

## DEVELOPMENT PLAN

6-K-25-DP

Petitioner: Connor Kelly



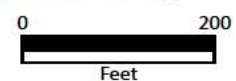
Revision to a previously approved development plan in PR (Planned Residential), <3 DU/AC

Original Print Date: 5/8/2025

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

Map No: 169

Jurisdiction: County





# 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.

Connor Kelly		Developer Representative	
Applicant Name		Affiliation	
4/28/25	June 12, 2025	File Number(s)  6-K-25-DP	
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

Connor Kelly		Heritage Land Development Partners, LLC	
Name		Company	
3571 Louisville Road	Louisville	TN	37777
Address	City	State	ZIP
346-666-8119			
Phone	Email		

Current Property Info

3571 Louisville Road, Louisville, TN		8658517373
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
1630 Harvey Road, Knoxville, TN 37922	169 009	
Property Address	Parcel ID	
Lenoir City Utilities Board	First Utility District	N
Sewer Provider	Water Provider	Septic (Y/N)

Development Request

☒ Residential☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use **Creation of 3 new lots and reconfiguration of a common area in the Enclave at Harvey Subdivision**

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

## Subdivision Request

RELATED REZONING FILE NUMBER

The Enclave at Harvey

Proposed Subdivision Name

119

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)

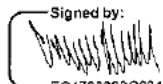
☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ Other (specify)

☒ 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

Signed by:



EC4733083C294A3  
Applicant Signature

Developer Representative

4/28/25

Print Name / Affiliation

Date

346-666-8119

Phone Number

Email

John M. Cook

4/28/2025

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

0402 500.00

500.00

# Alternative Design Standards

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

## Alternative Design Standards Requiring Planning Commission Approval

Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County

Section 3.03.E.1.e – Maximum grade of private right-of-way

Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots

Section 3.04.H.2 – Maximum grade, public streets

Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

## Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots

Section 3.04.A.3.c – Right-of-way dedication, new subdivisions

Section 3.04.F.1 – Right-of-way reduction, local streets

Section 3.04.G.1 – Pavement width reduction, local streets


Section 3.04.H.3 – Intersection grade, all streets

Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones

Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones

Section 3.11.A.2 – Standard utility and drainage easement

*By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.*

  
Signature  
Printed Name  
Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

### **1. ALTERNATIVE DESIGN STANDARD REQUESTED:**

Reduce the horizontal curve radius from 250ft to 100ft on Road "B" at curve C7.

**Approval required by:** Planning Commission ☐ Engineering ☐

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES ☐ NO ☐

**Engineering Comments:**

### **2. ALTERNATIVE DESIGN STANDARD REQUESTED:**

Increase the intersection grade from 1% to 3% on Road "C" at the intersection of Road "A"

**Approval required by:** Planning Commission ☐ Engineering ☐

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES ☐ NO ☐

**Engineering Comments:**

### **3. ALTERNATIVE DESIGN STANDARD REQUESTED:**

Increase the intersection grade from 1% to 2% on Road "B" at the intersection of Road "E"

**Approval required by:** Planning Commission ☐ Engineering ☐

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES ☐ NO ☐

**Engineering Comments:**

#### **4. ALTERNATIVE DESIGN STANDARD REQUESTED:**

Increase the intersection grade from 1% to 1.51% on Road "D" at the intersections of Road "B" and Road "A"

**Approval required by:** Planning Commission ☐ Engineering ☐

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES ☐ NO ☐

**Engineering Comments:**

#### **5. ALTERNATIVE DESIGN STANDARD REQUESTED:**

Increase the intersection grade from 1% to 2% on Road "E" at the intersection of Northshore Drive

**Approval required by:** Planning Commission ☐ Engineering ☐

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES ☐ NO ☐

**Engineering Comments:**

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

### **1. ALTERNATIVE DESIGN STANDARD REQUESTED:**

Increase the intersection grade from 1% to 3% on Road "A" at the intersection of Harvey Road

**Approval required by:** Planning Commission ☐ Engineering ☐

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES ☐ NO ☐

**Engineering Comments:**

### **2. ALTERNATIVE DESIGN STANDARD REQUESTED:**

Increase the intersection grade from 1% to 2% on Road "B" at the intersection of Road "A"

**Approval required by:** Planning Commission ☐ Engineering ☐

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES ☐ NO ☐

**Engineering Comments:**

### **3. ALTERNATIVE DESIGN STANDARD REQUESTED:**

**Approval required by:** Planning Commission ☐ Engineering ☐

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES ☐ NO ☐

**Engineering Comments:**



## 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 29, 2025~~

**05/30/2025**

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

Signed by:  
  
EC4733083C234A3  
Applicant Signature

Connor Kelly

Applicant Name

4/28/25

Date