

**CONCEPT PLAN / DEVELOPMENT PLAN**

**5-SE-24-C / 5-C-24-DP**

**Petitioner:** John Richard Patterson, PE

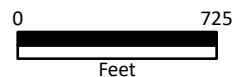


Attached residential subdivision in PR (Planned Residential), PR(k) (Planned Residential)

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

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 154  
**Jurisdiction:** County





# 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

**John Richard Patterson, PE**

Applicant Name

Affiliation

**3/26/2024**

Date Filed

**5/9/2024**

Meeting Date (if applicable)

**5-SE-24-C / 5-C-24-DP**

File Number(s)

## CORRESPONDENCE

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

**John Richard Patterson, PE Kimley-Horn and Associates**

Name / Company

**4031 Aspen Grove Dr Franklin TN 37067**

Address

**615-564-2706 / john.patterson@kimley-horn.com**

Phone / Email

## CURRENT PROPERTY INFO

**Westland Oaks TH II LLC**

Owner Name (if different)

**9900 Westland Dr Knoxville TN 37922**

Owner Address

Owner Phone / Email

**9900 WESTLAND DR**

Property Address

**154 002**

Parcel ID

Part of Parcel (Y/N)?

**22.07 acres**

Tract Size

**First Knox Utility District**

Sewer Provider

**First Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**West side of Ridge Climber Rd, west of Foot Path Ln**

General Location

City

**Commission District 5**

**PR (Planned Residential), PR(k) (Planned Residential)**

**Water, Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**Southwest County**

Planning Sector

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

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) <b>Attached residential subdivision</b>	

## SUBDIVISION REQUEST

<b>Westland Oaks</b>	Related Rezoning File Number
Proposed Subdivision Name	
<u>Unit 3</u>	<u>68</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>\$1,600.00</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: John Richard Patterson, PE    Please Print    3/26/2024    Date

Phone / Email

Property Owner Signature: Westland Oaks TH II LLC    Please Print    3/26/2024    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

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

John Richard Patterson, PE (Kimley-Horn)

Civil Engineer

Applicant Name

Affiliation

March 25, 2024

May 9, 2024

File Number(s)

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

John Richard Patterson, PE

Kimley-Horn and Associates

Name

Company

4031 Aspen Grove Drive

Franklin

TN

37067

Address

City

State

ZIP

615-564-2706

john.patterson@kimley-horn.com

Phone

Email

### CURRENT PROPERTY INFO

WESTLAND OAKS TH II LLC

9900 WESTLAND DR KNOXVILLE, TN

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

9900 WESTLAND DR, KNOXVILLE - 37922

154 002

Property Address

Parcel ID

First Utility District

First Utility District

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) \_\_\_\_\_

Other (specify) Attached residential subdivision

Related City Permit Number(s)

**9-F-20-UR**

## SUBDIVISION REQUEST

**Westland Oaks Unit 3**

Proposed Subdivision Name

**3**

Unit / Phase Number

- Combine Parcels    Divide Parcel

**68**

Total Number of Lots Created

Related Rezoning File Number

Other (specify) Attached residential subdivision

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
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**

John Richard Patterson

Digitally signed by John Richard Patterson  
DN: C=US, E=John.patterson@kimley-horn.com,  
O=Kimley-Horn, CN=John Richard Patterson  
Date: 2024.03.25 09:16:52-05'00'

Applicant Signature

615-564-2706

Phone Number

John Richard Patterson, PE (Kimley-Horn) 3/25/2024

Please Print

Date

john.patterson@kimley-horn.com

Email

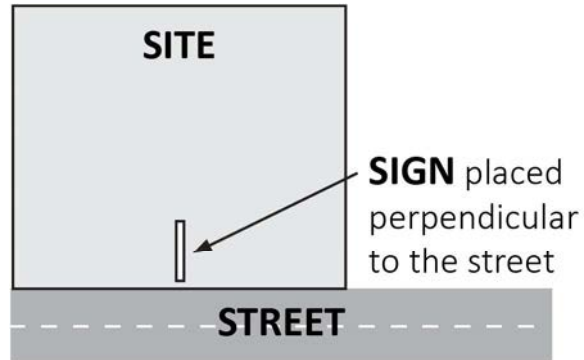
Rebecca Walls

Property Owner Signature

Please Print

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:*

\_\_\_\_\_ April 26, 2024 \_\_\_\_\_ and \_\_\_\_\_ May 10, 2024 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: John Richard Patterson, PE

Date: 3/26/2024

File Number: 5-SE-24-C 5-C-24-DP

- Sign posted by Staff
- Sign posted by Applicant