

REZONING

3-G-25-RZ

Petitioner: Julio Herrera

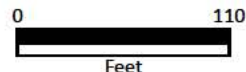


From: RN-1 (Single-Family Residential Neighborhood)

To: O (Office)

Map No: 69
Jurisdiction: City

Original Print Date: 1/31/2025
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**
- Plan Amendment
 - SP
 - PA
 - Rezoning

Julio Herrera Applicant Name Buyer Affiliation

1/27/2025 Date Filed March 13, 2025 Meeting Date (if applicable) 3-G-25-RZ File Number(s)

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

Julio Herrera Name Company
29 Cheshire Terrace, West Orange, NJ, 07052 Address City State ZIP
1-551-267-5473 Phone [Redacted] Email

512-476-4282
 ↑ extension 131

CURRENT PROPERTY INFO

C Craig Carlton Property Owner Name (if different) 3102 Bee Caves Rd Ste 209 Austin, TX Property Owner Address 78746 Property Owner Phone
413 E. Inskip Dr, 37912, 069HG009 Property Address Parcel ID
Knoxville Utilities Board, Knoxville Utilities Board Sewer Provider No Septic (Y/N)
Water Provider Water Provider

Ombre Dog Investments, LLC

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 cases. 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 _____

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

Other (specify) _____

Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST

Zoning Change Office
Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s) _____

Proposed Density (units/acre) Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

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
	650.
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.

[Signature] Julio Herrera / Buyer 1/27/2025
Applicant Signature Print Name / Affiliation Date

1-551-267-5473 [Redacted]
Phone Number Email

C Craig Carlton C Craig Carlton 1/27/2025 SH
Property Owner Signature Please Print Date Paid

↳ Ombre Dog Investments LLC



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.

02/28/2025

03/14/2025

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

Sarah Emily Still

Applicant Signature

Julio Herrera

Applicant Name

1/27/25

Date

for Julio Herrera

3-G-25-RZ

FILE NUMBER