

DEVELOPMENT PLAN

12-B-25-DP

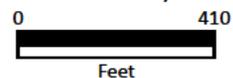
Petitioner: Victoria Colbert



Single-family dwelling in PR (Planned Residential)

Map No: 39

Jurisdiction: County



Original Print Date: 11/3/2025

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

Subdivision Concept Plan* Final Plat

Zoning Rezoning Plan Amendment* Governmental Rezoning

Development Development Plan* Planned Development* Use on Review / Special Use* Hillside Protection COA*

*These application types require a pre-application consultation with Planning staff.

Applicant Name: Victoria Colbert Contractor: Parallel Construction

Date Filed: 10/10/2025 Meeting Date (if applicable): 12/11/2025

File Number(s): 12-B-25-DP

Correspondence

All correspondence will be directed to the approved contact listed below. The contact information you provide here and elsewhere on this form will be included in the application materials and is part of the public record of your case.

Applicant Property Owner Option Holder Project Surveyor Engineer Architect/Landscape Architect

Name: Victoria Colbert Company: Parallel Construction

Address: 917 Dinwiddie St City: Knoxville State: TN ZIP: 37921

Phone: 315 944 7666 Email: [REDACTED]

Current Property Info

Property Owner Name (if different): John D. Pace Property Owner Address: 6937 Whitewater Rd Compton, TN 37721 Property Owner Phone: 865 304 1433

Property Address: 6131 Jim Futtrell Ln Knoxville, TN 37918 Parcel ID: 039 27002

Sewer Provider: N/A Water Provider: KUB Septic (Y/N): Yes

Development Request

Residential Non-Residential

Proposed Use: Single Family Dwelling

Specify if a traffic impact study is required: Yes (required to be submitted with application) No

RELATED CITY PERMIT NUMBER
County*
R-VLSB24

Subdivision Request

Proposed Subdivision Name NA RELATED REZONING FILE NUMBER

Unit / Phase Number Combine Parcels Divide Parcel Proposed Number of Lots (total)

Other (specify) _____

Specify if requesting: Variance Alternative design standard

Specify if a traffic impact study is required: Yes (required to be submitted with application) No

Zoning Request

Zoning Change NA PENDING PLAT FILE NUMBER

Proposed Zoning Proposed Density (units/acre, for PR zone only)

Sector Plan One Year Plan Comprehensive Plan

Plan Amendment Change Proposed Plan Designation(s)

If, in Knox county, submit plan amendment request with application Previous Rezoning Requests

Other (specify) _____

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 [Signature] Print Name / Affiliation Victoria Colbert Parallel Construction Date 10/10/2025

Phone Number 315 944 7666 Email [Redacted]

Property Owner Signature [Signature] Please Print John D Pace Date Paid 10/20/2025, SG

Staff Use Only

Administrative Review

ADDITIONAL REQUIREMENTS

Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0403	\$1,000.00		\$1,000.00

Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

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.

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.

11/28/2025

12/12/2025

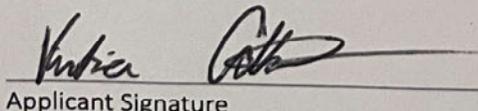
Date to be Posted

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



Applicant Signature

Victoria Colbert

Applicant Name

Date