



**CITY OF KNOXVILLE, TENNESSEE  
OFFICE OF THE CITY COUNCIL**

**Memorandum**

**To: Amy Brooks, Executive Director**  
**Knoxville-Knox County Planning Commission**

**From: Will Johnson, City Recorder**

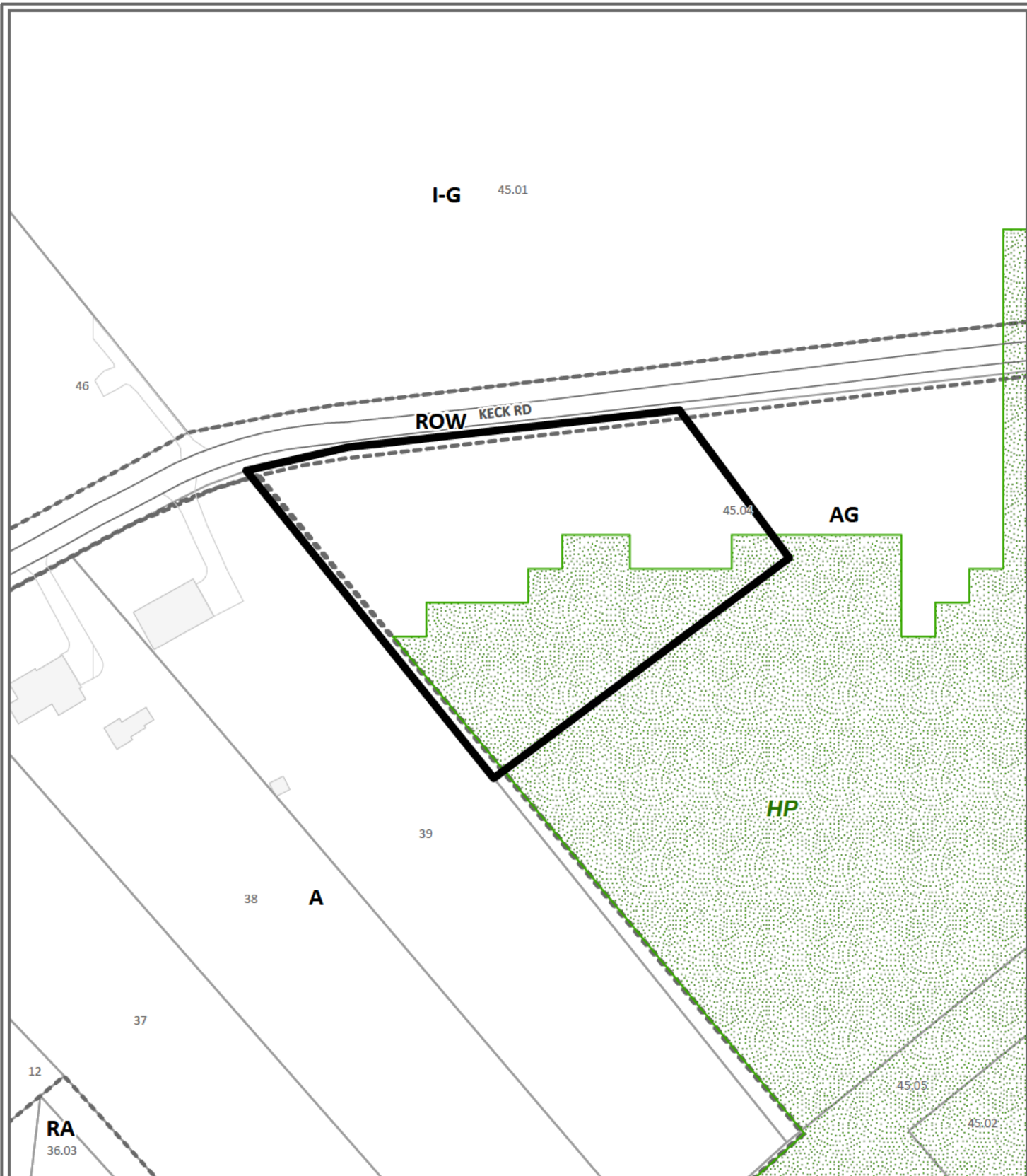
**Date: September 5, 2025**

**Re: File Numbers 6-E-25-RZ**

At its September 2, 2025 meeting, the Knoxville City Council remanded or referred the above ordinance back to the Planning Commission for further consideration.

Please contact me if you require additional information.





**REZONING**

**6-E-25-RZ**

**Petitioner:** Knoxville Real Estate Management LLC



**From:** AG (General Agricultural), HP (Hillside Protection Overlay)

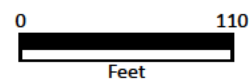
**To:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

**Map No:** 68

**Jurisdiction:** City

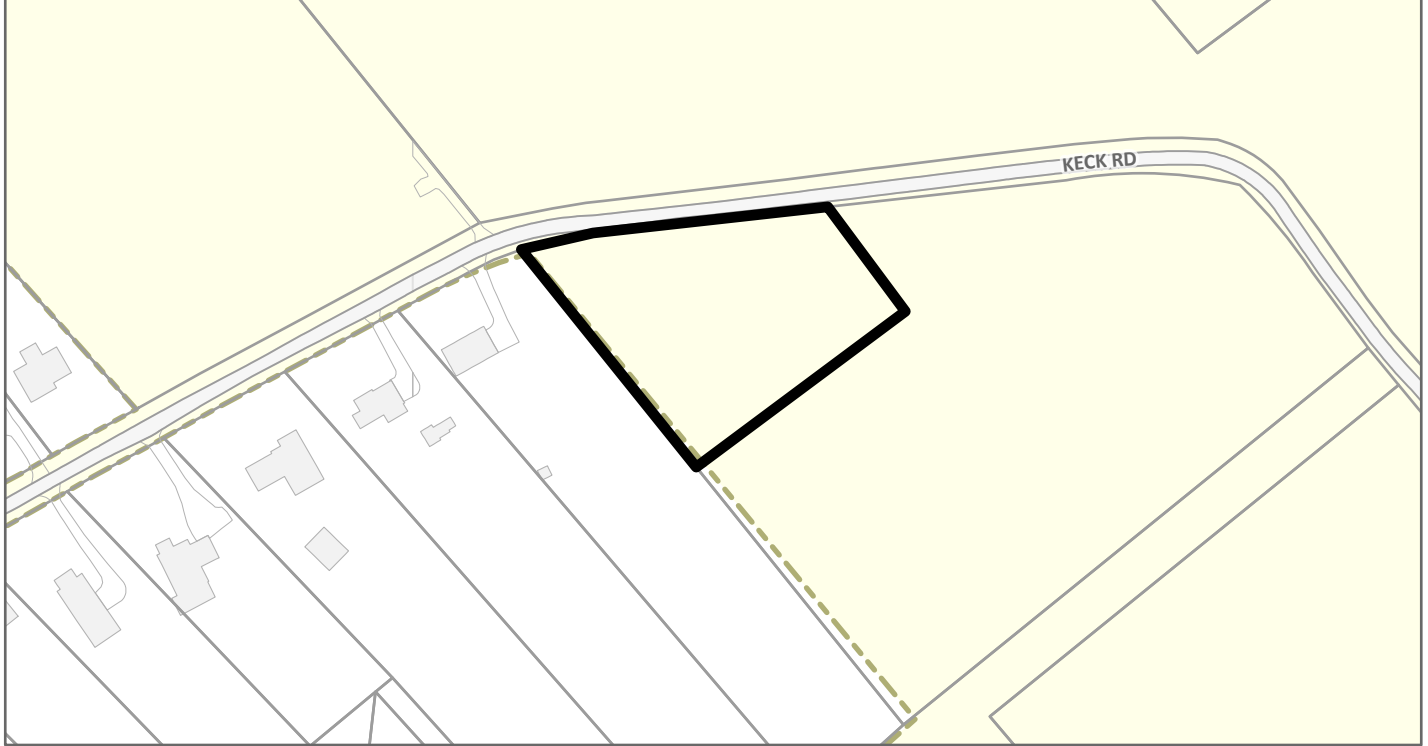
**Original Print Date:** 5/23/2025

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



## Exhibit A. Contextual Images

Location Map



Aerial Map

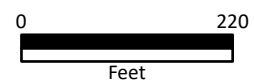


CONTEXTUAL MAPS 1

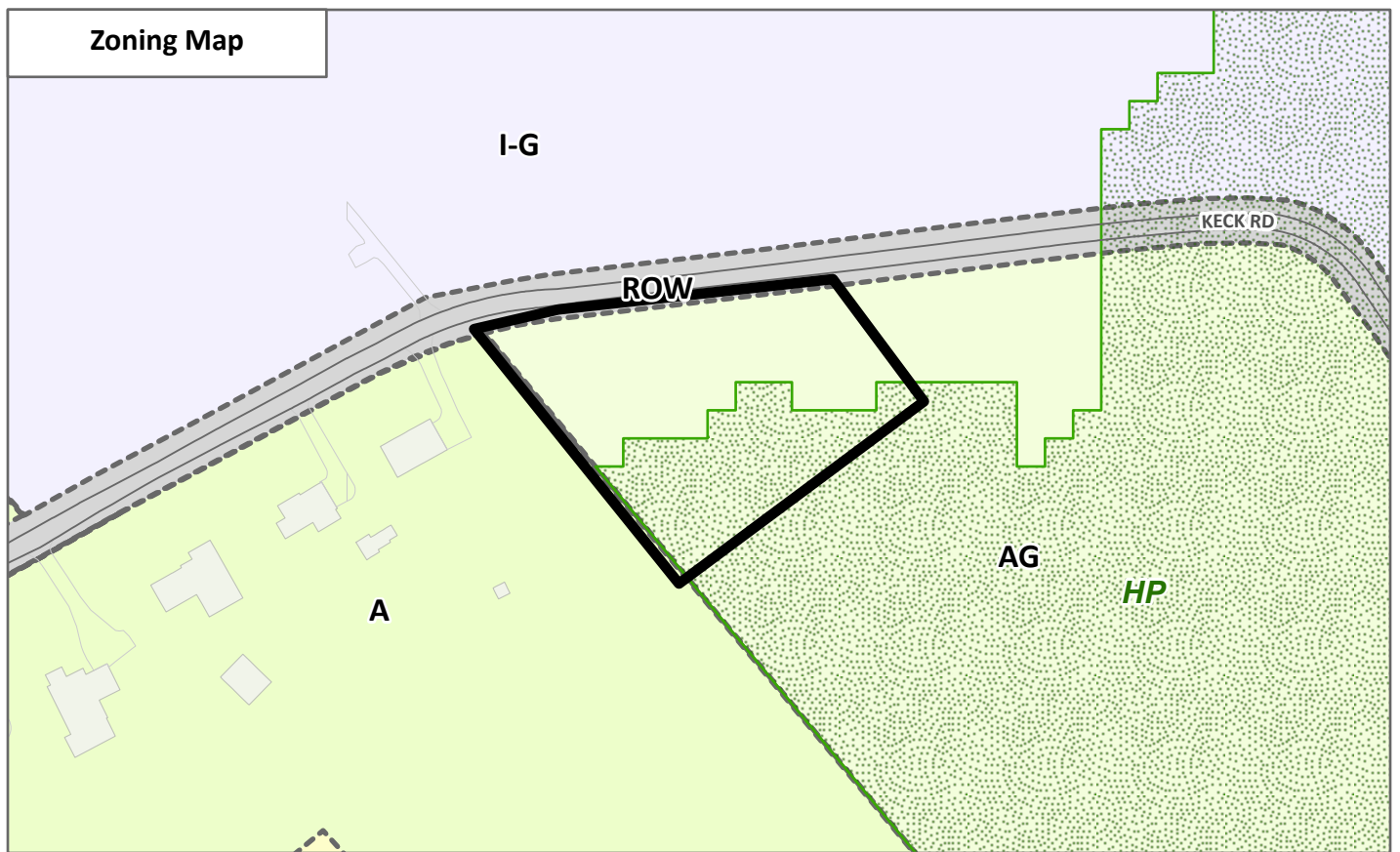
6-E-25-RZ



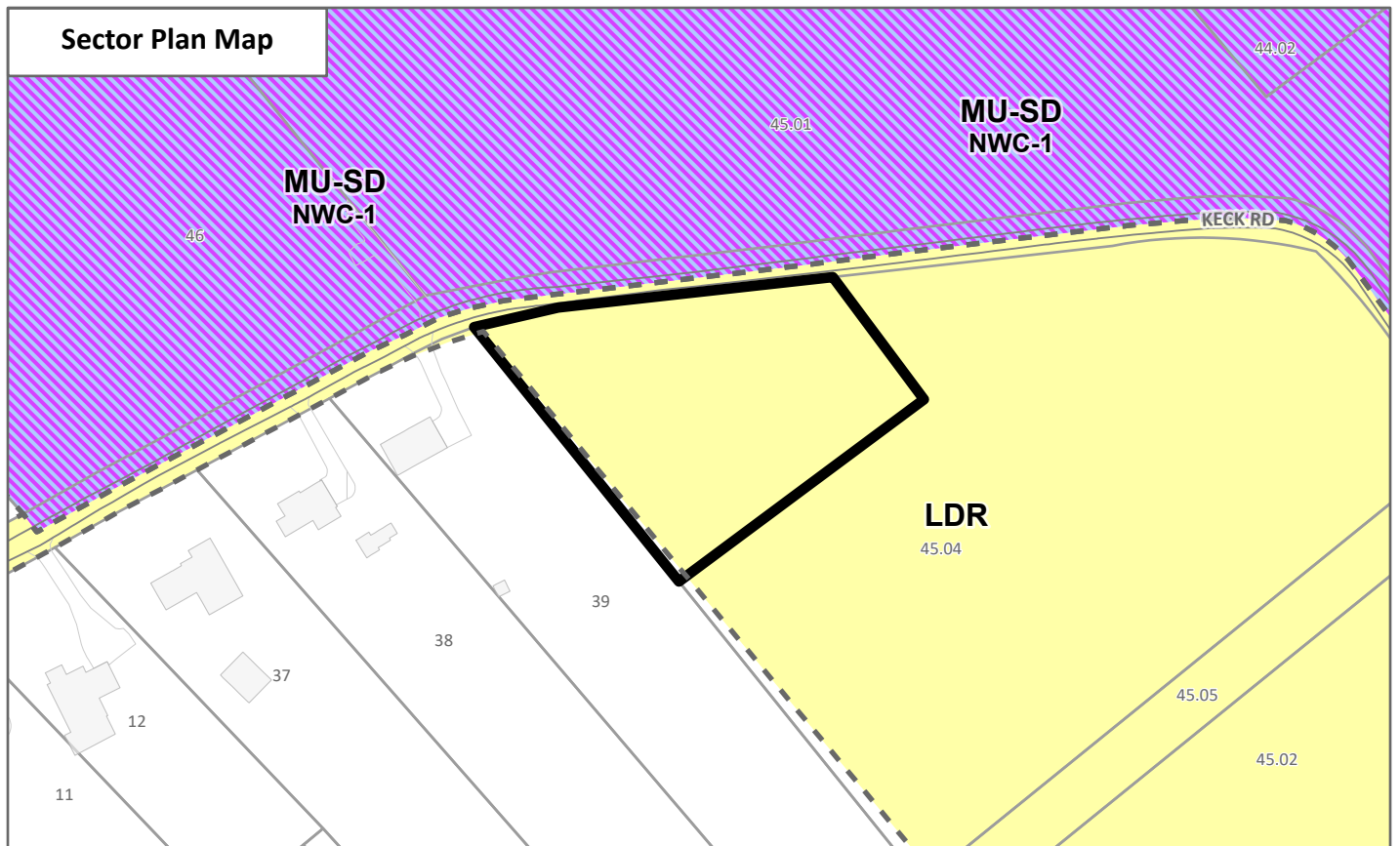
Case boundary



**Zoning Map**



**Sector Plan Map**

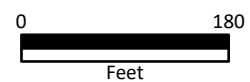


**CONTEXTUAL MAPS 2**

**6-E-25-RZ**

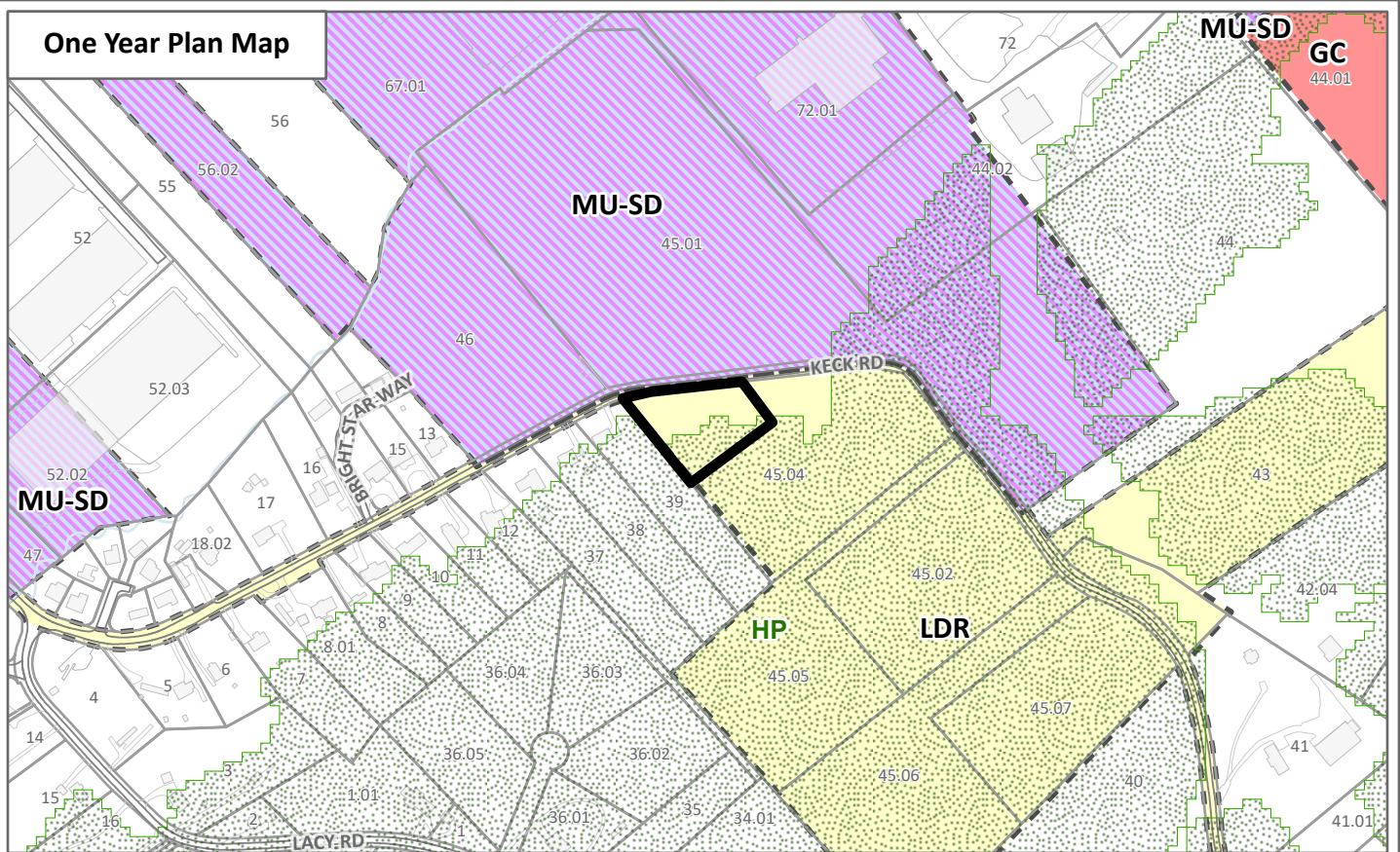


Case boundary

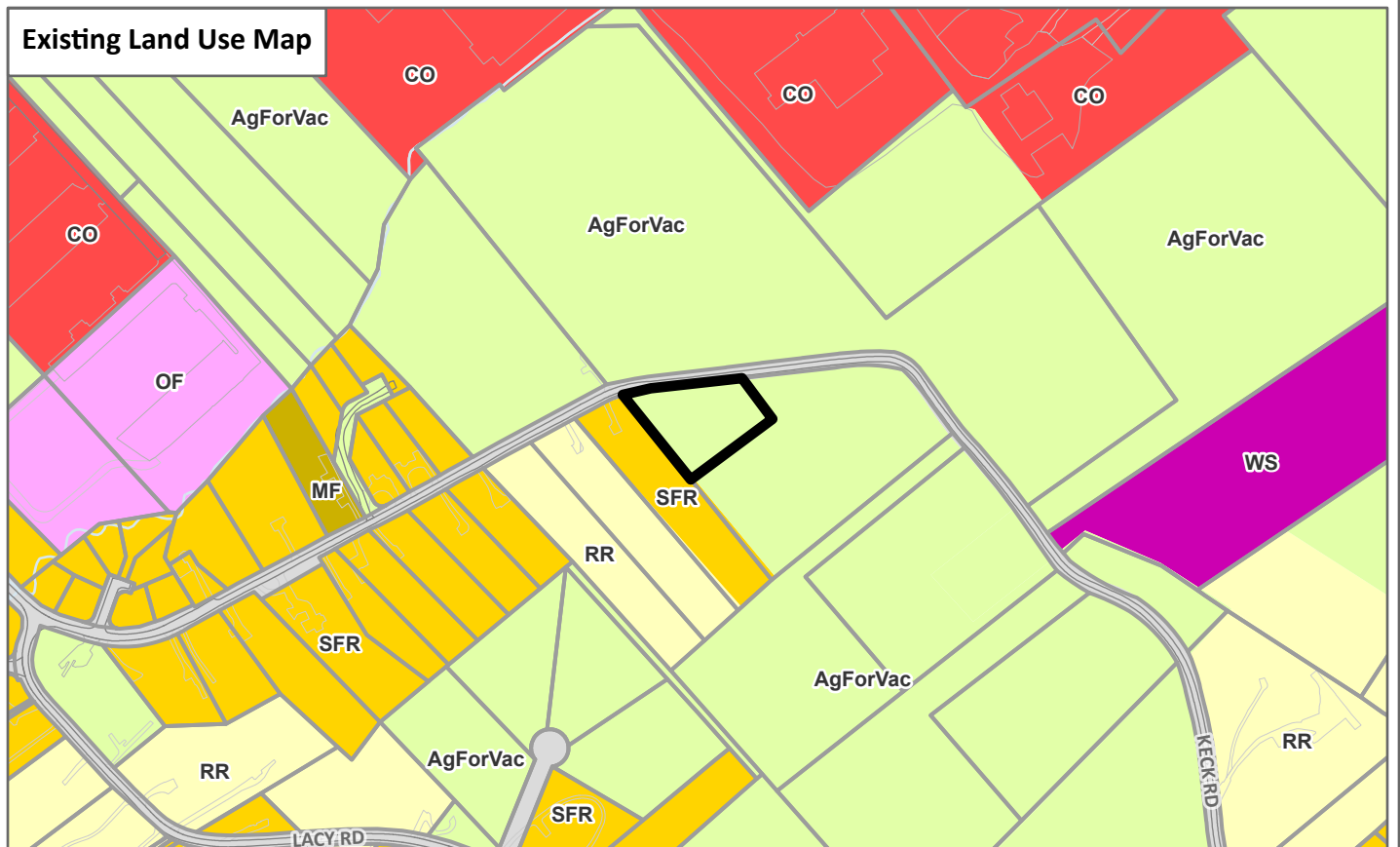




**One Year Plan Map**



**Existing Land Use Map**

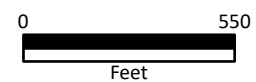


**CONTEXTUAL MAPS 3**

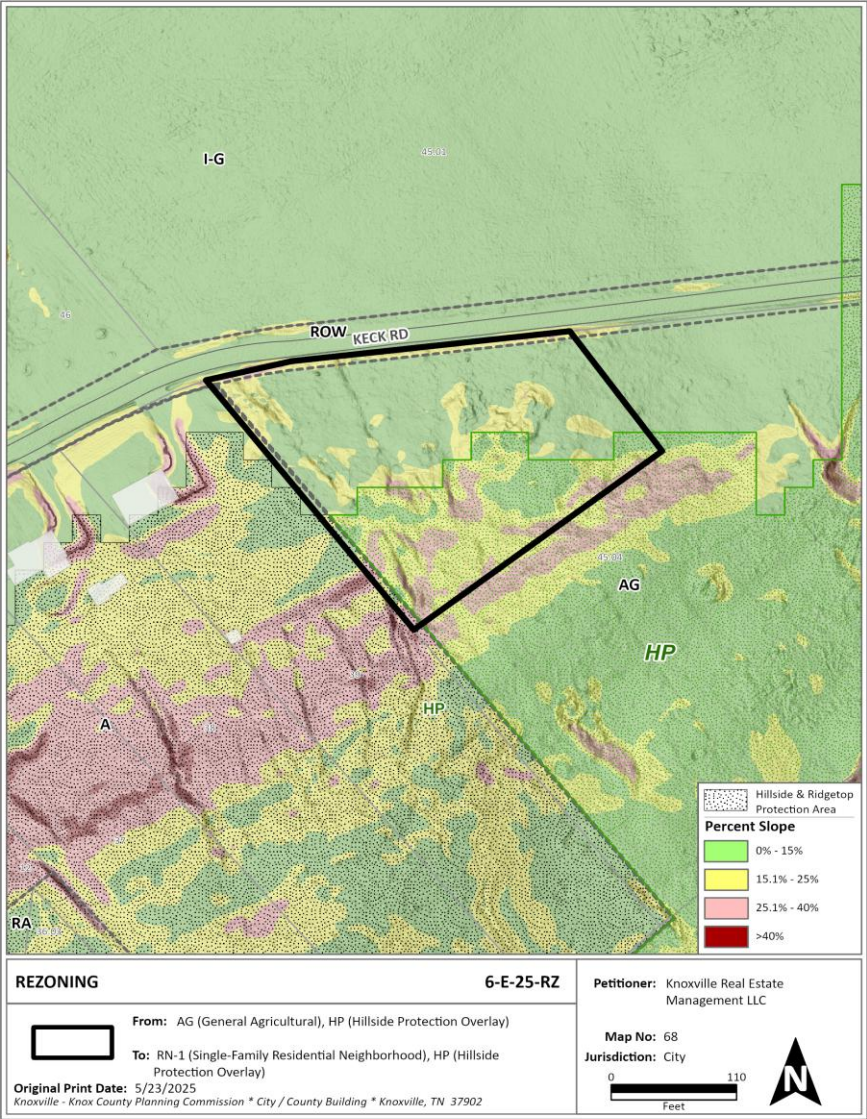
**6-E-25-RZ**



Case boundary



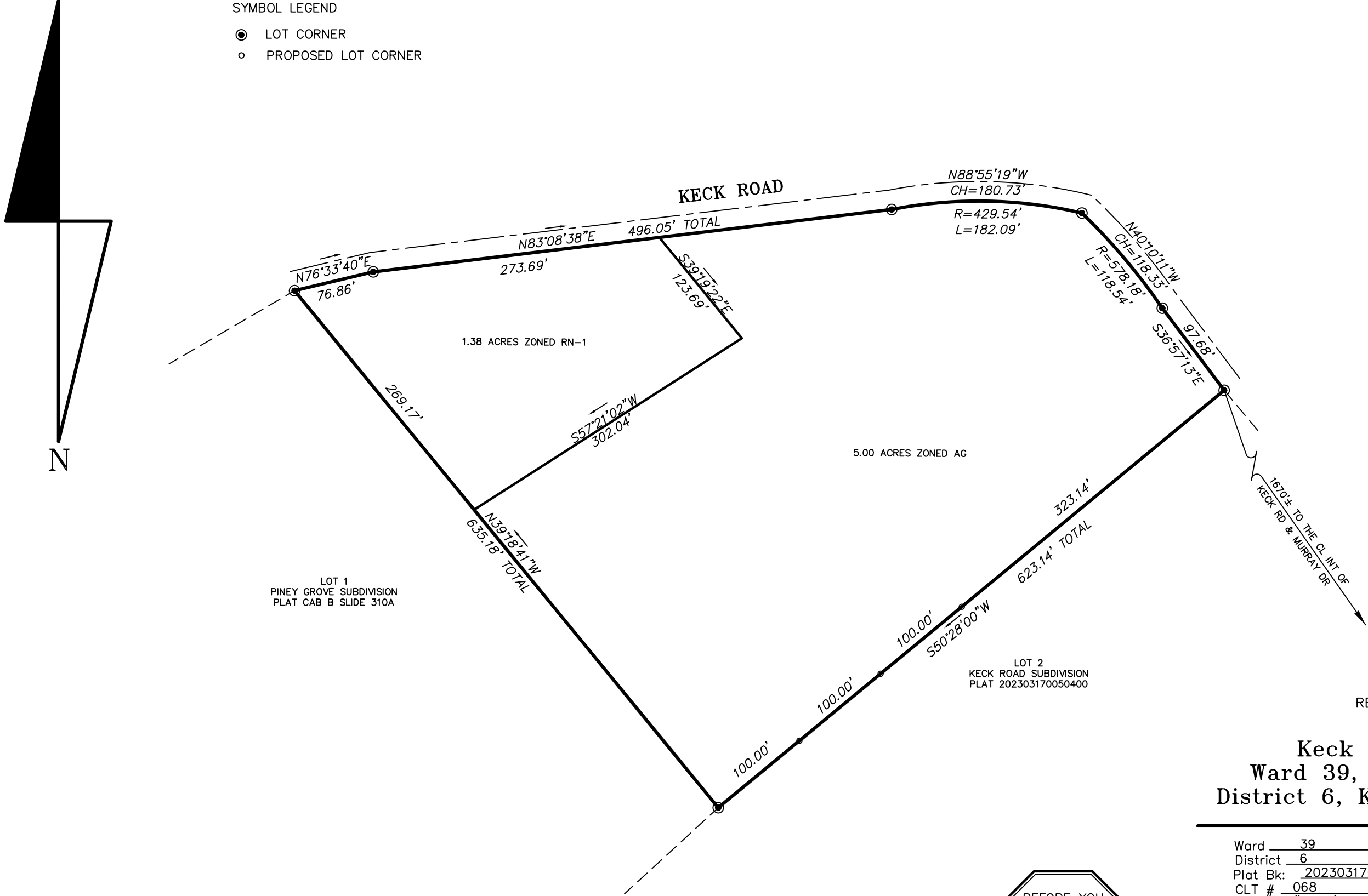
CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	59,938.6	1.38			
Non-Hillside	36,815.2	0.84	N/A		
0-15% Slope	6,294.2	0.14	100%	6,294.2	0.14
15-25% Slope	11,192.1	0.26	50%	5,596.0	0.13
25-40% Slope	5,501.3	0.13	20%	1,100.3	0.03
Greater than 40% Slope	135.8	0.00	10%	13.6	0.00
Ridgetops					
Hillside Protection (HP) Area	23,123.3	0.53	Recommended disturbance budget within HP Area	13,004.1	0.30
			Percent of HP Area	56.2%	



- SYMBOL LEGEND
- LOT CORNER
  - PROPOSED LOT CORNER

NOTE:  
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

THIS SURVEY WAS DONE UNDER AUTHORITY OF TCA 62-18-126. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.



RE-ZONING EXHIBIT OF:  
**Lot 1**  
**Keck Road Subdivision**  
**Ward 39, Knoxville, Tennessee**  
**District 6, Knox County, Tennessee**

FOR: JAY COTNER 3901 ASHEVILLE HIGHWAY KNOXVILLE, TENNESSEE 37914 PHONE: 865-469-4509	CURRENT OWNER: CHEN MIN 3032 OAKWOOD HILLS LANE KNOXVILLE, TENNESSEE 37931
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Ward	39	City	KNOXVILLE
District	6	County	KNOX
Plat Bk:	202303170050400	Page	-
CLT #	068	Parcel	045.04
Scale	1"=100'	Date	6/9/2025
Drawn By	C. VITKUS	City Block	39960
Project #	65	Revision	

**RIDGELINE SURVEYS LLC**  
**5607 TENNYSON DRIVE**  
**KNOXVILLE, TENNESSEE 37909**  
**865.771.7917 OFFICE@RIDGELINESURVEYS.COM**



# 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

Knoxville Real Estate Management LLC

Applicant Name

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

**6-E-25-RZ****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  
Javonte Cotner Knoxville Real Estate Management LLC

Name

3901 Asheville Hwy

Company

Knoxville

TN

37914

Address

865-469-4509

City

State

ZIP

Phone

Email

**CURRENT PROPERTY INFO**

Property Owner Name (if different)

0 Keck Rd

Property Owner Address

068 04504

Property Owner Phone

**PARTIAL - 1.38 ACRES**

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

**STAFF USE ONLY**

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation



## 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

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-1

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

### ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (*Final Plat*)

☐ Use on Review / Special Use (*Concept Plan*)

☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

## 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

  
Applicant Signature

Knoxville Real Estate Management LLC

4-4-25

Please Print

Date

Phone Number

Email



dotloop verified  
04/10/25 11:49 AM EDT  
25GN-NNY4-ILBM-6NYF

Min Chen

04/10/2025

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.

05/30/2025

06/13/2025

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

Javonte Cotner

Applicant Name

4-10-25

Date

FILE NUMBER