

CONCEPT PLAN / DEVELOPMENT PLAN

11-SE-24-C / 11-H-24-DP

Petitioner: Heartland Development, LLC

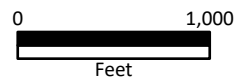


Single family residential subdivision in PR(k) (Planned Residential) 2 du/ac

Original Print Date: 10/9/2024

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

Map No: 150
Jurisdiction: County





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

Heartland Development, LLC

Developer

Applicant Name

Affiliation

10/1/2024

11/14/2024

11-SE-24-C / 11-H-24-DP

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

Greg Presnell, PE LJA Engineering

Name / Company

265 Brookview Centre Way Ste 201 Knoxville TN 37919

Address

865-850-9950 / gpresnell@lja.com

Phone / Email

CURRENT PROPERTY INFO

BGD Development LLC

307 Blue Peacock Way Seymour TN 37865

865-654-6236

Owner Name (if different)

Owner Address

Owner Phone / Email

0 PICKENS GAP RD / 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 8922 PICKENS GAP RD

Property Address

150 044, 04402, 04403, 04404 04405, 04406, 04407, 04408, 044

83.77 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knox-Chapman Utility District

Knox-Chapman Utility District

No

Sewer Provider

Water Provider

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) Single family residential subdivision	

SUBDIVISION REQUEST

Pickens Gap Rd Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number _____	169
<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) _____	

2.02 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
\$1,600.00	
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	Heartland Development, LLC Please Print	10/1/2024 Date
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Phone / Email		
Property Owner Signature	BGD Development LLC Please Print	10/1/2024 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
 - PA
- Rezoning

Heartland Development, LLC

Developer

Applicant Name

Affiliation

09/30/2024

11/14/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

11-SE-24-C
11-H-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

Greg Presnell PE

LJA Engineering

Name

Company

265 Brookview Centre Way, Suite 201

Knoxville

TN

37919

Address

City

State

ZIP

865-850-9950

gpresnell@lja.com

Phone

Email

CURRENT PROPERTY INFO

BGD Development, LLC

307 Blue Peacock Way, Seymour, TN 37865

865-654-6236

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

150 044 (150 04402; 150 04403; 150 04404; 150 04405
150 04406; 150 04407; 150 04408; 150 04409; 150 04410
150 04411; 150 04412; 150 04413; 150 04414; 150 04415
150 04416)

8922 Pickens Gap Road, Knoxville, TN 37920

Property Address

Parcel ID

Knox-Chapman Utility District

Knox-Chapman Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & 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

- 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

Pickens Gap Sub-division

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel

169

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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
0102	\$1,600.00
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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Storm Shular

Heartland Development, LLC

09/30/2024

Applicant Signature

Print Name / Affiliation

Date

865-654-6236

Storm@heartlanddevelopmentllc.com

Phone Number

Email

Storm Shular

BGD Development, LLC

10/01/2024, SG

Property Owner Signature

Please Print

Date Paid

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

Gregory Presnell

Digitally signed by Gregory Presnell
DN: CN=Gregory Presnell
Date: 2024.10.03 11:32:13-04'00'

Greg Presnell

10/03/2024

Applicant Signature

Applicant Name

Date

11-SE-24-C & 11-H-24-DP

FILE NUMBER