

CONCEPT PLAN

4-SB-25-C

Petitioner: Jonathan Lyons



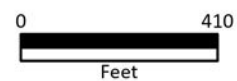
Detached residential subdivision in A (Agricultural)

Map No: 74

Jurisdiction: County

Original Print Date: 3/11/2025

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

Jonathan Lyons

SURVEYOR

Applicant Name

Affiliation

02-21-2025

04-10-2025

File Number(s)

Date Filed

Meeting Date (if applicable)

4-SB-25-C

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

Jonathan Lyons

360 SURVEYING AND MAPPING, LLC

Name

Company

209 MARYVILLE HWY

SEYMOUR

TN

37865

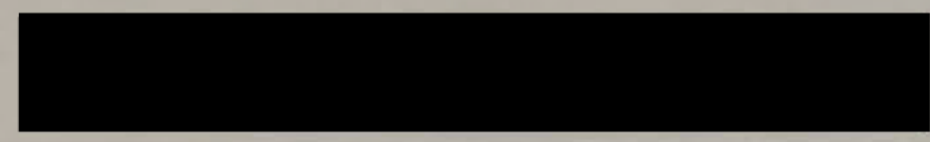
Address

City

State

ZIP

865-577-4611



Phone

Email

CURRENT PROPERTY INFO

THELMA BIVENS TRUST

824 MIDWAY RD STRAWBERRY PLAINS TN 8652020307

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

824 MIDWAY RD

074 102

Property Address

Parcel ID

N/A

KUB

Y

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

RE-SUBDIVISION OF THE 360 SURVEYING & MAPPING, PIERSON, AND PHINNEY PRC

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created **6**

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
	\$700.00
Fee 2	
Fee 3	

AUTHORIZATION

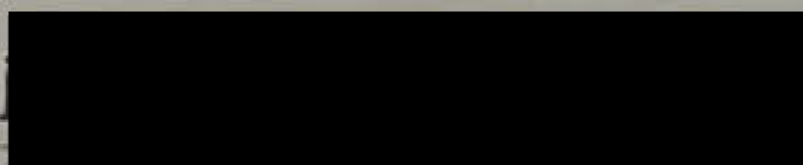
By signing below, I declare under penalty of perjury the foregoing is true and correct: **1)** He/she/it is the owner of the property AND **2)** The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature *Jonathan L. Lyons*

Print Name / Affiliation JONATHAN LYONS, SURVEYOR

Date 02-21-25

Phone Number 865-577-4611

Email 

Date

Property Owner Signature *Melma Bivens Phinney*

Please Print Lester Phinney

Date Paid 2-21-25

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

04/11/2025

Date to be Posted

Date to be Removed

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

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

Jonathan L. Lyons

Applicant Signature

Jonathan Lyons

Applicant Name

02-24-2025

Date

4-SB-25-C

FILE NUMBER