

**DEVELOPMENT PLAN**

**7-F-24-DP**

**Petitioner:** Ron Whittaker



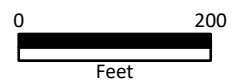
Garage apartment in PR (Planned Residential) up to 3 du/ac

**Map No:** 20

**Jurisdiction:** County

**Original Print Date:** 6/3/2024

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

**Ron Whittaker**

Applicant Name

Affiliation

**5/28/2024**

Date Filed

**7/11/2024**

Meeting Date (if applicable)

**7-F-24-DP**

File Number(s)

## CORRESPONDENCE

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

**Ron Whittaker C2RL Engineers, Inc.**

Name / Company

**240 W Bessemer St Alcoa TN 37701**

Address

**865-980-3500 / rwhittaker@c2rl.com**

Phone / Email

## CURRENT PROPERTY INFO

**Bradley & Amanda Rueter**

Owner Name (if different)

**6864 Fraker Rd Knoxville TN 37918**

Owner Address

Owner Phone / Email

**7707 BELL RD / 7709 Bell Rd**

Property Address

**20 101.02**

Parcel ID

Part of Parcel (Y/N)?

**6.1 acres**

Tract Size

**Hallsdale-Powell Utility District**

Sewer Provider

**Hallsdale-Powell Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**West side of Bell Rd and Mountain Rise Dr intersection**

General Location

City **Commission District 7 PR (Planned Residential) up to 3 du/ac**

County District Zoning District

**Agriculture/Forestry/Vacant Land**

Existing Land Use

**North County RC (Rural Conservation), SP (Stream Protection)**

Planning Sector 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) <b>Garage apartment</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
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)	

### 0.33 du/ac

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>\$200.00</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>Ron Whittaker</b> Please Print	<b>5/28/2024</b> Date
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Phone / Email		
Property Owner Signature	<b>Bradley &amp; Amanda Rueter</b> Please Print	<b>5/28/2024</b> 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

Ron Whittaker

Applicant Name

Affiliation

May 28, 2024

Date Filed

July 11, 2024

Meeting Date (if applicable)

File Number(s)

7-F-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

Ron Whittaker

Name

C2RL Engineers, Inc.

Company

240 W. Bessemer Street

Address

Alcoa

City

TN

State

37701

ZIP

865-980-3500

Phone

rwhittaker@c2rl.com

Email

## CURRENT PROPERTY INFO

Bradley & Amanda Rueter

Property Owner Name (if different)

6864 Fraker Rd Knoxville, TN 37918

Property Owner Address

Property Owner Phone

7707 & 7709 Bell Road

Property Address

020 10102

Parcel ID

Hallsdale-Powell

Sewer Provider

Hallsdale-Powell

Water Provider

N

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

Home Occupation (specify) **Primary Residences (2 Homes Proposed on Property)**

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

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number  Combine Parcels  Divide Parcel

Total Number of Lots Created

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

Attachments / Additional Requirements

Related Rezoning File Number

## 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

Amendment Request (*Comprehensive Plan*)

### ADDITIONAL REQUIREMENTS

Use on Review / Special Use (*Concept Plan*)

Traffic Impact Study

COA Checklist (*Hillside Protection*)

Fee 1	Total
0408   \$200	\$200
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**

Jerry R Whittaker Jr

Digitally signed by Jerry R Whittaker Jr.  
DN: OU=Engineer, O=C2RL Engineers, Inc., CN=Jerry R Whittaker Jr., E=rwhittaker@c2rl.com  
Reason: I am the author of this document  
Date: 2024.05.28 10:43:02-0400  
Full PDF Editor Version: 2023.02.0

Ron Whittaker

May 28, 2024

Applicant Signature

Please Print

Date

865-980-3500

rwhittaker@c2rl.com

Phone Number

Email

Bradley Rueter

Digitally signed by Bradley Rueter  
Date: 2024.05.28 10:26:39 -05'00'

Bradley & Amanda Rueter

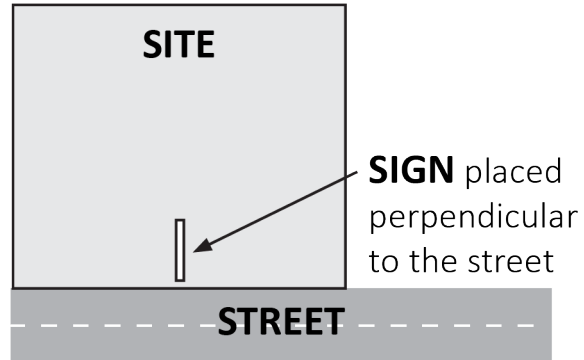
May 28, 2024

Property Owner Signature

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:***

\_\_\_\_\_ and \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**File Number:** \_\_\_\_\_

- Sign posted by Staff
- Sign posted by Applicant