

**DEVELOPMENT PLAN**

**4-B-25-DP**

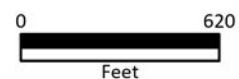
**Petitioner:** Rivergate, LLC



Detached residential house in PR (Planned Residential)

**Map No:** 154  
**Jurisdiction:** County

**Original Print Date:** 3/13/2025  
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

- Plan Amendment
  - SP  PA
- Rezoning

RIVERGATE, LLC

Applicant Name

Affiliation

02/24/2025

Date Filed

04/10/2025

Meeting Date (if applicable)

File Number(s)

4-B-25-DP

### 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 POE

Name

BATSON Himes NORVELL + POE

Company

4334 Papermill Dr

Address

Knoxville

City

TN

State

37909

ZIP

865-588-6472

Phone

Email

### CURRENT PROPERTY INFO

SCHAAD JAMES S & SCHAAD MICHAEL E & SCHAAD PATRICK J & SCHAAD COMMERCIAL INVESTMENTS LLC

Property Owner Name (if different)

P.O. Box 51058  
Knoxville, TN 37950

Property Owner Address

865-637-2674

Property Owner Phone

Property Address

TAX MAP 154 PART OF Parcel 82

Parcel ID

FUD

Sewer Provider

FUD

Water Provider

no

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

Related City Permit Number(s)

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

Other (specify) Residential - Approval of a house in A PR ZONE

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number  Combine Parcels  Divide Parcel

Total Number of Lots Created \_\_\_\_\_

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

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change \_\_\_\_\_  
Proposed Zoning

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  <b>\$500.00</b>
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.*

David M Poe  
Applicant Signature

DAVID POE  
Print Name / Affiliation

2.21.25  
Date

865-588-4472  
Phone Number

[Redacted]  
Email

[Signature]  
Property Owner Signature

PATRICK SCHAAD  
Please Print

02/24/2025, SG  
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.*

03/28/2025  
*David M Poe*  
Date to be Posted

04/11/2025  
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

See above

Applicant Signature

*DAVID POE*

Applicant Name

2.24.25

Date

4-B-25-DP

FILE NUMBER