

CONCEPT PLAN / DEVELOPMENT PLAN

3-SC-25-C / 3-F-25-DP

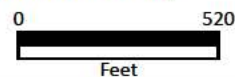
Petitioner: Beacon Park, LLC



Detached residential subdivision in F (Floodway), PR (Planned Residential), 1-3 DU/AC

Map No: 163

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

Applicant Name: BEACON BAEK LLC Affiliation: _____

Date Filed: 1/24/25 Meeting Date (if applicable): 3/13/2025

File Number(s)
3-SC-25-C
3-F-25-DP

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

Name: DAVID HARBIN Company: BATSON Himes Norvell + Poe

Address: 4334 Papermill Dr Knoxville City: TN State: 37909 ZIP: 37909

Phone: 865-588-6472 Email: [REDACTED]

CURRENT PROPERTY INFO

Property Owner Name (if different): _____ Property Owner Address: 150 Major Reynolds Place Knoxville, TN 37919 Property Owner Phone: 865-637-2674

Property Address: Arcaola Peninsula way Parcel ID: TAX MAP 163 Parcel 28.05

Sewer Provider: FUD Water Provider: FUD Septic (Y/N): NO

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) **Detached residential subdivision**

SUBDIVISION REQUEST

Arcadia

Proposed Subdivision Name

Related Rezoning File Number

Phase 4B

Unit / Phase Number

Combine Parcels Divide Parcel

3 LOTS
Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s) _____

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
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.


Applicant Signature

PATRICK SCHAAD
Print Name / Affiliation

1-24-25
Date

805-588-6472
Phone Number

[REDACTED]
Email

A

Property Owner Signature

Please Print
DAVID HARBIN

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

03/14/2025

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

David Harbin
Applicant Signature

DAVID Harbin
Applicant Name

1-24-25
Date

3-SC-25-C & 3-F-25-DP

FILE NUMBER