

**CONCEPT PLAN / DEVELOPMENT PLAN 2-SF-25-C / 2-C-25-DP; 2-B-25-UR**

**Petitioner:** Venture at Laster Farms LLC

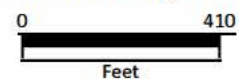


Multi-dwelling development in OB (Office, Medical, and Related Services)

**Original Print Date:** 1/3/2025

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

**Map No:** 130  
**Jurisdiction:** County



Reset Form



# 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

Venture at Laster Farms Owner LLC

Developer

Applicant Name		Affiliation	
December 27, 2024	February 13, 2025	<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: right;">File Number(s)</p> <p style="color: red; font-weight: bold;">2-SF-25-C</p> <p style="color: red; font-weight: bold;">2-C-25-DP</p> <p style="color: red; font-weight: bold;">2-B-25-UR</p> </div>	
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

Adrien Dannemiller		Millstone Management	
Name		Company	
9820 Westpoint Drive	Indianapolis	IN	46256
Address	City	State	ZIP
(317) 525-9464	[REDACTED]		
Phone	Email		

## CURRENT PROPERTY INFO

Candy Laster	11471 Outlet Drive	
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
11471 Outlet Drive, Knoxville, TN 37932	130 0175	
Property Address	Parcel ID	
First Utility District (FUD)	First Utility District (FUD)	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.**

View Form

### 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

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

Combine Parcels  
  Divide Parcel  
 Unit / Phase Number \_\_\_\_\_

320

Total Number of Lots Created

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

Attachments / Additional Requirements

Related Rezoning File Number

### 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
	<b>\$1,600.00</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 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.**

*Adrien Dannemiller*  
Applicant Signature

Adrien Dannemiller

12/26/2024

317-525-9464

Print Name / Affiliation

Date

Phone Number

Email

Authentisign  
*Candy Laster*      12/26/24

Candy Laster

12/27/2024, SG

Property Owner Signature

Please Print

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.*

12/31/2024

14  
02/15/2025

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

*Adrian Damumiller*  
Applicant Signature

Venture at Laster Farms Owner LLC

Applicant Name

12/26/2024

Date  
2-SF-25-C;  
2-C-25-DP; 2-B-25-UR

FILE NUMBER