



TO: Knoxville-Knox County Planning Commission
FROM: Jessie Hillman, AICP | Principal Planner
DATE: February 28, 2025
SUBJECT: 8-B-23-OA Agenda Item #5

STAFF RECOMMENDATION

Recommend approval of proposed amendments to the City of Knoxville Zoning Code, Article 5.3, Table 5-1: Commercial and Office Districts Dimensional Standards to revise the interior side, corner side, and rear setbacks in the C-N (Neighborhood Commercial) zoning district.

Minor revisions to the amendment language have been made by staff and approved by the applicant for clarity and consistency with other dimensional standards.

BACKGROUND

The attached amendment (Exhibit A) to the City of Knoxville Zoning Code, Article 5 was originally proposed by Mr. R. Bentley Marlow in August, 2023. At the August 10, 2023 meeting, the Planning Commission recommended zoning code amendments to enable middle housing in the City that follows the process of implementation as defined in the September 2022 [Missing Middle Housing \(MMH\) scan](#) and the Missing Middle Housing book. The applicant appealed the recommendation to the Knoxville City Council. At its September 5, 2023 meeting, City Council referred the ordinance back to the Planning Commission for further review and consideration. This case was postponed several times and then tabled by the applicant on March 7, 2024. It was untabled on February 13, 2025 for review at the March 13, 2025 Planning Commission meeting. The proposed amendments are summarized below.

SUMMARY OF PROPOSED AMENDMENTS

Article 5.3, Table 5-1, Commercial and Office Districts Dimensional Standards:

1. Establishes a new setback standard in cases where the C-N zone features a residential use and abuts residential districts, in which case the minimum interior side setback along shared lot lines with residential districts would be 10 ft or 20% of the lot width, whichever is less.
2. Eliminates the minimum corner side setback in the C-N zone.
3. Reduces the minimum rear setback from 20 ft to 10 ft unless the property abuts a residential district, in which case the rear setback would be 20 ft or 20% of the lot depth, whichever is less. Adds a provision that if the C-N zone features a residential use abutting a residential district, the setback is 10 ft or 20% of lot depth, whichever is less.

STAFF ANALYSIS

This amendment request was originally submitted at a time when other ordinance amendments pertaining to Middle Housing (house-scale multifamily development) standards were being considered

for adoption within the zoning ordinance. This case was reviewed in that context. Currently, Article 4.6: Middle Housing Standards have been active for over a year and are known to be independent from the proposed amendments in this case pertaining to the C-N district.

Staff conducted research on various components of C-N zoned properties (see Exhibit B) and found that 31% are under 7,500 square feet in area. Approximately 1/3 of the lots under 7,500 square feet remain undeveloped, and most of these smaller lots are in older established neighborhoods where there is a defined grid street network and amenities like transit access and sidewalks that support infill development.

Unlike the other commercial districts, the C-N zone is intended to “provide for an environment of **integrated** residential development and small-scale commercial and service uses, **predominantly serving nearby residential neighborhoods**” according to its purpose statement in Article 5.1. This district is intentionally located close to residential zoning, and in fact almost 70% of C-N zoned lots City-wide are surrounded by residential zoning.

Considering this substantial percentage of small C-N zoned lots, and the zoning ordinance’s intention to have this zoning integrated within and in service of residential neighborhoods, staff has determined that the proposed amendments improve developability without undue negative impact on adjacent residential districts.



Exhibit A: Proposed Ordinance Amendment

5.3 DIMENSIONAL STANDARDS

- A. Table 5-1: Commercial and Office Districts Dimensional Standards establishes the dimensional standards for the office and commercial districts, with the exception of the DK District. The dimensional standards for development for the DK District are found in Sections 5.5 below. These regulations apply to all uses within each district unless a different standard is listed for a specific use.
- B. In the C-N District, and in the O District when the lot abuts a single-family residential district, nonresidential development is limited to the maximum gross floor area indicated in Table 5-1. Additional gross floor area may be permitted if, during site plan review, it is found that the development meets all of the following standards. If the development is being approved in conjunction with a special use, then a request for increased floor area will be reviewed as part of the special use, rather than site plan review.
1. The development maintains the privacy of adjacent residential lots through techniques such as decreased height, additional landscape and screening measures, building massing and design to mitigate adverse impacts of noise and lighting, and increased setbacks above those required from adjacent residential lots.
 2. Building design elements incorporate pedestrian-scale features, such as awnings and storefront windows.
 3. The design of the site's circulation system provides adequate and safe access for both motor vehicles and alternate modes of transportation, including pedestrians and bicyclists. The design must minimize potentially dangerous traffic movements and points of conflict between vehicles and pedestrians or bicyclists.

Table 5-1: Commercial and Office Districts Dimensional Standards

	C-N	C-G-1	C-G-2	C-G-3
Bulk				
Minimum Lot Area	None	None	None	None
Minimum Lot Width	None	None	None	None
Maximum Gross Floor Area (Nonresidential Uses Only)	5,000 sf unless meeting the standards of 5.3.B	N/A	N/A	N/A
Maximum Building Height	45'	45'	70'; however, structures must set back an additional 1' for every 2' of height over 45' from any required setback abutting a residential district lot line	Unlimited; however, structures must set back an additional 1' for every 2' of height over 45' from any required setback abutting a residential district lot line

Setbacks				
Minimum Front Setback	None, unless average of adjacent lots is 15' or greater, then 15'	None	Build-To Zone: 0' to 20'	Build-To Zone: 0' to 20'
Minimum Build-To Percentage	N/A	N/A	50%	70%
Minimum Interior Side Setback	None, unless abutting a residential district, then 20'. <u>When the use is residential, the setback abutting a residential district is 10' or 20% of lot width, whichever is less</u>	None, unless abutting a residential district, then 20'	None, unless abutting a residential district, then 20'	None, unless abutting a residential district, then 20'
Minimum Corner Side Setback	15' None	None	Build-To Zone: 0' to 10'	Build-To Zone: 0' to 15'
Minimum Build-To Percentage	N/A	N/A	30%	60%
Minimum Rear Setback	10'20' , unless abutting a residential district, then 20'30' or 20% of lot depth, whichever is less. <u>When the use is residential, the setback abutting a residential district is 10' or 20% of lot depth, whichever is less.</u>	None, unless abutting a residential district, then 20'	None, unless abutting a residential district, then 20'	None, unless abutting a residential district, then 25'

Table 5-1: Commercial and Office Districts Dimensional Standards				
	C-H-1	C-H-2	C-R-1	C-R-2
Bulk				
Minimum Lot Area	10,000 sf	10,000 sf	15,000 sf	15,000 sf

Minimum Lot Width	60'	60'	80'	80'
Maximum Gross Floor Area (Nonresidential Uses Only)	N/A	N/A	N/A	N/A
Maximum Building Height	45'	90'; however, structures must set back an additional 1' for every 2' of height over 45' from any required setback abutting a residential district lot line	50'	90'; however, structures must set back an additional 1' for every 2' of height over 45' from any required setback abutting a residential district lot line
Setbacks				
Minimum Front Setback	20'	20'	20'	20'
Minimum Interior Side Setback	10', unless abutting a residential district, then 30'	10', unless abutting a residential district, then 35'	10', unless abutting a residential district, then 30'	10', unless abutting a residential district, then 35'
Minimum Corner Side Setback	20'	20'	20'	20'
Minimum Rear Setback	10', unless abutting a residential district, then 30'	10', unless abutting a residential district, then 30'	10', unless abutting a residential district, then 30'	10', unless abutting a residential district, then 30'

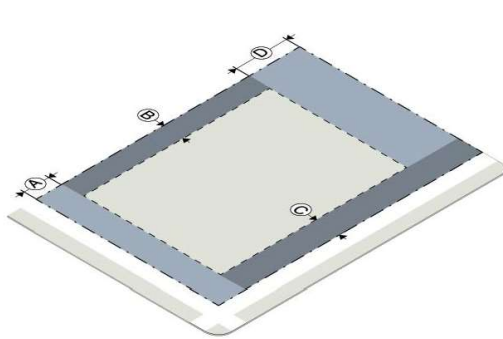
Table 5-1: Commercial and Office Districts Dimensional Standards		
	O	OP
Bulk		
Minimum Lot Area	10,000 sf TH: 3,000 sf/du MF—Up to 6 du: 2,000 sf/du	20,000 sf
Minimum Lot Width	60'	80'
Maximum Gross Floor Area (Nonresidential Uses Only)	5,000 sf when the lot abuts a single-family district unless meeting the standards of 5.3.B	N/A
Maximum Building Height	45'	50'
Setbacks		
Minimum Front Setback	15'	25'

Created: 2025-02-14 15:06:16 [EST]

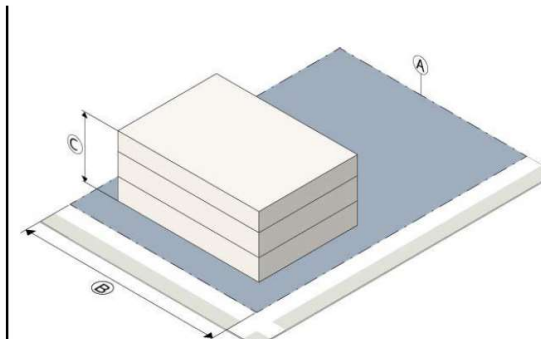
(Supp. No. 78)

Minimum Interior Side Setback	15', unless abutting a residential district, then 20'	20', unless abutting a residential district, then 35'
Minimum Corner Side Setback	15'	25'
Minimum Rear Setback	20', unless abutting a residential district, then 30' or 20% of lot depth, whichever is less	20', unless abutting a residential district, then 35'

COMMERCIAL DISTRICT DIMENSIONAL STANDARDS

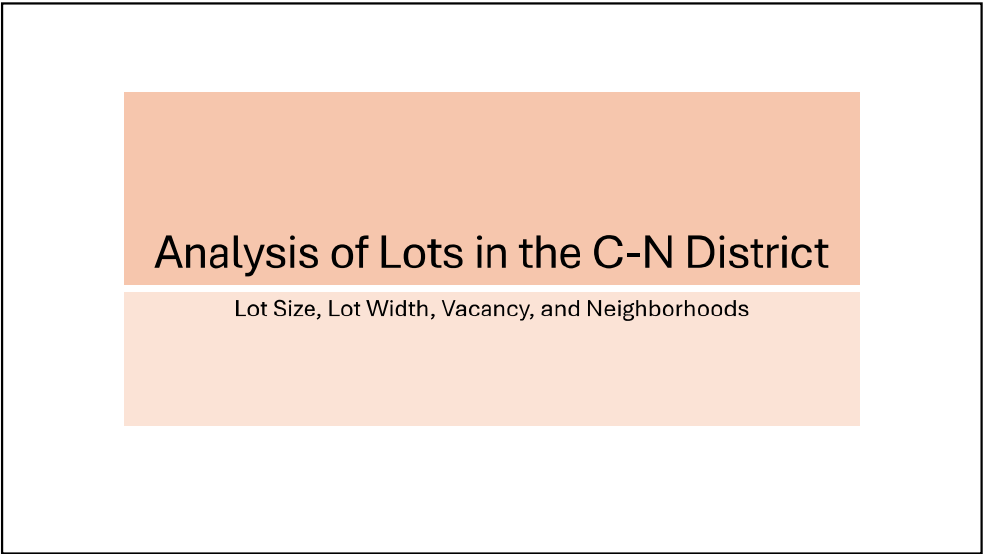


A – Front Setback
B – Interior Side Setback
C – Corner Side Setback
D – Rear Setback

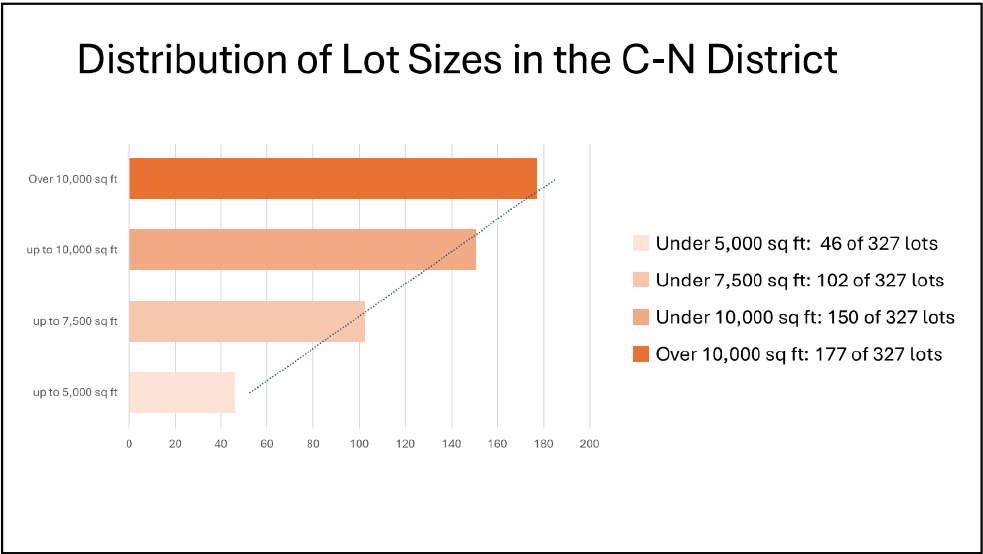


A – Lot Area
B – Lot Width
C – Building Height

Exhibit B: C-N (Neighborhood Commercial) Lot Analysis



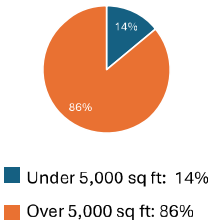
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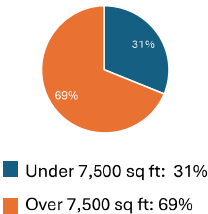
2

Distribution of Lot Sizes in the C-N District

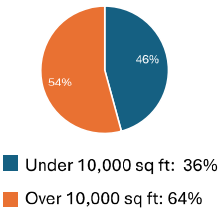
Distribution of Lots in the C-N District with Less than 5,000 sq ft



Distribution of Lots in the C-N District with Less than 7,500 sq ft

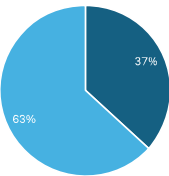


Distribution of Lots in the C-N District with Less than 10,000 sq ft



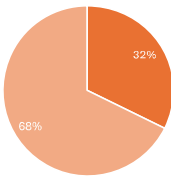
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Undeveloped Lots Within each Studied Lot Size



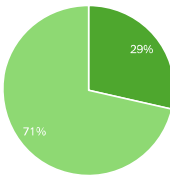
Under 5,000 Sq Ft

Undeveloped Lots: 17 of 46 lots
Developed Lots: 29 of 46 lots



Under 7,500 Sq Ft

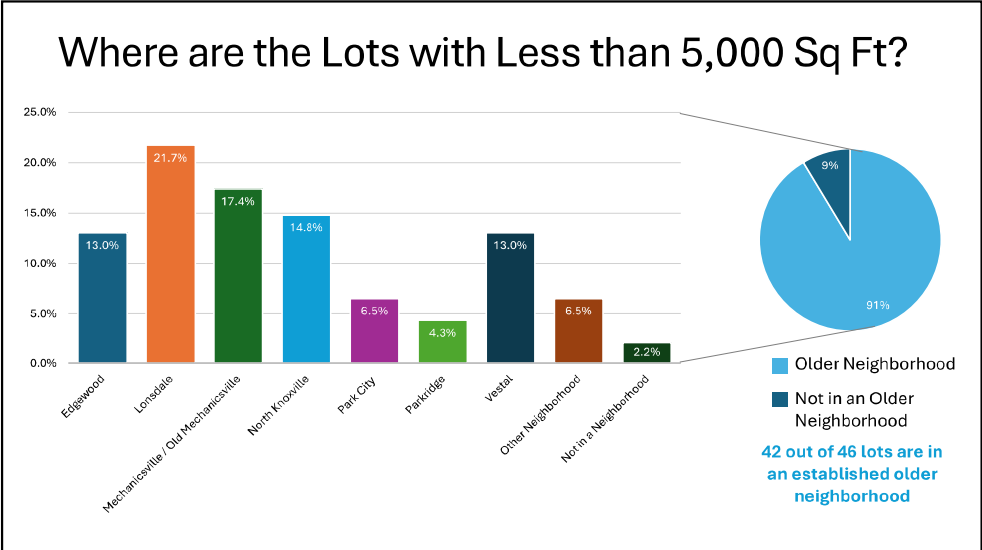
Undeveloped Lots: 33 of 102 lots
Developed Lots: 69 of 102 lots



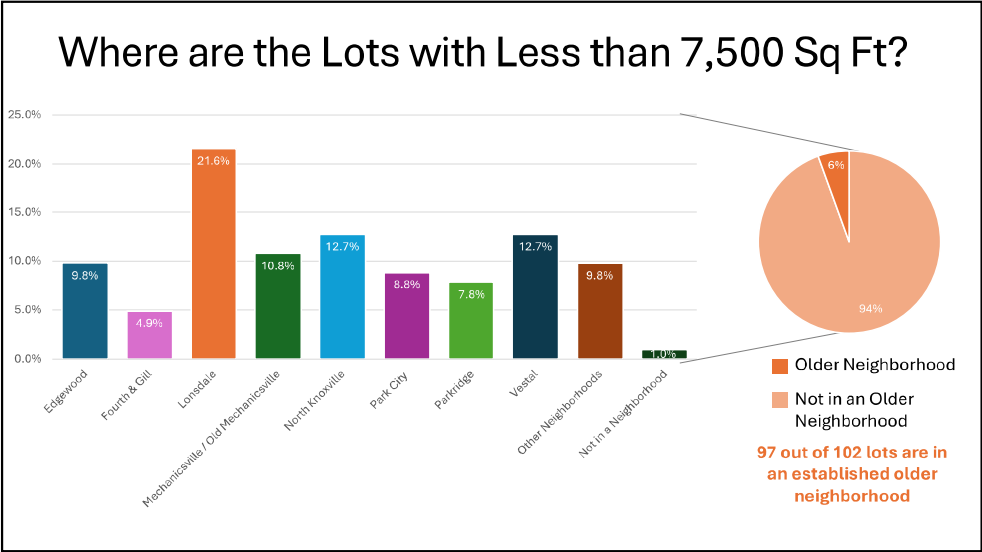
Under 10,00 Sq Ft

Undeveloped Lots: 43 of 150 lots
Developed Lots: 107 of 150 lots

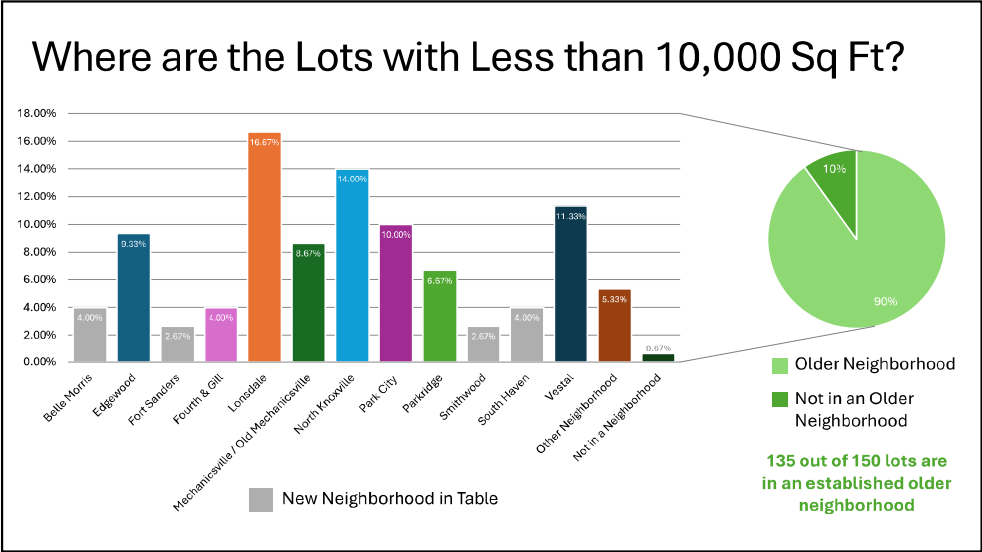
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5



6



Zoning Frequency and Acreage Within 300 Feet of Commercial Neighborhood Zoning

Zone	Frequency	Percent	Acreage	Percent
AG	2	0.2%	2.0	0.2%
C-G-1	27	3.2%	27.7	3.3%
C-G-2	46	5.5%	37.5	4.5%
C-H-1	8	1.0%	4.5	0.5%
C-H-2	4	0.5%	10.1	1.2%
C-R-2	1	0.1%	0.6	0.1%
I-G	38	4.5%	41.1	4.9%
I-H	8	1.0%	21.8	2.6%
I-MU	25	3.0%	20.6	2.5%
INST	14	1.7%	22.0	2.6%
O	42	5.0%	30.7	3.7%
OP	1	0.1%	0.0	0.0%
OS	36	4.3%	29.4	3.5%
RN-1	67	8.0%	117.4	14.1%
RN-2	365	43.7%	312.8	37.6%
RN-3	14	1.7%	11.4	1.4%
RN-4	63	7.5%	41.8	5.0%
RN-5	48	5.7%	58.8	7.1%
RN-6	27	3.2%	42.6	5.1%
	836	100.0%	833.0	100.0%
C-N	161		150.2	

Source: City of Knoxville Zoning

Date: 02/25/2025



Re: 8-B-23-OA

From R. Bentley Marlow <rbentleymarlow@gmail.com>
Date Wed 1/22/2025 9:44 AM
To Dallas DeArmond <dallas.dearmond@knoxplanning.org>

Dallas,

Please untable it and place it on the March agenda.

Thank you,

Bentley

R. Bentley Marlow, J.D., M.A.
322 Douglas Avenue
Knoxville, Tennessee 37921-4813
Cellular: (865) 607.4357
rbentleymarlow@gmail.com

Sent from my iPhone

On Jan 22, 2025, at 9:26 AM, Dallas DeArmond <dallas.dearmond@knoxplanning.org> wrote:

Good morning Mr. Marlow,

You have a case that is currently tabled (8-B-23-OA) that is due to be automatically withdrawn at the March 13, 2025 Planning Commission Meeting unless it is removed from the table at the February 13 meeting. If the item is removed from the table in February, it will be readvertised and placed on the agenda for action in March. Please let me know whether or not you would like to remove this item from the table in February or allow it to be automatically withdrawn. I will need to know your decision by February 12 at noon (the publication date of the final agenda for the February 13 meeting).

Thank you,

Dallas DeArmond
Administrative Assistant II
(865) 215-3810

[<Outlook-jz4gmecj.png>](#)
[Knoxville-Knox County Planning](#) | [Knoxville Regional TPO](#)
400 Main Street, Suite 403 | Knoxville, TN 37902



Request to Postpone • Table • Withdraw

R. Bentley Marlow

March 7, 2024

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

Date of Request

March 7, 2024

Scheduled Meeting Date

File Number(s)

8-B-23-OA

POSTPONE

- ☐ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☐ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

- ☒ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

R. Bentley Marlow

Please Print

865-607-4357

Phone Number

rbentleymarlow@gmail.com

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022

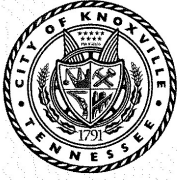


Plans Review & Inspections Division

8-B-23-OA


Article 5.3 Table 5-1

- I don't have any concern with the proposed reduction in the minimum interior side setback or the rear setback for C-N.
- Reducing the corner side setback from 15 to zero feet conflicts with the utility and drainage easement requirements in the subdivision regulations.



**CITY OF KNOXVILLE, TENNESSEE
OFFICE OF THE CITY COUNCIL**

Memorandum

To: Amy Brooks, Executive Director
Knoxville-Knox County Planning Commission
From: Will Johnson, City Recorder 
Date: 9/7/2023
Re: File Numbers 8-A-23-OA, 8-B-23-OA, 8-C-23-OA, 8-D-23-OA

At its September 5, 2023 meeting, the Knoxville City Council remanded or referred the above ordinances back to the Planning Commission and Staff for their review and consideration.

Please contact me if you require additional information.



March 13, 2025
Planning Commission meeting

Public Comments

12 Comments for 8-B-23-OA and

John (37931), July 25, 2023 at 5:38 PM

I am fully in support of these changes. Far too often variances are required to rebuild identically to the surrounding houses and neighborhood. The current zoning ordinance is designed for larger .25 acre lots and is not consistent with the fact that most older neighborhoods have 50' widths. There has been substantial investment and vetting of these changes through the "missing middle study", but unfortunately none of them have been implemented yet. Building more homes is the only solution to the housing crisis we face.

Finbarr (37919), July 31, 2023 at 11:17 AM

this recommendation seems reasonable.

Christina (37921), August 2, 2023 at 8:15 PM

If I have a C-N lot next to RN and want to build a single family house (permissible in C-N), I'm subject to a residential abutment setback of 20'. A single family in RN only needs 5' / 15' combined. That is a pretty absurd discrepancy, especially problematic for an average city lot 50' wide.

This application raises an important question: what is the purpose of residential abutment setbacks? Not just for C-N but for other zones too (I-MU, C-G, etc). If the setback is intended for larger developments, why are these rules broadly applied for all uses? And for medium density developments, if you can build townhouses in RN-7 with 15' combined setback, why 20' residential abutment setback for townhouses in C-N, I-MU, or anywhere?

Needless to say, I support this amendment and would actually support an expansion of the amendment to include consideration of other zones as well. Maybe address the use matrix while you're at it (e.g. why is SF permissible in commercial districts?).

Ron (37919), August 3, 2023 at 3:30 PM

We're dealing with 75 years of urban sprawl planning that no longer serves the needs of this city. In the midst of a terrible housing crisis that seems like he just keeps getting worse and worse and more and more expensive it's time to rethink how we use our small lots in the CN zoned property. With this revision as I understand it it would allow townhomes and condos and other medium density housing options to be built. This seems like a reasonable revision in the current zoning laws to address our crisis state of housing in Knoxville.

George (37932), August 7, 2023 at 12:08 PM

Agenda items (8A230A,8B230A,8C230A,8D230A,8E230A)all relate to defining ADU's and relaxing set backs, buffers and the like. These requests can be construed to introduce ADU's to Knoxville. However, may also be construed as method to simply increase building density way tighter than current standards. They also can allow a rental property be added to nearly any lot/location.

I am against each of these agenda items.

And I think the County, the Planning Commission and residents need A LOT more conversations about introducing and controlling ADU's (like the ADU must be occupied by an immediate family member) prior to introduction of this concept.

Following this research, the concept should be trialed in one district to learn impact and control, and NOT just open the floodgates in all districts!

Aaron (37917), August 8, 2023 at 9:14 PM

I support this amendment on grounds that historical "neighborhood commercial" buildings and nodes often had minimal setback. Staff makes a point that resonates with me that if engineering has to set setbacks based on sightline distance in the permitting process, that will create delays. For something standard like this and other typical sightline considerations (like when there are existing nonconforming structures on adjacent lot), I think it would be ideal to add a sightline diagram to the zoning ordinance.

Dustin (37917), August 8, 2023 at 10:05 PM

See attached for my full comments supporting Ordinance Amendment 8-B-23-OA.

[View Attachment](#)

Drew (37917), August 9, 2023 at 12:17 PM

Please see attached PDF.

[View Attachment](#)

R. Bentley (37921), August 10, 2023 at 12:17 PM

Please see attached...

[View Attachment](#)

Christopher (37932), October 2, 2023 at 9:51 PM

I fully support the idea of reducing setbacks on properties. There is no reason why a property needs to maintain a lawn if it does not have to. Besides, a lot of the grass used is not native with the environment and it requires a decent amount of watering, fertilizer, and pesticides that would be best kept to a minimum. My complaint is not against people who want a wide expansive yard, because I can see why some people like the aesthetic. However, forcing everyone to have a big lawn does tend to restrict development. For instance, much of downtown would be impossible to be built today because all the downtown apartments have no setbacks. R. Bentley Marlow's application is a reasonable one, and I hope that you all pass it through.

Sandra (37914), October 3, 2023 at 11:12 PM

Deny this proposed amendment. Setbacks create compatibility in a neighborhood and this proposal to alter setbacks has not been fully evaluated. Setbacks are important.

Tricia (37917), March 4, 2024 at 9:46 AM

I support this amendment and I support an expansion of the amendment to include consideration of other zones as well. Emphasis on aspects of zoning revisions like this have a record of supporting pedestrian districts and walkable neighborhoods and should be considered crucial to the success of infill neighborhood housing that can rely on mobility and access to commercial needs without relying on single-occupancy vehicle transit alone.

The Planning Commission met in regular session on March 13, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		
Nancy Barger	✓		Left at 3:25 p.m.
Katie Overton		✓	
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

CONSENT ITEMS READ

1. MOTION (BOYER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEM #35.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

5. R. BENTLEY MARLOW

8-B-23-OA

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial and Office Districts Dimensional Standards.

1. STAFF RECOMMENDATION

Recommend approval of proposed amendments to the City of Knoxville Zoning Code, Article 5.3, Table 5-1: Commercial and Office Districts Dimensional Standards to revise the interior side, corner side, and rear setbacks in the C-N (Neighborhood Commercial) zoning district.

Minor revisions to the amendment language have been made by staff and approved by the applicant for clarity and consistency with other dimensional standards.

APPROVED ON CONSENT EARLIER IN THE MEETING



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

R. Bentley Marlow

Applicant Name

Affiliation

22 June 2023

10 August 2023

Date Filed

Meeting Date (if applicable)

8-A-23-OA,
8-B-23-OA,
8-C-23-OA,
8-D-23-OA,
8-E-23-OA

File Number(s)

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

R. Bentley Marlow

Name

Company

322 Douglas Avenue

Knoxville

Tenn.

37921

Address

City

State

ZIP

865-607-4357

rbentleymarlow@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Marlow Properties, LLC

322 Douglas Avenue

865-607-4357

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☒ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

9

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ Other (specify) _____	Related City Permit Number(s)
--	-------------------------------

SUBDIVISION REQUEST

Proposed Subdivision Name _____ Unit / Phase Number <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel _____ Total Number of Lots Created _____ <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements _____	Related Rezoning File Number
--	------------------------------

ZONING REQUEST

<input type="checkbox"/> Zoning Change _____ Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change _____ Proposed Plan Designation(s) _____	Pending Plat File Number
---	--------------------------



Proposed Density (units/acre) _____	Previous Rezoning Requests _____
<input checked="" type="checkbox"/> Other (specify) Ordinance Amendment (change zoning text) - Proposed changes attached.	

STAFF USE ONLY

PLAT TYPE <input checked="" type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)	<table border="1"><tr><td>Fee 1</td><td></td><td rowspan="3">Total \$5,000.00</td></tr><tr><td>1203</td><td>\$5,000.00</td></tr><tr><td>Fee 2</td><td></td></tr><tr><td>Fee 3</td><td></td><td></td></tr></table>	Fee 1		Total \$5,000.00	1203	\$5,000.00	Fee 2		Fee 3		
Fee 1		Total \$5,000.00									
1203	\$5,000.00										
Fee 2											
Fee 3											

AUTHORIZATION

☒ I declare under penalty of perjury the foregoing is true and correct:
1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

	R. Bentley Marlow	26 June 2023
Applicant Signature	Please Print	Date
865-607-4357	rbentleymarlow@gmail.com	
Phone Number	Email	
	R. Bentley Marlow / Marlow Properties, LLC	SG,07/07/2023
Property Owner Signature	Please Print	Date Paid

THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS	PREVIEW FOR AD NUMBER LOKR02524300
Order Number: LOKR0252430 Order Status: Submitted Classification: Public Notices Package: General Package Total payment: 137.42 Payment Type: Account Billed User ID: L0013876 External User ID: 676064	PUBLIC NOTICE The following items may be considered by the Knoxville City Council on April 1, 2025, at 6:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. The Knoxville-Knox County Planning Commission may hear these items on March 13, 2025, and make recommendations. For information related to these items, visit KnoxPlanning.org/agenda . If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104. ORDINANCE AMENDMENTS 8-B-23-OA – R. BENTLEY MARLOW – Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial and Office Districts Dimensional Standards. PLANS, STUDIES, REPORTS KNOXVILLE-KNOX COUNTY PLANNING – 2025 One Year Plan update for the City of Knoxville. REZONINGS/PLAN AMENDMENTS 3-C-25-RZ - DAVID VARNER- 107 MEADOW VIEW RD. Proposed rezoning. 3-G-25-RZ - JULIO HERRERA- 413 E INSKIP DR. Proposed rezoning. 3-A-25-SP AND 3-I-25-RZ - DANIEL LEVY- 2201, 2209, 2215 ATCHLEY ST; 0 CARMICHAEL ST. Proposed sector plan amendment, proposed rezoning. PLANNED DEVELOPMENT 12-A-24-PD – HEYOH DESIGN AND DEVELOPMENT – 2805 Delrose Dr. and 0 Riverside Dr. Proposed preliminary plan for a residential development. March 6 2025 LOKR0252430
ACCOUNT INFORMATION Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 dallas.dearmond@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT	<< Click here to print a printer friendly version >>
TRANSACTION REPORT Date March 4, 2025 1:38:13 PM EST Amount: 137.42	
ADDITIONAL OPTIONS 1 Affidavit	
SCHEDULE FOR AD NUMBER LOKR02524300 March 6, 2025 Knoxville News Sentinel	

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ORDER DETAILS	PREVIEW FOR AD NUMBER LOKR02594560
Order Number: LOKR0259456 Order Status: Submitted Classification: Public Notices Package: General Package Total payment: 145.54 Payment Type: Account Billed User ID: L0013876 External User ID: 676064	<p style="text-align: center;">PUBLIC NOTICE</p> <p>The following items will be considered by the Knoxville City Council on April 1, 2025, at 6:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items, visit KnoxPlanning.org/agenda. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104.</p> <p style="text-align: center;">ORDINANCE AMENDMENTS</p> <p>8-B-23-OA – R. BENTLEY MARLOW – Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial and Office Districts Dimensional Standards. Planning Commission Action: Approve amendments with minor revisions</p> <p style="text-align: center;">PLANS, STUDIES, REPORTS</p> <p>3-A-25-OYP - KNOXVILLE-KNOX COUNTY PLANNING – 2025 One Year Plan update for the City of Knoxville. Planning Commission Action: Approve the One Year Plan as amended</p> <p style="text-align: center;">REZONINGS/PLAN AMENDMENTS</p> <p>3-C-25-RZ - DAVID VARNER- 107 MEADOW VIEW RD. Proposed rezoning. Planning Commission Action: Approve RN-4 (General Residential Neighborhood)</p> <p>3-G-25-RZ - JULIO HERRERA- 413 E INSKIP DR. Proposed rezoning. Approve O (Office)</p> <p>3-A-25-SP AND 3-I-25-RZ - DANIEL LEVY- 2201, 2209, 2215 ATCHLEY ST; 0 CARMICHAEL ST. Proposed sector plan amendment, proposed rezoning. Approve Sector Plan Amendment to SWMUD II (South Waterfront Mixed Use District Type 2) and HP (Hillside Protection) and rezoning to I-MU (Industrial Mixed-Use) and HP (Hillside Protection Overlay)</p> <p>March 18 2025 LOKR0259456</p>
ACCOUNT INFORMATION	
Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 dallas.dearmond@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT	
TRANSACTION REPORT	
Date March 14, 2025 10:31:18 AM EDT Amount: 145.54	
ADDITIONAL OPTIONS	
1 Affidavit	
SCHEDULE FOR AD NUMBER LOKR02594560	
March 18, 2025 Knoxville News Sentinel	

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