

REZONING

5-B-24-RZ

Petitioner: Manuel Cardoza



From: O (Office), HP (Hillside Protection Overlay)

To: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 81

Jurisdiction: City

Original Print Date: 4/15/2024

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

Manuel Cardoza

Applicant Name

Affiliation

3/8/2024

Date Filed

5/9/2024

Meeting Date (if applicable)

5-B-24-RZ

File Number(s)

CORRESPONDENCE

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

Manuel Cardoza

Name / Company

125 Tillery Dr Lot 14 Knoxville TN 37912

Address

865-963-8357 / manuelcardoza150@icloud.com

Phone / Email

CURRENT PROPERTY INFO

Manuel Cardoza

Owner Name (if different)

125 Tillery Dr Lot 14 Knoxville TN 37912

Owner Address

865-963-8357 / manuelcardoza

Owner Phone / Email

1405 RICKARD DR

Property Address

81 A A 015

Parcel ID

0.78 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest side of Rickard Dr, east of Wilson Rd

General Location

City

Council District 5

O (Office), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest City

Planning Sector

MDR/O (Medium Density Residential/Office), HP (Hillside)

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	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Ov	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	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$650.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

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	Manuel Cardoza Please Print	3/8/2024 Date
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Phone / Email		
Property Owner Signature	Manuel Cardoza Please Print	3/8/2024 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

Manuel Cordoza
Applicant Name

Affiliation

03-08-24
Date Filed

MAY 9, 2024
Meeting Date (if applicable)

File Number(s)
5-B-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

Manuel Cordoza
Name

Company

~~1405 Rickard Dr~~ 125 Tillery Dr lot 14 Knoxville TN 37912
Address City State ZIP

865)963-8357
Phone

manuelcordoza150@icloud.com
Email

CURRENT PROPERTY INFO

Armando Cordoza, Carlos Cordoza 125 Tillery Dr lot 14, Knoxville (865)963-8357
Property Owner Name (if different) Property Owner Address Property Owner Phone

1405 Rickard Dr Knoxville, TN 37912 081AA015
Property Address Parcel ID

KUB KUB _____
Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

NW side of Rickard Dr, east of Wilson Rd

General Location Tract Size

City County 5th O AgForVac
District Zoning District Existing Land Use

Northwest City MDR/O, HP N/A
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

Combine Parcels
 Divide Parcel

Unit / Phase Number

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change RN-1
 Proposed Zoning

Plan Amendment Change
 Proposed Plan Designation(s)

Pending Plat File Number

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

Fee 2

Fee 3

Total

0801

\$ 650⁰⁰

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

Manuel Cordoza
Applicant Signature

Manuel Cordoza
Please Print
carloscordoza150@icloud.com

3-08-24
Date

863) 963-8357
Phone Number

manuelcordoza150@icloud.com
Email

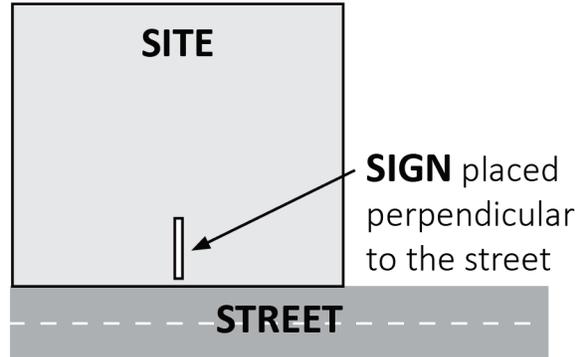
Armando Cordoza
Property Owner Signature

Armando Cordoza
Please Print

03/08/2024, 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: Manuel Cardoza

Date: 03/08/2024

File Number: 5-B-24-RZ

- Sign posted by Staff
- Sign posted by Applicant