



TO: Knoxville-Knox County Planning Commission
FROM: Andrea Kupfer, Planning Services Supervisor
DATE: September 4, 2024
RE: Agenda # 7, 9-A-24-SDNC
Subdivision name change from “The Meadows at Hickory Creek” to “Hickory Meadows”

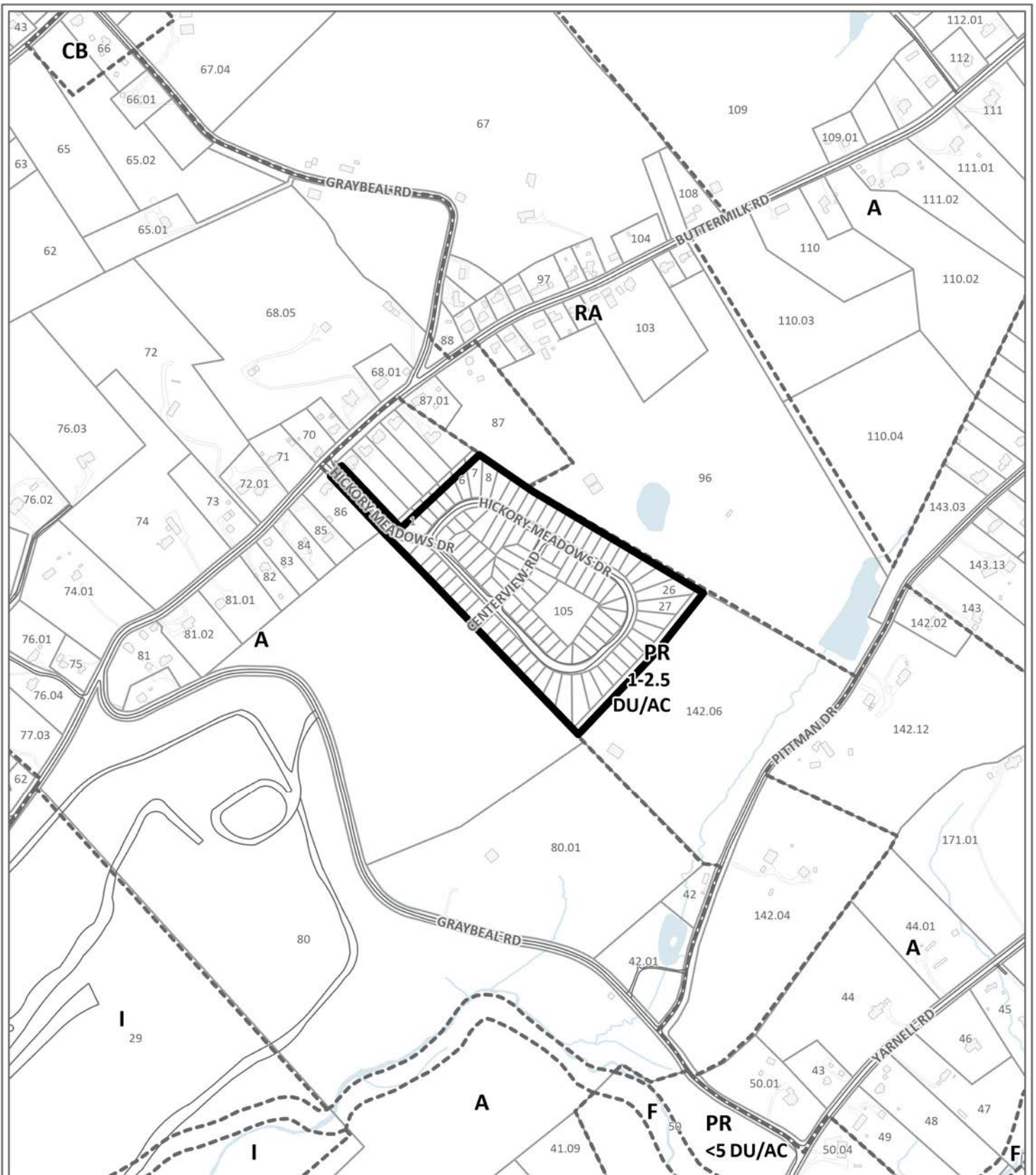
Recommendation

Approve the requested subdivision name change to “Hickory Meadows.”

Comments

The developer of the subdivision has requested the subdivision name be changed from “The Meadows at Hickory Creek” to “Hickory Meadows”, as Hickory Creek is a nearby road and is commonly used to refer to subdivisions on Hickory Creek Road.

The final plat creating the new lots was recorded on June 6, 2024; however, the developer maintains ownership of all lots within the subdivision. The proposed subdivision name would match a street name within the subdivision, which would provide consistency for the Knox County Emergency Communications District. Additionally, the proposed subdivision name has been reserved with Planning’s addressing department and is not a duplication.



SUBDIVISION NAME CHANGE

9-A-24-SDNC

Petitioner: Hickey, Ryan



The Meadows at Hickory Creek to Hickory Meadows

Original Print Date: 8/9/2024

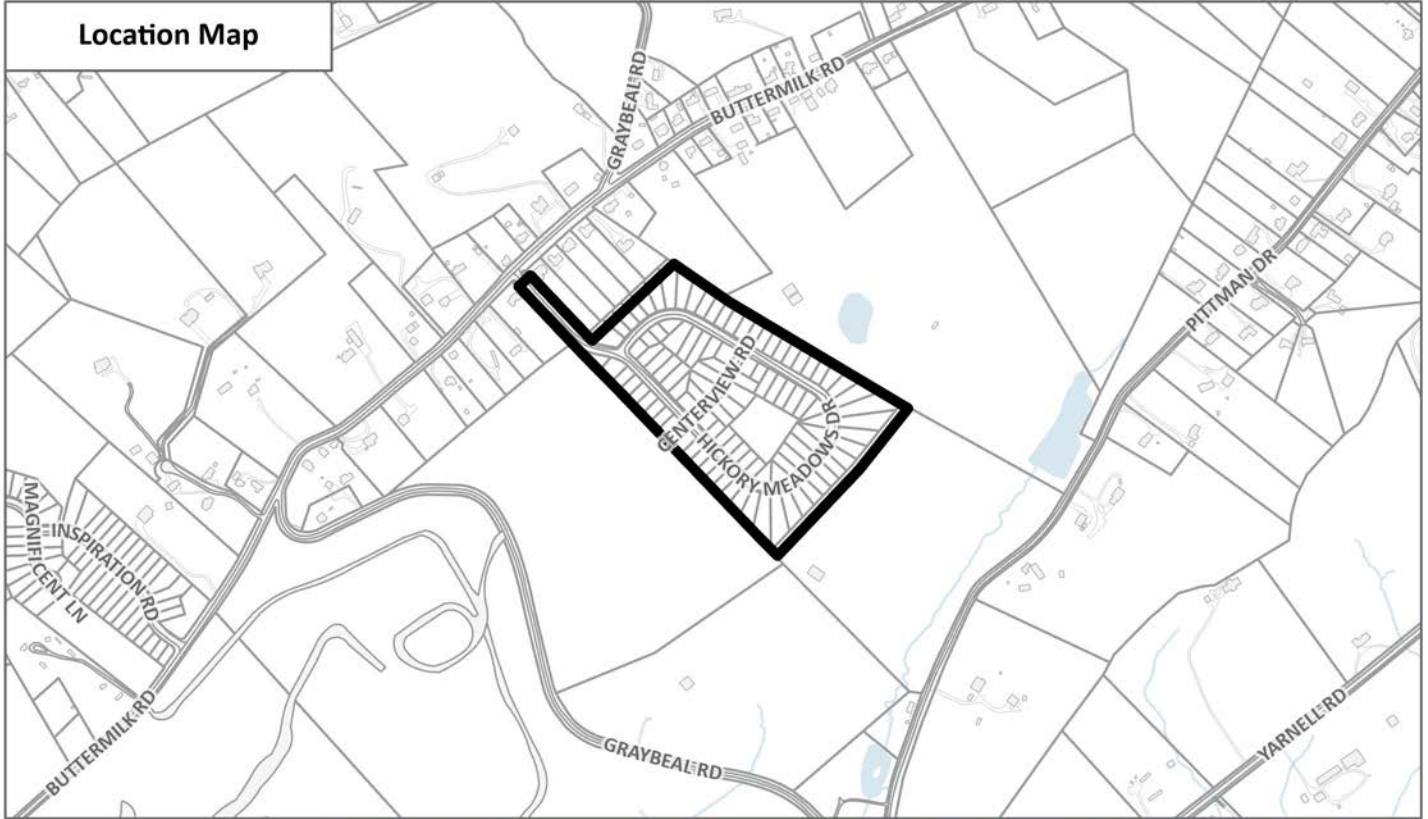
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 129
Jurisdiction: County

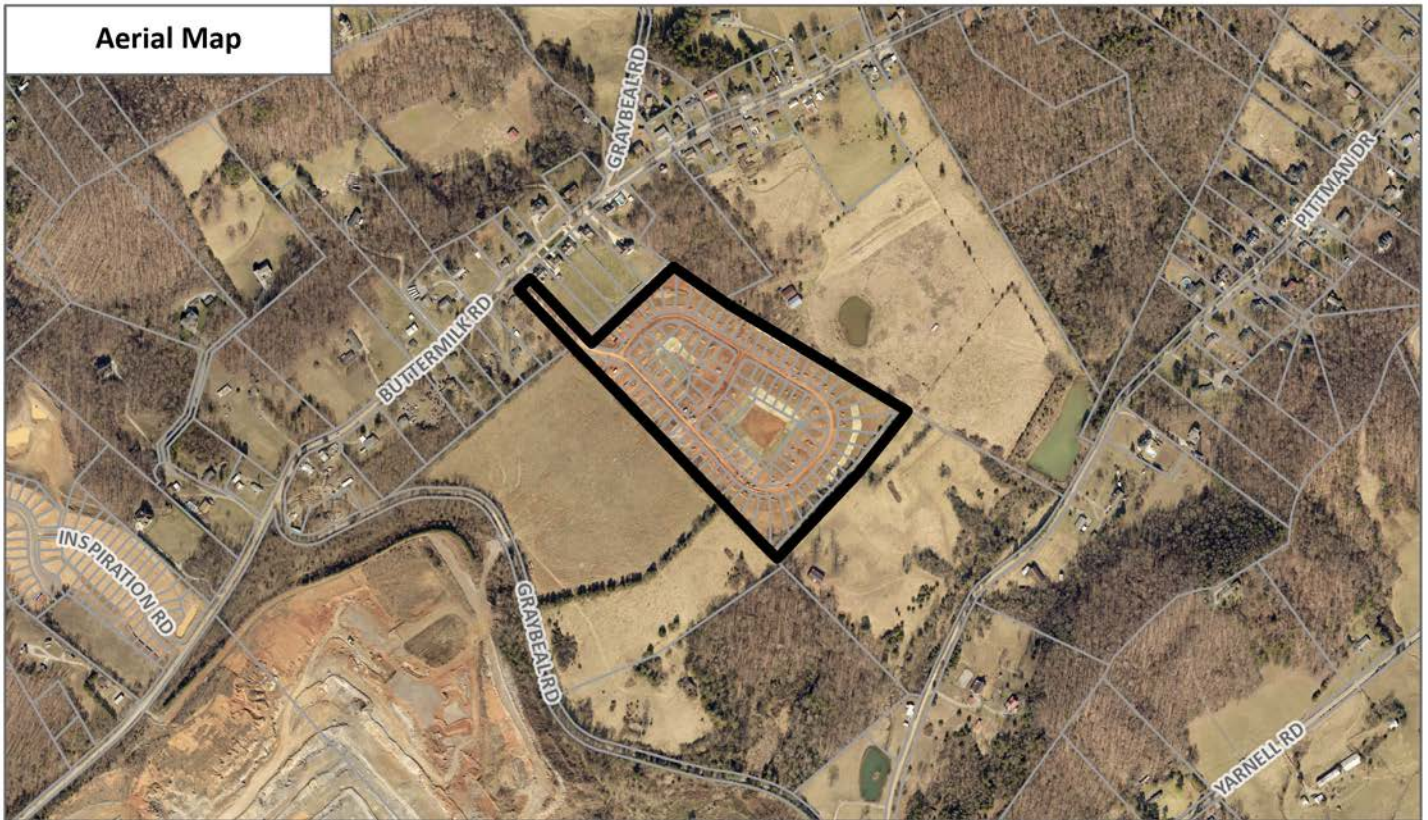


Exhibit A. Contextual Images

Location Map



Aerial Map

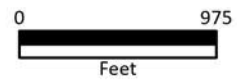


CONTEXTUAL MAPS 1

9-A-24-SDNC



Case boundary





SUBDIVISION NAME CHANGE

400 Main Street, Suite 403
Knoxville, Tennessee 37902
865-215-2500
www.knoxplanning.org

Date Filed: 8/9/2024
Name of Applicant: RYAN HICKEY
Jurisdiction: County Commission District 6
Growth Policy Plan: Rural Area

File Number: 9-A-24-SDNC **Meeting Date:** 9/12/2024 **Fee Amount:** \$500.00

INFORMATION:

Tax ID: 129 J A 001 Add'l. Tax ID Info TO 129JA105
Present Subdivision Name: The Meadows at Hickory Creek
Proposed Subdivision Name: Hickory Meadows

REASON FOR PROPOSED CHANGE:

Hickory Creek is a nearby road and commonly used for subdivisions on Hickory Creek Road.

GENERAL LOCATION OF SUBDIVISION:

South of Buttermilk Road, east of Graybeal Road

PLANNING COMMISSION POLICY REQUIRES THAT:

1. All affected property owners and tenants be given an opportunity to express their opinion concerning a subdivision name change.
2. The opinions expressed be filed with and become a part of the application for change.

The Subdivision Name Change Canvass Form (on the next page) must be completed before the application can be accepted.

ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE DIRECTED TO:

Ryan Hickey Ball Homes
1914 Pinnacle Pointe Way
Knoxville, TN 37922 Telephone: 865-862-4774 Fax: Email: rhickey@ballhomes.com

AUTHORIZATION OF APPLICATION:

I hereby certify that I am the authorized applicant. ALL property owners and tenants affected by this request have been canvassed and are listed on the next page of this form.

Ryan Hickey Ball Homes *Signature:* _____
1914 Pinnacle Pointe Way
Knoxville, TN 37922 Telephone: 865-862-4774 Fax: Email: rhickey@ballhomes.com

APPLICATION ACCEPTED BY: Oscar Iniguez 8/20/2024 9:46:34 AM

SUBDIVISION NAME CHANGE CANVASS FORM

Page _____ of _____

I (We) plan to file a request with the Knoxville-Knox County Planning Commission to change the name of the subdivision.

Present Subdivision Name: The Meadows at Hickory Creek

Proposed Subdivision Name: Hickory Meadows

File Number: 9-A-24-SDNC

Address	Signature	Owner/Tenant	Agree/Disagree
Knoxville, TN			

STAFF USE ONLY

CRITERION

Total Number of Property Owners: 105

Minimum Number of Property Owners in Support: 79
(must be at least 75% for application to be accepted)

Percent of Property Owners in Support: _____

JURISDICTION

City Council _____ County Commission 6

ATTACHMENTS

- Application Requirements Acknowledgement
- Name Change Petition

FEE 1:

TOTAL:

FEE 2:

FEE 3:

AUTHORIZATION



Applicant Signature

Ryan M. Hickey

Please Print

7/29/24

Date



Staff Signature

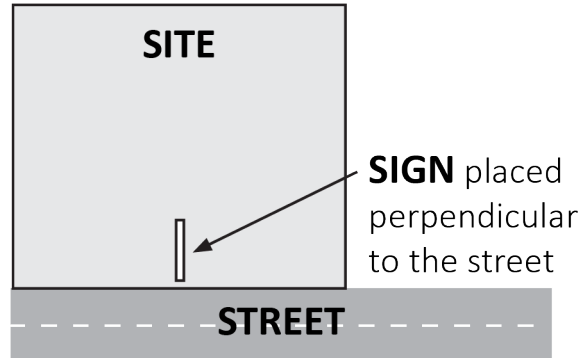
Oscar Iniguez

Please Print

7/29/2024

Date

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:

_____ and _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

- Sign posted by Staff
 Sign posted by Applicant