

**PR**  
**10**  
**DU/AC**

**REZONING**

**1-D-25-RZ**

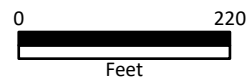
**Petitioner:** Benchmark Associates, Inc.



**From:** A (Agricultural)  
**To:** RA (Low Density Residential)

**Map No:** 105  
**Jurisdiction:** County

**Original Print Date:** 12/3/2024  
Knoxville - Knoxville County Planning Commission \* City / County Building \* Knoxville, TN 37902





# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

### Benchmark Associates, Inc.

Applicant Name Affiliation

**11/8/2024**

**1/9/2025**

**1-D-25-RZ**

Date Filed Meeting Date (if applicable) File Number(s)

### CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

- Applicant     Owner     Option Holder     Surveyor     Engineer     Architect

### Benjamin J. Moorman Benchmark Associates, Inc.

Name / Company

**P.O. Box 23892 Knoxville TN 37933**

Address

**865-692-4090 / bmoorman@bma-ls.com**

Phone / Email

### CURRENT PROPERTY INFO

**Ishmael Martinez** **2007 Robinson Rd Knoxville TN 37923** **865-235-9804**

Owner Name (if different) Owner Address Owner Phone / Email

**2007 ROBINSON RD**

Property Address

**105 224**

**2.27 acres**

Parcel ID Part of Parcel (Y/N)? Tract Size

**West Knox Utility District** **West Knox Utility District** **No**

Sewer Provider Water Provider Septic (Y/N)

### COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*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.***

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>RA (Low Density Residential)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment    Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request  
 Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1	Total
<b>\$650.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

**By signing below, 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. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.**

Applicant Signature	<b>Benchmark Associates, Inc.</b>	<b>11/8/2024</b>
	Please Print	Date

Phone / Email

Property Owner Signature	<b>Ishmael Martinez</b>	<b>11/8/2024</b>
	Please Print	Date



# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - SP
  - PA
- Rezoning

Benchmark Associates, Inc.

Consultant

Applicant Name

January 9, 2025

Affiliation

07 November 2024

~~11 January 2024~~

File Number(s)

Date Filed

Meeting Date (if applicable)

1-D-25-RZ

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

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

Benjamin J. Moorman

Benchmark Associates, Inc.

Name

Company

PO Box 23892

Knoxville

Tennessee

37933

Address

City

State

ZIP

865-692-4090

bmoorman@bma-ls.com

Phone

Email

## CURRENT PROPERTY INFO

Ishmael Martinez

2007 Robinson Road, Knoxville, TN 37923

865-235-9804

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2007 Robinson Road, Knoxville, TN 37923

105 224.00

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

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## DEVELOPMENT REQUEST

- Development Plan    Use on Review / Special Use    Hillside Protection COA  
 Residential    Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number    Combine Parcels    Divide Parcel

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

Zoning Change

RA

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

Staff Review    Planning Commission

### ATTACHMENTS

Property Owners / Option Holders    Variance Request  
 Amendment Request (*Comprehensive Plan*)

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 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	\$650.00
Fee 3	

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Applicant Signature

Benjamin J. Moorman

Print Name / Affiliation

07 November 2024

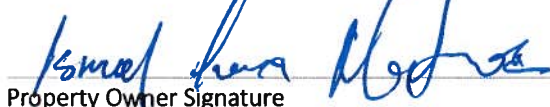
Date

865-692-4090

Phone Number

bmoorman@bma-ls.com

Email



Property Owner Signature

Ismael Felix Martinez

Please Print

11/08/2024, SG

Date Paid



# Public Notice and Community Engagement

## 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.

## 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).

### 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.*

12/27/2024

01/10/2025

~~12-30-2024~~

~~01-12-2025~~

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

Benjamin J. Moorman

Applicant Name

11/07/1994

Date

1-D-25-RZ

FILE NUMBER