

CONCEPT PLAN

6-SE-25-C

Petitioner: Douglas Hawk



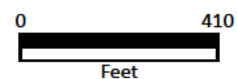
in CB (Business and Manufacturing), TO (Technology Overlay)

Original Print Date: 4/30/2025

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

Map No: 118

Jurisdiction: County





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

Douglas Hawk

Surveyor

Applicant Name

Affiliation

4/3/2025

June 12, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

6-SE-25-C

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

Douglas Hawk

JMT

Name

Company

1909 Ailor Ave

Knoxville

TN

37849

Address

City

State

ZIP

865-236-4721

Phone

Email

CURRENT PROPERTY INFO

Regency Associates II, LLC

8200 Kingston Pike

865-973-3000

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

437 Sellers Ln & 10049 Sherrill Blvd

207 & 215 (118 207 & 118 215)

Property Address

Parcel ID

West Knox Utility District

West Knox Utility District

n

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

Sherrill Business Park☒ Combine Parcels☒ Divide Parcel

Unit / Phase Number

9

Total Number of Lots Created

Related Rezoning File Number _____

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number _____

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
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

Fee 1	Total \$775.00
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 options holders, each additional individual must sign the Property Owners/Option Holders Form.

Douglas E. Hawk

Douglas E Hawk/JMT

4/3/25

Applicant Signature

Print Name / Affiliation

Date

865-236-4721

Phone Number

Email

*Robert B. Shagan**Robert B. Shagan* PL

04/28/2025, SG

Property Owner Signature

Please Print

Date Paid



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.

~~05/30/2025~~

~~4/4/2025~~

~~06/13/2025~~

~~4/30/2025~~

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

Douglas Hawk

Digitally signed by Douglas Hawk
Date: 2025.04.04 16:04:37 -04'00'

Douglas Hawk

4/4/2025

Applicant Signature

Applicant Name

Date

6-SE-25-C

FILE NUMBER