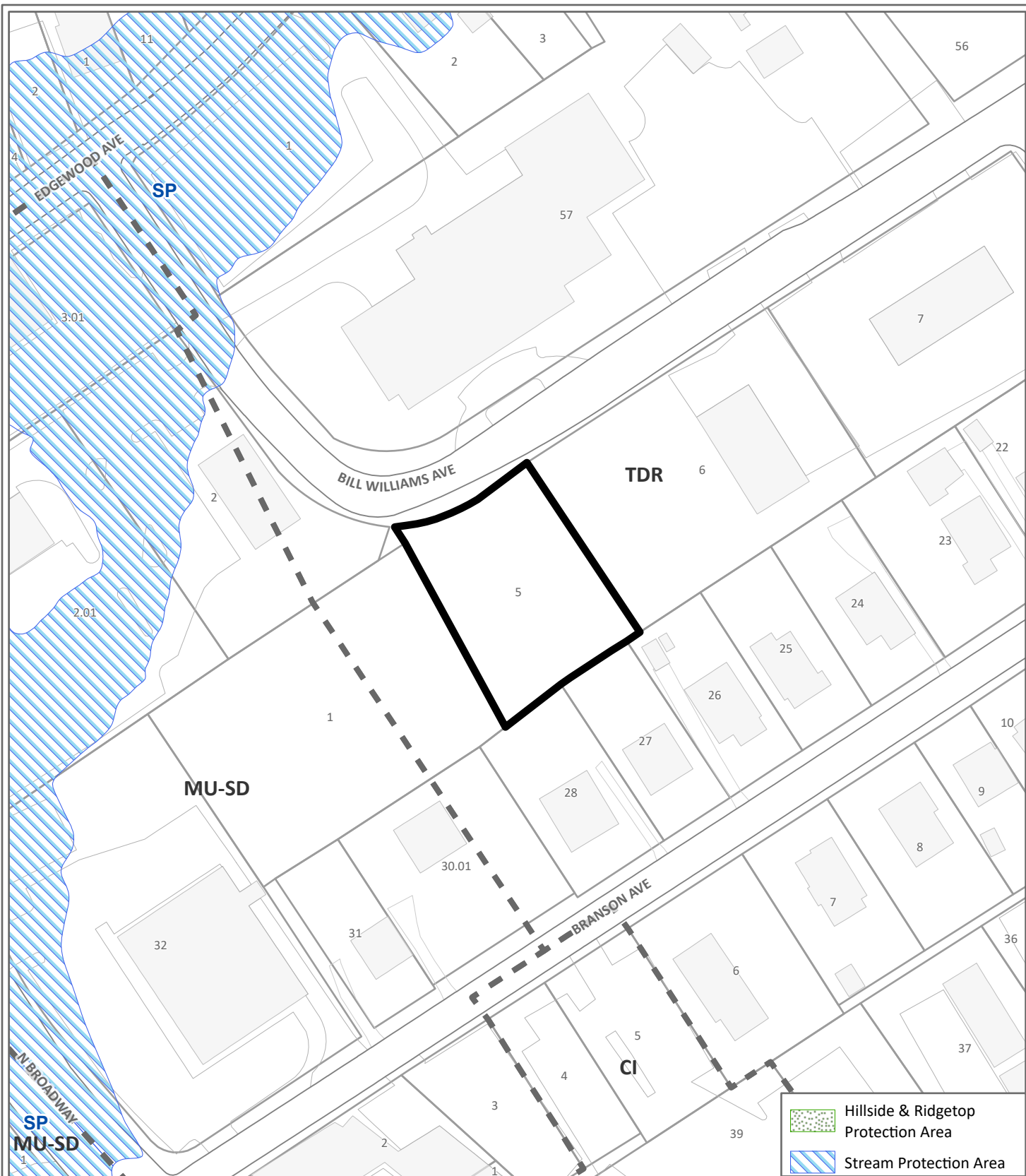




**10-A-25-SP
EAST CITY SECTOR PLAN MAP**

Petitioner: Heyoh Architecture



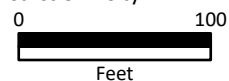
From: TDR (Traditional Neighborhood Residential)
To: MU-SD / EC-3 (Mixed Use-Special District, Broadway
(Washington Pike to I-640))

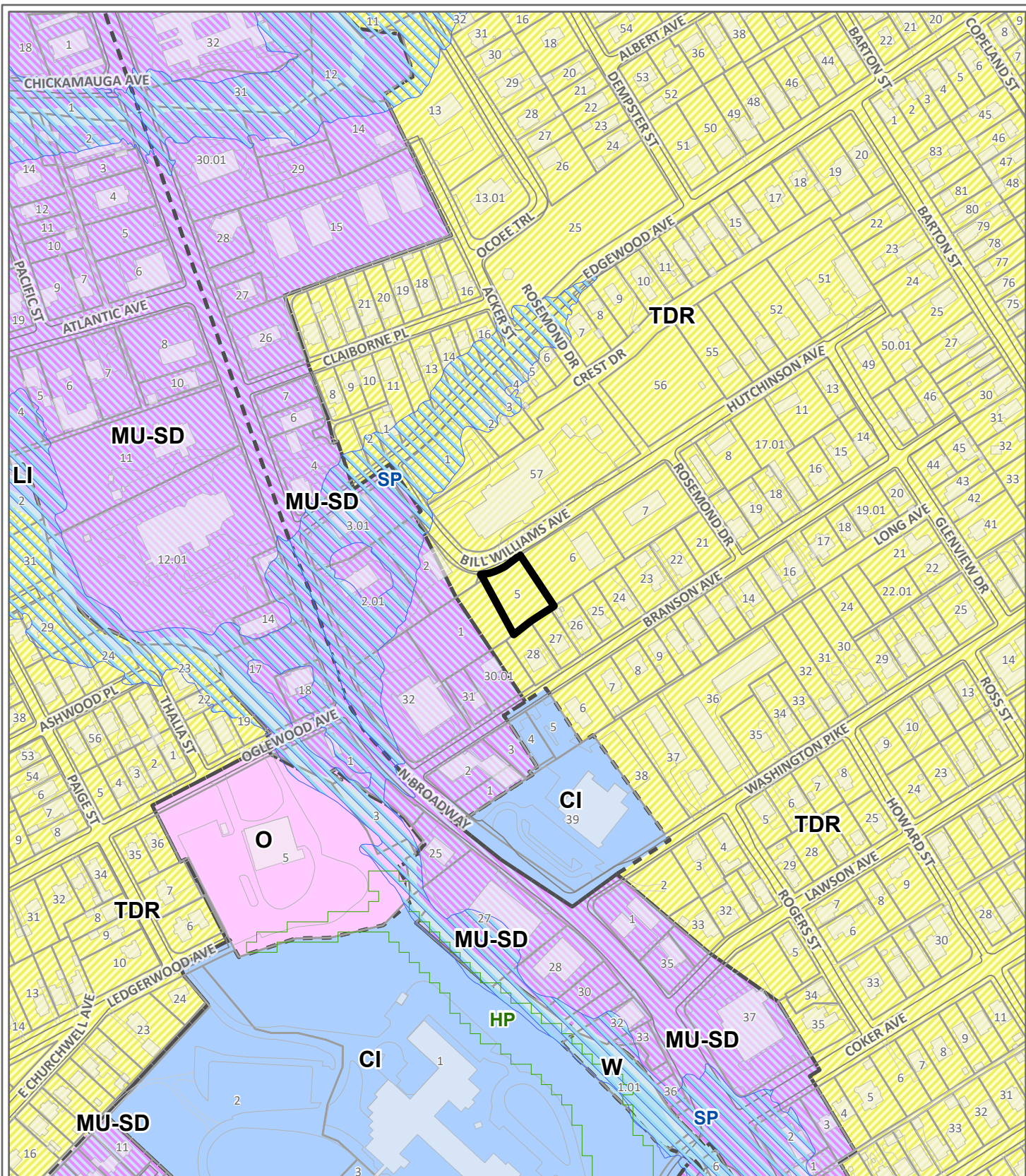
Map No: 81

Jurisdiction: City

Original Print Date: 8/28/2025

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





ONE YEAR PLAN MAP

10-A-25-PA

Petitioner: Heyoh Architecture



From: TDR (Traditional Neighborhood Residential)

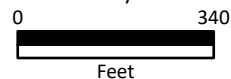
To: MU-SD / EC-3 (Mixed Use-Special District, Broadway
(Washington Pike to I-640))

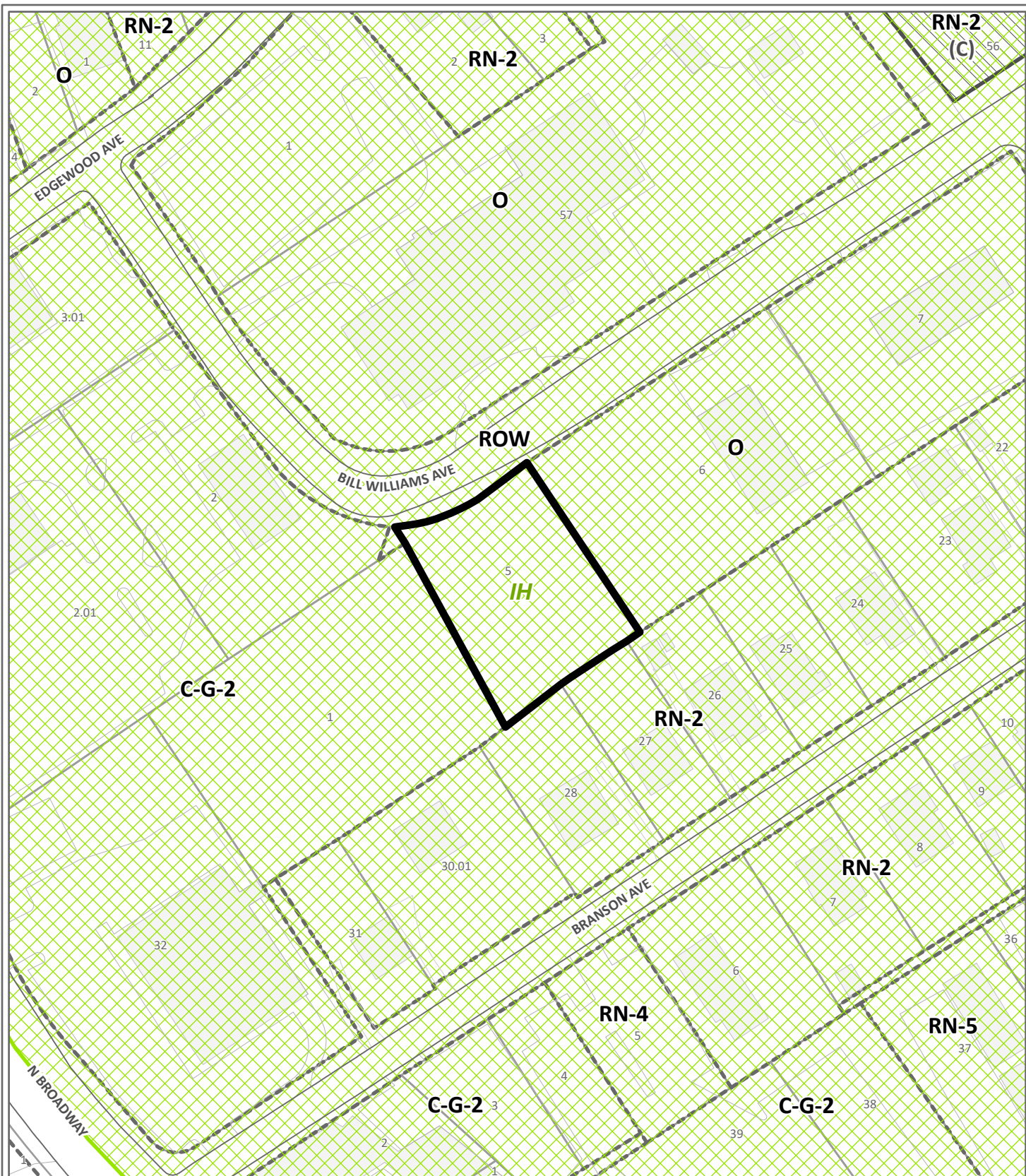
Original Print Date: 8/28/2025

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

Map No: 81

Jurisdiction: City





REZONING

10-A-25-RZ



From: O (Office), IH (Infill Housing Overlay)

To: C-G-2 (General Commercial), IH (Infill Housing Overlay)

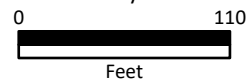
Original Print Date: 8/28/2025

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

Petitioner: Heyoh Architecture

Map No: 81

Jurisdiction: City



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

Heyoh Architecture

Architect

Applicant Name

Affiliation

5-26-25

10/02/2025

Date Filed

Meeting Date (if applicable)

File Number(s)

10-A-25-RZ
10-A-25-PA
10-A-25-SP**Correspondence**

All correspondence will be directed to the approved contact listed below.

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

Logan Higgins

Heyoh Architecture

Name

Company

133 S Gay Street, Suite C

Knoxville

TN

37902

Address

City

State

ZIP

865-236-0430

Phone

Email

Current Property Info

QB Realty Team LLC

9812 Westland Dr, Knoxville, 37922

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 BILL WILLIAMS AVE

081DE005

Property Address

Parcel ID

KUB

KUB

Sewer Provider

Water Provider

Septic (Y/N)

Development Request☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use **Multi-family Residential**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

C-G-2		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	MU-SD , EC-3	
	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

	Logan Higgins	5-26-25
Applicant Signature	Print Name / Affiliation	Date
865-236-0430		
Phone Number	Email	
	Quinn Epperly	07/01/2025, 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
0605	\$1,050.00	0803	\$1,000.00			\$2,050.00

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.

09/19/2025

10/03/2025

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



Logan Higgins

5-26-25

Applicant Signature

Applicant Name

Date