

**REZONING**

**5-A-24-RZ**

**Petitioner:** Jimmy Brinias



**From:** I-MU (Industrial Mixed-Use)

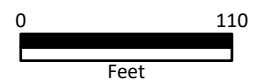
**To:** C-G-1 (General Commercial)

**Map No:** 69

**Jurisdiction:** City

**Original Print Date:** 4/2/2024

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

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Jimmy Brinias**

Applicant Name

Affiliation

**3/1/2024**

Date Filed

**5/9/2024**

Meeting Date (if applicable)

**5-A-24-RZ**

File Number(s)

## CORRESPONDENCE

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

**Jimmy Brinias**

Name / Company

**0 Old Broadway**

Address

Phone / Email

## CURRENT PROPERTY INFO

**Jimmy Brinias**

Owner Name (if different)

**0 Old Broadway**

Owner Address

Owner Phone / Email

**0 OLD BROADWAY**

Property Address

**69 D A 015 02**

Parcel ID

Part of Parcel (Y/N)?

**1.31 acres**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**West side of Old Broadway, north side of Dutch Valley Dr**

General Location

City

**Council District 5**

**I-MU (Industrial Mixed-Use)**

**Agriculture/Forestry/Vacant**

County District

Zoning District

Existing Land Use

**North City**

Planning Sector

**GC (General Commercial), SP (Stream Protection)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

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>C-G-1 (General Commercial)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre)    Previous Zoning Requests	
Additional Information _____	

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

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

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>Jimmy Brinias</b> Please Print	<b>3/1/2024</b> Date
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Phone / Email		
Property Owner Signature	<b>Jimmy Brinias</b> Please Print	<b>3/1/2024</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
  - OYP
- Rezoning

Jimmy Brinas

Applicant Name

Affiliation

2-28-2024

May 9, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

5-A-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

Michael Smith

Name

Company

5618 N. Broadway st

Knoxville

Tn

37918

Address

City

State

ZIP

8653881771

northknox@comcast.net

Phone

Email

**CURRENT PROPERTY INFO**

Jimmy Brinas

6009 Hiddenbrook

865387988

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4657 Old Broadway st

069DA01502

Property Address

Parcel ID

KUB

KUB

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Parking lot

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

Related Rezoning File Number

Unit / Phase Number    Combine Parcels    Divide Parcel

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

**ZONING REQUEST**

Zoning Change   **CG1**  
Proposed Zoning \_\_\_\_\_

Pending Plat File Number

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

**ADDITIONAL REQUIREMENTS**

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

Fee 1	Total
0801     \$650.00	<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

Michael Smal  
Please Print

2-28-24  
Date

865-388-1771  
Phone Number

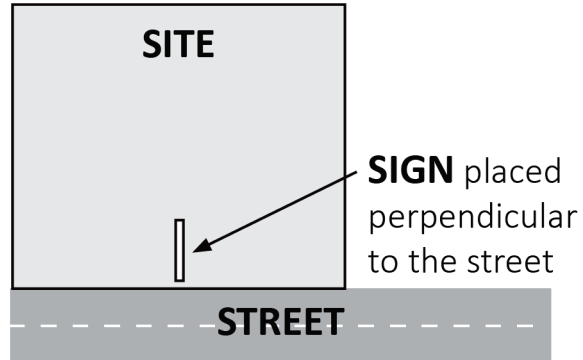
northknox@comcast.net  
Email

  
Property Owner Signature

Jimmy Brinias  
Please Print

03/01/2024, 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:*

\_\_\_\_\_ 04/26/2024 \_\_\_\_\_ and \_\_\_\_\_ 05/10/2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Jimmy Brinias

Date: 03/04/2024

File Number: 5-A-24-RZ

- Sign posted by Staff
- Sign posted by Applicant