



Development Request

		DEVELOPMENT	SUBDIVISION	ZONING	
DIa	maine	■ Development Plan	☐ Concept Plan	✓ Rezoning	
Pla	nninc	☐ Planned Development	☐ Final Plat	☐ Plan Amendment	
KNOXVII	LLE I KNOX COUNTY	☐ Use on Review / Special Use		Sector Plan	
		☐ Hillside Protection COA		☐ City OYP / County	
		- Thiside Protection COA		Comp Plan	
	ssociates, Inc.				
Applicant Nan	ne	Affiliation			
4/29/2024		6/13/2024	6-R-24-RZ		
Date Filed		Meeting Date (if applicable)	File Number(s)		
CORRECTO	ONDENCE				
CORRESPO		All correspondence related to this application s.	hould be directed to the ap	proved contact listed below.	
		ark Associates, Inc.			
Name / Comp	any				
P.O. Box 2389	22 Knoxville TN 379	933			
Address					
865-692-4090	/ bmoorman@bn	na-ls.com			
Phone / Email					
CURRENT	PROPERTY INFO				
Lura Bordei G	ateway Properties	s of TN, I 4726 Rohar Rd.	86	55-253-5796	
Owner Name	r Name (if different) Owner Address Owner Phone		wner Phone / Email		
3407 VALLEY	VIEW DR				
Property Addr	ess				
70 A B 007			1.	51 acres	
Parcel ID		Part of I	Parcel (Y/N)? Tr	act Size	
Knoxville Util	ities Board	Knoxville Utilities I	Board		
Sewer Provider		Water Provider		Septic (Y/N)	
STAFF USE	ONLY				
North of Valle	ey View Dr, east of	Saylor Ct			
General Locat	ion				
✓ City Council District 4		RN-1 (Single-Family Residential Neighborhood (Hillside Protection Overlay), C (Former Plann		Agriculture/Forestry/Vacant Land	
County Dis	strict	Zoning District	Existing l	and Use	
East City	MDR (Med	dium Density Residential), HP (Hillside Protection	n) N/A (Witl	nin City Limits)	
Planning Sector	or Land Use	(City)/Place Type (County)	Growth F	Policy Plan Designation	

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DEVELOPIV	IENT REQUEST						
☐ Developme	nt Plan 🗌 Planne	d Development	Use on Review / Spec	ial Use	Related City Permit Number(s)		
☐ Hillside Prot	ection COA		☐ Residential ☐ N	on-residential			
Home Occupat	ion (specify)						
Other (specify)							
SUBDIVSIO	N REQUEST						
					Related Rezo	ning File Number	
Proposed Subd	livision Name						
Unit / Phase No	umber		Total Number	er of Lots Created			
Additional Info	rmation						
☐ Attachment	s / Additional Requir	ements					
ZONING RE	EQUEST						
✓ Zoning	RN-4 (General Resid	lential Neighborh	ood), HP (Hillside Protection O	verlay), C (Former	Pending Pl	Pending Plat File Number	
Change	Proposed Zoning						
☐ Plan							
Amendmen	Proposed Plan Des	ignation(s)					
Duan and Dane	.i+/i+/		Danuarta				
Additional Info		evious Rezoning	Requests				
STAFF USE	ONLY						
PLAT TYPE ☐ Staff Review	/ Dlanning	Commission	Fee 1			Total	
		Commission		\$650.00			
ATTACHMEI Property Ov	NTS vners / Option Holde	rs 🗌 Variar	nce Request	Fee 2			
	t Request (Comprehe						
ADDITIONA	L REQUIREMENT	S					
	ew / Special Use (Co			Fee 3			
☐ Traffic Impa							
☐ COA Checkli	ist (Hillside Protection	1)					
AUTHORIZ	ATION						
			ue and correct: 1) He/she/it is	the owner of the pro	perty, AND 2) th	e application and	
all associated	d materials are being s					4 /20 /2024	
Applicant Signa	ature	Please Prir	rk Associates, Inc.			4/29/2024 Date	
1-1 sa 318110							
Phone / Email							
		Lura Bord	ei Gateway Properties of TN	l, Inc.		4/29/2024	
Property Owne	er Signature	Please Prir	nt			Date	

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Planning Sector

NS-80 NO

Development Request

_] Hillside Protection COA	SUBDIVISION ☐ Concept Plan ☐ Final Plat		ZONING ☐ Plan Amendment ☐ SP ☐ OYP ■ Rezoning	
Benchmark Associates, Inc.			Consu	ıltant	
Applicant Name		SECTION SECTION	Affiliation	on	
26 April 2024	N/A June 13, 2024				File Number(s)
Date Filed	Meeting Date (if applicable)		6-R-24-RZ		
CORRESPONDENCE All corr	espondence related to this application s	hould be directe	ed to the ap	proved col	ntact listed below.
Applicant Property Owner [Option Holder Project Surveyor	- ☐ Engineer	☐ Archit	ect/Lands	cape Architect
Benjamin J. Moorman	Bencl	nmark Associ	ates, Inc.		
Name	Company				
PO Box 23892	Knox	/ille	TN		37933
Address	City	9	State		ZIP
865-692-4090	bmoorman@bma-ls.com				
Phone	Email				
CURRENT PROPERTY INFO					See Adams
Gateway Properties of TN, Inc.	c. 4726 Rohar Road			865-253-5796	
Property Owner Name (if different)	Property Owner Address			Property	Owner Phone
3407 Valley View Drive		070AB007.	00		
Property Address		Parcel ID			
KUB	KUB				N
Sewer Provider	Water Provider				Septic (Y/N
STAFF USE ONLY				=	
				Au: 3	n - sud. B
General Location			Tract Siz	ze	im.
☐ City ☐ County ☐ District	Zoning District	Existing Lan	d Use		3-03

Sector Plan Land Use Classification

Growth Policy Plan Designation

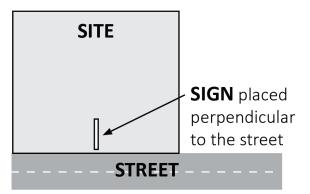
DEVELOPMENT REQUEST				
☐ Development Plan ☐ Use on Review / S☐ Residential ☐ Non-Residential Home Occupation (specify)	Related City Permit Number(s)			
Slope Analysis Other (specify)				
		enganis en maar en met en		
SUBDIVISION REQUEST			Related Rezoning File Number	
			nelated nezoning the Number	
Proposed Subdivision Name			1754443.47	
Unit / Phase Number	5 ☐ Divide Parcel ————————————————————————————————————	umber of Lots Create	d	
Other (specify)				
☐ Attachments / Additional Requirements				
ZONING REQUEST				
■ Zoning Change RN-4 Proposed Zoning			Pending Plat File Number	
☐ Plan Amendment Change			Section of the Association Association and New York Control of the Association (Institute Association Control of the Association	
Proposed Plan	Designation(s)			
Proposed Density (units/acre)	Previous Rezoning Requests			
Other (specify)				
STAFF USE ONLY				
PLAT TYPE		Fee 1	Total	
☐ Staff Review ☐ Planning Commission				
ATTACHMENTS		Fee 2	St. And Andrews Address of Control of Contro	
Property Owners / Option Holders Va	ariance Request			
ADDITIONAL REQUIREMENTS				
☐ Design Plan Certification (Final Plat)☐ Use on Review / Special Use (Concept Plan)	Fee 3		
☐ Traffic Impact Study	,			
☐ COA Checklist (Hillside Protection)			TO COCCOON A TABLE AND A TABLE	
AUTHORIZATION				
 I declare under penalty of perjury the foregoin 1) He/she/it is the owner of the property AND 2 		ed materials are being s	ubmitted with his/her/its consent	
Comicin A Mary	Benchmark Associates, Inc. Applicant Signature Benchmark Associates, Inc.		26 April 2024	
Applicant Signature			Date	
865-692-4090	bmoorman@bma	-ls.com		
Phone Number	Email	· ·	04/29/2024, SG	
As of e	7 Iura Bordei		04-23-24	
Property Owner Signature	Please Print		Date Paid	



Sign Posting & Removal Requirement

Revised April 2021

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-ofway 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	06/14/2024		
(applicant or staff to post sign)		(applicant to remove sign)			
Applicant Name: Benchmark Associates, Inc.					
Date: 04/29/2024			Sign posted by Staff		
File Number: 6-R-24-RZ			Sign posted by Applicant		