

**REZONING**

**12-M-25-RZ**

**Petitioner:** Joshua Schmitt

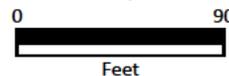


**From:** I-G (General Industrial)

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

**Map No:** 122

**Jurisdiction:** City and County



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

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

(1) Download and fill out this form at your convenience.  
(2) Sign the application digitally (or print, sign, and scan).  
(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

**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.

Joshua Schmitt		Owner
Applicant Name		Affiliation
10/24/25	1211/2025	File Number(s)  12-M-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

Joshua Schmitt		Home Schmitt Homes LLC	
Name		Company	
6956 Wyndham Pointe Ln		Knoxville	TN 37920
Address		City	State ZIP
865-441-2935		[Redacted]	
Phone		Email	

## Current Property Info

6956 Wyndham Pointe Ln		865-441-2935
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
4407 Tippins Dr Knoxville 37920	& 4411 Tippins Dr <i>Joshua Schmitt</i>	122LB011 & 122LB012
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

## Development Request

Residential  Non-Residential

Proposed Use: Put in a new manufactured home, double wide on permanent foundation

RELATED CITY PERMIT NUMBER

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

## Subdivision Request

		<b>RELATED REZONING FILE NUMBER</b>
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

<b>RN2</b>	<b>One single family house on this lot</b>	<b>PENDING PLAT FILE NUMBER</b>
<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**

	<b>Joshua Schmitt</b>	<b>10/24/25</b>
Applicant Signature	Print Name / Affiliation	Date
<b>865-441-2935</b>		
Phone Number	Email	
	<b>Joshua Schmitt</b>	<b>10/27/2025, SG</b>
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
<b>0801</b>	<b>\$650.00</b>		<b>\$650.00</b>

# 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

12/12/2025

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



Applicant Signature

Joshua Schmitt

Applicant Name

10/24/25

Date