

## DEVELOPMENT PLAN

6-E-25-DP



Two-lot residential subdivison in PR(k) (Planned Residential with conditions) with up to <12 DU/AC

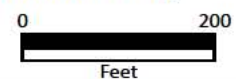
Original Print Date: 5/8/2025

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

Petitioner: Leah Metcalf

Map No: 67

Jurisdiction: County



STAFF REVIEW ☐

# 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

04/09/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

6-E-25-DP

## 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 &amp; Mapping LLC

Name

Company

7016 Maize Dr

Knoxville

TN

37918

Address

City

State

ZIP

865-248-2424

Phone

Email

## Current Property Info

Tim Addis

2520 W Beaver Creek Dr

865-556-7057

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2520 W Beaver Creek Dr

067 057

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## Development Request

☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

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

MARCH 2025

## Subdivision Request

Subdivision of the Addis Property II

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

2

Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

Proposed Number of Lots (total)

☐ Other (specify) \_\_\_\_\_

Specify if requesting: ☐ Variance ☐ Alternative design standard

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

## Zoning Request

PENDING PLAT FILE NUMBER

☐ Zoning Change

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ 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

Applicant Signature

865-248-2424

Phone Number

~~865-556-7051~~

Property Owner Signature

*Tim Addis*

Staff Use Only

Digitally signed by Leah Metcalf  
Date: 2025 04 09 14:51:36 -0400

Leah Metcalf

Please Print

Email

04/09/2025

Date

4/11/25

Date Paid



Please Print

TIM ADDIS

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1

FEE 2

FEE 3

TOTAL

0402

\$500.00

## Subdivision Request

Subdivision of the Addis Property II		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel	2
		Proposed Number of Lots (total)
<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

		PENDING PLAT FILE NUMBER
<input type="checkbox"/> Zoning Change		
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: 2025.04.09 14:51:36 -04'00'	Leah Metcalf	04/09/2025
Applicant Signature	Please Print	Date	
865-248-2424	<div></div>		
Phone Number	Email		
Property Owner Signature	Please Print	Date Paid	

## Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL

# 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.

05/30/2025

06/13/2025

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



Digitally signed by Leah Metcalf  
Date: 2025.04.11 16:21:25 -04'00'

Leah Metcalf

4/11/2025

Applicant Signature

Applicant Name

Date