



# APPEAL OF DECISION

Name of Person Appealing Decision: Shawn Smith Dream House Construction

Interest: Shawn Smith, Mahmoud Shorman, Tariq Hamdan  
OWNER, OWNER'S AGENT, GROUP REPRESENTATIVE, OTHER

Date Appeal Filed: 12/08/2022

## ORIGINAL APPLICATION INFORMATION

Name of Applicant: Shawn Smith Dream House Construction

Date Heard by TTCDA: 12/05/2022 File Number: 12-A-22-TDR

Certificate of Appropriateness for: ☐ Building Permit ☒ Rezoning ☐ Signage ☐ Zoning Variance

Jurisdiction: ☐ City \_\_\_\_\_ Councilmanic District ☒ County \_\_\_\_\_ Commission District

## DECISION BEING APPEALED

☐ Approval ☒ Denial ☐ Modification ☐ Other  
(Please be specific)

decision was denied based on no motion from the board members.

## REASON FOR APPEAL

The property meets the intent of the PR zoning designation as per county zoning. Applicant is willing to reduce to a lower density DU/AC that would be acceptable to the TTCDA.

## MEETING DATE OF APPEAL

☐ City Council at 6 P.M.

MONTH • DAY • YEAR

## MEETING DATE OF APPEAL

☒ County Commission at 7 P.M.

JANUARY 23, 2023  
MONTH • DAY • YEAR

## APPLICATION CORRESPONDENCE — All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Shawn Smith Phone: (865) 292-4986 Fax: \_\_\_\_\_

Mailing Address: 9051 executive Park Dr, Suite 201, Knoxville, TN, 37923  
email: shawn@mydreamhousebuilder.com

**APPLICATION AUTHORIZATION** — I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: Shawn Smith Phone: (865) 292-4986 Fax: \_\_\_\_\_

Mailing Address: 9051 executive Park Dr, Suite 201, Knoxville, TN, 37923

**APPLICATION ACCEPTANCE** — Staff Member who accepted this application:

**PAID**  
*m Jones*



# Report of Staff Recommendation

File No.: 12-A-22-TOR

**Applicant:** SHAWN SMITH DREAM HOUSE CONSTRUCTION

**Request:** REZONING

**Meeting Date:** 12/5/2022

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**Address:** 0 High Meadow Dr.

**Map/Parcel Number:** 118 I F 00201

**Location:** North side of High Meadow Dr, 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.

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**Comments:**

- 1) This is a request to rezone the subject property from RA (Low Density Residential) and PC (Planned Commercial) 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. The 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 the PR zoning designation as described in the County's Zoning Ordinance, which states that the 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.

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**Design Guideline Conformity:** N/A

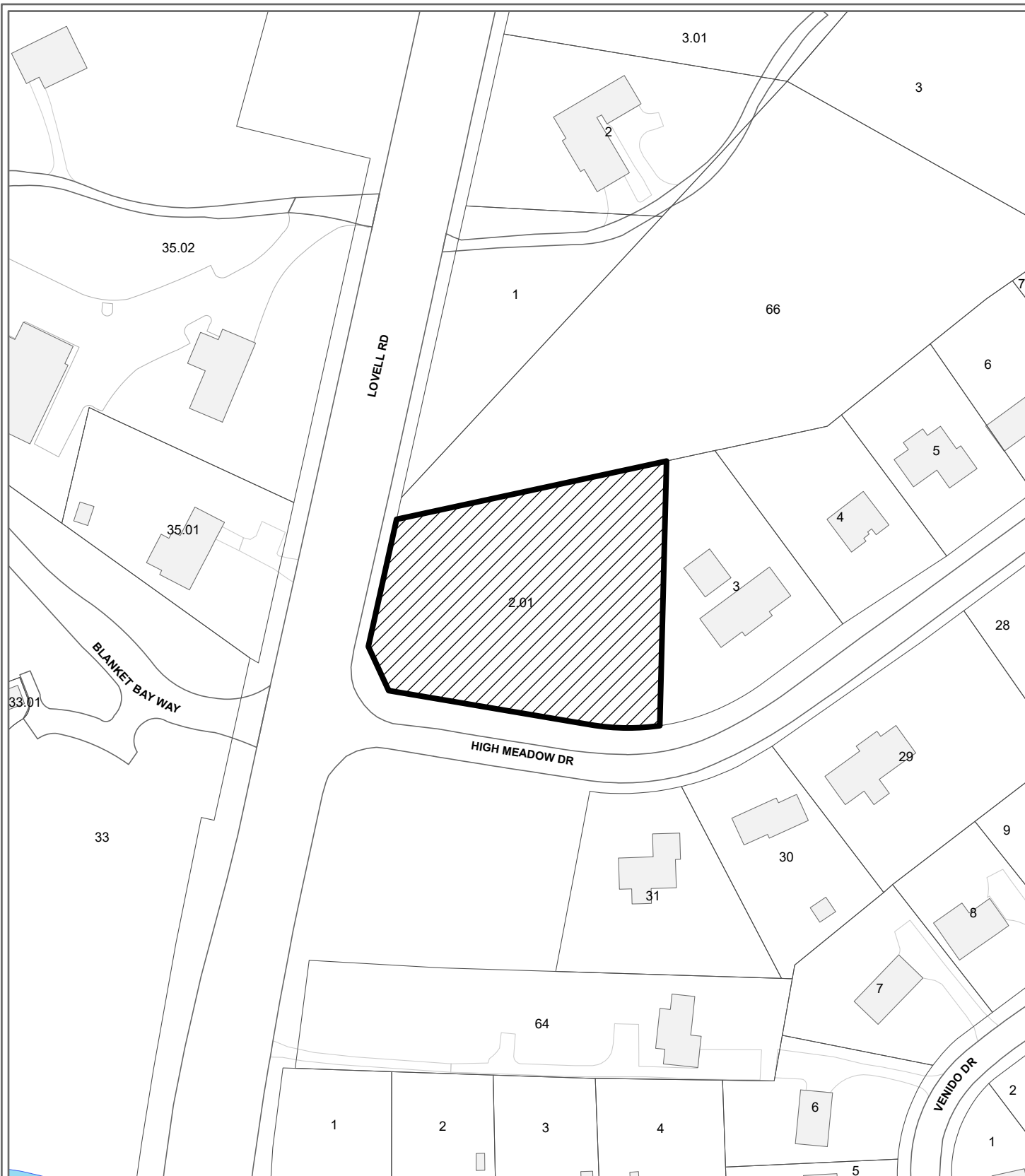
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**Waivers and Variances**   N/A  
**Requested:**

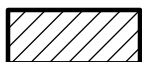
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**Staff Recommendation:**

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**

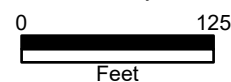


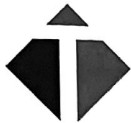
Purpose of Request: Rezoning

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





**TECHNOLOGY**  
CORRIDOR DEVELOPMENT

# TTCDA Review Request

- |  |  |  |
|--|--|--|
| <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 HANISAN & MAHMOUD SHORMAN*

PUBLISHED APPLICANT NAME - no individuals on behalf of -

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

12-A-22-TOR

## 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 HANISAN / MAHMOUD SHORMAN 12523 Liner Ct 304-654-7949*

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

*0 High Meadow Dr, Knoxville,*

PROPERTY ADDRESS

*1181 F00201*

*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:

TO:

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 1105

FEE

\$175.00

CODE

FEE

TOTAL

\$175.00

## AUTHORIZATION

By signing below

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

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

PHONE NUMBER

EMAIL

STAFF SIGNATURE

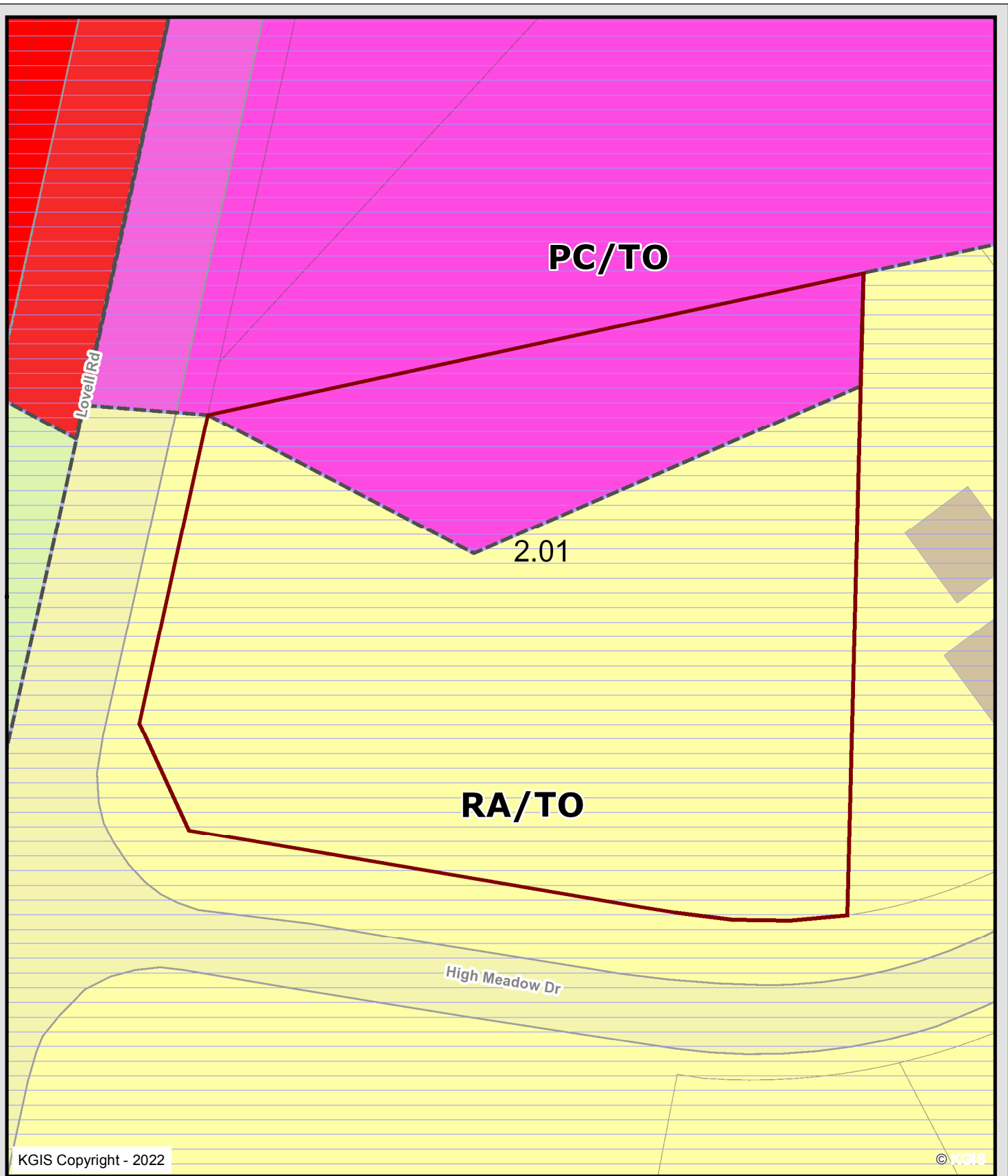
PRINT NAME

DATE PAID

304-654-7949

MASHORMAN@qatar.com

Elizabeth Albertson

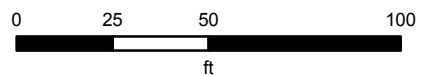


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

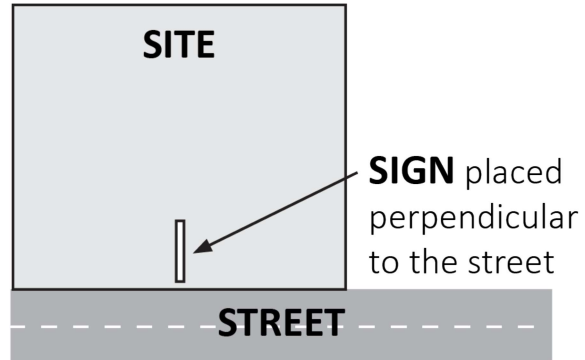


Printed: 10/26/2022 at 2:47:37 PM



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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

December 5, 2022



# Draft Minutes

4:00 P.M. | Small Assembly room  
City County Building

Board of Commissioners	Present	Absent	Staff/Others Present	Affiliation
David Collins, Chair	x		Liz Albertson	Knoxville-Knox County Planning
Kevin Matherly	x		Dori Caron	Knoxville-Knox County Planning
Nancy McBee	x			
Ryan Hickey		x		
Kim Frazier	x			
Open				
Open				

A video of this meeting is available and can be viewed here: <https://knoxplanning.org/ttcda>

## Declaration of Quorum

Chair David Collins called the meeting to order at 4:03 p.m. It was determined that a quorum of the TTCDA Board of Commissioners was present. A copy of the meeting agenda is attached to the record copy of these minutes.

### Shawn Smith Dream House Construction (12-A-22-TOR)

#### 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).

Liz Albertson explained the staff recommendation as outlined in the staff report.

Applicant Shawn Smith, 9051 Executive Park Dr., Suite 201, Knoxville TN 37921 was present and had nothing further to add to the staff report. He answered clarifying questions. There was no opposition present.

***Chair David Collins asked for a motion 3 times and no motion was made nor seconded. He ruled that the application was denied due to a lack of a motion. Denied.***



KNOX CTY METRO PLANN  
400 W MAIN ST # 403  
KNOXVILLE TN 37902--242

<u>Account</u>	<u>AD#</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
1317419	0005519401	\$278.64	\$0.00	\$278.64	Invoice	\$0.00	\$278.64

Sales Rep: BMilsap

Order Taker: BMilsap

Order Created 12/09/2022

<u>Product</u>	<u># Ins</u>	<u>Start Date</u>	<u>End Date</u>
KNS-knoxnews.com	1	12/15/2022	12/15/2022
KNS-Knoxville News Sentinel	1	12/15/2022	12/15/2022

\* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

**PUBLIC NOTICE**

The following items will be considered by the Knox County Board of Commissioners on January 23, 2023 at 7:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit the Knoxville-Knox County Planning website at [KnoxPlanning.org/agenda](http://KnoxPlanning.org/agenda). Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952 and we will be glad to work with you in obliging any reasonable request.

**REZONINGS / PLAN AMENDMENTS**

**12-D-22-SP and 12-A-22-RZ - JOHN BOLTON** - 0, 6702 & 6706 Ridgeview Rd. Proposed sector plan amendment, proposed rezoning. Planning Commission Action: Approve the Northeast County Sector Plan amendment to RR (Rural Residential) and HP (Hillside Protection) and rezoning to PR (Planned Residential) up to 1 du/ac.

**12-C-22-RZ - DENNIS BAGGETT** - 4710 Messer Ln. Proposed rezoning. Planning Commission Recommendation: Approve rezoning to RA (Low Density Residential).

**12-H-22-RZ - BENJAMIN MULLINS** - 0 N. Gallaher View Rd. Property located west of Gallaher View Rd., north of Walbrook Dr. Proposed rezoning. Planning Commission Recommendation: Approve rezoning to CB (Business and Manufacturing).

**12-I-22-RZ - BENJAMIN MULLINS** - 2110 Keller Bend Rd. Proposed rezoning. Planning Commission Recommendation: Approve rezoning to F (Floodway) for the area below the 813 contour, OB/F (Office, Medical, and Related Services/Floodway) for the area between the 813 contour and the current OA (Office Park) zoning boundary, and OB (Office, Medical, and Related Services) for the remainder of the property as shown in Exhibit A.

**12-B-22-SP AND 12-J-22-RZ - BO CROSS** - 1100 N. Campbell Station Rd. Proposed plan sector amendment, proposed rezoning. Planning Commission Action: Approve the Northwest County Sector Plan Amendment to LDR (Low Density Residential) and rezoning to RA (Low Density Residential).

**12-L-22-RZ - DAVID CHEBAN** - 7701 Jenkins Rd. Proposed rezoning. Planning Commission Recommendation: Approve rezoning to PR (Planned Residential) up to 4.2 du/ac.

**12-M-22-RZ - MESANA INVESTMENTS, LLC** - 504 Fox Rd. Proposed rezoning. Planning Commission Recommendation: Approve rezoning to PR (Planned Residential) up to 4 du/ac.

**12-C-22-SP AND 12-N-22-RZ - DANIEL LEVY** - 9432 and 9502 Middlebrook Pike. Proposed sector plan amendment, proposed rezoning. Planning Commission Action: Approve the Northwest County Sector Plan Amendment to MDR (Medium Density Residential) and HP (Hillside Protection) and rezoning to PR (Planned Residential) up to 12 du/ac.

**12-P-22-RZ - SHAWN SMITH** - 0 High Meadow Dr. Property located north side of High Meadow Dr., east of Lovell Rd. Proposed rezoning. Planning Commission Recommendation: Approve rezoning to PR/TO (Planned Residential/Technology Overlay) up to 4 du/ac.

**PLANNED DEVELOPMENTS**

**11-A-22-PD - SMITHBUILT HOMES** - 4515, 4714 & 4720 West Emory Rd. Proposed planned development. Planning Commission Recommendation: Approve the Belltown Preliminary Plan, including the requested exceptions to the A (Agricultural) zone dimensional standards and permitted uses, subject to 11 conditions.

**APPEAL OF DECISION**

Appeal by Shawn Smith / Dream House Construction of the Tennessee Technology Corridor Development Authority's denial of a request to rezone property located at 0 High Meadow Dr. / Parcel ID

1181F00201 from RA (Low Density Residential), PC (Planned Commercial) and TO (Technology Overlay) to PR (Planned Residential) / TO (Technology Overlay) up to 4 du/ac (TTCDA File No. 12-A-22-TOR).