

**REZONING**

**1-L-25-RZ**

**Petitioner: Molly Hughes**



**From: I (Industrial)**

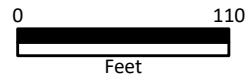
**To: A (Agricultural)**

**Map No: 42**

**Jurisdiction: County**

**Original Print Date: 12/17/2024**

*Knoxville - Knox 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

**Molly Hughes**

Applicant Name

Affiliation

**11/26/2024**

Date Filed

**1/9/2025**

Meeting Date (if applicable)

**1-L-25-RZ**

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

**Molly Hughes ProDeck LLC**

Name / Company

**1107 Lovell Rd Knoxville TN 37932**

Address

**865-250-2740 / office@prodecktn.com**

Phone / Email

### CURRENT PROPERTY INFO

**Ryan and Lauren Benker**

Owner Name (if different)

**2425 Mine Rd Mascot TN 37806**

Owner Address

**423-677-1707**

Owner Phone / Email

**2425 MINE RD**

Property Address

**42 18402 (part of)**

Parcel ID

**1.06 acres**

Tract Size

Part of Parcel (Y/N)?

**Northeast Knox Utility District**

Water Provider

**Yes**

Septic (Y/N)

Sewer Provider

### 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	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	<b>A (Agricultural)</b> Proposed Zoning	Pending Plat File Number
<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>Molly Hughes</b> Please Print	<b>11/26/2024</b> Date
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Phone / Email		
Property Owner Signature	<b>Ryan and Lauren Benker</b> Please Print	<b>11/26/2024</b> 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

Molly Hughes

Contracting Company

Applicant Name

Affiliation

11/20/24

~~1/11/25~~ January 9, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

1-L-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

Molly Hughes

ProDeck LLC

Name

Company

1107 Lovell Road

Knoxville

TN

37932

Address

City

State

ZIP

865-250-2740

office@prodecktn.com

Phone

Email

## CURRENT PROPERTY INFO

Ryan and Lauren Benker

2425 Mine Rd, Mascot, TN 37806

(423) 677-1707

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2425 Mine Rd, Mascot, TN 37806

042 18402

Property Address

Parcel ID

NEKUD

Y

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & 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

- 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

Changing the "I" Industrial zoned lot to "A" Agricultural

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

**Not Submitted  
Yet**

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify)

Lot was never used as industrial and we are trying to build a small home but cant with

## STAFF USE ONLY

### PLAT TYPE

- Staff Review    Planning Commission

### ATTACHMENTS

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 Amendment Request (*Comprehensive Plan*)

### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
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 options holders, each additional individual must sign the Property Owners/Option Holders Form.**

*Molly Hughes*  
Applicant Signature

Molly Hughes

11/20/24

Print Name / Affiliation

Date

865-250-2740

office@prodecktn.com

Phone Number

Email

*Lauren and Ryan Benker*  
Property Owner Signature

Lauren Benker

11/27/2024, SG

Please Print

Date Paid

*Senta & Jerry Lowe*



# 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

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

Applicant Name *Molly Hughes*

Date *1/20*