

DEVELOPMENT PLAN

6-G-25-DP

Petitioner: Jeffrey and Vanessa Spenard



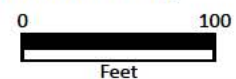
Reduction of peripheral setback in PR (Planned Residential) with up to 3 du/ac

Original Print Date: 5/8/2025

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

Map No: 162

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

Jeffrey and Vanessa Spenard**Owner**

Applicant Name

Affiliation

4/16/2025

TBD 6/12/25

File Number(s)

Date Filed

Meeting Date (if applicable)

6-G-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**Jeffrey & Vanessa Spenard**

Name

Company

11620 Boston Ivy Lane

Knoxville

TN

37932

Address

City

State

ZIP

315-247-5729

Phone

Email

Current Property Info

N/A

11620 Boston Ivy Lane

315-247-5729

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Pellashore Way

162ME004

Property Address

Parcel ID

First Utility District

First Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use: Primary residence - Reduction of peripheral setback in PR to 15'

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

MARCH 2025

Subdivision Request

| | | | |
|---|---|------------------------------|---------------------------------|
| | | RELATED REZONING FILE NUMBER | |
| Proposed Subdivision Name | | | |
| 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

| | | |
|--|---|--------------------------|
| | | 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


Applicant Signature

Jeffrey Spenard
Print Name / Affiliation

4/16/2025
Date

315-247-5729

Phone Number

Email


Property Owner Signature

Jeffrey C Spenard II
Please Print

4/16/25 4/17/2025
Date Paid

Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

| FEE 1 | FEE 2 | FEE 3 | TOTAL |
|-------------|-------|-------|--------|
| 0401 450.00 | | | 450.00 |

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.

05/30/2025

06/13/2025

12 days prior to scheduled hearing / Upon review

Date to be Posted

Date to be Removed

of Planning Commission

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☐ No

☒ No, but I plan to prior to the Planning Commission meeting

Jeffrey C Spenard #

Applicant Signature

Jeffrey C Spenard #

Applicant Name

4/16/25

Date