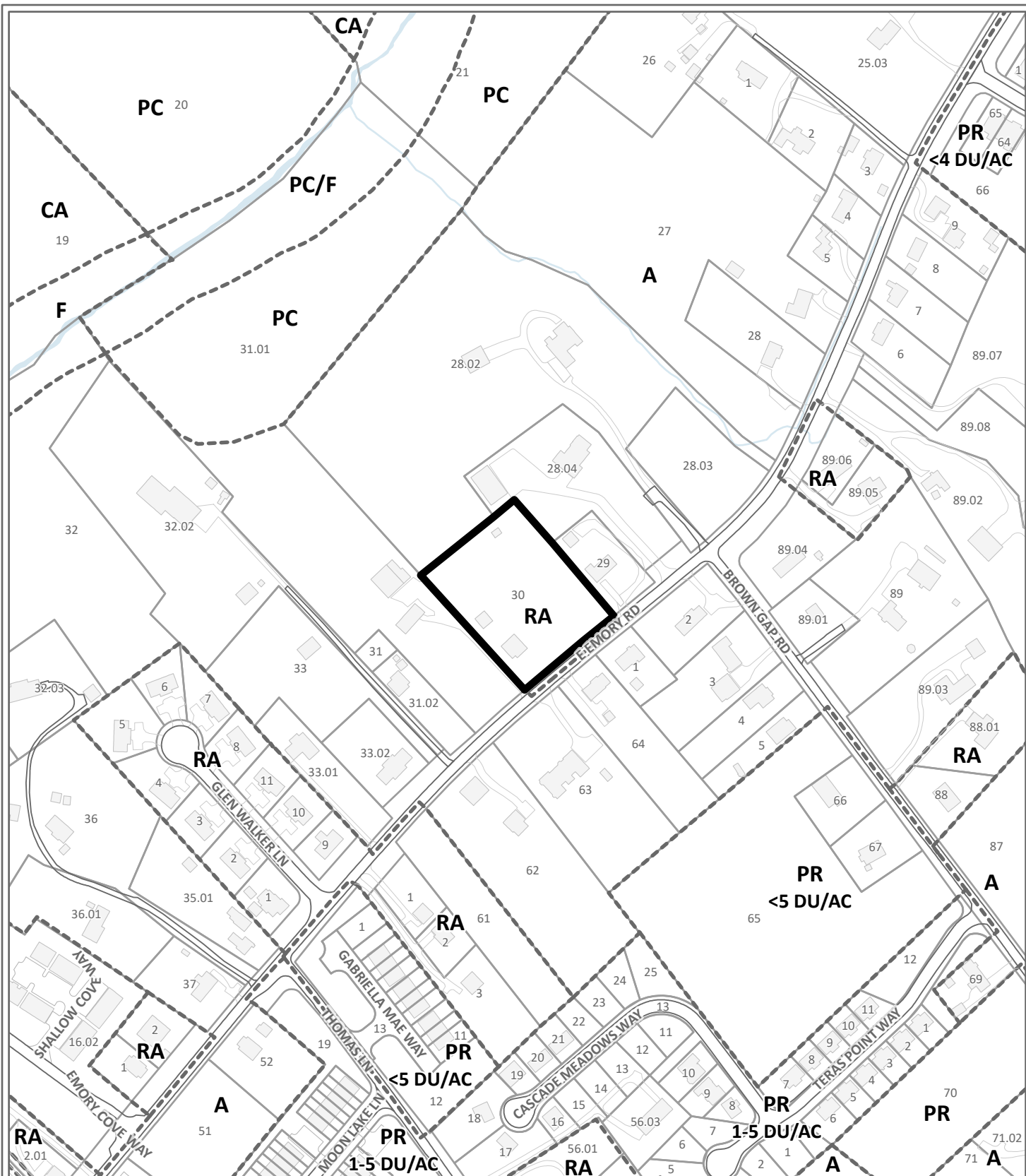




USE ON REVIEW

11-B-25-UR

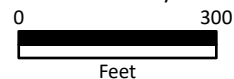
Petitioner: Nils Hay



4-lot duplex subdivision in RA (Low Density Residential)

Map No: 29

Jurisdiction: County



Original Print Date: 10/3/2025

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

Subdivision ☐ Concept Plan* ☐ Final Plat**Zoning** ☐ Rezoning ☐ Plan Amendment* ☐ Governmental Rezoning**Development** ☐ Development Plan* ☐ Planned Development* ☒ Use on Review / Special Use* ☐ Hillside Protection COA**These application types require a [pre-application consultation](#) with Planning staff.

Nils Hay

Owner

Applicant Name

Affiliation

9/22/2025

November 13, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

11-B-25-UR

Correspondence

All correspondence will be directed to the approved contact listed below. The contact information you provide here and elsewhere on this form will be included in the application materials and is part of the public record of your case.

☒ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Nils Hay

Name

Company

4925 E Emory Road

Knoxville

TN

37938

Address

City

State

ZIP

6303377854

Phone

Email

Current Property Info

Nils Hay, Aubrey Hay & Zachary Tunberg see attached Owner Doc Signature page

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4925 E Emory Rd, Knoxville, TN

029 030

Property Address

Parcel ID

Hallsdale-Powell

Hallsdale-Powell

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Build a duplex

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

Subdivision Request

		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	☐ Combine Parcels ☐ Divide Parcel	Proposed Number of Lots (total)
☐ Other (specify) _____		
Specify if requesting: ☐ Variance ☐ Alternative design standard		
Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No		

Zoning Request

		PENDING PLAT FILE NUMBER
☐ Zoning Change _____ Proposed Zoning Proposed Density (units/acre, for PR zone only)		
☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan		
☐ Plan Amendment Change _____ Proposed Plan Designation(s)		
☐ If, in Knox county, submit plan amendment request with application Previous Rezoning Requests		
☐ Other (specify) _____		

Authorization

☒ **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

Digitally signed by Nils Hay Date: 2025.09.22 12:44:49-04'00'	Nils Hay	9/22/2025
Applicant Signature	Print Name / Affiliation	Date
6303377854		
Phone Number	Email	
Digitally signed by Nils Hay Date: 2025.09.22 12:45:13-04'00'	Nils Hay	09/24/2025, SG
Property Owner Signature	Please Print	Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1		FEE 2		FEE 3		TOTAL
0402	\$500.00					\$500.00



Property Owners Option Holders

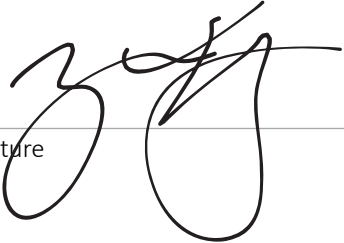
NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black ink:

Acknowledgement

By signing below, you acknowledge 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

Digitally signed by Nils Hay Date: 2025.09.23 09:00:52-04'00' 	Nils Hay				☒ Owner ☐ Option Holder
Signature	Name	Affiliation	Date		
	Address	City	State	Zip	
	Aubrey Hay				☒ Owner ☐ Option Holder
Signature	Name	Affiliation	Date		
	Address	City	State	Zip	
	Zachary Tunberg				☒ Owner ☐ Option Holder
Signature	Name	Affiliation	Date		
	Address	City	State	Zip	
					☐ Owner ☐ Option Holder
Signature	Name	Affiliation	Date		
	Address	City	State	Zip	
					☐ Owner ☐ Option Holder
Signature	Name	Affiliation	Date		
	Address	City	State	Zip	
					☐ Owner ☐ Option Holder
Signature	Name	Affiliation	Date		
	Address	City	State	Zip	

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). The contact information you provide in your application may be used for that purpose. 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.

10/31/2025

11/14/2025

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


Digitally signed by Nils Hay
Date: 2025.09.22 13:19:27-04'00'

Nils Hay

9/22/2025

Applicant Signature

Applicant Name

Date