



# PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 1-B-25-RZ  
1-B-25-PA

**AGENDA ITEM #:** 7  
**AGENDA DATE:** 1/9/2025

► **APPLICANT:** ANTHONY BRYANT  
**OWNER(S):** Anthony Bryant

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**TAX ID NUMBER:** 67 E A 00401, 005 [View map on KGIS](#)  
**JURISDICTION:** Council District 3  
**STREET ADDRESS:** 6727 CAMPBELL LN (6721 CAMPBELL LN)  
► **LOCATION:** Southwest corner of the intersection of Callahan Dr and Campbell Ln  
► **TRACT INFORMATION:** 21,661 square feet  
**SECTOR PLAN:** Northwest City  
**GROWTH POLICY PLAN:** N/A (Within City Limits)  
**ACCESSIBILITY:** Access is via Campbell Lane, a private, local street with an 11-ft pavement width within an 11-ft right-of-way.  
**UTILITIES:**  
Water Source: Hallsdale-Powell Utility District  
Sewer Source: Hallsdale-Powell Utility District  
**FIRE DISTRICT:** Knoxville Fire Department  
**WATERSHED:** Knob Fork Creek

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► **PRESENT PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office) / RN-1 (Single-Family Residential Neighborhood)  
► **PROPOSED PLAN DESIGNATION/ZONING:** MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / C-G-1 (General Commercial)  
► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

**EXTENSION OF PLAN DESIGNATION/ZONING:** This is not an extension of zoning, but is an extension of the land use classification  
**HISTORY OF ZONING REQUESTS:** None noted.  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Agriculture/forestry/vacant land - MDR/O (Medium Density Residential/Office) - AG (General Agricultural)  
South: Single family residential - MDR/O (Medium Density Residential/Office) - RN-1 (Single Family Residential Neighborhood)  
East: Commercial - MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) - C-H-2 (Highway Commercial)  
West: Agriculture/forestry/vacant land - MDR/O (Medium Density Residential/Office) - AG (General Agricultural)

NEIGHBORHOOD CONTEXT: This area is characterized by a mix of agricultural, commercial, industrial and residential uses. There are still numerous undeveloped tracts. The commercial uses in the area tend to be auto-oriented. The residential uses in the area are single family units.

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**STAFF RECOMMENDATION:**

- ▶ **Deny the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification because it does not meet the criteria for a plan amendment.**
  
- ▶ **Deny the C-G-1 (General Commercial) district because it is incompatible with adjacent development and access conditions.**

**COMMENTS:**

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

**AN ERROR IN THE PLAN:**

1. The subject property includes two lots that contained single-family homes until approximately 2010, when they were cleared. The lots are accessed through a private residential street that is currently being utilized by three occupied homes. The residential emphasis of the current MDR/O (Medium Density Residential/Office) land use classification reflects existing land use and access, and it is not the result of an error or omission in the One Year Plan.

**A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:**

1. There have been no recent changes to the development pattern or infrastructure along this section of Callahan Drive that point to the need for an expansion of heavy commercial uses abutting single-family homes.

**CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. There have been no changes in government policy that support the requested extension of the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification, which calls for commercial and light industrial zoning districts.

**NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:**

1. There are no new plans or studies reflecting the need for a One Year Plan amendment at this location.

**PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:**

**THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:**

1. There have been no changes to conditions along this section of Callahan Drive that point to the need for a rezoning from the RN-1 (Single-Family Residential Neighborhood) district to the C-G-1 (General Commercial) district.

2. The Callahan Drive corridor maintains a diverse mix of commercial, office, industrial and residential land uses. The subject property's access off an approximately 11-ft wide private residential street utilized by three occupied single-family homes next to the property conflicts with the request for a more intensive commercial zoning district.

**THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:**

1. The C-G-1 district is intended to provide for a heterogenous mix of retail, personal service, office and

residential uses within and along Knoxville's commercial nodes and corridors. It is designed to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts.

2. While there have been a handful of more recent service-oriented commercial developments to the northeast where the land use plan supports that activity, C-G-1 zoning would be an outlier in this area. The corridor does not have the pedestrian orientation or business district character that is the intended location for the C-G districts.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The subject property is comprised of two single-family lots on a private, narrow road that serves three other homes. Commercial traffic and activity stemming from the requested rezoning could have an adverse impact on existing residences, and the substandard street width is potentially unsafe for more intensive uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The proposed rezoning is incompatible with the General Plan's Development Policy 8.4 to protect residential areas from encroaching commercial development and other incompatible uses.

2. The C-G-1 district is not supported by the existing MDR/O (Medium Density Residential/Office) land use classification in the One Year Plan and Northwest City Sector Plan. Plan amendments are not recommended to accommodate this rezoning request.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

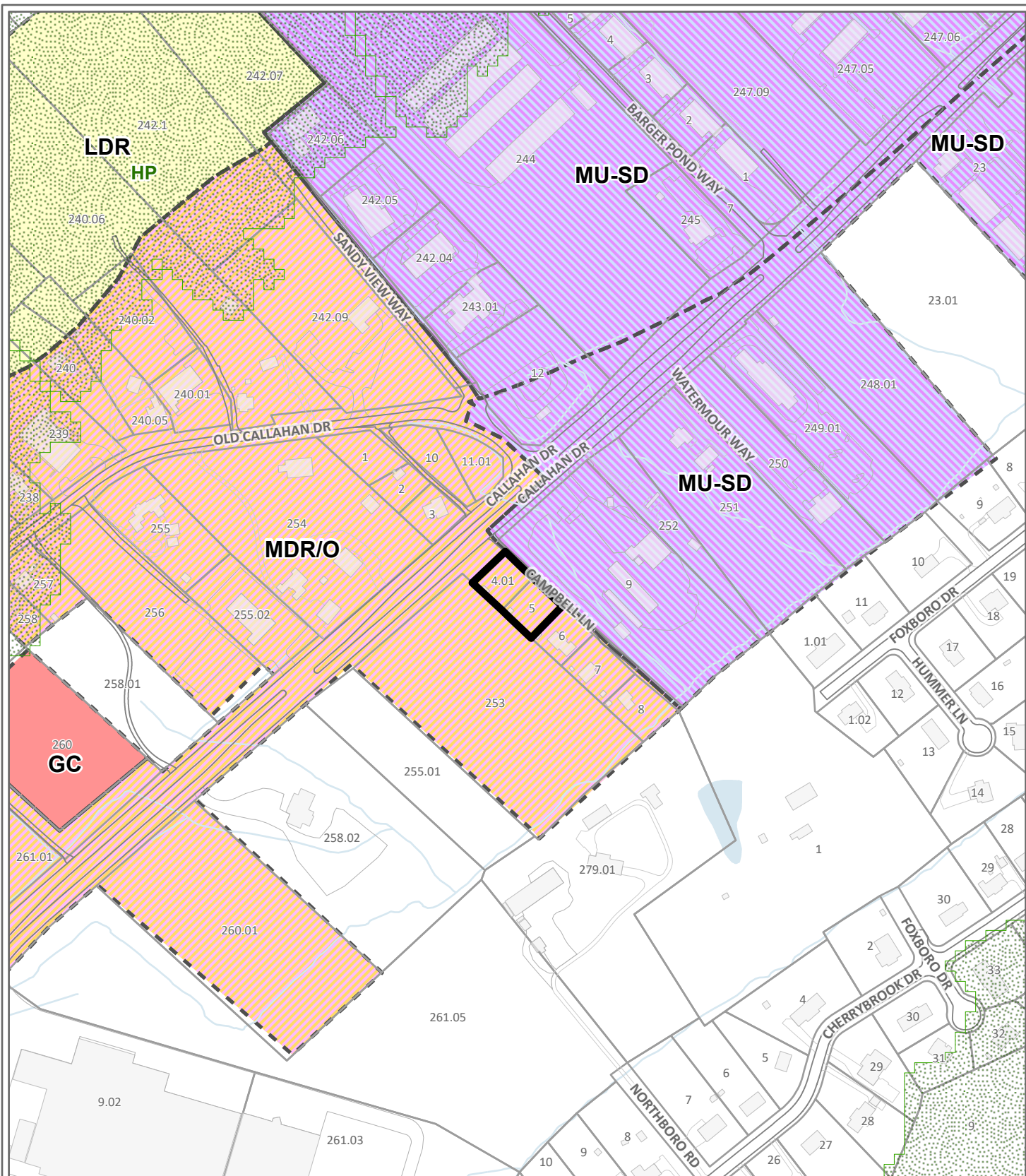
1. The property is along a developed corridor where there is ample infrastructure capacity for future development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

If approved, this item will be forwarded to Knoxville City Council for action on 2/4/2025 and 2/18/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



## ONE YEAR PLAN MAP

1-B-25-PA

Petitioner: Anthony Bryant



From: MDR/O (Medium Density Residential/Office)

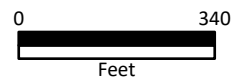
To: MU-SD, NWC-1 (Callahan Drive Mixed Use-Special District)

Map No: 67

Jurisdiction: City

Original Print Date: 12/3/2024

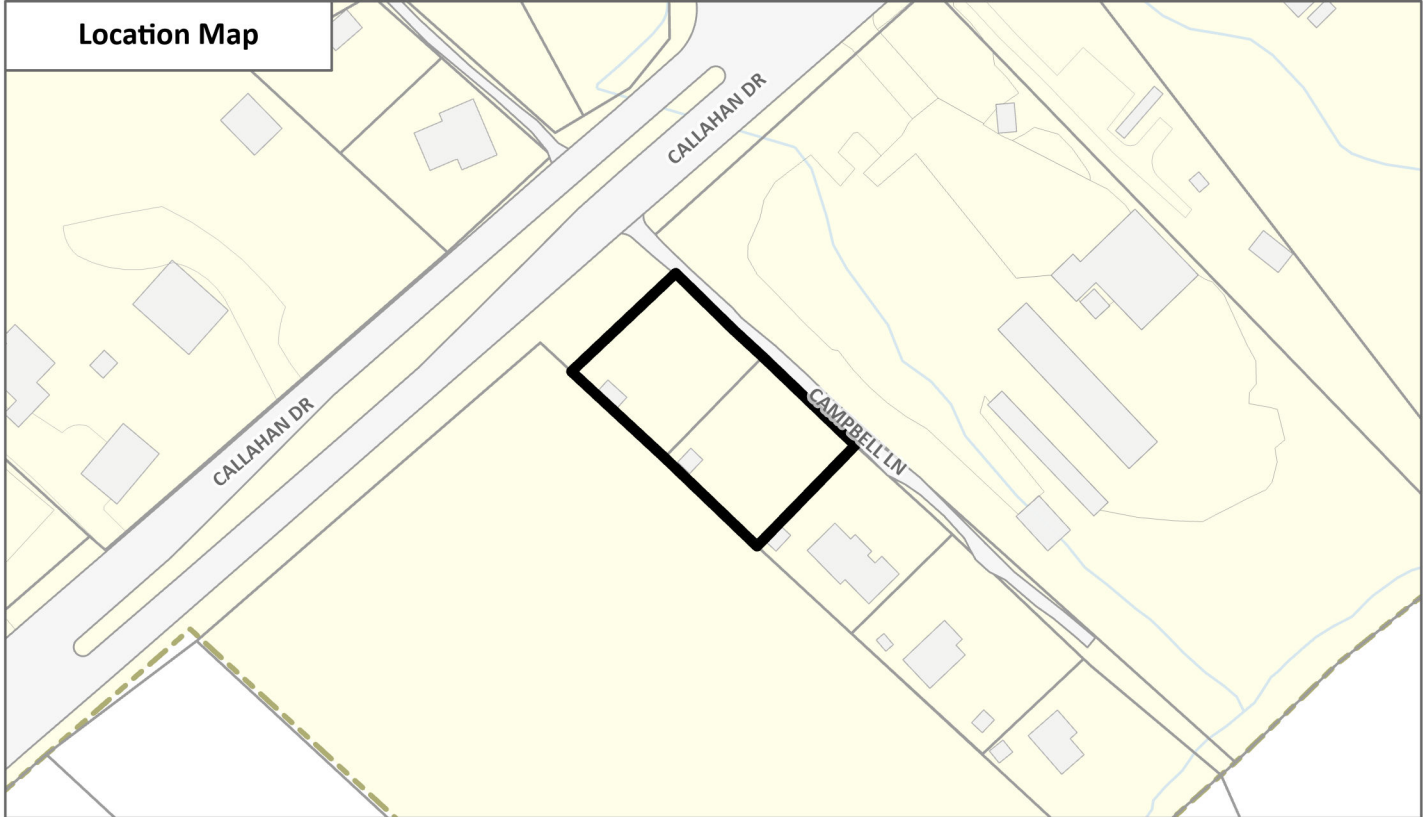
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

1-B-25-RZ / 1-B-25-PA



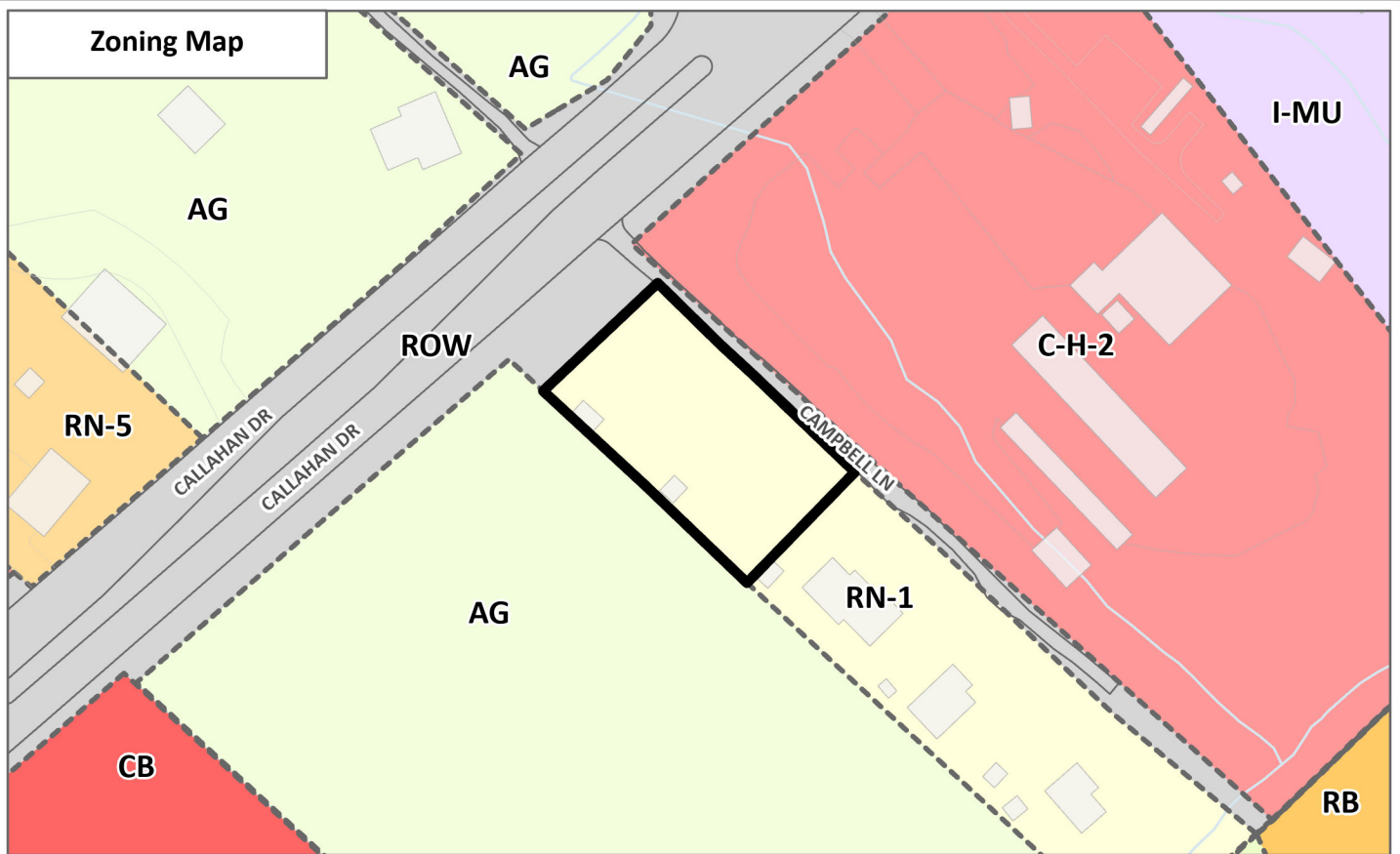
Case boundary

0 150  
Feet

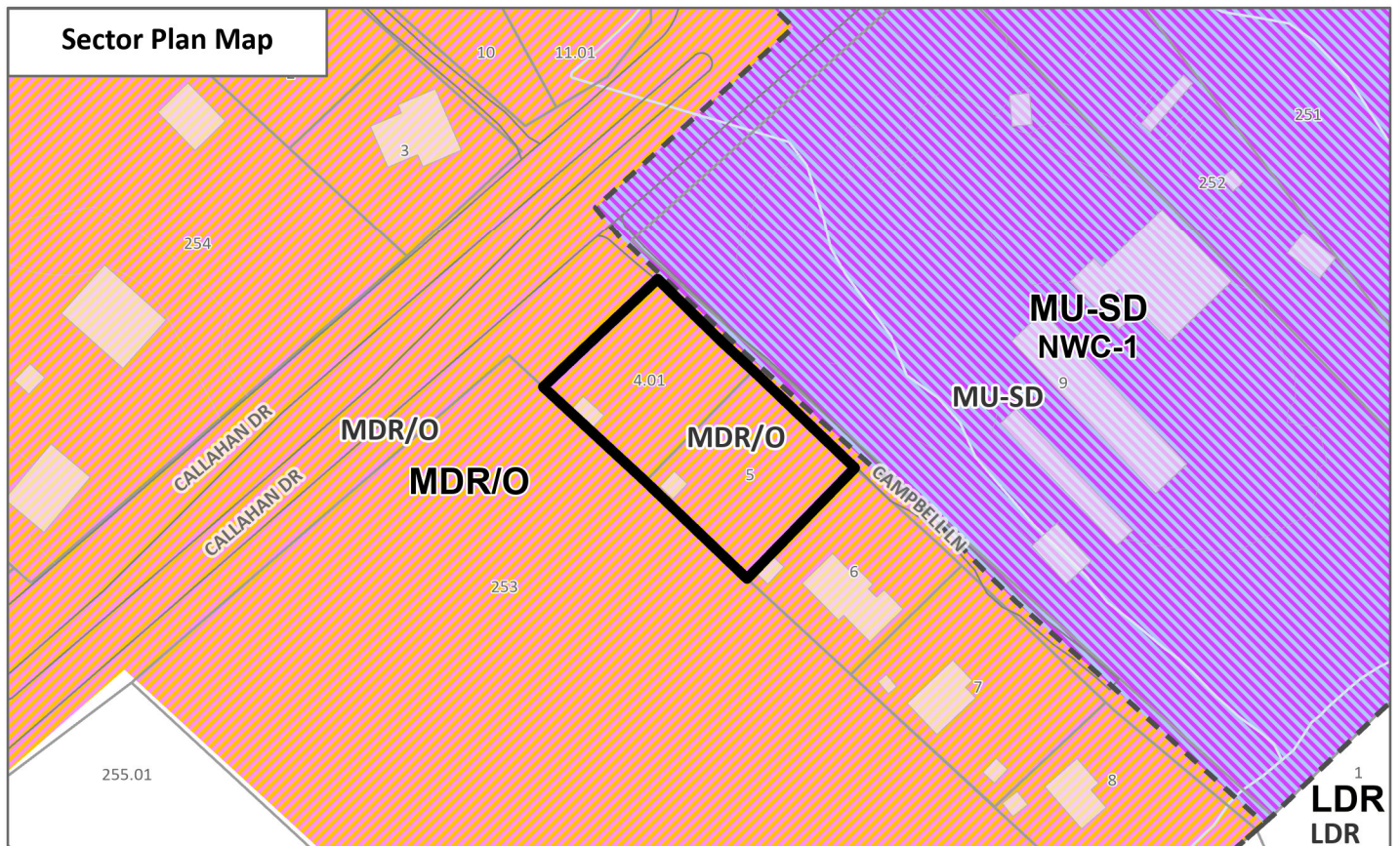




**Zoning Map**



**Sector Plan Map**



**CONTEXTUAL MAPS 2**

**1-B-25-RZ / 1-B-25-PA**

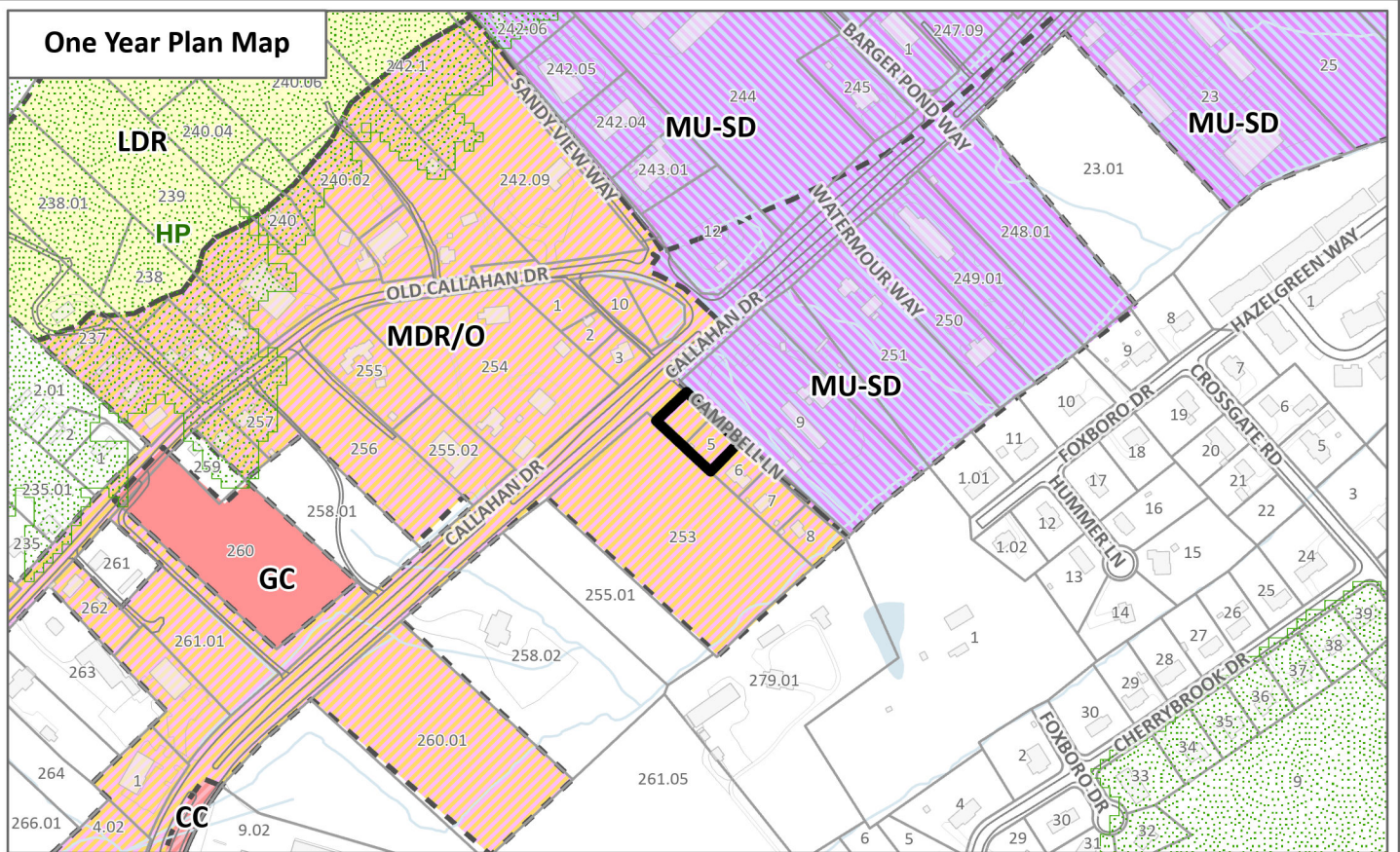


Case boundary

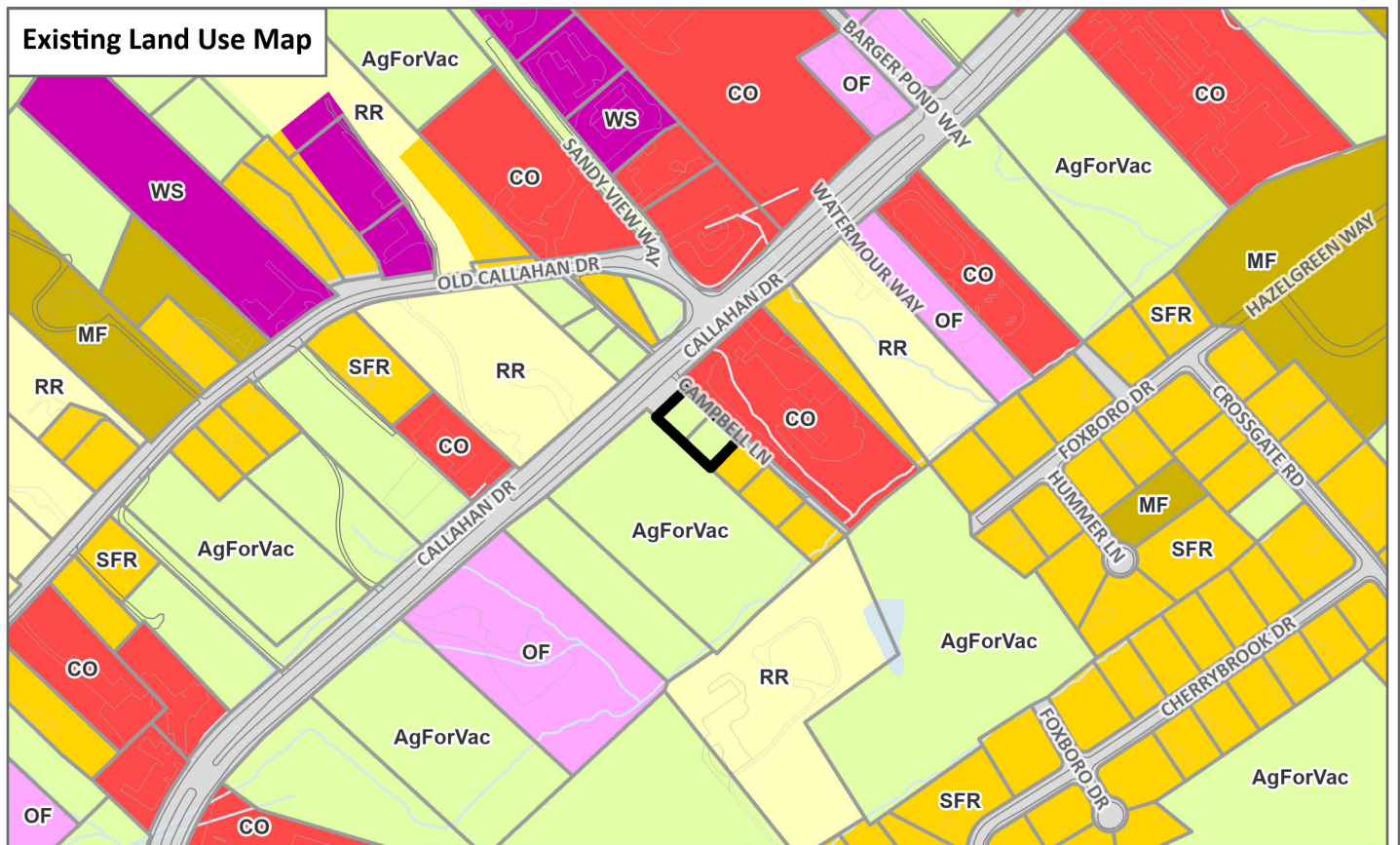




**One Year Plan Map**



**Existing Land Use Map**



**CONTEXTUAL MAPS 3**

**1-B-25-RZ / 1-B-25-PA**



Case boundary



## January 9, 2025

1:30 P.M. | Main Assembly Room  
City County Building

The Planning Commission met in regular session on January 9, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson		✓	
Tamara Boyer	✓		
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis		✓	
Karyn Adams	✓		
Tim Hill, Chair	✓		

### 7. ANTHONY BRYANT

6721, 6727 Campbell Lane / Parcel ID 067EA00401, 005, Council District 3.

#### A. NORTHWEST CITY SECTOR PLAN AMENDMENT

**1-B-25-SP**

From MDR/O (Medium Density Residential/Office) to MU-SD, NWC-1 (Callahan Drive Mixed Use-Special District).

#### 1. STAFF RECOMMENDATION

Deny the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification because it does not meet the criteria for a plan amendment.

**Item No.****File No.**

2. **MOTION (HUBER) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE MU-SD, NWC-1 (CALLAHAN DRIVE MIXED USE SPECIAL DISTRICT) LAND USE CLASSIFICATION BECAUSE IT DOES MEET THE CRITERIA FOR A PLAN AMENDMENT DUE TO CHANGING CONDITIONS TOWARDS COMMERCIAL.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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**B. ONE YEAR PLAN AMENDMENT****1-B-25-PA**

From MDR/O (Medium Density Residential/Office) to MU-SD, NWC-1 (Callahan Drive Mixed Use-Special District).

**1. STAFF RECOMMENDATION**

Deny the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification because it does not meet the criteria for a plan amendment.

2. **MOTION (HUBER) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE MU-SD, NWC-1 (CALLAHAN DRIVE MIXED USE SPECIAL DISTRICT) LAND USE CLASSIFICATION BECAUSE IT DOES MEET THE CRITERIA FOR A PLAN AMENDMENT DUE TO CHANGING CONDITIONS TOWARDS COMMERCIAL.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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**C. REZONING****1-B-25-RZ**

From RN-1 (Single-Family Residential Neighborhood) to C-G-1 (General Commercial).

**1. STAFF RECOMMENDATION**

Deny the C-G-1 (General Commercial) district because it is incompatible with adjacent development and access conditions.

2. **MOTION (HUBER) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE C-G-1 (GENERAL COMMERCIAL) DISTRICT BECAUSE IT IS AN EXTENSION OF THE EXISTING LAND USE.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**





# 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

**Anthony Bryant**

Applicant Name

Affiliation

**9/29/2024**

Date Filed

**1/9/2025**

Meeting Date (if applicable)

**1-B-25-SP**

File Number(s)

## CORRESPONDENCE

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

- ☐ Applicant ☐ Owner ☐ Option Holder ☐ Surveyor ☐ Engineer ☐ Architect

**Anthony Bryant**

Name / Company

**249 Crockett Dr Knoxville TN 37642**

Address

**865-368-2331 / anthonybryant365@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Anthony Bryant**

Owner Name (if different)

**249 Crockett Dr Church Hill TN 37642**

Owner Address

**865-368-2331 / anthonybryant3**

Owner Phone / Email

**6721 CAMPBELL LN / 6727 CAMPBELL LN**

Property Address

**67 E A 00401,005**

Parcel ID

**21661 square feet**

Tract Size

Part of Parcel (Y/N)?

**Hallsdale-Powell Utility District**

Sewer Provider

**Hallsdale-Powell Utility District**

Water Provider

**No**

Septic (Y/N)

## COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*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.***

## 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>C-G-1 (General Commercial)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>MU-SD, NWC-1 (Callahan Drive Mixed Use-Special District)</b> Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

Additional Information

## 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
<b>\$2,050.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

**By signing below, 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. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.**

Anthony Bryant	9/29/2024
Applicant Signature	Date

Phone / Email

Anthony Bryant	9/29/2024
Property Owner Signature	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

**Anthony Bryant**

Applicant Name

Affiliation

**9/29/2024**

Date Filed

**1/9/2025**

Meeting Date (if applicable)

**1-B-25-RZ / 1-B-25-PA**

File Number(s)

## CORRESPONDENCE

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**Anthony Bryant**

Name / Company

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Address

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Owner Name (if different)

**249 Crockett Dr Church Hill TN 37642**

Owner Address

**865-368-2331 / anthonybryant3**

Owner Phone / Email

**6721 CAMPBELL LN / 6727 CAMPBELL LN**

Property Address

**67 E A 00401,005**

Parcel ID

Part of Parcel (Y/N)?

**21661 square feet**

Tract Size

**Hallsdale-Powell Utility District**

Sewer Provider

**Hallsdale-Powell Utility District**

Water Provider

**No**

Septic (Y/N)

## COMMUNITY ENGAGEMENT

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*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.***

## 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>C-G-1 (General Commercial)</b>	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Rezoning Requests		
Additional Information		

## STAFF USE ONLY

<b>PLAT TYPE</b>	Fee 1	Total
<input type="checkbox"/> Staff Review	<b>\$2,050.00</b>	
<input type="checkbox"/> Planning Commission	Fee 2	
<b>ATTACHMENTS</b>	Fee 3	
<input type="checkbox"/> Property Owners / Option Holders		
<input type="checkbox"/> Variance Request		
<input type="checkbox"/> Amendment Request (Comprehensive Plan)		
<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)		

## AUTHORIZATION

**By signing below, 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. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.**

Anthony Bryant	9/29/2024
Applicant Signature	Date

Anthony Bryant	9/29/2024
Property Owner Signature	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

Anthony Bryant

Applicant Name

Affiliation

09/23/24

11/14/24

Date Filed

Meeting Date (if applicable)

File Number(s)

1-B-25-RZ  
1-B-25-PA  
1-B-25-SP

## 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

Anthony Bryant

Name

Company

249 Crockett Dr

Church Hill

Tn

37642

Address

City

State

ZIP

865-368-2331

anthonybryant365@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Anthony Bryant

249 Crockett Dr

865-368-2331

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6721 & 6727 Campbell Ln Knoxville, Tn

067EA00401, 067EA005

Property Address

Parcel ID

KUD

KUD

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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.**



**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   **C-G-1**  
Proposed Zoning

- ☒ Plan Amendment Change   **MU-SD NWC-1**  
Proposed Plan Designation(s)

~~5~~ acre

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
0803	\$1,000.00	
Fee 2		
0605	\$1,050.00	
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



Applicant Signature

Anthony Bryant

Please Print

9-22-24

Date

865-368-2331

Phone Number

anthonybryant365@gmail.com

Email

09/30/2024, SG



Property Owner Signature

Anthony Bryant

Please Print

9-23-24

Date Paid



1) Download and fill out this form at your convenience  
2) Sign the application digitally

(3) Email applications@knoxplanning.org and include  
this signed form with your completed application

Reset Form



# Public Notice and Community Engagement

## 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.

## 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).

### 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.*

12/27/2024

01/10/2025

~~9-24-24~~

~~11-16-24~~

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

  
Applicant Signature

Anthony R Bryant  
Applicant Name

9-23-24  
Date

1-B-25-RZ, 1-B-25-PA & 1-B-25-SP

FILE NUMBER

## THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

### ORDER DETAILS

**Order Number:**

LOKR0221857

**Order Status:**

Submitted

**Classification:**

Public Notices

**Package:**

General Package

**Total payment:**

157.72

**Payment Type:**

Account Billed

**User ID:**

L0013876

**External User ID:**

676064

### ACCOUNT INFORMATION

Knoxville-Knox County Planning

400 W Main ST # 403 DALLAS DEARMOND

Knoxville, TN 37902-2427

865-215-3810

dallas.dearmond@knoxplanning.org

Knoxville-Knox County Planning

Contract ID: GOVT

### TRANSACTION REPORT

**Date**

January 13, 2025 9:18:16 AM EST

**Amount:**

157.72

### ADDITIONAL OPTIONS

1 Affidavit

### SCHEDULE FOR AD NUMBER LOKR02218570

January 15, 2025

Knoxville News Sentinel

### PREVIEW FOR AD NUMBER LOKR02218570

The following items will be considered by the Knoxville City Council on February 4, 2025, at 6:00 p.m. in the Small Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items, visit [knoxplanning.org/agenda](https://knoxplanning.org/agenda). If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104.

#### REZONINGS

1-A-25-RZ - NORTH AMERICAN ISLAMIC TRUST INC.- 1316 GRAND AVE. Proposed rezoning. Planning Commission Action: Approve C-G-2 (General Commercial)

1-B-24-SP, 1-B-25-PA AND 1-B-25-RZ - ANTHONY BRYANT- 6721, 6727 CAMPBELL LN. Proposed Sector Plan and One Year Plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendments to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) and rezoning to C-G-1 (General Commercial)

1-H-25-RZ - JIM HATFIELD- 1914 HURON ST. Proposed rezoning. Planning Commission Action: Approve RN-4 (General Residential Neighborhood)

1-J-25-RZ - KINGSTON COURT, LLC- 0 KINGSTON CT. Property located northwest corner of the intersection of Kingston Pike and Kingston Court. Proposed rezoning. Planning Commission Action: Approve RN-2 (Single-Family Residential Neighborhood)

1-K-25-RZ - FRANCO IRAKOZE - 0 WALLWOOD RD. Property located west side of Wallwood Rd., south of Ridgefield Rd., north of Clinton Hwy. Proposed rezoning. Planning Commission Action: Approve RN-2 (Single-Family Residential Neighborhood)

#### STREET NAME CHANGE

1-A-25-SNC - REBEKAH JANE JUSTICE/CITY OF KNOX-VILLE- Street name change of Willow Avenue to Patton Street from Florida Street to McCalla Avenue. Planning Commission Action: Approve name change to Patton Street. January 15 2025

LOKR0221857

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