

**DEVELOPMENT PLAN**

**7-H-24-DP**

**Petitioner:** Tim Wells



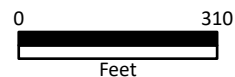
5 detached residential lots in PR (Planned Residential) up to 5 du/ac

**Map No:** 49

**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

**Tim Wells**

Applicant Name

Affiliation

**5/29/2024**

Date Filed

**7/11/2024**

Meeting Date (if applicable)

**7-H-24-DP**

File Number(s)

## CORRESPONDENCE

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

**Garrett Tucker Robert Campbell & Associates**

Name / Company

**7523 Taggart Ln Knoxville TN 37938**

Address

**865-947-5996 / gtucker@rgc-a.com**

Phone / Email

## CURRENT PROPERTY INFO

**Tim Wells**

Owner Name (if different)

**6800 E Emory Rd Powell TN 37938**

Owner Address

**865-406-7584 / tim@timsfencin**

Owner Phone / Email

**5283 FOUNTAINHEAD LN**

Property Address

**49 J D 004**

Parcel ID

**5.84 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North of Fountainhead Ln, northwest of Lindsey Blair Ln**

General Location

City **Commission District 8 PR (Planned Residential) up to 5 du/ac**

County District Zoning District

**Agriculture/Forestry/Vacant Land**

Existing Land Use

**North City SR (Suburban Residential), HP (Hillside Ridgetop Protection)**

Planning Sector Land Use (City)/Place Type (County)

**Urban Growth Area (Outside City Limits)**

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 checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>4 detached residential lots</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
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>\$1,000.00</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: **Tim Wells**    Date: **5/29/2024**  
Please Print

Phone / Email

Property Owner Signature: **Tim Wells**    Date: **5/29/2024**  
Please Print



# 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

Tim Wells

OWNER/DEVELOPER

Applicant Name

Affiliation

5/29/2024

7/11/2024

File Number(s)

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

Garrett Tucker

Robert Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

(865) 947-5996

gtucker@rgc-a.com

Phone

Email

## CURRENT PROPERTY INFO

Tim Wells

6800 East Emory Road, Powell, TN 37849

(865) 406-7584

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5283 Fountainhead Lane, Knoxville, TN 37918

CLT 049JD Parcel 004

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

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

### DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____  Other (specify) <u>Detached residential lots</u>	Related City Permit Number(s)
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### SUBDIVISION REQUEST

<del>Fountainhead Village</del> Proposed Subdivision Name _____  Unit / Phase Number _____ <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel                    Total Number of Lots Created <u>4</u>  <input type="checkbox"/> Other (specify) _____  <input type="checkbox"/> Attachments / Additional Requirements	Related Rezoning File Number
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### ZONING REQUEST

<input type="checkbox"/> Zoning Change                    Proposed Zoning _____  <input type="checkbox"/> Plan Amendment Change                    Proposed Plan Designation(s) _____  Proposed Density (units/acre) _____                    Previous Rezoning Requests _____  <input type="checkbox"/> Other (specify) _____	Pending Plat File Number
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### 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*)

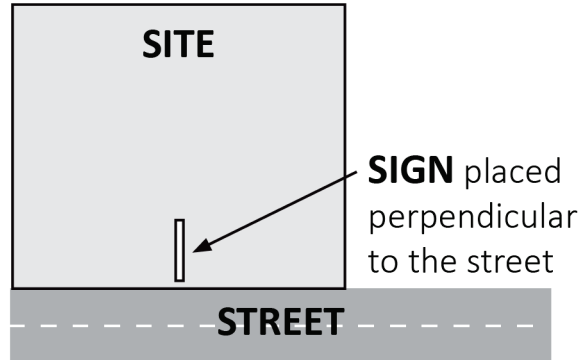
Fee 1		Total
Fee 2		
Fee 3		

### AUTHORIZATION

 Applicant Signature	Tim Wells Please Print	Date
(865) 406-7584 Phone Number	tim@timsfencing.com Email	
Property Owner Signature	Tim Wells Please Print	Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

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:*

\_\_\_\_\_ June 28, 2024 \_\_\_\_\_ and \_\_\_\_\_ July 12, 2024 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Tim Wells

Date: 5/29/2024

File Number: 7-H-24-DP



Sign posted by Staff



Sign posted by Applicant