



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 11-SB-22-C
11-B-22-DP

AGENDA ITEM #: 28

AGENDA DATE: 11/10/2022

▶ **SUBDIVISION:** JIM JONES LN
▶ **APPLICANT/DEVELOPER:** TURNER HOMES, LLC
OWNER(S): Steve Bethel Hardin Valley Investments, LP

TAX IDENTIFICATION: 76 007 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 JIM JONES LN

▶ **LOCATION:** North side of Jim Jones Ln, east of Oak Ridge Hwy

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Clinch River

▶ **APPROXIMATE ACREAGE:** 9.71 acres

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: This is a transitional area between a commercial-industrial area adjacent to a railroad and Oak Ridge Highway and a single family residential neighborhood.

▶ **NUMBER OF LOTS:** 72

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

ACCESSIBILITY: Access is also via Jim Jones Lane, a local street with a pavement width of 13-ft within a right-of-way width of 37-ft, and via Oak Ridge Highway, a major 4-lane divided arterial.

▶ **SUBDIVISION VARIANCES REQUIRED:**

STAFF RECOMMENDATION:

▶ Withdraw the concept plan as requested by the applicant.

▶ Withdraw the development plan as requested by the applicant.

COMMENTS:

This request is for 72 attached residential units on individual lots at a density of 7.22 du/ac. There are two separate roads proposed with access to Jim Jones Ln, and a shared driveway for 11 lots that front on Jim Jones Ln, located between the two new roads.

Jim Jones Ln is required to be widened to 20' along the frontage of the development to the Road B intersection, and a sidewalk is required along this frontage, as well.

The Transportation Impact Study, Jim Jones Lane Subdivision (AJAX Engineering, October 2022) outlines three significant road improvements to the Jim Jones Lane and Oak Ridge Hwy intersection: 1) construct a right-turn and left-turn lane on Jim Jones Lane, 2) construct a westbound right-turn lane on Oak Ridge Hwy, and 3) extend the existing eastbound left-turn lane on Oak Ridge Hwy. TDOT plans to improve Oak Ridge Hwy but the start of construction may not be until closer to 2030. If this subdivision is constructed before TDOT improves Oak Ridge Hwy, the listed improvements will be required to be installed by the applicant.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

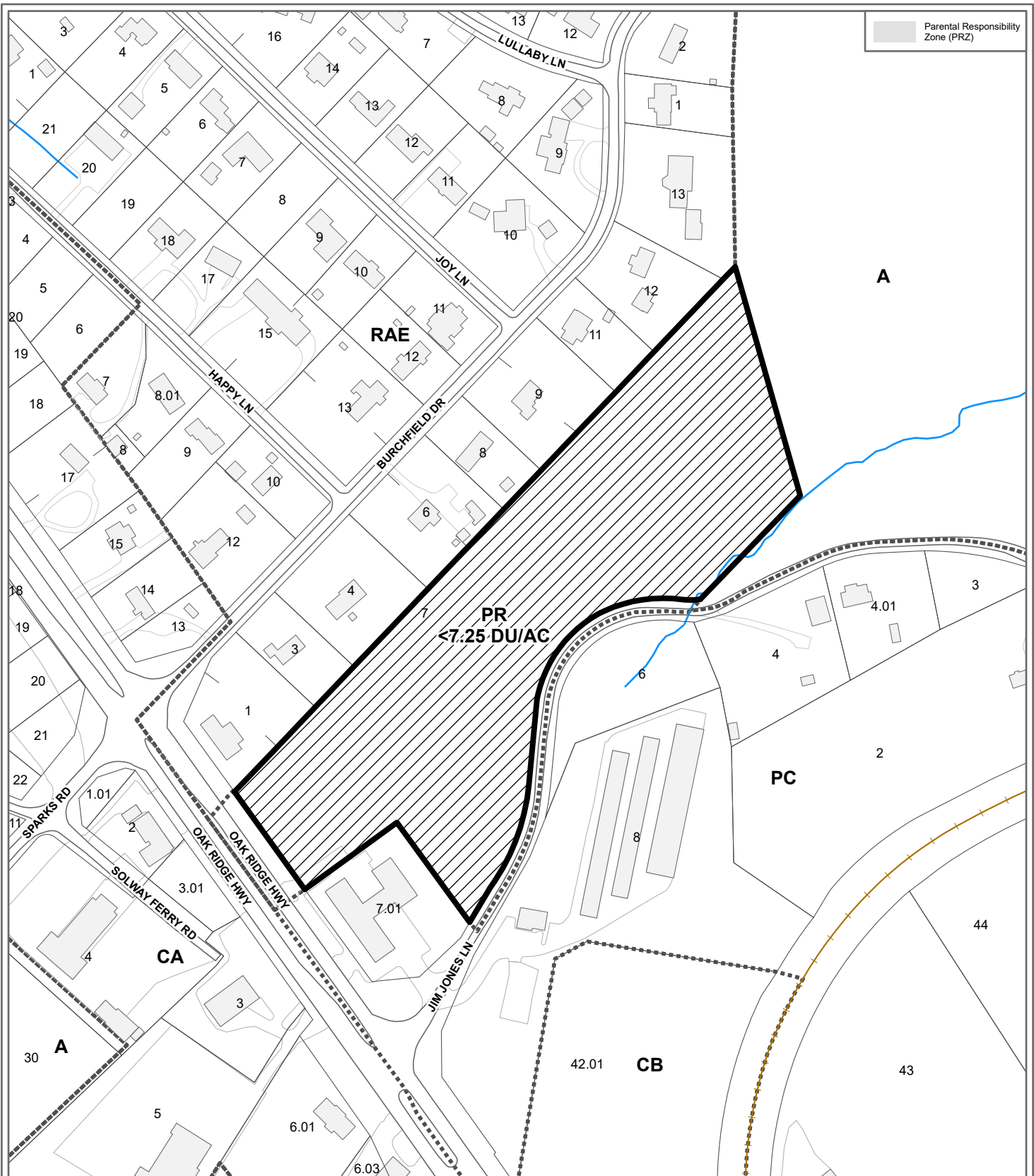
ESTIMATED STUDENT YIELD: 4 (public school children, grades K-12)

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

- 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.

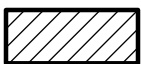
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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



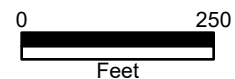
**11-SB-22-C / 11-B-22-DP
CONCEPT PLAN/DEVELOPMENT PLAN**

Petitioner: Turner Homes, LLC



Attached residential subdivision in PR (Planned Residential)

Map No: 76
Jurisdiction: County



Original Print Date: 10/17/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Request to Postpone • Table • Withdraw

Turner Homes, LLC

10/26/2022

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

11/10/2022

File Number(s)

Scheduled Meeting Date

11-SB-22-C / 11-B-22-DP

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than noon on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received prior to public notice and the request is approved by the Executive Director or Planning Services Manager. **The refund check will be mailed to the original payee.*

TABLE

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

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

Applicant Signature

Please Print

Stefan Claar

Phone Number

Email

865-804-9802

stefan.claar@turnerhomes.com

STAFF ONLY

Staff Signature

Michael Reynolds

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

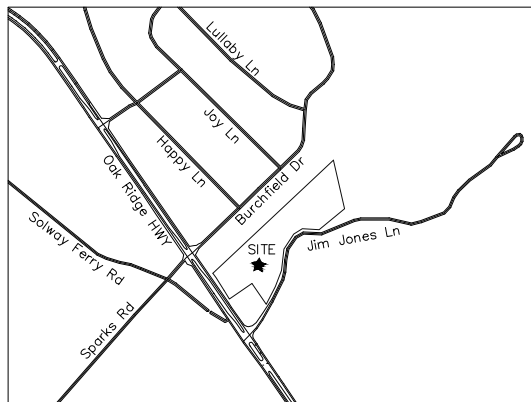
Payee Address

CONCEPT / DEVELOPMENT PLAN

U.E.I. PROJECT NO. 2206018

JIM JONES LANE

SITE ADDRESS: 0 JIM JONES LANE, KNOXVILLE 37931
CLT MAP 076, PARCEL 007



LOCATION MAP

OWNER / DEVELOPER:
HARDIN VALLEY INVESTMENTS LP
P.O. BOX 325
ATHENS, TN 37371

SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(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

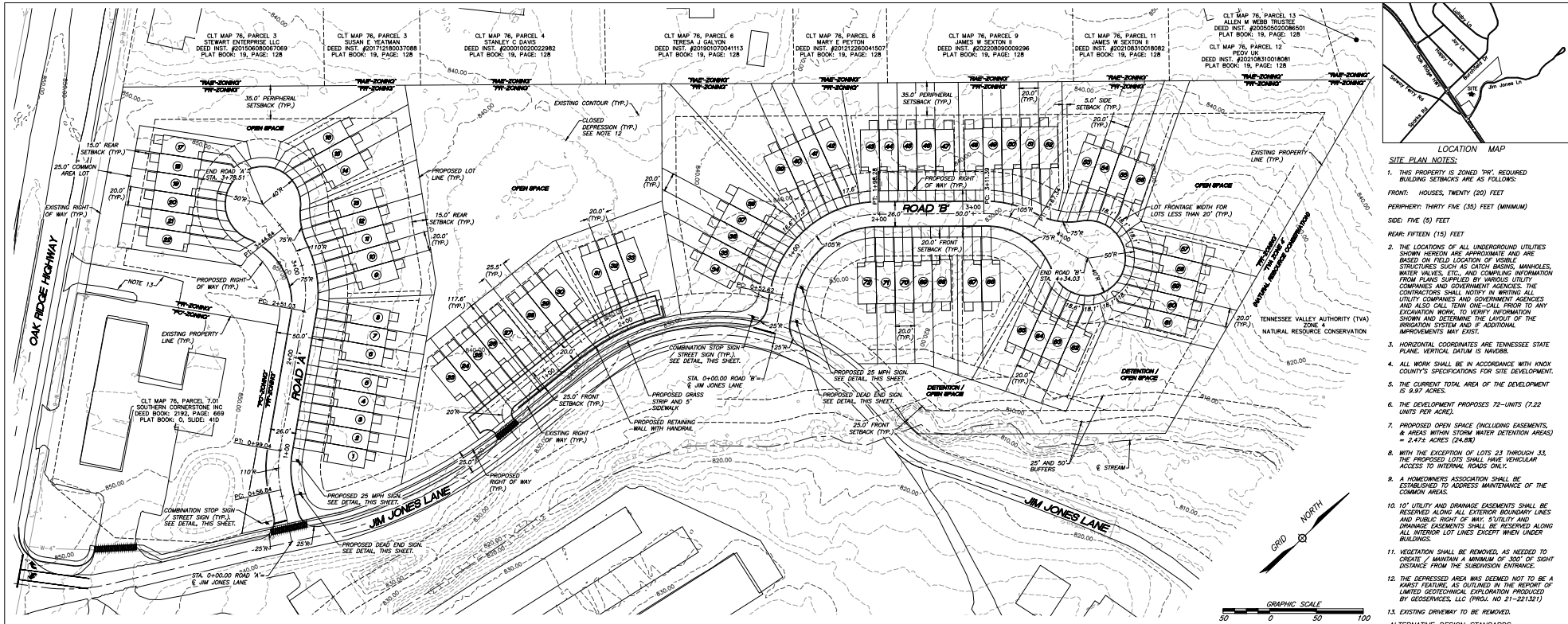
SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN	C-1
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ROAD IMPROVEMENT INVENTORY	C-3
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ARCHITECTURAL ELEVATIONS	A-1

Revised: 10/21/2022

MPC FILE# 11-SB-22-C / 11-B-22-DP

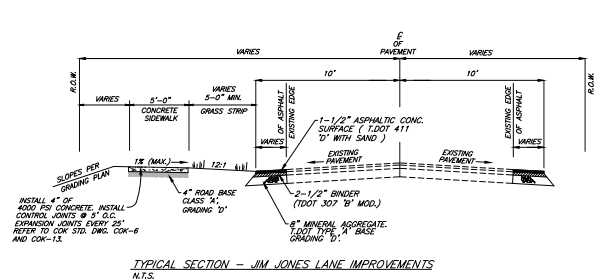
ISSUE NO.	DATE	PER PLANNING/EPW COMMENTS DESCRIPTION
2	10/20/22	PER PLANNING/EPW COMMENTS



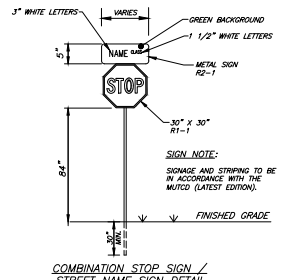
LOCATION MAP

SITE PLAN NOTES:

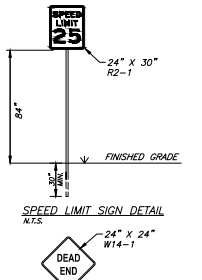
1. THIS PROPERTY IS ZONED "R1" REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: HOUSES, TWENTY (20) FEET
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)
SIDE: FIVE (5) FEET
REAR: FIFTEEN (15) FEET
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF SURVEY STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. ANY ADDITIONAL INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES OF ANY REMOVALS AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION. THE OWNER SHALL VERIFY INFORMATION SHOWN AND DETERMINE IF ADDITIONAL IMPROVEMENTS MAY BE REQUIRED.
3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 0.97 ACRES.
6. THE DEVELOPMENT PROPOSES 72 UNITS (7.22 LOTS PER ACRE).
7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS & AREAS WITHIN STORM WATER DRAINAGE AREAS) = 2.474 ACRES (24.8%).
8. WITH THE EXCEPTION OF LOTS 23 THROUGH 33, THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
10. 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.
11. VEGETATION SHALL BE REMOVED, AS NEEDED TO CREATE / MAINTAIN A MINIMUM OF 30' OF SIGHT DISTANCE FROM THE SUBDIVISION ENTRANCE.
12. THE DEVELOPED AREA WAS DEEMED NOT TO BE A WASTY FEATURE, AS OUTLINED IN THE REPORT OF LIMITED GEOTECHNICAL EXPLORATION PROVIDED BY GEOSERVICES, LLC (PROJ. NO 21-221321)
13. EXISTING DRIVEWAY TO BE REMOVED.



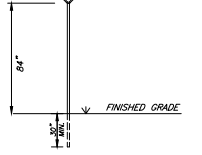
TYPICAL SECTION - JIM JONES LANE IMPROVEMENTS
N.T.S.



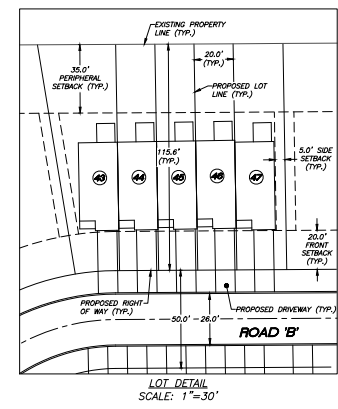
COMBINATION STOP SIGN / STREET NAME SIGN DETAIL
N.T.S.



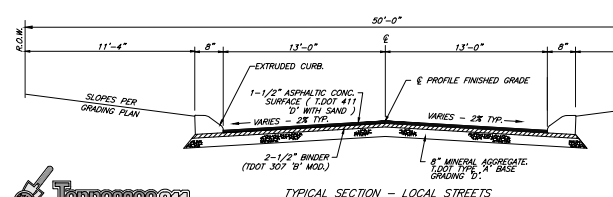
SPEED LIMIT SIGN DETAIL
N.T.S.



DEAD END SIGN DETAIL
N.T.S.



LOT DETAIL
SCALE: 1"=30'



TYPICAL SECTION - LOCAL STREETS
N.T.S.

REFERENCE:
DEED INST. #20050805011413

Revised: 10/21/2022
MPC FILE# 11-SB-22-C / 11-B-22-DP

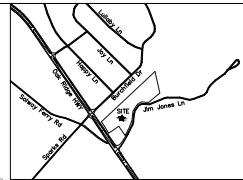
Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Metropolitan County Subdivision Regulations except as has been itemized and described in a separate report to the Planning Commission.
Registered Engineer: *Christopher A. Sharp, P.E.*
Tennessee License No. 108984
Date: 10/21/2022

SHEET C-1 (2 OF 6)
SITE PLAN
JIM JONES LANE
SITE ADDRESS: 0 JIM JONES LANE, KNOXVILLE 37931
DIST. NO. W6 KNOX CO., TN
SCALE: 1"=50' AUGUST 19, 2022
TAX MAP: 76 PARCEL: 7.00
OWNER / DEVELOPER: HARDIN VALLEY INVESTMENTS LP
P.O. BOX 329
ATHENS, TN 37371

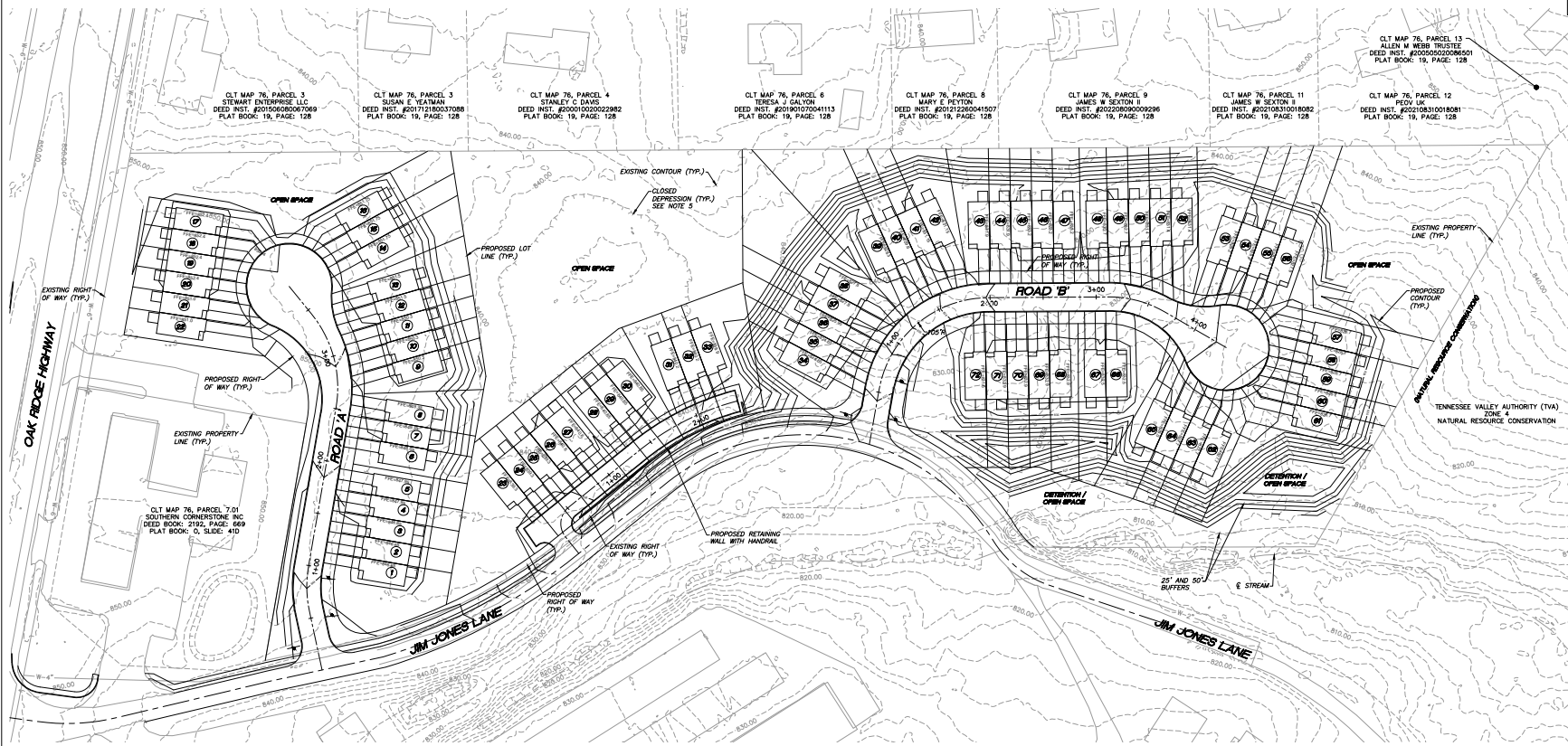
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

REVISION	DATE	DESCRIPTION	BY
1	10/21/22	PER PLANNING / MEETING COMMENTS	CAS

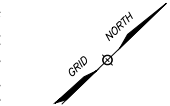




LOCATION MAP



- SITE PLAN NOTES:**
1. 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 TOW 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.
 4. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 5. THE IMPRESSED AREA HAS BEEN NOT TO BE A HAZARDOUS FEATURE, AS OUTLINED IN THE REPORT OF LIMITED GEOTECHNICAL EXPLORATION PRODUCED BY GEOSERVICES, LLC (PROJECT NO. 21-212191).
 6. THIS PLAN IS CONCEPTUAL ONLY AND IS NOT INTENDED FOR CONSTRUCTION.



GRAPHIC SCALE
50 0 50 100

SHEET C-2 (3 OF 6)

PRELIMINARY GRADING PLAN
JIM JONES LANE

SITE ADDRESS: 0 JIM JONES LANE, KNOXVILLE 37931
DIST. NO. W6 KNOX CO., TN.
SCALE: 1"=50' AUGUST 19, 2022
TAX MAP: 76 PARCEL: 7.00

OWNER / DEVELOPER: **HARDIN VALLEY INVESTMENTS LP**
P.O. BOX 329
ATHENS, TN 37371

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2206018

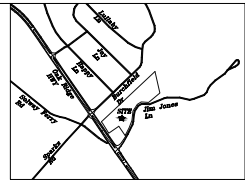
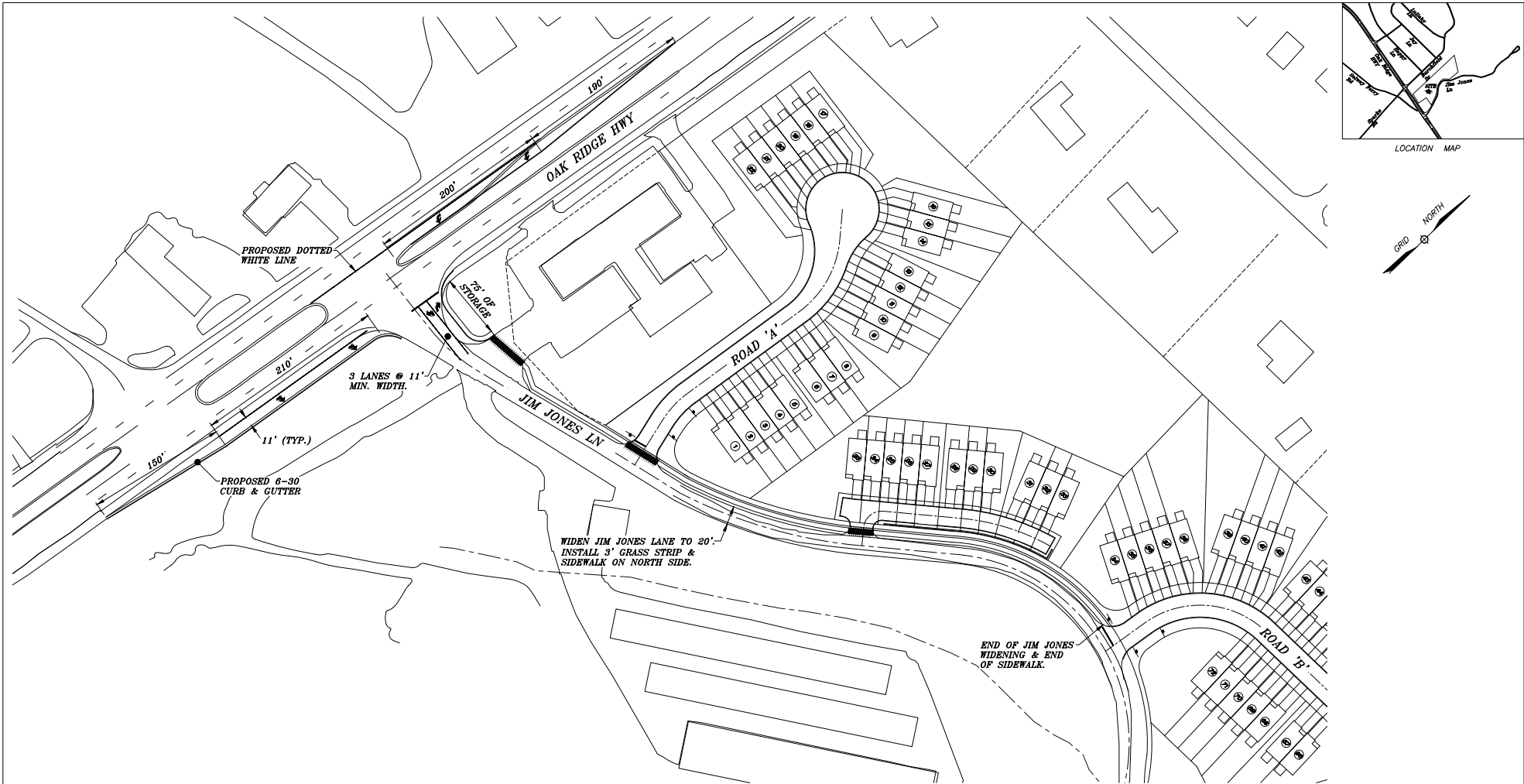
Revised: 10/21/2022

MPC FILE# 11-SB-22-C / 11-B-22-DP

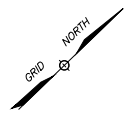
REFERENCE:
DEED INST. #20050805011413

REVISION	DATE	PER PLANNING / KSWN COMMENTS	CAS
1	10/21/22	PER PLANNING / KSWN COMMENTS	CAS
		DESCRIPTION	BY





LOCATION MAP



SHEET C-3 (4 OF 6)

ROAD IMPROVEMENT INVENTORY

JIM JONES LANE

SITE ADDRESS: 0 JIM JONES LANE, KNOXVILLE 37931
 DIST. NO. W6 KNOX CO., TN.
 SCALE: 1"=50' AUGUST 19, 2022
 TAX MAP: 76 PARCEL: 7.00

OWNER / DEVELOPER: HARDIN VALLEY INVESTMENTS LP
 P.O. BOX 329
 ATHENS, TN 37371



URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD., SUITE #201
 KNOXVILLE, TN 37932
 (865) 966-1924

DWG. NO. 2206018

Revised: 10/21/2022

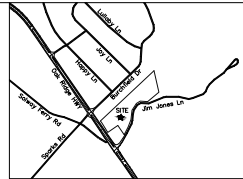
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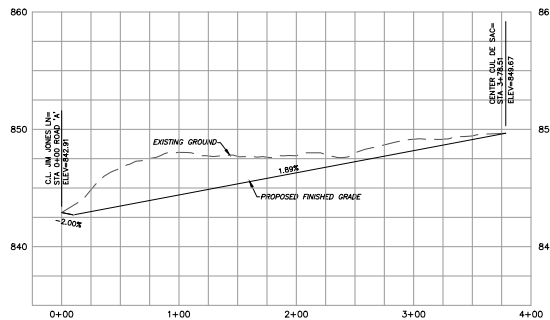
REFERENCE:
 DEED INST. #200508050011413



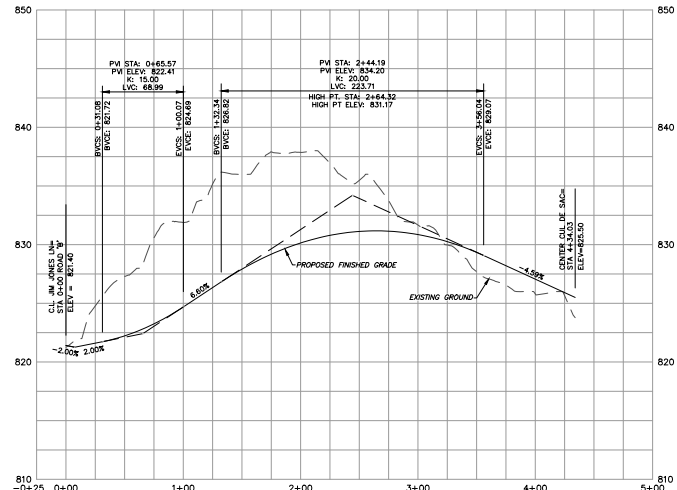
REVISION	DATE	DESCRIPTION	BY
1	10/21/22	PER PLANNING / KSEW COMMENTS	CAS



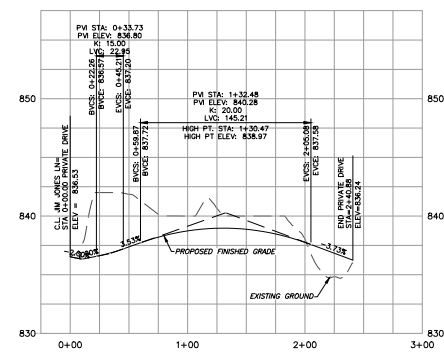
LOCATION MAP



PROFILE-ROAD 'A'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



PROFILE-ROAD 'B'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



PROFILE-PRIVATE DRIVE
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

Revised: 10/21/2022

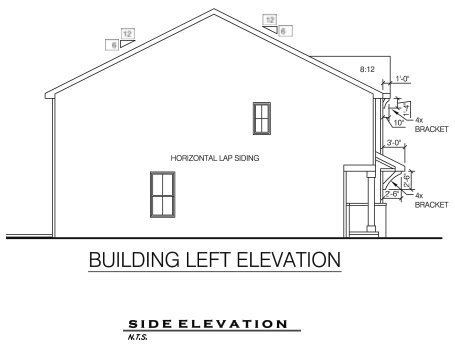
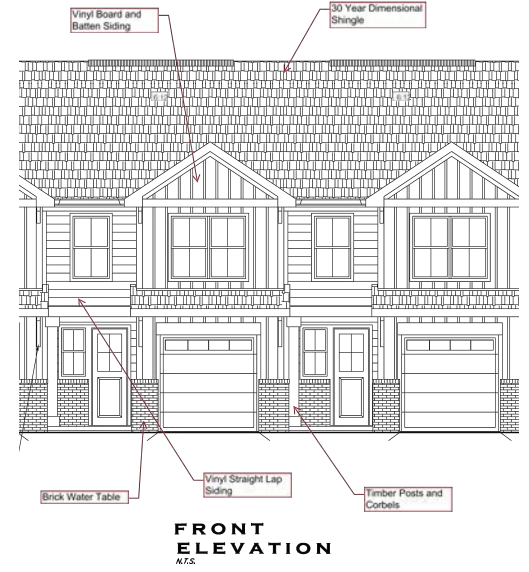
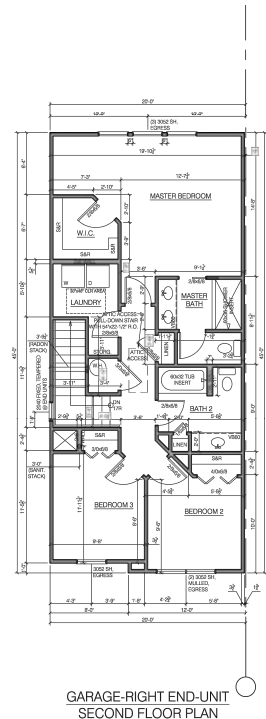
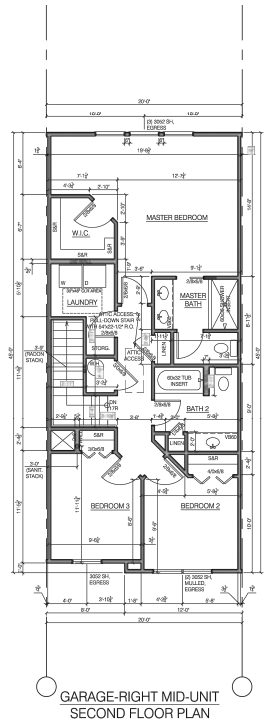
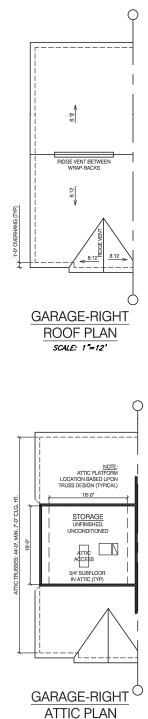
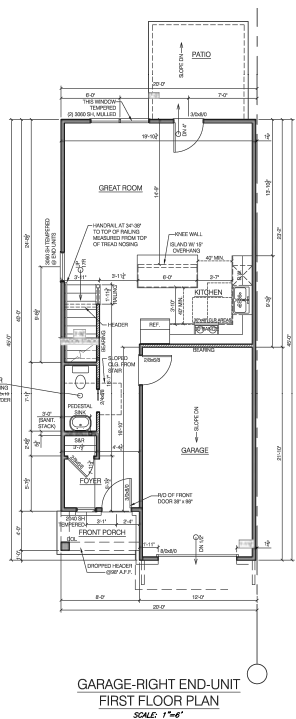
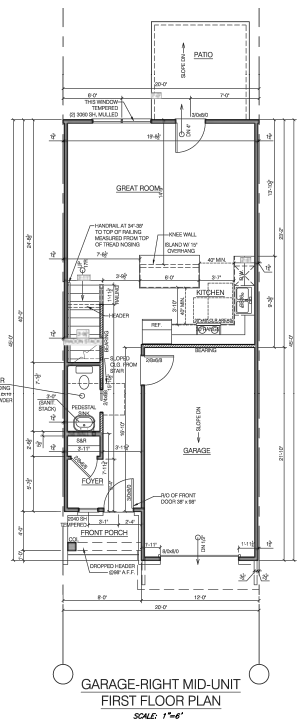
MPC FILE# 11-SB-22-C / 11-B-22-DP



SHEET C-4 (5 OF 6)
ROAD / DRIVE PROFILES
JIM JONES LANE
SITE ADDRESS: 0 JIM JONES LANE, KNOXVILLE 37931
DIST. NO. W6 KNOX CO., TN.
SCALE: AS NOTED AUGUST 19, 2022
TAX MAP: 76 PARCEL: 7.00
OWNER / DEVELOPER: HARDIN VALLEY INVESTMENTS LP
P.O. BOX 325
ATHENS, TN 37371

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924
DWN: CLM CHK: CAS DWG. NO. 2206018

REVISION	DATE	DESCRIPTION	BY
1	10/21/22	PER PLANNING / KSEFW COMMENTS	CAS



Revised: 10/21/2022
MPC FILE# 11-SB-22-C / 11-B-22-DP

REVISION	DATE	ADDED PER PLANNING COMMENTS	CAS
1	10/21/22	ADDED PER PLANNING COMMENTS	CAS

SHEET A-1 (6 OF 6)
ARCHITECTURAL ELEVATIONS
JIM JONES LANE
 SITE ADDRESS: 0 JIM JONES LANE, KNOXVILLE 37931
 DIST. NO. W6 KNOX CO., TN.
 SCALE: N.T.S. AUGUST 19, 2022
 TAX MAP: 76 PARCEL: 7.00
 OWNER / DEVELOPER: HARDIN VALLEY INVESTMENTS LP
 P.O. BOX 325
 ATHENS, TN 37371

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD., SUITE #201
 KNOXVILLE, TN 37932
 (865) 966-1924

DWG. NO. 2206018



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Turner Homes, LLC

Applicant Name

Affiliation

9/22/2022

Date Filed

11/10/2022

Meeting Date (if applicable)

11-SB-22-C / 11-B-22-DP

File Number(s)

CORRESPONDENCE

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

Chris Sharp, P.E. Urban Engineering, Inc.

Name / Company

10330 Hardin Valley Rd. Pk. Knoxville TN 37932

Address

865-966-1924 / chris@urban-eng.com

Phone / Email

CURRENT PROPERTY INFO

Steve Bethel Hardin Valley Investments, PO Box 325 Athens TN 37371

Owner Name (if different)

Owner Address

Owner Phone / Email

0 JIM JONES LN

Property Address

76 007

Parcel ID

9.71 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Jim Jones Ln, east of Oak Ridge Hwy

General Location

City **Commission District 6 PR (Planned Residential)**

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest County

MDR (Medium Density Residential)

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" 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) Attached residential subdivision	

SUBDIVISION REQUEST

Jim Jones Ln	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	72 Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
Proposed Zoning		
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	\$1,600.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input checked="" type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 2	
	Fee 3	

AUTHORIZATION

Applicant Signature	Turner Homes, LLC Please Print	9/22/2022 Date
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Property Owner Signature	Steve Bethel Hardin Valley Investments, LP Please Print	9/22/2022 Date
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I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

Turner Homes, LLC

Option Holder

Applicant Name

Affiliation

10/6/22

File Number(s)

Date Filed

Meeting Date (if applicable)

11-SB-22-C

11-B-22-DP

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

Chris Sharp, P.E.

Urban Engineering, Inc.

Name

Company

10330 Hardin Valley Road, Suite 201

Knoxville

TN

37932

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

Hardin Valley Investments, LP

P.O. Bo 325, Athens, TN 37371

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Jim Jones Lane (37931)

076 007

Property Address

Parcel ID

WKUD

WKUD

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

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

Related City Permit Number(s)

Home Occupation (specify) _____

Concept Plan

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number _____

- Combine Parcels
 Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements _____

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s) _____

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
Fee 2	
Fee 3	

AUTHORIZATION

M. Jones 9/22/22

Applicant Signature _____

Turner Homes, LLC

8/19/22

Please Print

Date

(865) 777-1700

stefan.claar@turnerhomes.com

Phone Number

Email

Property Owner Signature _____

Steve Bethel

8/19/22

Please Print

Date