



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 12-SA-21-C  
12-A-21-UR

**AGENDA ITEM #:** 20  
**AGENDA DATE:** 12/9/2021

► **SUBDIVISION:** AMBER RIDGE (FKA AMBER MEADOWS)  
► **APPLICANT/DEVELOPER:** URBAN ENGINEERING, INC.  
**OWNER(S):** JOL, LLC

**TAX IDENTIFICATION:** 129 07702 [View map on KGIS](#)

**JURISDICTION:** County Commission District 6

**STREET ADDRESS:** 0 Buttermilk Rd.

► **LOCATION:** Northwest side of Buttermilk Road, northwest of Graybeal Road

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Rural Area

**WATERSHED:** Hickory Creek

► **APPROXIMATE ACREAGE:** 28.8 acres

► **ZONING:** PR (Planned Residential)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Vacant land -- A (Agricultural)  
South: Mining operation -- I (Industrial)  
East: Residences -- A (Agricultural)  
West: Vacant land and residence -- A (Agricultural), PR (Planned Residential)

► **NUMBER OF LOTS:** 61

**SURVEYOR/ENGINEER:** Chris Sharp, P.E. / Urban Engineering, Inc.

**ACCESSIBILITY:** Access is via Buttermilk Road, a minor collector street with an 18' pavement width within a 45' right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES:**  
See case # 11-SC-19-C for approved variances (11/6/2019).

## STAFF RECOMMENDATION:

► **Approve the Concept Plan subject to 9 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. During the design plan stage of the subdivision review process the applicant shall work with the Knox County Department of Engineering and Public Works and Planning staff to minimize the clearing and grading of the common areas identified on the concept plan. When the grading and stormwater plans are finalized, the design

plan shall identify the areas within the common area that are to remain as natural undisturbed areas. These areas shall be identified on the final plat and in the protective covenants for the subdivision as natural undisturbed areas with a prohibition on any clearing and grading except what would be needed for a passive trail system. The boundary for the natural undisturbed areas shall be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.

4. The 50-ft building setback from the sinkholes/closed contours on the site shall be shown on the final plat. Building construction within the 50-ft setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50-ft sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50-ft setback area. A 5-ft drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hachured contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.

5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

6. Providing legal access to all common areas. The minimum width of pedestrian accesses shall be 15-ft. The width of all other accesses, either access easements or fee simple strips, shall be determined by Knox County Engineering and Public Works during the design plan phase.

7. Providing a 50-ft wide stubout right-of-way on the south side of the southern Road 'B' cul-de-sac to the provide alternative access for the property to the south (parcel 129 07701).

8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the open space areas, the drainage system and any amenities.

9. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **Approve the development plan for up to 61 detached dwellings on individual lots, subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) district and the criteria for approval of a use on review.

**COMMENTS:**

The applicant is proposing to subdivide this 25.9 acre site into 61 detached residential lots and 11.59 acres of common area at a density of 2.35 du/ac. The property is located on the northwest side of Buttermilk Road, west of Graybeal Road. The proposed subdivision will be served by public streets with a single access to Buttermilk Road. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac in 2019 (4-M-19-RZ). The Planning Commission approved a 31-lot subdivision and two subdivision variances in 2019 (11-SC-19-C / 11-G-19-UR). The variances were to decrease the vertical curve from K=25 to K=15 at the Road 'A' connection to Buttermilk Road and increase the maximum road grade from 12% to 14.93%. The primary difference between the 2019 concept plan and the current plan is that Road B is extended further to the northwest and the typical lot width is reduced from 60-ft to 47-ft.

The proposed subdivision layout includes approximately 11.59 acres (45%) of the site in common area which covers some of the steeper portions of the site. Staff is recommending a condition that during the design plan stage of the subdivision review process, the applicant shall work with the Knox County Department of Engineering and Public Works and Planning staff to minimize the clearing and grading of the common areas. When the grading and stormwater plans are finalized, the design plan shall identify the areas within the common area that are to remain as natural undisturbed areas. These undisturbed areas must be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.

A geotechnical study has already been submitted to Knox County Engineering and Public Works for review and approval. The study concludes that lots identified within a 50-foot sinkhole buffer zone will have no greater risk of sinkhole development than in areas outside the buffer zone. Additional recommendations for site design and construction to reduce the potential for sinkhole development are also provided in the study.

**DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)**

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and

policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The Northwest County Sector Plan recommends LDR (Low Density Residential) for the site which allows consideration of up to 5 du/ac.

B. The property is in the Rural area on the Knoxville-Knox County-Farragut Growth Policy Plan map which allows consideration of up to 3 du/ac.

C. The entire property is located in the HP (Hillside Protection) area. The recommended maximum land disturbance is 16.4 acres of the 25.9 acre site (63.5% of the HP area). The proposed land disturbance is approximately 16.3 acres.

D. The proposed subdivision at 2.35 du/ac with 16.3 acres of disturbance meets the recommendations of these plans.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The PR (Planned Residential) zoning for this property allows up to 3 du/ac and the proposed subdivision has a density of 2.35 du/ac.

C. There will be 11.59 acres (45%) of the site dedicated as common area. These will be used as stormwater detention, centralized mail facility, or are unbuildable areas because of sinkholes. The majority of the common area is on the north side of the site where the steepest slopes on the property are located.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The existing residential development along Buttermilk Road consists primarily of large lots in the A (Agricultural) zone. There is a small portion zoned RA (Low Density Residential) with lots that are less than 1-acre and a portion zoned PR (Planned Residential) up to 2.5 du/ac that has only been partially developed with larger lots but there was a concept plan approved in 2020 for 70 lots at a density of 2.2 du/ac.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed detached residential subdivision is compatible with the surrounding detached residential uses and will not significantly impact the value of the adjacent property.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. This development will have direct access to Buttermilk Road which is a minor collector street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. The Vulcan quarry is located on the south side of Buttermilk Road and a new wastewater treatment plant is located to the southwest. These are two highly regulated uses and they should not pose a hazard or undesirable environment for the residential neighborhood.

ESTIMATED TRAFFIC IMPACT: 660 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

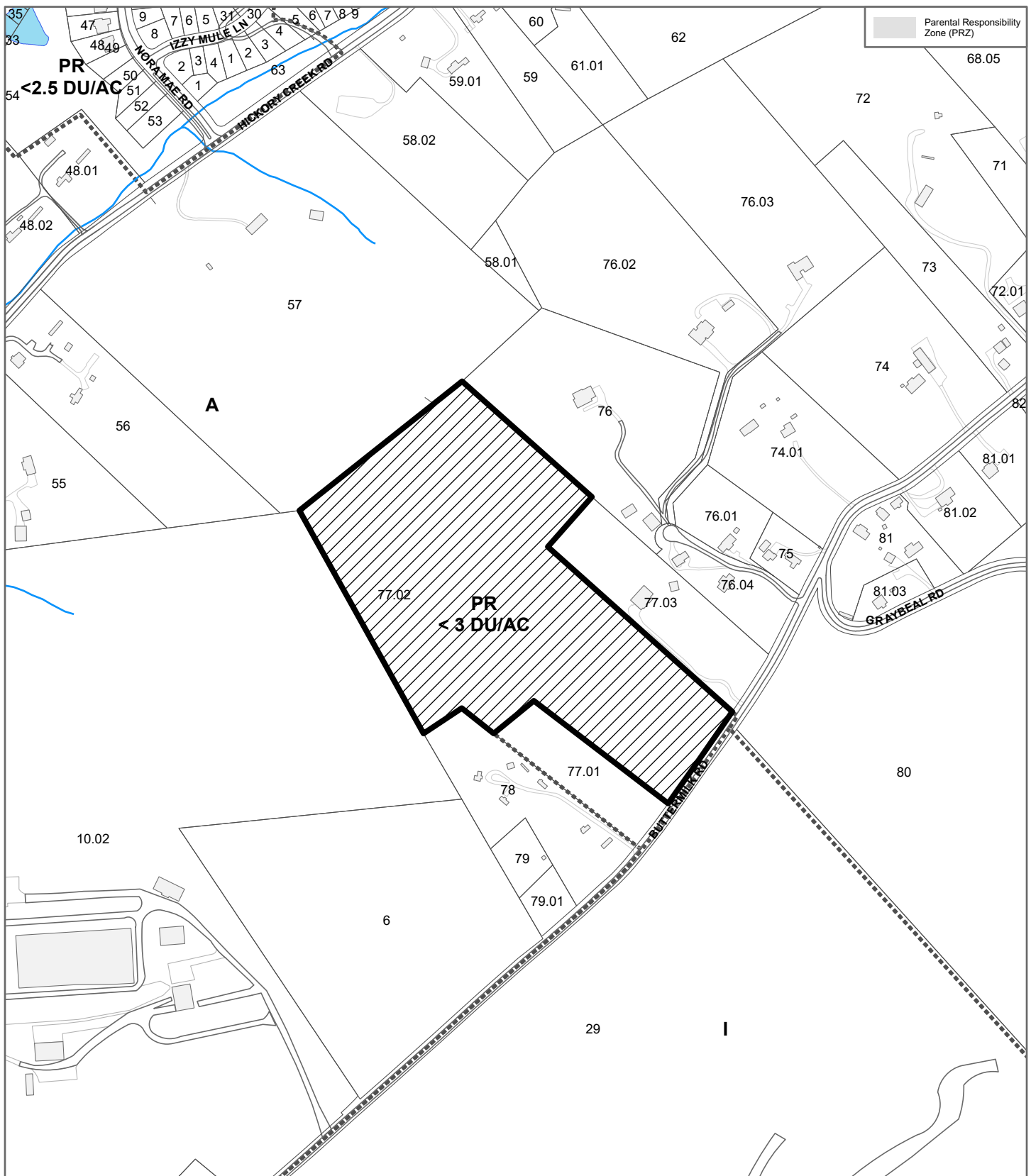
ESTIMATED STUDENT YIELD: 25 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

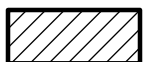
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**12-SA-21-C / 12-A-21-UR  
CONCEPT PLAN/USE ON REVIEW**



in PR (Planned Residential)

Original Print Date: 11/15/2021 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Urban Engineering, Inc.

Map No: 129  
Jurisdiction: County

0 500  
Feet



CONCEPT PLAN / USE ON REVIEW

U.E.I. PROJECT NO. 2110024

AMBER RIDGE SUBDIVISION

SITE ADDRESS: BUTTERMILK ROAD, KNOXVILLE, TENNESSEE 37932  
CLT MAP 129, PARCEL 77.02



LOCATION MAP

OWNER / DEVELOPER:

JOL, LLC  
185 W. BROADWAY, SUITE 101  
JACKSON, WY 83001  
(706) 329-0430



SITE ENGINEER:  
URBAN ENGINEERING, INC.  
CHRIS SHARP

11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37934  
(865) 966-1924

SPECIFICATIONS

EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL - AS DIRECTED BY LENOIR CITY UTILITIES BOARD  
GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD  
WATER & SEWER - AS DIRECTED BY WEST KNOX UTILITY DISTRICT  
TELEPHONE - AS DIRECTED BY AT&T  
CABLE - AS DIRECTED BY COMCAST  
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE

TITLE SHEET  
CONCEPT PLAN  
PRELIMINARY GRADING PLAN  
ROAD 'A' PROFILE  
ROAD 'B' PROFILE

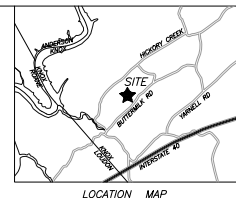
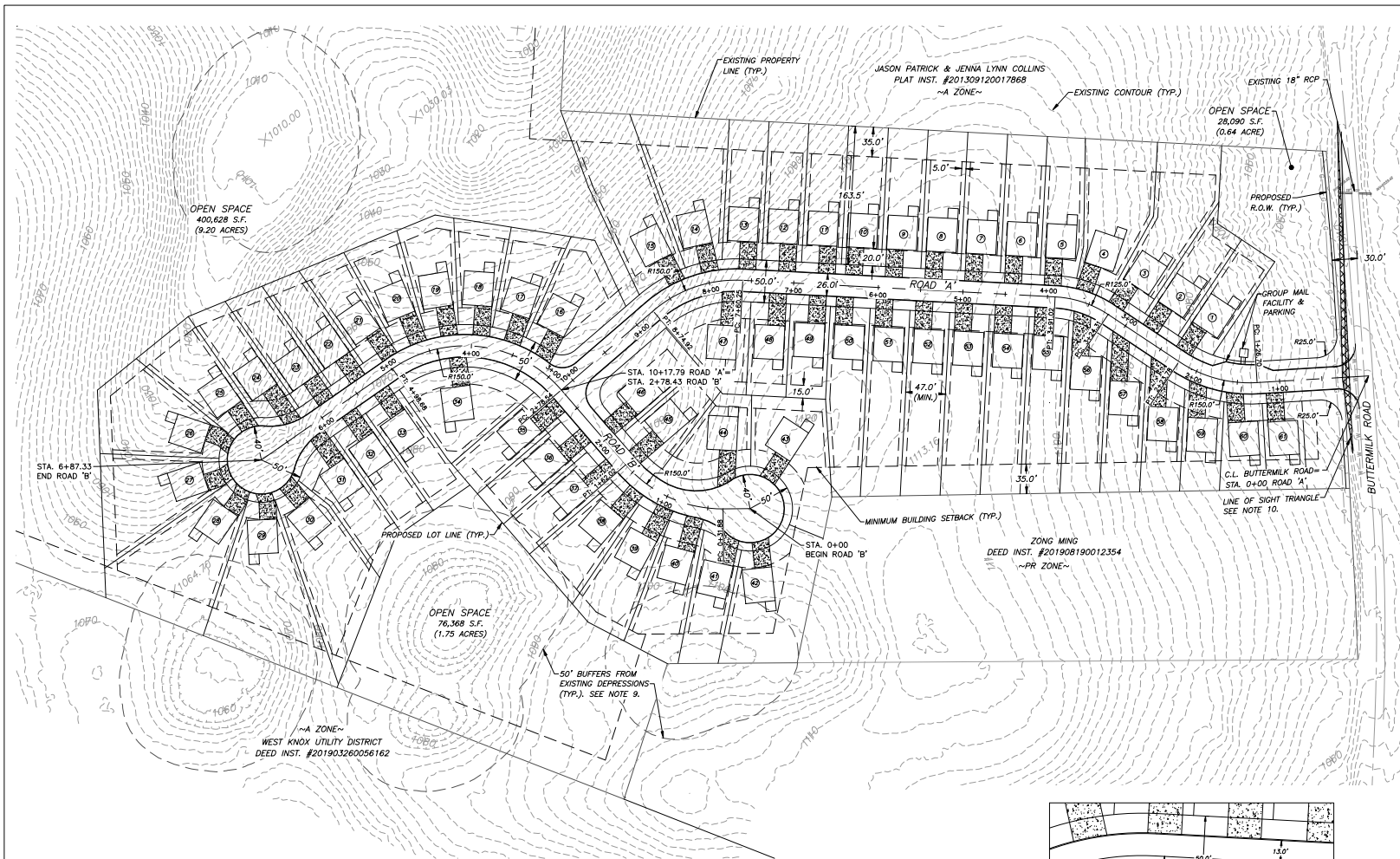
SHEET

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11/18/2021

MPC FILE# 12-SA-21-C / 12-A-21-UR

2	11/18/21	GENERAL REVISIONS
ISSUE NO.	DATE	DESCRIPTION

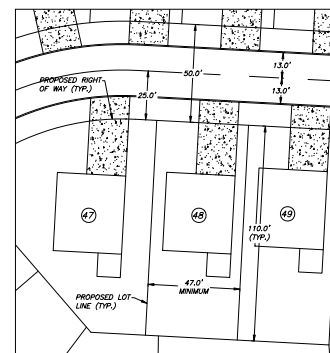
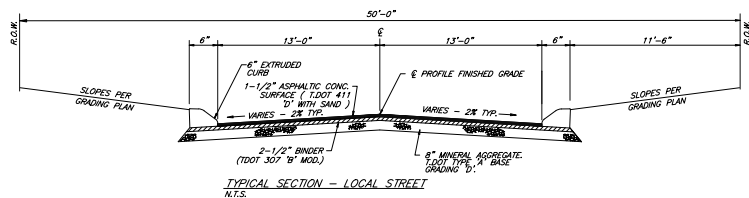


#### SITE PLAN NOTES:

- THIS PROPERTY IS ZONED "PR". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: HOUSES, TWENTY (20) FEET  
PERIPHERY: THIRTY FIVE (35) FEET  
SIDE/FIVE (5) FEET  
REAR: FIFTEEN (15) FEET
- THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
- HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
- ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
- THE TOTAL AREA OF THE DEVELOPMENT IS 25.94 ACRES.
- THE DEVELOPMENT PROPOSES 61-UNITS (2.35 UNITS PER ACRE).
- PROPOSED OPEN SPACE = 11.594 ACRES (45%)
- THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
- THE 50' BUFFERS WERE TESTED AND DEEMED BUILDABLE PER THE REPORT PREPARED BY GEOSERVICES, LLC, TITLED "REPORT OF LIMITED GEOTECHNICAL EXPLORATION, BUTTERMILK ROAD SUBDIVISION, KNOX COUNTY, TENNESSEE, GEOSERVICES PROJECT NO 21-19874".
- REMOVE EXISTING VEGETATION WITHIN THE SIGHT TRIANGLE SHOWN HEREON. THE EMBANKMENT THAT PARALLELS BUTTERMILK ROAD WILL ALSO NEED TO BE LOWERED ON BOTH SIDES OF THE ENTRANCE TO ENSURE A MINIMUM OF 300' OF UNOBSTRUCTED SIGHT DISTANCE IN BOTH DIRECTIONS.
- 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
- THE DISTANCE BETWEEN THE EDGE OF PAVEMENT OF BUTTERMILK ROAD AND THE EDGE OF PAVEMENT OF ROAD 'A' IS LESS THAN 1,000 LINEAR FEET.
- FOR CONDITIONS OF PREVIOUS MPC APPROVAL, REFER TO FILE # 11-SC-19-C & 11-G-19-UR.

#### PREVIOUSLY APPROVED VARIANCE / WAIVER REQUESTS FROM AUGUST 13, 2019 (11-SC-19-C / 11-G-19-UR):

- REDUCE THE REQUIRED K VALUE FROM 25 TO 15 BETWEEN STATIONS 0+18.34 AND 1+99.59 STREET 'A'.
- INCREASE THE ALLOWABLE ROAD GRADE FROM 12% TO 14.88% ROAD 'A'.

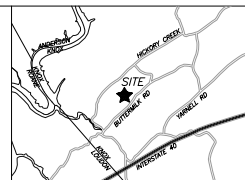
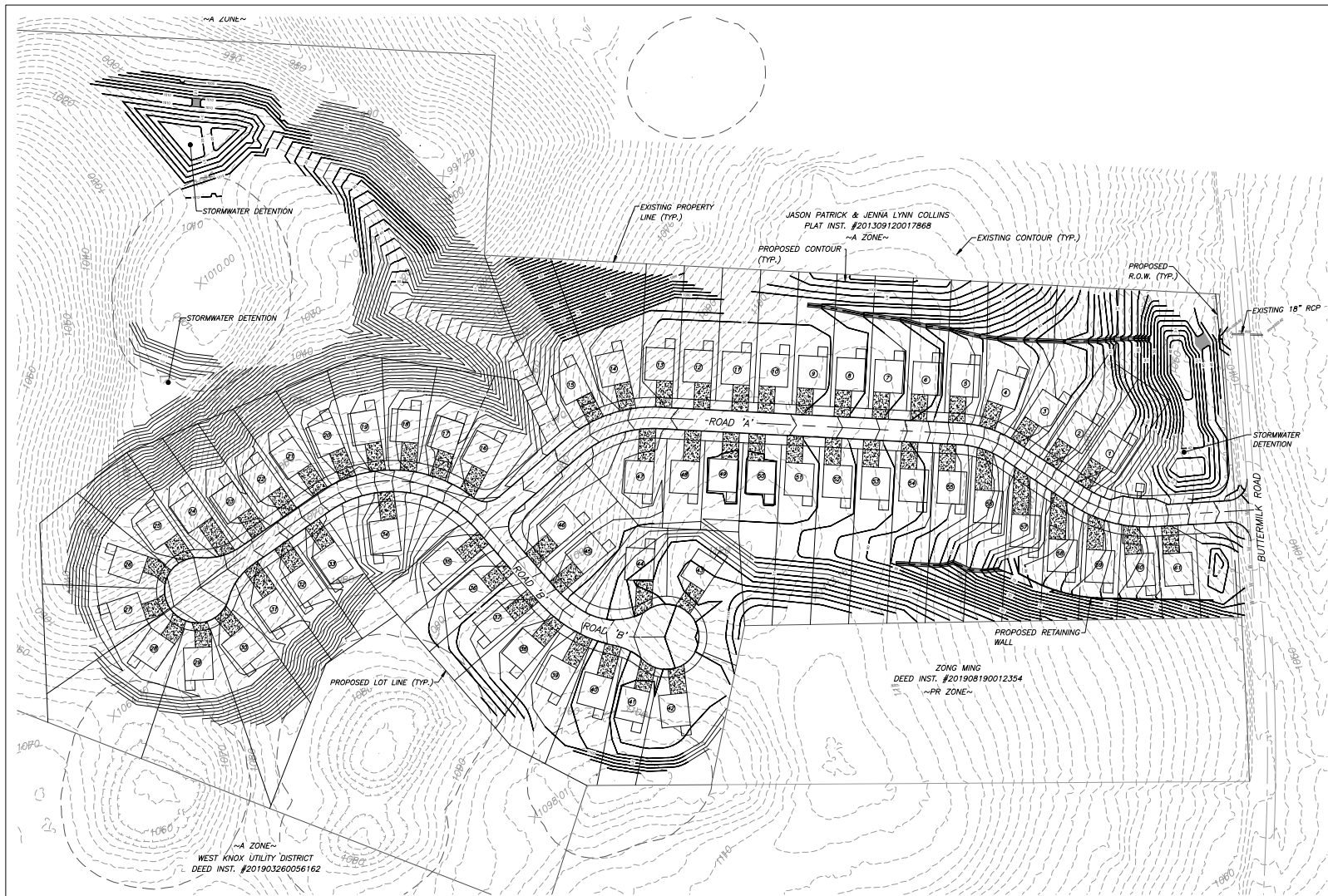


MPC FILE# 12-SA-21-C / 12-A-21-UR

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SITE PLAN			
AMBER RIDGE SUBDIVISION			
SITE ADDRESS: BUTTERMILK ROAD (37932)			
DIST. NO. W6	KNOX CO., TN.	PARCEL 77.02	
CLT MAP 129			
SCALE: 1"=60'			
DEVELOPER:	JOL, LLC		
	185 W. BROADWAY, SUITE 101		
	JACKSON, TN 38001		
	(706) 329-0430		
	URBAN ENGINEERING, INC.		
	11852 KINGSTON PIKE		
	FARRAGUT, TENNESSEE 37922		
	(865) 966-1924		
DWG. CLM	DWG. GAS	DWG. NO. 2110224	
1	11/18/21	GENERAL REVISIONS	CLM
REVISION	DATE	DESCRIPTION	BY





LOCATION MAP



**GENERAL NOTES:**

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS DITCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
3. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

**12-SA-21-C / 12-A-21-UR**  
11/18/2021

**MPC FILE# 12-SA-21-C / 12-A-21-UR**



1		11/18/21	GENERAL REVISIONS	CLM
REVISION	DATE	DESCRIPTION	BY	

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PRELIMINARY GRADING PLAN

**AMBER RIDGE SUBDIVISION**

SITE ADDRESS: BUTTERMILK ROAD (37932)

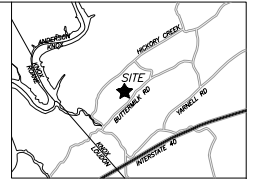
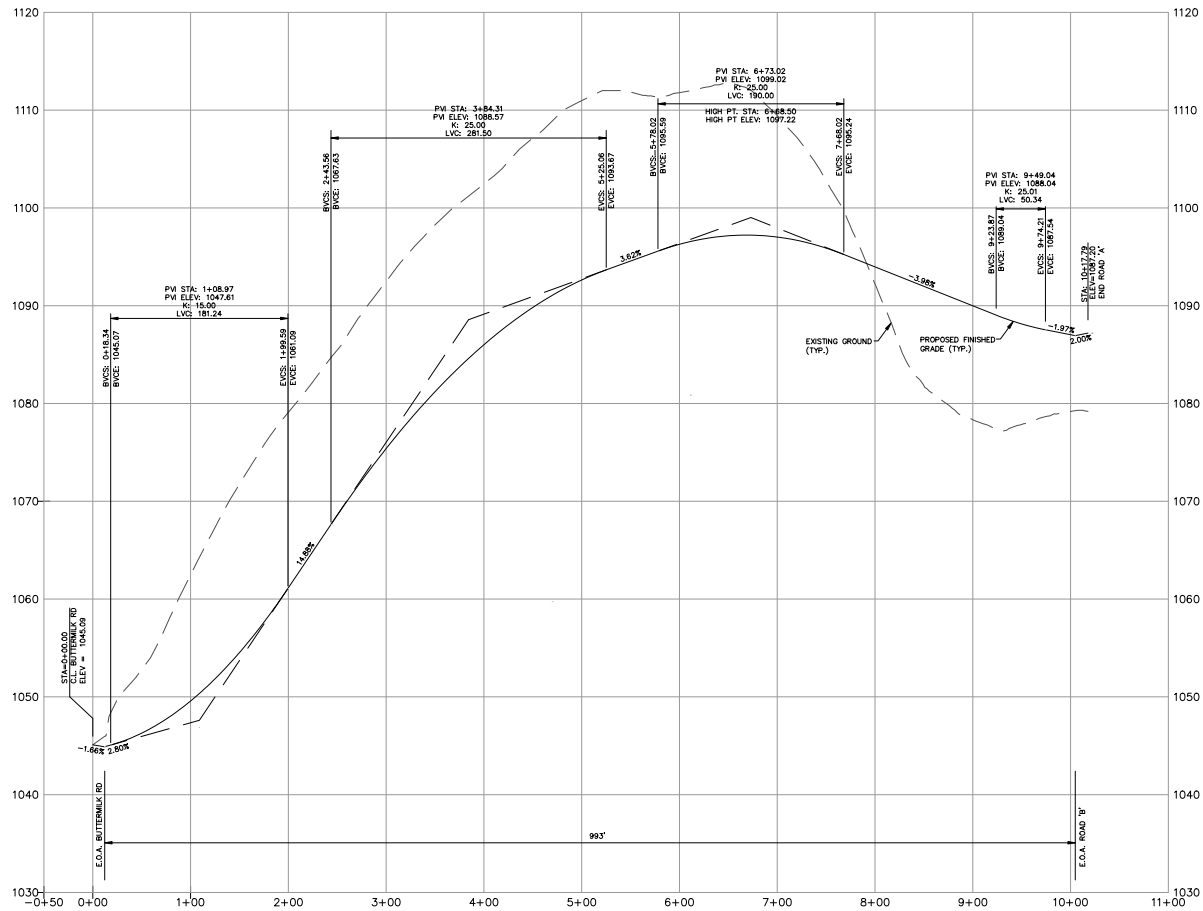
DIST. NO. W6 KNOX CO., TN.  
CLT MAP 129 PARCEL 77.02  
SCALE: 1"=60' OCTOBER 20, 2021

DEVELOPER: JOL, LLC  
185 W. BROADWAY, SUITE 101  
JACKSON, WY 83001  
(706) 329-0430

 **URBAN ENGINEERING, INC.**  
11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37922  
(865) 966-1324

DWN: CLM CHG: CAS DWG. NO. 21105024





LOCATION MAP

ROAD 'A' PROFILE:  
1"=60' (HORIZONTAL)  
1"=6' (VERTICAL)

12-SA-21-C / 12-A-21-UR  
11/18/2021

MPC FILE# 12-SA-21-C / 12-A-21-UR

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ROAD 'A' PROFILE  
**AMBER RIDGE SUBDIVISION**  
SITE ADDRESS: BUTTERMILK ROAD (37932)

DIST. NO. W6 KNOX CO., TN.  
CLT MAP 129 PARCEL 77.02  
SCALE: 1"=60' OCTOBER 20, 2021

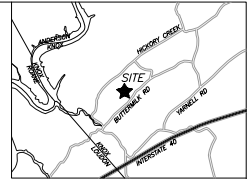
DEVELOPER: JOL, LLC  
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JACKSON, WY 83001  
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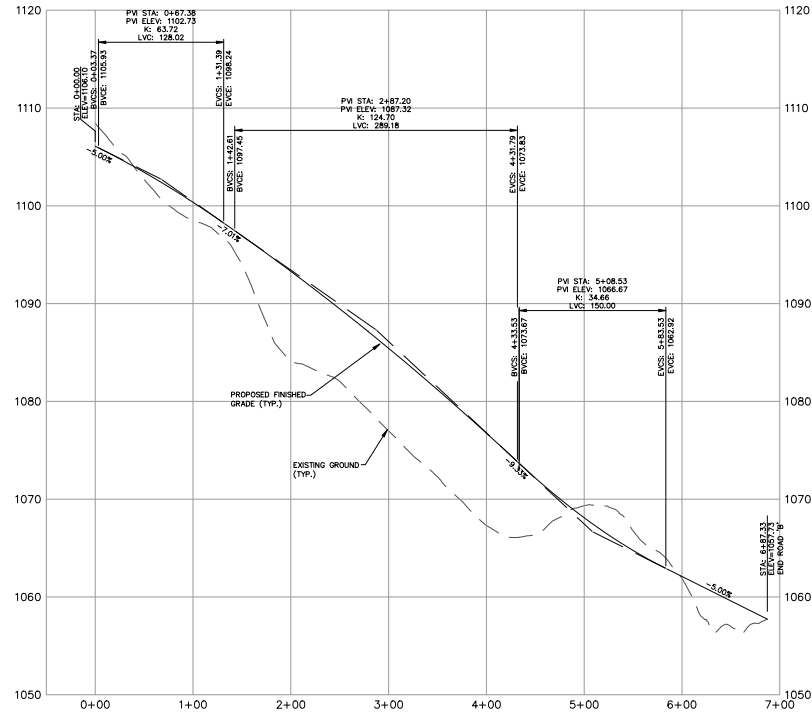
DWN: CLM CHR: CAS DWG. NO. 2110024

REVISION	DATE	DESCRIPTION	BY
1	11/18/21	GENERAL REVISIONS	CLM





LOCATION MAP



ROAD 'B' PROFILE:  
1"=60' (HORIZONTAL)  
1"=6' (VERTICAL)

12-SA-21-C / 12-A-21-UR  
11/18/2021

MPC FILE# 12-SA-21-C / 12-A-21-UR

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ROAD 'B' PROFILE  
**AMBER RIDGE SUBDIVISION**  
SITE ADDRESS: BUTTERMILK ROAD (37932)

DIST. NO. W6 KNOX CO., TN.  
CLT MAP 129 PARCEL 77.02  
SCALE: 1"=60' OCTOBER 20, 2021

DEVELOPER: JOL, LLC  
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11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37922  
(865) 966-1924

DWN: CLM CHR: CAS DWG. NO. 2110024

REVISION	DATE	DESCRIPTION	BY
1	11/18/21	GENERAL REVISIONS	CLM





# 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

Urban Engineering, Inc.

Engineer

Applicant Name

Affiliation

10/21/21

12/9/21

Date Filed

Meeting Date (if applicable)

File Number(s)

12-SA-21-C

12-A-21-UR

## 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

Chris Sharp, P.E.

Urban Engineering, Inc.

Name

Company

1852 Kingston Pike

Knoxville

TN

37934

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

## CURRENT PROPERTY INFO

JOL, LLC

185 W. Broadway, Suite 101 (Jackson, WY) (706) 329-0430

Owner Name (if different)

Owner Address

Owner Phone

0 Buttermilk Road

129 07702

Property Address

Parcel ID

WKUD

WKUD

No

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

Northwest side of Buttermilk Rd., northwest of Graybeal Rd.

28.80 acres

General Location

Tract Size

6th

PR < 3 du/ac

AgForVac

☐ City ☒ County

District

Zoning District

Existing Land Use

Northwest County

LDR & HP

Rural Area

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**

Amber Meadows

Proposed Subdivision Name

61

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

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_**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
0406	4180.00	\$4180.00
Fee 2		
Fee 3		

**AUTHORIZATION**

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

Chris Sharp

Digitally signed by Chris Sharp  
Date: 2021.10.21 14:37:09 -04'00'

Urban Engineering, Inc.

10/21/21

Applicant Signature

Please Print

Date

(865) 966-1924

chris@urban-eng.com

Phone Number

Email



Sherry Michienzi

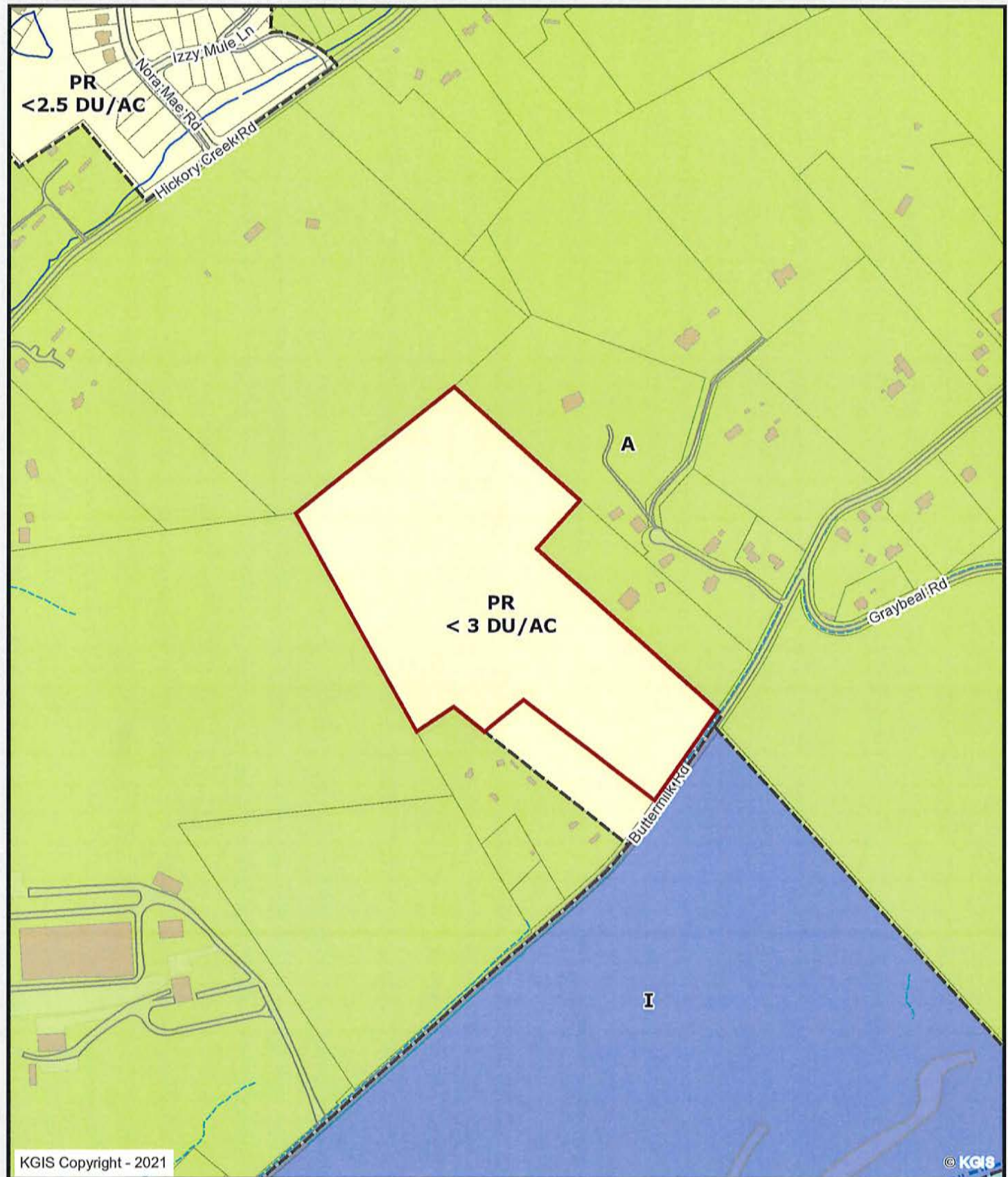
10/21/2021 swm

Staff Signature

Please Print

Date





Map 129; Parcel 07702

Knoxville - Knox County - KUB Geographic Information System

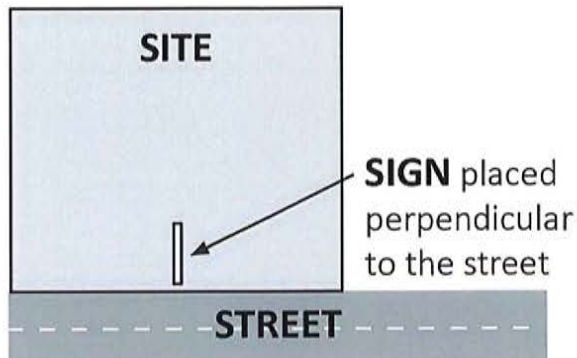


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning,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

Nov. 24th and Dec 10th  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Urban Eng. Inc

Date: 10/21/21

File Number: 12-SA-21-C/12-A21UR



Sign posted by Staff



Sign posted by Applicant