

FINAL SUBDIVISION PLAT

1-SB-25-F

Petitioner: SANDERSON, JOSH, PRIMOS LANDING CO LLC



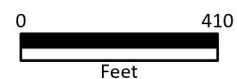
Final Plat For: FINAL PLAT FOR HONEY OAKS SUBDIVISION, Unit 4

Map No: 13

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

JOSH SANDERSON PRIMOS LANDING CO LLC

Applicant Name Affiliation

11/27/2024

1/9/2025

1-SB-25-F

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

Josh Sanderson Primos Land Company LLC

Name / Company

4909 Ball Rd Knoxville TN 37721

Address

865-694-7756 / josh@rhsco.com

Phone / Email

CURRENT PROPERTY INFO

Josh Sanderson Primos Land Company L 4909 Ball Rd Knoxville TN 37721 865-694-7756 / josh@rhsco.co

Owner Name (if different)

Owner Address

Owner Phone / Email

0 Tazewell Pike

Property Address

13 11501 (part of)

7.46 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Hallsdale-Powell Utility District

Northeast Knox Utility District

No

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 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) _____	

SUBDIVISION REQUEST

FINAL PLAT FOR HONEY OAKS SUBDIVISION, Unit 4	Related Rezoning File Number
Proposed Subdivision Name	
<u>UNIT 4</u> Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<u>17</u> Total Number of Lots Created
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 <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$1,220.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	JOSH SANDERSON PRIMOS LANDING CO LLC Please Print	11/27/2024 Date
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Property Owner Signature	Josh Sanderson Primos Land Company LLC Please Print	11/27/2024 Date
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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

Josh Sandesron, Primos Land Company LLC

Applicant Name	Affiliation	
11/21/2024	January 9, 2025	File Number(s)
Date Filed	Meeting Date (if applicable)	1-SB-25-F

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

Josh Sanderson	Primos Land Company LLC
Name	Company
4909 Ball Road	Knoxville TN 37931
Address	City State ZIP
865-694-7756	josh@rhsco.com
Phone	Email

CURRENT PROPERTY INFO

Primos Land Company LLC	4909 Ball Road, Knoxville, TN 37931	865-694-7756
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
0 Tazewell Pike, Corryton, TN 37721	013 part of parcel 115.01	
Property Address	Parcel ID	
HDPU	NEKU	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location	Tract Size
<input type="checkbox"/> City <input type="checkbox"/> 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) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Honey Oaks Unit-4

Proposed Subdivision Name

Unit-4

Combine Parcels

Divide Parcel

Unit / Phase Number

~~18~~ 17
Total Number of Lots Created

Related Rezoning File Number

Other (specify) _____

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

\$1,220.00

Fee 3

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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

Applicant Signature

Josh Sanderson, Primos Land Company LLC

Please Print

Date

865-694-7756

Phone Number

josh@rhsco.com

Email

11/22/2024, SG

Property Owner Signature

Please Print

Date Paid