

**REZONING**

**4-W-25-RZ**

**Petitioner:** Ralph Smith, PLS

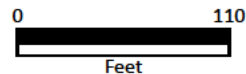


**From:** RN-1 (Single-Family Residential Neighborhood)

**To:** RN-2 (Single-Family Residential Neighborhood)

**Map No:** 58  
**Jurisdiction:** City

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



(1) Download and fill out this form at your convenience.  
Authentication ID: 7698722C-70F0-EF11-88F8-002248264582  
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the  
Knoxville-Knox County Planning offices  
OR email it to applications@knoxplanning.org

Reset Form



# 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

Ralph Smith / PLS

Surveying Company

Applicant Name		Affiliation	
2/21/25	4/10/25	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

Ralph Smith		Professional Land Systems	
Name		Company	
400 N. Main St	Clinton	TN	37716
Address		City	State      ZIP
865-599-1508	[REDACTED]		
Phone	Email		

### CURRENT PROPERTY INFO

Braden Family Properties, LLC	303 Bob Smith Ln Knoxville TN 37924	865-696-7343
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
0 Snowood Dr Knoxville TN 37918	058GB029	
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.**

View Form

### 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

Authentisign

*Josh Braden, Managing Member*

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

Zoning Change    **RN-2**  
 Proposed Zoning \_\_\_\_\_

Pending Plat File Number

Plan Amendment Change  
 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  
 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.**

Applicant Signature	<b>Ralph Smith</b>	<b>2/21/25</b>
	Print Name / Affiliation	Date
<b>865-599-1508</b>		
Phone Number	Email	
<i>Josh Braden, Managing Member</i>	<b>Josh Braden</b>	
Property Owner Signature	Please Print	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**

**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



**Ralph Smith**

**2/21/25**

Applicant Signature

Applicant Name

Date