



DEVELOPMENT PLAN REPORT

► **FILE #:** 11-D-24-DP

AGENDA ITEM #: 67

AGENDA DATE: 11/14/2024

► **APPLICANT:** EDELMARY MARTINEZ (OWNER)

OWNER(S): Edelmary Martinez

TAX ID NUMBER: 124 P A 005

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 507 BROWN MOUNTAIN LOOP RD

► **LOCATION:** North and east sides of Brown Mountain Loop Rd, east of Compton Ln

► **APPX. SIZE OF TRACT:** 1.32 acres

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Brown Mountain Loop Road, a local street with 12 ft of pavement width within 40-ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Knob Creek

► **ZONING:** PR(k) (Planned Residential) up to 2 du/ac

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** 2 single family lots

DENSITY PROPOSED: 1.5 du/ac

HISTORY OF ZONING: This property was rezoned from A (Agricultural) to PR(k) (Planned Residential) up to 2 du/ac with conditions in 2023 (9-L-23-RZ). The request was denied by the Planning Commission but approved with conditions by the County Commission on appeal.

SURROUNDING LAND North: Agriculture/forestry/vacant land - A (Agricultural)

USE AND ZONING:

South: Rural residential - A (Agricultural)

East: Single family residential - A (Agricultural)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The area is comprised of vacant land and single family residential homes ranging in size from 0.5 acres to multiple acres. The surrounding area is rural in character despite being 0.25 miles from city limits. Chapman Highway is generally nearby to the north and east.

STAFF RECOMMENDATION:

► **Approve the development plan for two single-family lots and a reduction of the peripheral setback from 35-ft to 15-ft on the north and east lot boundary lines, as depicted on the site plan, subject to 5 conditions.**

- 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 3) Certifying that the required sight distance is available along Brown Mountain Loop Rd in both directions, with documentation provided to the Knox County Department of Engineering and Public Works for review and approval during the design plan phase.
- 4) Connecting to sanitary sewer and meeting other relevant utility provider requirements.
- 5) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

This proposal is to create two, 0.66-acre lots single-family lots on Brown Mountain Loop Rd from a 1.32-acre forested lot. The applicant is requesting to reduce the 35-ft peripheral setback down to 15 ft on the northern and eastern boundary lines. The Planning Commission may reduce this setback to 15 ft when adjacent to residential.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 2 du/ac, subject to one condition: Applicant must provide proof from KUB that sewer is available at the site.

A. The PR zone permits single-family houses. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B. This PR zone district is approved for a maximum of 2 du/ac. The proposed density is 1.5 du/ac.

C. The zoning condition requires sewer to be on site. The applicant has provided a letter from KUB that sewer is available.

2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policies, Action 9.4: Require that infrastructure improvement agreements are in place before submitting a final plat application. - The condition of the zoning requires sewer to be on site. The applicant has verified with KUB that sewer is available and will be extended to the 2nd lot once it's subdivided.

B. Implementation Policy 2: Ensure that development is sensitive to existing community character. The proposed lot sizes to be used for single family homes are similar to surrounding lot sizes, and the area consists predominantly of single family homes.

3) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is classified as RL (Rural Living) place type. Rural Living areas are primarily made up of single family residential on a wide range of lot sizes within a rural setting. - Brown Mountain Loop has been developed with a range from 0.5-10 acre single family lots. The proposed 0.66 acre lots are in line with the development in the area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area. The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. Rural Area residential development is limited to no more than 2 du/ac. The proposed 2-lot subdivision at 1.5 du/ac meets the requirement.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

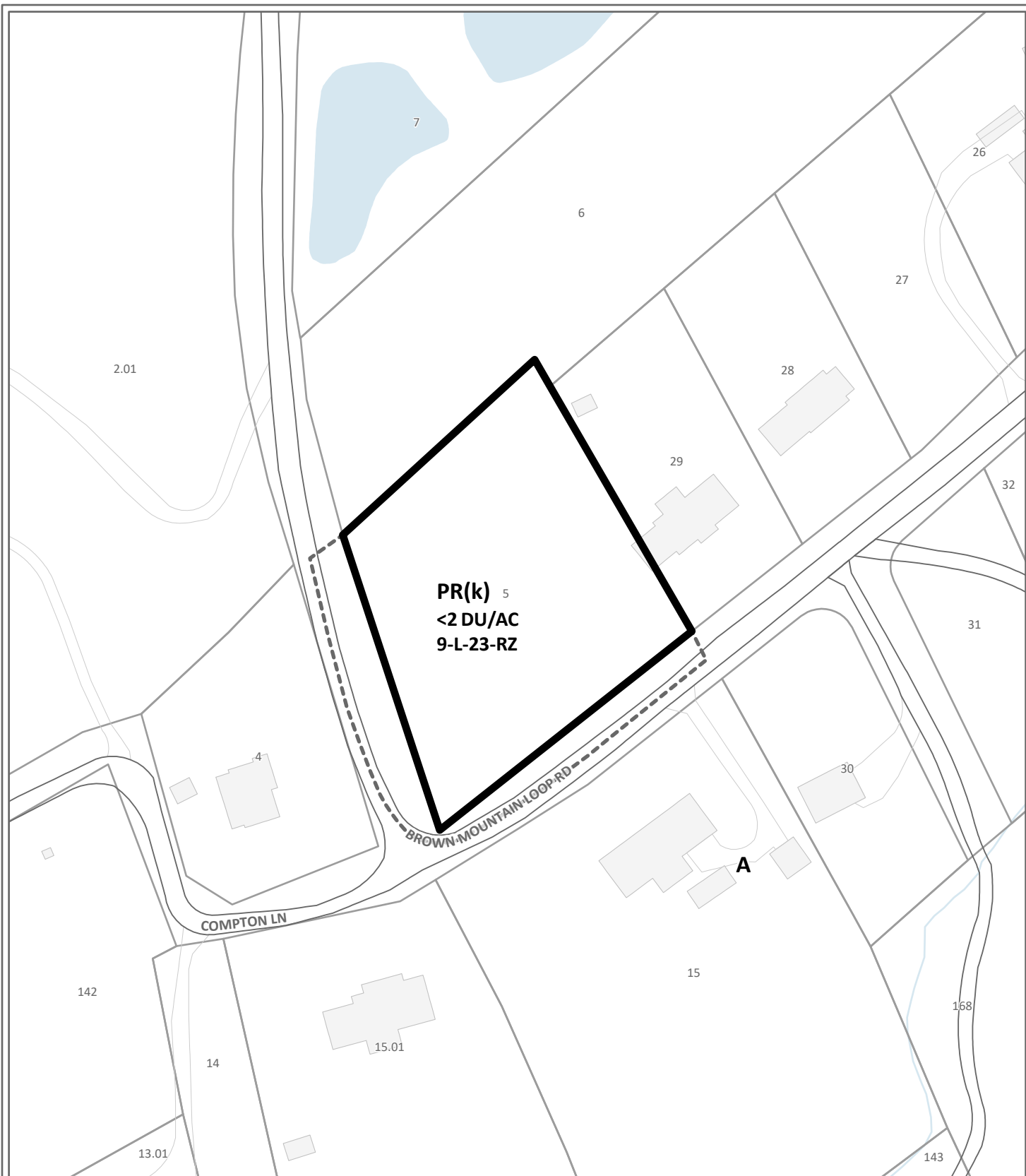
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Mooreland Heights Elementary, South Doyle Middle, and South Doyle High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



DEVELOPMENT PLAN

11-D-24-DP

Petitioner: Edelmary Martinez



2 lots in PR(k) (Planned Residential) up to 2 du/ac

Original Print Date: 10/9/2024

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

Map No: 124

Jurisdiction: County

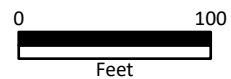
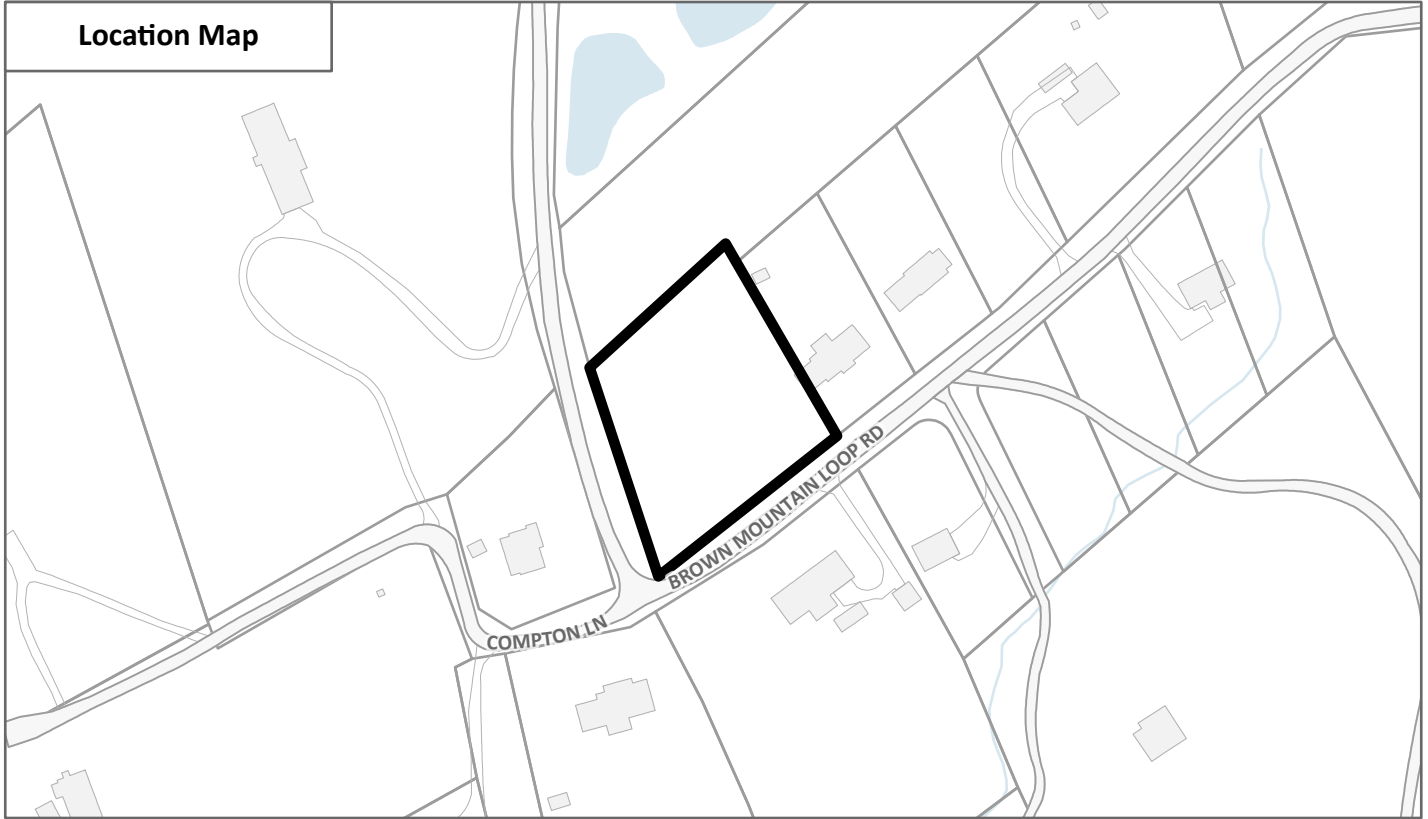


Exhibit A. Contextual Images

Location Map



Aerial Map

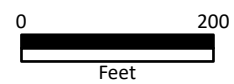


CONTEXTUAL MAPS 1

11-D-24-DP



Case boundary



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (WE), THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS AS (MY, OUR) PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I AM, (WE ARE), THE OWNER(S) IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER(S) HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/ OR GRANT EASEMENT AS SHOWN ON THIS PLAT.

EDELMARY MARTIEZ
OWNER SIGNATURE DATE

OWNER CERTIFICATION ON RELEASE OF EASEMENT

I, (WE), THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON UNDERSTAND THAT THE EASEMENT RIGHT FOR ANY EXISTING FACILITIES ARE NOT BEING RELEASED AND IT IS OUR RESPONSIBILITY TO VERIFY WITH THE ABOVE PARTIES IF THERE ARE ANY EXISTING FACILITIES ALONG THE LOT LINES BEING ELIMINATED BY THIS PLAT BEFORE DIGGING OR CONSTRUCTING AND BUILDING OR STRUCTURE.

EDELMARY MARTIEZ
OWNER SIGNATURE DATE

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE-- MINOR SUBDIVISION

(I, WE) THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN UNDERSTAND THAT IT IS OUR RESPONSIBILITY TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF PUBLIC SEWER AND WATER SYSTEMS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

EDELMARY MARTIEZ
OWNER SIGNATURE DATE

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM -- MINOR SUBDIVISION

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF A PUBLIC SANITARY SEWERS AN TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF SANITARY SEWERS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER DATE

AUTHORIZED SIGNATURE FOR UTILITY DATE

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAN ON THIS THE _____ DAY OF _____, 20____.

ENGINEERING DIRECTOR DATE

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM -- MINOR SUBDIVISION

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF A PUBLIC WATER SYSTEM, AND THAT SUCH INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL REGULATIONS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF WATER SYSTEM IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER DATE

AUTHORIZED SIGNATURE FOR UTILITY DATE

COUNTY-- RELEASE OF EASEMENTS

EXCEPT AS NOTED OR SHOWN ON THIS PLAT, THE FOLLOWING PARTIES HEREBY CONSENT TO THE RELEASE OF ALL RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT IN THE UTILITY AND DRAINAGE EASEMENTS ALONG THE ORIGINAL LOT LINES ELIMINATED BY THIS PLAT.

THE FOLLOWING PARTIES DO NOT RELEASE ANY RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT WHERE THERE ARE EXISTING FACILITIES WITHIN THE PREVIOUSLY ESTABLISHED EASEMENT, WHETHER OR NOT SHOWN ON THIS PLAT. ANY RELOCATION OF EXISTING UTILITIES WILL BE MADE AT THE PROPERTY OWNER'S EXPENSE. IF THE FACILITIES ARE RELOCATED, THE EASEMENT RIGHTS WILL BE RELEASED.

KNOX COUNTY DEPT OF ENGINEERING AND PUBLIC WORKS DATE

WATER UTILITY AGENCY NAME DATE

SEWER UTILITY AGENCY NAME DATE

ELECTRIC UTILITY AGENCY NAME DATE

GAS UTILITY AGENCY NAME DATE

TELEPHONE UTILITY AGENCY NAME DATE

CABLE TV UTILITY AGENCY NAME DATE

TAXES AND ASSESSMENTS

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

KNOX COUNTY TRUSTEE DATE

ADDRESSING DEPARTMENT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREETS CONFORM TO THE KNOXVILLE OR KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS.

SIGNED DATE

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING-- FINAL PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH THE EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS, PURSUANT TO SECTION 13-3-405 OF TENNESSEE CODE, ANNOTATED, THE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION SHALL NOT BE DEEMED TO CONSTITUTE OF EFFECT AN ACCEPTANCE BY THE CITY OF KNOXVILLE OR KNOX COUNTY OF THE DEDICATION OF ANY STREET OR OTHER GROUND UPON THE PLAT.

SIGNED DATE

ZONING

ZONING SHOWN ON OFFICIAL MAP:

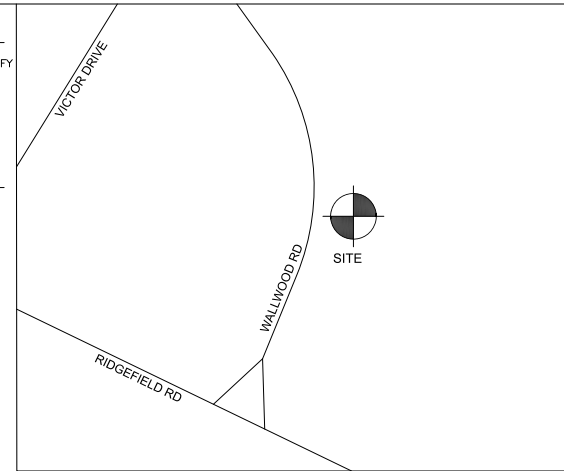
DATE:

BY:

CERTIFICATION OF FINAL PLAT-- ALL INDICATED MARKER, MONUMENTS AND BENCHMARKS SET

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAT AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM, TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-- KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION, OR FOR VARIANCES AND WAIVERS WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT. THE INDICATED PERMANENT MONUMENTS WERE IN PLACE ON THE _____ DAY OF _____ 20____.

G. CHRISTIAN WATTS
TN RLS #2768 DATE

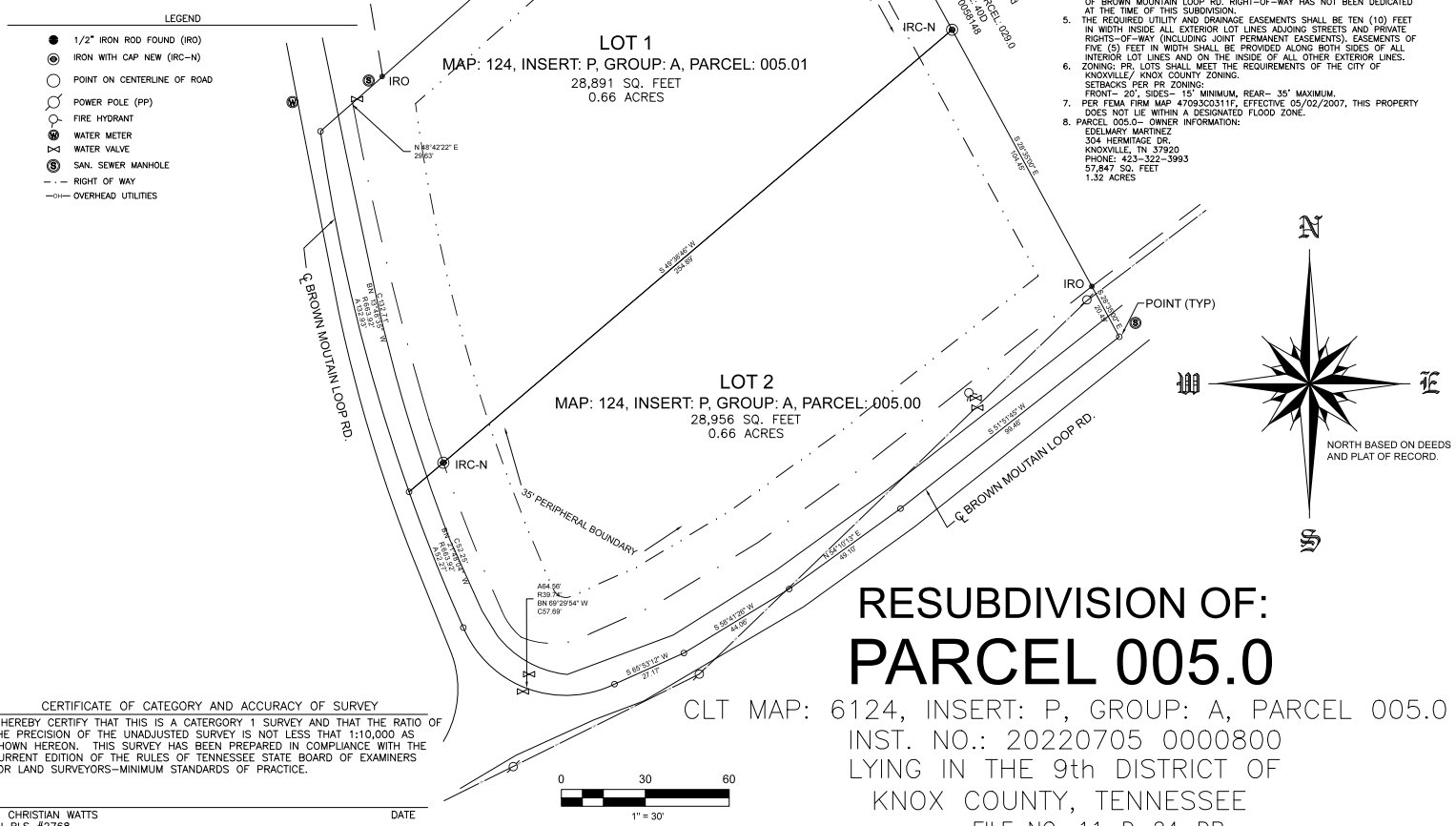


VICINITY MAP (N.T.S.)

NOTES

- IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED HEREON.
- PROPERTY IS SUBJECT TO ANY RESTRICTIONS, COVENANTS AGREEMENTS AND/ OR EASEMENTS RECORDED BUT NOT SHOWN ON THIS PLAT.
- SURVEY IS FOR A TWO (2) LOT SUBDIVISION OF PARCEL 005.0 507 BROWN MOUNTAIN LOOP ROAD. 2 LOTS-- 1.32 ACRES TOTAL. TWO LOTS TO BE USED AS SINGLE-FAMILY RESIDENCE.
- THIS SURVEY INDICATES THAT THE PROPERTY EXTEND TO THE CENTERLINE OF BROWN MOUNTAIN LOOP RD. RIGHT-OF-WAY HAS NOT BEEN DEDICATED AT THE TIME OF THIS SUBDIVISION.
- THE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LINES.
- ZONING: PR. LOTS SHALL MEET THE REQUIREMENTS OF THE CITY OF KNOXVILLE/ KNOX COUNTY ZONING. SETBACKS PER PR ZONING: FRONT-- 20', SIDES-- 15' MINIMUM, REAR-- 35' MAXIMUM.
- PER FEMA FIRW MAP 47093020311F, EFFECTIVE 05/02/2007, THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD ZONE.
- PARCEL 005.0-- OWNER INFORMATION:
EDELMARY MARTIEZ
304 HERMITAGE DR.
KNOXVILLE, TN 37920
PHONE: 423-322-3993
57,847 SQ. FEET
1.32 ACRES

- LEGEND
- 1/2" IRON ROD FOUND (IRO)
 - ⊙ IRON WITH CAP NEW (IRC-N)
 - POINT ON CENTERLINE OF ROAD
 - ⊙ POWER POLE (PP)
 - ⊙ FIRE HYDRANT
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ SAN. SEWER MANHOLE
 - - - RIGHT OF WAY
 - OVERHEAD UTILITIES



RESUBDIVISION OF:
PARCEL 005.0

CLT MAP: 6124, INSERT: P, GROUP: A, PARCEL 005.0
INST. NO.: 20220705 0000800
LYING IN THE 9th DISTRICT OF
KNOX COUNTY, TENNESSEE
FILE NO: 11-D-24-DP

CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF THE PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON. THIS SURVEY HAS BEEN PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS--MINIMUM STANDARDS OF PRACTICE.

G. CHRISTIAN WATTS
TN RLS #2768 DATE



September 11, 2024

Edelmary Martinez
304 Hermitage Dr.
Knoxville, TN. 37920

Re: 507 Brown Mountain Loop Road

Dear Ms. Martinez:

This letter is in response to your request concerning utility service availability. For the location referenced above, the following utilities are available:

Electric Service	<i>Available</i>
Gas Service	<i>Unavailable because: Service would require an extension of gas facilities.</i>
Water Service	<i>Available</i>
Wastewater Service	<i>Available: Please read details below regarding wastewater service.</i>

While utility service(s) may be available, a KUB representative will need to discuss with you whether the existing infrastructure can accommodate your specific utility needs. If existing utility facilities are not adequate, additional facilities may need to be installed to meet the needs of the location and/or proposed development. The cost to install or upgrade utility facilities may require a Contribution in Aid of Construction ("CIAC") by the customer. (Please note that changes to current lot lines and re-platting of parcels could affect the availability of utility services.)

Utility services will be provided after a formal request for service has been made, any easements necessary to extend facilities are acquired, any CIAC monies have been received, and as soon as construction schedules and material availability permits. Services will be furnished in accordance with KUB's standard Rules and Regulations and standard service policies.

If wastewater service is available, please note the following requirement. For multiple single family residential or multi-family residential, commercial, governmental or industrial developments, a Wastewater Capacity Review Application must be submitted for each new project. Capacity must be reserved to help ensure service is available upon completion of the project. Forms to submit Wastewater Capacity Review Applications are available at www.kub.org.

For questions, additional information, or to establish service with KUB, please contact (865) 558-2555.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Branson", is written over a horizontal line.

Tim Branson
Manager, New Service



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

Edelmary Martinez

Applicant Name

Owner

Affiliation

9/26/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-D-24-DP

File Number(s)

CORRESPONDENCE

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

Christian Watts

Name / Company

6625 Ruby June Lane Corryton TN 37721

Address

865-250-8438 / gcwatts865@yahoo.com

Phone / Email

CURRENT PROPERTY INFO

Edelmary Martinez

Owner Name (if different)

304 Hermatige Dr. Knoxville TN 37920

Owner Address

423-322-3993 / edelmarymartin

Owner Phone / Email

507 BROWN MOUNTAIN LOOP RD

Property Address

124 P A 005

Parcel ID

Part of Parcel (Y/N)?

1.08 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice and Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

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) 2 single family lots			

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)	

1.85 du/ac

Proposed Density (units/acre)	Previous Rezoning Requests
Additional Information	

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1	Total
\$500.00	
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	Edelmary Martinez	9/26/2024
	Please Print	Date

Phone / Email

Property Owner Signature	Edelmary Martinez	9/26/2024
	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

Edelmary Martinez

Owner

Applicant Name

Affiliation

09/23/2024

11/14/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

11-D-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

Christian Watts

Name

Company

6625 Ruby June Ln

Corryton

TN

37721

Address

City

State

ZIP

865-250-8438

gcwatts865@yahoo.com

Phone

Email

CURRENT PROPERTY INFO

Edelmary Martinez

304 Hermitage Dr, Knoxville, TN 37920 423-322-3993

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

507 Brown Mountain Loop Rd., Knoxville, TN 37920

Map: 124, Ins: P, Grp: A, Parcel: 005.0

Property Address

Parcel ID

KUB

KUB

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) _____

Other (specify) **Subdividing property located at 507 Brown Mountain Loop Road.**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

2

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

Total Number of Lots Created

☒ Other (specify)

Please confirm that leaving the property lines at the centerline of road is acceptable in

☐ Attachments / Additional Requirements

Related Rezoning File Number

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

0402

Fee 2

Fee 3

Total

\$500.00

AUTHORIZATION


Applicant Signature

Edelmarty Martinez

Please Print

9/23/24

Date


4233223993

Phone Number

Edelmartymartinez@g

Email

Pd. 09/26/2024, SG


Property Owner Signature

Edelmarty Martinez

Please Print

9/23/24

Date



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/01/2024

11/15/2024

Date to be Posted

Date to be Removed

**Have you engaged the
surrounding property owners
to discuss your request?**

☐ Yes ☒ No

☐ No, but I plan to prior to the
Planning Commission meeting

A handwritten signature in black ink, appearing to read "Edlmary Martinez".

Applicant Signature

Edlmary Martinez

Applicant Name

09/23/24

Date

11-D-24-DP

FILE NUMBER