

**REZONING**

**12-L-25-RZ**

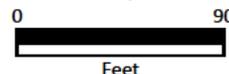
**Petitioner:** Alpha Residential



**From:** I-MU (Industrial Mixed-Use)

**To:** DK-W (Downtown Knoxville)

**Map No:** 95  
**Jurisdiction:** City



**Original Print Date:** 11/3/2025

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

**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.

Alpha Residential

Purchaser - buyer

Applicant Name

Affiliation

October 27, 2025

12/11/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

12-L-25-RZ

## 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 Pina

Alpha Residential

Name

Company

44 Abele Road, Suite 304

Bridgeville

PA

15017

Address

City

State

ZIP

412-212-0665

Phone

Email

## Current Property Info

Dalton Dennis & Wallace Carey

250 Patton St

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

250 Patton

095HC013

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

## Development Request

Residential  Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use Develop a mixed use residential project

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 checked="" type="checkbox"/> No		

## Zoning Request

DK-W	300-350 units	PENDING PLAT FILE NUMBER
<input checked="" type="checkbox"/> Zoning Change 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) _____		

## 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

<i>David Pina</i>	David Pina, Dev. Manager, Alpha Residential	10.24.2025
Applicant Signature	Print Name / Affiliation	Date
210-385-5825		
Phone Number	Email	
<i>Carey Wallace</i>	Carey Wallace	10/27/2025, SG
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

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Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input checked="" type="checkbox"/> No		

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Applicant Signature	Print Name / Affiliation	Date
210-385-5825		
Phone Number	Email	
<i>Dennis Dalton</i>	Dennis Dalton	10/27/2025, SG
Property Owner Signature	Please Print	Date Paid

## Staff Use Only

Administrative Review

ADDITIONAL REQUIREMENTS  Property Owners / Option Holders

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# 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.*

11/28/2025

Date to be Posted

12/12/2025

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

*David Pina*

Applicant Signature

David Pina for Alpha Residential

Applicant Name

10.24.2025

Date