

REZONING

1-M-25-RZ

Petitioner: Terry Romans



From: A (Agricultural)

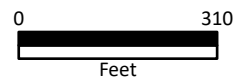
To: CN (Neighborhood Commercial)

Map No: 111

Jurisdiction: County

Original Print Date: 12/3/2024

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

Terry Romans

Applicant Name _____ Affiliation _____

11/26/2024

1/9/2025

1-M-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

Terry E. Romans Romans Engineering

Name / Company _____

1923 Hopewell Rd. Knoxville TN 37920

Address _____

865-679-5736 / romansengineering@gmail.com

Phone / Email _____

CURRENT PROPERTY INFO

Jimmy R. Webb

585 Pickens Gap Rd Seymour TN 37865

865-389-2607 / randwpropertie

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

1907 E GOVERNOR JOHN SEVIER HWY

Property Address _____

111 03606

4.39 acres

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

Knox-Chapman Utility District

Knox-Chapman 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 CN (Neighborhood Commercial) 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
\$1,000.00	
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.

Terry Romans	11/26/2024
Applicant Signature	Date
Please Print	

Phone / Email

Jimmy R. Webb	11/26/2024
Property Owner Signature	Date
Please Print	



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

TERRY E ROMANS

Engineer/Surveyor

Applicant Name

Affiliation

10/28/2024

January 9, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

1-M-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

TERRY ROMANS

ROMANS ENGINEERING

Name

Company

1923 HOPEWELL RD

KNOXVILLE

TN

37920

Address

City

State

ZIP

865-679-5736

ROMANSENGINEERING@GMAIL.COM

Phone

Email

CURRENT PROPERTY INFO

Jimmy R. Webb

585 Pickens Gap Rd Seymour Tn 37865

865-389-2607

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1907 E Governor John Sevier Hwy

111 036.06

Property Address

Parcel ID

Knox Chapman Utility District

Knox Chapman Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential
Home Occupation (specify) _____

Related City Permit Number(s)

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change **CN**
Proposed Zoning

Pending Plat File Number

Plan Amendment Change Proposed Plan Designation(s)

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

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
	\$1,000.00
Fee 2	
Fee 3	

AUTHORIZATION

Terry E Romans

Digitally signed by Terry E Romans
Date: 2024.10.24 10:08:50 -04'00'

TERRY E ROMANS

10/24/24

Applicant Signature

Please Print

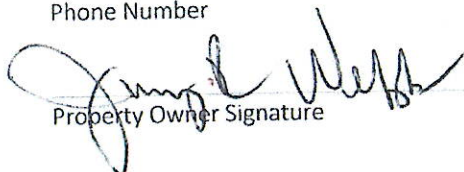
Date

865-679-5736

romansengineering@gmail.com

Phone Number

Email


Property Owner Signature

Jimmy R. Webb
Please Print

Pd. 11/26/2024, SG
10/24/24
Date



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

Date to be Posted

1/10/2025

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

Jimmy R Webb
Applicant Signature

Jimmy R Webb
Applicant Name

11-13-2024
Date

1-M-25-RZ

FILE NUMBER