

CONCEPT PLAN / DEVELOPMENT PLAN

2-SE-25-C / 2-G-25-DP

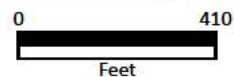
Petitioner: Justin Breiner



Revision of Black Ridge Pointe subdivision (Unit 2) for up to 24 dwelling units in PR (Planned Residential)

Map No: 130
Jurisdiction: County

Original Print Date: 1/3/2025
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
 - OYP
- Rezoning

Justin Breiner

Applicant Name Affiliation

12/27/2024

2/13/2025

Date Filed

Meeting Date (if applicable)

File Number(s)

~~12 SD 24 C~~
~~12 E 24 DP~~
2-SE-25-C & 2-G-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

Justin Breiner

Name Company

11912 Black Road

Knoxville

TN

37932

Address

City

State

ZIP

865-399-4462

Phone

Email

CURRENT PROPERTY INFO

Justin Breiner

11912 Black Road, Knoxville, TN 37932

865-399-4462

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

11912 Black Road, Knoxville, TN 37932

130.05805 & 130.05810

Property Address

Parcel ID

First Utility District

First Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Home Occupation (specify) _____

Alternative Design Standards Request Form

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Black Ridge Pointe

Proposed Subdivision Name

2

Unit / Phase Number

Combine Parcels

Divide Parcel

24

Total Number of Lots Created

Related Rezoning File Number

2-D-24-RZ

Other (specify) **Alt. Design Standards Request Form & Revision of Concept Plan Approval Condition #1.**

Attachments / Additional Requirements

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

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	\$1,150.00
Fee 3	

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

Justin Breiner

Digitally signed by Justin Breiner
DN: c=US, e=jbreiner@benchmarkenterprises.com, cn=Justin Breiner
Reason: I attest to the accuracy and integrity of this document
Contact Info: 866-399-0582
Date: 2024.12.27 10:14:48-05'00'

Justin Breiner

12/27/2024

Applicant Signature

Please Print

Date

(865) 399-4462

Phone Number

Email

12/30/2024, SG

Justin Breiner

Digitally signed by Justin Breiner
DN: c=US, e=jbreiner@benchmarkenterprises.com, cn=Justin Breiner
Reason: I attest to the accuracy and integrity of this document
Contact Info: 866-399-0582
Date: 2024.12.27 10:14:48-05'00'

Justin Breiner

12/27/2024

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.

1/31/2025

2/14/2025

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

Justin Breiner

Digitally signed by Justin Breiner
DN: cn=US, e=jbreiner@benchmarkenterprises.com, cn=Justin Breiner
Reason: I agree to the terms defined by the placement of my signature on this document.
Contact info: 865-441-0256
Date: 2024.10.29 16:00:05-0400

Justin Breiner

10/29/2024

Applicant Signature

Applicant Name

Date

2-SE-25-C & 2-G-25-DP

FILE NUMBER