



# 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

### Jenkins Builders

Applicant Name Affiliation

**10/26/2023** **1/11/2024** **12-C-23-RZ**  
 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.

**David Harbin Batson, Himes, Norvell and Poe**

Name / Company

**4334 Papermill Dr. Dr. Knoxville TN 37909**

Address

**865-588-6472 / harbin@bhn-p.com**

Phone / Email

## CURRENT PROPERTY INFO

**Gerry L. Neely** **7512 Saint Baron Way Powell TN 37849**

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

**7311 7321, & 0 OLD CLINTON PIKE**

Property Address

**67 148 (part of) 67 147; 067 14801** **5.71 acres**

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

**Hallsdale-Powell Utility District** **Hallsdale-Powell Utility District**

Sewer Provider Water Provider Septic (Y/N)

## STAFF USE ONLY

**West side of Old Clinton Pike, north of Peddlebrook Way**

General Location

<input type="checkbox"/> City	<b>Commission District 6</b>	<b>A (Agricultural), RB (General Residential), PR (Planned Residential) up to 16 du/ac</b>	<b>Single Family Residential, Rural Residential, Agriculture/Forestry/Vacant Land</b>
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<input checked="" type="checkbox"/> County	District	Zoning District	Existing Land Use
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<b>Northwest County</b>	<b>MDR (Medium Density Residential)</b>	<b>Planned Growth Area</b>
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Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
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## 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

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>PR (Planned Residential)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)

### up to 12 du/ac

Proposed Density (units/acre)	Previous Zoning Requests
Additional Information <b>Partial Rezoning</b>	

## 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
<b>\$650.00</b>	
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	<b>Jenkins Builders</b> Please Print	<b>10/26/2023</b> Date
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Phone / Email	<b>Gerry L. Neely</b> Please Print	<b>10/26/2023</b> Date
Property Owner Signature		



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
Jenkins Builders, Inc.	5328 Turtle Point Ln Knoxville, TN 37919	Owner

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