

## REZONING

5-M-25-RZ

Petitioner: Noah Hudson



**From:** A (Agricultural), CA (General Business)

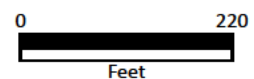
**To:** RA (Low Density Residential)

Map No: 42

Jurisdiction: County

Original Print Date: 3/28/2025

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 ☐ OYP  
☐ Rezoning

Noah Hudson	Project Manager
Applicant Name	Affiliation
03/20/2025	File Number(s)
Date Filed	5-M-25-RZ
May 8, 2025	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

Noah Hudson	TrueLine Land Surveying		
Name	Company		
8880 Cedar Springs Lane	Knoxville	TN	37923
Address	City	State	ZIP
865-396-1715			
Phone	Email		

## CURRENT PROPERTY INFO

John King	2213 & 2217 Shipetown Rd	865-253-6868
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
2213 & 2217 Shipetown Rd	042J D 008.00	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

## STAFF USE ONLY

General Location	Tract Size
<input type="checkbox"/> City <input type="checkbox"/> County	
District	Zoning District
Existing Land Use	
Planning Sector	Sector Plan Land Use Classification
	Growth Policy Plan Designation

August 29, 2022

## 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

Pending Plat File Number

☒ Zoning Change RA  
Proposed Zoning

☐ 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

### ADDITIONAL REQUIREMENTS

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

Fee 1

Total

0801

Fee 2

\$650.00

Fee 3

## AUTHORIZATION

*Noah Hudson*

Noah Hudson

03/20/2025

Applicant Signature

Please Print

Date

865-396-1715

Phone Number

Email

John King

Pd. 03/24/2025, SG

03/20/2025

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

# 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.*

04/25/2025

05/09/2025

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

J. Haun

Josh Haun

3/20/2025

Applicant Signature

Applicant Name

Date