

CONCEPT PLAN / DEVELOPMENT PLAN

7-SE-24-C / 7-C-24-DP

Petitioner: BB Investment Properties LLC

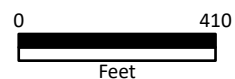


Houses attached in PR (Planned Residential) up to 4 du/ac

Original Print Date: 6/3/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 90
Jurisdiction: County





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

BB Investment Properties LLC

Applicant Name

Affiliation

5/29/2024

7/11/2024

7-SE-24-C / 7-C-24-DP

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.

Richard LeMay LeMay & Associates

Name / Company

10816 Kingston Pike Knoxville TN 37934

Address

865-671-0183 / rlemay@lemayassociates.com

Phone / Email

CURRENT PROPERTY INFO

BB Investments Properties, LLC

10444 Almanac Ln Knoxville TN 37932

865-405-1383

Owner Name (if different)

Owner Address

Owner Phone / Email

2713 BYINGTON BEAVER RIDGE RD

Property Address

90 116

4.99 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

West Knox Utility District

West Knox Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Byington Beaver Ridge Rd, north of Byington Solway Rd

General Location

City **Commission District 6 PR (Planned Residential) up to 4 du/ac**

Rural Residential

County District

Zoning District

Existing Land Use

Northwest County

SR (Suburban Residential)

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) Houses attached	

SUBDIVISION REQUEST

The Farm at Beaver Ridge	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	21
<input checked="" type="checkbox"/> Split Parcels	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)	
4		
Proposed Density (units/acre) Previous Rezoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$2,075.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
<input type="checkbox"/> Amendment Request (Comprehensive Plan)		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> COA Checklist (Hillside Protection)		

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	BB Investment Properties LLC Please Print	5/29/2024 Date
Phone / Email		
Property Owner Signature	BB Investments Properties, LLC Please Print	5/29/2024 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

BB INVESTMENT PROPERTIES LLC

Applicant Name

Affiliation

05/28/2024

July 11, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

7-SE-24-C
7-C-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

Richard LeMay

LeMay & Associates

Name

Company

10816 Kingston Pike

Knoxville

TN

37934

Address

City

State

ZIP

(865) 671-0183

rlemay2@lemayassociates.com; rlemay@lemayassociates.com

Phone

Email

CURRENT PROPERTY INFO

BB INVESTMENT PROPERTIES LLC

10444 ALMANAC LN KNOXVILLE, TN 37932 (865) 405-1383

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2713 BYINGTON BEAVER RIDGE RD

090 116

Property Address

Parcel ID

WKUD

WKUD

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

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

The Farm at Beaver Ridge

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel 21 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

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

Richard LeMay Jr. Digitally signed by Richard LeMay Jr.
Date: 2022.05.06 10:30:04 -04'00'

BB INVESTMENT PROPERTIES LLC

5-22-2024

Applicant Signature

Please Print

Date

Phone Number

Email

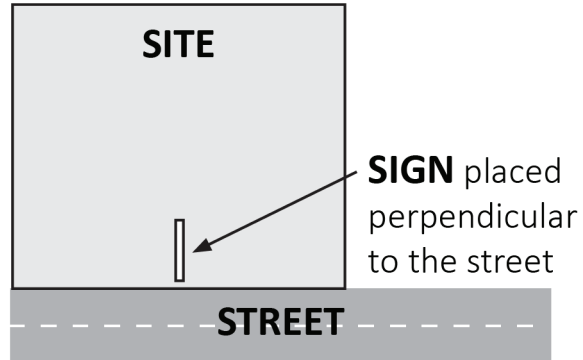
05/29/224, SG

Property Owner Signature

Please Print

Date

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: BB Investment Properties LLC

Date: 05/29/2024

File Number: 7-SE-24-C & 7-C-24-DP

- Sign posted by Staff
- Sign posted by Applicant