

DEVELOPMENT PLAN

6-D-24-DP

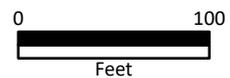
Petitioner: Jerry P Glenn



2 duplexes in PR (Planned Residential)

Map No: 89

Jurisdiction: County



Original Print Date: 5/6/2024

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

Jerry P Glenn

Applicant Name

Affiliation

4/29/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

6-D-24-DP

File Number(s)

CORRESPONDENCE

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

Jerry P Glenn US Realty Investment Group

Name / Company

705 Gate Ln Ste 202 Knoxville TN 37909

Address

865-604-6380 / jerry@usrealtyinvestment.com

Phone / Email

CURRENT PROPERTY INFO

Bryan Pratt

Owner Name (if different)

11017 Yarnell Rd Knoxville TN 37932

Owner Address

865-441-6818

Owner Phone / Email

3208 SOLWAY RD / 3210 SOLWAY RD

Property Address

89 127, 127 01

Parcel ID

1.6 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast of Solway Rd, west of George Light Rd

General Location

City **Commission District 6 PR (Planned Residential)**

County District

Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

Northwest County LDR (Low Density Residential), HP (Hillside 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) 2 duplexes	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<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
\$500.00	
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: Jerry P Glenn Date: 4/29/2024
Please Print

Phone / Email _____

Property Owner Signature: Bryan Pratt Date: 4/29/2024
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

JERRY P GLENN

agent

Applicant Name

Affiliation

04/26/2024

June 13, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

6-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

Jerry P Glenn

U S Realty Investment Corp

Name

Company

705 Gate Lane, Suite 202

Knoxville

TN

37909

Address

City

State

ZIP

865 604 6380

jerry@usrealtyinvestment.com

Phone

Email

CURRENT PROPERTY INFO

Bryan Pratt

11017 Yarnell RdKnoxville, TN 37932-2442 865 441 6818

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3208 and 3210 Solway Road

089 127 and 089 127.01

Property Address

Parcel ID

Westknox

Westknox

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

<input checked="" type="checkbox"/> Development Plan <input 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) <u>rental</u>	Related City Permit Number(s)
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name _____	Related Rezoning File Number
Unit / Phase Number <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created _____	
<input type="checkbox"/> Other (specify) _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

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

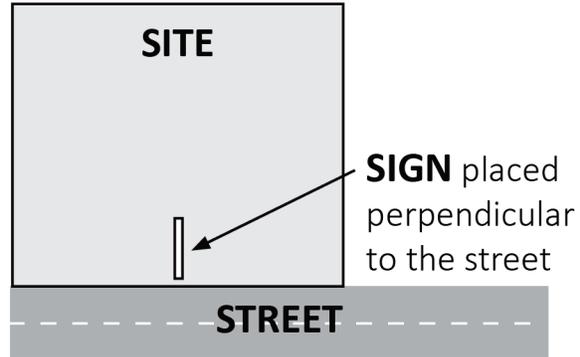
Fee 1		Total
0402	\$500.00	
Fee 2		\$500.00
Fee 3		

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	JERRY P GLENN Please Print	04/26/2024 Date
865 539 2323 Phone Number	jerry@usrealtyinvestment.com Email	04/29/2024, SG 04/26/2024 Date Paid
Property Owner Signature	BRIAN PRATT Please Print	

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:

_____ 05/31/2024 _____ and _____ 06/14/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Jerry P Glenn

Date: 04/29/2024

File Number: 6-D-24-DP

- Sign posted by Staff
- Sign posted by Applicant