

## REZONING

**4-N-25-RZ**

**Petitioner:** James I Smith

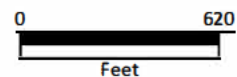


**From:** A (Agricultural), F (Floodway)

**To:** PR (Planned Residential) up to 2 du/ac, F (Floodway)

**Map No:** 135

**Jurisdiction:** County



**Original Print Date:** 3/18/2025

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
  - ☐ SP
  - ☐ PA
- ☒ Rezoning

James I. Smith		Civil & Environmental Consul
Applicant Name		Affiliation
2/20/2025	4/10/2025	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.

<input checked="" type="checkbox"/> Applicant	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Option Holder	<input type="checkbox"/> Project Surveyor	<input checked="" type="checkbox"/> Engineer	<input type="checkbox"/> Architect/Landscape Architect
James I. Smith		Civil & Environmental Consultants, Inc.			
Name		Company			
2704 Cherokee Farm Way, Suite 101		Knoxville	TN	37920	
Address		City	State	ZIP	
865-977-9997					
Phone		Email			
Owners: MALONEY ESTATES LLC, 420 MAY ACQUISTIONS LLC, 3524 MALONEY LLC, PEACOCK WAY LLC, FOSTER JEFFREY B & REECE M					

CURRENT PROPERTY INFO

Parcels: 135 002, 135 00301, 135 003, 135 00601, 135 00602

See list of owners above.	307 Blue Peacock Way, Seymour, TN 37865	
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
See list of addresses below.	See list of parcels above.	
Property Address	Parcel ID	
KNOXVILLE UTILITIES BOARD	KNOXVILLE UTILITIES BOARD	n
Sewer Provider	Water Provider	Septic (Y/N)
Addresses: 0 MALONEY RD, 3526 MALONEY RD, 3524 MALONEY RD, 3518 MALONEY RD, 3516 MALONEY RD		

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

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

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

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

☒ Zoning Change

PR (Planned Residential Zone)

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

2.0

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

Pending Plat File Number

## 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

**By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.**

Smith, James

Digitally signed by Smith, James  
DN: E=jsmith@oeinc.com, CN="Smith, James",  
OU=Users, OU=Knoxville, DC=oeinc, DC=com  
Date: 2025.02.20 11:06:18-05'00'

James Smith (Engineer)

2/20/2025

Applicant Signature

Print Name / Affiliation

Date

865.340.4949

Phone Number

Email

Property Owner Signature

Please Print

Date Paid





# 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.*

03/08/2025

04/11/2025

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

Smith, James

Digitally signed by Smith, James  
DN: E=jsmith@oeinc.com, CN="Smith, James",  
OU=Users, OU=Knoxville, DC=oeinc, DC=com  
Date: 2025.02.21 11:42:34-05'00'

James Smith

02/21/2025

Applicant Signature

Applicant Name

Date

4-N-25-RZ

FILE NUMBER