



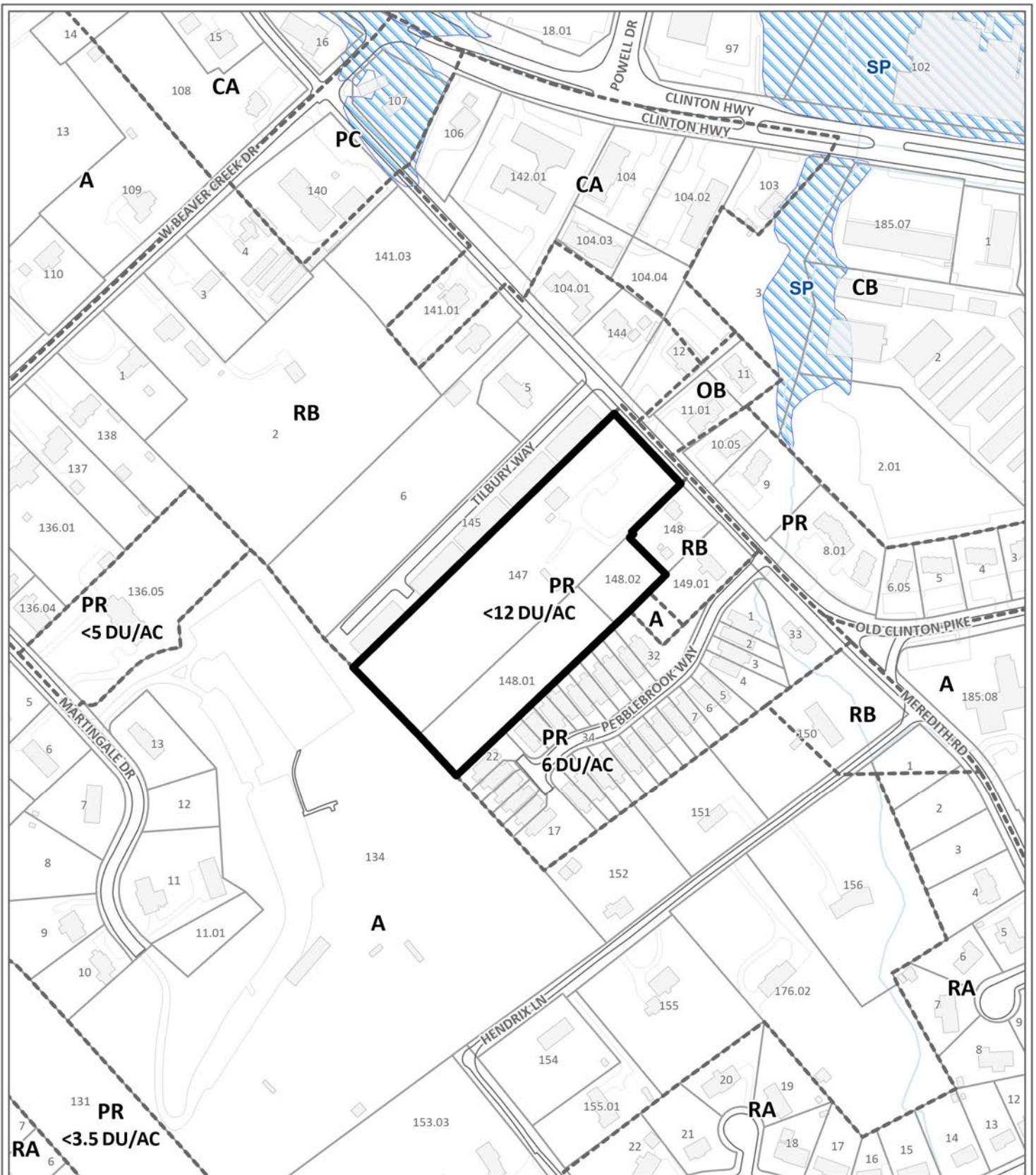
TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist
DATE: September 4, 2024
RE: Agenda # 5, File # 9-SA-24-F
Final Plat of Neely Landing

Recommendation

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved on February 8, 2024, as Planning Case File # 2-SA-24-C.

Associated Case and Decision

2-A-24-DP: Approved by the Planning Commission (2/8/2024)
2-SA-24-C: Approved by the Planning Commission (2/8/2024)



FINAL SUBDIVISION PLAT

9-SA-24-F

Petitioner: Jenkins Builders



Final Plat For: Final Plat of Neely Landing

Map No: 67

Jurisdiction: County

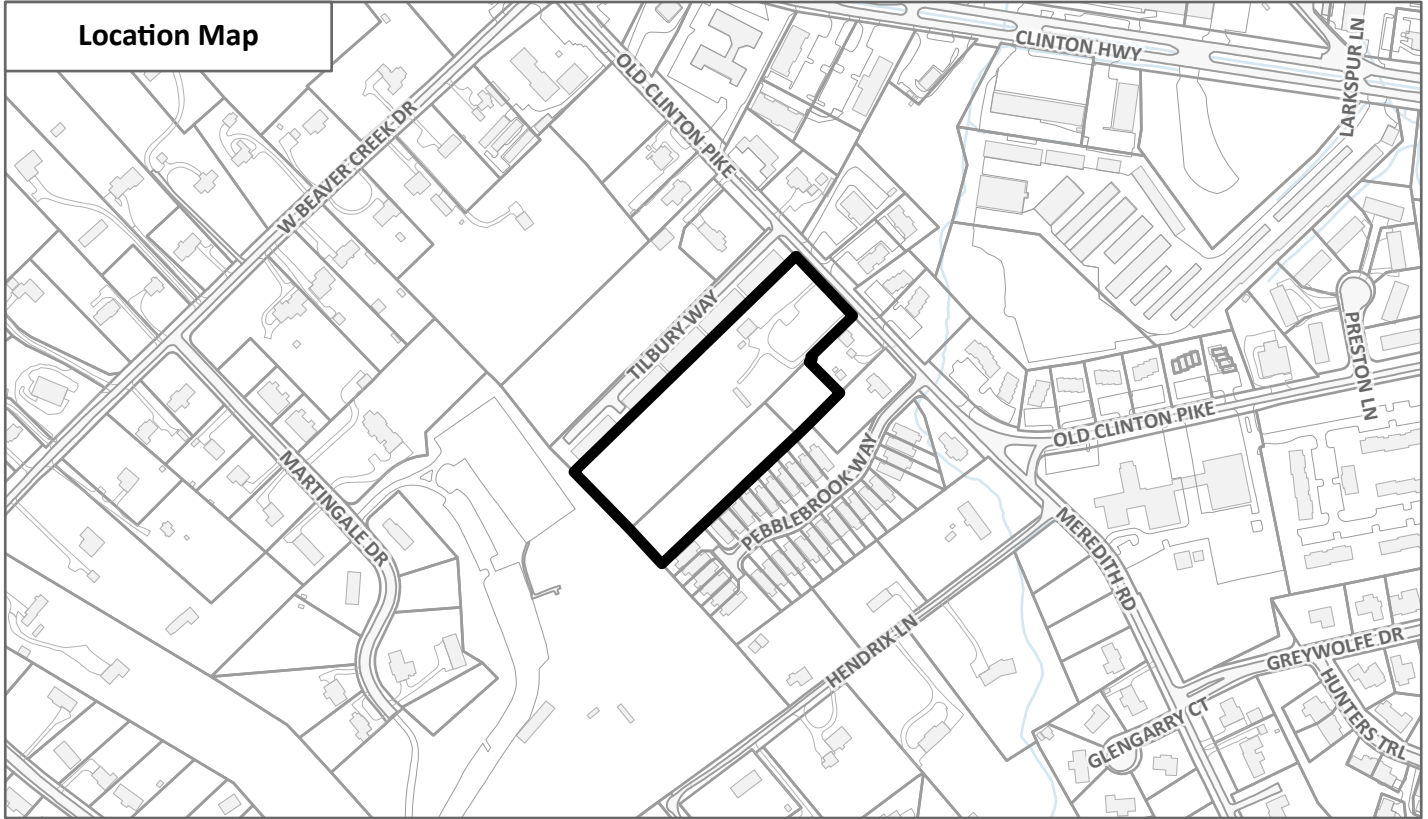
Original Print Date: 8/16/2024

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



Exhibit A. Contextual Images

Location Map



Aerial Map

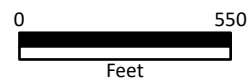


CONTEXTUAL MAPS 1

9-SA-24-F



Case boundary





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

Jenkins Builders

Applicant Name	Affiliation
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7/31/2024

9/12/2024

9-SA-24-F

Date Filed	Meeting Date (if applicable)	File Number(s)
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CORRESPONDENCE

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

David Harbin Batson, Himes, Norvell and Poe

Name / Company

4334 Papermill Dr. Dr. Knoxville TN 37909

Address

865-588-6472 / harbin@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

Jenkins Builders

5328 Turtle Point Ln Knoxville TN 37919

865-388-2753

Owner Name (if different)	Owner Address	Owner Phone / Email
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7321 Old Clinton Pk. / 0 Old Clinton Pike

Property Address

67 147 14801, 14802

5.595 acres

Parcel ID	Part of Parcel (Y/N)?	Tract Size
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Hallsdale-Powell Utility District

Hallsdale-Powell Utility District

No

Sewer Provider	Water Provider	Septic (Y/N)
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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

Final Plat of Neely Landing	Related Rezoning File Number
Proposed Subdivision Name	
_____	54
Unit / Phase Number <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)	
Proposed Density (units/acre) Previous Rezoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	\$1,200.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
<input type="checkbox"/> Amendment Request (Comprehensive Plan)	Fee 3	
ADDITIONAL REQUIREMENTS		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> COA Checklist (Hillside Protection)		

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	Jenkins Builders Please Print	7/31/2024 Date
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Phone / Email		
Property Owner Signature	Jenkins Builders Please Print	7/31/2024 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

Jenkins Builders
Applicant Name

Affiliation

7/29/2024

9/12/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

9-SA-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

David Harbin
Name

Batson James Norvell + Poe
Company

4334 Papermill Dr
Address

Knoxville
City

Tn
State

37909
ZIP

865-588-6472
Phone

harbin@bhn-p.com
Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

7321 & 0

5328 Turtle Point Lane
Knoxville TN 37919

Property Owner Address

865-388-2753

Property Owner Phone

Property Address

Old Clinton Pike

TAX MAP 67

Parcel ID

PARCELS 147, 148, 148.02

148.01

HPUD
Sewer Provider

HPUD
Water Provider

no
Septic (Y/N)

STAFF USE ONLY

Southeast of W Beaver Creek Dr. and south of Old Clinton Pike

5.595 Acres

General Location

Tract Size

City County
District

6

PR <12 DU/AC

Zoning District

RR/SFR/AgForVac

Existing Land Use

Northwest County

SMR

Planned Growth Area

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

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
NEELY LANDING

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel **54 LOTS**
Total Number of Lots Created

Other (specify) _____

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
- Amendment Request (*Comprehensive Plan*)

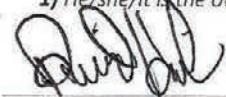
ADDITIONAL REQUIREMENTS

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

Fee 1		Total
0202	\$500	
Fee 2		
0208	\$700	\$1,200
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

DAVID HARBIN
Please Print

7-29-24
Date

8165-588-4472
Phone Number

harbin@bhn-p.com
Email

7/29/2024 FR

Property Owner Signature

Please Print

Date Paid