

**11-C-24-PA  
COMPREHENSIVE LAND USE PLAN MAP**

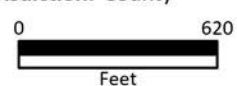
**Petitioner:** William Todd Daniel

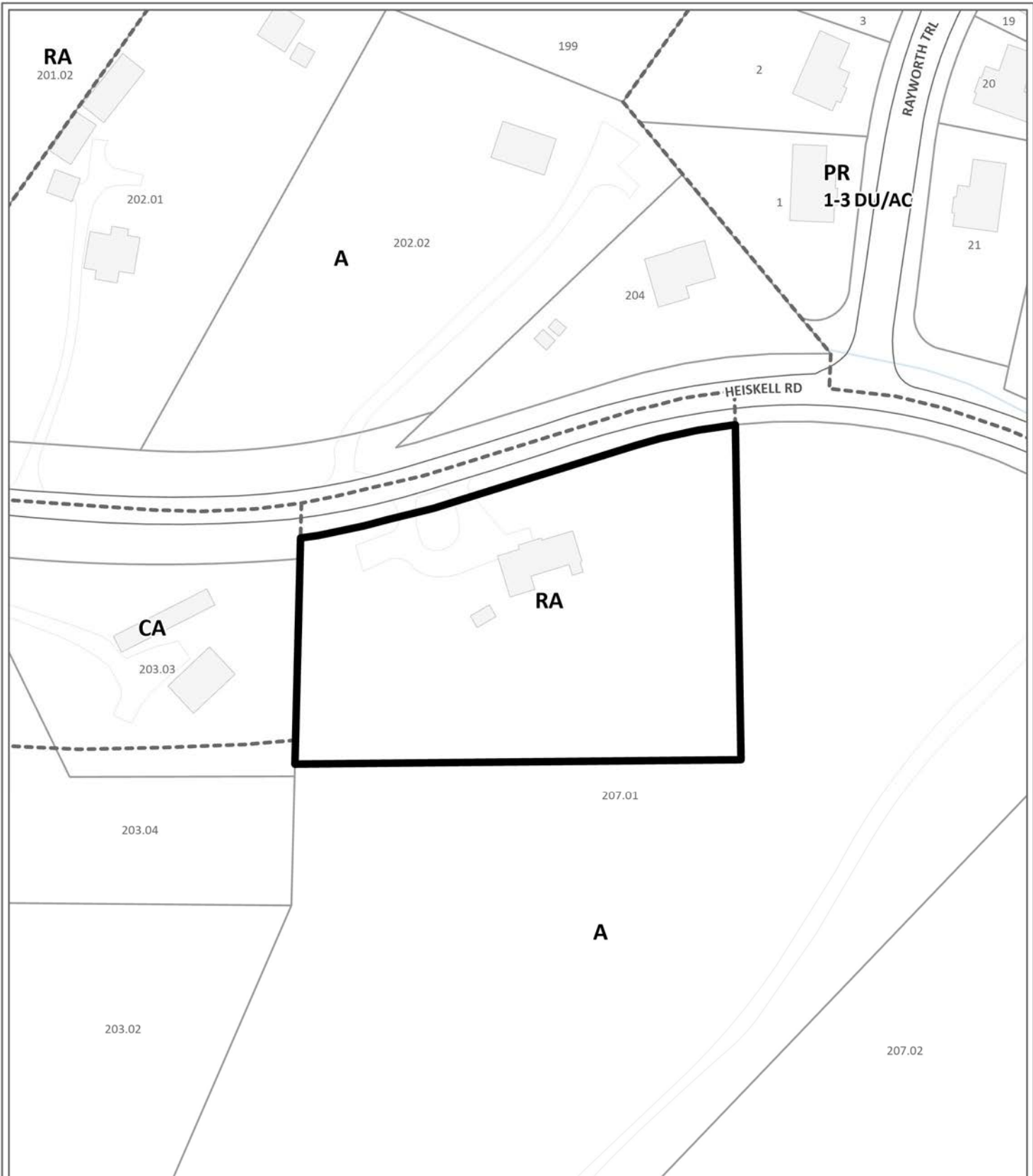


**From:** SR (Suburban Residential), HP (Hillside Protection)  
**To:** SMR (Suburban Mixed Residential), HP (Hillside Protection)

**Map No:** 46  
**Jurisdiction:** County

**Original Print Date:** 10/9/2024  
Knoxville - Knoxville County Planning Commission \* City / County Building \* Knoxville, TN 37902





**REZONING**

**11-Q-24-RZ**

**Petitioner:** William Todd Daniel



**From:** RA (Low Density Residential)

**To:** CN (Neighborhood Commercial)

**Map No:** 46

**Jurisdiction:** County



**Original Print Date:** 10/9/2024

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

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

**William Todd Daniel**

Applicant Name

**Owner**

Affiliation

**9/30/2024**

Date Filed

**11/14/2024**

Meeting Date (if applicable)

**11-Q-24-RZ / 11-C-24-PA**

File Number(s)

## CORRESPONDENCE

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

**Benjamin C. Mullins Frantz, McConnell and Seymour, LLP**

Name / Company

**550 W. Main St. St. Suite 500 Knoxville TN 37902**

Address

**865-546-9321 / bmullins@fmsllp.com**

Phone / Email

## CURRENT PROPERTY INFO

**William Todd Daniel**

Owner Name (if different)

**8303 Heiskell Rd Powell TN 37849**

Owner Address

**865-546-4292**

Owner Phone / Email

**8303 HEISKELL RD**

Property Address

**46 20701 (part of)**

Parcel ID

Part of Parcel (Y/N)?

**1.56 acres**

Tract Size

**Hallsdale-Powell Utility District**

Sewer Provider

**Hallsdale-Powell Utility District**

Water Provider

**No**

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

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	<b>CN (Neighborhood Commercial)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>SMR (Suburban Mixed Residential), HP (Hillside Protection)</b> Proposed Plan Designation(s) <b>4-R-23-RZ</b>	
Proposed Density (units/acre)	Previous Rezoning Requests	
Additional Information _____		

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$1,500.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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>William Todd Daniel</b> Please Print	<b>9/30/2024</b> Date
Phone / Email		
Property Owner Signature	<b>William Todd Daniel</b> Please Print	<b>9/30/2024</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  PA
- Rezoning

William Todd Daniel

Owner

Applicant Name

Affiliation

November 14, 2024

File Number(s)

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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

## CURRENT PROPERTY INFO

8303 Heiskell RD

865-546-4292

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8303 Heiskell Rd

46 207.1

Property Address

Parcel ID

Hallsdale-Powell UD

Hallsdale-Powell

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.

### 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

Zoning Change

CN for ~ 1.5 acres (65,340 sq ft currently zoned RA)

Pending Plat File Number

Proposed Zoning

Plan Amendment Change

SMR for entire tract

Proposed Plan Designation(s)  
4-R-23-RZ

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

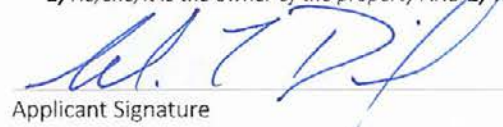
- Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
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



William Todd Daniel

10-25-2024

Applicant Signature

Please Print

Date

865-546-4292

tdaniel@zdaniel.com

Phone Number

Email



William Todd Daniel

10-25-2024

Property Owner Signature

Please Print

Date Paid



# Knox County Comprehensive Plan Amendment Request

**All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process.**

The applicant must provide justification per Implementation Action IM.6, demonstrating:

**Either**

- There is an obvious or significant error or omission in the Plan

**OR**

**2 or more of the following criteria apply**

- Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
- New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
- New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
- Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

**PLEASE EXPLAIN**

Conditions have changed: There is existing commercial zoning along Heiskell Rd contiguous to the property currently zoned RA that is inconsistent with the SR Placetype but there is established SMR placetype to the southwest of this property. Populations continue to increase magnifying the need for additional housing, diversity of housing stock, and integration of neighborhood commercial uses near residential development. SMR would better serve the needs of these changing conditions.

Policy 2: Existing community character is a mix of low density and medium density residential near commercial nodes. The SMR facilities development consistent with all three established uses in the community while encouraging commercial uses that are more compatible with existing and future residential uses.

Policy 3: This property was partially zoned CA, rezoned in 2023 to RA, and now seeking SMR to allow for CN zoning.

Policy 4: SMR would encourage a diverse residential development along the balance of the property with CN at the entrance of a potential residential development providing mixed-uses and amenities within a walkable community.

Policy 5: While the majority of the housing stock is SFR, the SMR would encourage diversity of housing near commercial property along an arterial road.

Policy 6: Diverse housing stock provides additional opportunities and competition which serves more attainable housing options.

Policy 10: Additional opportunities for commercial uses in the county promote long-term fiscal health and tax base.

Policy 11: SMR allows connectivity of both residential and neighborhood commercial promoting connectivity in a new development.

**for W. Todd Daniel**

**9-30-24**

Property Owner Signature

Print Name

Date

*By signing above, you certify that criteria for a Plan Amendment have been met and that any information to justify such action is specified above.*

**FILE NUMBER**



# 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.*

~~November 1, 2024~~

~~November 15, 2024~~

~~November 2, 2024~~

~~November 5, 2024~~

Date to be Posted

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

48914d33-f15c-42e6-9c5d-afa097d63803

Digitally signed by: 48914d33-f15c-42e6-9c5d-afa097d63803  
DN: CN = 48914d33-f15c-42e6-9c5d-afa097d63803  
Date: 2024.09.29 10:18:53 -04'00'

**for William Todd Daniel**

Applicant Signature

Applicant Name

Date

**11-Q-24-RZ & 11-C-24-PA**

**FILE NUMBER**