

**4-A-25-SP  
EAST CITY SECTOR PLAN MAP**

**Petitioner:** Stefan Claar-1222 Development



**From:** LI (Light Industrial)

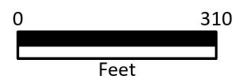
**To:** HI (Heavy Industrial)

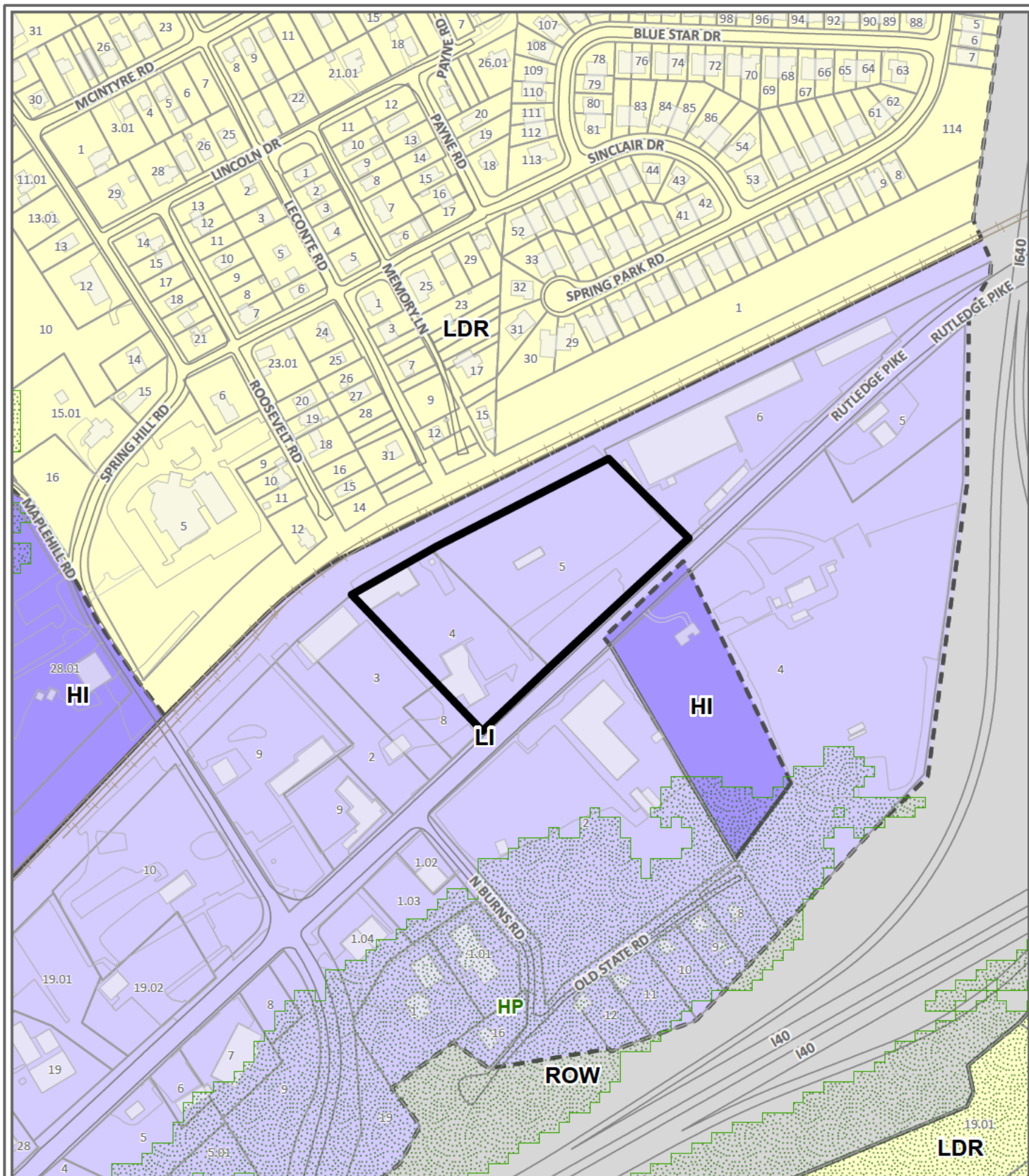
**Map No:** 71

**Jurisdiction:** City

**Original Print Date:** 3/14/2025

Knoxville - Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902





**ONE YEAR PLAN MAP**

**4-A-25-PA**

**Petitioner:** Stefan Claar-1222 Development

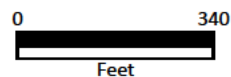


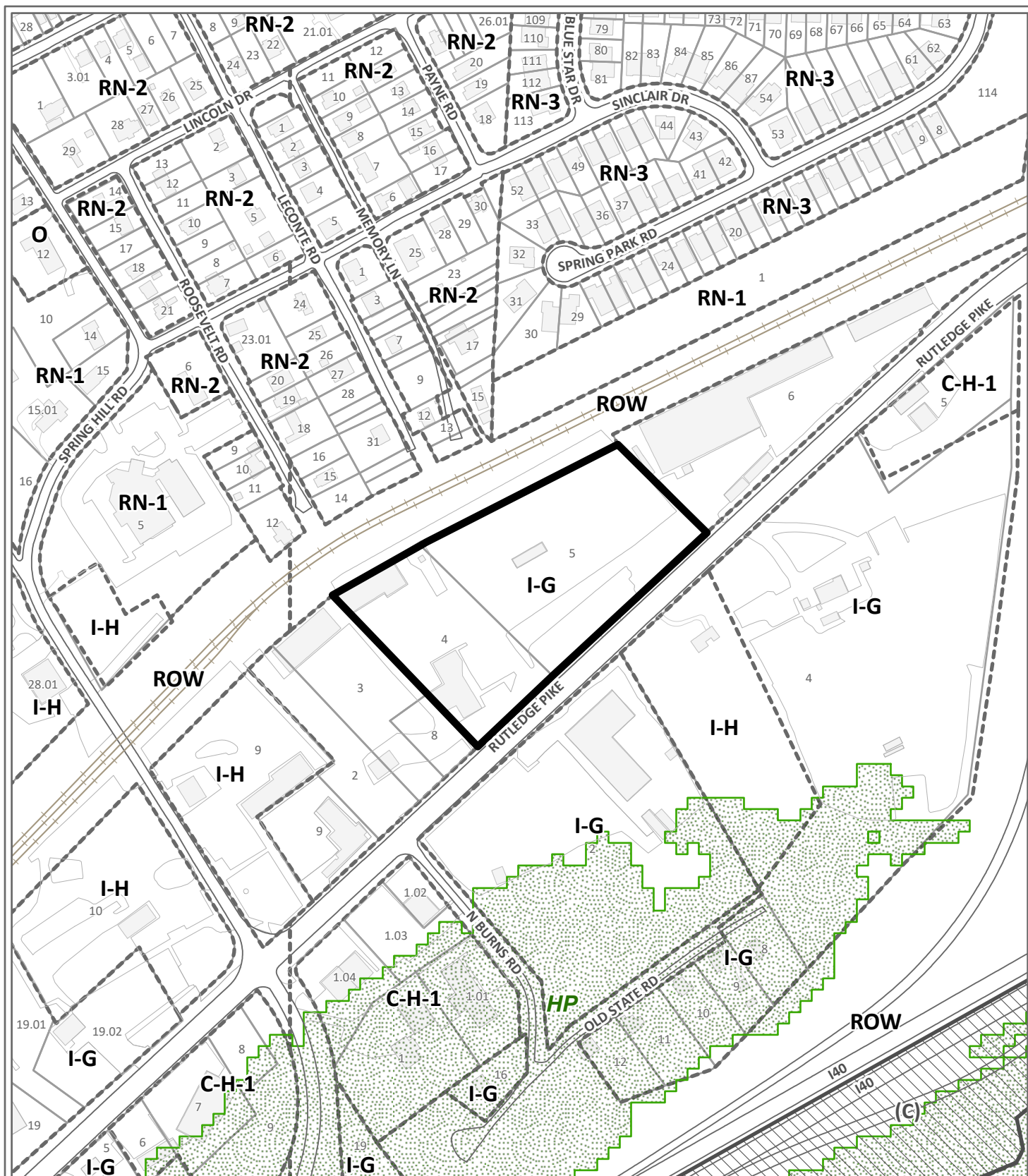
**From:** LI (Light Industrial)

**To:** HI (Heavy Industrial)

**Map No:** 71  
**Jurisdiction:** City

**Original Print Date:** 2/27/2025  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





**REZONING**



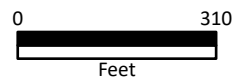
**From:** I-G (General Industrial)  
**To:** I-H (Heavy Industrial)

**4-A-25-RZ**

**Petitioner:** Stefan Claar-1222 Development

**Original Print Date:** 2/27/2025  
 Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 71  
**Jurisdiction:** City





# 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

Stefan Claar-1222 Development

Consultant

Applicant Name

Affiliation

12/23/24

~~01/09/25~~ 04/10/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

4-A-25-RZ  
4-A-25-PA  
4-A-25-SP

### 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

Stefan Claar

1222 Development

Name

Company

7800 Senate Lane

Knoxville

TN

37931

Address

City

State

ZIP

865.804.9802

Phone

Email

### CURRENT PROPERTY INFO

Tennessee Auto Salvage and Recycling

5000 Rutledge Pike Knoxville, TN

786.499.9476

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4817 & 4823 Rutledge Pike

071HA004 & 071HA005

Property Address

Parcel ID

NE Knox Utility District

NE Knox Utility District

N

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) \_\_\_\_\_

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

### SUBDIVISION REQUEST

Related Rezoning File Number

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

Combine Parcels  
  Divide Parcel  
 Unit / Phase Number \_\_\_\_\_

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

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

Attachments / Additional Requirements

### ZONING REQUEST

Pending Plat File Number

Zoning Change I-H

Proposed Zoning

Plan Amendment Change One Year and Sector Plan-HI

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
0605	
Fee 2	
	\$2,296.00
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



Stefan Claar-1222 Development

12/23/24

Applicant Signature

Please Print

Date

865.804.9802

Phone Number

Email

01/24/2025, SG



Harry Hernandez

12/23/24

Property Owner Signature

Please Print

Date Paid

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# 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.*

**February 28, 2025**

**March 14, 2025**

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

da506347-c111-423f-bf14-97f3354870c7

Digitally signed by da506347-c111-423f-bf14-97f3354870c7  
Date: 2024.12.23 14:29:24 -05'00'

**Stefan Claar**

**12/23/24**

Applicant Signature

Applicant Name

Date

**FILE NUMBER**

4-A-25-RZ, 4-A-25-PA & 4-A-25-SP