

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

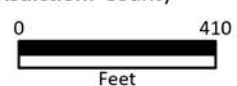
Petitioner: Logan Higgins

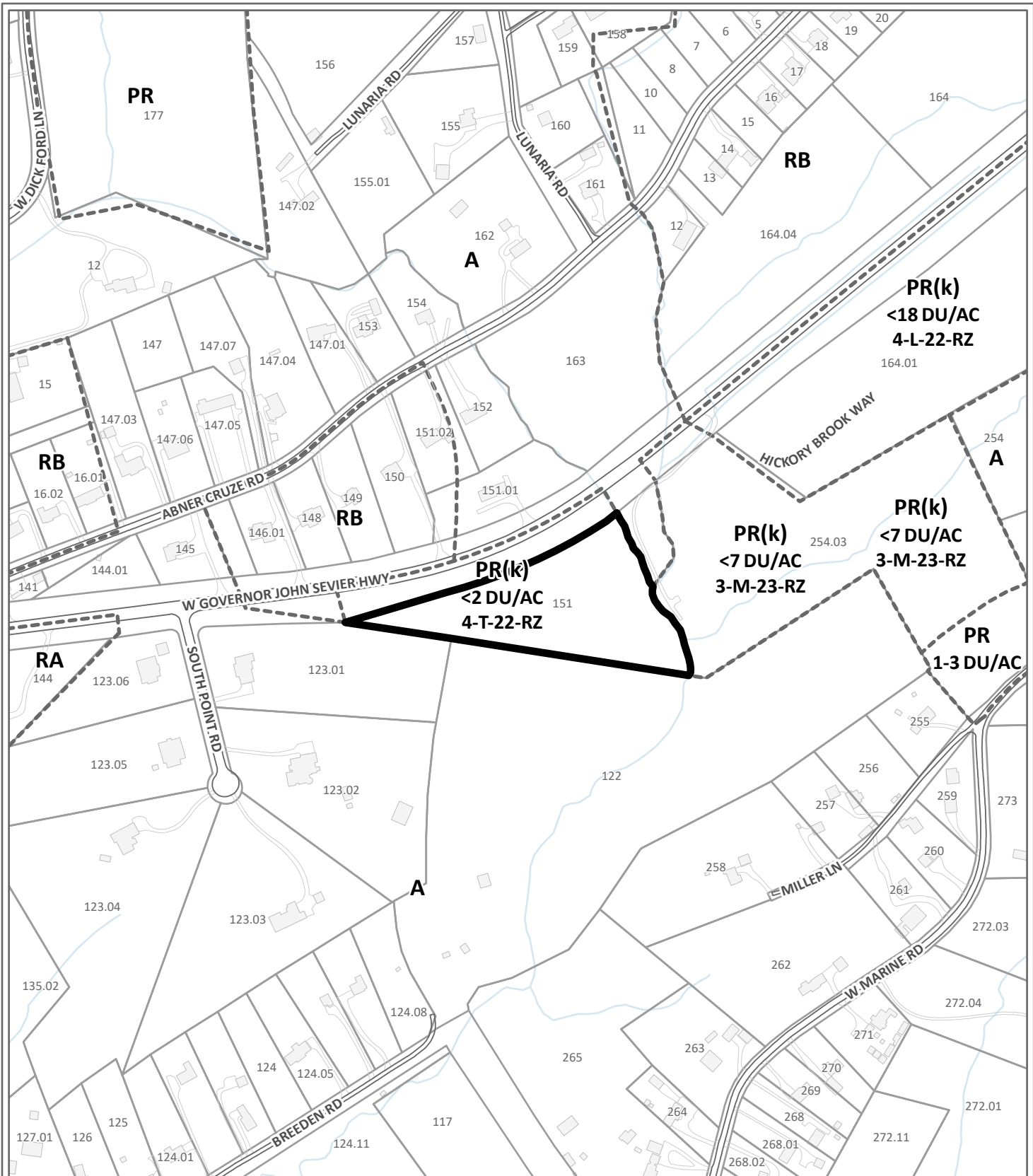


From: RC (Rural Conservation)
To: SMR (Suburban Mixed Residential)

Map No: 137
Jurisdiction: County

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





REZONING

8-O-24-RZ

Petitioner: Logan Higgins



From: PR(k) (Planned Residential) up to 2 du/ac

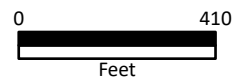
To: PR (Planned Residential) up to 8 du/ac

Map No: 137

Jurisdiction: County

Original Print Date: 7/17/2024

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

Logan Higgins

Applicant Name

Affiliation

6/25/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-G-24-PA / 8-O-24-RZ

File Number(s)

CORRESPONDENCE

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

Logan Higgins Heyoh Design + Development

Name / Company

133 S Gay St Knoxville TN 37902

Address

865-236-0430 / logan@heyohdesign.com

Phone / Email

CURRENT PROPERTY INFO

RJR Properties GP

Owner Name (if different)

3305 Bunker Hill Dr. Dr. Knoxville TN 37920

Owner Address

865-438-8804

Owner Phone / Email

0 W GOVERNOR JOHN SEVIER HWY

Property Address

137 151

Parcel ID

4.84 acres

Tract Size

Part of Parcel (Y/N)?

Knox-Chapman Utility District

Sewer Provider

Knox-Chapman Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of W Governor John Sevier Hwy, east of South Point Rd

General Location

City **Commission District 9 PR(k) (Planned Residential)**

County District

Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

RC (Rural Conservation)

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

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	PR (Planned Residential) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	SMR (Suburban Mixed Residential) Proposed Plan Designation(s)	

at 8 du/ac

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
\$1,300.00	
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	Logan Higgins Please Print	6/25/2024 Date
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Phone / Email

Property Owner Signature	RJR Properties GP Please Print	6/25/2024 Date
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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

Logan Higgins Applicant

Applicant Name Affiliation

6-21-24 August 8, 2024

Date Filed Meeting Date (if applicable)

File Number(s)

8-O-24-RZ

8-G-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

Logan Higgins Heyoh LLC

Name Company

133 S Gay Street, Suite C Knoxville TN 37902

Address City State ZIP

8652360430 admin@heyohdesign.com

Phone Email

CURRENT PROPERTY INFO

RJR Properties 3305 BUNKER HILL DR, KNOXVILLE, TN 3792

Property Owner Name (if different) Property Owner Address Property Owner Phone

0 W GOVERNOR JOHN SEVIER HWY, Knoxville 37920 137 151

Property Address Parcel ID

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 Growth Policy Plan Designation

CITY COUNTY

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
 Proposed Zoning: **PR up to 8 dwelling units per acre**
 Plan Amendment Change
 Proposed Plan Designation(s): **SMR (Suburban Mixed Residential)**
<8 DU/AC
 Previous Rezoning Requests: **4-T-22-R2**
 Proposed Density (units/acre) _____

Pending Plat File Number


Other (specify) _____

STAFF USE ONLY

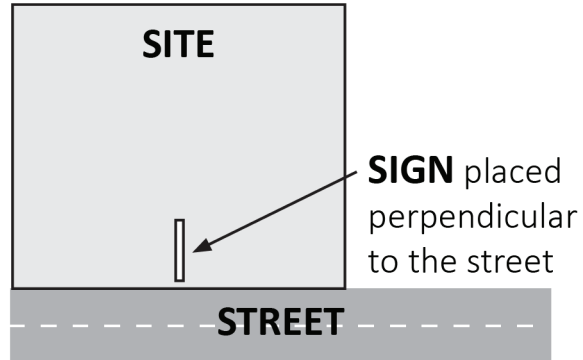
<p>PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission</p> <p>ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (<i>Comprehensive Plan</i>)</p> <p>ADDITIONAL REQUIREMENTS <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>)</p>	Fee 1 Fee 2 Fee 3	Total
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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	Logan Higgins	6-21-24
8652360430	admin@heyohdesign.com	Date
Phone Number	Email	
 <div style="font-size: 8px; margin-top: 5px;"> dotloop verified 06/24/24 10:28 AM EDT OJLA-4HR1-NRAZ-ZFXZ </div>	John H. Kerr	06/25/2024, SG
Property Owner Signature	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: Logan Higgins

Date: 06/25/2024

File Number: 8-O-24-RZ & 8-G-24-PA

- Sign posted by Staff
- Sign posted by Applicant