

**SPECIAL USE**

**1-C-25-SU**

**Petitioner:** The Delaney & Yardley Flats Developments

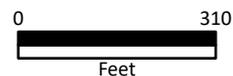


Master Sign Plan for Delaney and Yardley Flats in I-MU (Industrial Mixed-Use), PD (Planned Development)

**Map No:** 95  
**Jurisdiction:** City

**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

## The Delaney & Yardley Flats Developments

Applicant Name		Affiliation
<b>11/25/2024</b>	<b>1/9/2025</b>	<b>1-C-25-SU</b>
Date Filed	Meeting Date (if applicable)	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

### Elan Barry GEM Associated Architects

Name / Company
<b>402 S Gay St Knoxville TN 37902</b>
Address
<b>865-243-3683 / ebarry@dia-arch.com</b>
Phone / Email

### CURRENT PROPERTY INFO

<b>Boyd Property Development; Third Base P.O. Box 51887; 814 E Woodland Ave Knoxville TN</b>		
Owner Name (if different)	Owner Address	Owner Phone / Email
<b>215 FLORIDA ST / 122 STADIUM WAY</b>		
Property Address		
<b>95 H B 00202, 00204</b>		<b>1.34 acres</b>
Parcel ID	Part of Parcel (Y/N)?	Tract Size
<b>Knoxville Utilities Board</b>	<b>Knoxville Utilities Board</b>	<b>No</b>
Sewer Provider	Water Provider	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

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>Master Sign Plan for Delaney and Yardley Flats</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
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	Total
<b>\$1,150.00</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 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	<b>The Delaney &amp; Yardley Flats Developments</b>	<b>11/25/2024</b>
	Please Print	Date

Phone / Email

Property Owner Signature	<b>Boyd Property Development; Third Base Residential Owner LP</b>	<b>11/25/2024</b>
	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
  - PA
- Rezoning

The Delaney & Yardley Flats Developments

Knoxville Multi-Use Stadium

Applicant Name

Affiliation

11/25/24

01/09/25

Date Filed

Meeting Date (if applicable)

File Number(s)

1-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

Elan Barry on behalf of GEMAA

GEM Associated Architects

Name

Company

402 S Gay Street

Knoxville

TN

37902

Address

City

State

ZIP

(865) 243-3683

ebarry@dia-arch.com

Phone

Email

### CURRENT PROPERTY INFO

Boyd Property Development  
Third Base Residential Owner LP

P.O. Box 51887; 814 E Woodland Ave

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

122 Stadium Way; 215 Florida St

095HB00202; 095HB00204

Property Address

Parcel ID

KUB

KUB

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.***

## DEVELOPMENT REQUEST

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) **Master Sign Plan**

Related City Permit Number(s)  
 Related Planned  
 Development Cases:  
 9-A-21-PD, 11-A-21-PD,  
 and 10-A-22-PD

## 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	Fee 2	Fee 3	Total
1210	\$1,150.00		\$1,150.00

## 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 options holders, each additional individual must sign the Property Owners/Option Holders Form.**

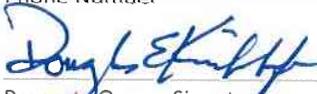
  
 Applicant Signature

Elan Barry (on behalf of GEMAA)  
 Print Name / Affiliation

11/25/24  
 Date

(865) 243-3683  
 Phone Number

ebarry@dia-arch.com  
 Email

  
 Property Owner Signature

  
 Please Print  
**BOYD PROPERTY DEVELOPMENT, LLC**

Date Paid



Property Owner Signature

Joseph A. Feldman Jr.

Please Print

Pd. 11/25/2024, SG

11-25-2024

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.*

**12/27/24**

**01/10/25**

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

**Elan Barry (on behalf of GEMAA)**

Applicant Name

**11/25/24**

Date

**FILE NUMBER**