



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 11-SG-23-C

AGENDA ITEM #: 31

AGENDA DATE: 11/9/2023

▶ **SUBDIVISION:** BROWNVUE ROAD DEVELOPMENT

▶ **APPLICANT/DEVELOPER:** W. SCOTT WILLIAMS AND ASSOCIATES

OWNER(S): Ron Worley Worley Builders Inc.

TAX IDENTIFICATION: 91 14

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 BROWNVUE RD

▶ **LOCATION:** East side of Brownvue Rd at its terminus

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 7.86 acres

▶ **ZONING:** RA (Low Density Residential)

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

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural)
South: Rural residential - A (Agricultural)
East: Single family residential, agriculture/forestry/vacant - A (Agricultural)
West: Rural residential, single family residential - RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 10

SURVEYOR/ENGINEER: Scott Williams W. Scott Williams and Associates

ACCESSIBILITY: Access is via Brownvue Road, an unstriped local road with a pavement width that varies from approximately 14 ft to 16 ft within a 36-ft wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None.

STAFF RECOMMENDATION:

▶ **Approve the concept plan subject to 5 conditions.**

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. 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.
5. Adding a note to the final plat that any future subdivision will require Brownvue Road improvements.

COMMENTS:

This proposal is for a 10-lot residential subdivision on this 7.8634-acre property. The majority of the property is within the HP (Hillside Protection) area. The property is zoned RA (Low Density Residential), which requires a minimum lot size of 10,000 sqft for single family homes. The proposed lots are mostly larger than that, averaging approximately 0.5 acres.

Brownvue Road has a pavement width that varies, but is as narrow as 14 ft in some locations, and it is not striped. The paved area of the cul-de-sac will be improved to have a radius of 40-ft to meet current standards. Brownvue Road will require further improvements if built out with more than the 10 lots shown on this concept plan according to the Knox County Department of Engineering and Public Works. Drainage improvements will also be required to prevent any flooding of downstream property, which will be worked out during the design phase.

ESTIMATED TRAFFIC IMPACT: 121 (average daily vehicle trips)

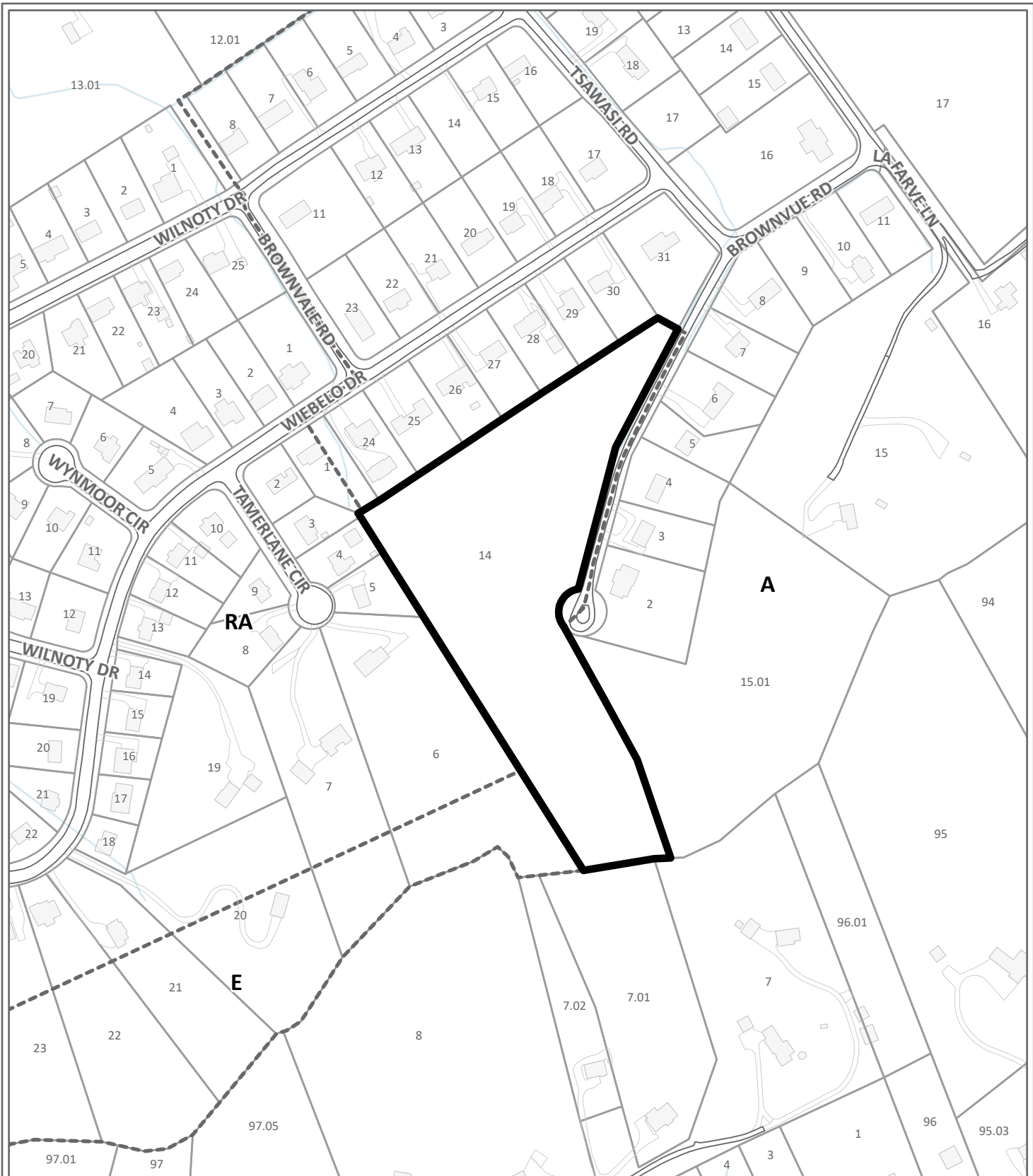
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 4 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns 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 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

11-SG-23-C

Petitioner: W. Scott Williams and Associates



in RA (Low Density Residential)

Map No: 91

Jurisdiction: County

Original Print Date: 10/4/2023

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

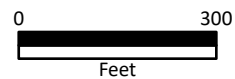
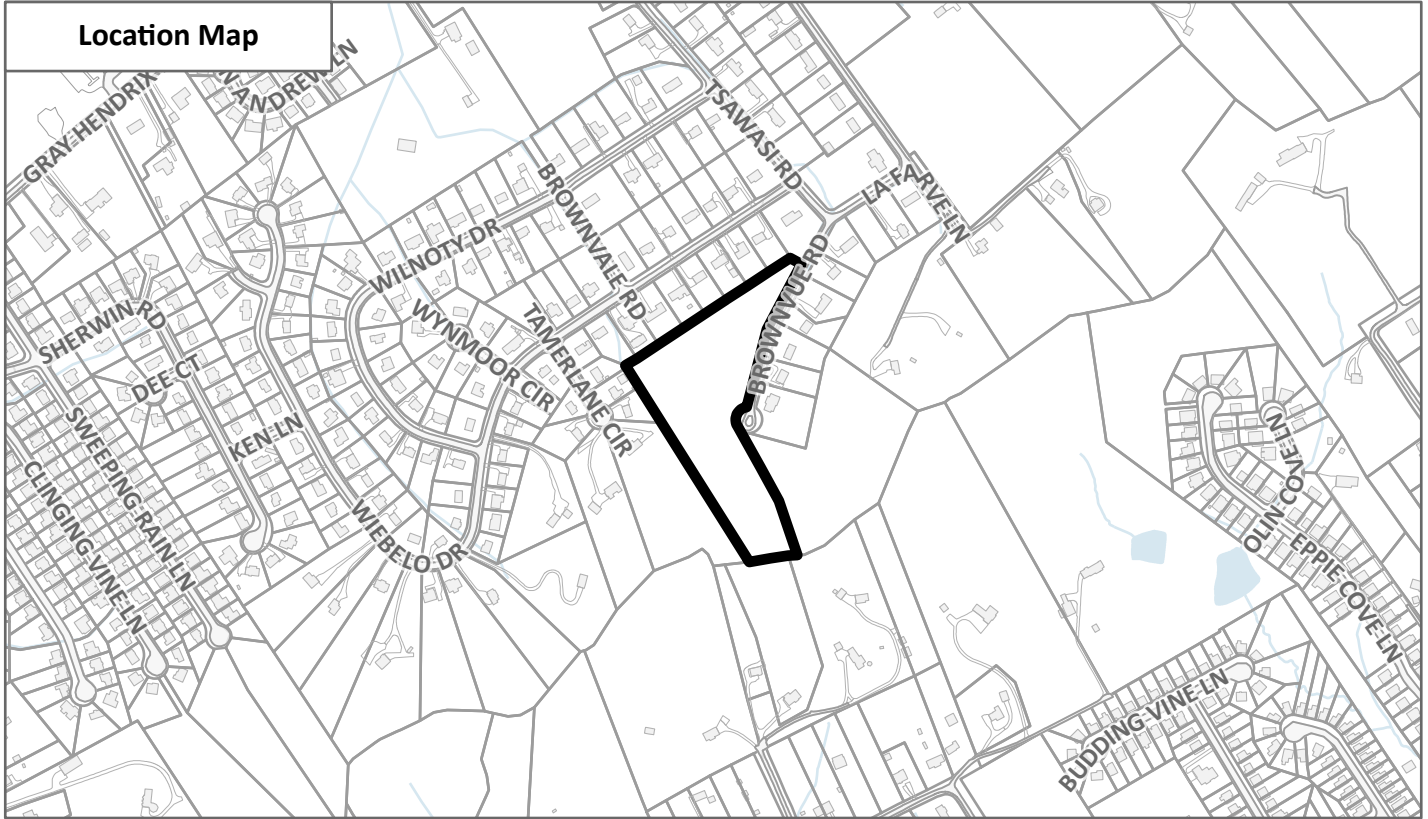


Exhibit A. Contextual Images

Location Map



Aerial Map

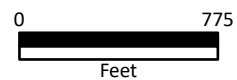


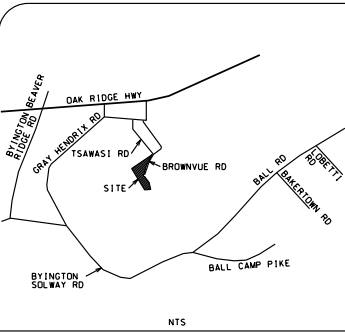
CONTEXTUAL MAPS 1

11-SG-23-C



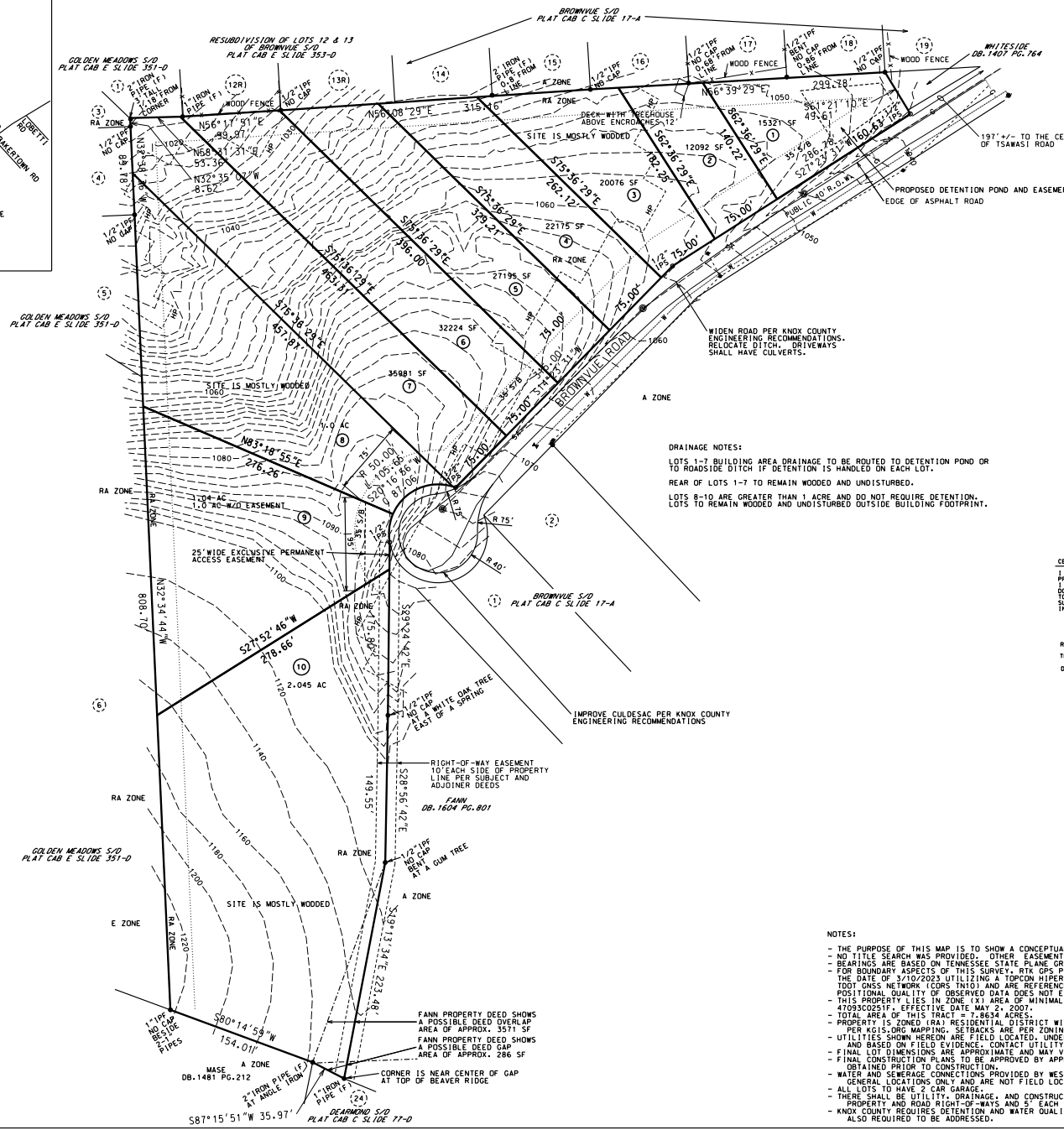
Case boundary





LEGEND

- (F) MONUMENT FOUND (OLD)
- (IPF) IRON PIN FOUND (OLD)
- (IPSF) 1/2" IRON PIN SET (NEW)
- C — CENTERLINE PAVEMENT
- B — BOUNDARY LINES
- X — FENCE
- E — EASEMENT
- P — POWER POLES
- G — OVERHEAD UTILITY
- G — GAS LINES
- SA — SEWER LINES
- S — SANITARY SEWER MANHOLES
- ⑥ OLD LOT NUMBER
- ⑩ NEW LOT NUMBER
- ▲ WATER VALVE
- FIRE HYDRANT
- W — WATER LINES
- HP — HILLSIDE PROTECTION OVERLAY
- — — — — EXISTING CONTOUR (KGIS)



SITE DATA

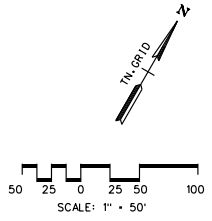
EXISTING:
 ZONING: RA
 MIN. LOT SIZE: 10000 SF
 MIN. WIDTH AT FRONT BLDG LINE: 75'
 SETBACKS (PER ZONING):
 FRONT - 35'
 SIDE - 8' (1-STORY), 12' (2 STORY)
 REAR - 25'
 AREA: 7.8634 ACRES +/-
 PROPOSED:
 USE: 10 RESIDENTIAL LOTS
 PARKING:
 2 GARAGE SPACES PER LOT

DRAINAGE NOTES:
 LOTS 1-7 BUILDING AREA DRAINAGE TO BE ROUTED TO DETENTION POND OR TO ROADSIDE DITCH IF DETENTION IS HANDLED ON EACH LOT.
 REAR OF LOTS 1-7 TO REMAIN WOODED AND UNDISTURBED.
 LOTS 8-10 ARE GREATER THAN 1 ACRE AND DO NOT REQUIRE DETENTION. LOTS TO REMAIN WOODED AND UNDISTURBED OUTSIDE BUILDING FOOTPRINT.

CERTIFICATION OF CONCEPT PLAN
 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 DRAINAGE DOCUMENTS, AND STATEMENTS CONFORM TO MY KNOWLEDGE AND BELIEF TO ALL APPLICABLE PROVISIONS OF THE ENDOVILE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAVE BEEN IDENTIFIED AND DESCRIBED IN A REPORT FILED WITH THE PLANNING COMMISSION.

REGISTERED ENGINEER
 TENNESSEE LICENSE NO. 1914
 DATE: 9/14/23
Scott Williams

- NOTES:**
- THE PURPOSE OF THIS MAP IS TO SHOW A CONCEPTUAL LOT LAYOUT.
 - NO TITLE SEARCH WAS PROVIDED. OTHER EASEMENTS/UTILITIES NOT SHOWN MAY EXIST.
 - BEARINGS ARE BASED ON TENNESSEE STATE PLANE GRID NORTH (NAD83 - 2011).
 - FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF 3/10/2023 UTILIZING A TOPCON HIPER SR DUAL FREQUENCY RECEIVER ON THE (TDD) GNSS NETWORK (CDRS INT0) AND ARE REFERENCED TO NAD 83 (2011) (ND TRANS), GEDID 2018.
 - POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED HORIZONTAL (1.002) METER.
 - THIS PROPERTY LIES IN ZONE (X) AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAP 47093C0251F, EFFECTIVE DATE MAY 2, 2007.
 - TOTAL AREA OF THIS TRACT = 7.8634 ACRES.
 - PROPERTY IS ZONED (RA) RESIDENTIAL DISTRICT WITH SOME HILLSIDE PROTECTION DESIGNATION AND BASED ON FIELD EVIDENCE, CONTACT UTILITY COMPANIES FOR FURTHER INFORMATION.
 - UTILITIES SHOWN HEREON ARE FIELD LOCATED. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON FIELD EVIDENCE. CONTACT UTILITY COMPANIES FOR FURTHER INFORMATION.
 - FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT.
 - FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.
 - WATER AND SEWERAGE CONNECTIONS PROVIDED BY WEST KNOX UTILITY DISTRICT. UTILITIES SHOWN FOR GENERAL LOCATIONS ONLY AND ARE NOT FIELD LOCATED.
 - ALL LOTS TO HAVE 2 CAR GARAGE.
 - THERE SHALL BE UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF INTERIOR LOT LINE PLUS OTHER EASEMENTS SHOWN.
 - KNOX COUNTY REQUIRES DETENTION AND WATER QUALITY TO BE ADDRESSED AT DESIGN PHASE. DOWNSTREAM DRAINAGE ALSO REQUIRED TO BE ADDRESSED.



11-SG-23-C

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK
1	09/23	PC COMM.		

CONCEPT PLAN
BROWNVue ROAD DEVELOPMENT



W. SCOTT WILLIAMS & ASSOCIATES
 ENGINEERING
 6911 NEAL CHASE WAY
 KNOXVILLE, TN 37918
 P: 615.586.1111
 F: 615.586.1111

CLIENT:
 WORLEY BUILDERS INC.
 6911 NEAL CHASE WAY
 KNOXVILLE, TN 37918

ORIGINAL ISSUE:
 SEPT. 14, 2023
SHEET NO.
 CC1
JOB NO. 2238



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

W. Scott Williams and Associates

Engineer

Applicant Name

Affiliation

9/25/23

11/09/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

11-SG-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

Scott Williams

W. Scott Williams and Associates

Name

Company

4530 Annalee Way

Knoxville

TN

37921

Address

City

State

ZIP

865-692-9809

wscottwill@comcast.net

Phone

Email

CURRENT PROPERTY INFO

Worley Builders, Inc.

PO Box 71022

865-922-2600

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Brownvue Road

091 014

Property Address

Parcel ID

West Knox Utility District

West Knox Utility District

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

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 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	800.00	\$800.00
Fee 2		
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

W. Scott Williams and Associates

Please Print

9/25/23

Date

865-692-9809

Phone Number

wscottwill@comcast.net

Email

Ron W. Worley, Jr. 9/25/23

Property Owner Signature

Please Print

09/26/2023, SG

Date Paid



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

W. Scott Williams and Associates

Applicant Name Affiliation

9/26/2023 **11/9/2023** **11-SG-23-C**
 Date Filed Meeting Date (if applicable) File Number(s)

CORRESPONDENCE

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

Scott Williams W. Scott Williams and Associates

Name / Company

4530 Annalee Way Way Knoxville TN 37921

Address

865-692-9809 / wscottwill@comcast.net

Phone / Email

CURRENT PROPERTY INFO

Ron Worley Worley Builders Inc. **P.O. Box 71022 Knoxville TN 37938** **865-922-2600 / worleybuildersr**
 Owner Name (if different) Owner Address Owner Phone / Email

0 BROWNVue RD

Property Address

91 14 **7.86 acres**
 Parcel ID Part of Parcel (Y/N)? Tract Size

West Knox Utility District

West Knox Utility District
 Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

East side of Brownvue Rd at its terminus

General Location

City **Commission District 6** **RA (Low Density Residential)** **Agriculture/Forestry/Vacant Land**
 County District Zoning District Existing Land Use

Northwest County **LDR (Low Density Residential), HP (Hillside Protection)** **Planned Growth Area**
 Planning Sector Sector Plan Land Use Classification 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

Brownvue Road Development	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	10 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)		
1.27 du/ac		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
- Design Plan Certification (Final Plat)
- Site Plan (Development Request)
- Traffic Impact Study
- Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$800.00	
Fee 2	
Fee 3	

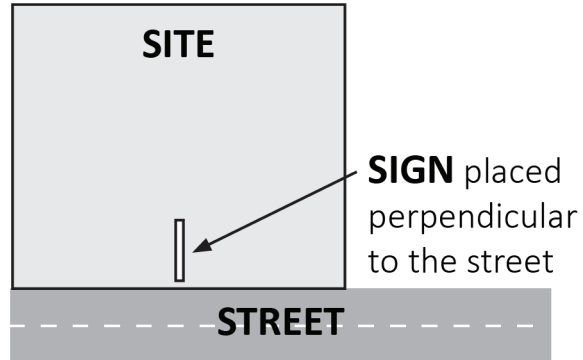
AUTHORIZATION

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	W. Scott Williams and Associates	9/26/2023
	Please Print	Date

Phone / Email	Ron Worley Worley Builders Inc.	9/26/2023
Property Owner Signature	Please Print	Date

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:

_____ 10/27/2023 _____ and _____ 11/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: W. Scott Williams & Associates

Date: 09/26/2023

File Number: 11-SG-23-C (0 Brownvue Road)

- Sign posted by Staff
- Sign posted by Applicant

Knoxville NEWS SENTINEL

PART OF THE USA TODAY NETWORK

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

<u>Account</u>	<u>AD#</u>	<u>Order Amount</u>	<u>Tax Amount</u>	<u>Total Order Amount</u>	<u>Payment Method</u>	<u>Order Payment Amount</u>	<u>Order Amount Due</u>
1317419	0005839542	\$390.96	\$0.00	\$390.96	Invoice	\$0.00	\$390.96

Sales Rep: KSchmidt

Order Taker: KSchmidt

Order Created 10/03/2023

<u>Product</u>	<u># Ins</u>	<u>Start Date</u>	<u>End Date</u>
KNS-knoxnews.com	1	10/06/2023	10/06/2023
KNS-Knoxville News Sentinel	1	10/06/2023	10/06/2023

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

PUBLIC NOTICE

Knoxville-Knox County Planning Commission will consider the items specified below on November 9, 2023 at 1:30 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For detailed information related to these items, visit KnoxPlanning.org/agenda or call (865) 215-2500. Full copies of each application can be viewed on the website or at the Knoxville-Knox County Planning offices located at 400 Main St., Suite 403, Knoxville, TN. Copies of the preliminary meeting agenda are also available at each Knox County branch library approximately three weeks before the meeting. Planning does not discriminate on the basis of disability in its provision of services, programs, activities, or benefits. If you need assistance or accommodation for a disability, please contact Planning at (865) 215-2500, and we will work with you to satisfy any reasonable request. A review meeting on these items will be held November 7 at 11:30 a.m. in the Main Assembly Room of the City County Bldg.

STREET / ALLEY CLOSURES

11-A-23-SC - ANDREW BYRD - Request closure of unnamed St. between Richmond Avenue and Joseph Schofield Street.

STREET NAME CHANGES

11-A-23-SNC -CITY OF KNOXVILLE - Request to change the street name of a portion of Pelham Rd. to Rock Pointe Dr. between Rutledge Pike and the current western terminus of Rock Pointe Dr.

PLAN

AMENDMENTS/REZONINGS

11-A-23-RZ - JOHN SEVIER JOINT VENTURE & RED DOOR HOMES - 0 E GOVERNOR JOHN SEVIER HWY (2 PARCELS). Property located southeast side of E Governor John Sevier Hwy, west of Arthur Herman Rd. Proposed rezoning.

11-B-23-RZ - ZIGGURAT DEVELOPMENT LLC/JANET PLONT - 3710 NEAL DR. Proposed rezoning.

11-C-23-RZ - JAN MULLINS - 5030 AND 0 SULLIVAN RD. Proposed rezoning.

11-D-23-RZ - NORTHSHORE CONSTRUCTION, INC. - 4501 LONAS DR. Proposed rezoning.

11-E-23-RZ - SERGIO ALMENDARO - 2414 ROBINSON RD. Proposed rezoning.

11-F-23-RZ - KEITH FOSTER - 1124,1126, 1128 AND 1130 TRIGG ST. Proposed rezoning.

11-A-23-SP AND 11-G-23-RZ - SYNERGY GOLF GROUP, LLC AND RON WATKINS - 913 AND 0 GETTYSVUE DR. Proposed sector plan amendment, proposed rezoning.

11-H-23-RZ - NED FERGUSON - 112 VERTON DR. Proposed rezoning.

11-B-23-SP AND 11-I-23-RZ - NATURE'S BEST ORGANICS OF TN LLC/BRIAN DEVELOPMENT, LLC - 0 W EMORY RD, 0, 8703 AND 8707 JOE DANIELS RD. Proposed sector plan amendment, proposed rezoning.

11-J-23-RZ - RON WORLEY - 6925 BALL RD. Proposed rezoning.

CONCEPTS AND DEVELOPMENT PLANS

11-SA-23-C AND 11-B-23-DP - BABELAY SUBDIVISION - 0 (2 PARCELS) AND 6513 BABELAY RD. Proposed concept plan and development plan.

11-SB-23-C AND 11-C-23-DP - ARCADIA - 2482 ARCADIA PENINSULA WAY. Proposed concept plan and development plan.

11-SC-23-C AND 11-D-23-DP - ELA'S PLACE - 4900 E EMORY RD. Proposed concept plan and development plan.

11-SG-23-C - BROWNVUE ROAD DEVELOPMENT - 0 BROWNVUE RD. Property located east side of Brownvue Rd. at its terminus. Proposed concept plan.

CONCEPTS AND SPECIAL USES

11-SD-23-C AND 11-C-23-SU - HIGHLANDS AT CLEAR SPRINGS - 0 GLEN CREEK RD. Property located south side of Glen Creek Dr., south of Autumn Creek Dr. Proposed concept plan and special use.

11-SE-23-C - WESTERN HEIGHTS - 1500 FORT PROMISE DR., 1101, 1203 AND 1331 W OLDHAM AVE. Proposed concept plan.

CONCEPTS AND USES ON REVIEW

11-SF-23-C AND 11-A-23-UR -

DUTCHTOWN WEST 2 - 9805, 9813 AND 9821 DUTCHTOWN OVERLOOK WAY, 811 AND 817 BOB KIRBY RD. Proposed concept plan and use on review.

USES ON REVIEW

11-B-23-JR - SAMUEL HARWARD - 8117 RIVER DR. Proposed use on review.

11-C-23-UR - STEPHEN STEELE - 1733 MARYVILLE PIKE. Proposed use on review.

SPECIAL USES

11-A-23-SU - SHANNON HARPER - 0 PARKSIDE DR. Property located southeast side of Parkside Dr., southwest of Wakefield Rd. Proposed special use.

11-B-23-SU - JAY PATEL - 0 LONAS DR. Property located east side of Lonas Dr., south side of Middlebrook Pk., north side of Kim Watt Dr. Proposed special use.

DEVELOPMENT PLANS

11-A-23-DP - DAVID HURST - 9900 AND 9902 GEORGE WILLIAMS RD. Proposed development plan.

11-E-23-DP - RETREAT AT HARDIN VALLEY - 2122 SCHAEFFER RD. Proposed development plan.

11-F-23-DP - GARRY BURKE - 0 (2 PARCELS) AND 7717 FREEWAY HEIGHTS DR. Proposed development plan.

11-G-23-DP - KNOX HOUSING PARTNERSHIP - 6011 AND 6010 CLAYBERRY Dr., 7000 WILLOW BEND WAY. Proposed development plan.

FINAL SUBDIVISIONS

11-SA-23-F - CARTER RIDGE PHASE V LOTS 248 TO 269 AND LOT 311 TO 321 - 0 Madison Oaks Rd. Property located southeast of Carter Mill Dr., west of Carter Ridge Dr.

PLANNED DEVELOPMENTS

11-A-23-PD - DAVID COCKILL - 1834 BEECH ST. Proposed planned development final plan.

OTHER BUSINESS

11-A-23-OB - TRENT STEELE - 1733 MARYVILLE PK. - Proposed Special Use Determination.

11-B-23-OB - KNOXVILLE-KNOX COUNTY PLANNING - Consideration of amendments to the Knoxville-Knox County Subdivision Regulations.