



TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schumde, Planning and Subdivision Specialist
DATE: March 5, 2025
RE: Agenda #25, File #3-SA-25-F
Resubdivision of Part of Lots 1-G-R and 1-H Powell Gardens

Recommendation

Withdraw this item per the applicant's request.



Request to Postpone • Table • Withdraw

Wade Lovin

2/10/25

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

3/13/25

Scheduled Meeting Date

File Number(s)

3-SA-25-F

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

H. Wade Lovin

Please Print

865-584-0999

Phone Number

wadel@mbicompanies.com

Email

STAFF ONLY

Staff Signature

Shelley Gray

Please Print

N/A

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

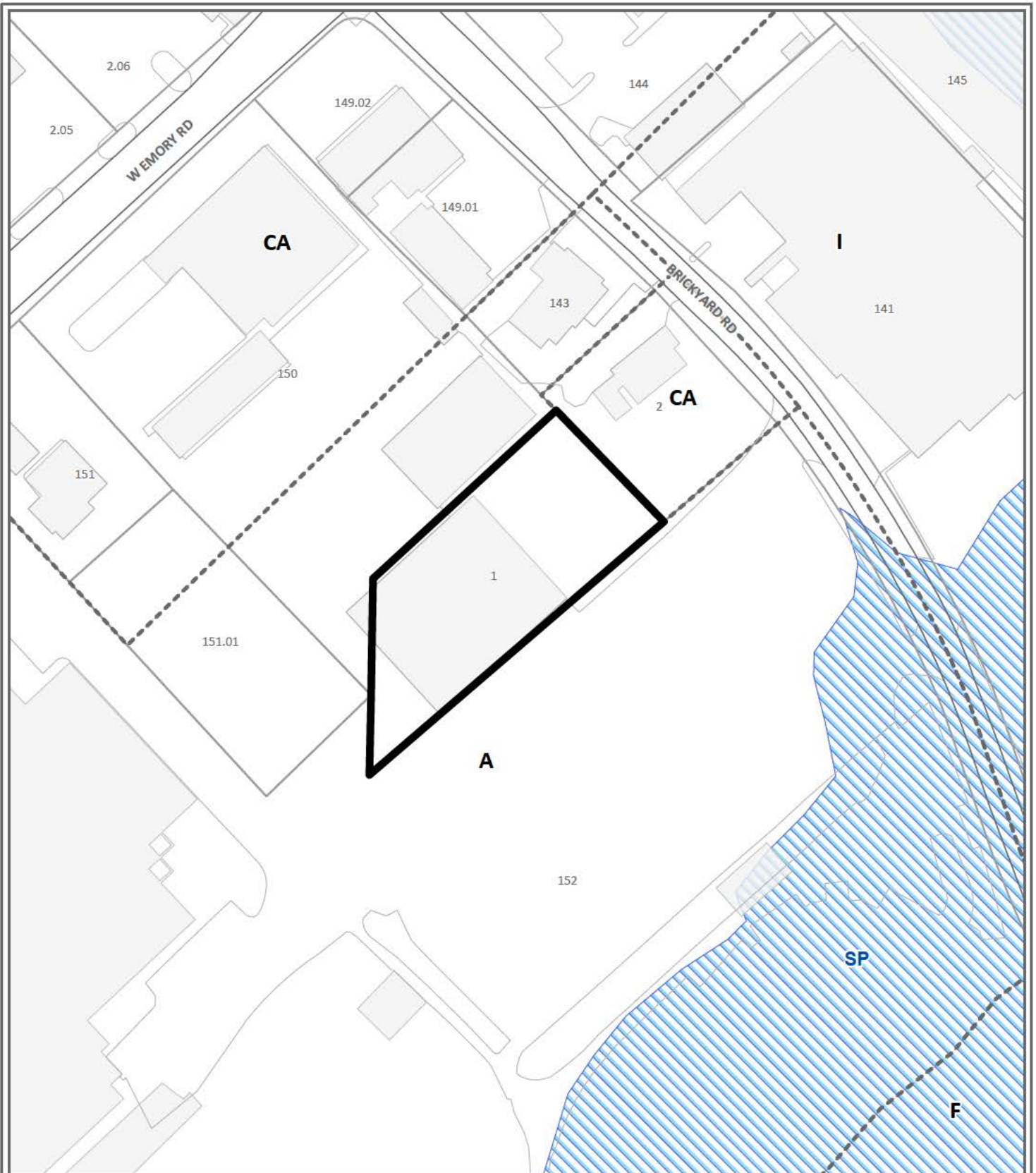
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



FINAL SUBDIVISION PLAT

3-SA-25-F

Petitioner: Wade Lovin



Final Plat For: Resubdivision of Part of Lots 1-G-R and 1-H Powell Gardens

Map No: 56

Jurisdiction: County

Original Print Date: 1/31/2025

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

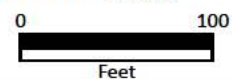
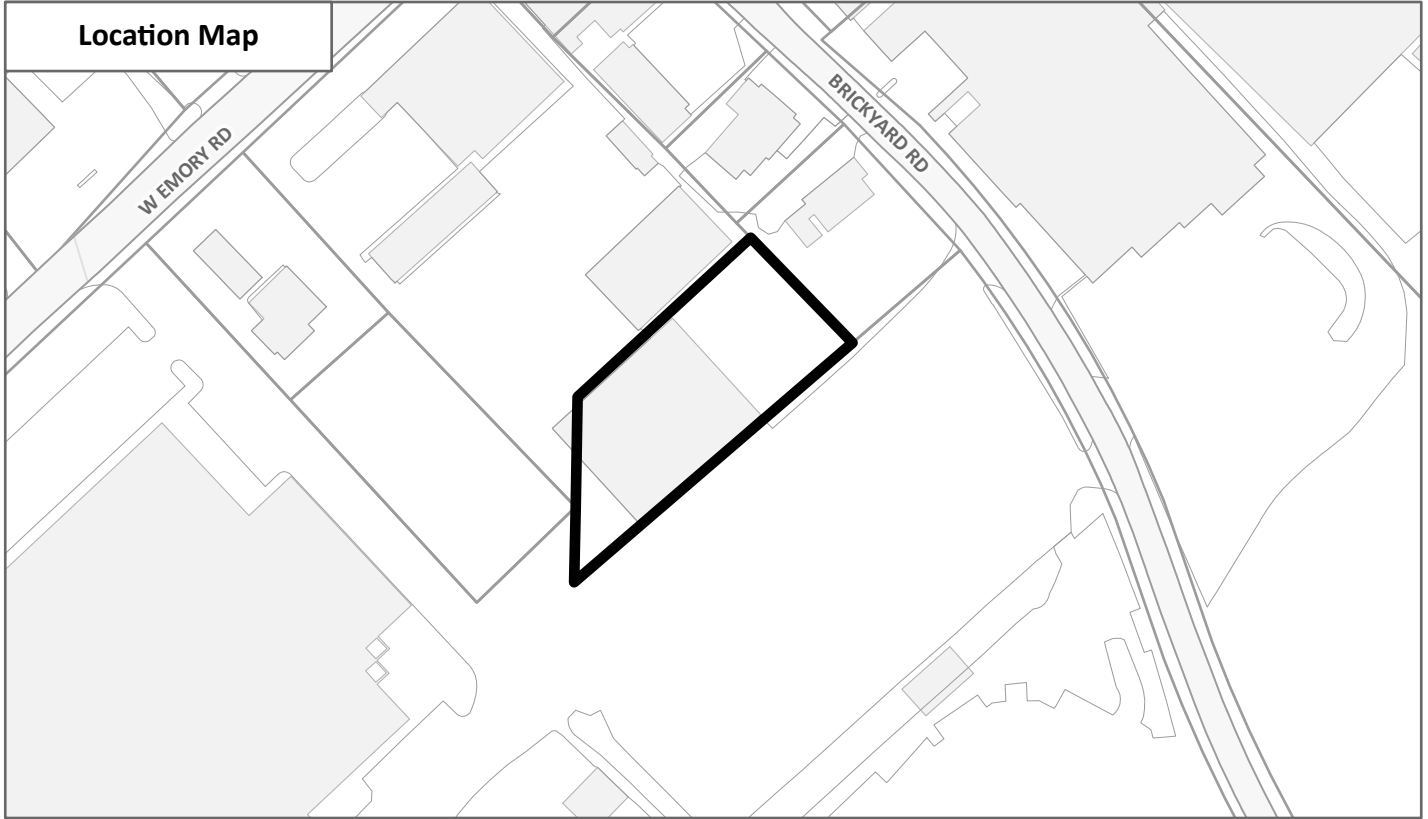
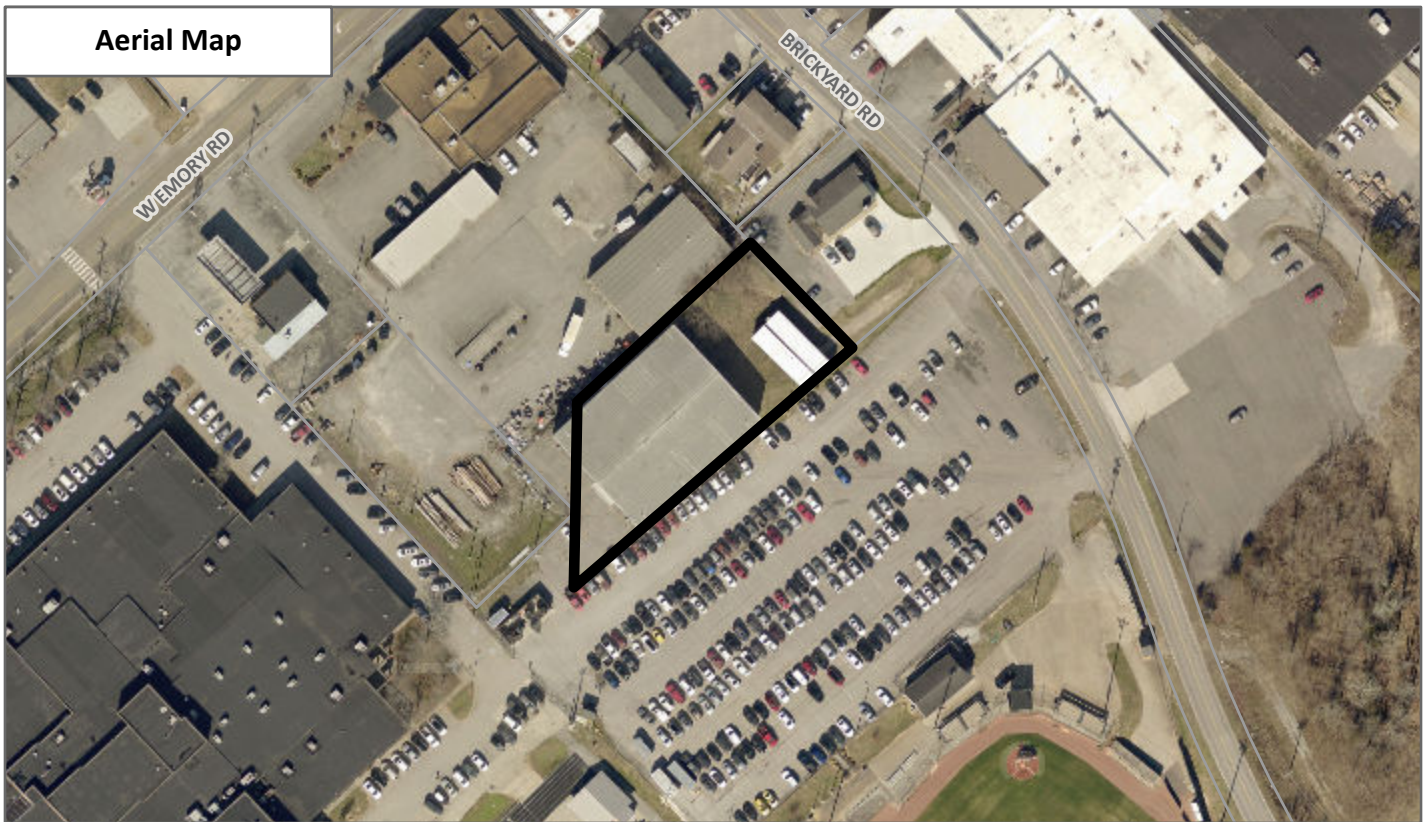


Exhibit A. Contextual Images

Location Map



Aerial Map

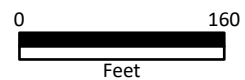


CONTEXTUAL MAPS 1

3-SA-25-F



Case boundary





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Wade Lovin

Surveyor

Applicant Name

Affiliation

1-16-25

March 13th 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

3-SA-25-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

Wade Lovin

MBI Companies

Name

Company

299 N Weisgarber Rd

Knoxville

TN

37919

Address

City

State

ZIP

865-584-0999

Phone

Email

CURRENT PROPERTY INFO

Knox County

400 Main St Knoxville, TN 37902

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7523 Brickyard Rd Powell, TN 37849

056ND 001.00

Property Address

Parcel ID

Hallsdale-Powell Utility District

Hallsdale-Powell Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Resubdivision of Part of Lots 1-G-R and 1-H Powell Gardens

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created

Other (specify) **To join a remnant parcel to the parent**

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

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
	\$250.00
Fee 2	
Fee 3	

AUTHORIZATION

Applicant Signature

Wade Lovin
Please Print

1-16-25
Date

865-584-0999
Phone Number

[REDACTED]
Email

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

Pd 01/21/2025, SG