



# Request to Postpone • Table • Withdraw

Andrew Thomas

9/25/2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

October 3, 2024

Scheduled Meeting Date

File Number(s)

7-P-24-RZ/7-G-24-SP/7-G-24-PA

## POSTPONE

- ☐ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:** ☐ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the \_\_\_\_\_ Planning Commission Meeting.

## WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

- ☒ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Andrew Thomas

dotloop verified  
09/25/24 11:58 PM  
EDT  
SMLT-JSB2-OONP-IXVJ

Andrew Thomas

Applicant Signature

Please Print

704-412-1289

virtualptig@gmail.com

Phone Number

Email

## STAFF ONLY

Samiul Haque

Samiul Haque

Staff Signature

Please Print

Date Paid

☒ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



# Request to Postpone • Table • Withdraw

Andrew Thomas

07/10/2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

07/11/2024

Scheduled Meeting Date

7-G-24-SP

7-P-24-RZ / 7-G-24-PA

File Number(s)

## POSTPONE

- ☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:** ☐ 30 days ☐ 60 days ☒ 90 days

Postpone the above application(s) until the 10/10/2024 Planning Commission Meeting.

## WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Andrew Thomas

dotloop verified  
07/10/24 4:02 PM EDT  
PJQH-GZNH-ODRD-U38N

Andrew Thomas

Applicant Signature

Please Print

704-412-1289

virtualptig@gmail.com

Phone Number

Email

## STAFF ONLY

Shelley Gray

Staff Signature

Shelley Gray

Please Print

7/10/2024

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

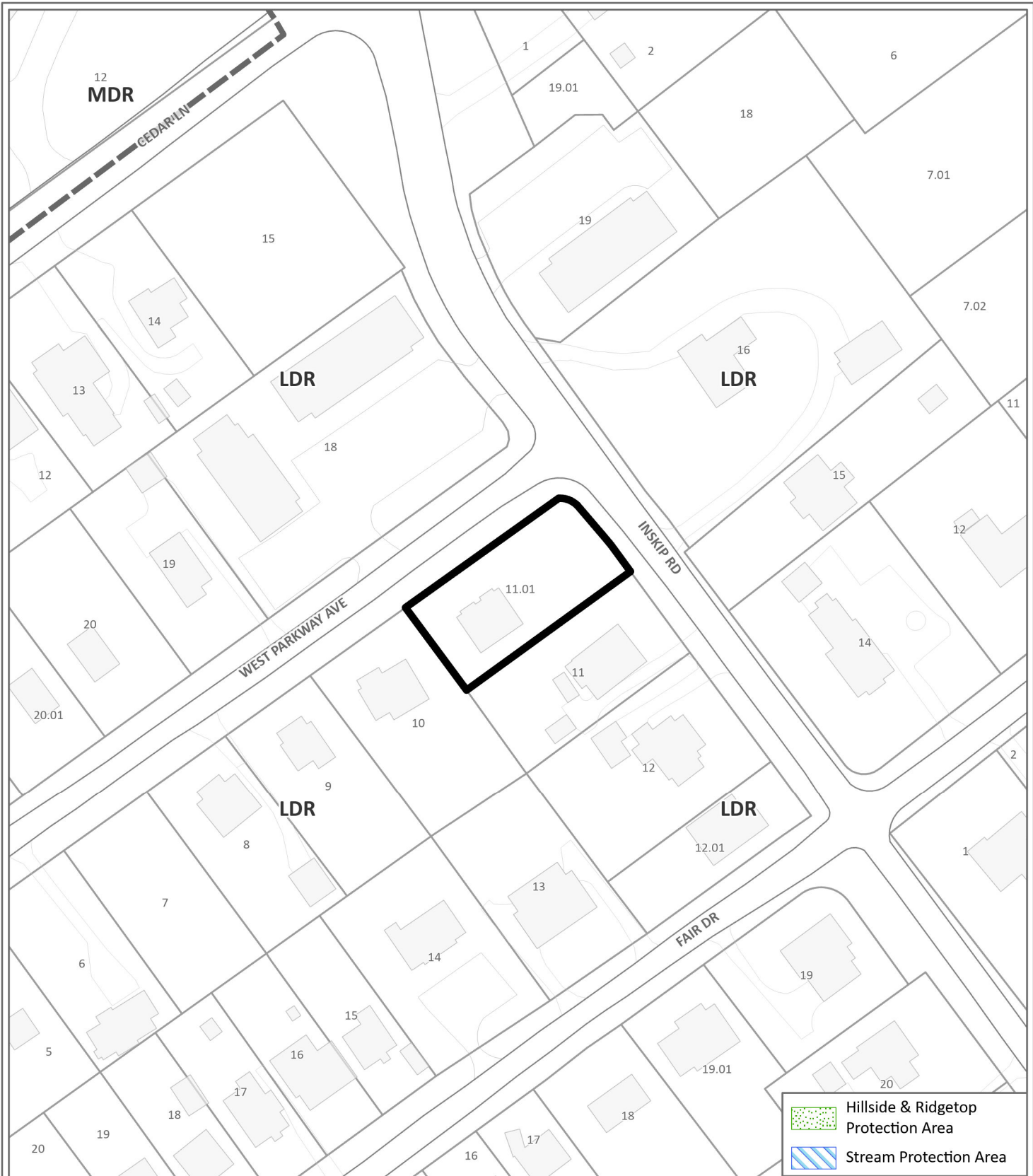
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**7-G-24-SP  
NORTH CITY SECTOR PLAN MAP**



**From:** LDR (Low Density Residential)

**To:** MDR (Medium Density Residential)

**Original Print Date:** 6/21/2024

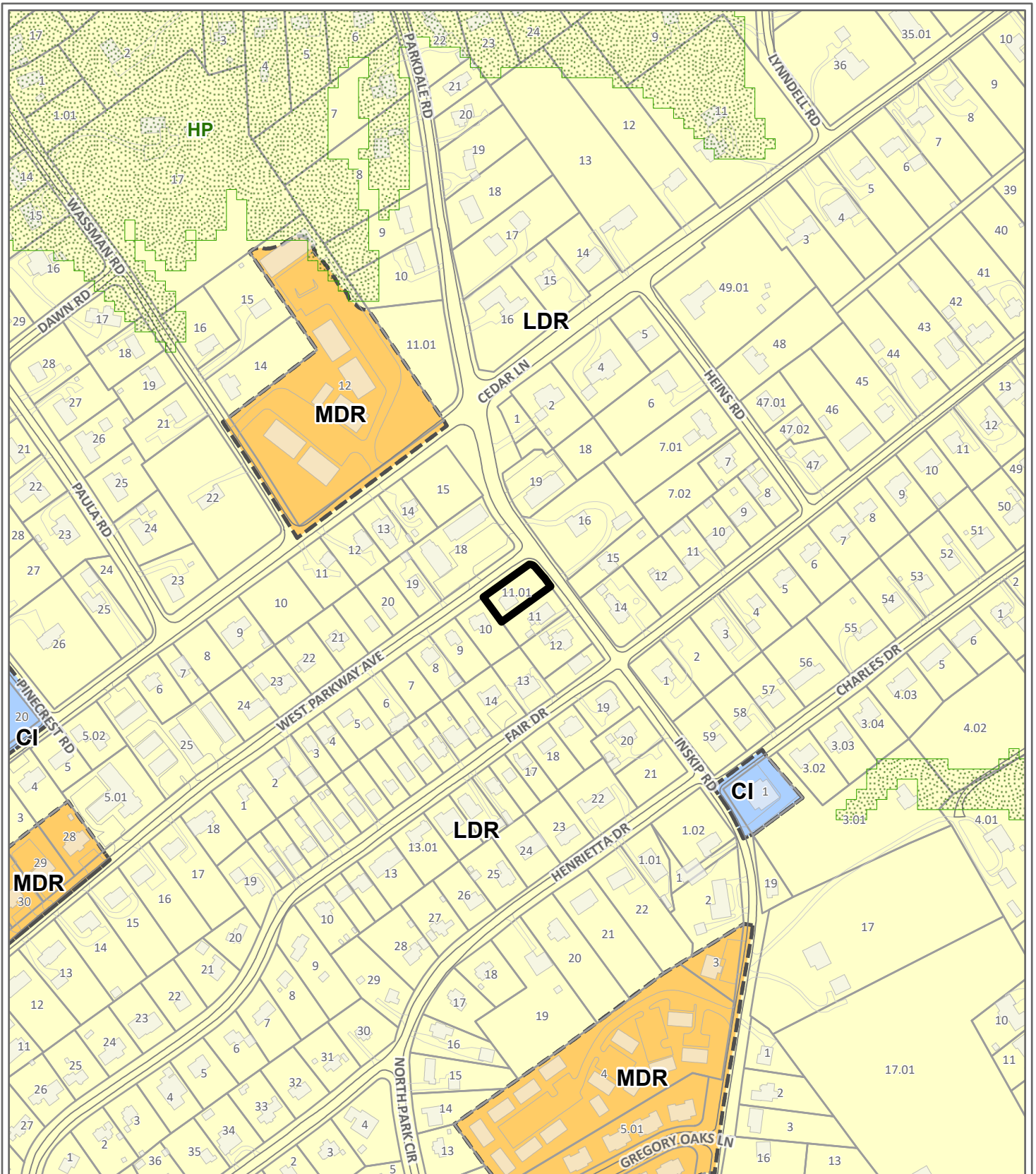
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Petitioner:** Andrew Thomas

**Map No:** 69

**Jurisdiction:** City





## ONE YEAR PLAN MAP

7-G-24-PA

Petitioner: Andrew Thomas



From: LDR (Low Density Residential)

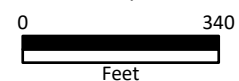
To: MDR (Medium Density Residential)

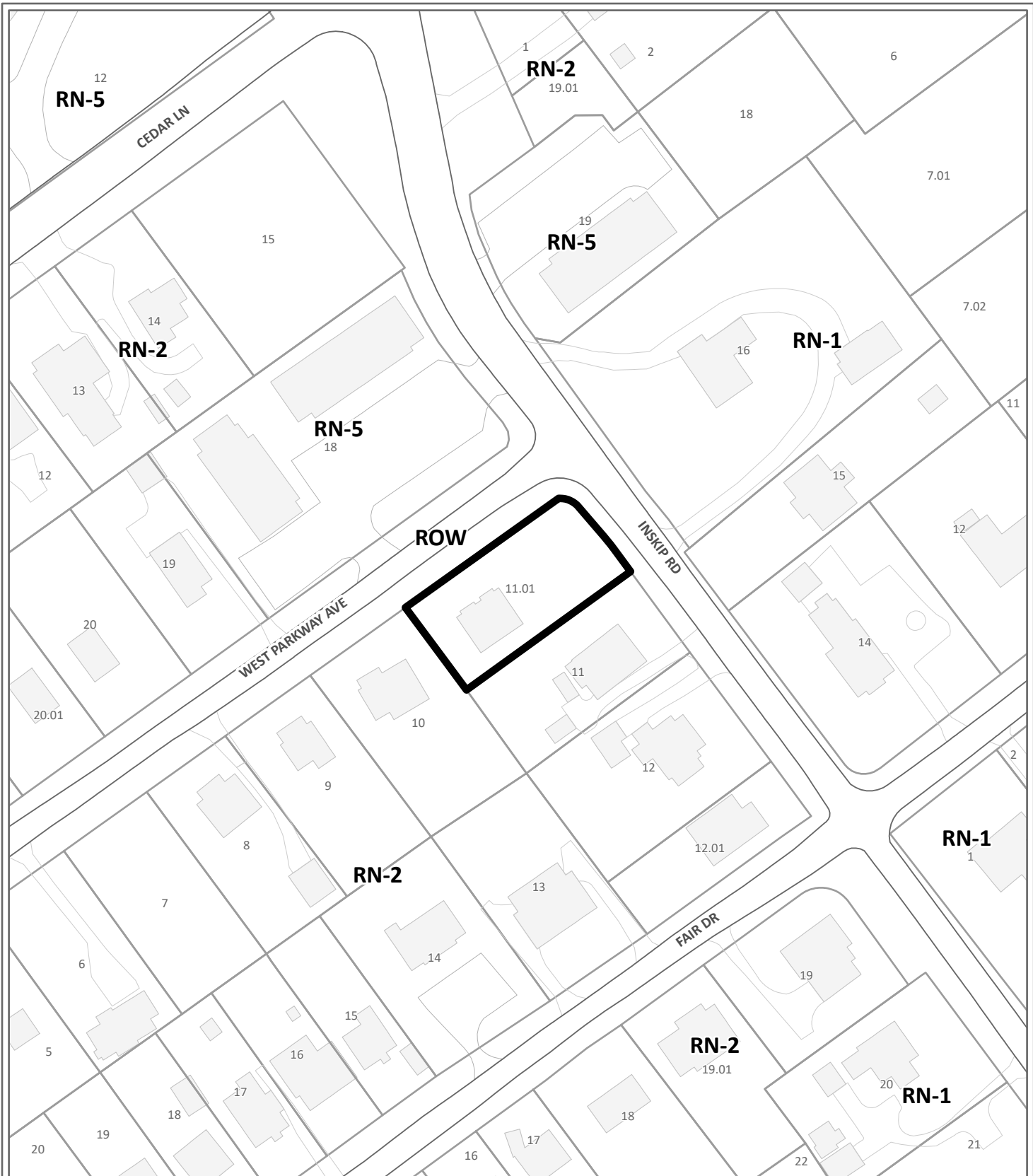
Original Print Date: 6/3/2024

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

Map No: 69

Jurisdiction: City





**REZONING**

**7-P-24-RZ**

**Petitioner:** Andrew Thomas



**From:** RN-2 (Single-Family Residential Neighborhood)

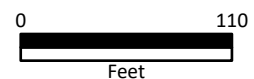
**To:** RN-4 (General Residential Neighborhood)

**Original Print Date:** 6/3/2024

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

**Map No:** 69

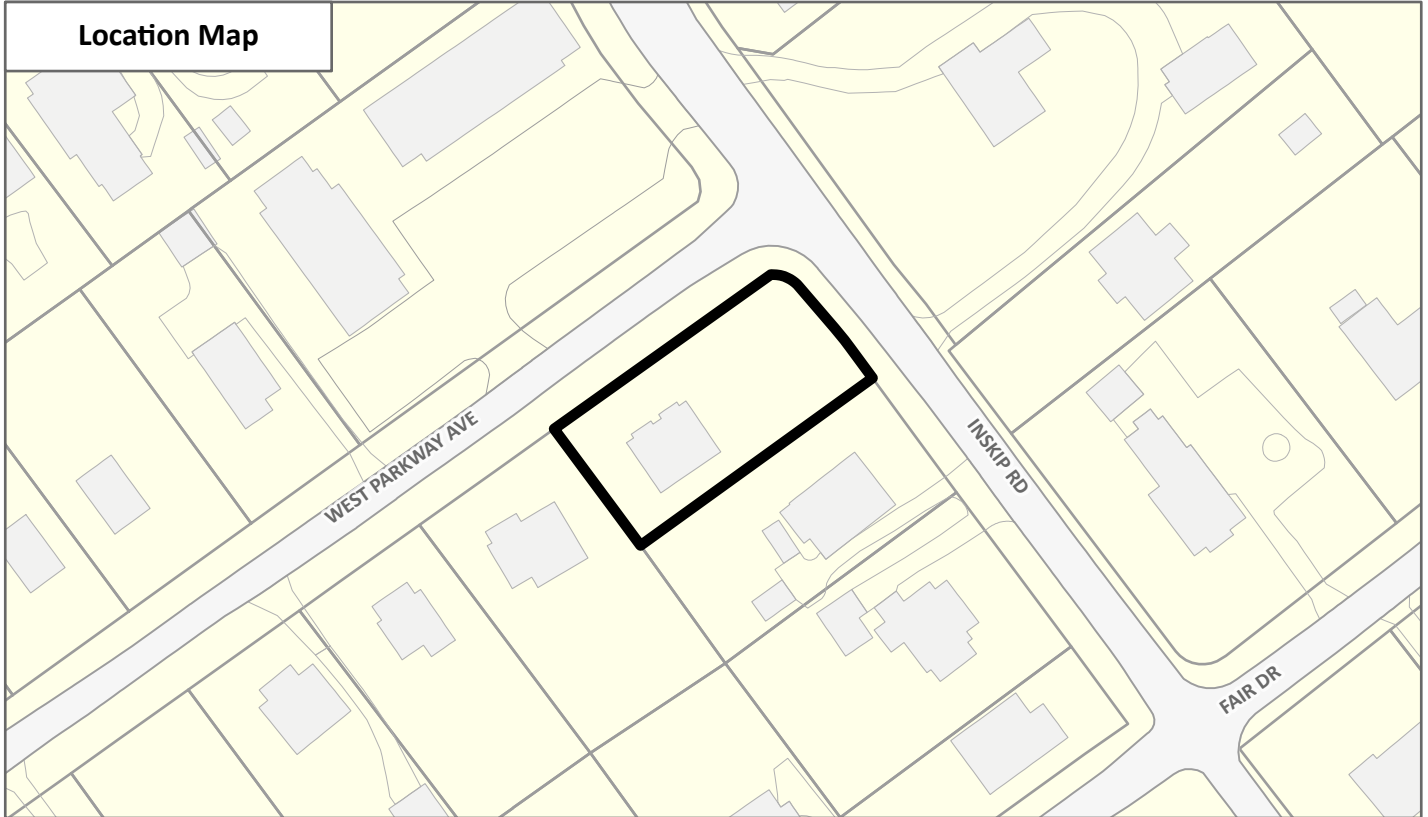
**Jurisdiction:** City





## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

7-G-24-PA / 7-P-24-RZ

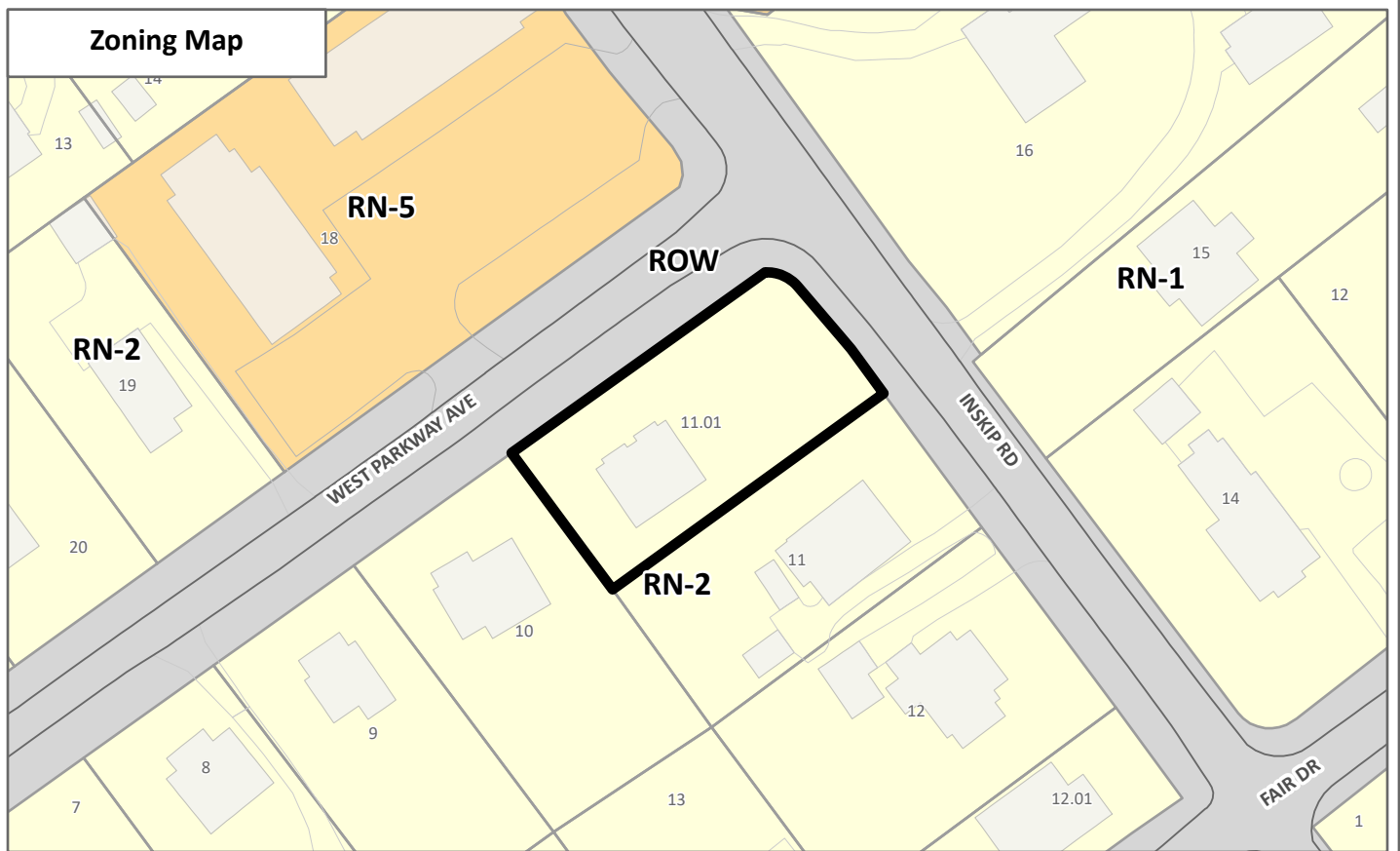


Case boundary

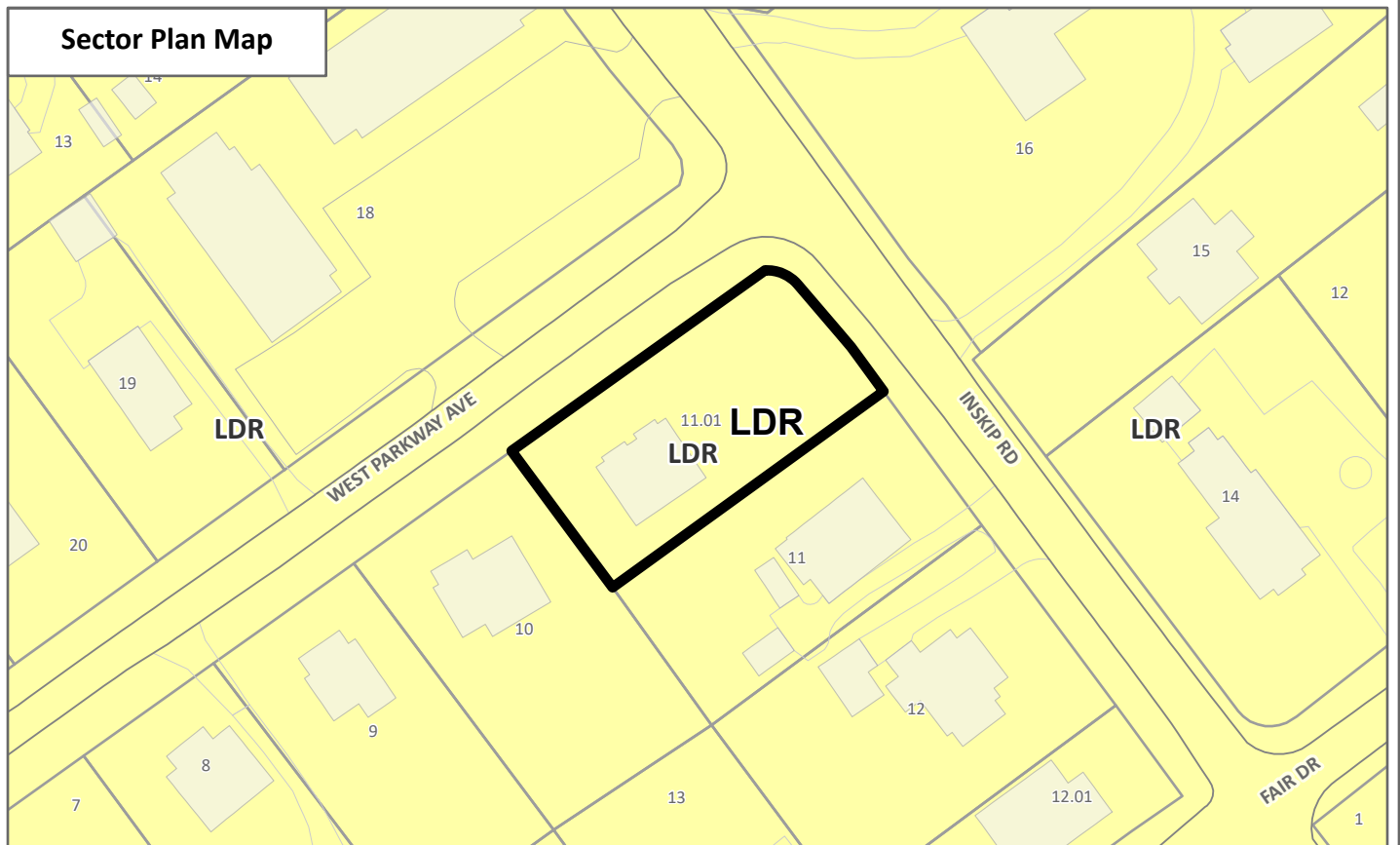
0 100  
Feet



## Zoning Map



## Sector Plan Map



## CONTEXTUAL MAPS 2

7-G-24-PA / 7-P-24-RZ

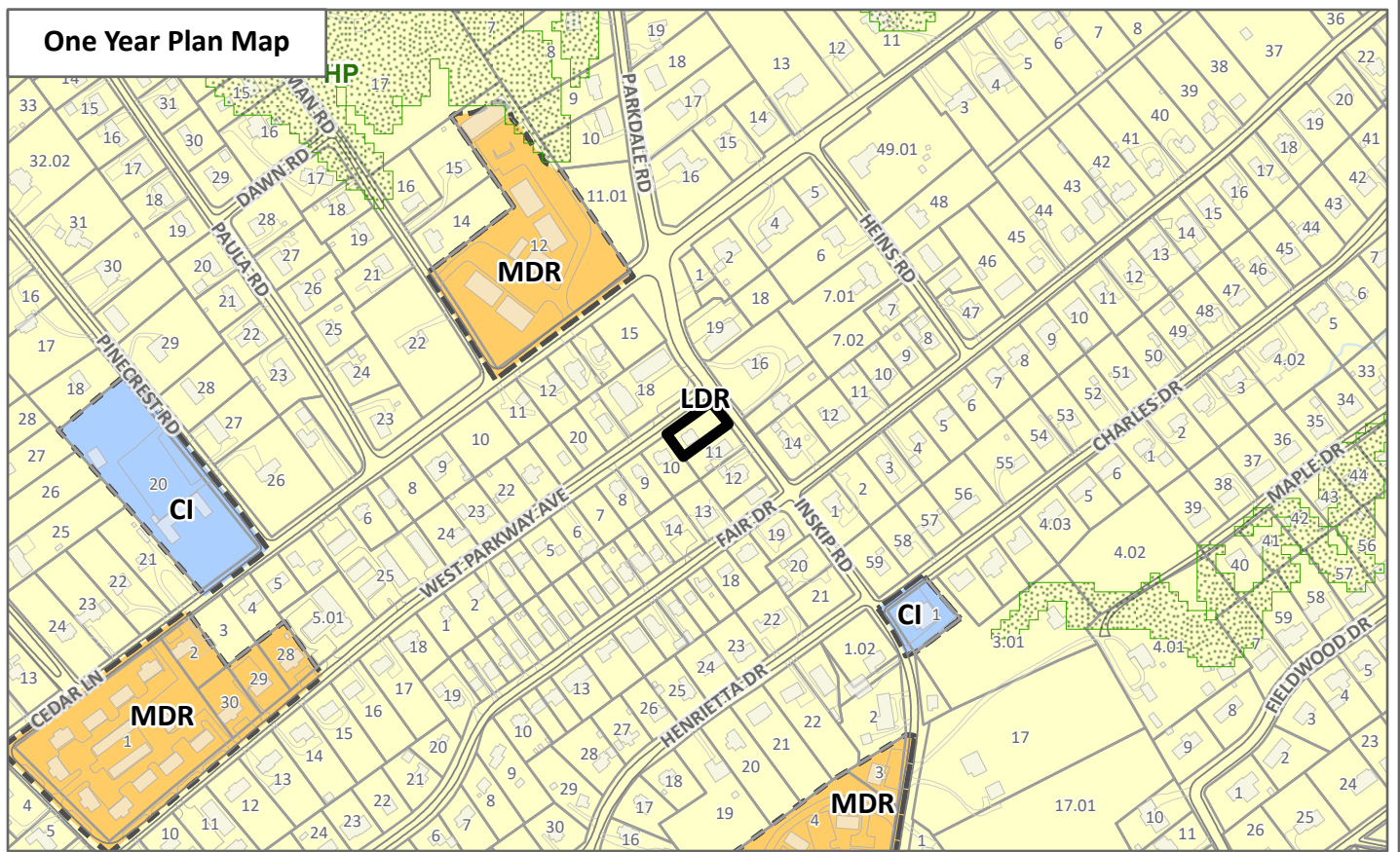


Case boundary

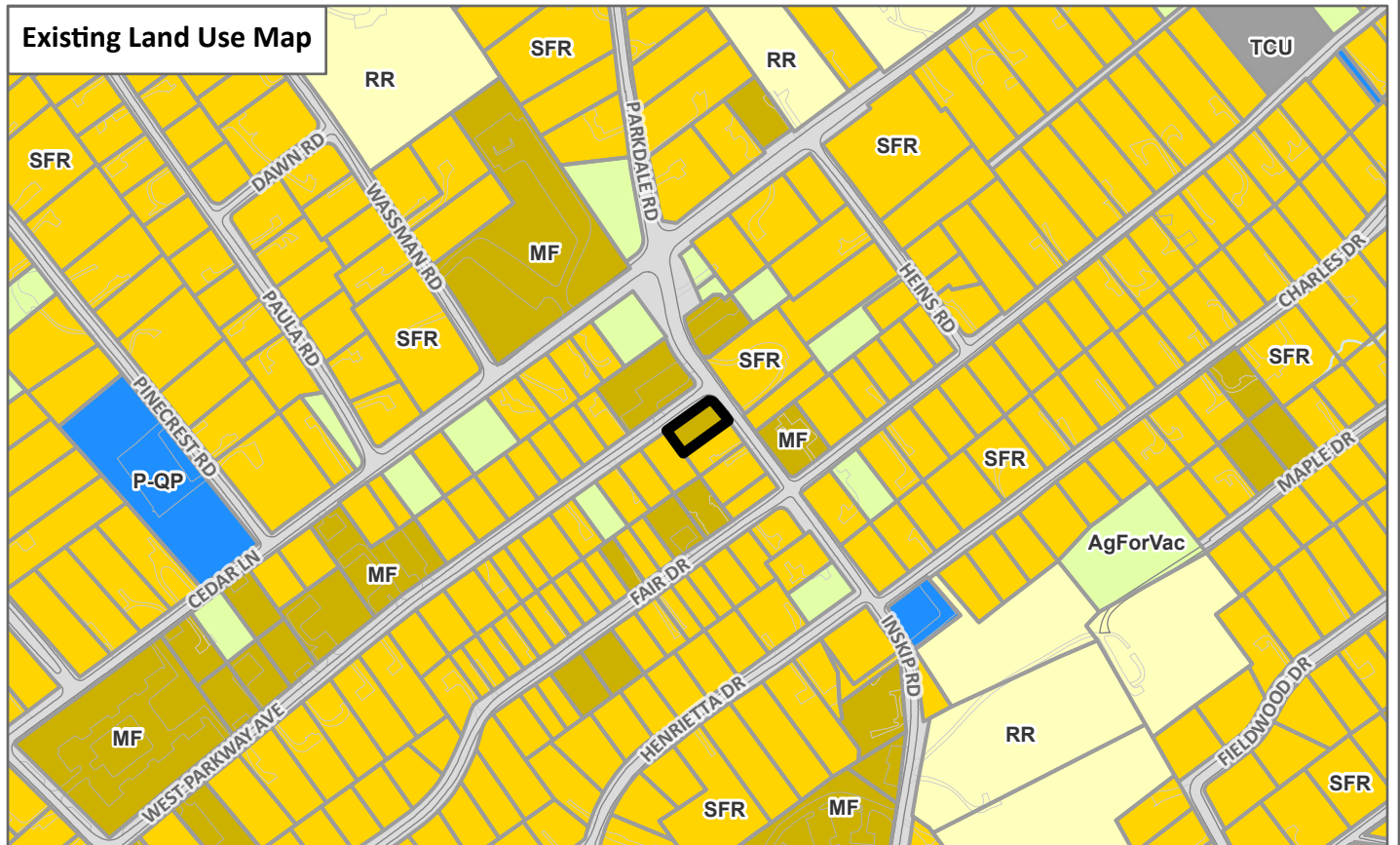




**One Year Plan Map**



**Existing Land Use Map**

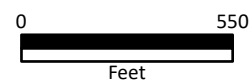


**CONTEXTUAL MAPS 3**

**7-G-24-PA / 7-P-24-RZ**



Case boundary







# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Rezoning  
☒ Plan Amendment  
☒ Sector Plan  
☐ City OYP / County Comp Plan

**Andrew Thomas**

Applicant Name

Affiliation

**5/28/2024**

Date Filed

**7/11/2024**

Meeting Date (if applicable)

**7-G-24-SP**

File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

**Andrew Thomas WEST PARKWAY 1 LLC**

Name / Company

**131 Lynnwood Dr, PO Box 18293 Knoxville TN 37918**

Address

**704-412-1289 / virtualptig@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Andrew Thomas WEST PARKWAY 1 LLC**

Owner Name (if different)

**131 Lynnwood Dr, PO Box 18293 Knoxville TN 3791**

Owner Address

**704-412-1289 / virtualptig@gm**

Owner Phone / Email

**1210 W PARKWAY AVE**

Property Address

**69 A D 01101**

Parcel ID

**11080 square feet**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southwest side of the intersection of Inskip Rd and W Parkway Ave**

General Location

☒ City

**Council District 5**

**RN-2 (Single-Family Residential Neighborhood)**

**Multifamily Residential**

☐ County

District

Zoning District

Existing Land Use

**North City**

**LDR (Low Density Residential)**

**N/A (Within City Limits)**

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	<b>RN-4 (General Residential Neighborhood)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>MDR (Medium Density Residential)</b> Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Rezoning Requests		
Additional Information		

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1 <b>\$1,700.00</b>	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	Fee 2	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	Fee 3	

## AUTHORIZATION

<input type="checkbox"/> 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	Andrew Thomas Please Print	5/28/2024 Date
Phone / Email		
Property Owner Signature	Andrew Thomas WEST PARKWAY 1 LLC Please Print	5/28/2024 Date



# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☒ Rezoning  
☒ Plan Amendment  
☐ Sector Plan  
☒ City OYP / County Comp Plan

Andrew Thomas

Applicant Name

Affiliation

5/28/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-G-24-PA / 7-P-24-RZ

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Andrew Thomas WEST PARKWAY 1 LLC

Name / Company

131 Lynnwood Dr, PO Box 18293 Knoxville TN 37918

Address

704-412-1289 / virtualptig@gmail.com

Phone / Email

## CURRENT PROPERTY INFO

Andrew Thomas WEST PARKWAY 1 LLC

Owner Name (if different)

131 Lynnwood Dr, PO Box 18293 Knoxville TN 3791

Owner Address

704-412-1289 / virtualptig@gm

Owner Phone / Email

1210 W PARKWAY AVE

Property Address

69 A D 011.01

Parcel ID

Part of Parcel (Y/N)?

11080 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

## STAFF USE ONLY

Southwest side of the intersection of Inskip Rd and W Parkway Ave

General Location

☒ City

Council District 5

RN-2 (Single-Family Residential Neighborhood)

Multifamily Residential

☐ County

District

Zoning District

Existing Land Use

North City

LDR (Low Density Residential)

N/A (Within City Limits)

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation



## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	<b>RN-4 (General Residential Neighborhood)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>MDR (Medium Density Residential)</b> Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Rezoning Requests		
Additional Information		

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1 <b>\$1,700.00</b>	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	Fee 2	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	Fee 3	

## AUTHORIZATION

<input type="checkbox"/> 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	Andrew Thomas Please Print	5/28/2024 Date
Phone / Email		
Property Owner Signature	Andrew Thomas WEST PARKWAY 1 LLC Please Print	5/28/2024 Date



# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☒ Plan Amendment  
☐ SP ☐ PA  
☒ Rezoning

Andrew Thomas

Applicant Name

Affiliation

5/27/2024

July 11, 2024

File Number(s)

Date Filed

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

Andrew Thomas

West Parkway 1 LLC

Name

Company

131 Lynnwood Dr. #18293

Knoxville

TN

37918

Address

City

State

ZIP

704-412-1289

virtualptig@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1210 W Parkway Ave, Knoxville, TN 37912

069AD01101

Property Address

Parcel ID

Knoxville Utilities Board

Knoxville Utilities Board

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Land Use / Place Type  
CITY COUNTY

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-4

Proposed Zoning

☒ Plan Amendment Change

MDR

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

☐ Staff Review

☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders

☐ Variance Request

☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

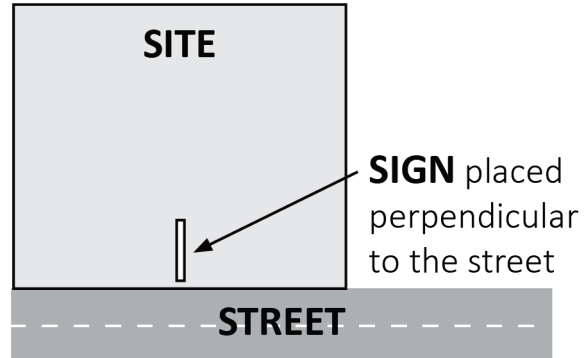
AUTHORIZATION

☒ 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

<div>Andrew Thomas</div> <div>dotloop verified 05/27/24 9:38 PM EDT UBCU-ZG7Z-YIYY-FYEC</div>	Andrew Thomas	5/27/2024
Applicant Signature	Please Print	Date
704-412-1289	virtualptig@gmail.com	
Phone Number	Email	
<div>Andrew Thomas</div> <div>dotloop verified 05/27/24 9:38 PM EDT BSM1-LDSQ-ZKAP-Q0B7</div>	Andrew Thomas	Date Paid
Property Owner Signature	Please Print	



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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ June 28, 2024 \_\_\_\_\_ and \_\_\_\_\_ July 12, 2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Andrew Thomas

Date: 5/28/2024

File Number: 7-P-24-RZ\_7-G-24-PA\_7-G-24-SP



Sign posted by Staff



Sign posted by Applicant