

**8-D-24-PA
COMPREHENSIVE LAND USE PLAN MAP**

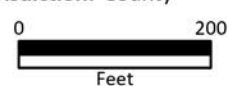
Petitioner: Johan Van Tilburg

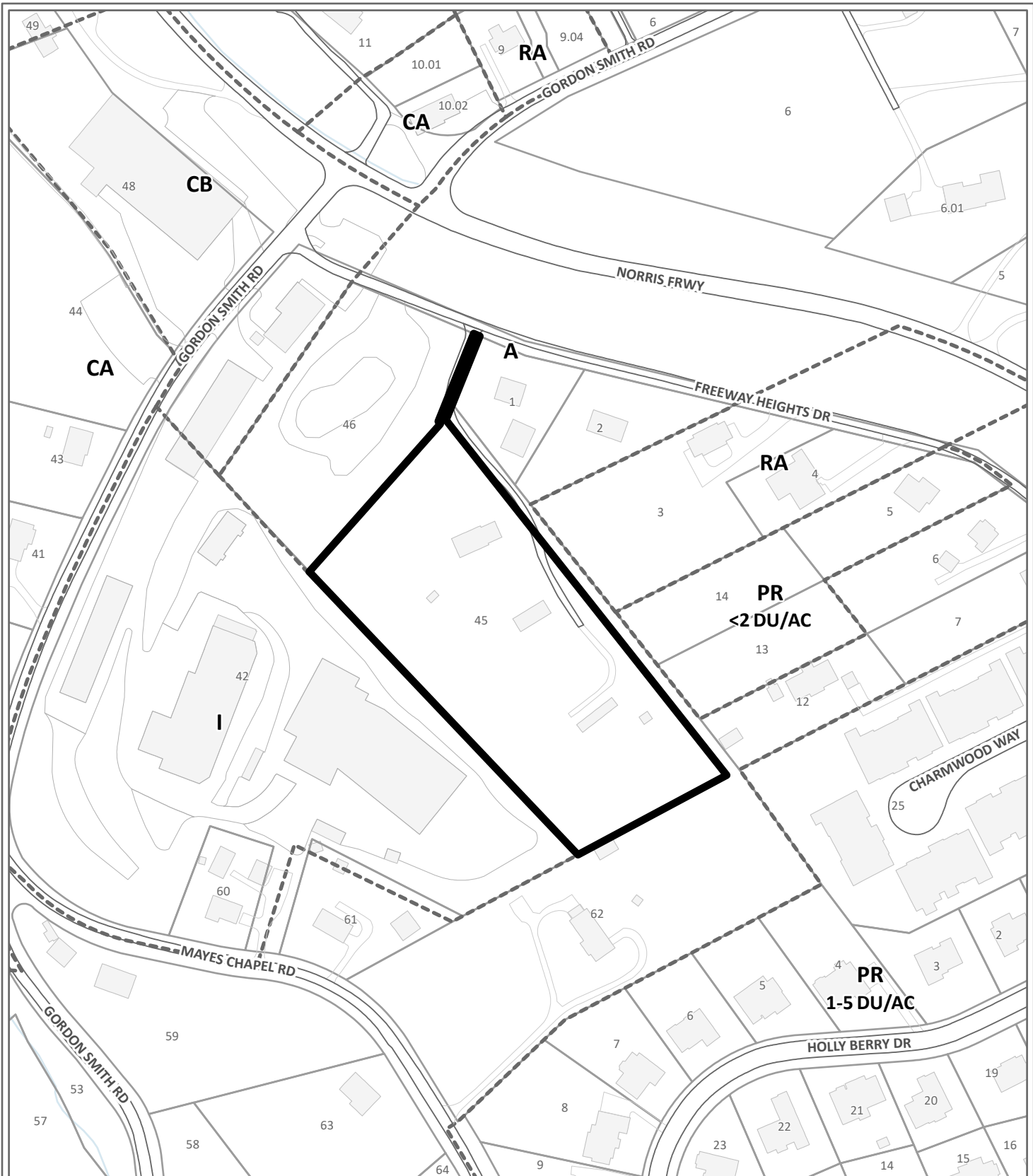


From: SMR (Suburban Mixed Residential), HP (Hillside Protection)
To: CC (Corridor Commercial), HP (Hillside Protection)

Map No: 28
Jurisdiction: County

Original Print Date: 7/10/2024
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





REZONING

8-D-24-RZ

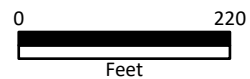
Petitioner: Johan Van Tilburg



From: A (Agricultural)
To: CB (Business and Manufacturing)

Map No: 28
Jurisdiction: County

Original Print Date: 7/10/2024
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Johan Van Tilburg

Applicant Name

Affiliation

5/30/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-D-24-PA / 8-D-24-RZ

File Number(s)

CORRESPONDENCE

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

Robert G. Campbell, PE Robert G. Campbell and Associates

Name / Company

7523 Taggart Ln. Ln. Knoxville TN 37938

Address

865-947-5996 / rcampbell@rgc-a.com

Phone / Email

CURRENT PROPERTY INFO

Billy Collins & Richard Collins

Owner Name (if different)

3019 Boright Dr Knoxville TN 37917

Owner Address

865-292-5452

Owner Phone / Email

7735 Freeway Heights Dr.

Property Address

28 045

Parcel ID

3.89 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South of Freeway Heights Dr, east of Gordon Smith Rd

General Location

City

Commission District 7

A (Agricultural)

Rural Residential

County District

Zoning District

Existing Land Use

SMR (Suburban Mixed Residential), HP (Hillside Ridgetop Protection)

Land Use (City)/Place Type (County)

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	CB (Business and Manufacturing) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	CC (Corridor Commercial), HP (Hillside Protection) Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$1,300.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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.

Johan Van Tilburg	5/30/2024
Applicant Signature	Date
Please Print	

Billy Collins & Richard Collins	5/30/2024
Property Owner Signature	Date
Please Print	



Planning
KNOXVILLE | KNOX COUNTY

Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Johan Van Tilburg

Applicant Name

Affiliation

August 8, 2024

Date Filed

Meeting Date (if applicable)

File Number(s)

8-D-24-RZ
8-D-24-PA

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

Robert G. Campbell

Robert G. Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

(865) 947-5996

rcampbell@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Billy Collins & Richard Collins

3019 Boright Dr. Knoxville, TN 37917

865-292-5452

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7735 Freeway Heights Drive, Knoxville, TN 37938

028 045

Property Address

Parcel ID

Hallsdale Powell Utility District

Hallsdale Powell Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

- Combine Parcels
 Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change **CB**

Proposed Zoning

Plan Amendment Change **CC, HP (Hillside Ridgetop Protection)**

Proposed Plan Designation(s)

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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

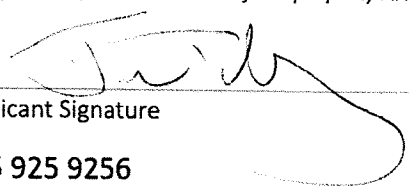
- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION

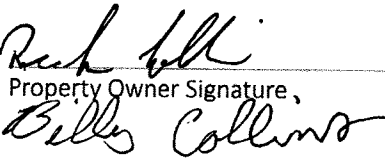
I declare under penalty of perjury the foregoing is true and correct:

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


 Applicant Signature
 865 925 9256
 Phone Number

Johan Van Tilburg
 Please Print
 jvantilburg@tindells.com
 Email

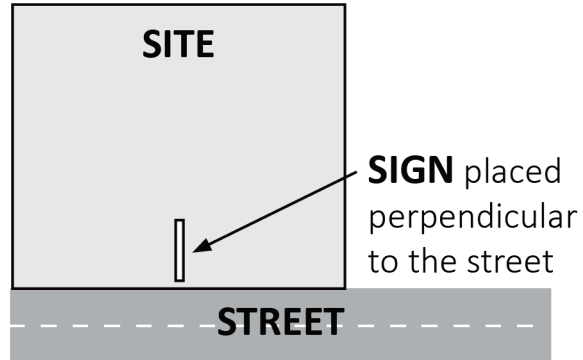
5/24/24
 Date


 Property Owner Signature
 Billy Collins

Richard Collins
 Please Print
 Billy Collins

NA 05/30/2024, SG
 Date Paid
 NA

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:

_____ 07/26/2024 _____ and _____ 08/09/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Johan Van Tilburg

Date: 05/30/2024

File Number: 8-D-24-RZ & 8-D-24-PA

- Sign posted by Staff
- Sign posted by Applicant