

CONCEPT PLAN / DEVELOPMENT PLAN

7-SB-24-C / 7-D-24-DP

Petitioner: Connor P. Kelly



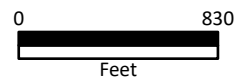
Detached residential subdivision in PR (Planned Residential), F (Floodway)

Map No: 29

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

Connor P. Kelly

Applicant Name

Affiliation

5/28/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-SB-24-C / 7-D-24-DP

File Number(s)

CORRESPONDENCE

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

Connor P. Kelly Heritage Land Development Partners

Name / Company

3579 Louisville Rd Louisville TN 37777

Address

346-666-8119 / ckelly@cookbroshomes.com

Phone / Email

CURRENT PROPERTY INFO

Connor P. Kelly Heritage Land Developm 3579 Louisville Rd Louisville TN 37777

Owner Name (if different)

Owner Address

346-666-8119 / ckelly@cookbro

Owner Phone / Email

7933 MAYNARDVILLE PIKE

Property Address

29 001

Parcel ID

58.47 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Maynardville Pike, Southeast of Gray Road

General Location

City **Commission District 7 PR (Planned Residential) < 2.6 du/ac, F (Floodway)**

Agriculture/Forestry/Vacant Land, Right of Way/Open Space

County District Zoning District

Existing Land Use

North County RC (Rural Conservation), SP (Stream Protection), HP (Hillside Ridgetop)

Planned Growth Area

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

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) _____	

SUBDIVISION REQUEST

Maynardville Pike Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	152
<input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<input checked="" 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)	\$1,600.00	
ADDITIONAL REQUIREMENTS <input checked="" 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	Connor P. Kelly Please Print	5/28/2024 Date
Phone / Email		
Property Owner Signature	Connor P. Kelly Heritage Land Development Partners Please Print	5/28/2024 Date

1) Download and fill out this form at your convenience.
2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

Connor P. Kelly
Applicant Name

Developer
Affiliation

5.28.24
Date Filed

7.11.24
Meeting Date (if applicable)

File Number(s)
7-SB-24-C
7-D-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

Connor P. Kelly
Name

Heritage Land Development Partners
Company

3571 Louisville Rd
Address

Louisville
City

TN
State

37777
ZIP

346.666.8119
Phone

ccelly@cookbroshomes.com
Email

CURRENT PROPERTY INFO

Same as above
Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7933 Maynardville Pike
Property Address

029 001
Parcel ID

HPUD
Sewer Provider

HPUD
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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Detached residential subdivision

SUBDIVISION REQUEST

Maynardville Pike Subdivision
Proposed Subdivision Name

Related Rezoning File Number

1-C-24-RZ

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created

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
 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

Applicant Signature

C. P. Kelly
Please Print

5.28.24
Date

Phone Number

346.646.8119

ckelly@cookbroshomes.com
Email

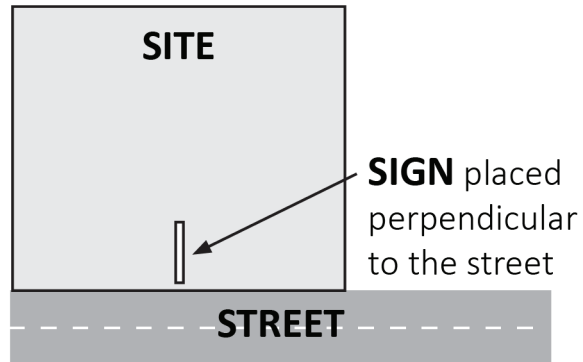
Property Owner Signature

C. P. Kelly
Please Print

5.28.24
Date Paid

05/28/2024, SG

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: Connor P. Kelly

Date: 05/29/2024

File Number: 7-SB-24-C / 7-D-24-DP

- Sign posted by Staff
- Sign posted by Applicant