

DEVELOPMENT PLAN

1-A-25-DP

Petitioner: Stan Hinds



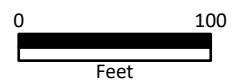
Reduction of peripheral setback from 35 ft to 15 ft in PR (Planned Residential)

Map No: 153

Jurisdiction: County

Original Print Date: 12/3/2024

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

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Stan Hinds

Applicant Name

Surveyor

Affiliation

11/13/2024

Date Filed

1/9/2025

Meeting Date (if applicable)

1-A-25-DP

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Surveyor
- Engineer
- Architect

Stan Hinds Hinds Surveying

Name / Company

3555 Windy J. Farms Dr. Dr. Louisville TN 37777

Address

865-588-9799 / tnsurvey@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Robert Dibble

Owner Name (if different)

10508 Eagles View Dr Knoxville TN 37922

Owner Address

210-383-1349

Owner Phone / Email

10508 EAGLES VIEW DR

Property Address

153 D D 022

Parcel ID

15090 square feet

Tract Size

Part of Parcel (Y/N)?

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and 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 Planned Development Use on Review / Special Use
 Hillside Protection COA Residential Non-residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) **Reduction of peripheral setback from 35 ft to 15 ft**

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number _____

Total Number of Lots Created _____

Additional Information _____

- Attachments / Additional Requirements

ZONING REQUEST

- Zoning Change Proposed Zoning _____
 Plan Amendment Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) Previous Rezoning Requests _____

Additional Information _____

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

\$300.00

Fee 2

Fee 3

Total

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 option holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature **Stan Hinds** **11/13/2024**
Please Print Date

Phone / Email _____

Property Owner Signature **Robert Dibble** **11/13/2024**
Please Print Date



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

Stan Hinds

SURVEYOR

Applicant Name

January 9, 2025

Affiliation

9/25/2024

~~12/12/2024~~

File Number(s)

Date Filed

Meeting Date (if applicable)

1-A-25-DP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

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

Stan Hinds

Hinds Surveying Co.

Name

Company

3555 Windy J Farms Dr.

Louisville

Tn.

37777

Address

City

State

ZIP

865-588-9799

tnsurvey@gmail.com

Phone

Email

CURRENT PROPERTY INFO

ROBERT DIBBLE

10508 EAGLES VIEW DR.

210-383-1349

Owner Name (if different)

Owner Address

Owner Phone

10508 EAGLES VIEW DR.

153DD022

Property Address

Parcel ID

1st. UTILITY

1st UTILITY

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) _____

REDUCE PERIPHERAL SETBACK FROM 35' TO 15'

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

- Combine Parcels Divide Parcel

1

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) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

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	\$300.00
Fee 3	

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

STANLEY HINDS

Applicant Signature

Stan Hinds

Please Print

9/25/2024

Date

865-588-9799

Phone Number

tnsurvey@gmail.com

Email

Pd 11/13/2024, SG

Staff Signature

Please Print

Date

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.

12/27/2024

Date to be Posted

01/10/2025

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

ROBERT K. DIBBLE
Applicant Name

11-13-2024
Date

1-A-25-DP
FILE NUMBER