Martial Arts Academy. I am 100% in favor of them getting the land they need to build the gym they need. KMAA has changed not only my life but my family's life for the better. My husband was lost until he found the gym, then shortly after introduced me to training. We since have our kids training, too. KMAA has been teaching my kids ASL, as well as other life skills they bring home every day. This is a place I want my kids and my newborn son raised up in. The women in the gym have such an open arms community, and I believe with the right facility, more and more women will come to have a safe place they can make friends and learn self defense. I believe if you give them the chance, KMAA will change the area for the better. And trust me, this area could use some love.

Dre (37830), August 8, 2022 at 1:09 PM

My name is Dre Miley I've been with KMAA for 13 years. Before I joined KMAA I was going a dark time in my life. I lost my left eye in a car wreck and completely gave up on everything. Thanks to KMAA my life has significantly improved in all aspects of life. KMAA isn't just a gym it's a community that empowers those who lost their voice/self esteem to find it again. KMAA also gives kids within the south Knox community a place to learn life skills and learn more about themselves than traditional sports. Without KMAA there would be countless amount of people that would be lost.

Ray (37920), August 8, 2022 at 1:10 PM

As a resident of South Knoxville, and a member of KMAA, I am fully in favor of this rezone. I've been a member of KMAA for 5 years and have seen the impact it has on people's lives and the community surrounding them. To block this rezone would greatly damage the community of South Knoxville and hundreds of lives. Many, many people rely on KMAA to keep them healthy and active, as well as off the streets and out of trouble. Do not take this amazing community away from South Knoxville. They have done and will continue to do great things for the surrounding areas.

Jason (37920), August 8, 2022 at 1:19 PM

Knoxville Martial Arts Academy has helped so many children, teens, and adults in the last 20+ years, and having a new state of the art facility would allow for KMAA to reach even more lives. Please reconsider your decision and allow the Turners their request to rezone this area into a commercial business zone, and keep a proven-successful business in South Knoxville!

Chris (37919), August 8, 2022 at 1:21 PM

Greetings, my name is Chris Anderson and I would like to respectfully take a moment to talk about KMAA and what they have done for me. They have had such a profound impact on my life that I cannot imagine where I would be at now without them. The atmosphere that they generate is one of immense positivity and it emanates from every corner of the facility. They have greatly improved my wellbeing, both physically and mentally, in ways that self-help books and videos couldn't even do. I know that I am not the only one that has experienced this. In fact, I'd be willing to bet that most of the students there will express the same opinion. They are a blessing to the community and should be given whatever resource is needed in order to grow. The more they grow, the more people can join and the more positive impact they can create within our community. Thank you!

Melissa (37924), August 8, 2022 at 1:27 PM

I am a recent widow with 3 children. KMAA has been instrumental in our grieving process and has supported my family in each step to move forward. We had to move a bit further away because of our circumstances but that has not affected our participation and support of KMAA. It would be a detriment for us personally and for the community to prevent the rezoning.

Cara (37918), August 8, 2022 at 1:32 PM

As a fellow local, small business owner it would be disheartening to see the request for this rezoning denied.

KMAA is an asset to the Knoxville community that gives people an outlet to better themselves physically and mentally. I personally have experienced firsthand the benefits KMAA and am grateful for the services they provide to the community.

I hope you reconsider voting no to this rezoning and continue to allow KMAA to give back to this community.

Natalie (37917), August 8, 2022 at 1:33 PM

Being a member of KMAA has changed my life. It's the most positive, welcoming organization I've ever been a part of and is a huge asset to the community. This is a place where everyone is welcomed and treated with respect, and all of the coaches are 100% invested in helping every person meet their goals, whatever those may be. I am in favor of this rezoning to allow KMAA to grow and continue improving people's lives as much as it has improved mine.

Sarah (37917), August 8, 2022 at 1:39 PM

To Whom it may concern:

As someone who regularly attends KMAA for the wonderful training and coaching, I would like to see the re-zoning be approved for the gym. The new location would be an asset to the community by providing a better space to offer their services and encourage more community members to attend. I reside in north Knoxville, but I still choose KMAA to be my gym for the loving community that they cultivate. Thank you for your time.

Christina (37917), August 8, 2022 at 1:45 PM

Good afternoon,

After spending 7 years as a student of KMAA, I humbly request the approval of the re-zone, to then build the new facility. We have been a staple for the vestal community, and our classes are overflowing. I am personally investing in the children's classes as one of the coaches. We have seen many children come into our classes, troubled, and unhappy. After several weeks of classes they have a better grasp of self control, kindness, discipline, and overall being a better human. We desperately need more space as our children's program is growing quickly and we have run out of room! The addition of a bigger KMAA is a potential positive impact on the community that shouldn't be missed!

Dan (37917), August 8, 2022 at 2:02 PM

For 3 years my family has been coming to KMAA. In the beginning I was just looking for a martial arts gym that my family could attend to teach discipline and structure. What I found was a gym and culture focused on family, positive moral values, healthy lifestyle, and hard work. In 3 short years my children have blossomed under the careful leadership of the instructors to become strong athletes with respectful attitudes in competition. Over time they have learned that discipline and hard work are necessary attributes of success. They are more confident and secure in themselves, they know what hard work practically looks like, and they have a healthy respect for hard work.

KMAA is not just some normal business. KMAA is an organization that is focused on the lives, character, and values of its members and community. It is a valuable asset to Knoxville to help change the lives of every one who enters. It provides practical physical outlets, community to grow in, and friendships for life.

While I understand that the rezoning for property has been denied, I implore the committee to seriously reconsider that opinion. KMAA is an incredible asset to South Knoxville not just from a business perspective, but from the view point to give people of that community purpose and a mission. For this reason I am humbly asking the committee to approve KMAA's request for rezoning to build this new building.

Ricky (37921), August 8, 2022 at 2:20 PM

My name is Ricky, I have been training martial arts at KMAA for a little over 2 years. KMAA has had a huge positive impact on my life and the lives of many people I know. I am in favor of any change that helps them grow and reach more people.

Rebekah (37922), August 8, 2022 at 2:28 PM

I am in favor of giving the children of our community more beneficial past times other than video games and eating out. This school has been wonderful for my kids and I would love to see them be able to expand.

Thank you,

Rebekah

Melanie (37748), August 8, 2022 at 2:37 PM

Please consider approval for this small business. KMAA is comprised of children, families and working professionals that work to achieve health and wellness for all of its members.

KMAA historically invests in the community and improves the lives of the people around them.

This gym will be a great asset to this community.

Bronson (37917), August 8, 2022 at 2:37 PM

Please reconsider your disapproval of the commercial rezone of this property. As an active member since 2018, I can vouch that Knoxville Martial Arts Academy is a one of a kind gym that holds a one of a kind culture. It's owners and staff help all members by teaching valuable lessons for inside and outside of the gym. Thank you for your time and once again, please reconsider your decision.

Eric (37865), August 8, 2022 at 2:50 PM

My name is Eric Turner and I was told by my county commissioner, Mr. Carson Dailey, that I ought to submit exhibits in support of my rezone application. This is a pdf of our rezone request overlaid with the KGIS topographical map as well as our rezone request with our building size sketched onto it. I am also containing some additional information on the land that we purchased on 4-29-22. Our goal was always to purchase some commercial land to build our building on, however due to a multitude of issues that has proven to be a significant problem. Hopefully this pdf will help explain why we are requesting the re-zone, in order for us to move forward with our commercial project in this area. Thank you very much for your time.

[View Attachment](#)

Angela (37922), August 8, 2022 at 2:53 PM

I've been a member at Knoxville Martial Arts Academy for 10 years. I stumbled into KMAA seeking a new workout facility that was close to home. I was a single-Mother of 2 amazing kids who was also down on her luck. When I walked through the door I was greeted with open-arms, genuine smiles & hope. At the time I was unemployed, no family or help, 2 black-eyes & a broken nose. I desperately needed a change. Never would I anticipate that a small step forward would completely change my my future and subsequently the lives of my kids.

Through KMAA I learned life-long lessons that are irreplaceable. On the mats I learned who I was and most importantly, who I wasn't. I learned how to silence the voices that held me back. I learned how to take control, to sit with failure, & relentlessly get back up. I learned how to be complete within myself.

Today I am a gainfully employed at the Y-12 National Security Complex as a Control Systems Engineer. I'm working with the National Nuclear Security Administration on the Uranium Processing Facility. My son is 19, a Jr. in college, Dean's list, student athlete & VP of his college baseball team. My daughter is a Jr. in High School & on the Honor Roll. There is no denying KMAA's role in our success.

To deny the request of rezoning would be detrimental & a great injustice to our community. Without KMAA many would be lost in our community. Please reconsider rezoning.

Garrett (37920), August 8, 2022 at 3:02 PM

As a member of KMAA for over 5 years, I am in favor of the rezone. I couldn't put into words how amazing this gym and community is. People come from all walks of life, but the family that has been built there is truly remarkable. In a world filled with negativity and hate, this place has been a safe haven to some of my happiest and most cherished moments.

Elijah (37921), August 8, 2022 at 3:08 PM

Hello, I'm Elijah Gilbertson. And KMAA has majorly impacted my life and many lives around me and the community. They're doing so many great things not just for the men, but the women and children too. Teaching my kids good self control self defense as well as ASL. Training my wife to take care of herself and feel more comfortable on her own. Helping me with

my anger and emotions and depressing. It's really been a light to me and many others like me. Eric and Taylor Turner are some of the best, most genuine people I've ever met. And have sacrificed so much for others. So I'm in favor of the rezone. Let the Turners build this new home for people of all walks of life to come together and make the world a better and safer place. Thank you.

David (37920), August 8, 2022 at 3:38 PM

KMAA offers a service that improves the lives of those surrounding it. They seek to improve the physical, mental, and even spiritual aspects of its members. This place isn't your average gym. There are countless lives that have been changed through this organization. But all of the good work requires a place. The ability to change some of the zoning to commercial would allow this building to go up and more magic to begin to happen. Please allow the zoning to be changed to commercial for this 5 acres so KMAA can continue changing lives.

Katie (37920), August 8, 2022 at 4:03 PM

I am in favor for the rezoning! My family has been changed by KMAA and Taylor and Eric!

You can't talk to someone at KMAA without hearing how their lives have changed for the better by this gym!

KMAA has also helped provide access to martial arts for my son and his friends who are deaf, and many of KMAA's instructors are learning sign language for them!

They give back to our community by changing lives!

JUSTIN (37871), August 8, 2022 at 4:12 PM

Please approve the rezoning of this property to commercial. KMAA has made a huge difference in the lives of so many. We found KMAA in November 2019 and it immediately became a fixture in our family. KMAA is much more than just a gym. It encourages hard work, positivity, determination, physical and mental fitness and so much more. Please approve this rezoning so that KMAA can keep changing lives for the better!

Emily (37876), August 8, 2022 at 4:14 PM

Hi, my name is Emily Estep and I'm writing to ask that you please approve the rezoning request for KMAA, so they can have this opportunity to grow and open doors for even more individuals in the community. I'm the mother of a 13 yr old son with ADHD who has been a student of KMAA for over 8 yrs, since he was 5 yrs old. KMAA has made such a difference in my son's life that we've been able to take him off of his ADHD medication. He's learned so much more about himself than he would have at any other martial arts academy. KMAA is more than a gym that trains the body. Its a family and second home that strengthens the mind and body. Rezoning the land to allow them to build this new facility will only strengthen the community.

Anne (37921), August 8, 2022 at 4:21 PM

I am in support of the rezoning. I am a registered nurse and a current student in a nurse practitioner masters program. KMAA has helped me become a healthier, more confident person by being a welcoming place full of knowledgeable and accepting coaches and students. KMAA is a place where people of every age, every fitness level, and every socioeconomic background go to better themselves physically and mentally. The coaches are willing to help in every way they can and work hard to provide a training environment that is safe, beneficial, and free from judgment.

Samantha (37777), August 8, 2022 at 4:28 PM

My name is Samantha Chowdhury and I am in favor of the rezone for Knoxville Martial Arts Academy. 6 years ago I found Knoxville Martial Arts Academy through a friend. My husband was interested in learning mixed martial arts and we immediately set up a trial to see if this is something he really wants to do. While I myself, do not participate in classes, I've never felt unwelcome. In fact, the environment and community there has help my husband and I in so many ways.

Knoxville Martial Arts Academy is not just another normal gym. When you join you gain a family, a support system, people who genuinely care about your successes. This family is ever growing and wants to be able to help better the lives of as many people as possible. So I implore you to please reconsider and approve the rezoning so that Knoxville Martial Arts Academy can continue helping our community.

Katherine (37830), August 8, 2022 at 4:45 PM

Eric and Taylor Turner are wonderful people who have contributed positively to the community for years!

Please consider what rezoning this area will do for the lives of those who attend KMAA.

Personally, KMAA serves me for my mental health. Battling major depression disorder for a decade now, KMAA provides classes that help correct my chemical imbalances through physical activity. As well as, knowing I have a positive support system of individuals that I can count on there.

The owners and employees there, truly and genuinely care about every person who steps through their doors.

They also have a charity for those in the community who can't afford to take classes, to make sure they have an opportunity to do so!

I am in favor of the rezoning because I believe this will be a beautiful addition to the area. Considering also that the hours that the gym are open are with the working class (9-5) in mind and therefore do not interfere with the "normal" high traffic times, which in turn, does not congest the roads of the area.

Debra (37865), August 8, 2022 at 5:03 PM

I was diagnosed with the degenerative neurological disorder of Parkinson's in January 2018. I have been going to KMAA for my workouts, recommended by my neurologists, for 4 years now. I don't believe there is any place on this side of town that meets my needs the way this gym does. I believe this gym would be an asset to others in the area. I hope you see the need to adjust the rezoning.

Jesse (37920), August 8, 2022 at 5:31 PM

I moved to Knoxville in December with my family and gave up the life we had in Kentucky to make a better life here and one of the biggest draws for us was kmaa. Since we've been here we have been working on integrating ourselves into the community and the staff at kmaa have done a great job of giving us opportunity to succeed on the mats and off the mats.

It's turned from a profession into a family and it is truly a totem of the community and what a person can aspire to be if given the proper tools. Not only are they incredibly important to myself but I know the community appreciates having such a diverse and powerful organization in the area.

Ovince (37924), August 9, 2022 at 10:22 AM

My name is Ovince Saint Preux and I've been a student at KMAA since 2005. In the 17 years that I have been training at KMAA I have been able to compete all over the world, in the biggest MMA organization on the planet, the Ultimate Fighting Challenge (UFC). In that time, I have fought 25 times for the UFC, fought for a world title against MMA legend Jon Jones, and been able to travel the world, from Copenhagen to Madison Square Garden, to Tokyo, to Singapore and everywhere in between. Large, more established gyms have tried to recruit me during that entire time but the only reason I stayed in Knoxville was because of Coach Turner and KMAA. We have always struggled to have a world-class facility to match our world-class training and that's because Coach always gives back to the community instead of just trying to improve his life or the facility we work out of. I've been able to see first hand how many people live happier, healthier lives because of Coach and I think that the city should reconsider their denial of the rezone so Coach can finally have a facility that matches how elite the training inside is. Whether you're a fighter or just a person looking for a healthier place, KMAA is for you.

Candace (37876), August 9, 2022 at 10:55 AM

When I became a police officer, I knew I was in a profession where I could potentially be hurt or killed. I am a female of small stature, which was a huge concern for me. A fellow Officer introduced me to Eric and KMAA in 2012. I took some jujitsu classes with him then later started Kickboxing. I stuck with it! I now teach self defense for my department, and continue to improve myself.

Because of KMAA, I am more disciplined and have gained confidence in myself, my skills, and my abilities to perform on the street as a police officer. My size and gender as an officer are no longer a concern. This is a true family with some of the best people you will ever meet. They are loyal, giving, and truly care about the community. They deserve to have a facility to continue to mentor and teach others as they have done for me.

Cynthia (37865), August 9, 2022 at 11:21 AM

This is not just about a gym where people get-together and work out. It is about lives changing for the better. And in order for that to happen, Knoxville Martial Arts Academy (KMAA) needs a specific kind of place with lots of room and specific equipment. KMAA has grown from being in a one car garage to one of the most successful gyms in Tennessee, if not the Southeast! KMAA is also recognized on the national and international stage in the world of MMA. You can Google Ovince St. Preux as an example.

It's not about just the numbers; it's about real lives that have been impacted in a very positive way. I also am a testimony of the good that has come from KMAA. Because I had been at KMAA for over 3 years working out on a regular basis, at the age of 71, I was able to donate a kidney to my nephew. Exercise changes people's lives physically, emotionally, etc. I am just one of many success stories that could be told about KMAA!

The rezoning of this property would allow for a state of the art facility to be built so that more people can be helped. The KMAA facility would only make South Knoxville a better place to live and work. I think that's obvious by the changes that have already occurred around the Pease Building since KMAA purchased it

So, I plead with you to please reconsider and approve rezoning in order for Knoxville Martial Arts Academy to continue changing lives. Thank you for your time and attention in this matter!

Amanda (37938), August 9, 2022 at 3:45 PM

The group of people I work out with is the best! I'm deaf myself and my trainer and some other people learned sign language to communicate with me better. I love working out with them. Definitely will refer others to come workout there. I also took BJJ classes - so much fun!

Timothy (55379), August 9, 2022 at 3:57 PM

My name is Timothy Hatch and I humbly request the approval of the re-zone request.

My wife Susan and I live in Shakopee, MN. We have known Taylor Turner for 20 years and subsequently her husband, Eric Turner, for the last 11 years. Over that period of time we have not only become members of KMAA, we have forged so many new, wonderful relationships within KMAA, that we have decided to permanently relocate to Knoxville.

Not only will we be moving to Knoxville, but we also plan on moving our business, Four Paws Inc. DBA, Fancy Paws Pet Salon, into KMAA's new proposed building. Our grooming business has been named the areas "Best In Grooming" for the last 9 straight years. My wife, Susan, is one off the best groomers in the world. She has been a multiple time member of Groom Team USA, an honor reserved for the top 10 competitive groomers in the United States. Her grooming accomplishments are too numerous to list in this format. But, I'm sure the dog lovers of the Knoxville area would enjoy access to our grooming services.

Along with our running our business, I also plan on working with KMAA on adding a boxing program, to further expand the already wide array of combat sports and fitness opportunities and to share my 25 years of boxing knowledge. Thank you for your time.

Susan (37803), August 9, 2022 at 5:46 PM

Hello. 4 years ago, through a job, I was introduced to KMAA and the Turners. Right away it was obvious that KMAA. was not like any other gym I had been a part of and that the Turners and the rest of the staff were exceptional people. The people who train at KMAA run the gamut from Elite professional athletes, "regular" people trying to get and stay in shape, people learning self-defense skills, and children/youth learning valuable physical & mental skills. As unbelievable as it may sound, I have never met a group of people, staff and clients, who were friendlier & cared as much about each other and the community they're a part of as the KMAA family does. I implore you to reconsider the rezoning request for KMAA- the expansion and new facility will be as significant asset and opportunity to the area

Susan (37803), August 9, 2022 at 5:52 PM

Hello, I am writing to request that you reconsider the rezoning request for KMAA. I was introduced to KMMA and the Turner's about 4 years ago. Right away it was obvious that KMAA was not like any other gym I had been a part of and that the Turners & the rest of the staff were exceptional people. The people who train at KMMA run the gamut from Elite professional athletes, "regular" people trying to get & stay in shape, people learning self-defense skills, and children/youth learning valuable physical and mental skills. As unbelievable as it may sound, I have never met a group of people, staff and clients, who were friendlier, more respectful, and cared as much about each other and the community they're a part of as the KMAA family does. I implore you to reconsider the rezoning request- the expansion and new facility will be a significant asset and opportunity to the area.

Terri (37917), August 9, 2022 at 9:18 PM

I am a Knox County resident and customer at KMAA, driving from North Knoxville for classes. KMAA is a wonderful asset in our city and especially important as a local thriving business in this community. This gym isn't just for a niche section of the community like other gyms in the area. KMAA offers health and wellness classes for adults and children, as well as hosting professional athletes who offer personal training and fascial stretch therapy for all ages.

We have lost a lot of local businesses in the area since the pandemic and the fact that one of our own well-established businesses wants to expand to serve the community and represent Knoxville as a national athletic training facility should certainly be supported and encouraged for the integrity and diversity of what Knoxville has to offer. This is a facility that the community uses to pursue healthy activities for their family, meet their neighbors and enrich their quality of life.

Terri (37917), August 10, 2022 at 6:25 AM

I am a Knoxville resident and drive from North Knoxville so I can enjoy and benefit from the services that KMAA offers. KMAA is not just for a niche section of the population like many other gyms, this facility is an important resource for the community, serving all ages and families with a variety of disciplines including yoga, children's classes (with accommodations for students from the nearby TN School for the Deaf), personal training, stretch therapy for athletes and people like myself with physical impairments. Truly a unique family atmosphere with the highest level of integrity, inclusion, and health and wellness.

We have lost so many locally owned businesses after the pandemic and when a thriving local business wants to expand to provide more services to this established area, this should be supported and encouraged. All of the city's expansion and new businesses can't just move westward to Farragut, our area needs this institution to provide enrichment activities for our community. This is a place for families, meeting our neighbors, and promoting positive, healthy activities and sports.

There is no other facility like this accessible to our community, we need KMAA and the diversity of services it offers to all of us. All of these comments relate the impact KMAA has made to the betterment of this entire area. I respectfully ask that this rezoning application is approved for the benefit and enrichment of our families.

Melissa (37876), August 10, 2022 at 10:16 AM

At 19 KMAA gave me a family to help guide me and still today the people within it lift me and my family up. I am 29 and a pediatric ICU RN at Children's. My job is certainly mentally difficult. My husband, previous LEO and military, and myself both find KMAA as a sanctuary to debrief our minds in a healthy manner. As a woman, I gained self-confidence and direction in life due to KMAA. Our kids are empathetic, hardworking, but most importantly respectful. The gym teaches our children self-defense, but they are helping them to be respectful humans that are hard working and self confident. The youth out of this gym will most certainly serve Knoxville in the most positive ways in the future. KMAA is more than just a gym to so many people. It is a home and a beacon of light for many in the community. Allowing this gym to prosper, allows the community to continue a healthy and prosperous life. It would be a disservice in the community to not allow this rezone. Thank you for you time!

susan (55379), August 10, 2022 at 10:43 AM

My name is Susan Hatch, one of the owners of the land initially denied in the rezoning. I humbly ask that you approve this request. KMAA is not only an established business of Knoxville but a business that supports the health and growth of the community. This business impacts everyone from families looking to get healthier to world class athletes.

In addition, to KMAA, this building will bring world class dog grooming to Knoxville. I have been grooming for over 20 years, I am sponsored by multiple companies that are known worldwide. As a member of Groomteam USA, speaker and educator in the grooming industry and have held seminars both nationally and internationally. Currently, there is a shortage of groomers in the city of Knoxville and surrounding areas and I would love to share my skills and knowledge with the Knoxville area. This building is for both of our business futures and forever home.

I am also a member of KMAA, along with my husband Tim, despite the fact that we live in Minnesota. So we are relocating from our lifelong home of Minnesota to Knoxville permanently, to work alongside, and with, the wonderful people of KMAA. Thank you so much for you time.

Andre (40202), August 10, 2022 at 4:35 PM

Peace Commissioners,

Andre Canty here coming to you as a former zoning commissioner from 2019, MMA practitioner, and former student of KMMA. I'm in support of the rezone for a new building. I found KMMA shortly after a wave of homicides in 2015-16 and was finding ways of channeling some trauma and also challenging myself. Through KMMA, I have achieve both while finding a tribe of people who are supportive coaches and teammates. Their dedication goes well past the actual training and I believe that their method of teaching martial arts helps us all become better citizens in Knoxville. Martial arts is essentially how you express yourself and the physical is only part of the result of that expression. KMMA is a hidden jewel of Knoxville that has to be supported by the good folk of the commission in their new journey. When I move back in a couple months, I'd love to return to a new building with the same good teammates.

DeDe (37876), August 10, 2022 at 6:31 PM

It's very disappointing to hear that you would even be considering not allowing this family business to move forward. My family and I have known Eric, Taylor, and the KMAA family for many years. We have never met anyone so caring, loving, accepting, and genuine as these people. KMAA has helped me physically, but more importantly, mentally.

I truly believe their most important goal is to help people to become their "best self". This world needs more places like KMAA, and people like Eric and Taylor. It would be a shame to not allow this organization to continue to help people and improve the lives of others. I hope you re-consider and allow them to provide a facility that will benefit the community.

Jim (37876), August 10, 2022 at 9:40 PM

Kmma has had a positive impact on me physically and mentally. It is a great place to get into shape, learn a new skill set and have fun doing it. The rezoning would allow even more to experience what I have.

Jamie (37865), August 11, 2022 at 1:01 AM

Please reconsider your denial of 8L-22-RZ 1501 Maryville Pike. This is an integral part of the expansion of Knoxville Martial Arts Academy. My family and I have been part of this academy for 5 years. It has allowed us to grow in many areas of our athleticism and provided an opportunity for our children to learn respect, confidence, and discipline. With a change in your decision, it will allow Knoxville Martial Arts Academy to continue to welcome in even more of the community and to ensure our children the healthiest start in their lives.

Nickolas (3792), August 11, 2022 at 4:54 AM

Knoxville Martial Arts Academy has been more than just a gym to me. It has been my home since I became a teenager. If it wasn't for this place, myself and many of the other young men and women from the surrounding communities would be "lost". Let us rezone to a better location/building and watch how much more this gym positively impacts the community.



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ Sector Plan
☐ One Year Plan
☐ Rezoning

Isaac Pannell

Applicant Name

6/27/2022

Date Filed

8/11/2022

Planning Commission
Meeting (if applicable)

9/26/2022 (Knox County Commission)

Legislative Meeting (if applicable)

8-F-22-SP / 8-L-22-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Isaac Pannell Pannell Construction

Name / Company

5212 Villa Rd Knoxville TN 37918

Address

865-712-4680 / pannellconstruction@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Eric & Taylor Turner Four Paws Inc

Owner Name (if different)

360 Teresa Ann Dr Seymour TN 37865

Owner Address

865-712-4680

Owner Phone / Email

1501 MARYVILLE PIKE / 1481, 1461 MARYVILLE PIKE

Property Address

122 L A 003,002,001

Parcel ID

Part of Parcel (Y/N)?

5.75 acres

Tract Size

KUB SEWER

Sewer Provider

KUB WATER

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Maryville Pike

General Location

☐ City

Commission District 9

RA (Low Density Residential)

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

South County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

Urban Growth Boundary

Growth Policy Plan Designation

DEVELOPMENT REQUEST

☐ Development Plan ☐ Planned Development ☐ 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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

☐ Attachments / Additional Requirements**ZONING REQUEST**

☐ Zoning Change **CB (Business and Manufacturing)**
Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

☒ Plan Amendment Change **GC (General Commercial);HP (Hillside Protection)**
Proposed Plan Designation(s)

Additional Information

STAFF USE ONLY**PLAT TYPE**

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$2,460.00

Total

Fee 2

Fee 3

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Isaac Pannell Pannell Construction, 5212 Villa Rd Knoxville TN 37918**6/27/2022**

Application Authorized By

Affiliation

Date

865-712-4680 / pannellconstruction@gmail.com

Phone / Email

Cameron Taylor

Staff Signature

Please Print

Date Paid



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ SP ☐ OYP
☐ Rezoning

Isaac Pannell

Applicant Name

Affiliation

6/27/22

8/11/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

See Digital Application.

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

Isaac Pannell

Pannell Construction

Name

Company

5212 Villa Road

Knoxville

TN

37918

Address

City

State

ZIP

8657195024

pannellconstructiontn@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Eric and Taylor Turner

4201 Martin Mill Pike 37920

8657124680

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1501, 1481, 1461 Maryville Pike

122LA003,122LA002,122LA001

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

~~XXX~~ 6.6 ac

General Location

Tract Size

See Digital Application.

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

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

CB (~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ 5xxx)

Proposed Zoning

☐ Plan Amendment Change

GC

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

See Digital Applications.

Fee 3

AUTHORIZATION



Applicant Signature

Isaac Pannell

Please Print

06/27/22

Date

8657195024

Phone Number

pannellconstructiontn@gmail.com

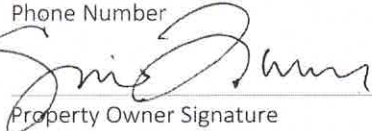
Email

Eric Turner

06-27-22

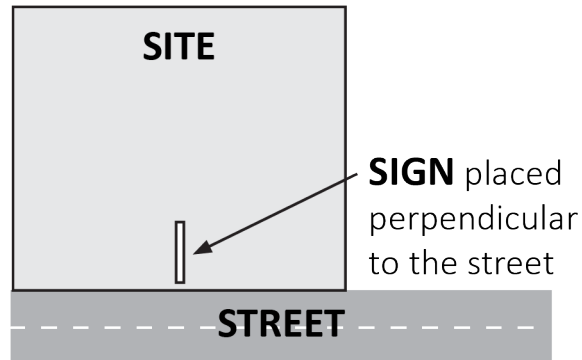
Please Print

Date



Property Owner Signature

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant