

CONCEPT PLAN

7-SA-25-C

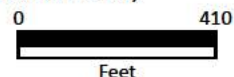
Petitioner: Leah Metcalf



Detached residential subdivision in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 68

Jurisdiction: City



Original Print Date: 6/3/2025

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org



Development Request

Subdivision Concept Plan* Final Plat

Zoning Rezoning Plan Amendment*

Development Development Plan* Planned Development* Use on Review / Special Use* Hillside Protection COA*

*These application types require a pre-application consultation with Planning staff.

Leah Metcalf

Applicant Name	Affiliation	File Number(s) 7-SA-25-C
04/18/2025	07/10/2025	
Date Filed	Meeting Date (if applicable)	

Correspondence *All correspondence will be directed to the approved contact listed below.*

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

Leah Metcalf	Atlas Survey & Mapping		
Name	Company		
70016 Maize Dr	Knoxville	TN	37918
Address	City	State	ZIP
865-248-2424			
Phone	Email		

Current Property Info

BR Investments, LLC	2301 Sunnywood Ln	865-206-4777
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
0 Monterey Rd	068PC01418	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

Development Request

Residential Non-Residential

Proposed Use _____

RELATED CITY PERMIT NUMBER

Specify if a traffic impact study is required: Yes (required to be submitted with application) No

Subdivision Request


Monterey Oaks Subdivision	RELATED REZONING FILE NUMBER
Proposed Subdivision Name 1	
Unit / Phase Number <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel	
	Proposed Number of Lots (total) 8
<input type="checkbox"/> Other (specify) _____	
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard	
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No	

Zoning Request

<input type="checkbox"/> Zoning Change	PENDING PLAT FILE NUMBER
Proposed Zoning _____ Proposed Density (units/acre, for PR zone only) _____	
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan	
<input type="checkbox"/> Plan Amendment Change _____ Proposed Plan Designation(s) _____	
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application	Previous Rezoning Requests _____
<input type="checkbox"/> Other (specify) _____	

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

	Digitally signed by Leah Metcalf Date: 2025.04.17 21:58:50 -04'00'	Leah Metcalf	04/17/2025
Applicant Signature	Print Name / Affiliation	Date	
865-248-2424	<div style="background-color: black; width: 100px; height: 15px;"></div>		
Phone Number	Email		
 <small>Steve Elmahdy (Apr 18, 2025 15:23 EDT)</small>	Steve Elmahdy	05/27/2025, SG	
Property Owner Signature	Please Print	Date Paid	

Staff Use Only

Administrative Review

ADDITIONAL REQUIREMENTS

Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0102			\$750.00

Public Notice and 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). We require applicants to acknowledge their role in this process.

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.

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.

06/27/2025

07/11/2025

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

Steve Elmahdy

Steve Elmahdy

4/18/2025

Steve Elmahdy (Apr 18, 2025 15:23 EDT)

Applicant Signature

Applicant Name

Date