

**REZONING**

**4-V-25-RZ**

**Petitioner: 1222 Development LLC**



**From: A (Agricultural)**

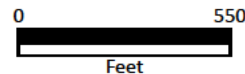
**To: PR (Planned Residential) up to 7.5 du/ac**

**Map No: 50**

**Jurisdiction: County**

**Original Print Date: 2/27/2025**

**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

1222 Development LLC

Option Holder

Applicant Name

Affiliation

02/24/25

04/10/25

Date Filed

Meeting Date (if applicable)

File Number(s)

4-V-25-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

Stefan Claar

1222 Development LLC

Name

Company

300 Letterman Road

Knoxville

TN

37919

Address

City

State

ZIP

865.804.9802

Phone

[Redacted]

Email

## CURRENT PROPERTY INFO

Brad Campbell

7324 Millertown Pike Knoxville TN 37924

865.679.7208

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7324 Millertown Pike Knoxville TN 37924

050 204

Property Address

Parcel ID

KUB

KUB

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

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

**Planned Residential-PR**

Proposed Zoning \_\_\_\_\_

Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number

### 7.5 DUA

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

Other (specify)

**Desire to rezone and construct a 55+ ranch community consisting of 1600 sq ft townhomes.**

## STAFF USE ONLY

### PLAT TYPE

- Staff Review   
  Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders   
  Variance Request  
 Amendment Request (*Comprehensive Plan*)

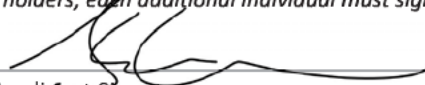
### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
Fee 2	<b>\$1,173.00</b>
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.**

  
Applicant Signature

**Stefan Claar**

Print Name / Affiliation

**02/24/25**

Date

865.804.9802

Phone Number

  
Email

  
Property Owner Signature

**Brad Campbell**

Please Print

**02/25/2025, SG**

Date Paid

## 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.*

**03/28/2025**

~~03/25/25~~

**04/12/25**

Date to be Posted

Date to be Removed

### Have you engaged the surrounding property owners to discuss your request?

- Yes  No I plan to continue contacting them for feedback.
- No, but I plan to prior to the Planning Commission meeting



Applicant Signature

**Stefan Claar**

Applicant Name

**02/17/25**

Date

**4-V-25-RZ**

FILE NUMBER