



REZONING

7-L-25-RZ



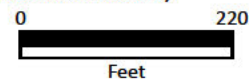
From: A (Agricultural)

To: PR (Planned Residential) up to 6 du/ac

Petitioner: Noe Sanchez

Map No: 72

Jurisdiction: County



Original Print Date: 6/3/2025

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).

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

*These application types require a pre-application consultation with Planning staff.

Applicant Name	Affiliation	File Number(s)
Date Filed	Meeting Date (if applicable)	7-L-25-RZ

Correspondence

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

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

NOE SANCHEZ THREE PINES CONSTRUCTION LLC
Name Company
136 GRAY WOLF WAY LENOIR CITY TN 37771
Address City State ZIP
865-304-9257 [REDACTED]
Phone Email

Current Property Info

865-388-7080
SALVADOR CASILIAS 4713 DAWN OAKS LN KNOXVILLE TN 37918
Property Owner Name (if different) Property Owner Address Property Owner Phone
323 BRACKBILL RD KNOXVILLE TN 37924 072 210
Property Address Parcel ID
KUI3 KUI3
Sewer Provider Water Provider Septic (Y/N)

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use ~~GENERAL RESIDENTIAL~~ RA (Low Density Residential)

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

Subdivision Request


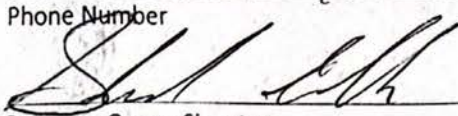
Proposed Subdivision Name		RELATED REZONING FILE NUMBER
Unit / Phase Number	Proposed Number of Lots (total)	
<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel		
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input 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

<input checked="" type="checkbox"/> Zoning Change		RA (Low Density Residential)	PENDING PLAT FILE NUMBER
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

	NOC SANCHEZ	04-30-2025
Applicant Signature	Print Name / Affiliation	Date
869-304-9857	[REDACTED]	
Phone Number	Email	
	Salvador Casillas	05/24/2025, SG
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
0801			\$650.00

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

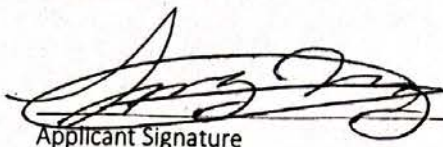
07-16-2025

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

NOC SANCHEZ

Applicant Name

04-30-2025

Date