

**7-E-25-SP
CENTRAL CITY SECTOR PLAN MAP**

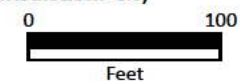
Petitioner: Heyoh Architecture



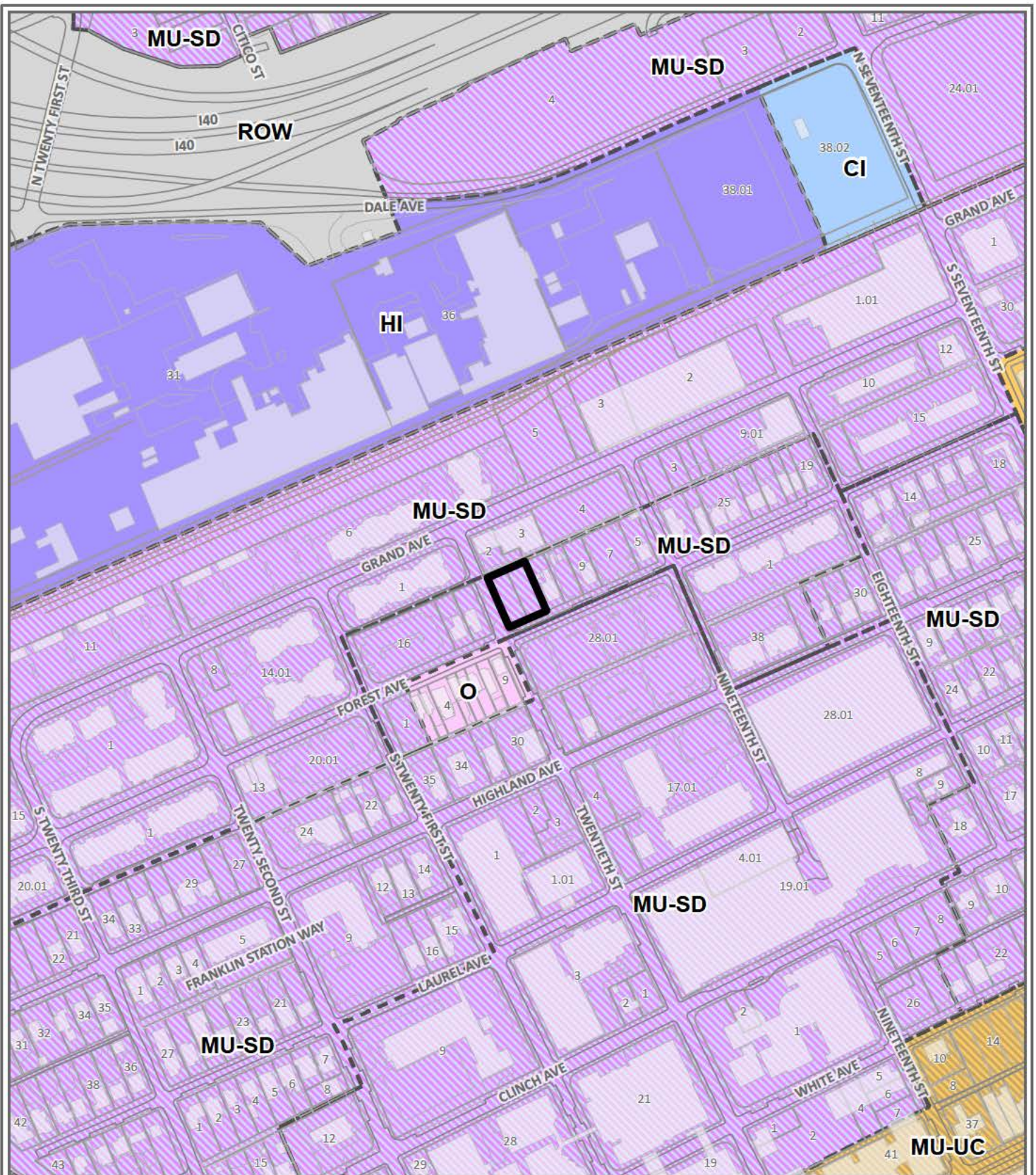
From: MU-SD / MU-CC17 (Mixed Use-Special District, Fort Sanders Neighborhood)
To: MU-SD / MU-CC16 (Mixed Use-Special District, Fort Sanders Neighborhood)

Map No: 94

Jurisdiction: City



Original Print Date: 6/3/2025
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



ONE YEAR PLAN MAP

7-E-25-PA

Petitioner: Heyoh Architecture



From: MU-SD / MU-CC17 (Mixed Use-Special District, Fort Sanders Neighborhood)

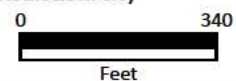
To: MU-SD / MU-CC16 (Mixed Use-Special District, Fort Sanders Neighborhood)

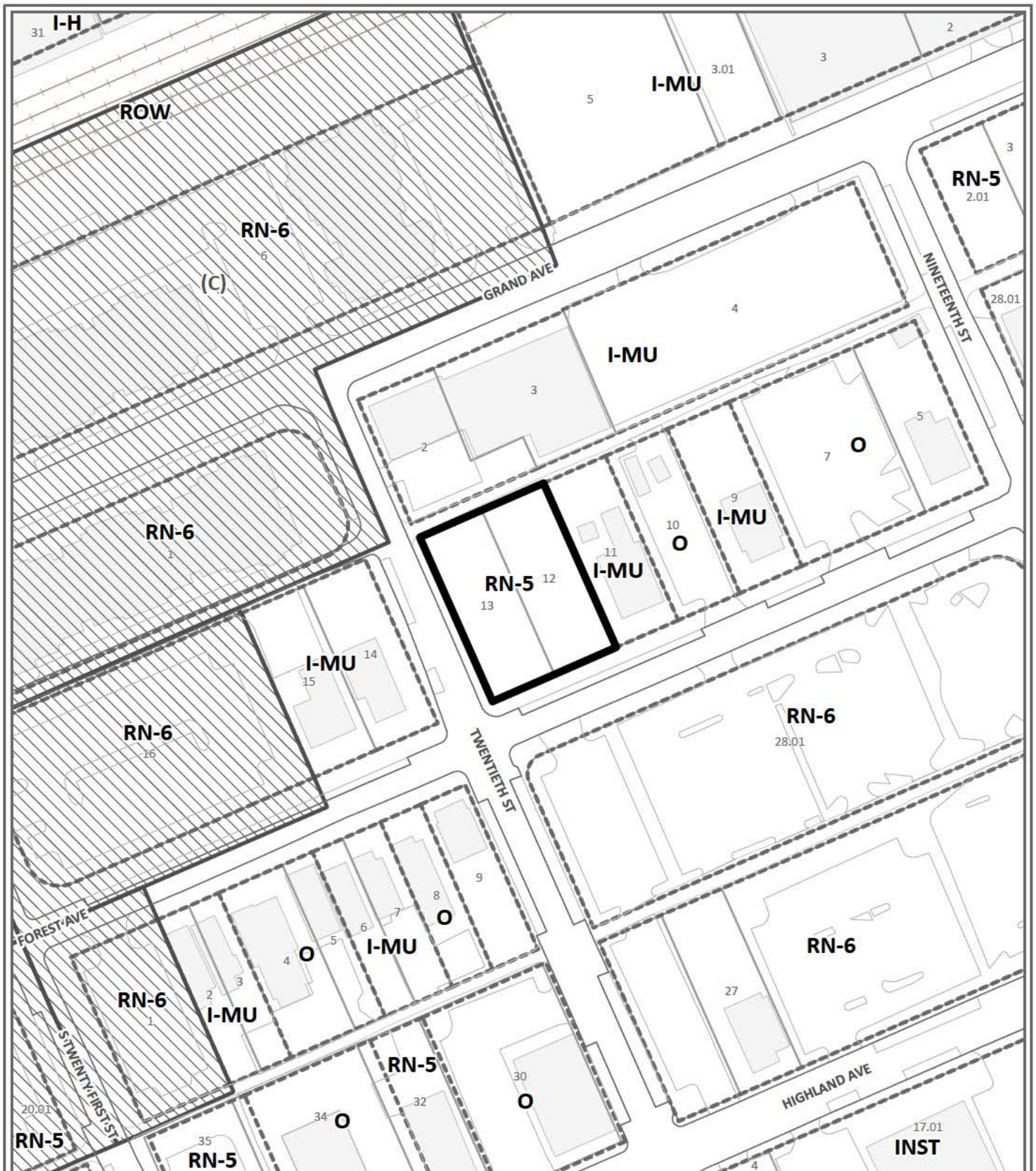
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Map No: 94

Jurisdiction: City





REZONING

7-P-25-RZ



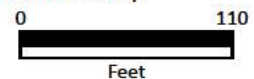
From: RN-5 (General Residential Neighborhood)

To: I-MU (Industrial Mixed-Use)

Petitioner: Heyoh Architecture

Map No: 94

Jurisdiction: City



Original Print Date: 6/3/2025

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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.

Heyoh Architecture

Architect

Applicant Name

Affiliation

5/20/2025

7/10/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

7-P-25-RZ
7-E-25-PA
7-E-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

Logan Higgins

Heyoh Architecture

Name

Company

133 S Gay St

Knoxville

TN

37902

Address

City

State

ZIP

865.236.0430

Phone

Email

Current Property Info

HENSON DEVELOPMENTS LLC

900 PHILLIPS AVE 103 Knoxville 37920

865.805.9684

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

118 Twentieth St

094NB013, 094NB012

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ 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

I-MU		PENDING PLAT FILE NUMBER
<input checked="" type="checkbox"/> Zoning Change	Proposed Zoning Proposed Density (units/acre, for PR zone only)	
<input checked="" type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input checked="" type="checkbox"/> Plan Amendment Change	MU-SD, MU-CC16	
	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

	Logan Higgins / Architect	5/19/25
Applicant Signature	Print Name / Affiliation	Date
865.236.0430		
Phone Number	Email	
	Joshua Henson	05/28/2025, 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
0605	\$1,050.00	0803	\$1,000.00			\$2,050.00

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


07/11/2025

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

Logan Higgins

Applicant Name

5/19/25

Date