

Request to Postpone • Table • Withdraw

Salamanco Gilberto Cortes
Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

11-13-25
Scheduled Meeting Date

11-K-25-RZ
File Number(s)

POSTPONE

POSTPONE: To be placed on a postponement list, a postponement request must be received in writing by the applicable deadline. New applications are eligible for a one-time automatic postponement for 30 days. The deadline is noon on the Thursday preceding the Planning Commission meeting. All other applications may request a 30-day, 60-day, or 90-day postponement, which must be paid for in advance and approved by the Planning Commission at their regular meeting. The deadline is noon the day before the meeting. After this, applicants must request postponement at the Planning Commission meeting. If payment is not received by the applicable deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the December 11 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

David Harbin
Applicant Signature

DAVID HARBIN
Please Print

865-588-6472
Phone Number

[Redacted]
Email

STAFF ONLY

Dallas DeArmond
Staff Signature

Dallas DeArmond
Please Print

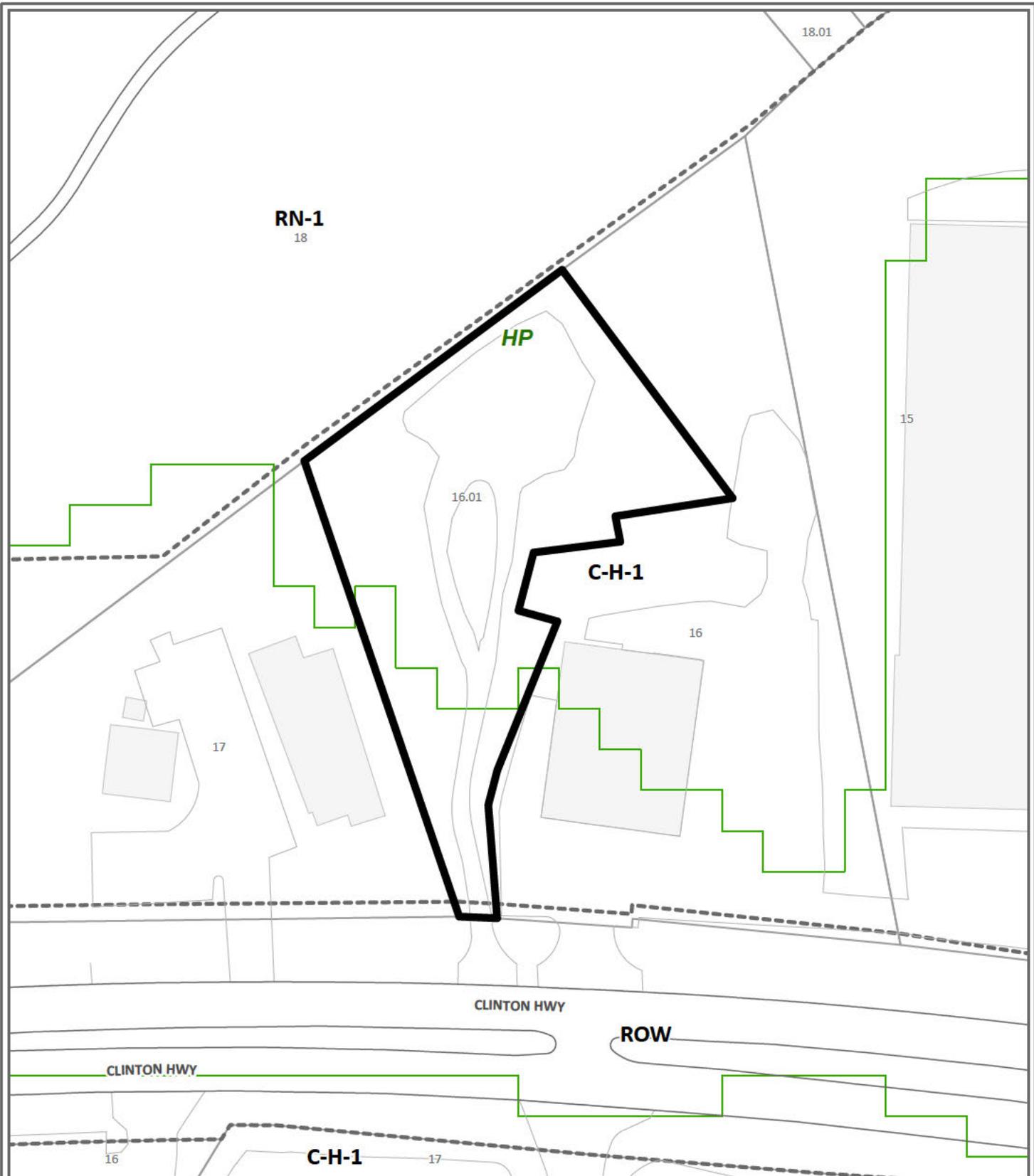
11/12/2025
Date Paid

No Fee

Eligible for Fee Refund? Yes No Amount:

Approved by: _____ Date: _____

Payee Name _____ Payee Phone _____ Payee Address _____



REZONING

11-K-25-RZ

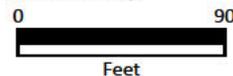
Petitioner: Salamanca Gilberto Cortes



From: C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)

To: C-G-1 (General Commercial);HP (Hillside Protection Overlay)

Map No: 68
Jurisdiction: City

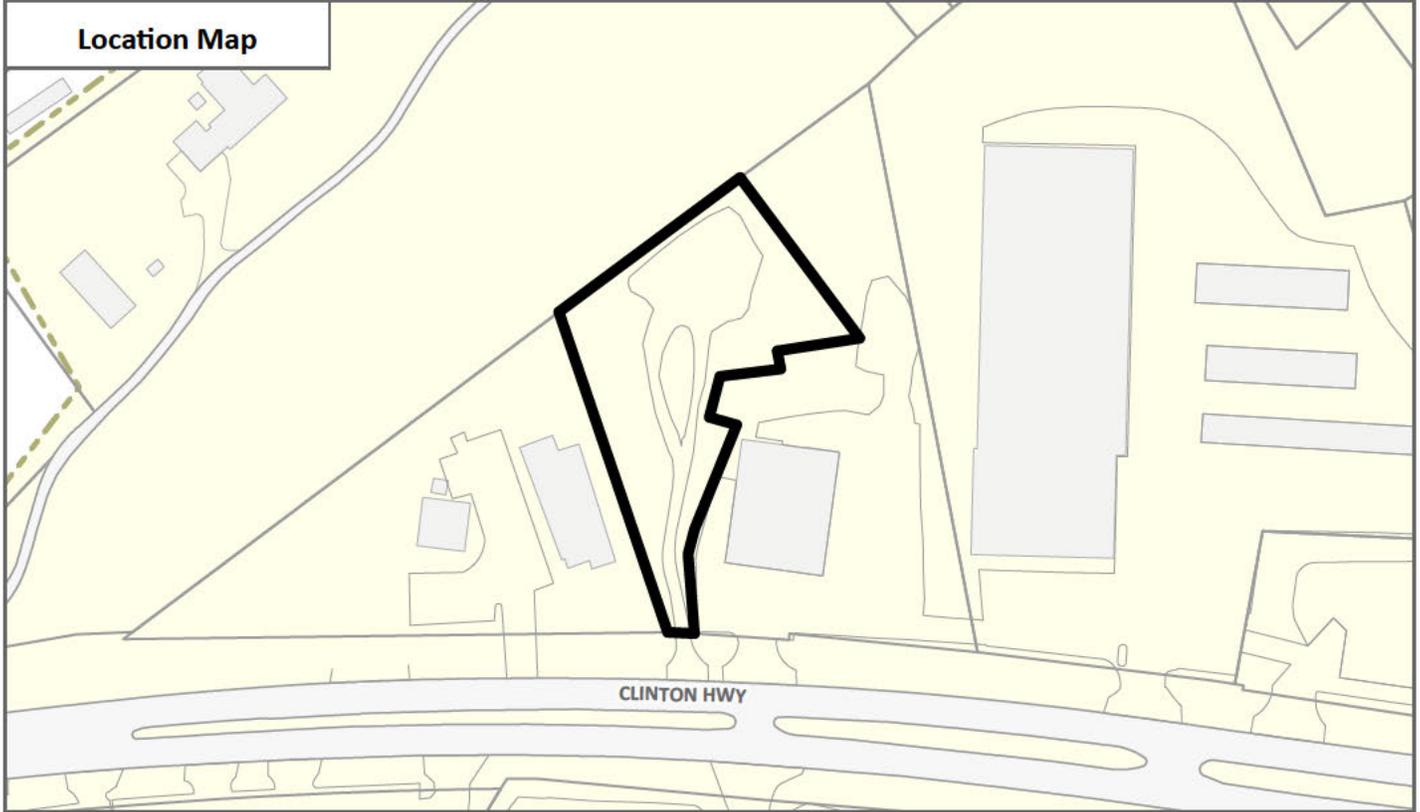


Original Print Date: 10/3/2025

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images

Location Map



Aerial Map

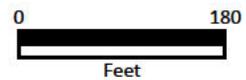


CONTEXTUAL MAPS 1

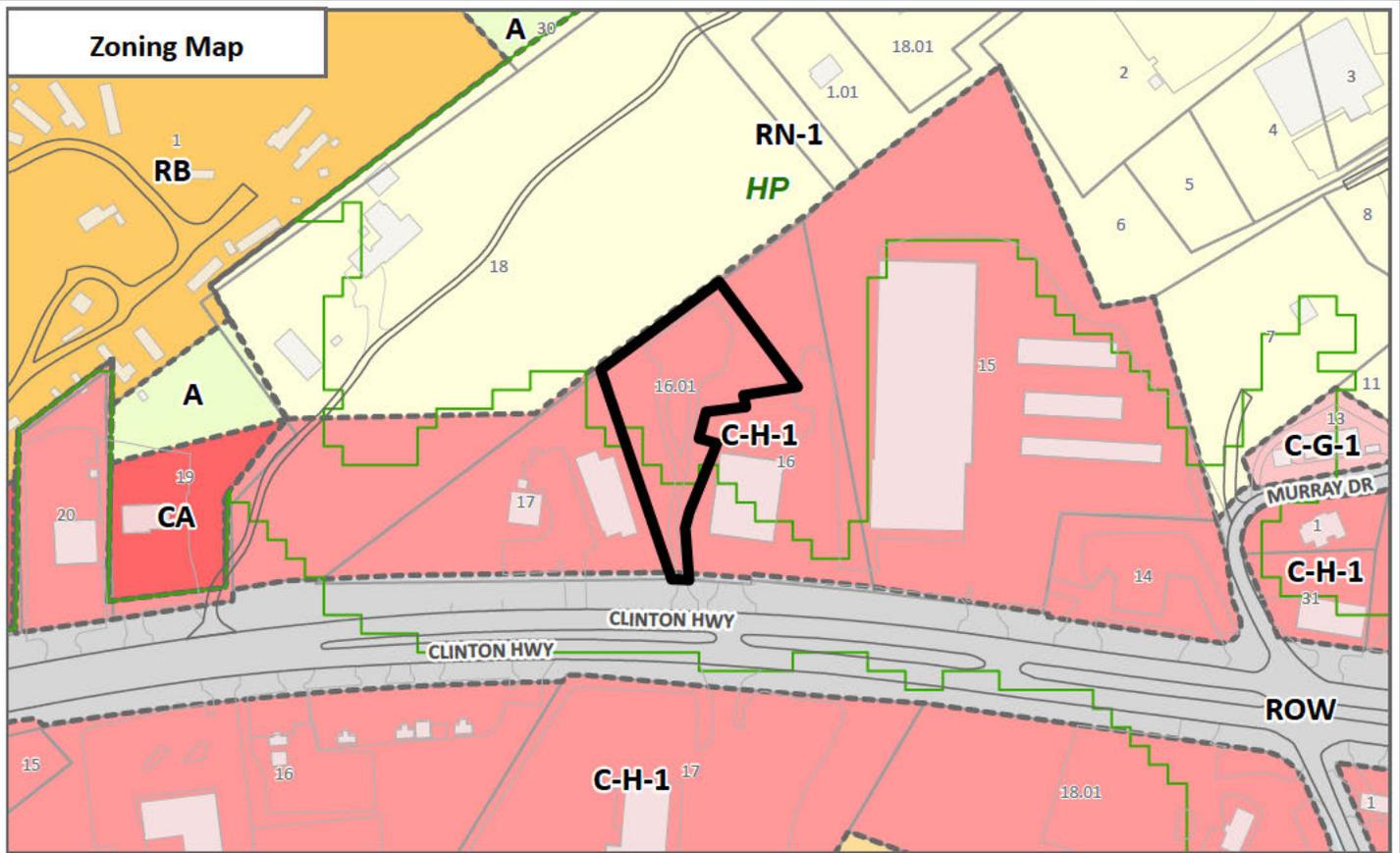
11-K-25-RZ



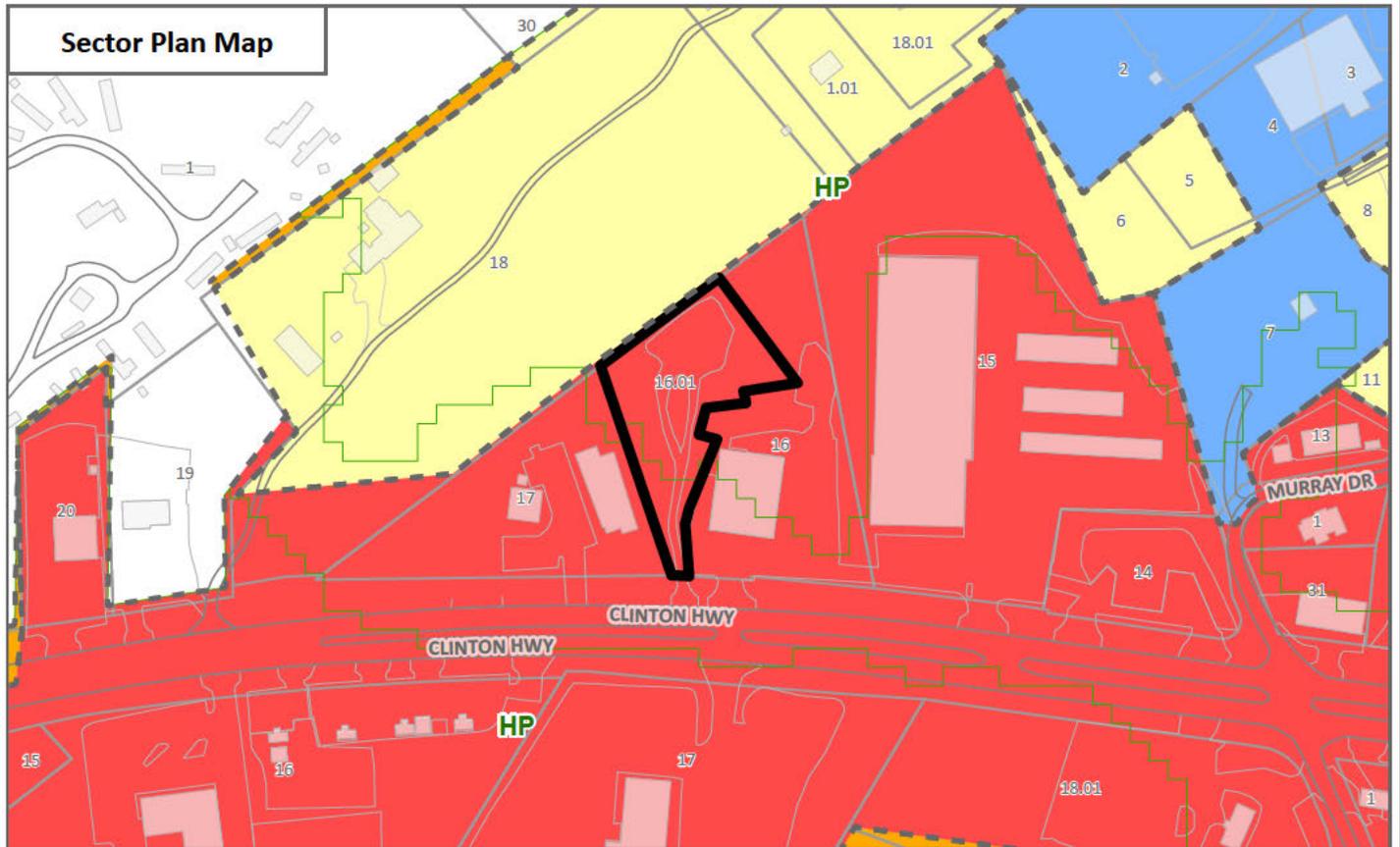
Case boundary



Zoning Map



Sector Plan Map

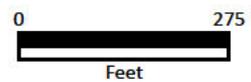


CONTEXTUAL MAPS 2

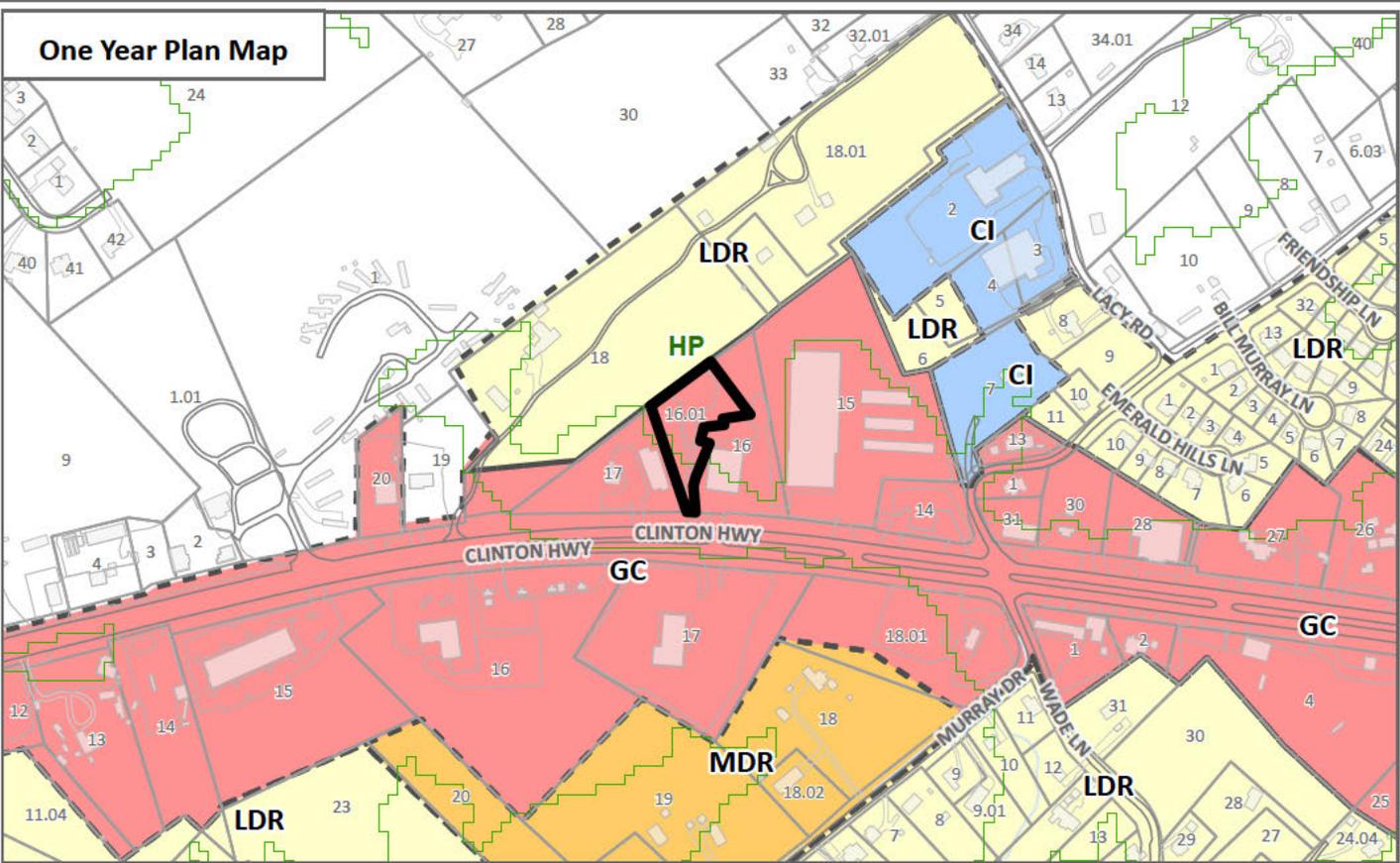
11-K-25-RZ



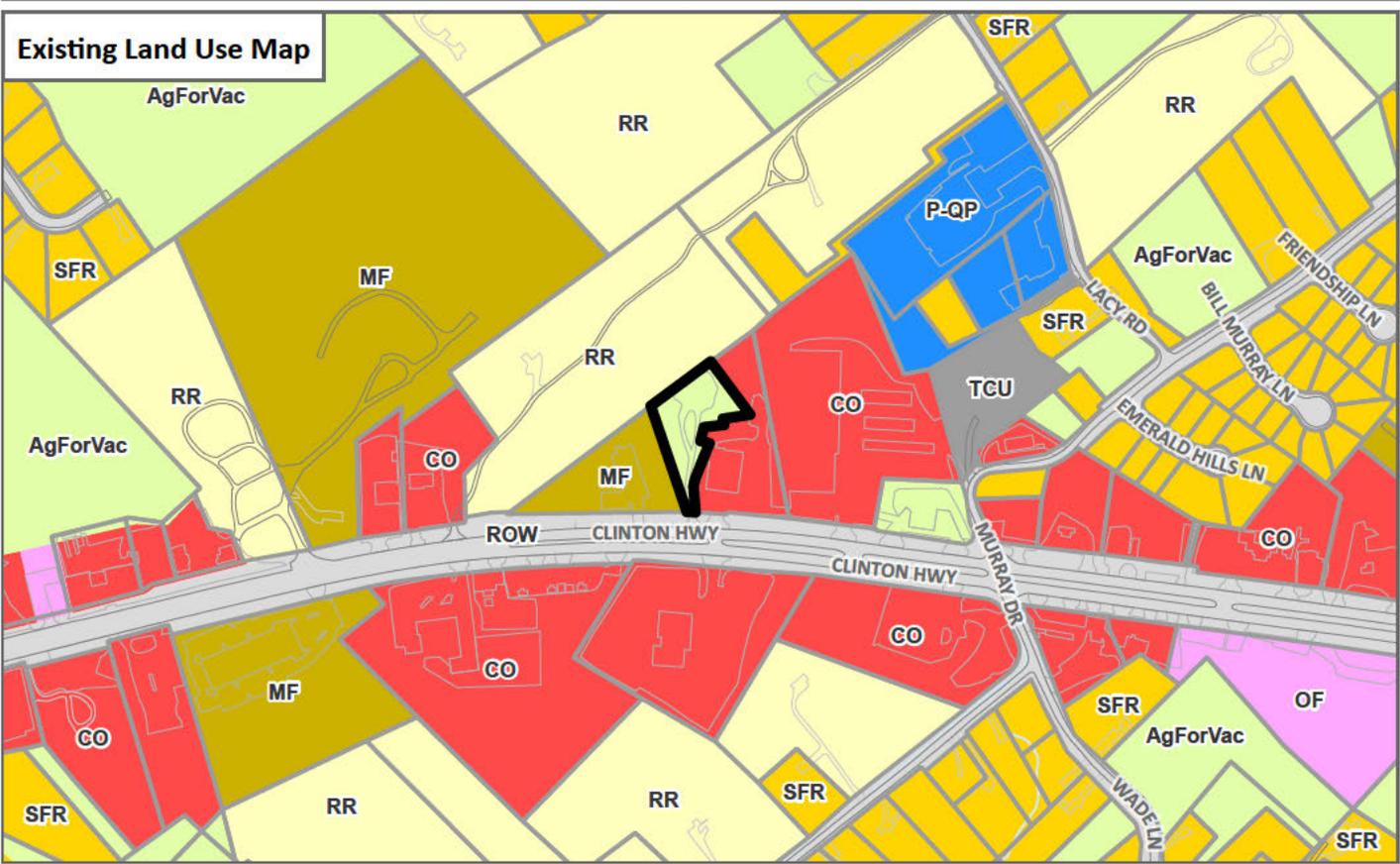
Case boundary



One Year Plan Map



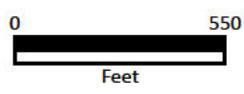
Existing Land Use Map



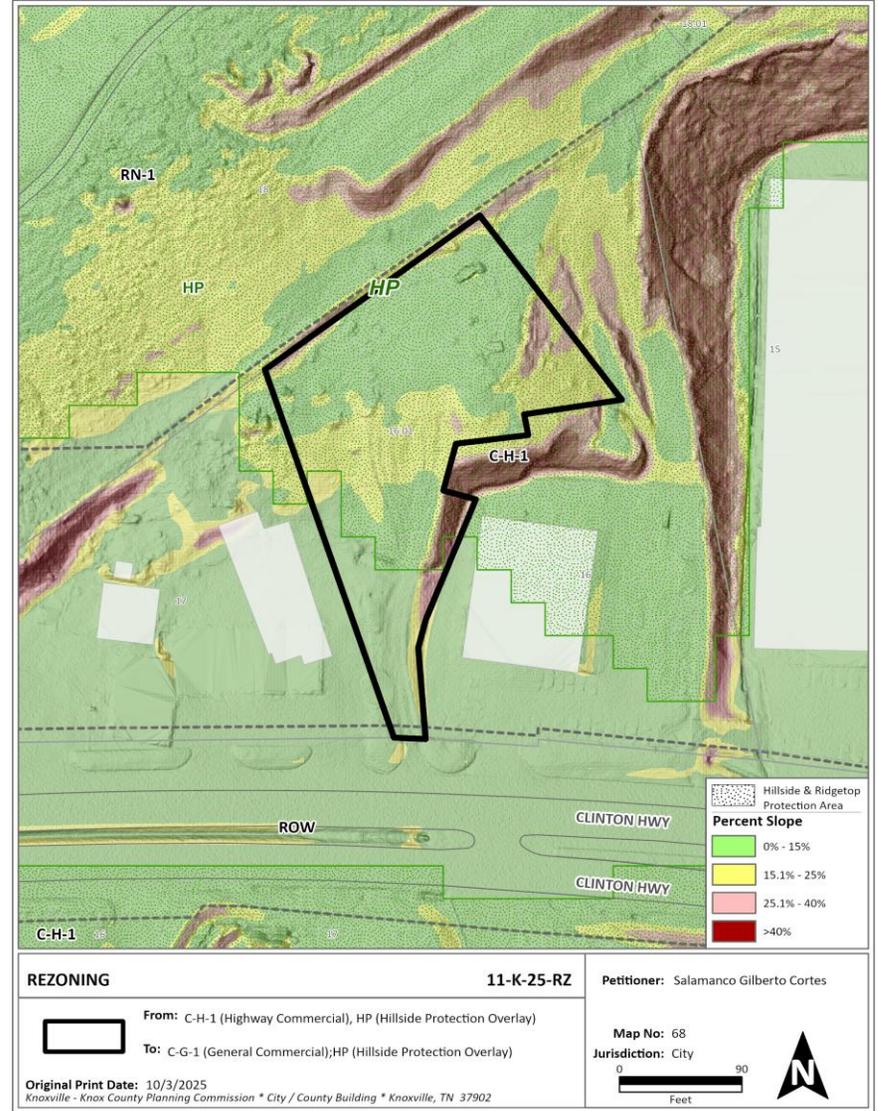
CONTEXTUAL MAPS 3

11-K-25-RZ

 Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	42,213.9	0.97			
Non-Hillside	7,858.1	0.18	N/A		
0-15% Slope	19,948.2	0.46	100%	19,948.2	0.46
15-25% Slope	11,549.9	0.27	50%	5,775.0	0.13
25-40% Slope	2,172.4	0.05	20%	434.5	0.01
Greater than 40% Slope	685.2	0.02	10%	68.5	0.00
Ridgetops					
Hillside Protection (HP) Area	34,355.7	0.79	Recommended disturbance budget within HP Area	26,226.2	0.60
			Percent of HP Area	76.3%	



Subdivision Concept Plan* Final Plat

Zoning Rezoning Plan Amendment* Governmental Rezoning

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

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

Salamanca Gilberto Cortes

Applicant Name	Affiliation	File Number(s)
09/29/2025	11/13/2025	11-K-25-RZ
Date Filed	Meeting Date (if applicable)	

Correspondence

All correspondence will be directed to the approved contact listed below. The contact information you provide here and elsewhere on this form will be included in the application materials and is part of the public record of your case.

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

DAVID HARRIS BATSON Himes novell + Poe
 Name Company

4334 Papermill RD Knoxville TN 37909
 Address City State ZIP

865-588-6472 [Redacted]
 Phone Email

Current Property Info

11022 Hunters Knwon
Knoxville, TN 37932
 Property Owner Name (if different) Property Owner Address Property Owner Phone

1260 CLINTON Hwy 0681C01601
 Property Address Parcel ID

KUB KUB no
 Sewer Provider Water Provider Septic (Y/N)

Development Request

Residential Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use _____

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 <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____	
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard	
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No	

Zoning Request

	PENDING PLAT FILE NUMBER
<input checked="" type="checkbox"/> Zoning Change <u>C-G 1 (General Commercial)</u>	
Proposed Zoning	Proposed Density (units/acre, for PR zone only)
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan	
<input type="checkbox"/> Plan Amendment Change	
	Proposed Plan Designation(s)
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application	
	Previous Rezoning Requests
<input type="checkbox"/> Other (specify) _____	

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

Authorization

	DAVID HARBIN	9.25.25
Applicant Signature	Print Name / Affiliation	Date
865588-6472	[REDACTED]	
Phone Number	Email	09/30/2025, SG
 	Gilberto Cortes Salamanca	09/29/25
Property Owner Signature	Please Print	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

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). The contact information you provide in your application may be used for that purpose. 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.

10/31/2025

Date to be Posted

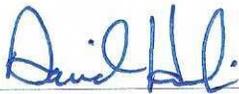
11/14/2025

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



Applicant Signature

DAVID HARBIN

Applicant Name

9.25.25

Date