

**FINAL SUBDIVISION PLAT**

**11-SH-24-F**

**Petitioner:** Benchmark Associates, Inc

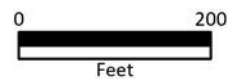


Final Plat For: Final Plat of Subdivision of Tragesser Properties

**Map No:** 153  
**Jurisdiction:** County

**Original Print Date:** 10/24/2024

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

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

#### Benchmark Associates, Inc

Applicant Name	Affiliation
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9/12/2024	11/14/2024	11-SH-24-F
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.*

#### Benjamin J. Moorman Benchmark Associates, Inc.

Name / Company

#### P.O. Box 23892 Knoxville TN 37933

Address

#### 865-692-4090 / bmoorman@bma-ls.com

Phone / Email

### CURRENT PROPERTY INFO

Larry Tragesser	10065 Westland Drive Knoxville TN 37922	865-705-4337
Owner Name (if different)	Owner Address	Owner Phone / Email

#### 10069 Westland Dr. / 10071 and 0 Westland Dr.

Property Address

153 D A 018, 019, 019.01	2.354 acres
Parcel ID	Tract Size

First Knox Utility District	First Knox 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 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

<b>Final Plat of Subdivision of Traggerer Properties</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<b>4</b> 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 Rezoning Requests		
Additional Information _____		

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$940.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	<b>Benchmark Associates, Inc</b> Please Print	<b>9/12/2024</b> Date
Phone / Email		
Property Owner Signature	<b>Larry Traggerer</b> Please Print	<b>9/12/2024</b> 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

Benchmark Associates, Inc.

Consultant

Applicant Name

Affiliation

12 September 2024

14 November 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

11-SH-24-F

## 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

Benjamin J. Moorman

Benchmark Associates, Inc.

Name

Company

PO Box 23892

Knoxville

Tennessee

37933

Address

City

State

ZIP

865-692-4090

bmoorman@bma-ls.com

Phone

Email

## CURRENT PROPERTY INFO

Larry Tragesser

10065 Westland Drive, Knoxville, TN 37922 865-705-4337

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

10069 & 10071 Westland Drive, Knoxville, Tennessee 37922  
0 Westland Dr

153DA018, 019 & 019.01

Property Address

Parcel ID

FUD

FUD

N

Sewer Provider

Water Provider

Septic (Y/N)

County; Zoned RA

## 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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

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

**SUBDIVISION REQUEST**

Final Plat of Subdivision of Larry Tragesser Properties

Related Rezoning File Number

Proposed Subdivision Name

N/A

- Combine Parcels  
  Divide Parcel

4

Unit / Phase Number

Total Number of Lots Created

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

- Attachments / Additional Requirements Final Plat, Closure Report & Public Notice

**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  
 Amendment Request (*Comprehensive Plan*)

**ADDITIONAL REQUIREMENTS**

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

Fee 1		Total
0202	\$500.00	
Fee 2		
0205	\$250.00	\$940.00
Fee 3		
0208	\$190.00	

**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

*Benjamin A. Moorman*  
Applicant Signature

Benchmark Associates, Inc.

12 September 2024

Please Print

Date

865-692-4090

bmoorman@bma-ls.com

Phone Number

Email

10/01/2024, SG

Property Owner Signature

Please Print

Date Paid