

Applicant: SHAWN SMITH DREAM HOUSE CONSTRUCTION
Request: REZONING
Meeting Date: 12/5/2022

Address: 0 High Meadow Dr.
Map/Parcel Number: 118 I F 00201
Location: North side of High Meadow Drive, east side of Lovell Rd
Existing Zoning: RA (Low Density Residential), PC (Planned Commercial), and TO (Technology Overlay)
Proposed Zoning: PR (Planned Residential) with up to 4 du/ac / TO (Technology Overlay)
Existing Land Use: Agricultural/forestry/vacant
Proposed Land Use: N/A
Appx. Size of Tract: 1.21 acres
Accessibility: Access is via Lovell Rd, a minor arterial, with a pavement width of 70-ft within a right-of-way width of 100-ft.
Surrounding Zoning and Land Uses:
 North: PC/TO (Planned Commercial/Technology Overlay) - Agriculture/forestry/vacant
 South: RA/TO (Low Density Residential/Technology Overlay) - Right-of-Way
 East: RA/TO (Low Density Residential/Technology Overlay) - Single family residential
 West: A/TO (Agriculture/Technology Overlay) - Single family Residential.

Comments:

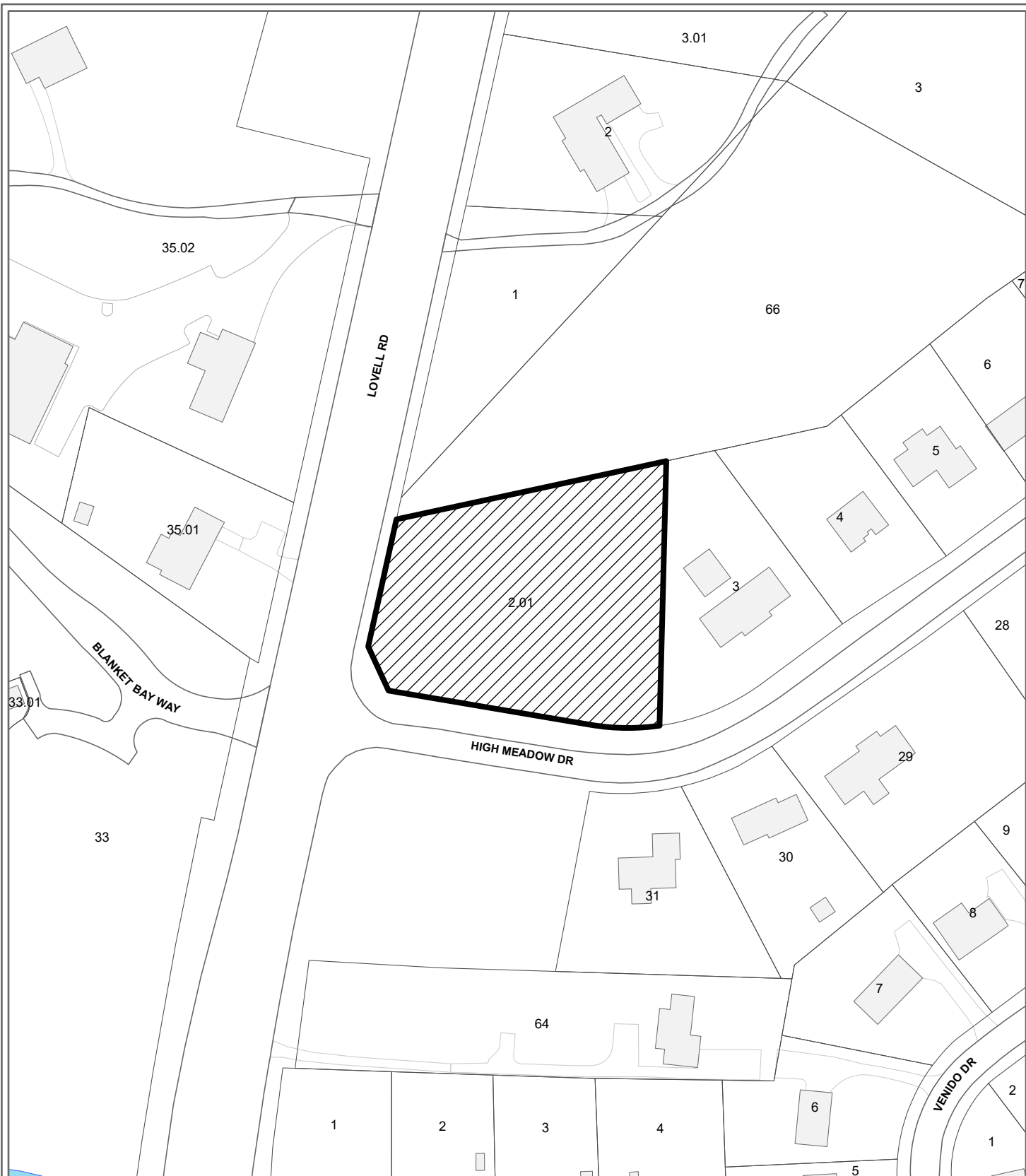
- 1) This is a request to rezone the subject property from the RA ((Low Density Residential) to PR (Planned Residential) up to 4 du/ac. The TO (Technology Overlay) would be retained.
- 2) Per the TTCDA Administrative Rules and Procedures, rezonings in the TO zones must be heard by the Planning Commission concurrently. This request is scheduled to be heard by the Planning Commission on December 8, 2022 (Case 12-P-22-RZ).
- 3) Rezonings are required to be in compliance with the sector plan, which is the County's future land use map that provides guidance for rezonings. Th PR zone is consistent with recommended amendment to extend the Northwest County Sector Plan's Mixed Use Special District NWCO-4 (Saddlebrook) land use designation.
- 4) This property is located within Knox County. The rezoning meets the County's Zoning Ordinance Requirements for rezonings (Article 6.30.01), which are what the Planning Commission considers when hearing rezoning cases.
- 5) The property meets the intent of th PR zoning designation as described in the County's Zoning Ordinance, which states that th PR zone "is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems." The subject property is located in an area with a mix of commercial and residential zoning.
- 6) PR zoning up to 4 du/ac aligns with the surrounding area's RA zoning, which allows minimum lot sizes of 10,000 square feet.

Design Guideline Conformity: N/A

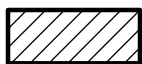
Waivers and Variances N/A
Requested:

Staff Recommendation:

Staff recommends approval of the Certificate of Appropriateness for a rezoning to PR (Planned Residential) up to 4 du/ac / TO (Technology Overlay) zoning.



**12-A-22-TOR
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Rezoning

Original Print Date: 11/15/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Shawn Smith Dream House
 Construction

Map No: 118
 Jurisdiction: County





<input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION	<input checked="" type="checkbox"/> REZONING	<input type="checkbox"/> ADMINISTRATIVE REVIEW
<input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> BOARD REVIEW
<input type="checkbox"/> BUILDING PERMIT - GRADING PLAN	<input type="checkbox"/> ZONING VARIANCE	

TARIQ HANJAN & MAHMOUD SHARMAH
 PUBLISHED APPLICANT NAME - no individuals on behalf of -

10/24/22 | 12-A-22-TOR
 DATE FILED | MEETING DATE (IF APPLICABLE) | FILE NUMBER

CORRESPONDENCE *Correspondence related to this application will be directed to the contact listed below.*

APPLICANT OWNER OPTION HOLDER SURVEYOR ENGINEER ARCHITECT/LANDSCAPE ARCHITECT ATTORNEY

Shawn Smith | DREAM HOME CONSTRUCTION
 NAME | COMPANY

951 EXECUTIVE PARK DR Suite 201 | KNOXVILLE | TN | 37923
 ADDRESS | CITY | STATE | ZIP

865 292-4986 | Shawn@mydreamhomebuilder.com
 PHONE | EMAIL

CURRENT PROPERTY INFO MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

TARIQ HANJAN / MAHMOUD SHARMAH | 12523 LINDSEY CT NW | 304-654-7949
 OWNER NAME - if different - | OWNER ADDRESS | OWNER PHONE/EMAIL

0 High Meadow DR, Knoxville,
 PROPERTY ADDRESS

1181F00201 | 1.21 AC
 PARCEL ID(S) | PART OF PARCEL? (Y/N) | TRACT SIZE

STAFF USE ONLY

CITY COUNTY

GENERAL LOCATION | DISTRICT

ZONING | SECTOR PLAN
LAND USE CLASSIFICATION

PLANNING SECTOR | EXISTING LAND USE

REQUEST

BUILDING PERMIT

- NEW CONSTRUCTION
 EXPANSION OR RENOVATION
 GRADING PLAN

REZONING

- SIGNAGE
 ZONING VARIANCE

WAIVERS OR VARIANCES REQUESTED? (Y/N)

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

PLAN MATERIALS:

- DEVELOPMENT PLAN
 BUILDING ELEVATIONS
 FLOOR PLAN
 LANDSCAPE PLAN
 SIGNAGE PLAN
 OFF-STREET PARKING

OTHER:

RENOVATION OR EXPANSION

PLEASE PROVIDE A SUMMARY OF THE WORK TO BE PERFORMED:

REZONING

REZONE FROM:

KA/TO

TO:

PR Maximum Density Subdivide into 4 or 5 Single Family Lots

SECTOR PLAN AMENDMENT FROM:

TO:

SIGNAGE

- YARD SIGN
 AREA: _____
 HEIGHT: _____
 FINISH: _____
- BUILDING SIGN
 AREA: _____
 HEIGHT: _____
 FINISH: _____
- OTHER SIGN
 AREA: _____
 HEIGHT: _____
 TYPE: _____

STAFF USE ONLY

- TTCDA Checklist
 Property Owners/Option Holders

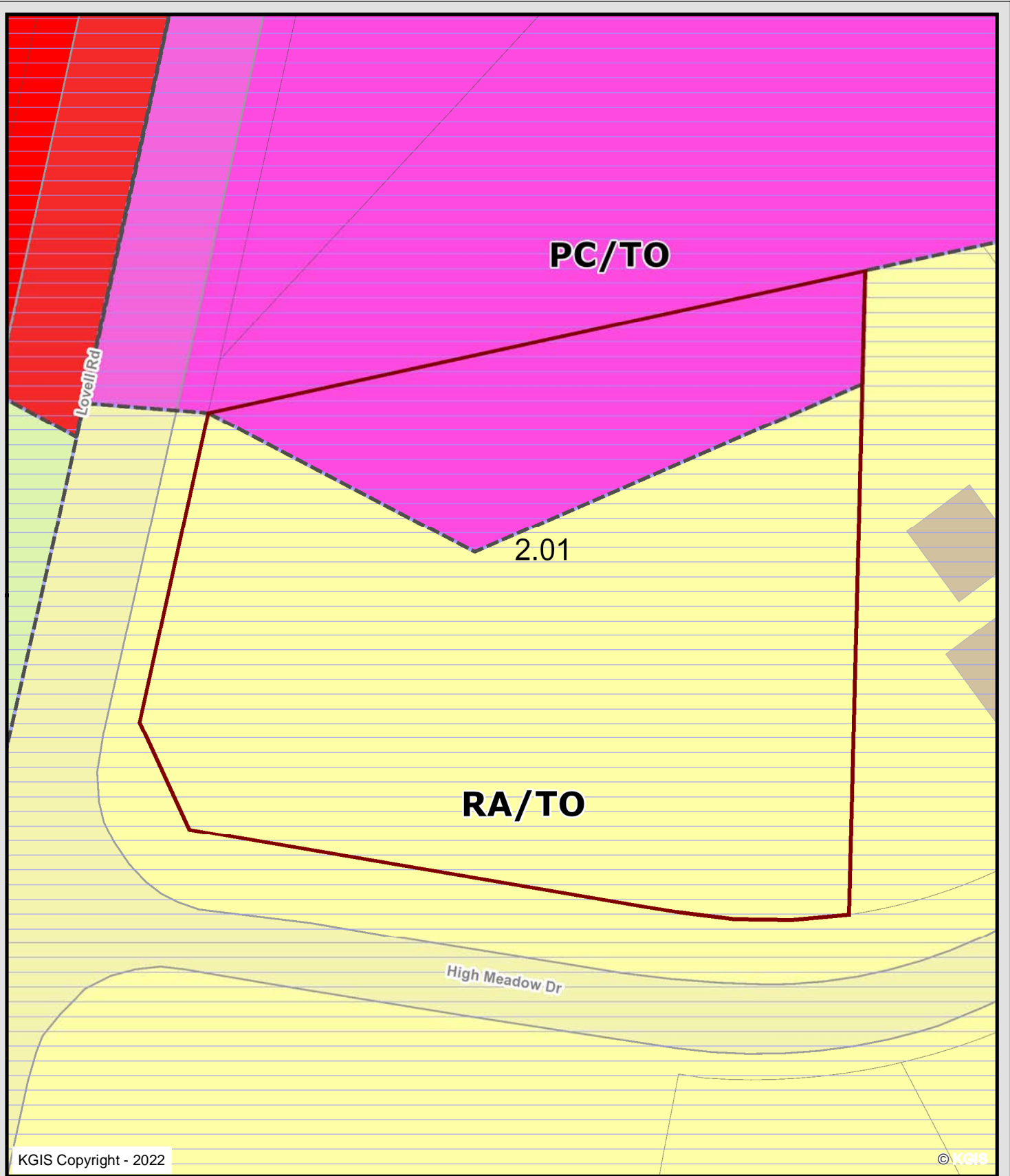
CODE	CODE	TOTAL
1105		
FEE	FEE	
\$175.00		\$175.00

AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.

[Signature] | *M. Sherman* | *Owner* | *10/17/22*
 APPLICATION AUTHORIZED BY | AFFILIATION | DATE
304-654-7949 | *MASHORMAN@calos.com*
 PHONE NUMBER | EMAIL
[Signature] | *Elizabeth Albertson*
 STAFF SIGNATURE | PRINT NAME | DATE PAID



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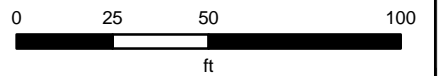
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

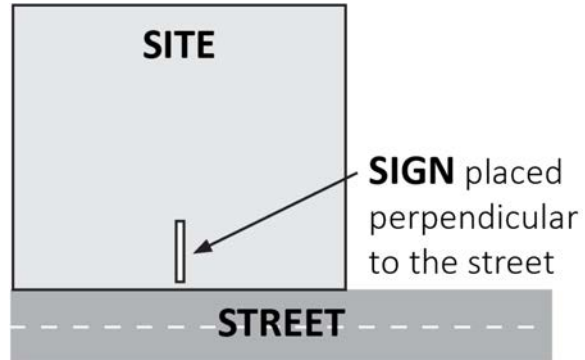


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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:

_____ 11/25/2022 _____ and _____ 12/9/2022 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Shawn Smith

Date: 10/26/22

File Number: 12-P-22-RZ

- Sign posted by Staff
- Sign posted by Applicant