



**CONCEPT PLAN / DEVELOPMENT PLAN**

**11-SI-24-C / 11-L-24-DP**

**Petitioner:** Scott Smith



Reduction of the peripheral setback along the north property boundary in PR(k) (Planned Residential) up to 4 du/ac

**Map No:** 132

**Jurisdiction:** County

**Original Print Date:** 10/14/2024

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

**Scott Smith**

Applicant Name

**Owner**

Affiliation

**10/2/2024**

Date Filed

**11/14/2024**

Meeting Date (if applicable)

**11-SI-24-C / 11-L-24-DP**

File Number(s)

## CORRESPONDENCE

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

**Scott Smith S&E Properties, LLC**

Name / Company

**405 Montbrook Lane Knoxville TN 37919**

Address

**865-567-5111 / ssmith@volrealty.com**

Phone / Email

## CURRENT PROPERTY INFO

**Scott Smith S&E Properties, LLC**

Owner Name (if different)

**405 Montbrook Lane Knoxville TN 37919**

Owner Address

**865-567-5111 / ssmith@volreal**

Owner Phone / Email

**0 EBENEZER RD**

Property Address

**132 037 (part of)**

Parcel ID

Part of Parcel (Y/N)?

**33.14 acres**

Tract Size

**First Knox Utility District**

Sewer Provider

**First Knox Utility District**

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) <b>Reduction of the peripheral setback along the north property boundary</b>	

## SUBDIVISION REQUEST

<b>Ebenezer Subdivision</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	<b>106</b>
<input checked="" type="checkbox"/> Other 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)	

### 3.2 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
<b>\$500.00</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	<b>Scott Smith</b> Please Print	<b>10/2/2024</b> Date
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Phone / Email		
Property Owner Signature	<b>Scott Smith S&amp;E Properties, LLC</b> Please Print	<b>10/2/2024</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
  - OYP
- Rezoning

Scott Smith

Applicant Name

Affiliation

9/30/2024

11/14/2024

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

Scott Smith

S&E Properties

Name

Company

405 Monbrook Lane

Knoxville

TN

37919

Address

City

State

ZIP

(865) 567-5111

ssmith@volrealty.com

Phone

Email

## CURRENT PROPERTY INFO

S&E Properties

405 Montbrook Lane, Knoxville, TN 37919 (865) 567-5111

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Ebenezer Road

132 037

Property Address

Parcel ID

FUD

FUD

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) Single family residential

Related City Permit Number(s)

Other (specify) Reduction of the peripheral setback to 15 ft along the north boundary

## SUBDIVISION REQUEST

Ebenezer Road Subdivision

Related Rezoning File Number

Proposed Subdivision Name

106

Unit / Phase Number    Combine Parcels    Divide Parcel

Total Number of Lots Created

Other (specify) Revision to previously approved concept plan (6-SD-24-C)

Attachments / Additional Requirements

## 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

### 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



Scott Smith

9/30/24

Applicant Signature

Please Print

Date

(865) 567-5111

ssmith@volrealty.com

Phone Number

Email

Same as above

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

~~10-26-24~~

Date to be Posted

11/15/2024

~~10-9-24~~

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

Applicant Signature

Applicant Name

Date



SCOTT SMITH

9-30-24

11-SI-24-C & 11-L-24-DP

FILE NUMBER