

DEVELOPMENT PLAN

8-A-24-DP

Petitioner: Derick Jones PE



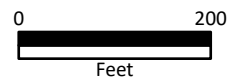
Multifamily development in PR(k) (Planned Residential) up to 8 du/ac

Map No: 147

Jurisdiction: County

Original Print Date: 7/10/2024

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





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Doug Justus/Jelly Bean Properties LLC

Applicant Name

Affiliation

6/24/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-A-24-DP

File Number(s)

CORRESPONDENCE

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

Chris Rosser Sterling Engineering, Inc.

Name / Company

1020 William Blount Dr Maryville TN 37801

Address

865-984-3905 / cmrosser@sterling.us.com

Phone / Email

CURRENT PROPERTY INFO

Doug Justus Jelly Bean Properties LLC

Owner Name (if different)

1721 Nightbert Ln Knoxville TN 37922

Owner Address

865-755-7663 / dougjustus07@i

Owner Phone / Email

0 CRENSHAW RD

Property Address

147 109

Parcel ID

4.33 acres

Tract Size

Part of Parcel (Y/N)?

Knox-Chapman Utility District

Sewer Provider

Knox-Chapman Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Crenshaw Rd, east side of Maryville Pike, south side of W. Governor John Sevier Hwy

General Location

City

Commission District 9

PR(k) (Planned Residential) up to 8 du/ac

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

CMU (Corridor Mixed-use)

Land Use (City)/Place Type (County)

Planned Growth Area

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 checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Multi-dwelling development	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<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 Rezoning Requests	
Additional Information		

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
\$500.00	
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	Doug Justus/Jelly Bean Properties LLC Please Print	6/24/2024 Date
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Phone / Email

Property Owner Signature	Doug Justus Jelly Bean Properties LLC Please Print	6/24/2024 Date
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Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- SP PA
- Rezoning

Doug Justus (Jelly Bean Properties LLC)

Owner

Applicant Name

Affiliation

June 24, 2024

August 8, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Derick Jones, PE

Sterling Engineering, Inc.

Name

Company

1020 William Blount Drive

Maryville

TN

37801

Address

City

State

ZIP

865-984-3905

sdjones@sterling.us.com

Phone

Email

CURRENT PROPERTY INFO

Jelly Bean Properties LLC (Doug Justus)

1721 Nightbert Lane Knoxville, TN 37922

865-755-7663

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Crenshaw Road Knoxville, TN 37920

147/109

Property Address

Parcel ID

Knox Chapman Utility District

Knox Chapman 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

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

DEVELOPMENT PLAN

- Development Plan
- Use on Review / Special Use
- Hillside Protection COA
- Residential
- Non-Residential

Related City Permit Number(s)

1-P-23-RZ

Home Occupation (specify)

Other (specify) **32-unit multi family development**

PROPOSED SUBDIVISION

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcel Divide Parcel Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Request(s)

Other (specify)

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission		
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
<input type="checkbox"/> Amendment Request (Comprehensive Plan)		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> COA Checklist (Hillside Protection)		

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 

Doug Justus (Jelly Bean Properties LLC)
Please Print

6/17/24
Date

865-755-7663
Phone Number

dougjustus07@icloud.com
Email

Property Owner Signature 

Doug Justus
Please Print

\$500.00
Date Paid

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:

_____ July 26, 2024 _____ and _____ August 9, 2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Dough Justus

Date: 6/24/2024

File Number: 8-A-24-DP

- Sign posted by Staff
- Sign posted by Applicant