

**REZONING**

**6-D-24-RZ**

**Petitioner:** Knoxville Real Estate Management LLC



**From:** PR (Planned Residential) up to 1 du/ac

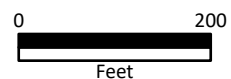
**To:** PR (Planned Residential) 2 du/ac

**Map No:** 103

**Jurisdiction:** County

**Original Print Date:** 5/6/2024

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

### Knoxville Real Estate Management LLC

Applicant Name \_\_\_\_\_ Affiliation \_\_\_\_\_

**4/22/2024**

**6/13/2024**

**6-D-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.*

### Knoxville Real Estate Management LLC Javonte Cotner

Name / Company \_\_\_\_\_

### 3901 Asheville Hwy Knoxville TN 37914

Address \_\_\_\_\_

### 865-469-4509 / jaysremodeling865@gmail.com

Phone / Email \_\_\_\_\_

### CURRENT PROPERTY INFO

### Terry Dunn and Shelly Spradlen

### 4504 Clairson Dr Knoxville TN

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

### 11120 HARDIN VALLEY RD

Property Address \_\_\_\_\_

### 103 100 08

### 2.09 acres

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

### West Knox Utility District

### West Knox Utility District

Sewer Provider \_\_\_\_\_ Water Provider \_\_\_\_\_ Septic (Y/N) \_\_\_\_\_

### STAFF USE ONLY

### Southeast side of Hardin Valley Rd, northeast of Elm Grove Ln

General Location \_\_\_\_\_

City **Commission District 6** **PR (Planned Residential) up to 1 du/ac** **Agriculture/Forestry/Vacant Land**

County District Zoning District Existing Land Use

**Northwest County** **RR (Rural Residential), HP (Hillside Protection)** **Rural Area**

Planning Sector 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 <b>PR (Planned Residential)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment    Proposed Plan Designation(s)	

### up to 2 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
<b>\$650.00</b>	
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>Knoxville Real Estate Management LLC</b> Please Print	<b>4/22/2024</b> Date
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Phone / Email

Property Owner Signature	<b>Terry Dunn and Shelly Spradlen</b> Please Print	<b>4/22/2024</b> Date
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(1) Download and fill out this form at your convenience.  
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the  
Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)

Reset Form



# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP  OYP
- Rezoning

Knoxville Real Estate Management LLC

Owner

Applicant Name

April 8th,2024

June 13th,2024

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

6-D-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

Javonte Cotner

Knoxville Real Estate Management LLC

Name

3901 Asheville Hwy

Company

Knoxville

TN

37914

Address

865-469-4509

City

Jaysremodeling865@gmail.com

State

ZIP

Phone

Email

### CURRENT PROPERTY INFO

DUNN TERRY A & SPRADLEN SHELLI 4504 CLAIRSON DRIVE KNOXVILLE TN N/A

Property Owner Name (if different)

11120 Hardin Valley Rd Knoxville, TN 379

Property Owner Address

103 11008

Property Owner Phone

Property Address

West Knox Utility

Parcel ID

West Knox Utility

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

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   **PR <2 DU/AC**  
Proposed Zoning

Plan Amendment Change

**PR <2 DU/AC**

Proposed Plan Designation(s)  
**PR <1 DU/AC**

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

### ADDITIONAL REQUIREMENTS

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

Fee 1	Fee 2	Fee 3	Total
0801			\$650.00

## 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

865-469-4509

Phone Number

Knoxville Real Estate Management LLC

Please Print

Jaysremodeling865@gmail.com

Email

4-5-23

Date

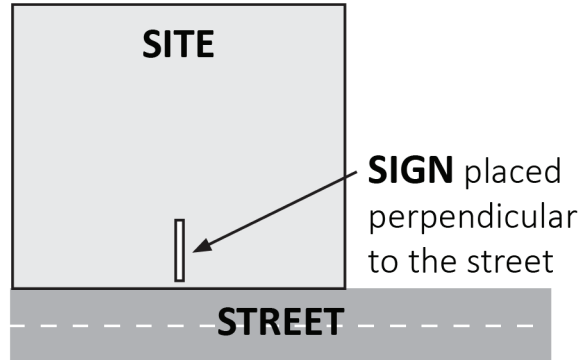
04/22/2024, SG

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:*

\_\_\_\_\_ 05/31/2024 \_\_\_\_\_ and \_\_\_\_\_ 06/14/2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Knoxville Real Estate Mgmt LLC

Date: 04/22/2024

File Number: 6-D-24-RZ

- Sign posted by Staff
- Sign posted by Applicant