

HILLSIDE PROTECTION

7-A-24-HPA

Petitioner: Rand Partners, LLC

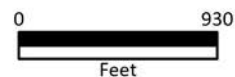


Case Boundary

Map No: 60
Jurisdiction: City

Original Print Date: 6/20/2024

Knoxville - Knoxville 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

Rand Partners, LLC

Applicant Name

Affiliation

5/23/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

7-A-24-HPA

File Number(s)

CORRESPONDENCE

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

Christopher Gollhofer, P.E. Ardurra

Name / Company

2160 Lakeside Centre Way Ste 101 Knoxville TN 37922

Address

865-251-5341 / cgollhofer@ardurra.com

Phone / Email

CURRENT PROPERTY INFO

RD Buffat, LLC

Owner Name (if different)

118 N Peters Rd Suite 304 Knoxville TN 37923

Owner Address

585-329-4796

Owner Phone / Email

5233 MCINTYRE RD

Property Address

60 P A 025

Parcel ID

70.37 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Buffat Mill Rd, west side of Interstate 640

General Location

City

Council District 4

RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

County

District

Zoning District

Existing Land Use

East City

LDR (Low Density Residential)

N/A (Within City Limits)

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) **Single-family residential subdivision**

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information _____

- Attachments / Additional Requirements

ZONING REQUEST

- Zoning
Change

Proposed Zoning

Pending Plat File Number

- 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

\$500.00

Fee 2

Fee 3

Total

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.

Rand Partners, LLC

5/23/2024

Applicant Signature

Please Print

Date

Phone / Email

RD Buffat, LLC

5/23/2024

Property Owner Signature

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
 - PA
- Rezoning

Rand Partners, LLC

Applicant Name Affiliation

05/20/2024

07/11/24

Date Filed

Meeting Date (if applicable)

File Number(s)

2-SB-23-C

7-A-24-HPA

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

Christopher H. Gollither	Ardurra
Name	Company
2160 Lakeside Centre Way Suite 201	Knoxville TN 37922
Address	City State ZIP
865-251-5341	cgollither@ardurra.com
Phone	Email

CURRENT PROPERTY INFO

RD Buffat LLC	118 N. Peters Road STE 304 Knoxville, TN	585-329-4796
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
5233 McIntyre Road Knoxville, TN 37914	060PA025	
Property Address	Parcel ID	
KUB	KUB	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 Growth Policy Plan Designation
CITY COUNTY

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

Related Rezoning File Number

Proposed Subdivision Name

Combine Parcels
 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 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	
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

Jake Stenziano
Applicant Signature

Rand Partners, LLC

Please Print

5/18/24
Date

585-329-4796
Phone Number

Jake@randpartnersllc.com
Email

Jake Stenziano
Property Owner Signature

Jake Stenziano
Please Print

05/23/2024, SG
5/18/24
Date Paid