



**CONCEPT PLAN / DEVELOPMENT PLAN**

**12-SD-24-C / 12-E-24-DP**

**Petitioner:** Justin Breiner



Attached residential subdivision in PR (Planned Residential) <math>< 2.99 du/ac</math>

**Map No:** 130

**Jurisdiction:** County

**Original Print Date:** 11/13/2024

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

**Justin Breiner**

Applicant Name

Affiliation

**10/28/2024**

Date Filed

**12/12/2024**

Meeting Date (if applicable)

**12-SD-24-C / 12-E-24-DP**

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

**Justin Breiner**

Name / Company

**11912 Black Rd Knoxville TN 37932**

Address

**865-399-4462 / jbreiner@benchmarkenterprises.com**

Phone / Email

### CURRENT PROPERTY INFO

**Justin Breiner**

Owner Name (if different)

**11912 Black Rd Knoxville TN 37932**

Owner Address

**865-399-4462 / jbreiner@bench**

Owner Phone / Email

**0 BLACK RD / 11912 BLACK RD**

Property Address

**130 05805,05810**

Parcel ID

**8.35 acres**

Tract Size

Part of Parcel (Y/N)?

**First Knox Utility District**

Sewer Provider

**First Knox Utility District**

Water Provider

**No**

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) <b>Attached residential subdivision</b>	

## SUBDIVISION REQUEST

<b>Black Ridge Pointe</b>	Related Rezoning File Number
Proposed Subdivision Name	
<u>Unit 2</u>	<u>24</u>
Unit / Phase Number <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
<b>\$1,150.00</b>	
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	<b>Justin Breiner</b>	<b>10/28/2024</b>
	Please Print	Date

Phone / Email

Property Owner Signature	<b>Justin Breiner</b>	<b>10/28/2024</b>
	Please Print	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

Justin Breiner

Applicant Name

Affiliation

10/25/2024

12/12/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

12-SD-24-C  
12-E-24-DP

## 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

Justin Breiner

Name

Company

11912 Black Road

Knoxville

TN

37932

Address

City

State

ZIP

865-399-4462

jbreiner@benchmarkenterprises.com

Phone

Email

## CURRENT PROPERTY INFO

Justin Breiner

11912 Black Road, Knoxville, TN 37932

865-399-4462

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

11912 Black Road, Knoxville, TN 37932

130.05805 & 130.05810

Property Address

Parcel ID

First Utility District

First 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) **Attached residential subdivision**

Related City Permit Number(s)

## SUBDIVISION REQUEST

**Black Ridge Pointe (formally "BBK Properties")**

Proposed Subdivision Name

**2**

Unit / Phase Number

- Combine Parcels    Divide Parcel

~~30~~ 24

Total Number of Lots Created

Related Rezoning File Number

**2-D-24-RZ**

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

Attachments / Additional Requirements

## ZONING REQUEST

Zoning Change

Proposed Zoning \_\_\_\_\_

Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number

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

### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
Fee 2	<b>\$1,150.00</b>
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

**Justin Breiner**

Please Print

**10/25/2024**

Date

**(865) 399-4462**

Phone Number

**jbreiner@benchmarkenterprises.com**

Email

**10/28/2024, SG**



Property Owner Signature

**Justin Breiner**

Please Print

**10/25/2024**

Date Paid



# 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).

### Acknowledgement

*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**

**12/13/2024**

Date to be Posted

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

**Justin Breiner**

Digitally signed by Justin Breiner  
DN: c=US, e=jbreiner@benchmarkenterprises.com, CN=Justin Breiner  
Reason: I agree to the terms defined by the placement of my signature on this document.  
Contact info: 865-441-2256  
Date: 2024.10.29 16:00:05-04'00'

**Justin Breiner**

**10/29/2024**

Applicant Signature

Applicant Name

Date

**12-SD-24-C & 12-E-24-DP**

**FILE NUMBER**