



# SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 3-SJ-25-C

**AGENDA ITEM #:** 14

**AGENDA DATE:** 3/13/2025

▶ **SUBDIVISION:** 1524 RIVERSIDE RD

▶ **APPLICANT/DEVELOPER:** LJA ENGINEERING

OWNER(S): Casey Chapman 1524 Riverside LLC

TAX IDENTIFICATION: 83 P A 009

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1524 RIVERSIDE RD

▶ **LOCATION:** East side of Riverside Road, north of Delrose Drive

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A (Within City Limits)

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Holston-French Broad, Williams Creek

▶ **APPROXIMATE ACREAGE:** 2.31 acres

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** 10-lot single family residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
South: Rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
East: Rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
West: Rural residential - RN-1 (Single-Family Residential Neighborhood)

▶ **NUMBER OF LOTS:** 10

SURVEYOR/ENGINEER: Brandon Simpson LJA Engineering

ACCESSIBILITY: Access is via Riverside Road, an unstriped local street with an approximate pavement width of 15 ft within a 28-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** VARIANCES  
None.

**ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL**  
None.

**ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)**  
1) Reduce the minimum pavement width of public Road A from 26 ft to

20 ft.

2) Increase the maximum intersection grade from 1% to 3% at the intersection of Road A and Riverside Road.

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**STAFF RECOMMENDATION:**

- **Postpone the application for 30 days to be heard at the April 10, 2025 Planning Commission meeting as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: 121 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Sarah Moore Greene Magnet, Vine Middle Magnet, and Austin East High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knoxville-Knox County Planning Commission. The date of the Knoxville-Knox County Planning Commission appeal hearing will depend on when the appeal application is filed.



# Request to Postpone • Table • Withdraw

LJA Engineering

3/3/2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

March 13, 2025

Scheduled Meeting Date

3-SJ-25-C

File Number(s)

## POSTPONE

**POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:**  30 days  60 days  90 days

Postpone the above application(s) until the April 10, 2025 Planning Commission Meeting.

## WITHDRAW

**WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

**TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

Brandon Simpson

Digitally signed by Brandon Simpson  
DN: CN=Brandon Simpson  
Date: 2025.03.03 15:23:02-05'00'

Brandon Simpson

Applicant Signature

Please Print

865-328-3138

bsimpson@lja.com

Phone Number

Email

## STAFF ONLY

Samiul Haque

Samiul Haque

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

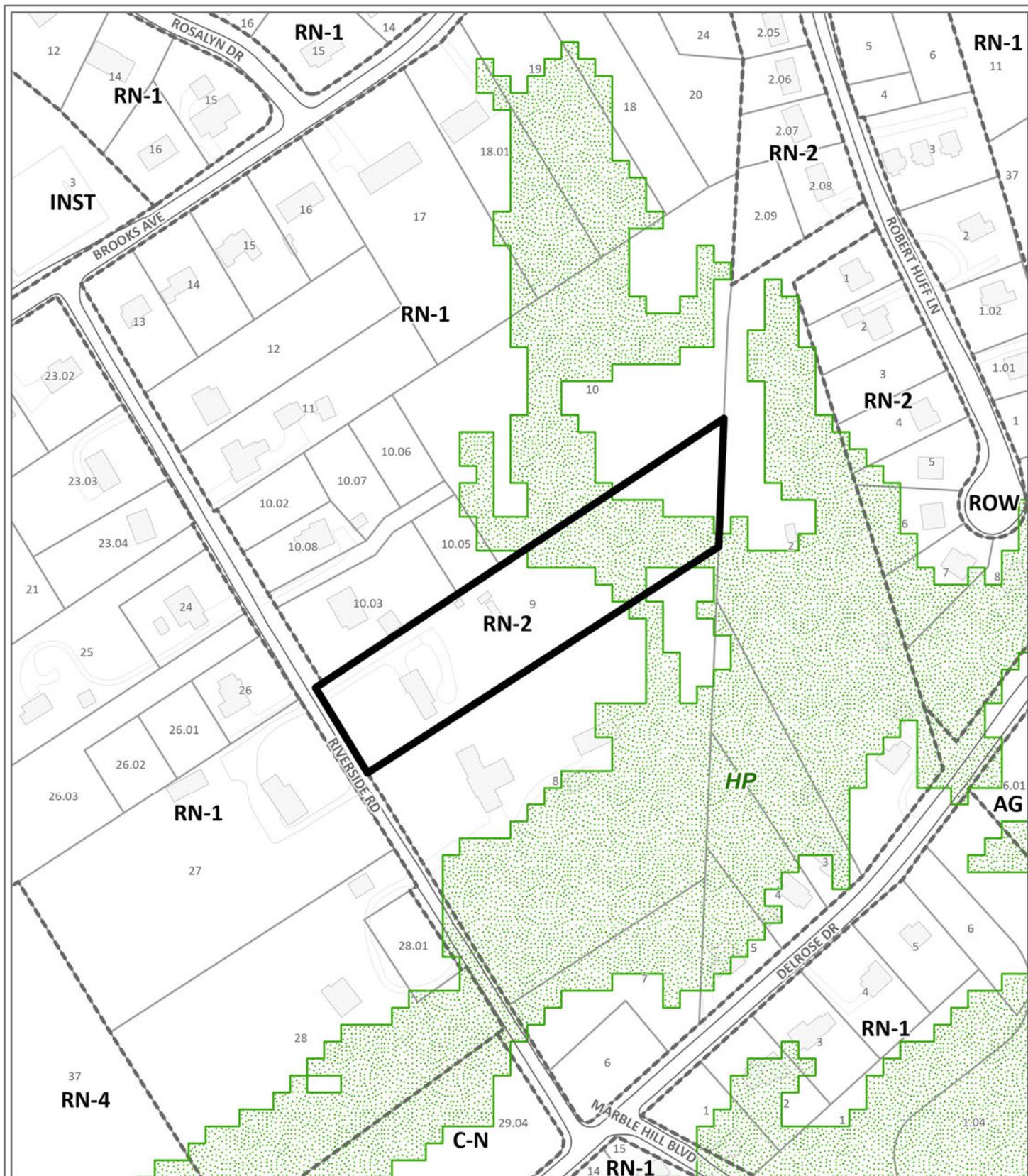
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**CONCEPT PLAN**

**3-SJ-25-C**

**Petitioner:** LJA Engineering

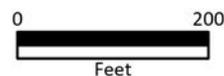


12-lot single family residential subdivision in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

**Map No:** 83  
**Jurisdiction:** City

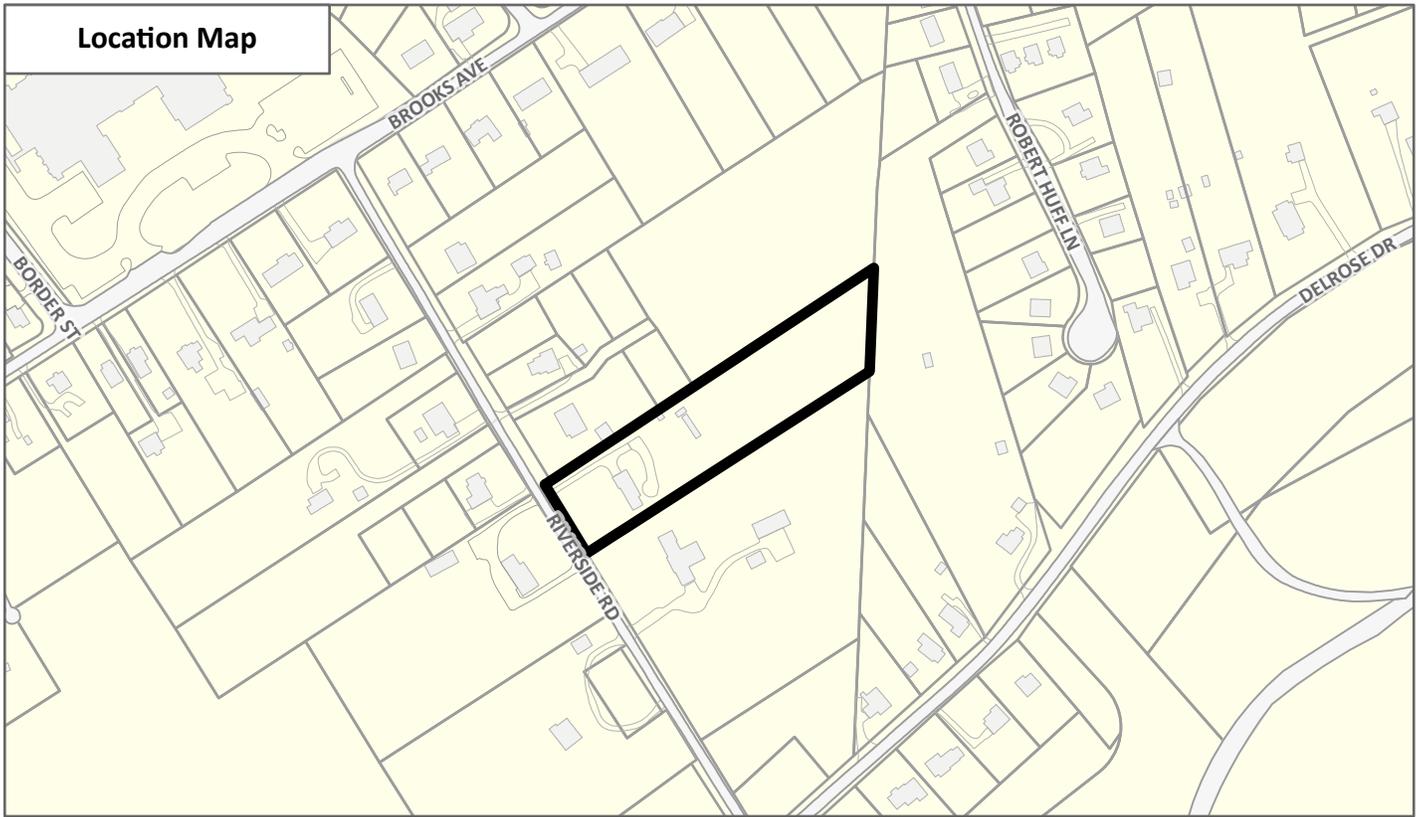
**Original Print Date:** 2/4/2025

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



# Exhibit A. Contextual Images

Location Map



Aerial Map

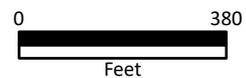


CONTEXTUAL MAPS 1

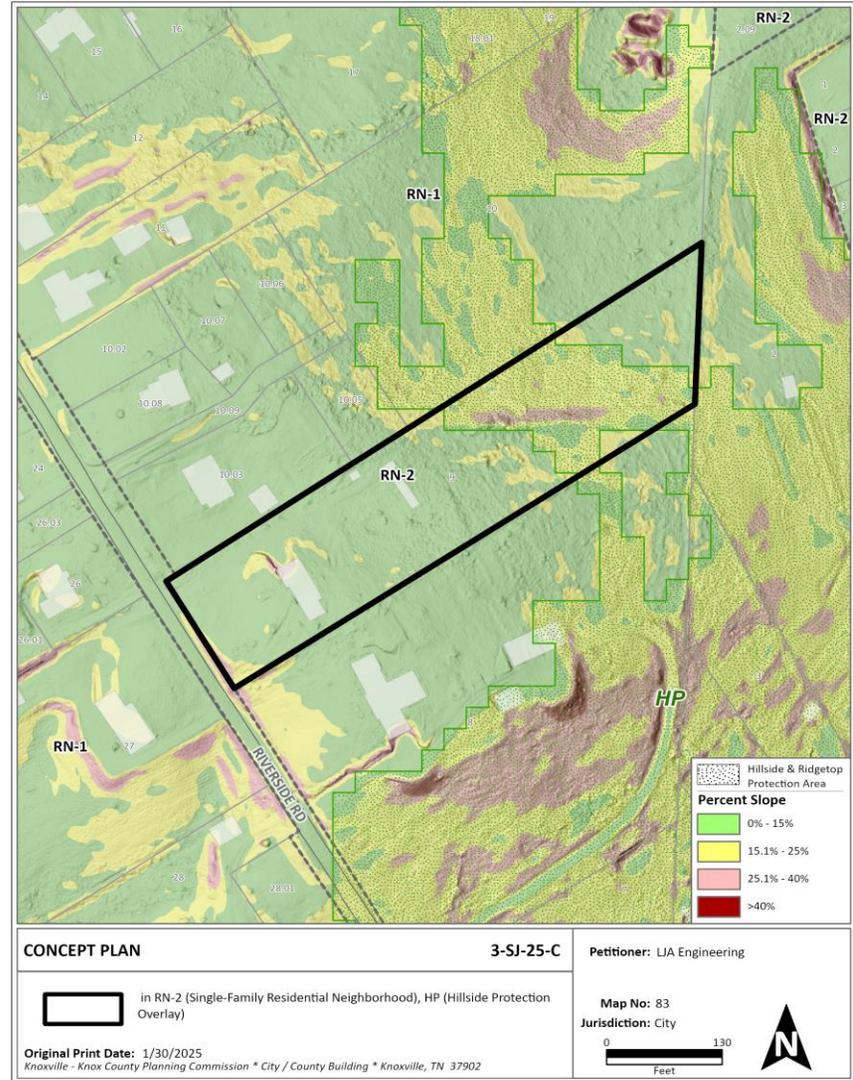
3-SJ-25-C



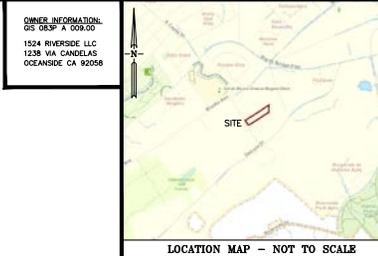
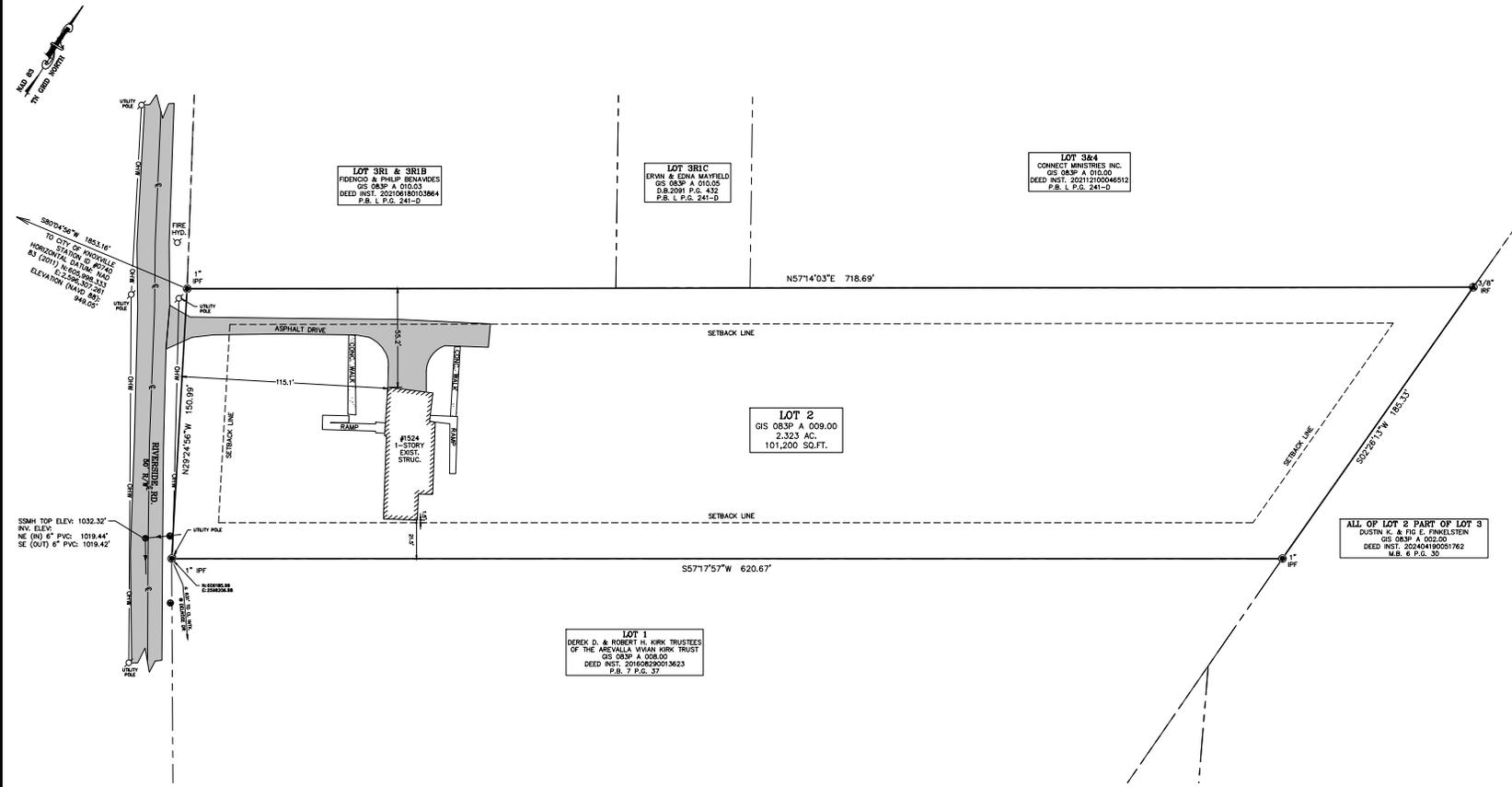
Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>100,807.8</b>	<b>2.31</b>			
Non-Hillside	76,235.2	1.75	N/A		
0-15% Slope	4,247.8	0.10	100%	4,247.8	0.10
15-25% Slope	18,074.8	0.41	50%	9,037.4	0.21
25-40% Slope	2,200.0	0.05	20%	440.0	0.01
Greater than 40% Slope	50.0	0.00	10%	5.0	0.00
Ridgetops					
<b>Hillside Protection (HP) Area</b>	24,572.6	0.56	Recommended disturbance budget within HP Area	<b>13,730.2</b>	<b>0.32</b>
			Percent of HP Area	<b>55.9%</b>	



GRID NORTH IS BASED ON A BEARING OF 349°52'07" W 424.91' FROM CITY CONTROL POINT #0746 TO #0744. DISTANCES HAVE BEEN REDUCED TO GRID



**LEGAL DESCRIPTION**

**LOT 2:**  
A certain tract or parcel of land situated in the Sixth (6th) Civil District of the County of Knox, State of Tennessee, and designated as all of Lot 2 of E.R. Keller's Addition, as described in Deed Inst. 202408290012139, and shown on Plat Inst. 19220415000000 and recorded in the Register of Deeds of Knox County, and more particularly described as follows:  
Beginning at an existing 1" iron pipe, being the southerly corner of the parcel and a point in the northeast right-of-way line of Riverside Road a common corner to Derek & Robert Kirk Property, Lot 1 of E.R. Keller's Addition (GIS 083P A 008.00, Deed Inst. 201608290013623), and having State Plane Coordinates of N:06185.98, E:2508206.88 in the Tennessee State Plane Coordinate System, derived from North American Datum 1983 (NAD83) Epoch 2015; thence, leaving the line of Kirk and with said right-of-way, North 29°24'56" West a distance of 150.89' to an existing 1" iron pipe, a common corner to Filencio & Philip Benavides (GIS 083P A 010.03, Deed Inst. 202108180103864); thence, leaving said right-of-way and with the line of Benavides, North 57°14'03" East a distance of 716.69' to an existing 3/8" iron pin, a common corner to Dustin & Fig Finkelstein (GIS 083P A 002.00, Deed Inst. 202404190051762); thence with the line of Finkelstein, South 02°26'11" West a distance of 193.33' to an existing 1" iron pipe, a common corner to Finkelstein and Kirk; thence, leaving the line of Finkelstein and with the line of Kirk, South 57°17'57" West a distance of 620.67' to the point of beginning, and having an area of 2.323 acres, more or less, as surveyed by Michael P. Messina, RLS #3328 on September 30, 2024 and shown on a plat bearing job #202416912.

**LOT 1**  
DEREK D. & ROBERT H. KIRK TRUSTEES OF THE AREVALLA WYAN KIRK TRUST  
GIS 083P A 008.00  
DEED INST. 201608290013623  
P.B. 7 P.G. 37

**LOT 2**  
GIS 083P A 009.00  
2.323 AC.  
101,200 SQ.FT.

**LOT 3R1 & 3R1B**  
FEDENCO & PHILIP BENAVIDES  
GIS 083P A 010.03  
DEED INST. 202108180103864  
P.B. 1 P.G. 241-D

**LOT 3R1C**  
ERIN & EDNA MAYFIELD  
GIS 083P A 010.00  
D.B.2091 P.G. 432  
P.B. 1 P.G. 241-D

**LOT 364**  
CONNECT INDUSTRIES INC.  
GIS 083P A 010.00  
DEED INST. 20211200946312  
P.B. 1 P.G. 241-D

**ALL OF LOT 3 PART OF LOT 3**  
DUSTIN & FIG FINKELSTEIN  
GIS 083P A 002.00  
DEED INST. 202404190051762  
M.B. 6 P.G. 30

- SURVEYOR'S NOTES**
1. THE SURVEY SHOWN HEREON WAS PRODUCED USING GPS REAL TIME KINEMATIC (RTK) POSITIONAL DATA OBSERVED ON SEPTEMBER 30, 2024, UTILIZING A TRIMBLE R-12 DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
  2. FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:  
TDOT DISTRICT 15 CORS ARP, PDC: D09540, LAT: N36°00'08.260272", LON: W83°46'13.97247"
  3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83), CORS 96, EPOCH 2002.0, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODETIC REFERENCE NETWORK (TRN) AND ARE FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM (VRS).
  4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GEOID 18.
  5. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.000063114.
  6. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM THOSE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITY SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
  7. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION WAS PROVIDED BY THE CLIENT.
  8. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
  9. THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER RESTRICTIONS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
  10. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 470903030F, EFFECTIVE DATE MAY 2, 2009.
  11. SUBJECT PROPERTY CURRENTLY ZONED RN-1. CURRENT BUILDING SETBACK ARE FRONT 25', SIDE 20' AND REAR 25', PER CITY OF KNOXVILLE ZONING OFFICE.

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 8, 11A, 13 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 25, 2021.

I FURTHER CERTIFY THAT THIS IS A CATEGORY B RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DATE OF SIGNATURE: MICHAEL P. MESSINA JR. TN. #3328

**LEGEND**

● = "RP" IRON ROD FOUND	--- = BOUNDARY/PROPERTY LINE
○ = CORNER POINT	- - - = ADJOINING PROPERTY LINE
● = "RP" IRON PIPE FOUND	--- = LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
○ = FIRE HYDRANT	- - - = RIGHT OF WAY LINE
○ = UTILITY POLE	--- = LINE SURVEYED, LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
● = SANITARY SEWER MANHOLE	--- = SETBACK LINE
○ = WATER METER	--- = OVERHEAD WIRE
	--- = EASEMENT AREA



**TRUELINE LAND SURVEYING, LLC**  
P.O. Box 32228  
Knoxville, TN 37930  
(865) 627-2138  
www.truelinesurveying.com  
www.truelines.com

**REFERENCES:** DEED INSTR. NO. 202408290012139  
PLAT INSTR. NO. 19220415000000

**PARCEL ID:** 083P A 009.00

**JOB NO:** 202416912

**DRAWN BY:** M. D. DEMBO

**DATE:** 10/16/2024

**SCALE:** 1" = 30'

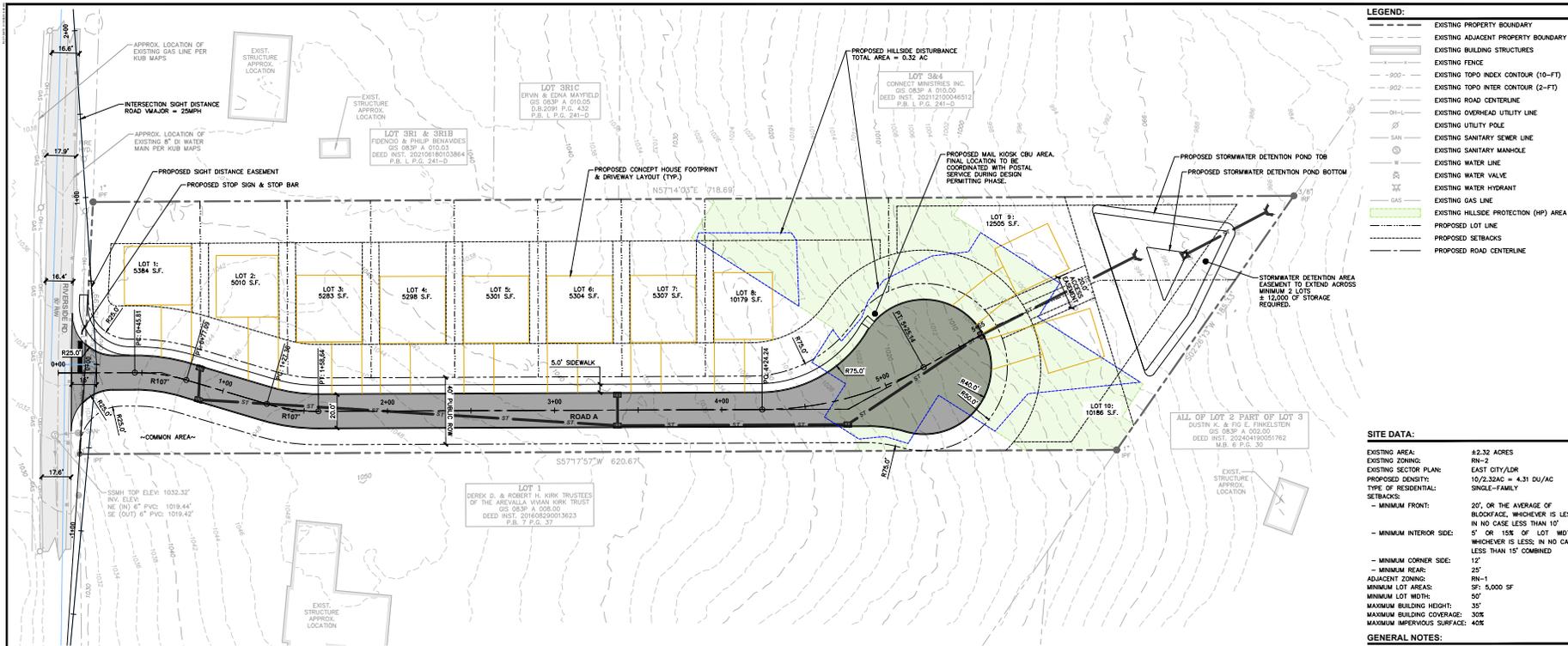
**ALTA/NSPS LAND TITLE SURVEY OF:**  
**E R KELLER ADDITION - LOT 2**

SHOWING A SURVEY REQUESTED BY CRK JUNIOR, LLC  
CIVIL DISTRICT 6, COUNTY OF KNOX, STATE OF TENNESSEE

**KNOX PLANNING #**  
3-SJ-25-C

**REVISIONS:**

#	DATE	BY



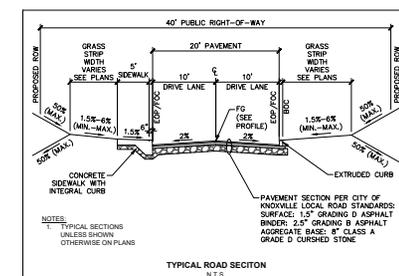
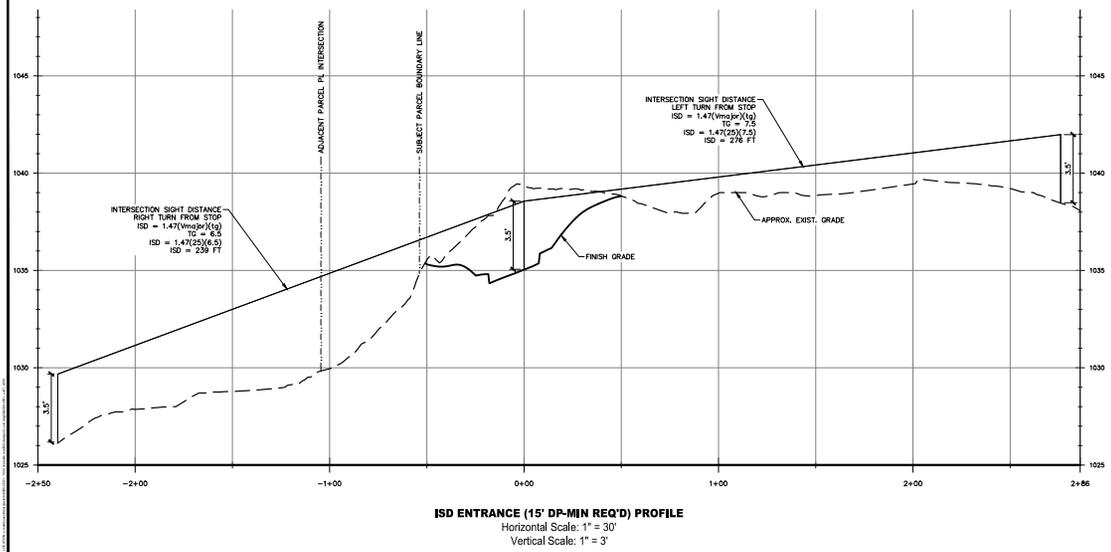
**LEGEND:**

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJACENT PROPERTY BOUNDARY
- EXISTING BUILDING STRUCTURES
- EXISTING FENCE
- EXISTING TOPO INDEX CONTOUR (10'-FT)
- EXISTING TOPO INTER CONTOUR (2'-FT)
- EXISTING ROAD CENTERLINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UTILITY POLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING WATER HYDRANT
- EXISTING GAS LINE
- EXISTING HILLSIDE PROTECTION (HP) AREA
- PROPOSED LOT LINE
- PROPOSED SETBACKS
- PROPOSED ROAD CENTERLINE

**SITE DATA:**

EXISTING AREA:	42.32 ACRES
EXISTING ZONING:	RN-2
EXISTING SECTOR PLAN:	EAST CITY/LDR
PROPOSED DENSITY:	10/2.32AC = 4.31 DU/AC
TYPE OF RESIDENTIAL:	SINGLE-FAMILY
SETBACKS:	
- MINIMUM FRONT:	20', OR THE AVERAGE OF BLOORFACE, WHICHEVER IS LESS; IN NO CASE LESS THAN 10'
- MINIMUM INTERIOR SIDE:	5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' CORNER
- MINIMUM CORNER SIDE:	12'
- MINIMUM REAR:	25'
ADJACENT ZONING:	RN-1
MINIMUM LOT AREAS:	SF: 5,000 SF
MINIMUM LOT WIDTH:	50'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM BUILDING COVERAGE:	30%
MAXIMUM IMPERVIOUS SURFACE:	40%

- GENERAL NOTES:**
- EXISTING SITE INFORMATION SHOWN FROM SURVEY BY TRUDELAND SURVEYING DATED 10/16/2024.
  - EXISTING SITE TOPOGRAPHIC INFORMATION SHOWN FROM TN PUBLIC USGS 30EP LDMR FOR KNOX COUNTY DATED 2016.
  - LOCATIONS OF UTILITIES SHOWN HEREIN ARE APPROXIMATE AND OBTAINED FROM SURVEY BY OTHERS AND PROVIDER. UTILITY MAPS CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AS REQUIRED IN PROXIMITY TO WORK.
  - UTILITY PROVIDERS:
    - WATER = KNOXVILLE UTILITIES BOARD
    - SEWER = KNOXVILLE UTILITIES BOARD
    - GAS = KNOXVILLE UTILITIES BOARD
    - ELECTRIC = KNOXVILLE UTILITIES BOARD
  - PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FIRM MAP #47098C0301P WITH AN EFFECTIVE DATE OF 05/02/2007.



REVISION  
 NO. DATE DESCRIPTION  
 A 2/19/2025 REVISED FOR KNOX PLANNING COMMENTS DATED 2/12/2025

FOR REVIEW PURPOSES ONLY

ENGINEERING

**LJA**

285 Brookview Centre Way, Ste 201  
 Knoxville, Tennessee 37919  
 phone: 865.328.3138  
 www.LJA.com

CLIENT/DEVELOPER:

**ELOHIUM DEVELOPMENT**

CONTACT: Alejandro Dominguez  
 aldomingo@elohiumgroup.com  
 4900 Centennial Blvd, Ste. 300 PMA#15  
 Nashville, TN 37209  
 949.333.9921

PROJECT:

PROJECT NAME  
**1524 RIVERSIDE RD**

PROJECT ADDRESS  
 1524 RIVERSIDE ROAD  
 KNOXVILLE, TN 37914  
 KNOX COUNTY  
 CITY OF KNOXVILLE

PROJECT PARCEL ID  
 083PA009

KNOX PLANNING #  
 3-SJ-25-C

NORTH

HORIZONTAL DATUM: TN STATE PLANE (NAD83) 2011 PER SURVEY  
 VERTICAL DATUM: NAVD83

SCALE  
 SCALE BAR 1" = 30'  
 0 30 60

DATE  
 JANUARY 27, 2025

LJA PROJECT NO  
 TN6280-2501

SHEET TITLE  
**SITE LAYOUT PLAN**

SHEET NUMBER  
**C-200**

KNOX PLANNING #  
 3-SJ-25-C





# 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

LJA Engineering

Civil Engineer

Applicant Name

Affiliation

1/27/2025

March 13, 2025

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

Brandon Simpson

LJA Engineering

Name

Company

265 Brookview Centre Way, Suite 201

Knoxville

TN

37919

Address

City

State

ZIP

865.328.3138

[Redacted]

Phone

Email

**CURRENT PROPERTY INFO**

1524 Riverside LLC

1238 Via Candelas Oceanside, CA 92058

442.245.0683

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1524 Riverside Rd

083PA009

Property Address

Parcel ID

KUB

KUB

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

1524 Riverside Rd

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels   
  Divide Parcel

12  
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*)

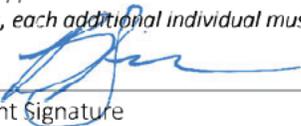
#### ADDITIONAL REQUIREMENTS

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

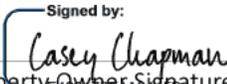
Fee 1	Total
Fee 2	
Fee 3	

### AUTHORIZATION

**By signing below, 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.**


Brandon Simpson / LJA Engineering      1/27/2025  
 Applicant Signature      Print Name / Affiliation      Date

865.328.3138      [REDACTED]  
 Phone Number      Email

Signed by:  Casey Chapman, Managing Member  
 Property Owner Signature      Please Print      Date Paid

## 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.*

**2/28/2025**

**3/15/2025**

Date to be Posted

Date to be Removed

Applicant Signature



**Brandon Simpson (LJA Engineering)**

Applicant Name

**1/30/2025**

Date

**3-SJ-25-C**

**FILE NUMBER**

**Have you engaged the surrounding property owners to discuss your request?**

Yes  No

No, but I plan to prior to the Planning Commission meeting