4-F-20-RZ
REZONING

From: RN-1 (Single-Family Residential Neighborhood)

To: RN-4 (General Residential Neighborhood)

Petitioner: Harper, Andrew

Map No: 70

Jurisdiction: City

Original Print Date: 3/17/2020

Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902
DEVELOPMENT REQUEST

DEVELOPMENT
☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use

SUBDIVISION
☐ Concept Plan
☐ Final Plat

ZONING
☐ Plan Amendment
☐ Rezoning

Owner
Affiliation

FEB 24 2020
Knoxville-Knox County Planning

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

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

Logan Higgins
Name
Aplos Home
Company

133c S. Gay St.
Address
Knoxville, TN 37902
City
State
Zip

423.502.4210
Phone
LoganA.Higgins@gmail.com
Email

CURRENT PROPERTY INFO

Andrew Harper
Owner Name
1205 KENYON ST KNOXVILLE, TN 37917
Owner Address
217.822.1192
Owner Phone

4318 WASHINGTON PIKE, KNOXVILLE TN 37917
Property Address
070CE008
Parcel ID

Alice Bell Neighborhood
General Location
W'S Alice Bell Rd

Knoxville
Jurisdiction (specify district above)

K-R-1
Zoning District

LDR East City
Urban Growth

Planning Sector
Sector Plan Land Use Classification
No
KUB
Growth Policy Plan Designation
KUB

Residential
Existing Land Use
Septic (Y/N)
Sewer Provider
Water Provider
REQUEST

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify):

☐ Other (specify):

☐ Proposed Subdivision Name

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel

☐ Other (specify):

☐ Attachments / Additional Requirements

☐ Zoning Change: RN-4

☑ Proposed Zoning

☑ Plan Amendment Change: One Year Plan: MDR Sector Plan: MDR

☑ Proposed Plan Designation(s)

☐ Property Use (specify)

☑ Proposed Density (units/acre)

☐ Previous Rezoning Requests

☐ Other (specify):

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only) ☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:

(rezoning) 0394 600.00

FEE 2:

(one yr plan amend) 0516 400.00

FEE 3:

(sector plan amend) 0516 300.00 7500.00

TOTAL:

AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature Andrew A. Harper 2-24-2020

Date

Phone Number Email

Staff Signature Please Print

Date

2/24/2020
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of $10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

March 25, 2020 and April 10
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: [Signature]

Printed Name: Andrew A. Harper

Phone: 217-822-1197 Email: drewaharper@yahoo.com

Date: 2-24-2020

File Number: 4-EP-20-RZ/4-EP-20-PA/4-6T-20-SP

REVISED MARCH 2019
## Development Request

**DEVELOPMENT**
- Development Plan
- Planned Development
- Use on Review / Special Use

**SUBDIVISION**
- Concept Plan
- Final Plat

**ZONING**
- Plan Amendment
- Rezoning

<table>
<thead>
<tr>
<th>Applicant Name</th>
<th>Owner</th>
<th>Affiliation</th>
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<tbody>
<tr>
<td>Andrew Harper</td>
<td></td>
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<tr>
<th>Date Filed</th>
<th>Meeting Date (if applicable)</th>
<th>File Numbers(s)</th>
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<tr>
<td>2/24/20</td>
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<td>4-F-20-RZ, 4-F-20-19</td>
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## CORRESPONDENCE

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

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

<table>
<thead>
<tr>
<th>Name</th>
<th>Company</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
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<tbody>
<tr>
<td>Logan Higgins</td>
<td>Aplos Home</td>
<td>Knoxville</td>
<td>TN</td>
<td>37902</td>
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</table>

<table>
<thead>
<tr>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>423.502.4210</td>
<td><a href="mailto:LoganAHiggins@gmail.com">LoganAHiggins@gmail.com</a></td>
</tr>
</tbody>
</table>

## CURRENT PROPERTY INFO

<table>
<thead>
<tr>
<th>Owner Name (if different)</th>
<th>Owner Address</th>
<th>Owner Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Andrew Harper</td>
<td>1205 KENYON ST KNOXVILLE, TN 37917</td>
<td>217.822.1192</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Parcel ID</th>
<th>Tract Size</th>
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<tbody>
<tr>
<td>4318 WASHINGTON PIKE, KNOXVILLE TN 37917</td>
<td>070CE008</td>
<td>22,200 sf</td>
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<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>General Location</th>
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<tr>
<td>Alice Bell Neighborhood</td>
<td>Knoxville</td>
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<tr>
<th>Jurisdiction (specify district above)</th>
<th>City</th>
<th>County</th>
<th>Zoning District</th>
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<tr>
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<td>City</td>
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<td>RN-1</td>
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<tr>
<th>LDR</th>
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<th>Urban Growth</th>
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<td>East City</td>
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<th>Planning Sector</th>
<th>Sector Plan Land Use Classification</th>
<th>Growth Policy Plan Designation</th>
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<tbody>
<tr>
<td>Residential</td>
<td>No</td>
<td>KUB</td>
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<tr>
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<th>Septic (Y/N)</th>
<th>Sewer Provider</th>
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<tbody>
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<td></td>
<td></td>
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</tr>
</tbody>
</table>
REQUEST

- Development Plan  Use on Review / Special Use
  - Residential  Non-Residential

- Home Occupation (specify):

- Other (specify):

- Proposed Subdivision Name

- Parcel Change
  - Combine Parcels  Divide Parcel
  - Total Number of Lots Created:

- Other (specify):

- Attachments / Additional Requirements

ZONING

- RN-4

- Zoning Change:
  - Proposed Zoning

- Plan Amendment Change: One Year Plan : MDR  Sector Plan : MDR
  - Proposed Plan Designation(s)

- Property Use (specify)

- Other (specify):

PLAT TYPE

- Staff Review  Planning Commission

ATTACHMENTS

- Property Owners / Option Holders  Veriance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (Final Plat only)
- Use on Review / Special Use (Concept Plan only)
- Traffic Impact Study

FEE 1:

- (rezoning) 03x4  600.00

FEE 2:

- oneyr (plan amend) 0516  600.00

FEE 3:

- sector (plan amend) 0516  300.00  1500.00

TOTAL:

AUTHORIZATION

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

Applicant Signature

Andrew A. Harper

Date 2-24-2020

Phone Number

Michelle Portier

Date 2-24-2020

Staff Signature

Please Print

Date
REQUIRED SIGN POSTING AGREEMENT

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Printed Name: Andrew A. Harper

Phone: 217-822-1192 Email: drewakhirp@yahoo.com

Date: 3-24-2020

File Number: 4-F-20-RZ / 4-E-20-PA / 4-G-20-CP

REVISED MARCH 2019