

FINAL SUBDIVISION PLAT

5-SA-24-F

Petitioner: B&B Builders c/o Jason Baker



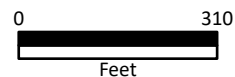
Final Plat For: Final Plat of Volunteer Ridge Phase 3

Map No: 47

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

B&B Builders c/o Jason Baker

Applicant Name

Affiliation

3/6/2024

Date Filed

5/9/2024

Meeting Date (if applicable)

5-SA-24-F

File Number(s)

CORRESPONDENCE

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

David Harbin Batson Himes Norvell & Poe

Name / Company

4334 Papermill Dr Knoxville TN 37909

Address

865-588-6472 / harbin@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

Jason Baker

Owner Name (if different)

PO Box 71233 Knoxville TN 37938

Owner Address

865-607-3326

Owner Phone / Email

0 Kenzi Rose Ln.

Property Address

47 241

Parcel ID

9.404 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

No

Septic (Y/N)

STAFF USE ONLY

Northwest side of Kenzi Rose Lane, southwest of Dry Gap Pike

General Location

City **Commission District 7 PR (Planned Residential), 4 du/ac**

County District

Zoning District

Existing Land Use

North County

Planning Sector

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input 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

Final Plat of Volunteer Ridge Phase 3	Related Rezoning File Number
Proposed Subdivision Name	
_____	45
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information File # 10-SC-20-C	
<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	Fee 1	Total
<input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	\$2,030.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

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	B&B Builders c/o Jason Baker	3/6/2024
	Please Print	Date

Phone / Email		
Property Owner Signature	Jason Baker	3/6/2024
	Please Print	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

B+B BUILDERS c/o Jason Baker
 Applicant Name Affiliation

03/06/2024 May 9, 2024 File Number(s)
5-SA-24-F
 Date Filed Meeting Date (if applicable)

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

DAVID HARBIN BATSON Himes Moreau + POE
 Name Company

4334 Papermill Dr Knoxville Tn 37909
 Address City State ZIP

865-588-6472 harbin@bhn-p.com
 Phone Email

CURRENT PROPERTY INFO

Jason Baker P.O. BOX 71233 865-607-3326
 Property Owner Name (if different) Property Owner Address Property Owner Phone

0 Kenzi Rose Lane, Knoxville, TN 37918 Tax Map 47 Parcel 241
 Property Address Parcel ID

HPUD HPUD NO
 Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

NW side of Kenzi Rose Lane, SW of Dry Gap Pike 9.404 acres
 General Location Tract Size

City County 7th PR, 4 du/ac MF
 District Zoning District Existing Land Use

North County LDR, HP Planned Growth
 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

Proposed Subdivision Name Volunteer Ridge - Phase 3

Related Rezoning File Number

File # 10-SC-20-C

Unit / Phase Number Phase 3

- Combine Parcels
 Divide Parcel

Total Number of Lots Created 45 LOTS

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
0203	\$1,420.00	\$2,030.00
Fee 2		
0208	\$610.00	
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

David Harbin
Applicant Signature

DAVID Harbin
Please Print

3-6-24
Date

865-588-6472
Phone Number

harbin@bhn-p.com
Email

Jason Baker
Property Owner Signature

Jason Baker
Please Print

03/06/2024, SG
Date Paid