

**CONCEPT PLAN**

**5-SC-24-C**

**Petitioner:** Leah Metcalf



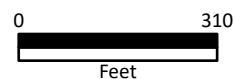
Duplexes in RN-1 in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

**Map No:** 68

**Jurisdiction:** City

**Original Print Date:** 4/2/2024

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

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

**Leah Metcalf**

Applicant Name

Affiliation

**3/25/2024**

Date Filed

**5/9/2024**

Meeting Date (if applicable)

**5-SC-24-C / 5-A-24-SU**

File Number(s)

## CORRESPONDENCE

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

**Leah Metcalf Atlas Survey & Mapping, LLC**

Name / Company

**7016 Maize Drive Knoxville TN 37918**

Address

**865-248-2424 / lmetcalf@atlassurveytn.com**

Phone / Email

## CURRENT PROPERTY INFO

**BR Investments**

Owner Name (if different)

**2301 Sunnywood Ln**

Owner Address

**865-206-4777**

Owner Phone / Email

**0 MONTEREY RD**

Property Address

**68 P C 014 18**

Parcel ID

**8.048 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Northern terminus of Monterey Rd, east of Wilkerson Rd.**

General Location

City

**Council District 3**

District

**RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)**

Zoning District

**Agriculture/Forestry/Vacant Land**

Existing Land Use

**Northwest City**

Planning Sector

**LDR (Low Density Residential), HP (Hillside Protection)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" 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) <b>Duplexes in RN-1</b>	

## SUBDIVISION REQUEST

<b>Monterey Oaks Subdivision</b>	Related Rezoning File Number
Proposed Subdivision Name	
<u>Phase 1</u>	<u>6</u>
Unit / Phase Number <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) _____		
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
<b>\$1,700.00</b>	
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: Leah Metcalf    Please Print    3/25/2024    Date

Phone / Email

Property Owner Signature: BR Investments    Please Print    3/25/2024    Date

(1) Download and fill out this form at your convenience.  
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the  
Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)

Reset Form



# 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

Leah Metcalf

Applicant Name		Affiliation
03/21/2024	May 9, 20204	File Number(s)
Date Filed	Meeting Date (if applicable)	5-SC-24-C / 5-A-24-SU

## 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

Leah Metcalf		Atlas Survey & Mapping, LLC	
Name		Company	
7016 Maize Drive	Knoxville	TN	37918
Address		City	State ZIP
865-248-2424	lmetcalf@atlassurveytn.com		
Phone	Email		

## CURRENT PROPERTY INFO

BR Investments, LLC	2301 Sunnywood Ln	865-206-4777
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
0 Monterey Rd	068PC01418	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

## STAFF USE ONLY

General Location		Tract Size
<input type="checkbox"/> City <input type="checkbox"/> 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) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

## SUBDIVISION REQUEST

### Monterey Oaks Subdivision

Proposed Subdivision Name

1

Unit / Phase Number

Combine Parcels

Divide Parcel

6

Total Number of Lots Created

Related Rezoning File Number

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

## ZONING REQUEST

Zoning Change

Proposed Zoning \_\_\_\_\_

Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number

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
0102	\$700.00	
Fee 2		\$1,700.00
0403	\$1,000.00	
Fee 3		

## AUTHORIZATION

Digitally signed by Leah Metcalf  
Date: 2024.03.21 13:12:10 -05'00'

Leah Metcalf

03/21/2024

Applicant Signature

Please Print

Date

865-248-2424

lmetcalf@atlassurveytn.com

Phone Number

Email

03/25/2024, SG

Steve Elmahdy

03/21/2024

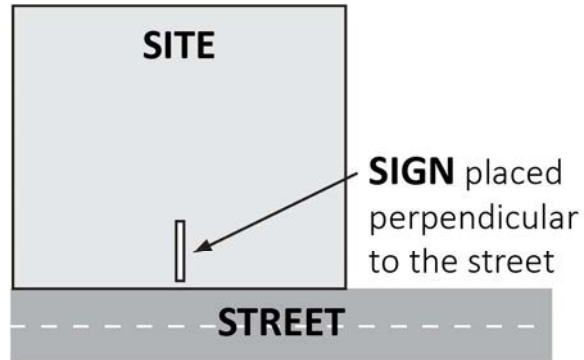
Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

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: Leah Metcalf

Date: 03/25/2024

File Number: 5-SC-24-C & 5-A-24-SU



Sign posted by Staff



Sign posted by Applicant