



# SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 12-SA-23-C

**AGENDA ITEM #:** 15

**AGENDA DATE:** 12/14/2023

▶ **SUBDIVISION:** PEAK HILL AT WEST VIEW

▶ **APPLICANT/DEVELOPER:** LEAH METCALF

**OWNER(S):** JKing Enterprises, LLC

**TAX IDENTIFICATION:** 94 H Q 002, 003, 026 01

[View map on KGIS](#)

**JURISDICTION:** City Council District 3

**STREET ADDRESS:** 0 RICHMOND AVE (512, 600 RICHMOND AVE)

▶ **LOCATION:** South side of Richmond Ave, northeast of Richmond Hill Rd

**SECTOR PLAN:** Central City

**GROWTH POLICY PLAN:** N/A (Within City Limits)

**WATERSHED:** East Fork

▶ **APPROXIMATE ACREAGE:** 6.61 acres

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood pending), HP (Hillside Protection Overlay)

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

▶ **PROPOSED USE:** 14 lot single family residential subdivision

**SURROUNDING LAND USE AND ZONING:** North: Transportation/communications/utilities, public/quasi public land - OS (Parks and Open Space), HP (Hillside Protection Overlay), INST (Institutional)

South: Public/quasi public land, single family residential - OS (Parks and Open Space), RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Agriculture/forestry/vacant - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Public/quasi public land - OS (Parks and Open Space), HP (Hillside Protection Overlay)

▶ **NUMBER OF LOTS:** 14

**SURVEYOR/ENGINEER:** Leah Metcalf Atlas Survey & Mapping, LLC

**ACCESSIBILITY:** Access is via Richmond Avenue, a local street with a 16-ft pavement width within a 38-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

## STAFF RECOMMENDATION:

▶ **Approve the concept plan subject to 6 conditions.**

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Confirm that the proposed land disturbance complies with the HP (Hillside Protection Overlay) zone district during the design plan phase.

3. Meet all applicable requirements of the City of Knoxville Zoning Ordinance.
4. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
5. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, and/or stormwater drainage systems.
6. The Planning Commission must approve the removal of the (C) designation indicating a previously approved planned district, which is on the agenda as an Other Business Item (12-A-23-OB).

**COMMENTS:**

The property is zoned RN-2 (Single Family Residential) with a (C) designation. These parcels were previously zoned RP-1 (Planned Residential). The (C) designation on the zoning map indicates the presence of a previously approved planned district per Article 1.4.G. An administrative map error was discovered when reviewing this property, as there are no previously approved plans for this property. The Other Business Item application (12-A-23-OB) is being reviewed simultaneously with this concept application to remove the (C) designation and must be approved by the Planning Commission. Staff recommends that the Planning Commission, under Article 3.2.C of the City of Knoxville Zoning Ordinance, remove the (C) designation for these parcels to correct the map error.

This proposal is for a 14-lot residential subdivision on this 6.6-acre property on Richmond Avenue, a local street. All driveways are on Richmond Avenue, and sight distance has been verified for the driveways. The RN-2 zone requires a minimum lot size of 5,000 sqft for single family homes. The proposed lots are much larger than that, ranging between 15,000 and 25,000 sqft.

The entire property is within the HP (Hillside Protection Overlay) zone. The proposal is for 3.4 acres to be disturbed, which is within the disturbance budget of 3.5 acres. The line of disturbance is also clearly marked on the plan. This is to be verified during the design plan phase and delineated with high visibility fencing before grading permits are issued for the site.

ESTIMATED TRAFFIC IMPACT: 165 (average daily vehicle trips)

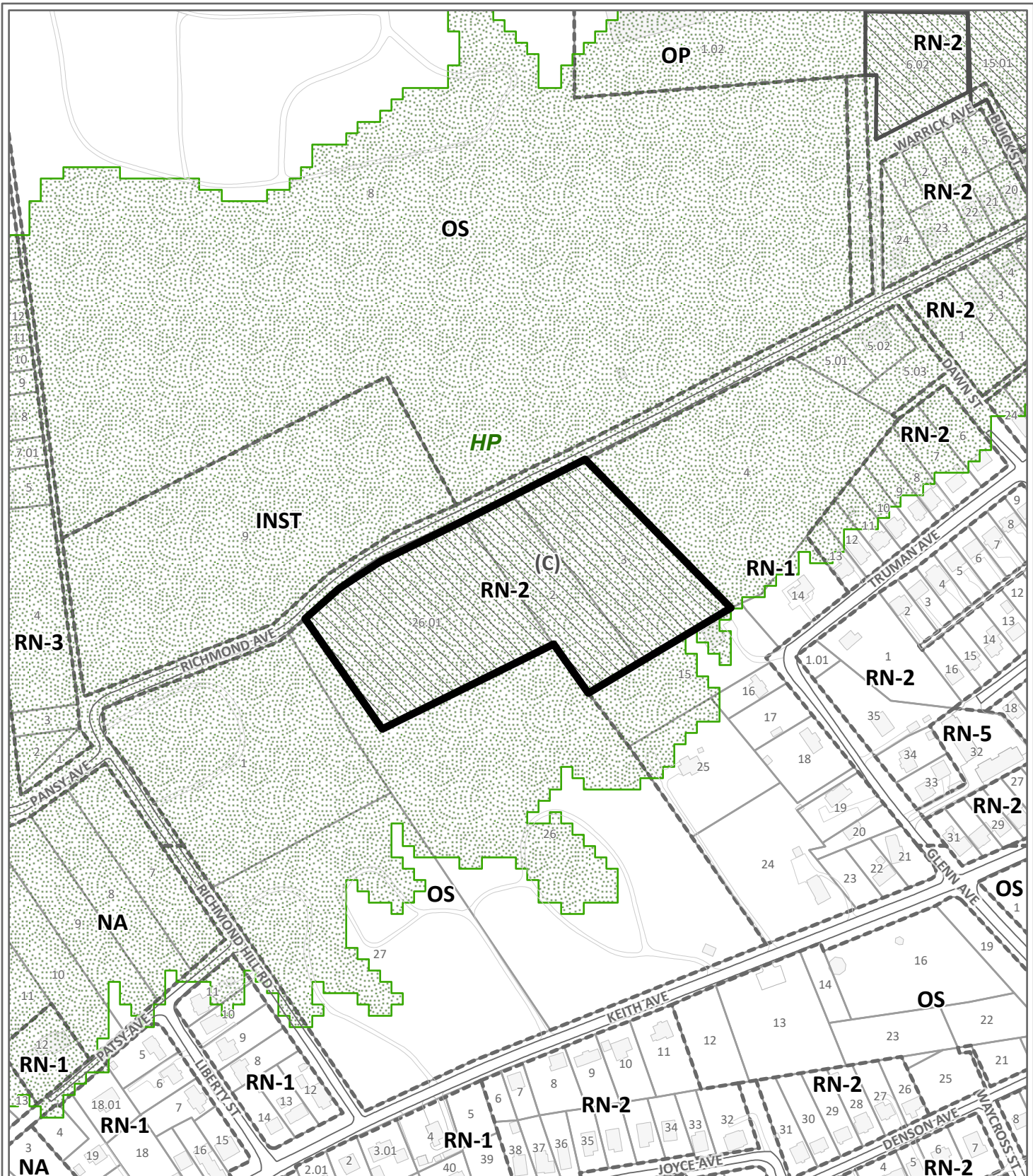
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 5 (public school children, grades K-12)

Schools affected by this proposal: West View Elementary, Bearden Middle, and West 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**CONCEPT PLAN**

**12-SA-23-C**

**Petitioner:** Leah Metcalf



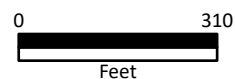
in RN-2 (Single-Family Residential Neighborhood) pending, HP (Hillside Protection Overlay)

**Map No:** 94

**Jurisdiction:** City

**Original Print Date:** 11/6/2023

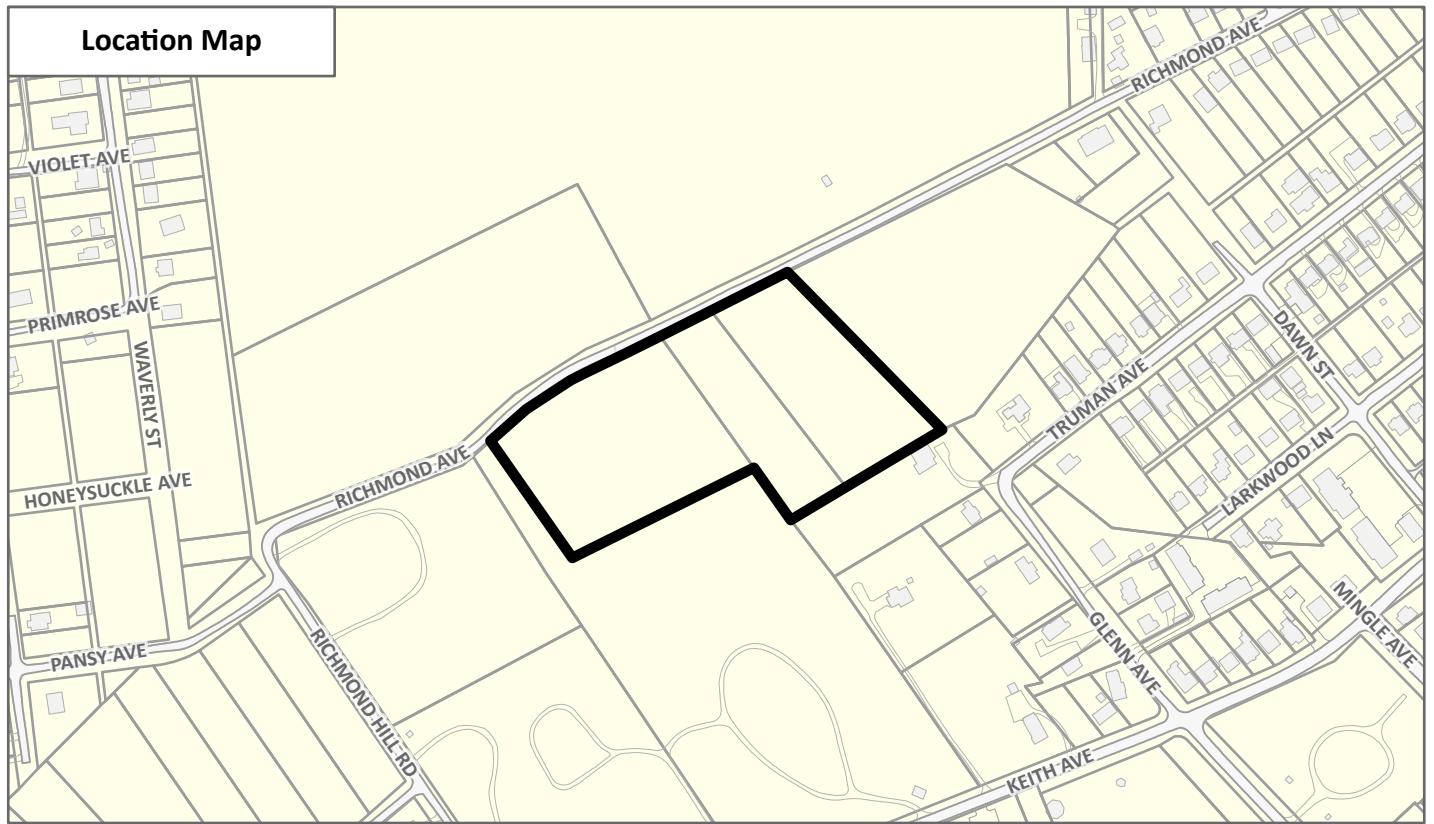
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



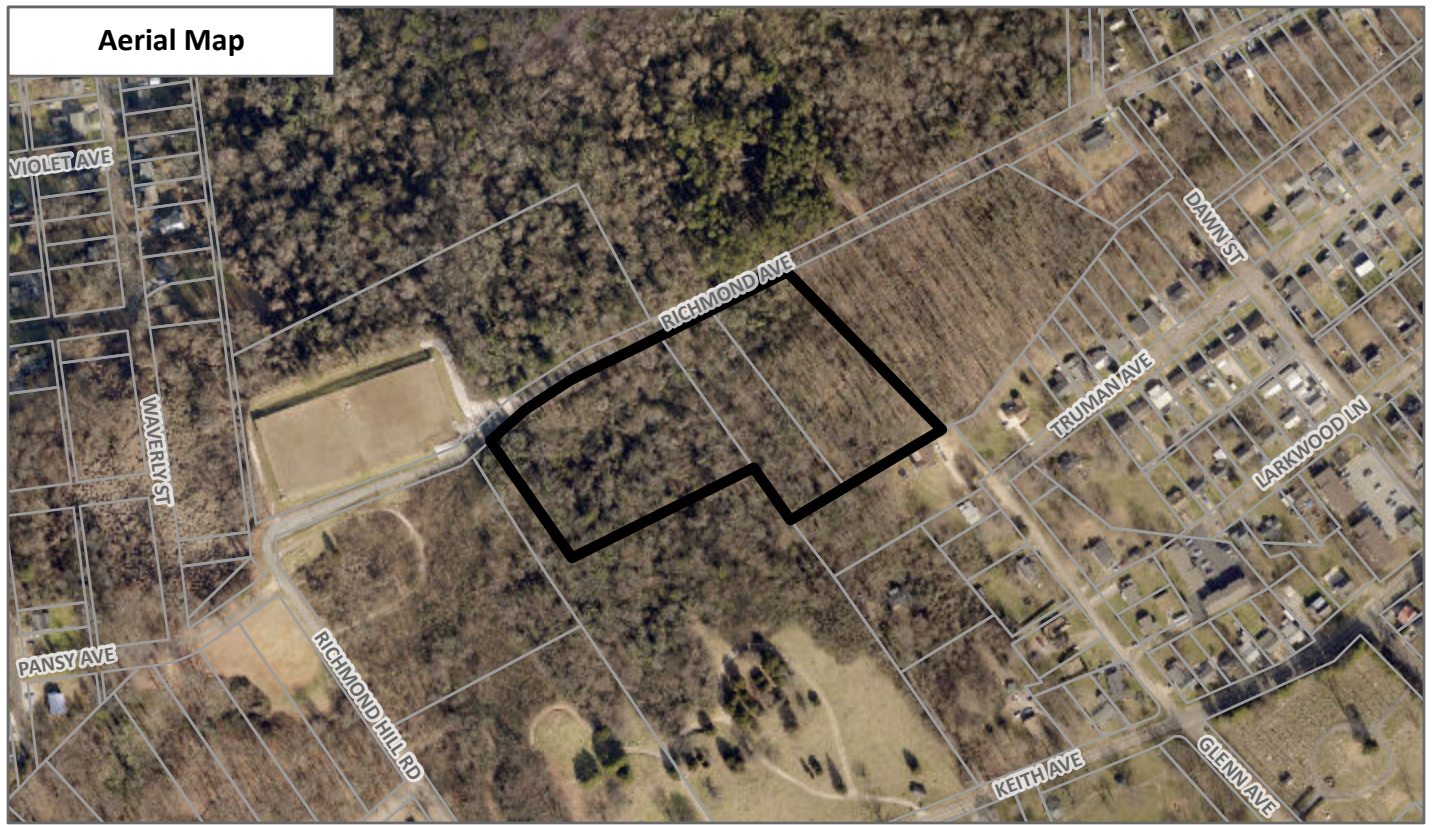


# Exhibit A. Contextual Images

## Location Map



## Aerial Map

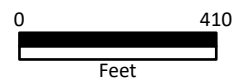


**CONTEXTUAL MAPS 1**

**12-SA-23-C**

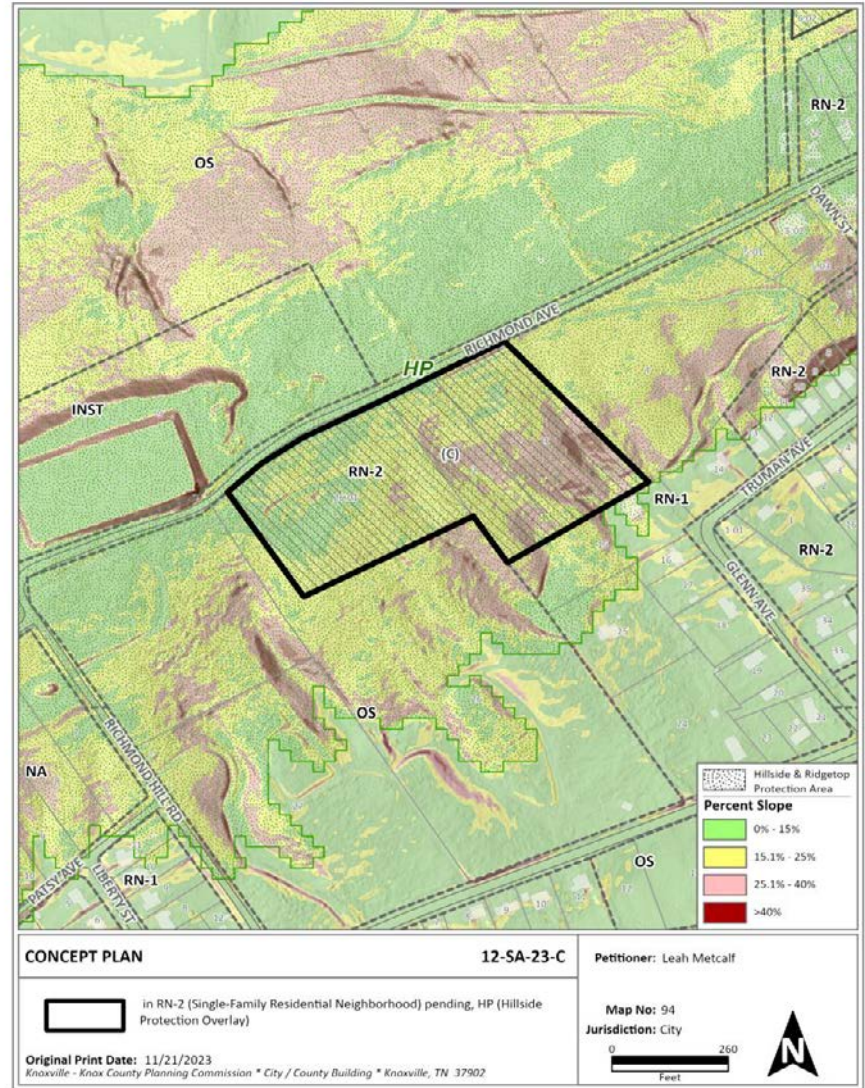


Case boundary





CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>287,900.2</b>	<b>6.6</b>			
Non-Hillside	61.3	0.0	N/A		
0-15% Slope	64,402.5	1.5	100%	64,402.5	1.5
15-25% Slope	153,382.6	3.5	50%	76,691.3	1.8
25-40% Slope	63,606.6	1.5	20%	12,721.3	0.3
Greater than 40% Slope	6,447.2	0.1	10%	644.7	0.0
Ridgetops					
<b>Hillside Protection (HP) Area</b>	<b>287,838.9</b>	<b>6.6</b>	Recommended disturbance budget within HP Area	<b>154,459.8</b>	<b>3.5</b>
			Percent of HP Area	<b>53.7%</b>	





LDA ENGINEERING

REV. DATE REVISION DESCRIPTION

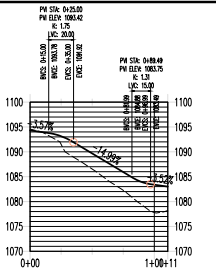
PEAK HILL AT WEST VIEW  
FOR  
JKING ENTERPRISES, LLC  
KNOXVILLE, TENNESSEE KNOX COUNTY



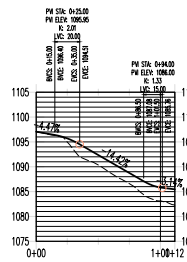
PROJECT NUMBER: JKE201  
DATE: 9/2021 SCALE: AS SHOWN  
DRAWN BY: JSD DESIGNED BY: JSD

SHEET TITLE: CONCEPT PLAN

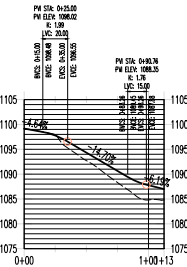
CP-2



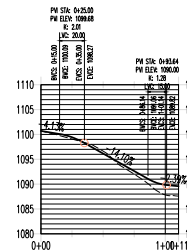
LOT 1 DRIVEWAY



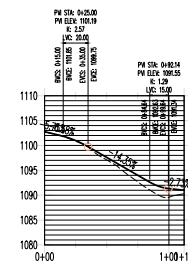
LOT 2 DRIVEWAY



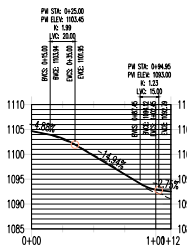
LOT 3 DRIVEWAY



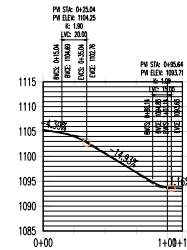
LOT 4 DRIVEWAY



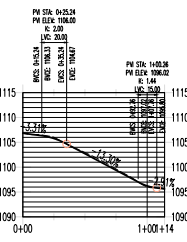
LOT 5 DRIVEWAY



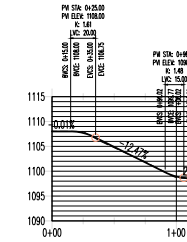
LOT 6 DRIVEWAY



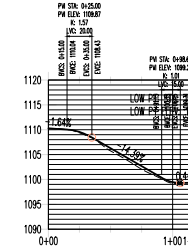
LOT 7 DRIVEWAY



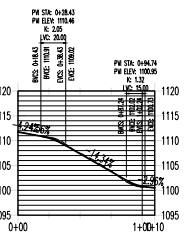
LOT 8 DRIVEWAY



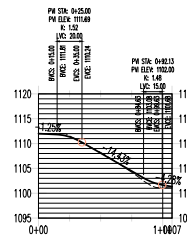
LOT 9 DRIVEWAY



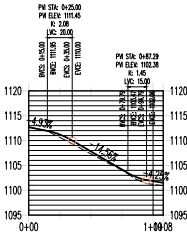
LOT 10 DRIVEWAY



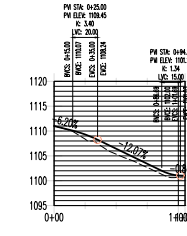
LOT 11 DRIVEWAY



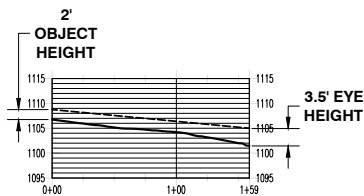
LOT 12 DRIVEWAY



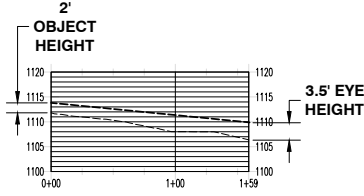
LOT 13 DRIVEWAY



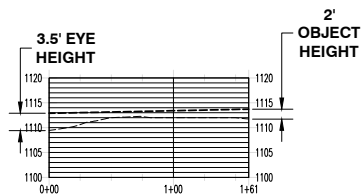
LOT 14 DRIVEWAY



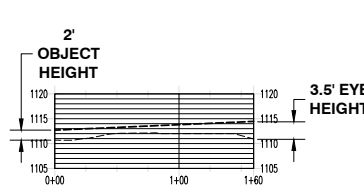
LINE OF SIGHT  
LOT 5 DRIVEWAY  
LOOKING LEFT



LINE OF SIGHT  
LOT 11 DRIVEWAY  
LOOKING LEFT



LINE OF SIGHT  
LOT 8 DRIVEWAY  
LOOKING RIGHT



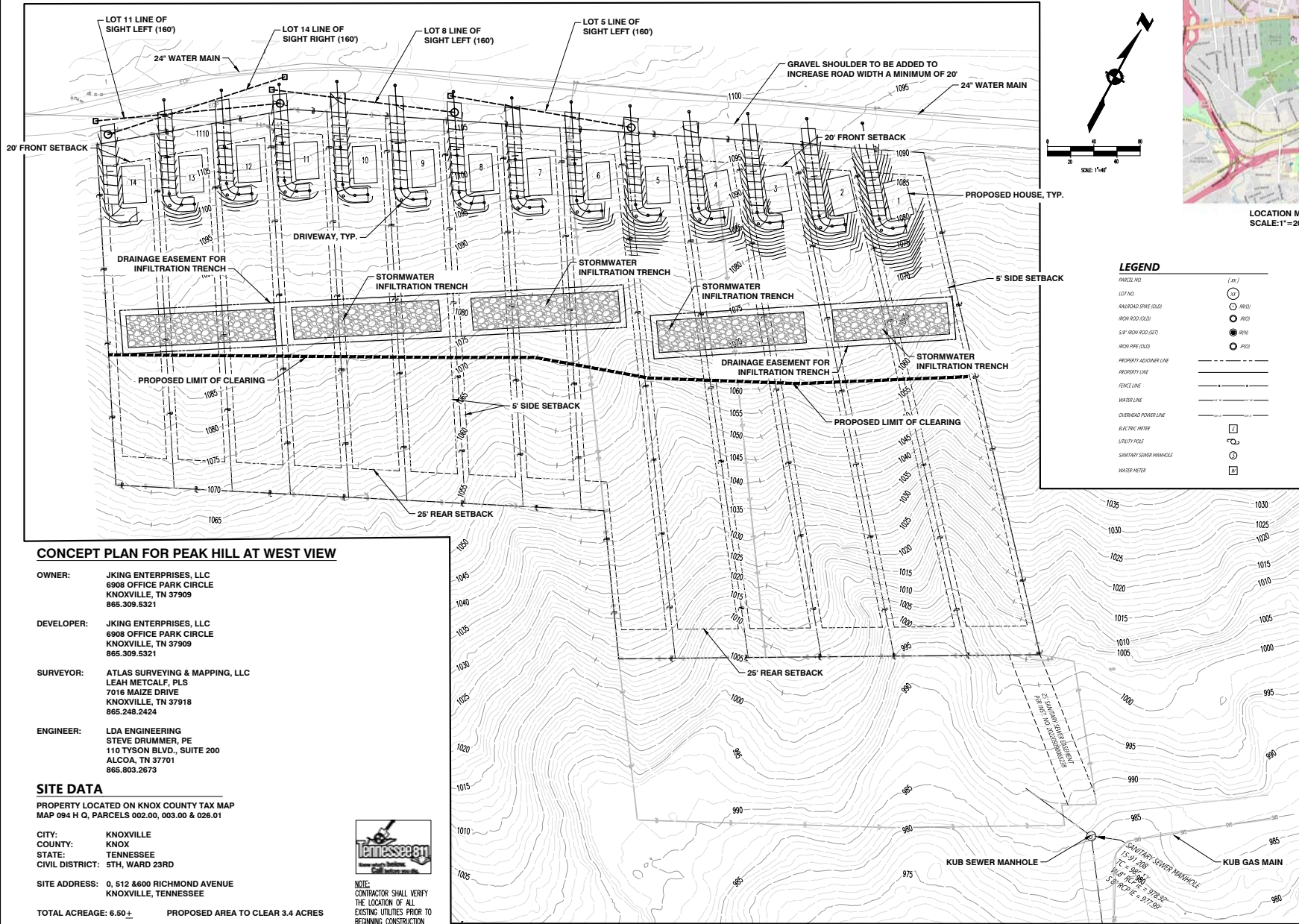
LINE OF SIGHT  
LOT 11 DRIVEWAY  
LOOKING LEFT

NOTE:  
CONTRACTOR SHALL VERIFY  
THE LOCATION OF ALL  
EXISTING UTILITIES PRIOR TO  
BEGINNING CONSTRUCTION

PROJECT NUMBER: JKE201 DATE: 9/2021 SCALE: AS SHOWN DRAWN BY: JSD DESIGNED BY: JSD SHEET TITLE: CONCEPT PLAN



NOTE: SEE SHEET CP-2 FOR DRIVEWAY PROFILES AND LINE OF SIGHT PROFILES



**CONCEPT PLAN FOR PEAK HILL AT WEST VIEW**

**OWNER:** JKING ENTERPRISES, LLC  
6908 OFFICE PARK CIRCLE  
KNOXVILLE, TN 37909  
865.309.5321

**DEVELOPER:** JKING ENTERPRISES, LLC  
6908 OFFICE PARK CIRCLE  
KNOXVILLE, TN 37909  
865.309.5321

**SURVEYOR:** ATLAS SURVEYING & MAPPING, LLC  
LEAH METCALF, PLS  
7016 MAIZE DRIVE  
KNOXVILLE, TN 37918  
865.248.2424

**ENGINEER:** LDA ENGINEERING  
STEVE DRUMMER, PE  
110 TYSON BLVD., SUITE 200  
ALCOA, TN 37701  
865.803.2673

**SITE DATA**

PROPERTY LOCATED ON KNOX COUNTY TAX MAP  
MAP 094 H Q, PARCELS 002.00, 003.00 & 026.01

**CITY:** KNOXVILLE  
**COUNTY:** KNOX  
**STATE:** TENNESSEE  
**CIVIL DISTRICT:** 5TH, WARD 23RD

**SITE ADDRESS:** 0, 512 & 600 RICHMOND AVENUE  
KNOXVILLE, TENNESSEE

**TOTAL ACREAGE:** 6.50 ±      **PROPOSED AREA TO CLEAR** 3.4 ACRES  
**NUMBER OF LOTS:** 14      **ALL DRIVEWAY GRADE <** 15%



NOTE:  
CONTRACTOR SHALL VERIFY  
THE LOCATION OF ALL  
EXISTING UTILITIES PRIOR TO  
BEGINNING CONSTRUCTION



REV	DATE	REVISION DESCRIPTION

PEAK HILL AT WEST VIEW  
FOR  
JKING ENTERPRISES, LLC  
KNOXVILLE, TENNESSEE KNOX COUNTY



**PROJECT NUMBER:** JKE201  
**DATE:** 9/2021      **SCALE:** AS SHOWN  
**DRAWN BY:** JSD      **DESIGNED BY:** JSD

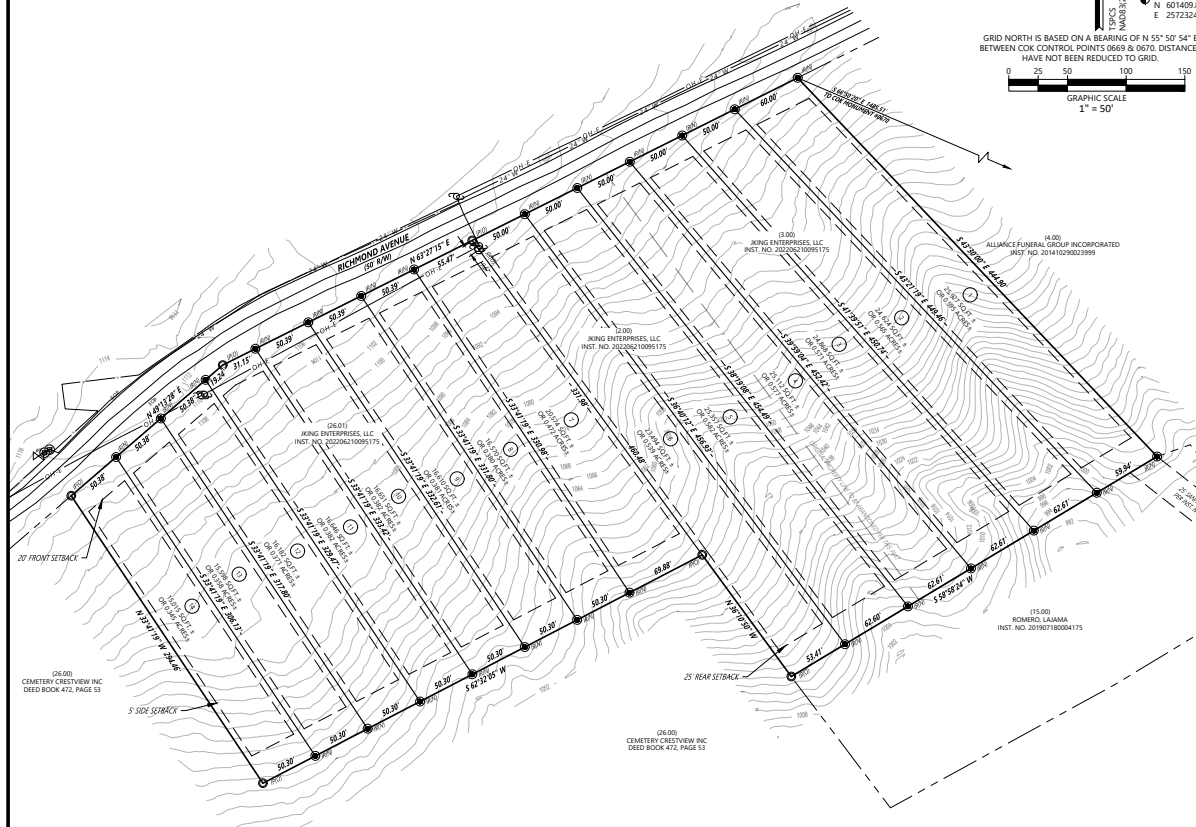
**SHEET TITLE:** CONCEPT PLAN

PROJECT LOCATION: RESUME CP-1 & 2, DRUMMER, 11/27/2021, BY: AN, STEVE DRUMMER

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF LDA ENGINEERING AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LDA ENGINEERING.

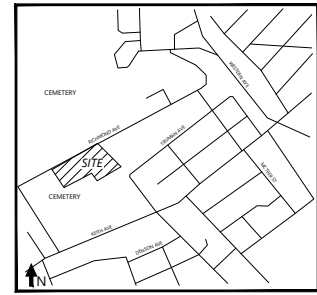
NOTES

- 1. PURPOSE OF PLAT: COMBINE PARCELS 002.00, 003.00 & 026.01; SUBDIVIDE INTO FOURTEEN (14) LOTS.
- 1.1. TOTAL ACRES: 283.227 SQ. FT. OR 6.50 ACRES; INTO FOURTEEN (14) LOTS.
- 1.2. PROPOSED AREA TO CLEAR: 3.4 ACRES.
- 2. PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 094, INSERT H, GROUP Q, KNOX COUNTY, TENNESSEE.
- 2.1. SUBJECT PARCEL IDS: 002.00, 003.00 & 026.01.
- 3. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
- 4. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 4.1. FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON BETWEEN SEPTEMBER 20, 2023 UTILIZING CARLSON BROX DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE FIXED STATIONS WERE DERIVED USING A VRS NETWORK OF CORE STATIONS REFERENCED TO NAD83(2011), GEOID 18.
- 5. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093C0277G, DATED 08/05/2013.
- 6. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
- 7. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND/OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
- 8. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE (KOCX).
- 9. DEED REFERENCES: INSTRUMENT NO. 202206210095175
- 10. PLAT REFERENCES: PLAT BOOK 93L, PAGE 30
- 11. SURVEY FIELD DATA COLLECTED ON SEPTEMBER 20, 2023.
- 12. SURVEYOR: LEAH M. METCALF  
7016 MAIZE DRIVE  
KNOXVILLE, TN 37918  
(865) 248-2424
- 13. OWNERS: KING ENTERPRISES, LLC  
6908 OFFICE PARK CIRCLE  
KNOXVILLE, TN 37909
- 14. SUBJECT PROPERTY IS CURRENTLY ZONED "RN-2 (C)" SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES: 865-215-2500.



GRID NORTH IS BASED ON A BEARING OF N 55° 50' 54" E BETWEEN COK CONTROL POINTS 0669 & 0670. DISTANCES HAVE NOT BEEN REDUCED TO GRID.

GRAPHIC SCALE  
1" = 50'



**LEGEND**

- PARCEL NO. (1/1)
- LOT NO. (1)
- RAILROAD (SPR. CLSD) (RR)
- IRON PDS. (CLSD) (R)
- IRON PDS. (OPN) (R)
- 5/8" IRON ROD (SET) (R)
- IRON PDS. (CLSD) (R)
- PROPERTY ADDRESS LINE (---)
- PROPERTY LINE (---)
- RANGE LINE (---)
- WATER LINE (---)
- OVERHEAD POWER LINE (---)
- ELECTRIC METER (E)
- UTILITY POLE (P)
- SANITARY SEWER MANHOLE (S)
- WATER METER (M)

**SITE DATA**

PROPERTY LOCATED ON KNOX COUNTY TAX MAP MAP 094, INSERT H, GROUP Q, PARCELS 002.00, 003.00 & 026.01

CITY: KNOXVILLE  
COUNTY: KNOX  
STATE: TENNESSEE  
CIVIL DISTRICT: 5TH, WARD 23RD

SITE ADDRESS: 0/512/600 RICHMOND AVE  
KNOXVILLE, TENNESSEE

OWNER: KING ENTERPRISES, LLC  
6908 OFFICE PARK CIRCLE  
KNOXVILLE, TN 37909

**SURVEYOR'S CERTIFICATE**

I hereby certify that to the best of my knowledge and belief the hereon shown Boundary & Topographic Survey represents a Category "1" survey having an unadjusted ratio of precision greater than 1:10,000 and is true and correct.

By: *Leah M. Metcalf* Date: 11/21/2023  
LEAH M. METCALF TN Registered Surveyor No. 3430

FILE # 12-SA-23-C-12-A-23-OB  
CONCEPT PLAN

ATLAS  
SURVEY & MAPPING, LLC  
7016 Maize Drive, Knoxville, TN 37918  
(865) 248-2424

KING ENTERPRISES, LLC  
6908 OFFICE PARK CIRCLE  
KNOXVILLE, TN 37909

NO.	DATE	DESCRIPTION	BY	CHK	APP

PEAK HILL AT WEST VIEW

TAX MAP 094, INSERT H, GROUP Q, PARCEL 002.00, 003.00 & 026.01  
KNOXVILLE, KNOX COUNTY, TENNESSEE

NOVEMBER 23, 2023  
PROJECT NUMBER: 231029  
SHEET NUMBER: 1 OF 1





# 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

**Leah Metcalf**

Applicant Name

Affiliation

**10/24/2023**

Date Filed

**12/14/2023**

Meeting Date (if applicable)

**12-SA-23-C**

File Number(s)

## CORRESPONDENCE

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

**Leah Metcalf Atlas Survey & Mapping, LLC**

Name / Company

**7016 Maize Drive Knoxville TN 37918**

Address

**865-248-2424 / lmetcalf@atlassurveytn.com**

Phone / Email

## CURRENT PROPERTY INFO

**JKing Enterprises, LLC**

Owner Name (if different)

**6908 Office Park Cir Knoxville TN 37909**

Owner Address

**865-309-5321**

Owner Phone / Email

**0 RICHMOND AVE / 512, 600 RICHMOND AVE**

Property Address

**94 H Q 002, 003, 026 01**

Parcel ID

Part of Parcel (Y/N)?

**6.61 acres**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**South side of Richmond Ave, northeast of Richmond Hill Rd**

General Location

City

**Council District 3**

**RN-2 (Single-Family Residential Neighborhood) pending,  
HP (Hillside Protection Overlay)**

**Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**Central City**

Planning Sector

**LDR (Low Density Residential), HP (Hillside Protection)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation

## 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

<b>Peak Hill at West View</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<b>14</b>
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
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information _____		

## STAFF USE ONLY

<b>PLAT TYPE</b>	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>\$900.00</b>	
<b>ATTACHMENTS</b>	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input checked="" type="checkbox"/> Variance Request	Fee 3	
<b>ADDITIONAL REQUIREMENTS</b>		
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

## 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	<b>Leah Metcalf</b> Please Print	<b>10/24/2023</b> Date
---------------------	-------------------------------------	---------------------------

Property Owner Signature	<b>JKing Enterprises, LLC</b> Please Print	<b>10/24/2023</b> 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
  - OYP
- Rezoning

Leah Metcalf

Applicant Name

Affiliation

10/18/2023

12/14/2023

Date Filed

Meeting Date (if applicable)

File Number(s)

12-SA-23-C

### 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

Leah Metcalf

Atlas Survey & Mapping, LLC

Name

Company

7016 Maize Dr

Knoxville

TN

37918

Address

City

State

ZIP

865-248-2424

lmetcalf@atlassurveytn.com

Phone

Email

### CURRENT PROPERTY INFO

JKing Enterprises, LLC

6908 Office Park Circle

865-309-5321

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0, 512, & 600 Richmond Ave

094HQ002, 094HQ003, 094HQ02601

Property Address

Parcel ID

KUB

KUB

N

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

## SUBDIVISION REQUEST

**Peak Hill at West View**

Proposed Subdivision Name

Unit / Phase Number

Combine Parcels

Divide Parcel

Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

14

Related Rezoning File Number

## ZONING REQUEST

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

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

### ADDITIONAL REQUIREMENTS

Design Plan Certification (*Final Plat*)

Use on Review / Special Use (*Concept Plan*)

Traffic Impact Study

COA Checklist (*Hillside Protection*)

Fee 1		Total
0102	\$900.00	\$900.00
Fee 2		
Fee 3		

## AUTHORIZATION

**Leah Metcalf**

Digitally signed by Leah Metcalf  
Date: 2023.10.15 15:16:09 -04'00'

Leah Metcalf

10/15/2023

Applicant Signature

Please Print

Date

865-248-2424

lmetcalf@atlassurveytn.com

Phone Number

Email

**Jeffrey King**

Digitally signed by Jeffrey King  
Date: 2023.10.16 11:14:02 -04'00'

Jeffrey King

10/16/23

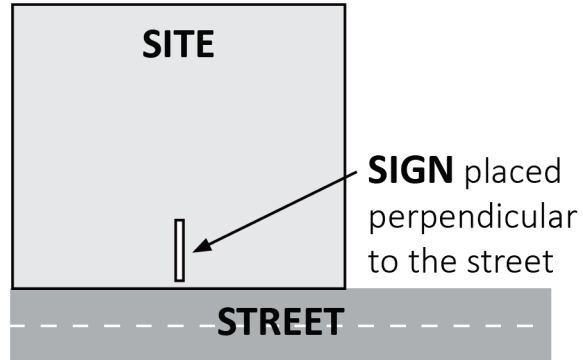
Property Owner Signature

Please Print

Date

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.

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:*

\_\_\_\_\_ 12/01/2023 \_\_\_\_\_ and \_\_\_\_\_ 12/15/2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Leah Metcalf

Date: 10/24/2023

File Number: 12-SA-23-C

- Sign posted by Staff
- Sign posted by Applicant