

DEVELOPMENT PLAN

3-E-25-DP

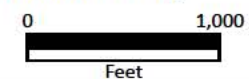
Petitioner: Urban Engineering, Inc.



Detached residential lots in PR(k) (Planned Residential) <2.2 DU/AC

Map No: 76

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

Urban Engineering, Inc.

Applicant Name		Affiliation
1/22/25	3/13/25	File Number(s) 3-E-25-DP
Date Filed	Meeting Date (if applicable)	

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

Chris Sharp

Urban Engineering, Inc.

Name	Company		
10330 Hardin Valley Road, Suite 201	Knoxville	TN	37932
Address	City	State	ZIP
(865) 966-1924	[REDACTED]		
Phone	Email		

CURRENT PROPERTY INFO

Poplar Farms Holdings, LLC	3200 N. Hawthorne Street (37406)	(423) 668-6030
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
9841 West Emory Rd Knoxville TN 37931	076 018, 076 021	
Property Address	Parcel ID	
WKUD	WKUD	
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.**

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Home Occupation (specify) _____

Other (specify) **Detached residential lots (increasing maximum number of lots from 143 to 148)**

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) _____

Proposed Density (units/acre) Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

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
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.

Chris Sharp

Digitally signed by Chris Sharp
Date: 2025.01.22 09:28:45 -05'00'

Christopher Sharp / Engineer

1/22/25

Applicant Signature

Print Name / Affiliation

Date

(865) 966-1924

Phone Number

Email

Property Owner Signature

Please Print

01/24/2025, SG

Date Paid



Property Owners Option Holders

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black ink:

Acknowledgement

By signing below, you acknowledge 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

Signature *[Handwritten Signature]* Name *Josh Collins* Affiliation *President* Date *1-22-25*
 Owner
 Option Holder

Address *3200 N. Huerthorne* City *Chattanooga* State *TN* Zip *37421*

Signature _____ Name _____ Affiliation _____ Date _____
 Owner
 Option Holder

Address _____ City _____ State _____ Zip _____

Signature _____ Name _____ Affiliation _____ Date _____
 Owner
 Option Holder

Address _____ City _____ State _____ Zip _____

Signature _____ Name _____ Affiliation _____ Date _____
 Owner
 Option Holder

Address _____ City _____ State _____ Zip _____

Signature _____ Name _____ Affiliation _____ Date _____
 Owner
 Option Holder

Address _____ City _____ State _____ Zip _____

Signature _____ Name _____ Affiliation _____ Date _____
 Owner
 Option Holder

Address _____ City _____ State _____ Zip _____

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

~~1/31/25~~

Date to be Posted

03/14/2025

~~1/31/25~~

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

Josh Williams
Applicant Name

Date
3-E-25-DP
FILE NUMBER