

REZONING

9-L-25-RZ



From: A (Agricultural), RA (Low Density Residential)

To: RA (Low Density Residential)

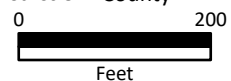
Original Print Date: 8/1/2025

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

Petitioner: Noah Hudson

Map No: 91

Jurisdiction: County





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

Noah Hudson		Project Manager
Applicant Name		Affiliation
06/19/2025	09/11/2025	File Number(s)
Date Filed	Meeting Date (if applicable)	9-L-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

Noah Hudson		TrueLine Land Surveying	
Name		Company	
8880 Cedar Springs Lane	Knoxville	TN	37923
Address	City	State	ZIP
865-396-1715			
Phone	Email		

CURRENT PROPERTY INFO

Raj Adhikari	2909 Bakertown Rd, Knoxville, TN 37931	240-888-2014
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
2909 Bakertown Rd, Knoxville, TN 37931	091 242	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location		Tract Size
<input type="checkbox"/> City <input type="checkbox"/> 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

Adhikari Property Subdivision

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels

☐ Divide Parcel

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

Total Number of Lots Created

ZONING REQUEST

☒ Zoning Change

RA

Proposed Zoning

☐ Plan Amendment Change

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

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat)

☐ Use on Review / Special Use (Concept Plan)

☐ Traffic Impact Study

☐ COA Checklist (Hillside Protection)

Fee 1		Total
0801	\$650.00	
Fee 2		\$650.00
Fee 3		

AUTHORIZATION

Noah Hudson

Applicant Signature

865-396-1715

Phone Number

Signed by:

rajendra adhikari for 2614 Dexter LLC

FE296BA71490409...

Property Owner Signature

Noah Hudson

Please Print

Email

Rajendra Adhikari

Please Print

06/19/2025

Date

Pd. 07/28/2025, SG

06/19/2025

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

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.

08/29/2025

09/12/2025

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

Signed by:

rajendra adhikari for 2614 Dexter LLC
FE296BA71490409...

Applicant Signature

Rajendra Adhikari/2614 Dexter LLC

Applicant Name

7/21/2025

Date