

**REZONING**

**8-J-24-RZ**

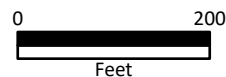
**Petitioner:** Stephen Schoolfield & Greg Dee



**From:** A (Agricultural)  
**To:** RA (Low Density Residential)

**Map No:** 135  
**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

**Stephen Schoolfield & Greg Dee**

Applicant Name

Affiliation

**6/20/2024**

Date Filed

**8/8/2024**

Meeting Date (if applicable)

**8-J-24-RZ**

File Number(s)

## CORRESPONDENCE

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

**Stephen Schoolfield**

Name / Company

**3007 Shady Glen Way Knoxville TN 37922**

Address

**865-384-1000 / stschoolfield@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Michael S. Wood**

Owner Name (if different)

**221 Young High Pike Knoxville TN 37920**

Owner Address

**865-577-7575**

Owner Phone / Email

**0 GINN FARM DR**

Property Address

**135 H A 003**

Parcel ID

**1.77 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of Ginn Farm Dr, east of Maloney Rd**

General Location

City

**Commission District 9**

**A (Agricultural)**

**Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**SR (Suburban Residential), HP (Hillside Ridgetop Protection)**

Land Use (City)/Place Type (County)

**Urban Growth Boundary**

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 <b>RA (Low Density Residential)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment    Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Rezoning Requests	
Additional Information _____	

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$650.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <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.

Applicant Signature	<b>Stephen Schoolfield &amp; Greg Dee</b> Please Print	<b>6/20/2024</b> Date
Phone / Email		
Property Owner Signature	<b>Michael S. Wood</b> Please Print	<b>6/20/2024</b> Date



# 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

STEPHEN SCHOOLFIELD & GREG DEE

BUYERS

Applicant Name

Affiliation

6/17/2024

08/08/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

8-J-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

STEPHEN SCHOOLFIELD

Name

Company

3007 SHADY GLEN WAY

KNOXVILLE

TN

37922

Address

City

State

ZIP

865-384-1000

stschoolfield@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

MICHAEL S. WOOD

221 YOUNG HIGH PIKE KNOXVILLE TN 3792 865-577-7575

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 GINN FARM DRIVE

135HA003

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

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

Unit / Phase Number  Combine Parcels  Divide Parcel Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change RA Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify)

**STAFF USE ONLY**

**PLAT TYPE**

- Staff Review
- Planning Commission

Fee 1

Total

**ATTACHMENTS**

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

Fee 2

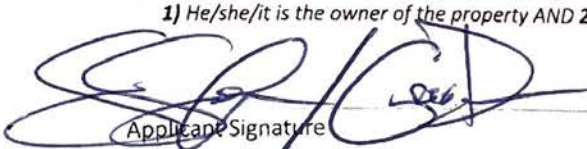
**ADDITIONAL REQUIREMENTS**

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

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

STEPHEN SCHOOLFIELD & GREG DEE

Please Print

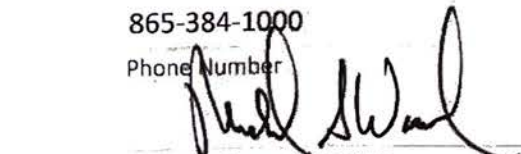
6/18/24  
 Date

865-384-1000

Phone Number

stschoolfield@gmail.com

Email

  
 Property Owner Signature

Michael S. Wood

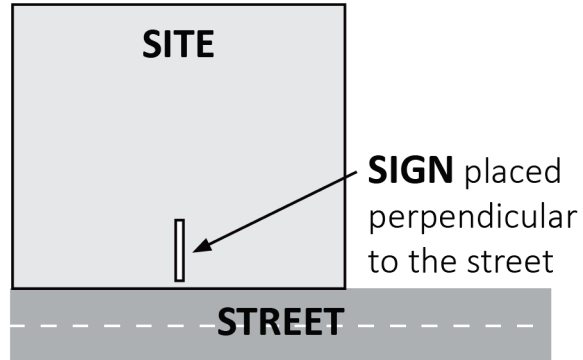
Please Print

06/20/2024, SG

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: Stephen Schoolfield & Greg Dee

Date: 06/20/2024

File Number: 8-J-24-RZ

- Sign posted by Staff
- Sign posted by Applicant