

# REZONING REPORT

► <b>FILE #:</b>	<b>4-W-25-RZ</b>	<b>AGENDA ITEM #:</b>	<b>12</b>
POSTPONEMENT(S):	4/10/2025	<b>AGENDA DATE:</b>	<b>5/8/2025</b>
► <b>APPLICANT:</b>	<b>RALPH SMITH, PLS</b>		
OWNER(S):	Braden Family Propeties LLC		
<hr/>			
TAX ID NUMBER:	58 G B 029	<a href="#">View map on KGIS</a>	
JURISDICTION:	City Council District 4		
STREET ADDRESS:	0 SNOWOOD DR		
► <b>LOCATION:</b>	<b>East of Ridgecrest Dr, northwest of the corner intersection of Elk Rd and Snowood Dr</b>		
► <b>APPX. SIZE OF TRACT:</b>	<b>0.5 acres</b>		
SECTOR PLAN:	North City		
GROWTH POLICY PLAN:	N/A (Within City Limits)		
ACCESSIBILITY:	Access is via a private right-of-way with a pavement width ranging from 9 ft to 12 ft. There is also access via Snowood Drive, a local street with a pavement width ranging from 19 ft to 27 ft within a right-of-way ranging from 42 ft to 100 ft.		
UTILITIES:	Water Source: Knoxville Utilities Board Sewer Source: Knoxville Utilities Board		
FIRE DISTRICT:	Knoxville Fire Department		
WATERSHED:	First Creek		
<hr/>			
► <b>PRESENT ZONING:</b>	<b>RN-1 (Single-Family Residential Neighborhood)</b>		
► <b>ZONING REQUESTED:</b>	<b>RN-2 (Single-Family Residential Neighborhood)</b>		
► <b>EXISTING LAND USE:</b>	<b>Agriculture/Forestry/Vacant Land</b>		
►			
EXTENSION OF ZONE:	No, it is not an extension.		
HISTORY OF ZONING:	None noted.		
SURROUNDING LAND USE AND ZONING:	North: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood) South: Single family residential - RN-1 (Single-Family Residential Neighborhood) East: Single family residential - RN-1 (Single-Family Residential Neighborhood) West: Single family residential - RN-1 (Single-Family Residential Neighborhood)		
NEIGHBORHOOD CONTEXT:	The subject property is in a neighborhood that primarily features single-family dwellings on various lot sizes and small multifamily developments. Fountain City Elementary, Gresham Middle, and Fountain City Park lie approximately 0.75 miles to the southeast, near the N Broadway commercial corridor.		

**STAFF RECOMMENDATION:**

- **Withdraw the application per the applicant's request.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Fountain City Elementary, Gresham Middle, and Central High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 6/10/2025 and 6/24/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



# Request to Postpone • Table • Withdraw

Ralph V Smith III

4-29-25

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

May 8, 2025

Scheduled Meeting Date

File Number(s)

4-W-25-RZ

## POSTPONE

- ☐ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:** ☐ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the \_\_\_\_\_ Planning Commission Meeting.

## WITHDRAW

- ☒ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

*Ralph V Smith III*

Applicant Signature

Ralph V Smith III

Please Print

865-599-1508

Phone Number

ralph6169@gmail.com

Email

## STAFF ONLY

*Kelsey Bousquet*

Staff Signature

Kelsey Bousquet

Please Print

Date Paid

☒ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



# Request to Postpone • Table • Withdraw

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

Scheduled Meeting Date

File Number(s)

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Applicant Signature

Please Print

Phone Number

Email

## STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

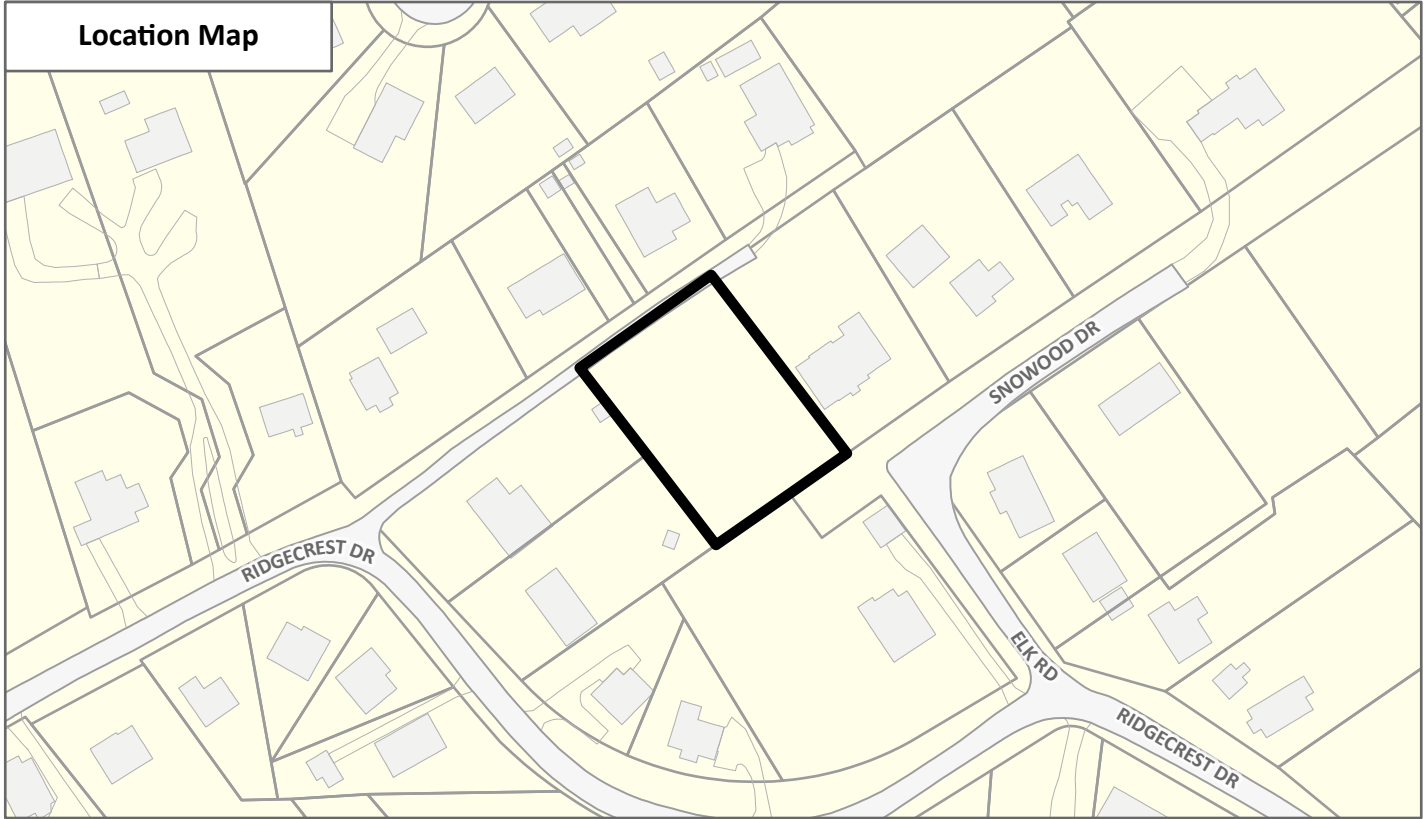
Payee Address





## Exhibit A. Contextual Images

Location Map



Aerial Map

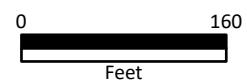


CONTEXTUAL MAPS 1

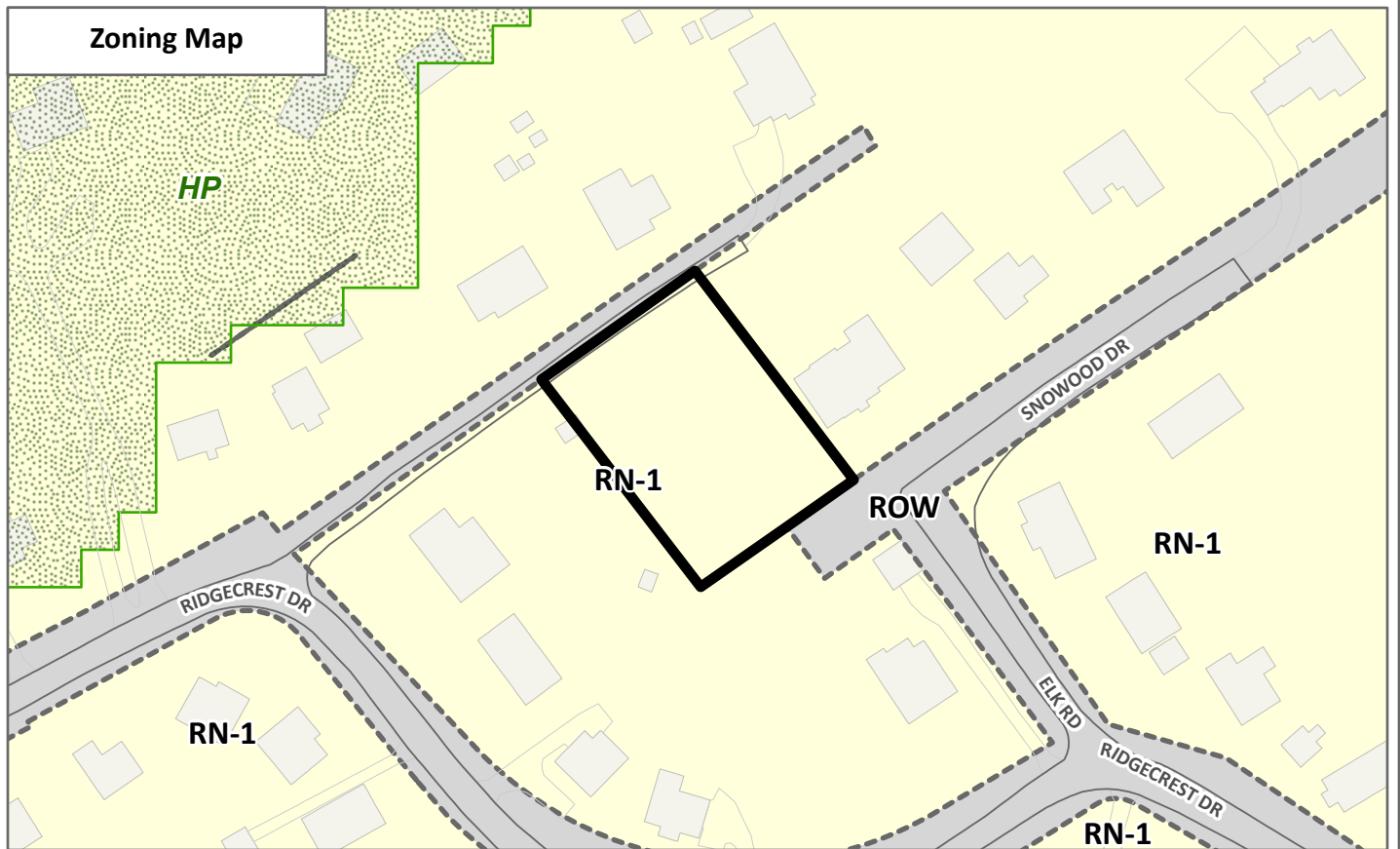
4-W-25-RZ



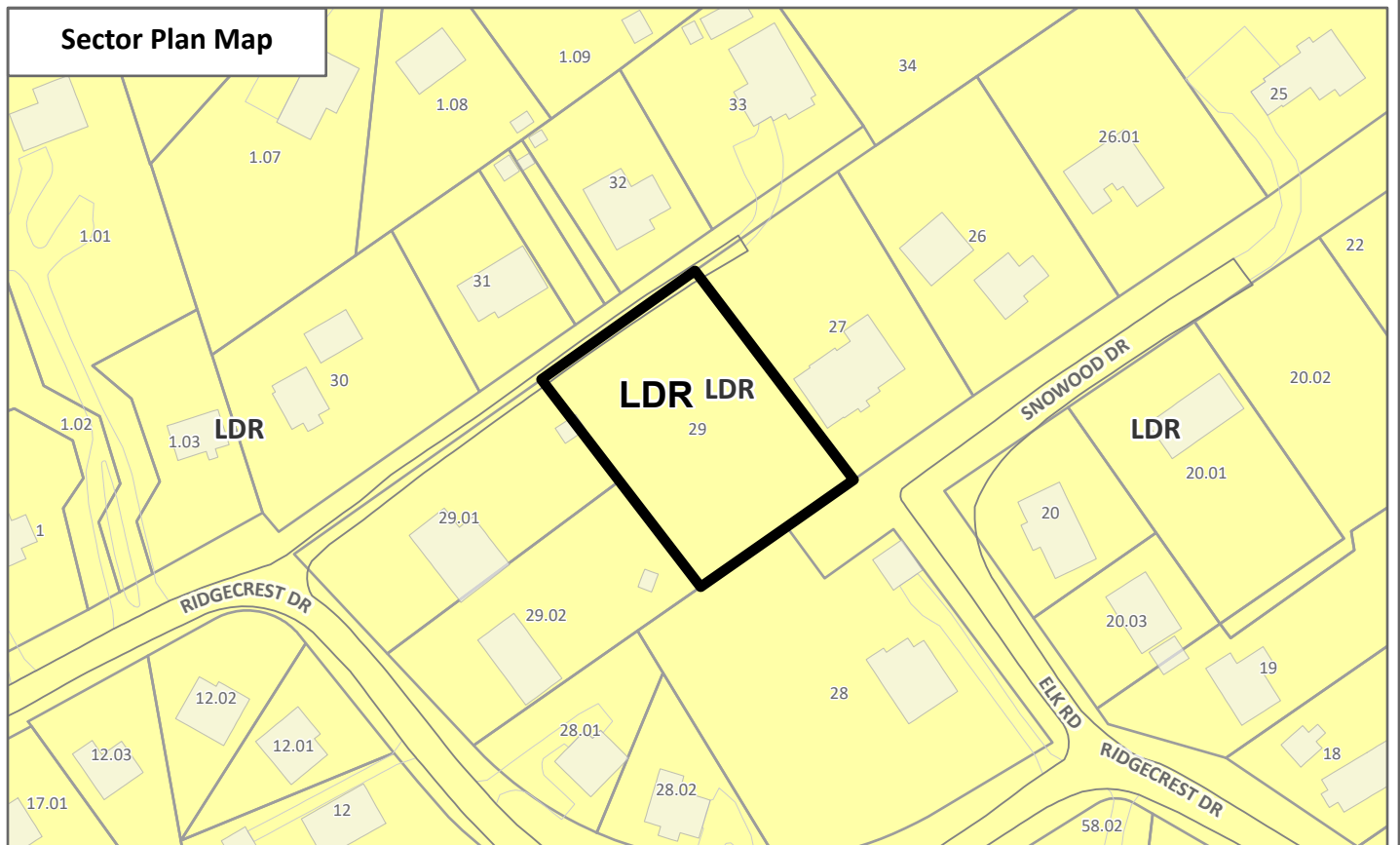
Case boundary



## Zoning Map



## Sector Plan Map

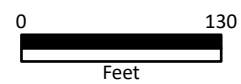


## CONTEXTUAL MAPS 2

4-W-25-RZ

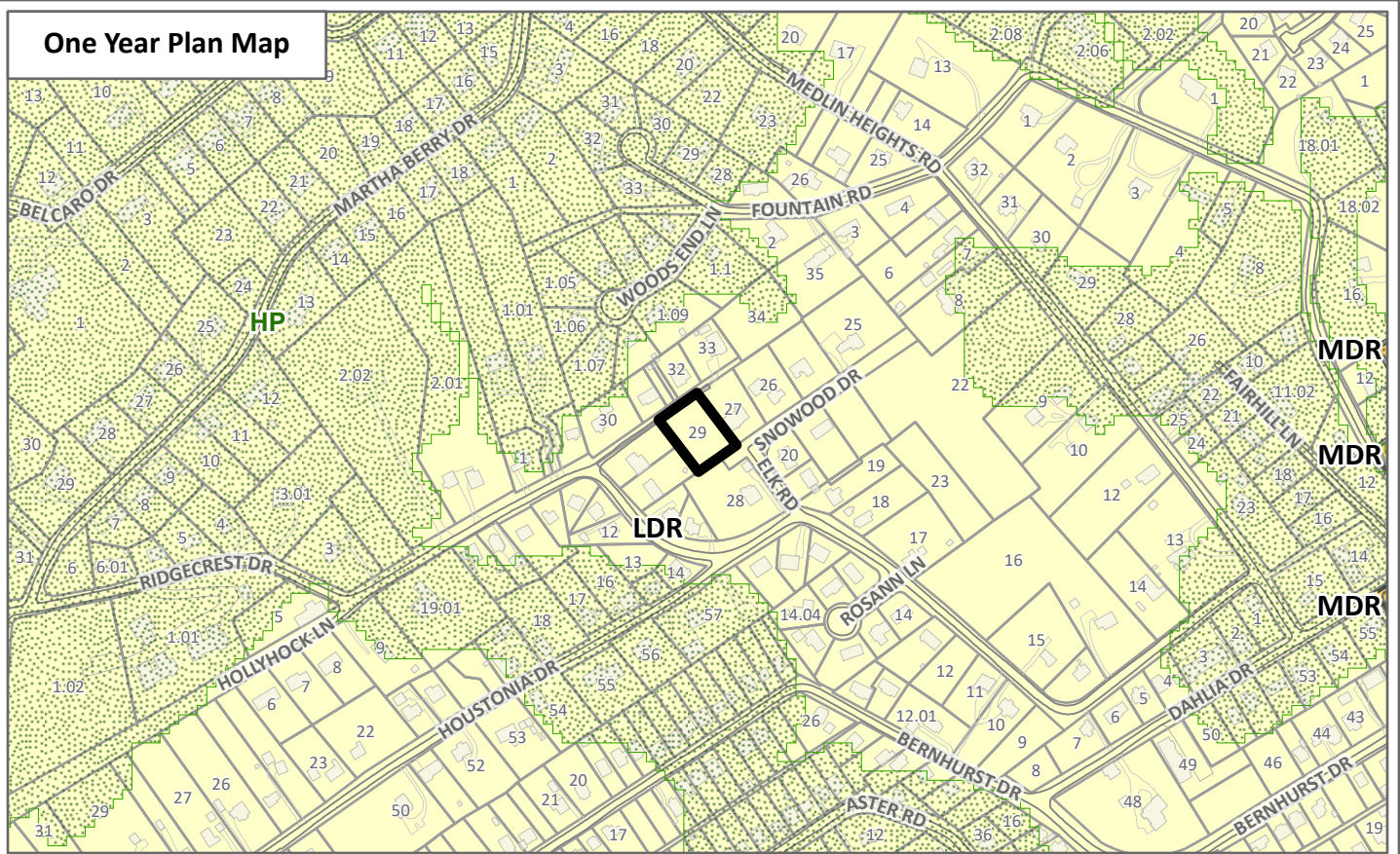


Case boundary

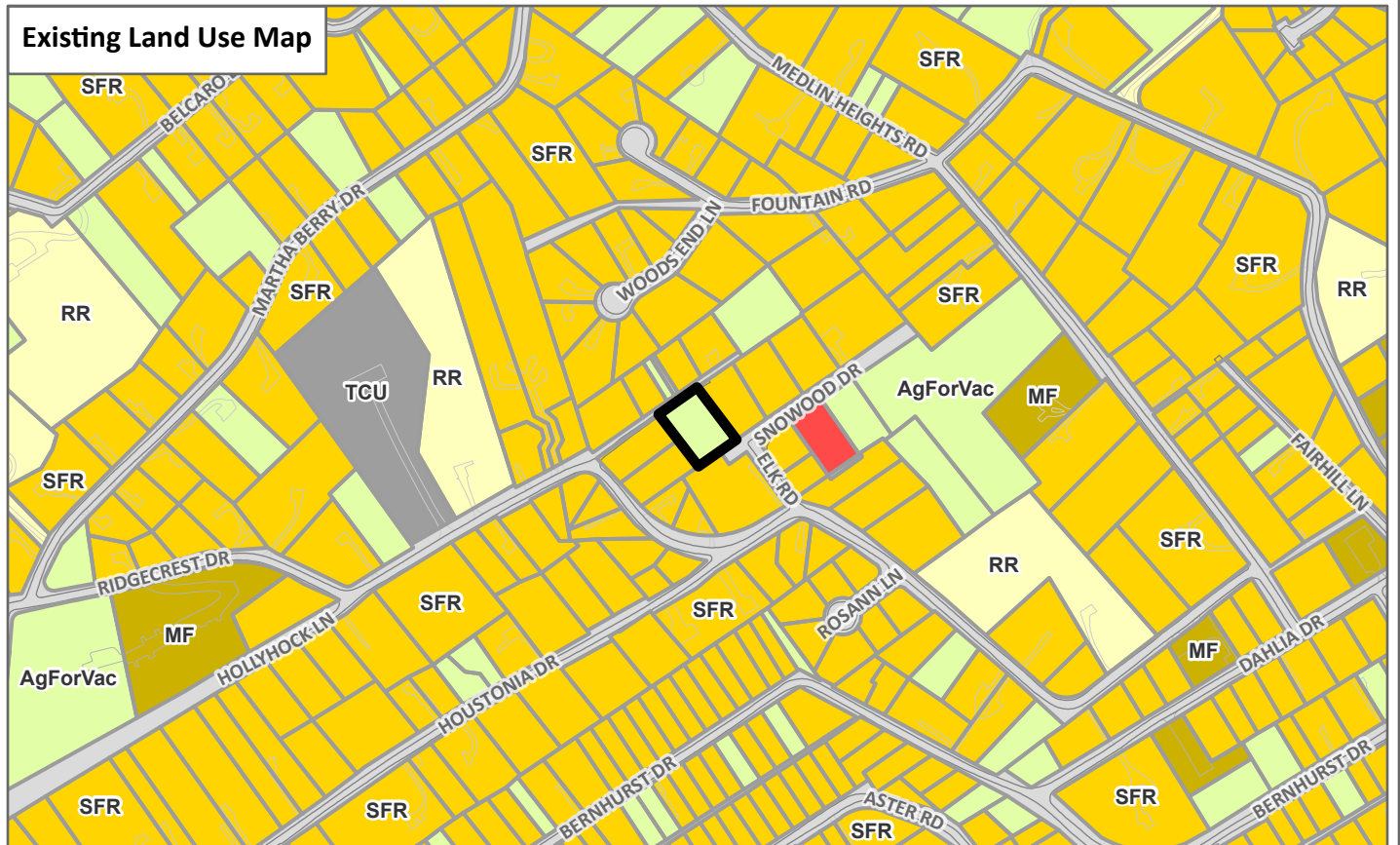




## One Year Plan Map



## Existing Land Use Map

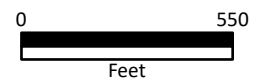


## CONTEXTUAL MAPS 3

4-W-25-RZ



Case boundary





# 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

Ralph Smith / PLS

Surveying Company

Applicant Name

Affiliation

2/21/25

4/10/25

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

Ralph Smith

Professional Land Systems

Name

Company

400 N. Main St

Clinton

TN

37716

Address

City

State

ZIP

865-599-1508

Phone

Email

## CURRENT PROPERTY INFO

Braden Family Properties, LLC

303 Bob Smith Ln Knoxville TN 37924

865-696-7343

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Snowood Dr Knoxville TN 37918

058GB029

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.**

View Form

JULY 2024

## 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

Authentisign

Josh Braden, Managing Member

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

RN-2

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

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.**

Ralph Smith

2/21/25

Applicant Signature

Print Name / Affiliation

Date

865-599-1508

Phone Number

Email

Josh Braden, Managing Member

Josh Braden

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.

**03/28/2025**

**04/11/2025**

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



Applicant Signature

**Ralph Smith**

Applicant Name

**2/21/25**

Date