Map labels (land use / zoning): LDR, LDR, LDR, ROW, MU-SD, MU-SD

Street labels: BUNKER HILL DR, BUNKER HILL DR, POTOMAC RD, DRESSER RD, MOUNT VERNON DR, LAKEMOOR VIEW RD, VALLEY FORGE DR, TRENTON RD, SARATOGA DR, CUSTIS LN, ROANOKE CIR, ALCOA HWY, ALCOA HWY, LAKE CROSSING LN
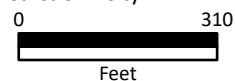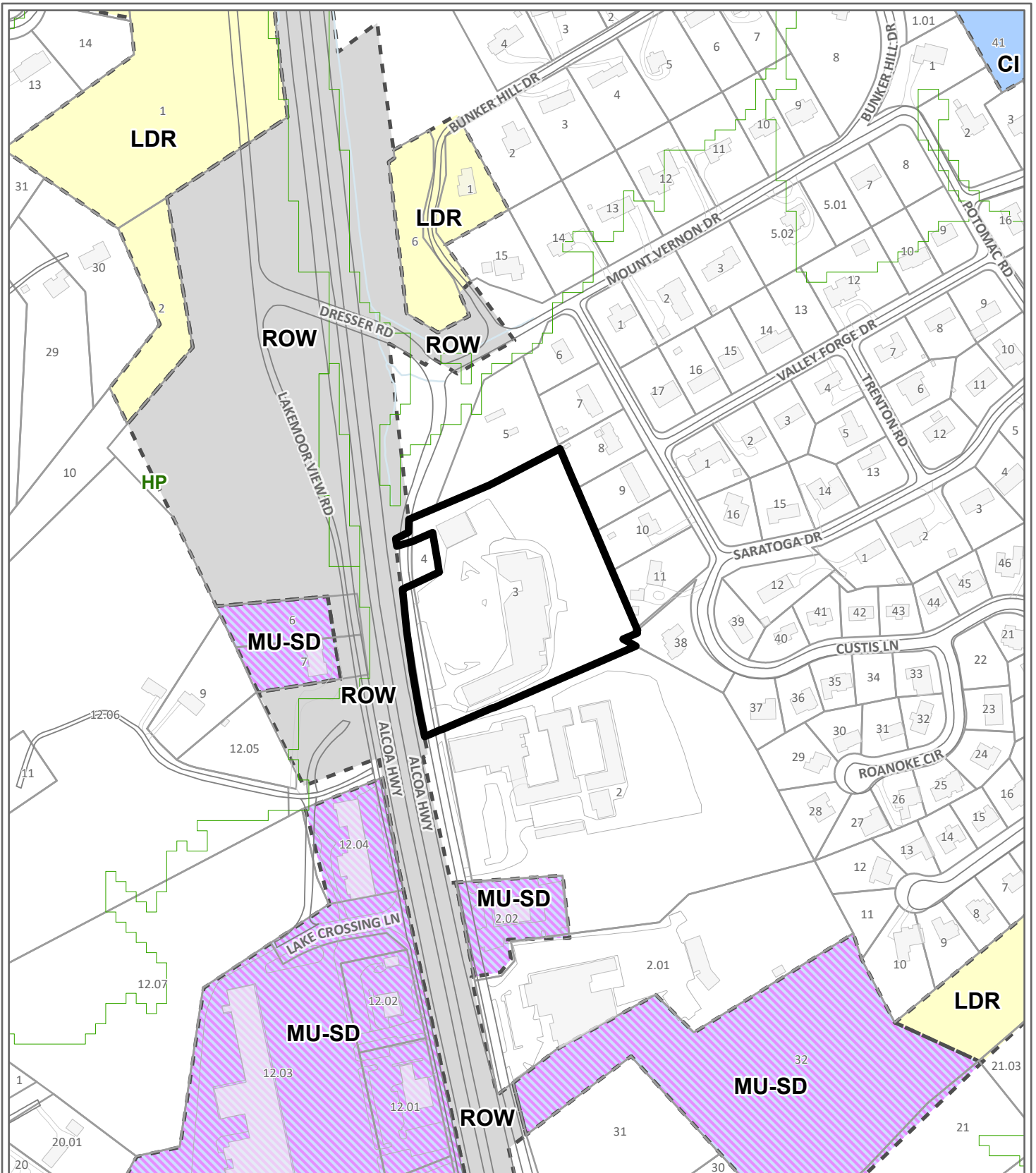
Legend:

Hillside & Ridgetop Protection Area

Stream Protection Area

8-B-25-SP
SECTOR PLAN MAP

Petitioner: City of Knoxville

From: N/A (no land use classification)

To: MU-SD (Mixed Use Special District)

Map No: 122
Jurisdiction: City

0 — 310
Feet

N

Map labels (land use classifications):

- LDR
- ROW
- HP
- MU-SD
- CI

Street names visible on map:

- BUNKER HILL DR
- MOUNT VERNON DR
- BUNKER HILL DR
- POTOMAC RD
- DRESSER RD
- LAKEMOOR VIEW RD
- VALLEY FORGE DR
- TRENTON RD
- SARATOGA DR
- CUSTIS LN
- ALCOA HWY
- ROANOKE CIR
- LAKE CROSSING LN

ONE YEAR PLAN MAP

8-B-25-PA

Petitioner: City of Knoxville

From: N/A (no land use classification)

To: MU-SD (Mixed Use Special District)
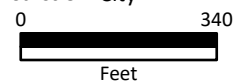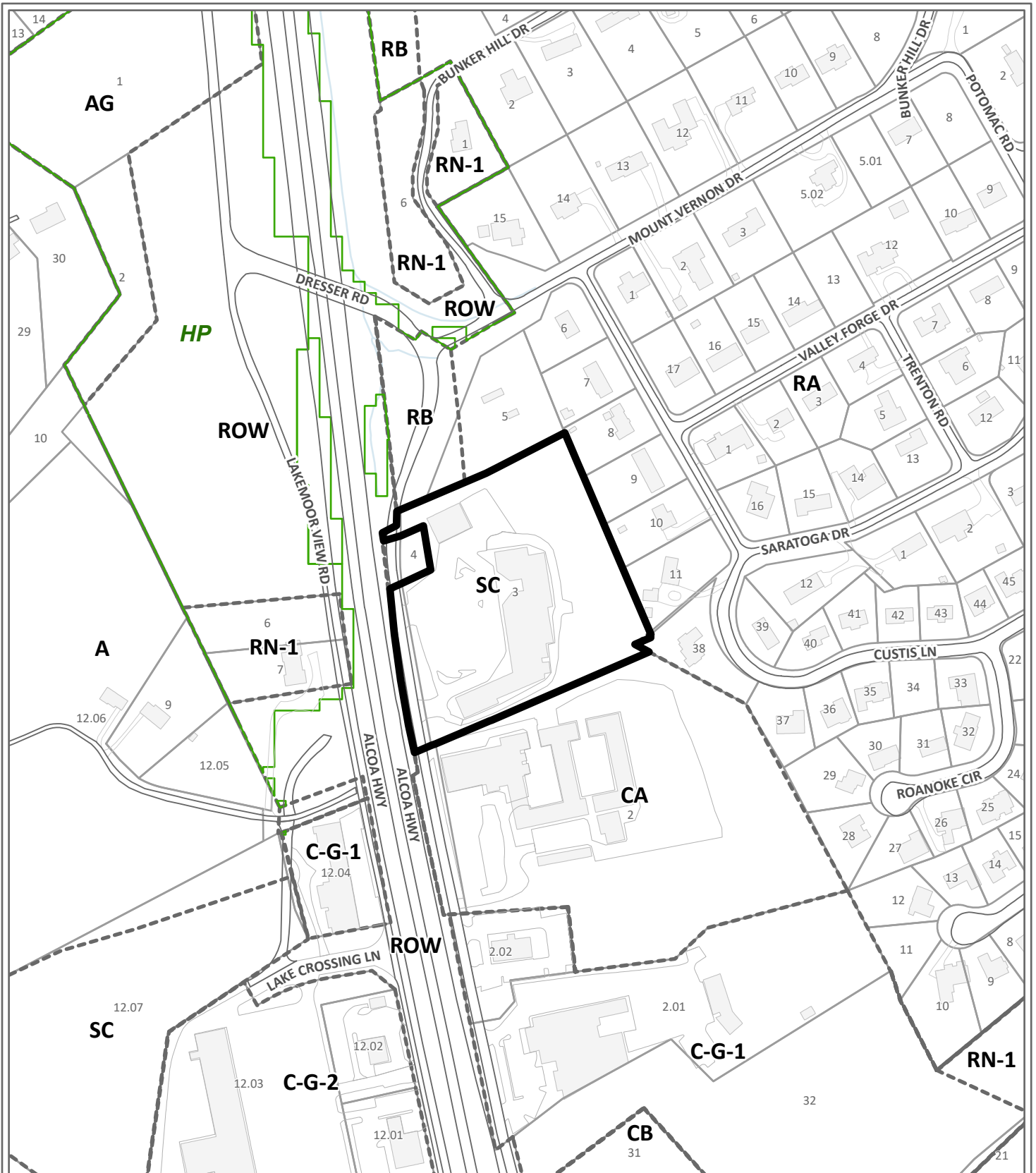
Map No: 122
Jurisdiction: City

0 _____ 340
Feet

Original Print Date: 7/24/2025
*Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902*

N

AG

RB

BUNKER HILL DR

RN-1

DRESSER RD

RN-1

ROW

HP

ROW

RB

LAKEMOOR VIEW RD

A

RN-1

SC

ALCOA HWY

C-G-1

ROW

LAKE CROSSING LN

SC

C-G-2

ALCOA HWY

SC

CA

C-G-1

CB

MOUNT VERNON DR

VALLEY FORGE DR

RA

TRENTON RD

SARATOGA DR

CUSTIS LN

ROANOKE CIR

RN-1

POTOMAC RD

BUNKER HILL DR

REZONING

8-K-25-RZ
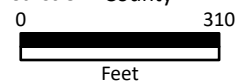
From: SC (Shopping Center)

To: C-G-1 (General Commercial)

Original Print Date: 7/2/2025
*Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902*

Petitioner: City of Knoxville

Map No: 122
Jurisdiction: County

0   310
Feet

N

GOVERNMENTAL REZONING

Planning
KNOXVILLE | KNOX COUNTY

Jurisdiction: ☐ City _____ Council District   ☑ County ___3___ Commission District

Date Filed: _____ **Fee Paid:** _____ **File Number:** _____

Map Number: 122OJ003 **Zoning District:** SC ☐ City ☑ County **Sector:** _____

Name of Applicant: City of Knoxville

PROPERTY INFORMATION:

Address: (Street Number) 2814   (Street Name) Dresser Road

General Location: East of Alcoa Highway approximately 550 feet +/- south of the Dresser Road overpass

Description: Parcel(s) 122OJ003   City Block(s) n/a

Other Lying west of tax parcels 122OJ008, 122OJ009, 122OJ010 & 122OJ011; northwest of tax parcel 122OK038; north of tax parcel 122OJ022, & south of tax parcel 122OJ005; being the property of Heirs Enterprises, LLC per Deed Instrument Number 200512080050374.

Size of Tract: ___5.21___ Acres ___226,880___ Square Feet

CHANGE REQUESTED:

I (we) request that Planning, after appropriate study, recommend an amendment to the official zoning map to change the zoning of the property described above.

FROM: SC   TO: Comparable Zoning to County

Previous Zoning Requests:
8-K-25-RZ (Active)

ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

Chris Howley   400 Main St., Ste. 475, Knoxville, TN 37902   (865) 215-3252   (865) 215-2631

Name: (Print)	Address • City • State • Zip • Phone • Fax

AUTHORIZATION OF APPLICATION:

☑ City of Knoxville ☐ Knox County   Engineering Department
Department

signature

Signature
Chris Howley

Deputy Director
Title
Knoxville   TN   37902   (865) 215-3252   (865) 215-2631

Name (Print)   City   •   State   •   Zip   •   Phone   •   Fax

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APPLICATION ACCEPTED BY:

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink: (If more space is required attach additional sheet.)

Name	Address • City • State • Zip	Owner	Option
Heirs Enterprises, LLC	326 Norton Rd, Knoxville, TN 37920	x	