

DEVELOPMENT PLAN

5-B-24-DP

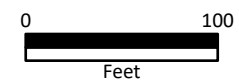
Petitioner: Clint Palmer



Peripheral setback reduction from 35 ft to 15 ft in PR (Planned Residential), TO (Technology Overlay)

Map No: 118

Jurisdiction: County



Original Print Date: 4/2/2024

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

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Clint Palmer

Applicant Name

Affiliation

3/25/2024

Date Filed

5/9/2024

Meeting Date (if applicable)

5-B-24-DP

File Number(s)

CORRESPONDENCE

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

Stephen Ward Ward Land Surveying, LLC

Name / Company

P.O. Box 30654 Knoxville TN 37950-2412

Address

865-690-0104 / SWard@WardLS.com

Phone / Email

CURRENT PROPERTY INFO

Clinton & Rebecca Palmer

Owner Name (if different)

1027 Gray Eagle Ln Knoxville TN 37932

Owner Address

901-201-0782 / clintjpalmer@g

Owner Phone / Email

1027 GRAY EAGLE LN

Property Address

118 G G 030

Parcel ID

13924 square feet

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

Southwest side of Gray Eagle Ln, Southwest of Eagle Spring Ln

General Location

City

Commission District 3

PR (Planned Residential), TO (Technology Overlay)

Single Family Residential

County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

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) Peripheral setback reduction from 35 ft to 15 ft	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
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 Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$450.00	
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	Clint Palmer Please Print	3/25/2024 Date
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Phone / Email		
Property Owner Signature	Clinton & Rebecca Palmer Please Print	3/25/2024 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

Clint Palmer

Owner

Applicant Name

Affiliation

03/25/2024

05/09/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

5-B-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

Stephen Ward

Ward Land Surveying, LLC

Name

Company

PO Box 30654

Knoxville

TN

37930-0654

Address

City

State

ZIP

865.690.0104

SWard@WardLS.com

Phone

Email

CURRENT PROPERTY INFO

Clinton & Rebecca Palmer

1027 Gray Eagle Lane

901.201.0782

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1027 Gray Eagle Lane, Knoxville, TN 37932

118GG030.00

Property Address

Parcel ID

West Knox UD

West Knox UD

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

May 1, 2023

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Related City Permit Number(s)

Home Occupation (specify)

Change Peripheral setback from 35' to 15'

Other (specify)

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

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

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change Proposed Zoning

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

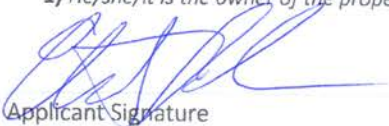
ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	\$450.00
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

Clint Palmer

Please Print

03/25/2024

Date

901.201.0782

Phone Number

clintjpalmer@gmail.com

Email



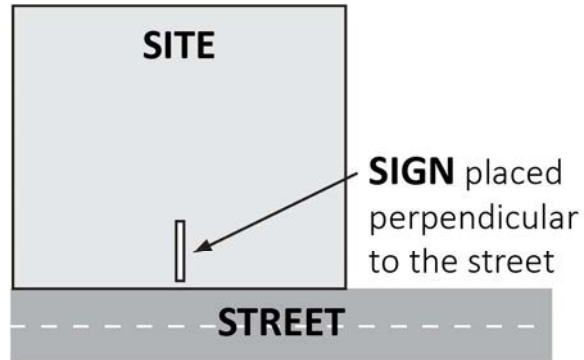
Property Owner Signature

Clint Palmer
Please Print

03/25/2024, 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:

_____ 04/26/2024 _____ and _____ 05/10/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Clint Palmer

Date: 03/25/2024

File Number: 5-B-24-DP

- Sign posted by Staff
- Sign posted by Applicant