

REZONING

12-E-24-RZ

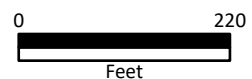
Petitioner: Ever Arias



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

Map No: 105
Jurisdiction: County

Original Print Date: 11/1/2024
 Knoxville - Knoxville 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

Ever Arias

Applicant Name Affiliation

10/28/2024

12/12/2024

12-E-24-RZ

Date Filed Meeting Date (if applicable) File Number(s)

CORRESPONDENCE

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

- Applicant Owner Option Holder Surveyor Engineer Architect

Michael Shaddle

Name / Company

1311 Live Oak Cir Knoxville TN 37932

Address

510-919-9816 / mike@wildoaksurvey.com

Phone / Email

CURRENT PROPERTY INFO

Jose Parra **1420 Chert Pit Rd Knoxville TN 37923** **865-385-3015**

Owner Name (if different) Owner Address Owner Phone / Email

1420 CHERT PIT RD

Property Address

105 112

1.2 acres

Parcel ID Part of Parcel (Y/N)? Tract Size

West Knox Utility District **West Knox Utility District** **No**

Sewer Provider Water Provider Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

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 RA (Low Density Residential)	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		

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

By signing below, 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. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature: **Ever Arias** Please Print **10/28/2024** Date

Phone / Email

Property Owner Signature: **Jose Parra** Please Print **10/28/2024** Date

1) Download and fill out this form at your convenience.
2) Sign the application digitally (or print, sign, and scan).

Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org



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

Ever Arias		Son-in-law	
Applicant Name		Affiliation	
10/21/2024	12/12/2024	File Number(s) 12-E-24-RZ	
Date Filed	Meeting Date (if applicable)		

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

Michael Shaddle

Name		Company	
1311 Live Oak Circle		Knoxville CA 37932	
Address		City State ZIP	
510 919 9816	mike@wildolivesurvey.com		
Phone	Email		

CURRENT PROPERTY INFO

Jose Parra		1420 Chert Pit Rd		865 385 3015	
Property Owner Name (if different)		Property Owner Address		Property Owner Phone	
1420 Chert Pit Rd		105 112			
Property Address		Parcel ID			
KUB		KUB		N	
Sewer Provider		Water Provider		Septic (Y/N)	

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

[View Form](#)

JULY 2024

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
 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

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
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Fee 2	
Fee 3	

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Ever Arias	Ever Arias - Son in Law	10-23-24
Applicant Signature	Print Name / Affiliation	Date
865 385 3015	ever.arias9569@icloud.com	
Phone Number	Email	
JOSE PARRA	Jose Parra	Pd. 10/28/2024, SG 10-23-24
Property Owner Signature	Please Print	Date Paid
Graciela Carmona	Signature Graciela Carmona	10-29-24



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/29/24
Date to be Posted

12/13/2024
~~1/20/2025~~
Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

- Yes No
- No, but I plan to prior to the Planning Commission meeting

Ever Arias
Applicant Signature

EVER ARIAS
Applicant Name

10-24-24
Date

12-E-24-RZ
FILE NUMBER