

## REZONING

**10-S-25-RZ**



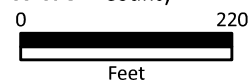
**From:** RA(k) (Low Density Residential with conditions)

**To:** RB (General Residential)

**Petitioner:** Noe Sanchez

**Map No:** 72

**Jurisdiction:** County



**Original Print Date:** 8/28/2025

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



# Development Request

**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.

Noe Sanchez

Applicant Name	Affiliation	File Number(s) <b>10-S-25-RZ</b>
<b>08/22/2025</b>	<b>10/02/2025</b>	
Date Filed	Meeting Date (if applicable)	

## 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

**NOE SANCHEZ** **THREE PINES CONSTRUCTION LLC**  
Name Company  
**136 GRAY WOLF WAY** **LENOIR CITY** **TN** **37721**  
Address City State ZIP  
**865-304-9257** **[REDACTED]**  
Phone Email

## Current Property Info

**SALVADOR CASILIAS** **4713 DAWN OAKS LN** **KNOXVILLE TN**  
Property Owner Name (if different) Property Owner Address Property Owner Phone **865-388-7080**  
**323 BRAKEBILL RD** **KNOXVILLE TN 37924** **072 210**  
Property Address Parcel ID  
**KU13** **KU13**  
Sewer Provider Water Provider Septic (Y/N)

## Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use **GENERAL 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	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

## Zoning Request

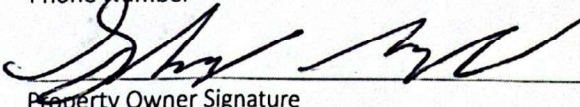
<input checked="" type="checkbox"/> Zoning Change <u>R13 (GENERAL RESIDENTIAL)</u>		PENDING PLAT FILE NUMBER
Proposed Zoning Proposed Density (units/acre, for PR zone only)		
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change _____		
Proposed Plan Designation(s)		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application		Previous Rezoning Requests
<input type="checkbox"/> 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

 NOC SANCHEZ 08-27-25  
Applicant Signature Print Name / Affiliation Date

865-304-9257 [REDACTED]  
Phone Number Email

 SALVADOR CASILLAS 08/25/2025, 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	\$1,700.00		\$1,700.00



# 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). 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.*

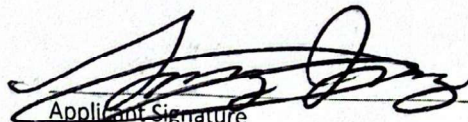
<sup>19</sup>  
~~09-28-25~~  
Date to be Posted

<sup>03</sup>  
~~10-12-25~~  
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

Noe Sanchez 08-22-25  
Applicant Name Date