



Development Request

Subdivision ☐ Concept Plan* ☐ Final Plat
Zoning ☒ Rezoning ☐ Plan Amendment*

Development ☐ Development Plan* ☐ Planned Development* ☐ Use on Review / Special Use* ☐ Hillside Protection COA*

*These application types require a pre-application consultation with Planning staff.

George W. Hicks

Applicant Name

Affiliation

06/04/2025

08/14/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

8-B-25-RZ

Correspondence

All correspondence will be directed to the approved contact listed below.

☒ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

George W. Hicks

Name

Company

8916 Rutledge PK

Address

mascot

City

TN

State

37806

ZIP

865-235-7628

Phone

Email

Current Property Info

same as above

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6447 Rutledge PK Knoxville TN 37924

Property Address

060 13113

Parcel ID

Sewer Provider

Northeast Knox Utility

Water Provider

Septic (Y/N)

Development Request

☐ Residential ☒ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use Small business

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels

☐ Divide Parcel

Proposed Number of Lots (total)

☐ Other (specify)

Specify if requesting: ☐ Variance ☐ Alternative design standard

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Zoning Request

PENDING PLAT FILE NUMBER

☐ Zoning Change

CA

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ Other (specify)

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

George W. Hicks
Applicant Signature

George W. Hicks
Print Name / Affiliation

4 June 2025
Date

865-235-7628
Phone Number

Email

George W. Hicks
Property Owner Signature

George W. Hicks
Please Print

06/11/2025, SG
Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1

FEE 2

FEE 3

TOTAL

0803

\$1,000.00

\$1,000.00

See



Property Owners Option Holders

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:
Please print or type in black ink:

Acknowledgement

By signing below, you acknowledge 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

<i>George W. Hicks</i> Signature	George W. Hicks Name		5 June 2025 Date	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Option Holder
	8916 Rutledge PK Address	Mascot City	TN State	37806 Zip

<i>Jacqueline Hicks</i> Signature	Jacqueline Hicks Name		5 June 2025 Date	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Option Holder
	8916 Rutledge PK Address	Mascot City	TN State	37806 Zip

Signature	Name	Affiliation	Date	<input type="checkbox"/> Owner <input type="checkbox"/> Option Holder
	Address	City	State	Zip

Signature	Name	Affiliation	Date	<input type="checkbox"/> Owner <input type="checkbox"/> Option Holder
	Address	City	State	Zip

Signature	Name	Affiliation	Date	<input type="checkbox"/> Owner <input type="checkbox"/> Option Holder
	Address	City	State	Zip

Signature	Name	Affiliation	Date	<input type="checkbox"/> Owner <input type="checkbox"/> Option Holder
	Address	City	State	Zip

Public Notice and 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). We require applicants to acknowledge their role in this process.

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.

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.

August 1, 2025

Date to be Posted

August 15, 2025

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

All of it is already zoned commercial

George W. Hicks
Applicant Signature

George W. Hicks
Applicant Name

5 June 2025
Date