

## DEVELOPMENT PLAN

6-F-25-DP

Petitioner: John Wycoff



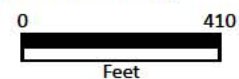
Reduction of front and side setbacks in F (Floodway), PR (Planned Residential) with up to 1-3 DU/AC

Original Print Date: 5/8/2025

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

Map No: 163

Jurisdiction: County



(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](mailto:applications@knoxplanning.org)

Reset Form



## 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.

JOHN WYCOFF  
Applicant Name

OWNER  
Affiliation

4/11/2025  
Date Filed

MAY  
Meeting Date (if applicable)

File Number(s)

6-F-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

JOHN WYCOFF  
Name

Company

7108 CRESTHILL DRIVE KNOXVILLE TN 37919  
Address City State ZIP

201-455-1272  
Phone

Email

### Current Property Info

JOHN & MELINDA WYCOFF 7108 CRESTHILL DRIVE  
Property Owner Name (if different) Property Owner Address

281-455-1272  
Property Owner Phone

2409 ARCADIA PENINSULA WAY TAX ID 163 02887  
Property Address Parcel ID

Sewer Provider

Water Provider

No  
Septic (Y/N)

### Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use REDUCTION OF FRONT & SIDE SET BACKS

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



### Subdivision Request

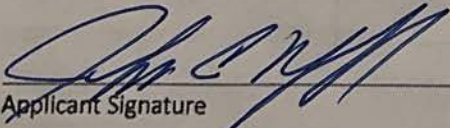
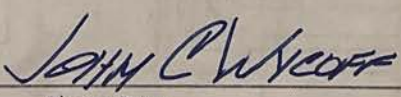
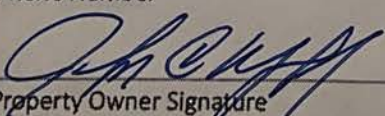
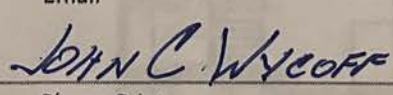
Proposed Subdivision Name		RELATED REZONING FILE NUMBER
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	
Proposed Number of Lots (total)		
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input 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

<input type="checkbox"/> Zoning Change	Proposed Zoning	Proposed Density (units/acre, for PR zone only)	PENDING PLAT FILE NUMBER
<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

 Applicant Signature	 Please Print	<u>4/11/2025</u> Date
<u>281-455-1272</u> Phone Number	[REDACTED] Email	
 Property Owner Signature	 Please Print	<u>04/11/2025, SG</u> Date Paid

### Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0406			\$300.00

# 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.*

May 30, 2025

Date to be Posted

June 13, 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

John Wycoff  
Applicant Name

April 14, 2025  
Date