

REZONING

3-I-25-RZ

Petitioner: Daniel Levy



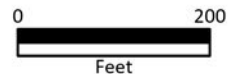
From: I-G (General Industrial), HP (Hillside Protection Overlay)

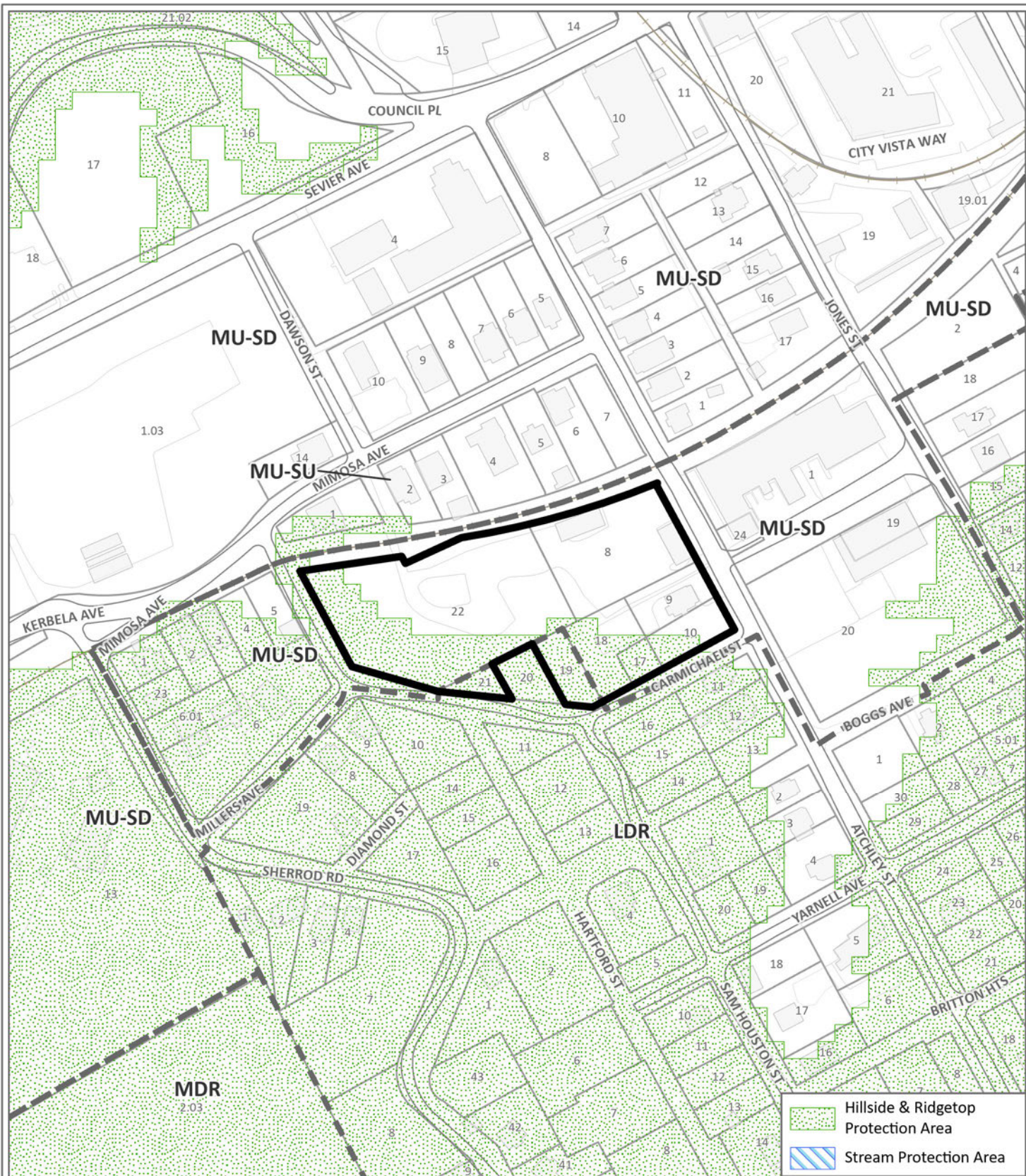
To: I-MU (Industrial Mixed-Use);HP (Hillside Protection Overlay)

Map No: 109
Jurisdiction: City

Original Print Date: 2/4/2025

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





**3-A-25-SP
SOUTH CITY SECTOR PLAN MAP**

From: LDR (Low Density Residential), MU-SD, SC-2 (Mixed Use Special District, Potential Addition to the South Waterfront District), HP (Hillside Protection)
To: SWMUD II (South Waterfront Mixed Use District Type 2), HP (Hillside Protection)

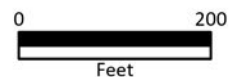
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Petitioner: Daniel Levy

Map No: 109

Jurisdiction: City





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

Daniel Levy

Architect

Applicant Name

Affiliation

01.27.2025

March 13 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Daniel Levy

DKLEVY pllc

Name

Company

3523 Maloney Road

Knoxville

TN

37920

Address

City

State

ZIP

865-474-9264

Phone

Email

CURRENT PROPERTY INFO

Llewellyn Jack, Llewellyn Properties inc

3025 HODGES LANDING DR

865-577-3361

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2201 Atchley St, 2209 Atchley, 2215 Atchley, O Carmichael St

109AC008, 109AC009, 109AC010, 109AC017,
109AC018, 109AC019, 109AC021, 109AC022

Property Address

Parcel ID

KUB

KUB

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

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels
 Divide Parcel

Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

- Zoning Change
 I-MU
 Proposed Zoning

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s)

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

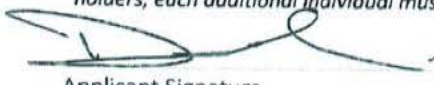
Total

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.



Daniel Levy Architect

01.27.2025

Applicant Signature

Print Name / Affiliation

Date

865-474-9264

Email

Phone Number



JACK F. LLEWELLYN, JR.

Date Paid

Property Owner Signature

Please Print



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

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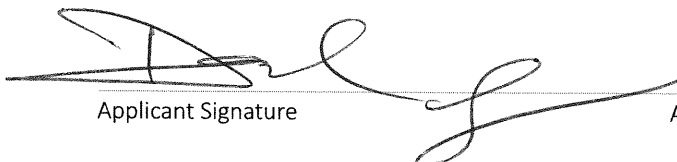
Acknowledgement

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.

March 1st 2025 March 15th 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

 Daniel Leung 1/27/2025
Applicant Signature Applicant Name Date

FILE NUMBER