

CONCEPT PLAN / DEVELOPMENT PLAN

6-SD-24-C / 6-H-24-DP

Petitioner: Eric Moseley, S&E Properties, LLC



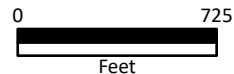
Detached residential subdivision in PR(k) (Planned Residential)

Map No: 132

Jurisdiction: County

Original Print Date: 5/6/2024

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

Scott Smith, S&E Properties, LLC

Applicant Name

Affiliation

4/29/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

6-SD-24-C / 6-H-24-DP

File Number(s)

CORRESPONDENCE

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

Eric Moseley S&E Properties, LLC

Name / Company

405 Montbrook Lane Knoxville TN 37919

Address

865-567-5111 / ericmoseley@icloud.com

Phone / Email

CURRENT PROPERTY INFO

ANDERSON WILLIAM E ANDERSON KEN

Owner Name (if different)

300 Ebenezer Rd Knoxville TN 37923

Owner Address

Owner Phone / Email

0 EBENEZER RD

Property Address

132 037 (part of)

Parcel ID

33.14 acres

Tract Size

Part of Parcel (Y/N)?

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Ebenezer Rd, north of Rosemont Blvd

General Location

City

Commission District 3

PR(k) (Planned Residential) up to 4 du/ac

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Urban Growth Area (Outside City Limits)

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) Detached residential subdivision	

SUBDIVISION REQUEST

Ebenezer Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	113 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	Scott Smith, S&E Properties, LLC Please Print	4/29/2024 Date
Property Owner Signature	ANDERSON WILLIAM E ANDERSON KENNETH LYNN BROWN NANCY A Please Print	4/29/2024 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

Scott Smith

~~Eric Moseley~~, S&E Properties, LLC

Owner

Applicant Name

Affiliation

~~3/25/24~~ 4/29/2024

~~5/9/24~~ 6/13/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

6-SD-24-C
6-H-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

Eric Moseley and Scott Smith

S&E Properties, LLC

Name

Company

405 Montbrook Lane

Knoxville

TN

37919

Address

City

State

ZIP

⁵⁶⁷⁻⁵¹¹¹
(865) 454-3727

ericmoseley@icloud.com & ssmith@volrealty.com

Phone

Email

CURRENT PROPERTY INFO

William Anderson, Kenneth Anderson, Nan ⁺ 300 Ebenezer Rd, Knoxville, TN 37923

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Ebenezer Road

132 037 part of

Property Address

Parcel ID

FUD

FUD

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

Home Occupation (specify) **Single family residential**

Related City Permit Number(s)

Other (specify) _____

SUBDIVISION REQUEST

Ebenezer Road Subdivision

Related Rezoning File Number

Proposed Subdivision Name

113

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

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


Applicant Signature
567-5111
(865) 454-3727

~~Eric Moseley~~ **SCOTT SWINT** 3/25/24
Please Print Date
SSWINT@volrealty.com
ericmoseley@icloud.com

Phone Number

Email


Property Owner Signature


NANCY A. BROWN
Please Print
Julia A. DeBord

04/29/2024, SG

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:

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

Applicant Name: Eric Moseley, S&E Properties, LLC

Date: 04/29/2024

File Number: 6-SD-24-C & 6-H-24-DP

- Sign posted by Staff
- Sign posted by Applicant