

**SPECIAL USE**

**2-C-25-SU**

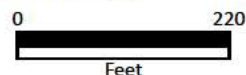
**Petitioner:** Millard Beets Development LLC



Removal of the previously approved planned district designation (C) in RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)

**Map No:** 93  
**Jurisdiction:** City

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

MILLARD BEETS DEVELOPMENT LLC c/o DAVID PRESLEY  
 Applicant Name Affiliation

12/30/2024 2/13/2025  
 Date Filed Meeting Date (if applicable)

File Number(s)  
 2-C-25-SU

**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 Harbin BATSON James Noevel + Pae  
 Name Company

4334 Papermill Knoxville TN 37909  
 Address City State ZIP

605-588-6472 [REDACTED]  
 Phone Email

**CURRENT PROPERTY INFO**

705 Gate Ln, suite 262  
 Knoxville, TN 37909  
 Property Owner Name (if different) Property Owner Address Property Owner Phone

0 MILLARD BEETS RP TAX MAP 93MB PARCELS 7.01, 7.03, 7.04 + 7.05  
 Property Address Parcel ID

KUB KUB NO  
 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) \_\_\_\_\_

Related City Permit Number(s)

Other (specify) Duplex units Removal of the previously approved planned district designation (C)

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_  
Unit / Phase Number     Combine Parcels     Divide Parcel    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
	\$500.00
Fee 2	
Fee 3	

*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 B Harbin  
Applicant Signature

DAVID HARBIN  
Print Name / Affiliation

12-23-24  
Date

588-6472  
Phone Number

\_\_\_\_\_  
Email

[Signature]  
Property Owner Signature

David Prooley  
Please Print

12/30/2024, 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.*

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

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

Date to be Posted

Date to be Removed

  
Applicant Signature

Applicant Name

12-27-24  
Date

FILE NUMBER

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**01/31/2025**

Date to be Posted

**02/14/2025**

Date to be Removed

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Yes  No

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

  
Applicant Signature

**David Harbin, Engineer**

**Millard Beets Development LLC**

Applicant Name

**12-27-24**

Date

**2-C-25-SU**

FILE NUMBER