

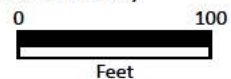
**7-D-25-SP  
SOUTH CITY SECTOR PLAN MAP**

**From:** LDR (Low Density Residential)  
**To:** NC (Neighborhood Commercial)

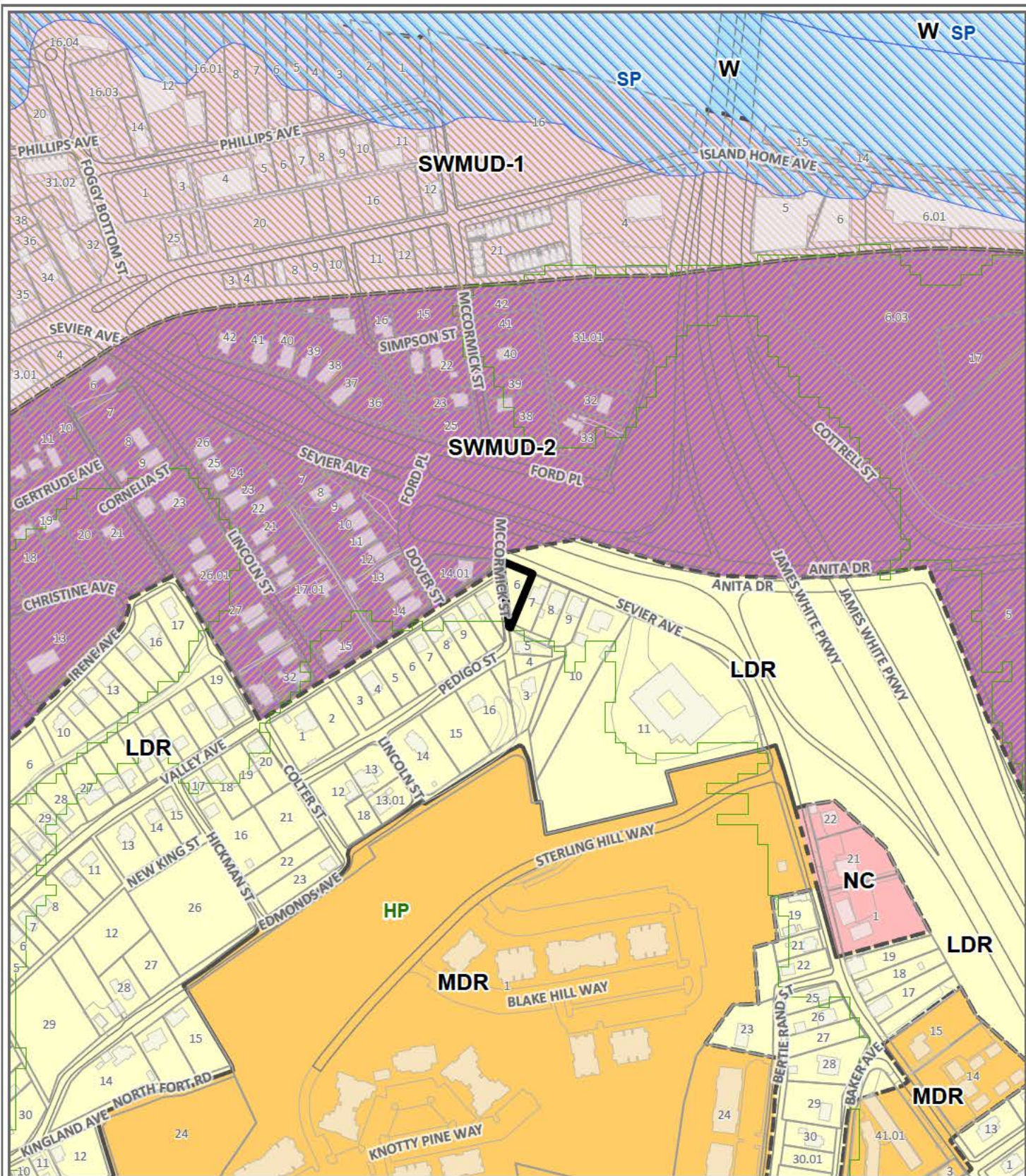
**Original Print Date:** 6/6/2025  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Petitioner:** Daniel Levy

**Map No:** 109  
**Jurisdiction:** City







# ONE YEAR PLAN MAP

7-D-25-PA

Petitioner: Daniel Levy



**From:** LDR (Low Density Residential), HP (Hillside Protection Overlay)

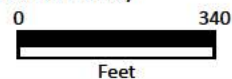
**To:** NC (Neighborhood Commercial), HP (Hillside Protection Overlay)

Original Print Date: 6/6/2025

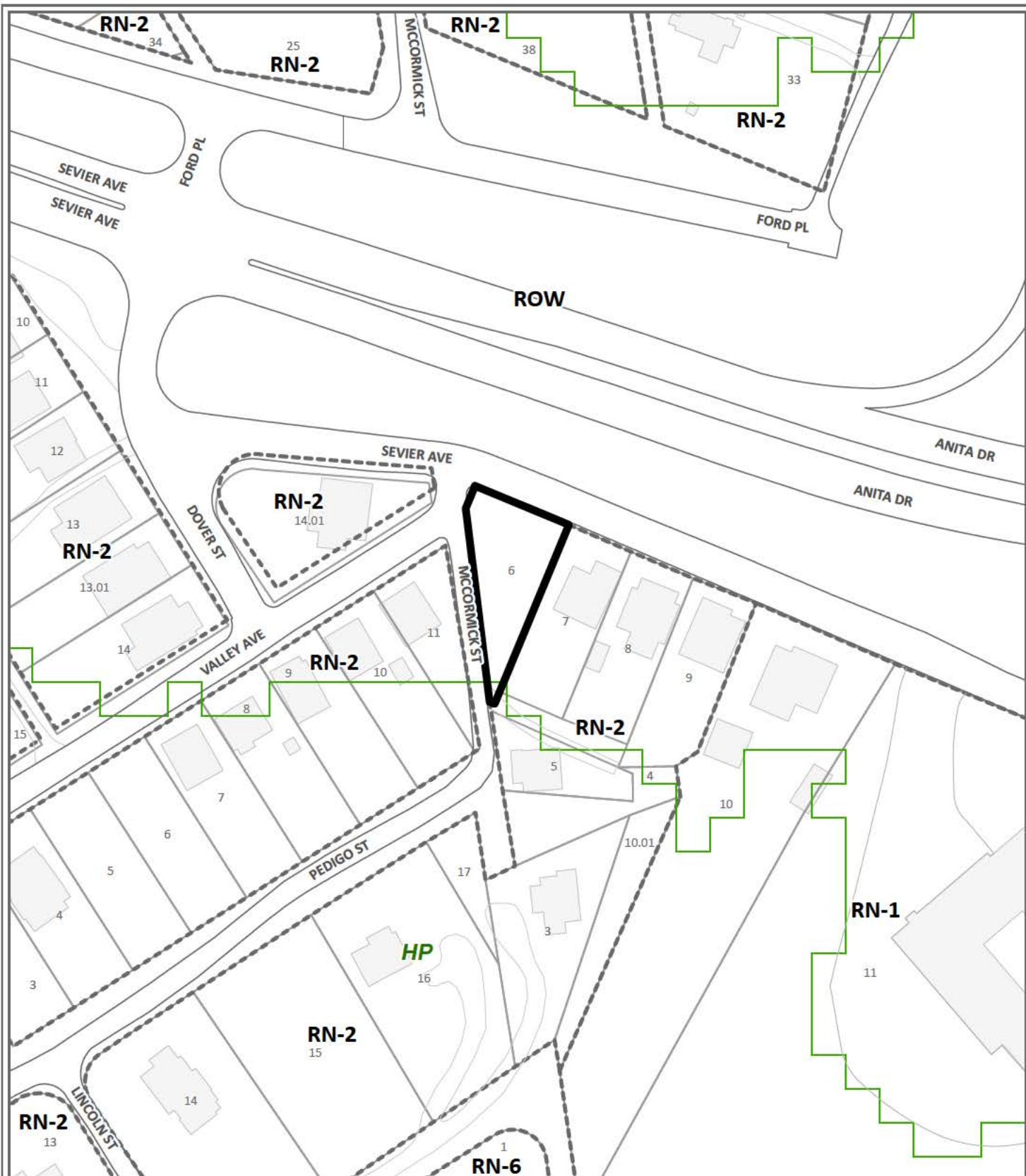
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 109

Jurisdiction: City







## REZONING

7-J-25-RZ



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

**To:** C-N (Neighborhood Commercial)

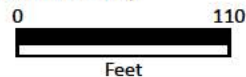
**Original Print Date:** 6/6/2025

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

**Petitioner:** Daniel Levy

**Map No:** 109

**Jurisdiction:** City



(1) Download and fill out this form at your convenience.  
(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](mailto:applications@knoxplanning.org)

[Reset Form](#)



# Development Request

**Subdivision** ☐ Concept Plan\* ☐ Final Plat

**Zoning** ☒ Rezoning ☐ Plan Amendment\*

**Development** ☐ Development Plan\* ☐ Planned Development\* ☐ Use on Review / Special Use\* ☐ Hillside Protection COA\*

\*These application types require a [pre-application consultation](#) with Planning staff.

Daniel Levy	Architect
Applicant Name	Affiliation
May 23, 2025	July 10, 2025
Date Filed	Meeting Date (if applicable)
File Number(s) 7-J-25-RZ 7-D-25-PA 7-D-25-SP	

## Correspondence

All correspondence will be directed to the approved contact listed below.

☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☒ Architect/Landscape Architect

Daniel Levy	DKLEVY
Name	Company
3523 Maloney Road	Knoxville TN 37920
Address	City State ZIP
865-323-8495	
Phone	Email

## Current Property Info

Durand Investments	215 WILLOW AVENUE #502 KNOXVILLE, TN 865-776-5662	
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
2301 SEVIER AVE	109BD006	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

## Development Request

<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	RELATED CITY PERMIT NUMBER
Proposed Use Dwelling / Two-family / Townhouse / Multi-family	
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input checked="" type="checkbox"/> 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 type="checkbox"/> No		

## Zoning Request

C-N		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 checked="" type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input checked="" type="checkbox"/> Plan Amendment Change	Neighborhood Commercial NC 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

Daniel Levy	Daniel Levy / Architect	05/22/2025
Applicant Signature	Print Name / Affiliation	Date
865-323-8495		
Phone Number	Email	
Taylor Durand	Taylor Durand	05/22/2025
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



# 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). 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.

06/27/2025

Date to be Posted

07/11/2025

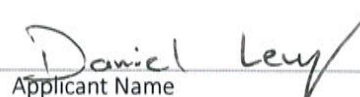
Date to be Removed

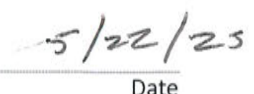
**Have you engaged the surrounding property owners to discuss your request?**

☐ Yes ☐ No

☒ No, but I plan to prior to the Planning Commission meeting

  
Applicant Signature

  
Applicant Name

  
Date