



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 12-SA-24-C
12-A-24-DP

AGENDA ITEM #: 37
AGENDA DATE: 12/12/2024

▶ **SUBDIVISION:** PEBBLE CREEK SUBDIVISION

▶ **APPLICANT/DEVELOPER:** ROY ANDERSON

OWNER(S): Stephen David Padgett

TAX IDENTIFICATION: 26 057 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 842 E RACCOON VALLEY DR

▶ **LOCATION:** Southeast side of E Raccoon Valley Dr, northeast of Raccoon Woods Rd

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Bullrun Creek

▶ **APPROXIMATE ACREAGE:** 16.75 acres

▶ **ZONING:** PR (k) (Planned Residential) up to 3.5 du/ac with conditions

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

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area is developed with agricultural and rural to low-density residential uses, though there an industrial node is nearby at the I-75 interchange.

▶ **NUMBER OF LOTS:** 11

SURVEYOR/ENGINEER: Noel Peterson Coal Creek Surveying & Engineering

ACCESSIBILITY: Access is via E Raccoon Valley Drive, a major arterial with a 20-ft pavement width within a 50 to 60-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 other relevant utility provider requirements, including but not limited to purchasing the required amount of sewer shares for house lots.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. 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, private roads, and/or stormwater drainage systems.
4. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of

understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Adding the non-disturbance area to the final plat for lot 11 as shown on sheet CP-1, consistent with the condition of the PR zoning.

► **Approve the development plan for up to 11 detached residential lots, subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance and the zoning condition that “the portion of the parcel with slopes of 25 percent or greater shall be left undisturbed, as delineated in the slope analysis map.”

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

COMMENTS:

The applicant is proposing to subdivide this 16.75-acre tract into 11 detached residential lots. Ten lots are located north of Williams Branch Creek, ranging in size from 0.216 acres to 0.258 acres. The remaining 13.5 acres are in lot 11. The property was rezoned from A (Agricultural) to PR(k) up to 3.5 du/ac in August 2023 (6-H-23-RZ), subject to the condition that the portion of the parcel with slopes of 25 percent or greater shall be left undisturbed, as delineated in the slope analysis map.

NOTE: According to the parcel map, the calculated acreage of the property is 13.5 acres. However, according to the deed, the acreage is 16.54 acres, and the concept plan states the acreage is 16.75 acres. Regardless of the actual acreage, the proposed density of 0.67 du/ac based on the concept plan acreage (16.75 acres) is well below the maximum allowed of 3.5 du/ac.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR(k) (Planned Residential) 3.5 du/ac, with conditions

A. The PR zone allows single-family houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The property was rezoned from A (Agricultural) to PR up to 3.5 du/ac, subject to 1 condition (see below).

The proposed subdivision has a density of 0.67 du/ac.

C. The zoning condition is that “the portion of the parcel with slopes of 25 percent or greater shall be left undisturbed, as delineated in the slope analysis map.” The slopes of 25 percent or greater are shown in red on the attached slope analysis map. The intent of this condition is to protect the large area of steep slopes to the rear of the property. The area shown as a “non-disturbance” area on sheet CP-1 must be provided on the plat per concept plan condition #6.

2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Encourage development practices that conserve and connect natural features and habitat (Policy 7). – The 13.5 acres south of Williams Branch Creek is proposed as a single house lot, and the steepest portions of the property will remain undisturbed per the zoning condition.

3) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. Approximately two-thirds of the property is located in the SR (Suburban Residential) place type, which is the northern portion. The remaining one-third of the property is in the RC (Rural Conservation) place type. The proposed house lots are located in the SR portion of the property. The RC area has slopes greater than 25 percent and will be left undisturbed per the zoning condition.

B. Single family (detached) residential subdivisions are considered a primary use in the SR (Suburban Residential) place type. – The smaller lot sizes range from 0.216 acres to 0.258 acres, similar to nearby residential subdivisions. The large 13-acre lot is consistent with nearby lots with steep slopes on the ridge.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and

private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage, and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 132 (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.

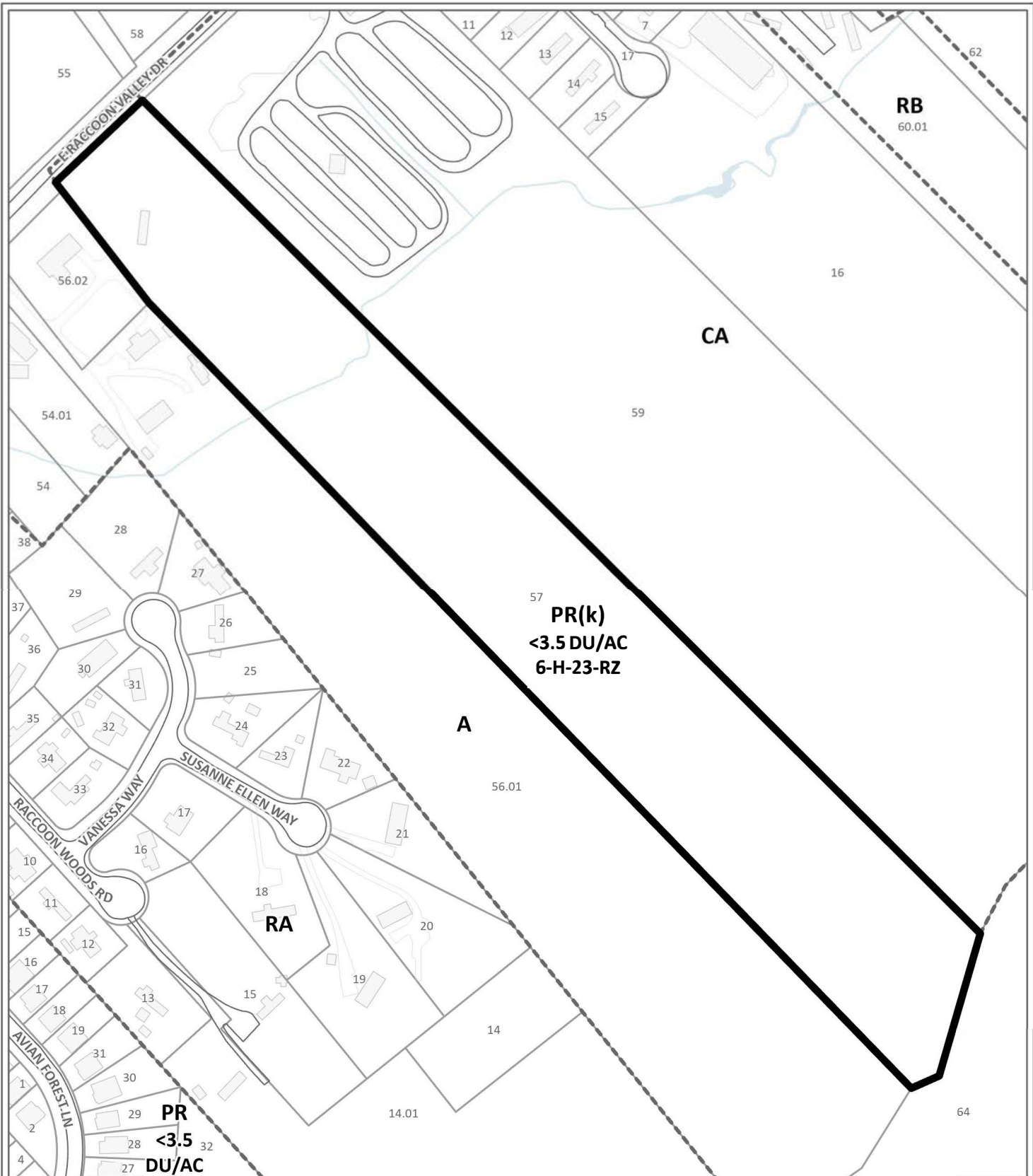
ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

Schools affected by this proposal: Copper Ridge Elementary, Powell Middle, and Powell 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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



CONCEPT PLAN / DEVELOPMENT PLAN

12-SA-24-C / 12-A-24-DP

Petitioner: Roy Anderson



Detached residential subdivision in PR (k) (Planned Residential) < 3.5 du/ac

Map No: 26

Jurisdiction: County

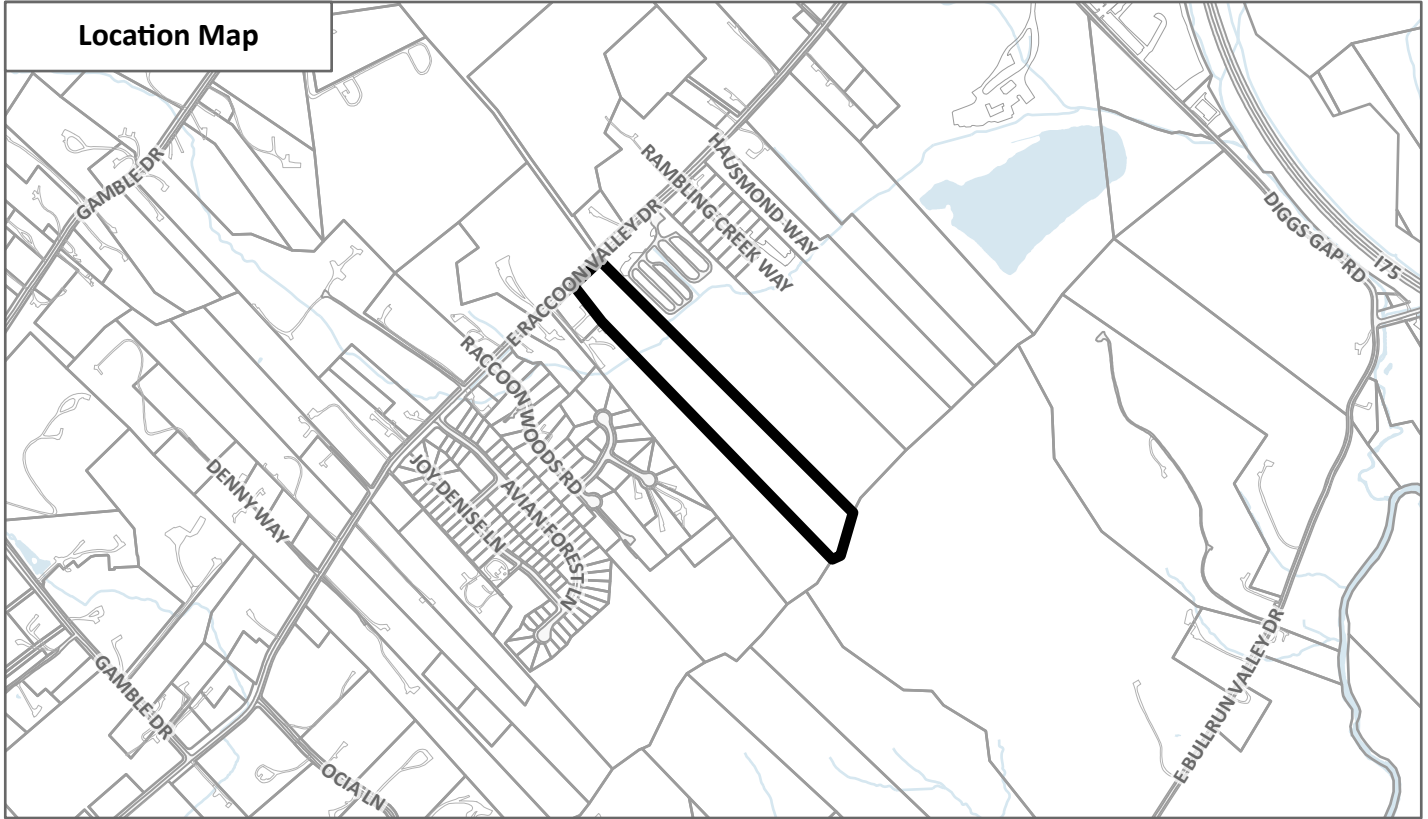
Original Print Date: 11/5/2024

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

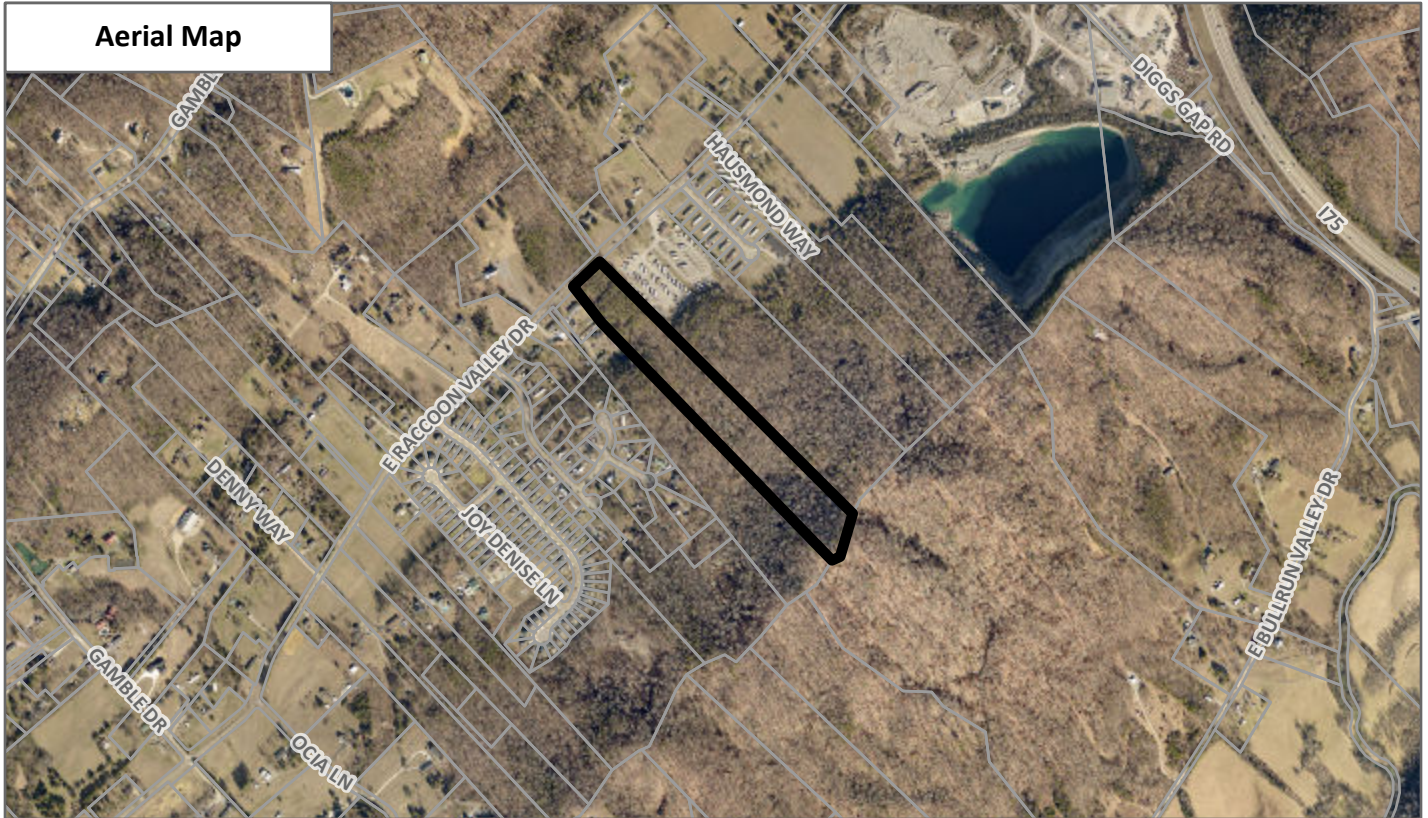


Exhibit A. Contextual Images

Location Map



Aerial Map

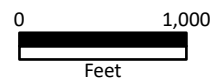


CONTEXTUAL MAPS 1

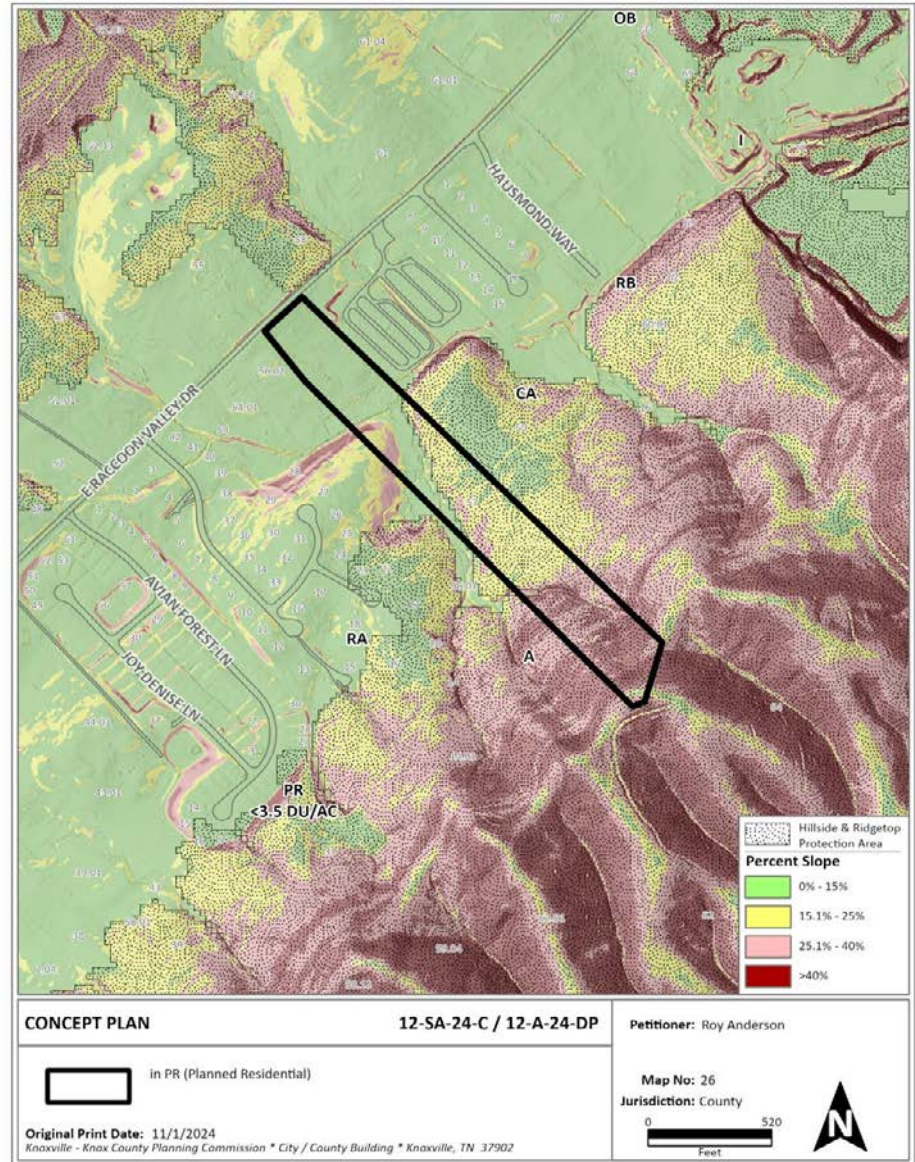
12-A-24-DP / 12-SA-24-C



Case boundary



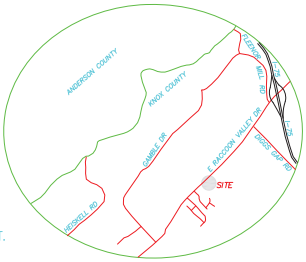
CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	13.5		
Non-Hillside	5.2	N/A	
0-15% Slope	0.7	100%	0.7
15-25% Slope	3.4	50%	1.7
25-40% Slope	2.1	20%	0.4
Greater than 40% Slope	2.2	10%	0.2
Ridgetops			
Hillside Protection (HP) Area	8.3	Recommended disturbance budget within HP Area (acres)	3.0
		Percent of HP Area	35.9%



12-SA-24-C / 12-A-24-DP

NOTES

1. SURVEYOR: NOEL M. PETERSON, R.L.S. NO. 2043
COAL CREEK SURVEYING & ENGINEERING
224 ECHO VALLEY ROAD
ROCKY TOP, TENNESSEE 37769
PH: (865) 323-6994
2. OWNER: STEPHEN DAVID PADGETT
3. SITE ADDRESS: 842 E RACCOON VALLEY DRIVE
HEISKELL, TENNESSEE
4. DATE OF SURVEY: JUNE 28, 2024
5. 2 FOOT INTERVAL CONTOURS SHOWN ARE FROM LIDAR TOPOGRAPHY
6. SANITARY SEWER AND WATER SERVICE BY HALLSDALE-POWELL UTILITY DIST.
7. ELECTRIC POWER SERVICE BY KNOXVILLE UTILITIES BOARD
8. SEE DRAWING CP-3 FOR ADDITIONAL NOTES
9. THIS PLAN INCLUDES DRAWINGS CP-1, CP-2 AND CP-3



LOCATION MAP
NOT TO SCALE

RAY SHORT
INSTRUMENT NO. 200905080072188
CLT MAP 26, PARCEL 56.01

STEPHEN DAVID PADGETT
INSTRUMENT NO. 202304190056194
CLT MAP 26, PARCEL 57
16.75 ACRES TOTAL

ESCAPEES INC
DEED BOOK-2276, PAGE 749
CLT MAP 26, PARCEL 59

NON DISURBANCE AREA
WITH SLOPES GREATER
THAN 25%

FLOOD INFORMATION:
PARCEL 57.00, CLT MAP 26 IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NO. 0110F, COMMUNITY NO. 47093C DATED MAY 2, 2007.

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.32'	S39°23'37"E
L2	12.15'	S45°30'03"E

LEGEND

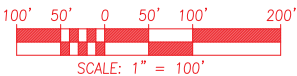
- IRON PIN FOUND
- IRON PIN & CAP SET
- T-POST FOUND
- IRON PIPE FOUND
- UNMONUMENTED POINT
- PROPERTY LINE: THIS PARCEL
- ADJOINING LINE OR R.O.W.
- OVERHEAD ELECTRIC
- WATER MAIN (4")
- SANITARY SEWER
- EASEMENT
- SANITARY SEWER MANHOLE
- WATER METER
- FIRE HYDRANT
- UTILITY POLE
- LIGHT POLE
- BARBED WIRE FENCE
- PROPOSED SAN. SEWER MANHOLE
- PROPOSED SAN. SEWER
- 2-FT INTERVAL CONTOUR
- 10-FT INTERVAL CONTOUR

Certification of the Accuracy of Survey

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.



Digitally signed by undated nmp
DN: cn=undated nmp, o=COAL CREEK SURVEYING & ENG., ou=email-np2043@comcast.net, c=US
Date: 2024.12.03 14:07:17 -0500



12-SA-24-C / 12-A 24-DP
Revised: 12/3/2024

COAL CREEK SURVEYING & ENGINEERING
224 Echo Valley Road
Rocky Top, Tennessee 37769 (865) 323-6994

CONCEPT PLAN OF PEBBLE CREEK SUBDIVISION

PARCELS 57, CLT MAP 26
842 EAST RACCOON VALLEY DRIVE
HEISKELL, TENNESSEE
7TH DISTRICT OF KNOX COUNTY

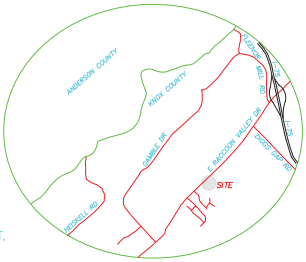
issue	drawn by	date
original	NMP	10-03-24
R-1	NMP	11-25-24
R-2	NMP	12-03-24

SHEET No.
CP-1
CC_JOB_No: 24701 File_Dwg_No: 24701CP1

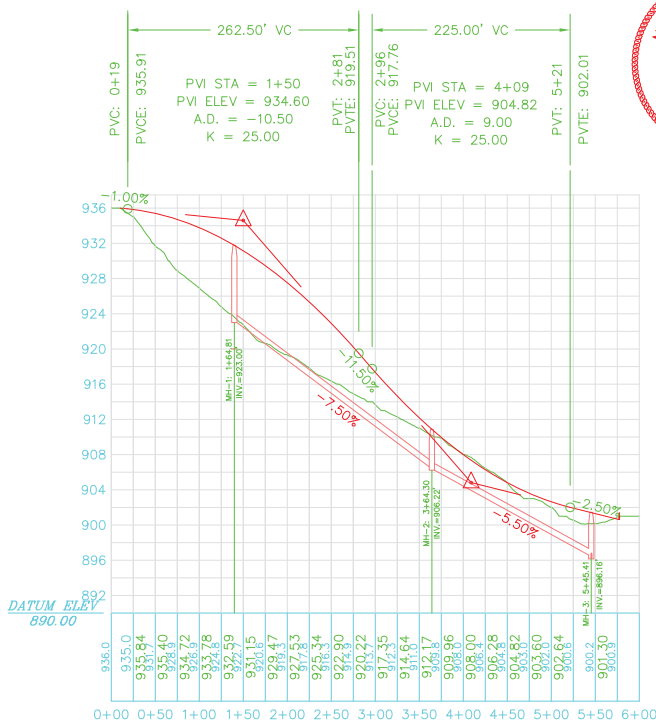
12-SA-24-C / 12-A-24-DP

NOTES

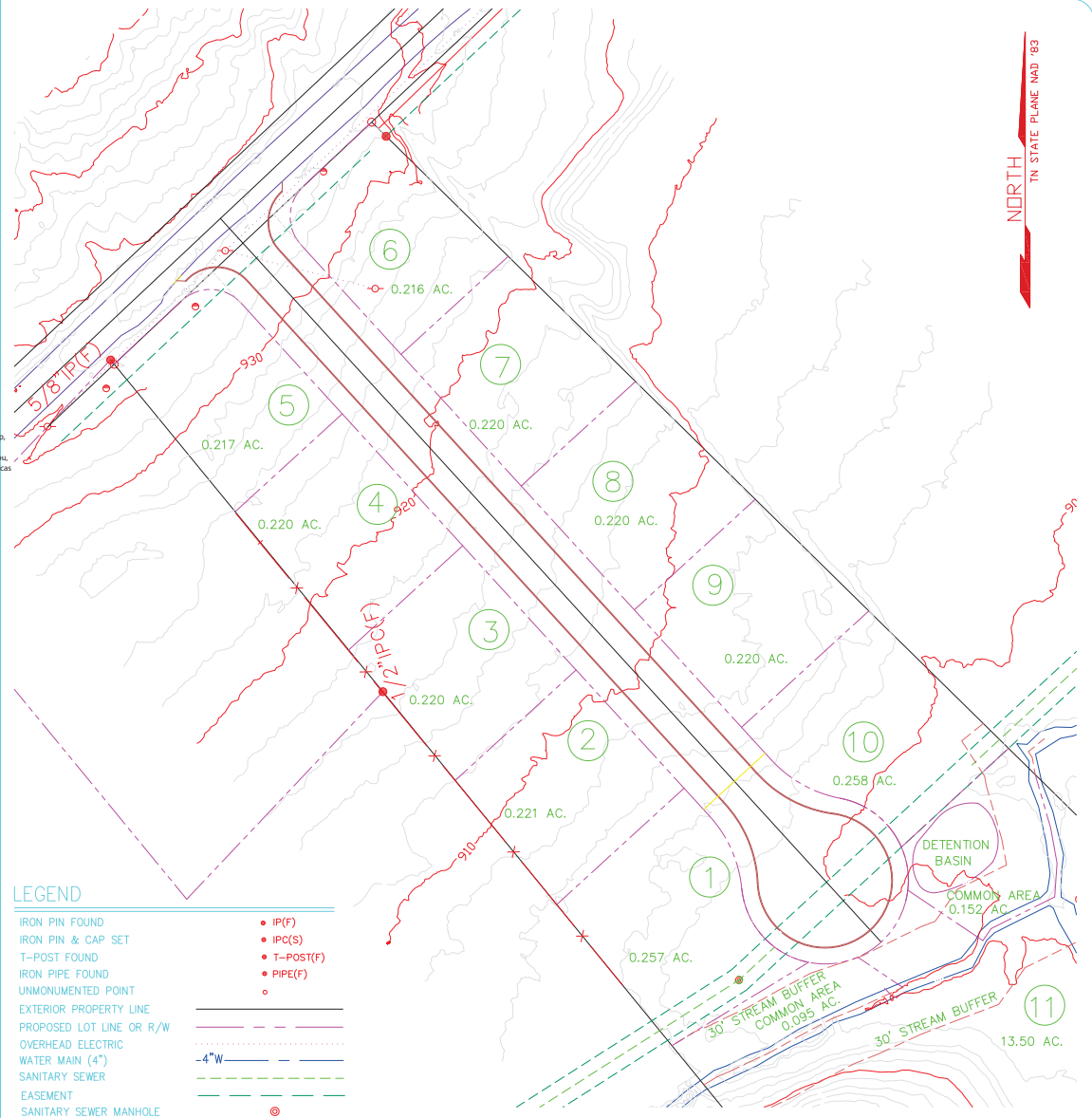
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6. SANITARY SEWER AND WATER SERVICE BY HALLSDALE-POWELL UTILITY DIST.
7. ELECTRIC POWER SERVICE BY KNOXVILLE UTILITIES BOARD
8. SEE ADDITIONAL NOTES ON SHEET CP-3



LOCATION MAP
NOT TO SCALE



PROFILES
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=100'

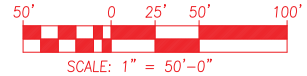


LEGEND

- IRON PIN FOUND
- IRON PIN & CAP SET
- T-POST FOUND
- IRON PIPE FOUND
- UNMONUMENTED POINT
- EXTERIOR PROPERTY LINE
- PROPOSED LOT LINE OR R/W
- OVERHEAD ELECTRIC
- WATER MAIN (4")
- SANITARY SEWER
- EASEMENT
- SANITARY SEWER MANHOLE
- WATER METER
- FIRE HYDRANT
- UTILITY POLE
- LIGHT POLE
- BARBED WIRE FENCE
- 2-FT INTERVAL CONTOUR
- 10-FT INTERVAL CONTOUR

DRAINAGE PLAN

12-SA-24-C / 12-A 24-DP
Revised: 12/3/2024



COAL CREEK SURVEYING & ENGINEERING
224 Echo Valley Road
Rocky Top, Tennessee 37769
(865) 323-6994

CONCEPT PLAN OF PEBBLE CREEK SUBDIVISION

PARCELS 57, CLT MAP 26
842 EAST RACCOON VALLEY DRIVE
HEISKELL, TENNESSEE
7TH DISTRICT OF KNOX COUNTY

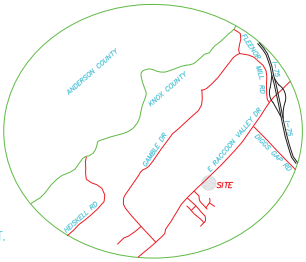
issue	drawn by	date
original	NMP	10-03-24
R-1	NMP	11-25-24
R-2	NMP	12-03-24

SHEET No. **CP-2**
CC_JOB_No: 24701 File_Dwg_No: 24701CP2

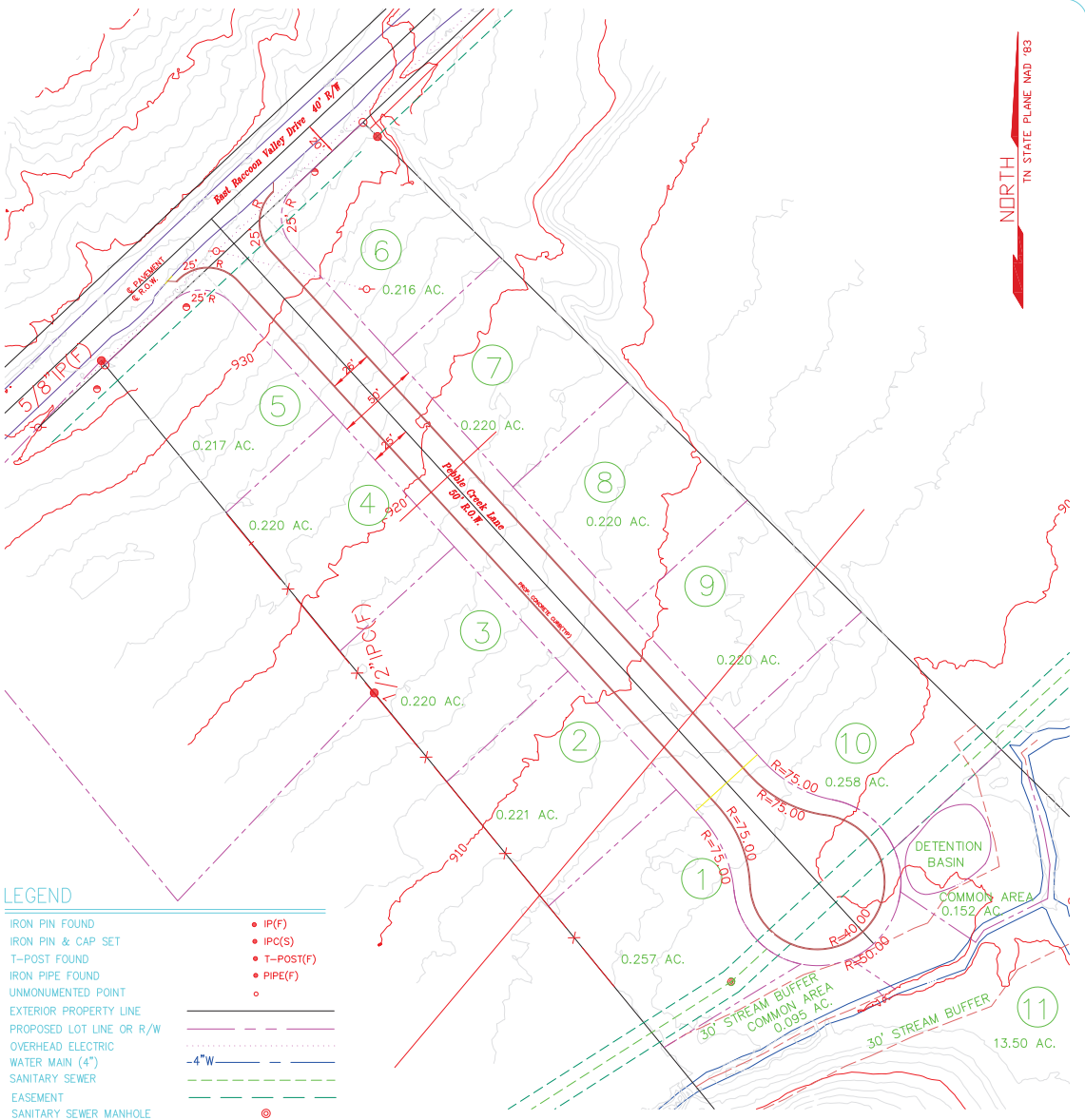
12-SA-24-C / 12-A-24-DP

NOTES

1. SURVEYOR: NOEL M. PETERSON, R.L.S. NO. 2043
COAL CREEK SURVEYING & ENGINEERING
224 ECHO VALLEY ROAD
ROCKY TOP, TENNESSEE 37769
PH: (865) 323-6994
STEPHEN DAVID PAGET
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 6. SANITARY SEWER AND WATER SERVICE BY HALLSDALE-POWELL UTILITY DIST.
 7. ELECTRIC POWER SERVICE BY KNOXVILLE UTILITIES BOARD
 8. TOTAL PROPERTY ACREAGE IS 16.75 ACRES
 9. THIS PROPERTY IS ZONED PR (PLANNED RESIDENTIAL)
 10. 10 NEW LOTS AND COMMON AREAS ARE PROPOSED FOR 3.25 ACRES WITH 13.50 ACRES REMAINING FOR LOT 11
 11. PROPOSED USE FOR LOTS ARE SINGLE FAMILY DETACHED HOMES
 12. SETBACKS: 20' FRONT
35' REAR
15' SIDE
- LOTS 5 AND 6 HAVE 35' SETBACK ALONG RACCOON VALLEY DR. R.O.W.
13. PEBBLE CREEK LANE IS PROPOSED AS A PUBLIC ROAD
14. AN ENTRANCE PERMIT FROM T.D.O.T. WILL BE REQUIRED TO CONNECT TO EAST RACCOON VALLEY DRIVE (STATE ROUTE 170) BEFORE BEGINNING ROAD CONSTRUCTION

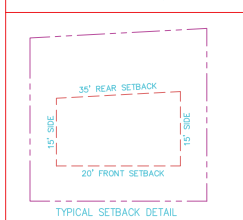
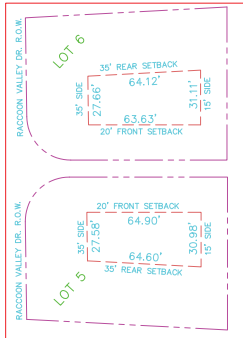
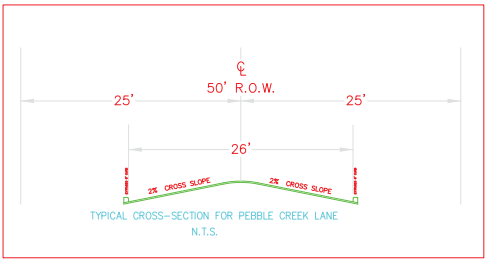
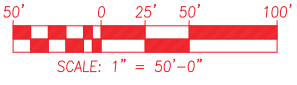


LOCATION MAP
NOT TO SCALE



LAYOUT PLAN

12-SA-24-C / 12-A 24-DP
Revised: 12/3/2024



SCALE: 1"=50'

CERTIFICATION OF CONCEPT PLAN BY REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE SURVEYING 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-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN TITIMIZED AND DESCRIBED IN A REPORT FILED WITH THE PLANNING COMMISSION.

REGISTERED LAND SURVEYOR: *Noel M. Peterson*
TENNESSEE LICENSE NO. 2043
DATE NOVEMBER 25, 2024

COAL CREEK SURVEYING & ENGINEERING

224 Echo Valley Road
Rocky Top, Tennessee 37769 (865) 323-6994

CONCEPT PLAN OF PEBBLE CREEK SUBDIVISION

PARCELS 57, CLT MAP 26
842 EAST RACCOON VALLEY DRIVE
HEISKELL, TENNESSEE
7TH DISTRICT OF KNOX COUNTY

issue	drawn by	date
original	NMP	11-25-24
R-1	NMP	12-03-24

SHEET No. **CP-3**

CC_JOB_No: 24701 File_Dwg_No: 24701CP3



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

Roy Anderson

Applicant Name Affiliation

10/23/2024

12/12/2024

12-SA-24-C / 12-A-24-DP

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.

- Applicant
- Owner
- Option Holder
- Surveyor
- Engineer
- Architect

Roy Anderson Anderson Builders

Name / Company

235 Lovely Bluff Rd Rocky Top TN 37769

Address

865-201-1390 / andersonbuilders1964@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Stephen David Padgett **211 Stonebreeze Dr Powell TN 37849** **865-300-3561**

Owner Name (if different) Owner Address Owner Phone / Email

842 E RACCOON VALLEY DR

Property Address

26 057 **13.45 acres**

Parcel ID Part of Parcel (Y/N)? Tract Size

Hallsdale-Powell Utility District **Hallsdale-Powell Utility District** **No**

Sewer Provider Water Provider Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

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) _____	

SUBDIVISION REQUEST

Pebble Creek Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number _____	12
<input checked="" type="checkbox"/> Split Parcels	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 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
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

By signing below, 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. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature	Roy Anderson Please Print	10/23/2024 Date
---------------------	-------------------------------------	---------------------------

Phone / Email _____

Property Owner Signature	Stephen David Padgett Please Print	10/23/2024 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
 - PA
- Rezoning

Roy Anderson

Applicant Name		Affiliation
10/08/2024	12/12/2024	File Number(s) 12-SA-24-C 12-A-24-DP
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

Roy Anderson Anderson Builders

Name Company

235 Lovely Bluff Rd. Rocky Top TN 37769

Address City State ZIP

865-201-1390 AndersonBuilders1964@gmail.com

Phone Email

CURRENT PROPERTY INFO

Stephen Padget 211 Stonebreeze Dr Powell TN 37849 865-300-3561

Property Owner Name (if different) Property Owner Address Property Owner Phone

842 East Raccoon Valley Drive, Heiskel, TN Parcel 57, CLT Map 26 026 057

Property Address Parcel ID

Hallsdale-Powell Hallsdale-Powell N

Sewer Provider Water Provider Septic (Y/N)

COMMUNITY ENGAGEMENT

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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)

SUBDIVISION REQUEST

Pebble Creek Subdivison

Related Rezoning File Number

Proposed Subdivision Name

11 12

- Combine Parcels
 Divide Parcel

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

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
Fee 2	\$1,600.00
Fee 3	

AUTHORIZATION

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Roy Andersen
Applicant Signature

Roy Andersen
Print Name / Affiliation

10/21/24
Date

805-201-1390
Phone Number

Andersenbuilders1944@gmail.com
Email

Stephen David Padgett
Property Owner Signature

Stephen David Padgett
Please Print

10/23/2024, SG
Date Paid

Planning

Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/29/2024

Date to be Posted

12/13/2024

Date to be Removed

**Have you engaged the
surrounding property owners
to discuss your request?**

Yes No

No, but I plan to prior to the
Planning Commission meeting


Applicant Signature


Applicant Name

10/10/2024
Date

12-SA-24-C & 12-A-24-DP

FILE NUMBER