



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

Fred E. Trainer, Jr

Applicant Name

Affiliation

6/24/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-SA-24-C / 8-B-24-DP

File Number(s)

CORRESPONDENCE

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

Dedrick Jones PE Sterling Engineering Inc

Name / Company

1020 William Blount Dr Maryville TN 37801

Address

865-984-3905 / sdjones@sterling.us.co

Phone / Email

CURRENT PROPERTY INFO

Fred E. Trainer Jr. FET Development LLC

Owner Name (if different)

1185 Keowee Ave Knoxville TN 37919

Owner Address

865-531-1880 / ftrainer@fetcon

Owner Phone / Email

11234 SAM LEE RD / 11308 SAM LEE RD

Property Address

103 067,063

Parcel ID

10.41 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

Southwest side of Sam Lee Rd, south side of Swafford Rd

General Location

City

Commission District 6

PR (Planned Residential)

Rural Residential

County District

Zoning District

Existing Land Use

TN (Traditional Neighborhood)

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 type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) 28 detached single family houses	

SUBDIVISION REQUEST

Hawk's Ridge Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	28
<input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<input checked="" 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 <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 <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$1,600.00	
ADDITIONAL REQUIREMENTS <input checked="" type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	Fred E. Trainer, Jr Please Print	6/24/2024 Date
Property Owner Signature	Fred E. Trainer Jr. FET Development LLC Please Print	6/24/2024 Date

Phone / Email _____



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

Fred E. Trainer, Jr.

Applicant Name

Owner

Affiliation

June 24, 2024

Date Filed

August 8, 2024

Meeting Date (if applicable)

File Number(s)

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

Fred E. Trainer, Jr. (FET Development LLC) 1185 Keowee Avenue Knoxville, TN 37919 865-531-1880

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

11234/11308 Sam Lee Road

103/063, 103/067

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

Land Use / Place Type
CITY COUNTY

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) _____

Other (specify) 28 detached single family houses

SUBDIVISION REQUEST

Hawk's Ridge Subdivision

Related Rezoning File Number

Proposed Subdivision Name

12-D-23-RZ

1

- Combine Parcels Divide Parcel

28

Unit / Phase Number

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

Fee 1

Total

ATTACHMENTS

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

Fee 2

ADDITIONAL REQUIREMENTS

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

Fee 3

DECLARATION

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

Fred E. Trainer, Jr.
 Applicant Signature

Fred E. Trainer, Jr.

6/17/24

Please Print

Date

865-522-2423
 Phone Number

ftrainer@fetconstruction.com
 Email

\$1,600

Fred E. Trainer, Jr.
 Property Owner Signature

Fred E. Trainer, Jr.

~~\$1,250.00~~

Please Print

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: Fred E. Trainer Jr

Date: 6/24/2024

File Number: 8-B-24-DP_8-SA-24-C



Sign posted by Staff



Sign posted by Applicant