



CONCEPT PLAN / DEVELOPMENT PLAN

7-SA-24-C / 7-A-24-SU

Petitioner: W. Scott Williams and Associates



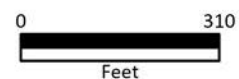
Single family detached in RN-2 (Single-Family Residential Neighborhood), C (Former Planned District)

Map No: 80

Jurisdiction: City

Original Print Date: 6/20/2024

Knoxville - Knoxville 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

W. Scott Williams and Associates

Applicant Name

Affiliation

5/24/2024

7/11/2024

7-SA-24-C / 7-A-24-SU

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.

Scott Williams W. Scott Williams and Associates

Name / Company

4530 Annalee Way Way Knoxville TN 37921

Address

865-692-9809 / wscottwill@comcast.net

Phone / Email

CURRENT PROPERTY INFO

Min Chen and Xinping Wu Pleasant Livin 5934 Pleasant Ridge Rd Knoxville TN 37912

646-407-8930

Owner Name (if different)

Owner Address

Owner Phone / Email

0 PLEASANT RIDGE RD / 5934 PLEASANT RIDGE RD

Property Address

80 H A 02801, 02802

10.3 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Pleasant Ridge Rd and east of Crestpark Rd

General Location

City

Council District 3

RN-2 (Single-Family Residential Neighborhood), C (Former Planned District)

Rural Residential, Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest City

LDR (Low Density Residential)

N/A (Within City Limits)

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" 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) Single family detached	

SUBDIVISION REQUEST

Pleasant Village S/D	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	42 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 <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$3,200.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	W. Scott Williams and Associates Please Print	5/24/2024 Date
Property Owner Signature	Min Chen and Xinping Wu Pleasant Living Development LLC Please Print	5/24/2024 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

W. SCOTT WILLIAMS + ASSOCIATES

Applicant Name

ENGINEER

Affiliation

05/24/2024

Date Filed

July 11, 2024

Meeting Date (if applicable)

File Number(s)

7-SA-24-C
7-A-24-SU

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

SCOTT WILLIAMS

Name

W. SCOTT WILLIAMS + ASSOCIATES

Company

4530 ANNALEE WAY

Address

KNOXVILLE

City

TN

State

37921

ZIP

865-692-9809

Phone

WSCOTTWILL@COMCAST.NET

Email

CURRENT PROPERTY INFO

Min Chen + Xiping Wu

Pleasant Living Development LLC

Property Owner Name (if different)

5934 Pleasant Ridge Rd Knoxville 37912

3032 Oakwood Hills Ln. Knoxville 37931

Property Owner Address

616-407-8930

Property Owner Phone

0 Pleasant Ridge Rd

5934 Pleasant Ridge Rd.

Property Address

080HA02802

080HA02801

Parcel ID

KUB

Sewer Provider

KUB

Water Provider

N

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

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

SUBDIVISION REQUEST

Pleasant Village
Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number 1
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created 42

- Other (specify)
 Attachments / Additional Requirements

ZONING REQUEST

Zoning Change
 Proposed Zoning

Pending Plat File Number

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

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

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

Scott Williams
Applicant Signature

SCOTT WILLIAMS
Please Print

5/8/24
Date

865-692-9809
Phone Number

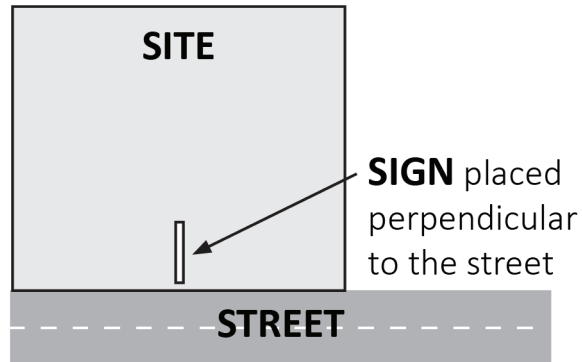
wsottwill@comcast.net
Email

Min Chen
Property Owner Signature

Min Chen
Please Print

05/24/2024, SG
05/10/24
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:

_____ 06/28/2024 _____ and _____ 07/12/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: W. Scott Williams and Associates

Date: 05/24/2024

File Number: 7-SA-24-C & 7-A-24-SU

- Sign posted by Staff
- Sign posted by Applicant