

REZONING

8-E-24-RZ

Petitioner: R. Bentley Marlow



From: RN-2 (Single-Family Residential Neighborhood)

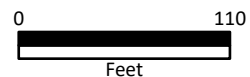
To: RN-4 (General Residential Neighborhood)

Map No: 94

Jurisdiction: City

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

R. Bentley Marlow

Applicant Name

Affiliation

6/13/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-E-24-RZ

File Number(s)

CORRESPONDENCE

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

R. Bentley Marlow Marlow Builders, Inc. / Marlow Properties, LLC

Name / Company

322 Douglas Ave Knoxville TN 37921

Address

865-607-4357 / rbentleymarlow@gmail.com

Phone / Email

CURRENT PROPERTY INFO

1216 Callaway LLC

Owner Name (if different)

322 Douglas Ave Knoxville TN 37921

Owner Address

865-607-4357

Owner Phone / Email

1214 CALLAWAY ST

Property Address

94 F Q 017

Parcel ID

Part of Parcel (Y/N)?

4046 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Callaway St, south of University Ave

General Location

City

Council District 6

RN-2 (Single-Family Residential Neighborhood)

Single Family Residential

County District

Zoning District

Existing Land Use

TDR (Traditional Neighborhood Residential)

Land Use (City)/Place Type (County)

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	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	RN-4 (General Residential Neighborhood) Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

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
\$650.00	
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.

Applicant Signature: **R. Bentley Marlow** Please Print Date: **6/13/2024**

Phone / Email: _____

Property Owner Signature: **1216 Callaway LLC** Please Print Date: **6/13/2024**



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

R. Bentley Marlow

Owner

Applicant Name

Affiliation

12 June 2024

8 August 2024

Date Filed

Meeting Date (if applicable)

File Number(s)

8-E-24-RZ

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

Marlow Builders, Inc. / Marlow Properties, LLC

Name

Company

322 Douglas Avenue

Knoxville

Tennessee

37921-4813

Address

City

State

ZIP

(865) 607-4357

rbentleymarlow@gmail.com

Phone

Email

CURRENT PROPERTY INFO

1214 Callaway LLC

322 Douglas Avenue

(865) 607-4357

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1214 Callaway Street

094FQ017

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Callaway St, south of University Ave

4,046 sf ~~2,867 sf / .066 acres~~

General Location

Tract Size

6

RN2

TDR SFR

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

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 **RN4**
Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION

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Applicant Signature

R. Bentley Marlow

12 June 2024

Please Print

Date

(865) 607-4357

rbentleymarlow@gmail.com

Phone Number

Email


Property Owner Signature

R. Bentley Marlow

06/13/2024, SG

Please Print

Date Paid

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: R. Bentley Marlow

Date: 06/13/2024

File Number: 8-E-24-RZ

- Sign posted by Staff
- Sign posted by Applicant