

DEVELOPMENT PLAN

3-B-25-DP

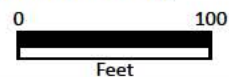
Petitioner: Mark C Tucker



Single Family Homes in PR (Planned Residential), <4 DU/AC

Map No: 50
Jurisdiction: County

Original Print Date: 1/31/2025
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Mark C Tucker

Surveyor

Applicant Name

Affiliation

01/14/2024

03/13/2025

Date Filed

Meeting Date (if applicable)

File Number(s)

3-B-25-DP

~~3-SD-18-F~~

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

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

Mark C Tucker

Robert G Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

Tn

37938

Address

City

State

ZIP

865-947-5996

Phone

Email

CURRENT PROPERTY INFO

SERIES A PROJECTS UNDER CONST.

517 CALLAHAN DR STE 101

865-237-4404

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3505 & 3511 Duck Pond Way

0501B03101 & 03102

Property Address

Parcel ID

Knoxville Utilities Board

Northeast Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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.**

JULY 2024

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential
 Home Occupation (specify) Single Family Homes
 Other (specify) _____
 Related City Permit Number(s) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____
 Unit / Phase Number _____
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____
 Other (specify) _____
 Attachments / Additional Requirements _____
 Related Rezoning File Number _____

ZONING REQUEST

Zoning Change
 Proposed Zoning _____
 Plan Amendment Change
 Proposed Plan Designation(s) _____
 Pending Plat File Number _____
 Proposed Density (units/acre) _____
 Previous Rezoning Requests _____
 Other (specify) _____


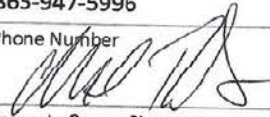
STAFF USE ONLY

PLAT TYPE
 Staff Review
 Planning Commission
ATTACHMENTS
 Property Owners / Option Holders
 Variance Request
 Amendment Request (*Comprehensive Plan*)
ADDITIONAL REQUIREMENTS
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0401		\$450.00
Fee 2		
Fee 3		

AUTHORIZATION

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

 Mark C Tucker
 1/14/2025
 Applicant Signature
 Print Name / Affiliation
 Date
 865-947-5996
 [Redacted]
 01/15/2025, SG
 Phone Number
 Email
 Date Paid
 Chad Roberts
 01/14/2025
 Property Owner Signature
 Please Print
 Date Paid

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.

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).

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.

~~02/28/2025~~

~~03/01/2025~~

03/14/2025

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



Mark C Tucker

01/14/2025

Applicant Signature

Applicant Name

Date
3-B-25-DP

FILE NUMBER