



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 3-SD-25-C

AGENDA ITEM #: 45

3-G-25-DP

AGENDA DATE: 3/13/2025

► **SUBDIVISION:** MEREDITH PARK

► **APPLICANT/DEVELOPER:** CHAD ROBERTS

OWNER(S): Chad Roberts MP Development Group, LLC

TAX IDENTIFICATION: 47 062

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 BISHOP RD

► **LOCATION:** East side of Bishop Rd, southeast of Tate Trotter Rd

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 5.56 acres

► **ZONING:** PR (Planned Residential) up to 4.5 du/ac

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Attached and detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Multifamily residential, single family residential - A (Agricultural), RA (Low Density Residential)
South: Single family residential - A (Agricultural), PR (Planned Residential) up to 3 du/ac
East: Single family residential - RA (Low Density Residential)
West: Agriculture/forestry/vacant land - A (Agricultural)

► **NUMBER OF LOTS:** 25

SURVEYOR/ENGINEER: Charles "Sunny" DeFoe Robert G. Campbell & Associates, L.P.

ACCESSIBILITY: Access is via Bishop Road, a major collector road with a pavement width that varies from 18 ft to 20 ft within a right-of-way width that varies from 40 ft to 61 ft.

► **SUBDIVISION VARIANCES**

REQUIRED:

- VARIANCES**
- 1) Reduce intersection spacing between the site entrance and Tate Trotter Road from 300 ft. to 190 ft. for the subdivision entrance.
 - 2) Reduce the vertical curve length on Road A from K=25 to K=15.
 - 3) Allow Road A at STA 14+00 to serve lots 5 & 6 without a cul-de-sac.

**ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING
COMMISSION APPROVAL NOT REQUIRED)**

1. Increase the intersection grade from 1% to 2% at the entrance road.

2. Reduction of private road right-of-way width from 50 ft to 40 ft.

**ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING
COMMISSION APPROVAL**

1. Reduction of private road pavement from 26 ft to 22 ft.

STAFF RECOMMENDATION:

- Approve the variance to reduce the intersection spacing between the site entrance and Tate Trotter Road from 300 ft to 190 ft.
- A. Due to the existing topography and to provide adequate sight distance, the intersection of Road A at Bishop Road needs to be located at the proposed spacing of 190' south of Tate Trotter Road.
- B. These conditions are a result of the configuration of Bishop Road and the existing topography, are not applicable to other property, and not created by any person having an interest in the property.
- C. The granting of the variance will not be detrimental to public safety, health, or welfare because the placement of the proposed road maximizes sight distance. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the vertical curve length on Road A from K=25 to K=15, based on the following evidence of hardship.

- A. Due to the existing steeper topography along Road A coming from the intersection with Bishop Road, a reduction of the vertical curve length is needed to keep site grading balanced.
- B. These conditions are due to the steeper topography in this portion of the property, as Road A has been strategically located to optimize the sight distance.
- C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets American Association of State Highway and Transportation Officials (AASHTO) standards. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to allow Road A at STA 14+00 to serve lots 5 & 6 without a cul-de-sac, based on the following evidence of hardships.

- A. Due to the shape of the property, there is not sufficient room for a cul-de-sac. The 108-foot length of dead-end serving lots 5 & 6 provides adequate access to the 22-foot wide roadway and provides an alternate turn-around for emergency vehicles other than the Road B loop.
- B. The lot size, shape, and environmental constraints are unique to the property and are not applicable to other properties.
- C. Allowing this variance is not dangerous to public safety or welfare because an emergency vehicle turnaround is provided. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the alternative design standards based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 9 conditions.

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
4. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
5. Sight distance geometry and easement for Curve #2 on Road B are to be worked out with Knox County Department of Engineering and Public Works in order to maintain 150 ft of sight distance around the entire curve.
6. Providing a Type B landscape screen along property lines adjacent to Historic Alexander Bishop House and the northeast property line adjoining the Quail Run subdivision.
7. Internal private road speed limit to be reduced to 15 mph per Note #11 on site plan.

8. Meeting all applicable requirements of the Knox County zoning ordinance.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

► **Approve the development plan for up to 25 detached and attached dwellings on individual lots and a reduction of the peripheral setback to 25 ft, subject to 4 conditions.**

1. No more than 24 dwelling units are permitted unless a new survey is approved and recorded verifying the subject property with the PR up to 4.5 du/ac zone is large enough to accommodate 1 additional dwelling unit.
2. Meeting all applicable requirements of the Knox County zoning ordinance.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. The maximum height of attached dwellings will be 35 ft.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

COMMENTS:

This is a revision of an expired concept on Bishop Road and Tate Trotter Road (1-SB-25-C/1-D-20-UR) for 25 lots, including 14 attached and 11 detached dwellings on approximately 5.56 acres. The most recent survey is for 5.37 acres, bringing the development density to 4.66 du/ac and out of compliance with the zoning ordinance. A condition has been added that no more than 24 dwelling units are permitted unless a new survey is approved and recorded verifying the subject property with the PR up to 4.5 du/ac zone is large enough to accommodate 1 additional dwelling unit.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

- A. The property is zoned PR (Planned Residential) with a density of up to 4.5 du/ac. The applicant proposes creating 25 lots on 5.37 acres, bringing the development density to 4.66 du/ac. The total deeded acreage is 5.56 acres, allowing up to 25 units, and will be verified before submitting design plans.
2. The PR zone allows single family and attached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).
3. The height of attached houses shall be determined by the Planning Commission. The elevations provided show the units are 2 stories. The maximum height of all buildings will be 35 ft.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

- A. The property's place type is SR (Suburban Residential) on the Future Land Use Map. Suburban Residential areas are appropriate for primarily single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. The development plan proposes single family and attached houses ranging from the largest single family home on a 12,834 sq ft lot to a 2,456 sq ft townhouse lot.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. This development is consistent with Implementation Policy 2.1, creating buffers and transitions between higher residential intensities. A Type B Landscape screen is proposed along property lines where townhomes abut single family homes. The Type B screen should be a minimum of 12 feet in width and is appropriate when abutting less intense land uses.
- B. Implementation Policy 5.2 encourages a mix of housing types in neighborhoods. The development includes attached and detached houses on a range of lot sizes.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- A. The property is within the Planned Growth Area. The purposes of the Planned Growth area designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 295 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

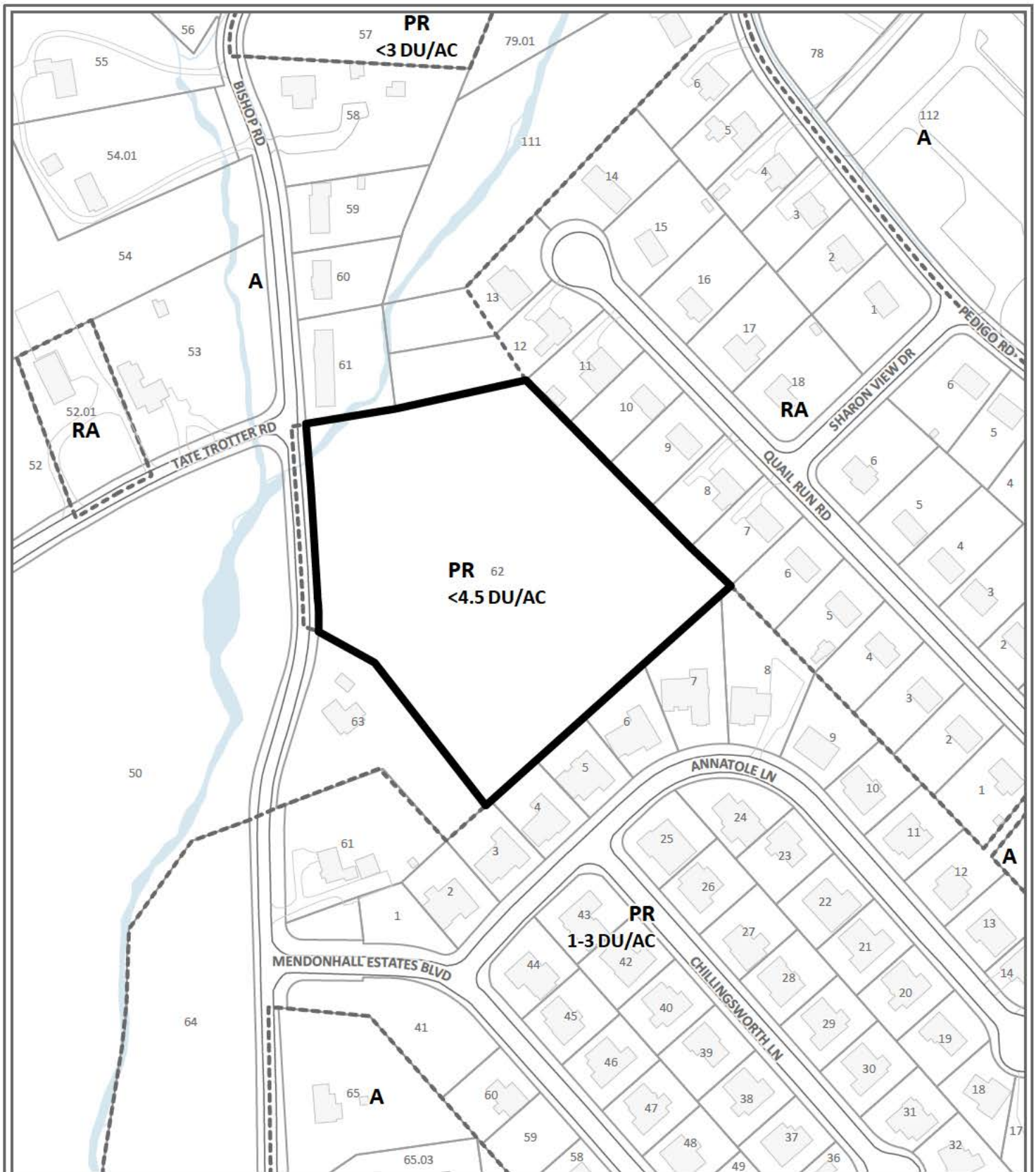
ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Powell High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



CONCEPT PLAN / DEVELOPMENT PLAN

3-SD-25-C / 3-G-25-DP

Petitioner: Chad Roberts



Attached and detached residential subdivision in PR (Planned Residential), <4.5 DU/AC

Original Print Date: 1/31/2025

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

Map No: 47

Jurisdiction: County

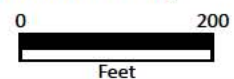
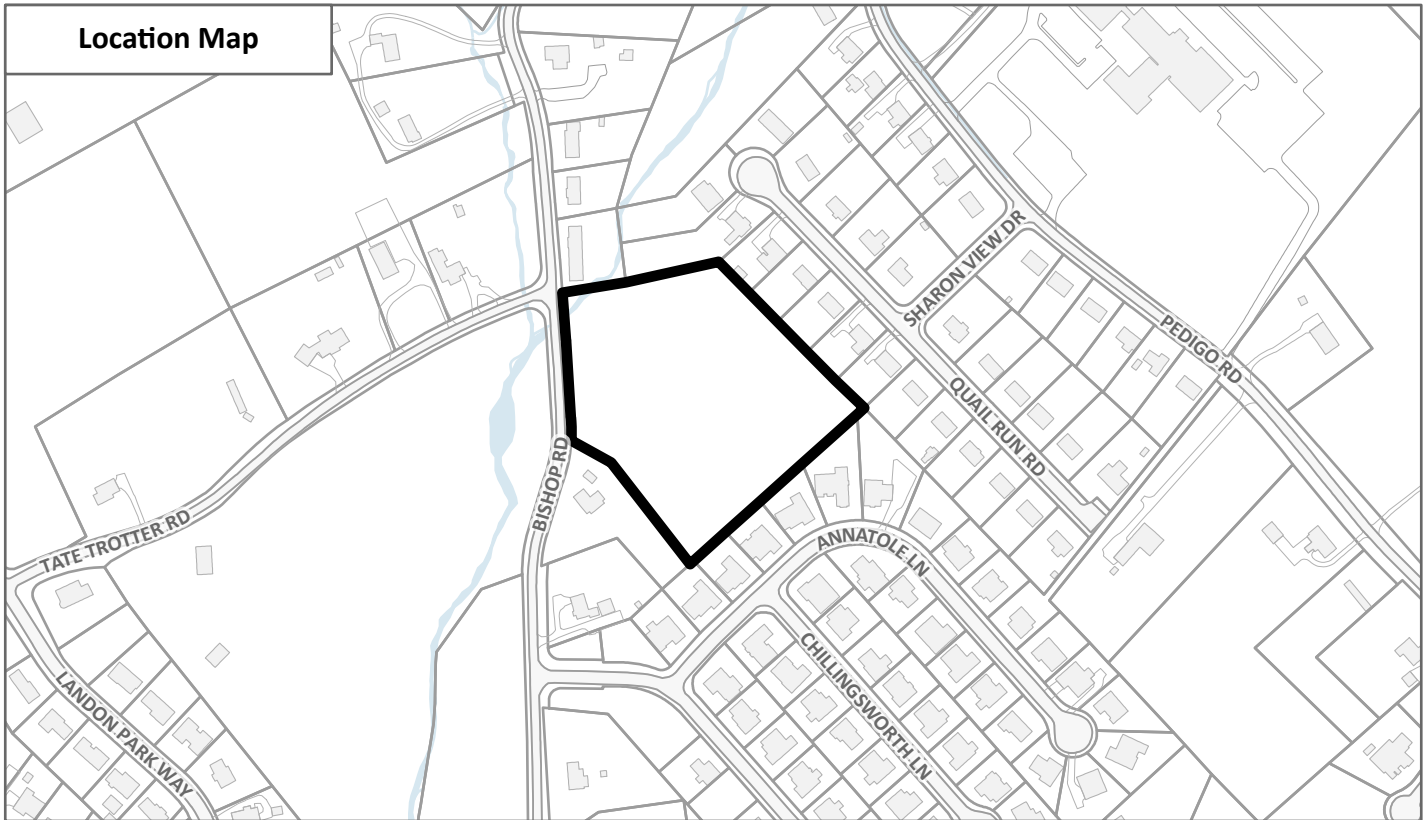


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

3-G-25-DP / 3-SD-25-C



Case boundary

0 410
Feet



19117 GR DWG COVER SHEET 2/24/2025 09:37:37 13

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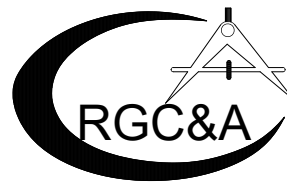
LOCATION MAP
NOT TO SCALE

621 WALL STREET
SEVIERVILLE, TN 37862
(865) 429-4683

Certification of Concept Plan.

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

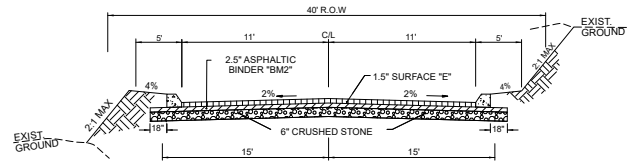
Registered Engineer *Robert A. Campbell*
Tennessee Certificate No. 105841



CLT MAP: 047
PARCELS: 062
DEED REFERENCE: 20200114-0046659
ZONING: PR (<4.5 DU/AC)
TOTAL DEEDED ACREAGE: +/- 5.56 AC
SINGLE FAMILY LOTS: 11
ATTACHED TOWNHOME LOTS: 14
TOTAL NUMBER OF DWELLING UNITS: 25
PLANNING FILE NUMBER: 3-SD-25-C / 3-G-25-DP

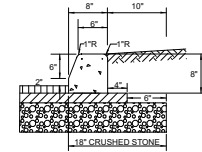
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DESIGNED BY GMT/AJJ	CHECKED BY RGC	SCALE 1"=40'	SHEET NO. 2 OF 5 SHEETS
DRAWN BY AJJ	DATE 02/24/2025	F L E NO. 19117	

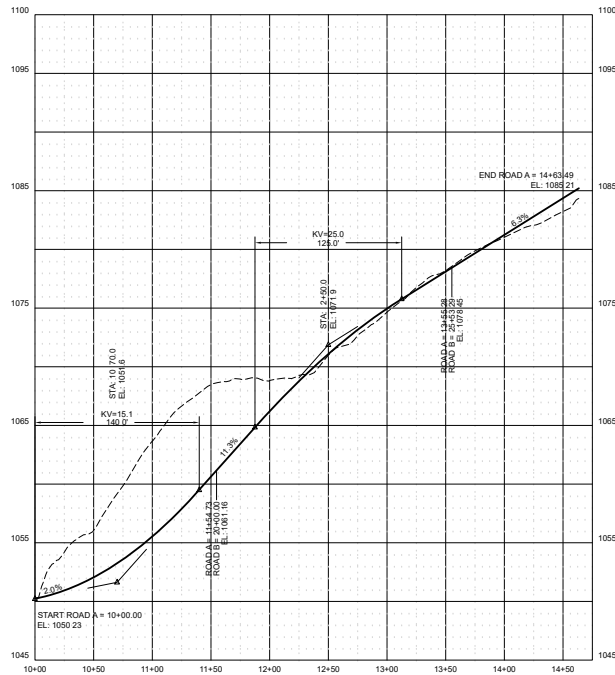


TYPICAL 2 LANE STREET
PRIVATE ROADS

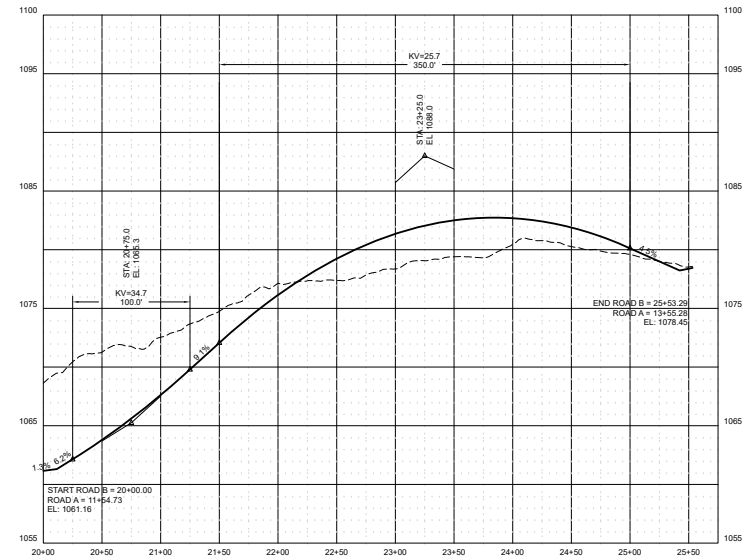
BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.
FILL SOILS SHALL BE COMPACTED IN LAYERS 8" NICHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)
*12" MAX. REQ'D. ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



STANDARD DETAIL 6" EXTRUDED CURB



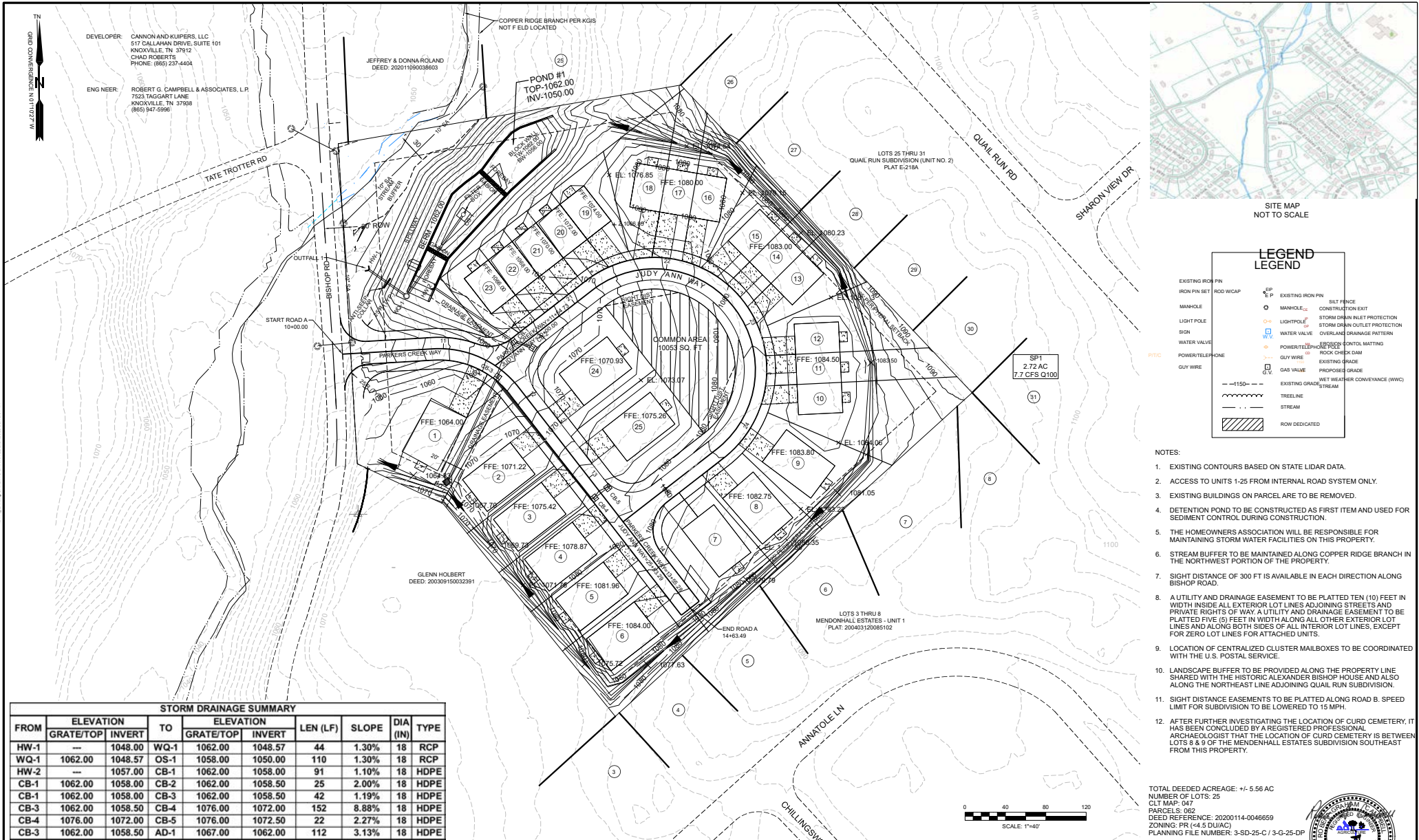
PARKERS CREEK WAY



JUDY ANN WAY



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SITE MAP
NOT TO SCALE

LEGEND

EXISTING IRON PIN	EXISTING IRON PIN	SILT FENCE
IRON PIN SET	MANHOLE	CONSTRUCTION EXIT
ROAD W/ CAP	LIGHT POLE	STORM DRAIN INLET PROTECTION
	WATER VALVE	STORM DRAIN OUTLET PROTECTION
	POWER/TELEPHONE	OVERLAND DRAINAGE PATTERN
	GUY WIRE	SPOTL MATTING
		ROCK CHECK DAM
		EXISTING GRADE
		PROPOSED GRADE
		WET WEATHER CONVEYANCE (WWC)
		STREAM
		TREELINE
		ROW DEDICATED

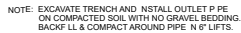
- NOTES:
- EXISTING CONTOURS BASED ON STATE LIDAR DATA.
 - ACCESS TO UNITS 1-25 FROM INTERNAL ROAD SYSTEM ONLY.
 - EXISTING BUILDINGS ON PARCEL ARE TO BE REMOVED.
 - DETENTION POND TO BE CONSTRUCTED AS FIRST ITEM AND USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
 - THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
 - STREAM BUFFER TO BE MAINTAINED ALONG COPPER RIDGE BRANCH IN THE NORTHWEST PORTION OF THE PROPERTY.
 - SIGHT DISTANCE OF 300 FT IS AVAILABLE IN EACH DIRECTION ALONG BISHOP ROAD.
 - A UTILITY AND DRAINAGE EASEMENT TO BE PLATTED TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS OF WAY. A UTILITY AND DRAINAGE EASEMENT TO BE PLATTED FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, EXCEPT FOR ZERO LOT LINES FOR ATTACHED UNITS.
 - LOCATION OF CENTRALIZED CLUSTER MAILBOXES TO BE COORDINATED WITH THE U.S. POSTAL SERVICE.
 - LANDSCAPE BUFFER TO BE PROVIDED ALONG THE PROPERTY LINE SHARED WITH THE HISTORIC ALEXANDER BISHOP HOUSE AND ALSO ALONG THE NORTHEAST LINE ADJOINING QUAIL RUN SUBDIVISION.
 - SIGHT DISTANCE EASEMENTS TO BE PLATTED ALONG ROAD B. SPEED LIMIT FOR SUBDIVISION TO BE LOWERED TO 15 MPH.
 - AFTER FURTHER INVESTIGATING THE LOCATION OF CURD CEMETERY, IT HAS BEEN CONCLUDED BY A REGISTERED PROFESSIONAL ARCHAEOLOGIST THAT THE LOCATION OF CURD CEMETERY IS BETWEEN LOTS 8 & 9 OF THE MENDENHALL ESTATES SUBDIVISION SOUTHEAST FROM THIS PROPERTY.

TOTAL DEEDED ACREAGE: +/- 5.56 AC
NUMBER OF LOTS: 25
CLT MAP: 047
PARCELS: 062
DEED REFERENCE: 20200114-0046659
ZONING: PF (4.5 DU/C)C
PLANNING FILE NUMBER: 3-SD-25-C / 3-G-25-DP



STORM DRAINAGE SUMMARY									
FROM	ELEVATION		TO	ELEVATION		LEN (LF)	SLOPE	DIA (IN)	TYPE
	GRATE/TOP	INVERT		GRATE/TOP	INVERT				
HW-1	---	1048.00	WQ-1	1062.00	1048.57	44	1.30%	18	RCP
WQ-1	1062.00	1048.57	OS-1	1058.00	1050.00	110	1.30%	18	RCP
HW-2	---	1057.00	CB-1	1062.00	1058.00	91	1.10%	18	HDPE
CB-1	1062.00	1058.00	CB-2	1062.00	1058.50	25	2.00%	18	HDPE
CB-1	1062.00	1058.00	CB-3	1062.00	1058.50	42	1.19%	18	HDPE
CB-3	1062.00	1058.50	CB-4	1076.00	1072.00	152	8.88%	18	HDPE
CB-4	1076.00	1072.00	CB-5	1076.00	1072.50	22	2.27%	18	HDPE
CB-3	1062.00	1058.50	AD-1	1067.00	1062.00	112	3.13%	18	HDPE

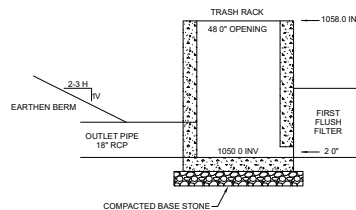
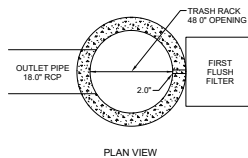
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK, DEMOLITION OR CONSTRUCTION, THE CONTRACTOR MUST CONTACT TENNESSEE ONE-CALL AT 1-800-351-1111. CONTRACTOR IS RESPONSIBLE TO RECORD AND SAVE CONFIRMATION NUMBER.



GENERAL NOTES:

1. INSTALL POND AS FIRST ITEM OF CONSTRUCTION. SEED & STAB LIZE IMMEDIATELY UPON COMPLETION OF GRADING.
2. INSTALL OUTLET STRUCTURE & OUTLET P PE. PLUG CHANNEL PROTECTION ORIFICE DURING CONSTRUCTION & INSTALL SKIMMER DEVICE FOR USE AS A TEMPORARY SEDIMENT BASIN.
3. REMOVE ACCUMULATED SEDIMENT WHEN ALL UPSTREAM AREAS ARE STAB LIZED.
4. INSTALL CHANNEL PROTECTION OR FENCE, REMOVE SKIMMER, & INSTALL 3" HDPE P PE & FIRST FLUSH FILTER WHEN ALL UPSTREAM AREAS ARE PERMANENTLY STAB LIZED.
5. POND WILL REMAIN FOR PERMANENT STORM WATER DETENTION.

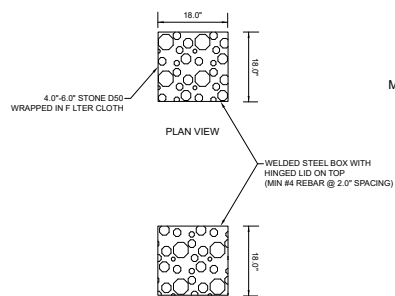
DRY DETENTION BASIN
TYPICAL CROSS-SECTION
NO SCALE



CROSS-SECTION

RISER DETAIL - N.T.S.

STANDARD PRE-CAST
MANHOLE OR CONCRETE
BLOCK BOX



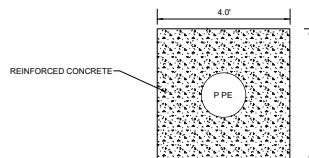
CROSS-SECTION

FIRST FLUSH FILTER DETAIL - N.T.S.

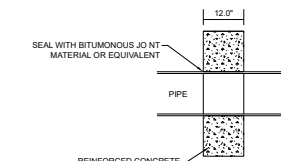
WELDED STEEL CAGE

CONSTRUCTION NOTES:

1. CLEAR BAS N AREA OF ALL ORGANIC MATERIALS.
2. EXCAVATE CUTOFF TRENCH ALONG THE CENTERLINE OF THE DAM. TRENCH TO BE AT LEAST 2.0' DEEP WITH BOTTOM WIDTH OF 4'. SIDE SLOPES LESS THAN 1 OH:1 OV.
3. SCARIFY ALL F LL AREAS.
4. PLACE FILL N 6.0' LAYERS USING MATERIAL WITH HIGH SILT/CLAY MATERIAL & PROVIDE COMPACTION.



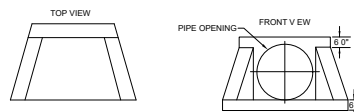
REINFORCED CONCRETE—



SEAL WITH BITUMINOUS JOINT-MATERIAL OR EQUIVALENT.

REINFORCED CONCRETE —

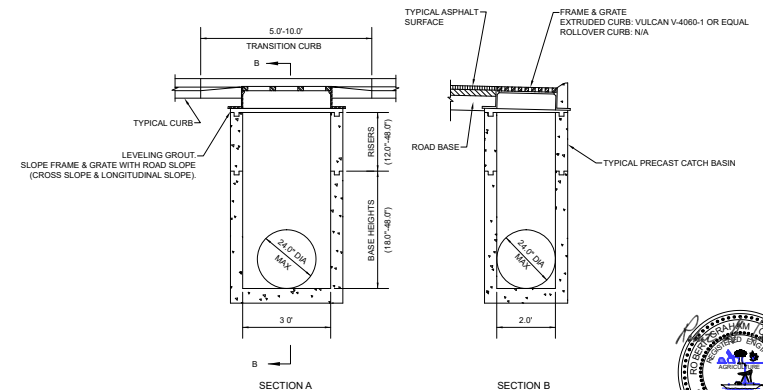
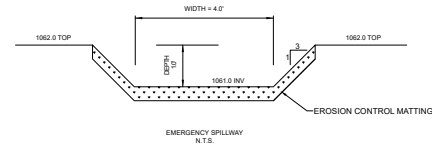
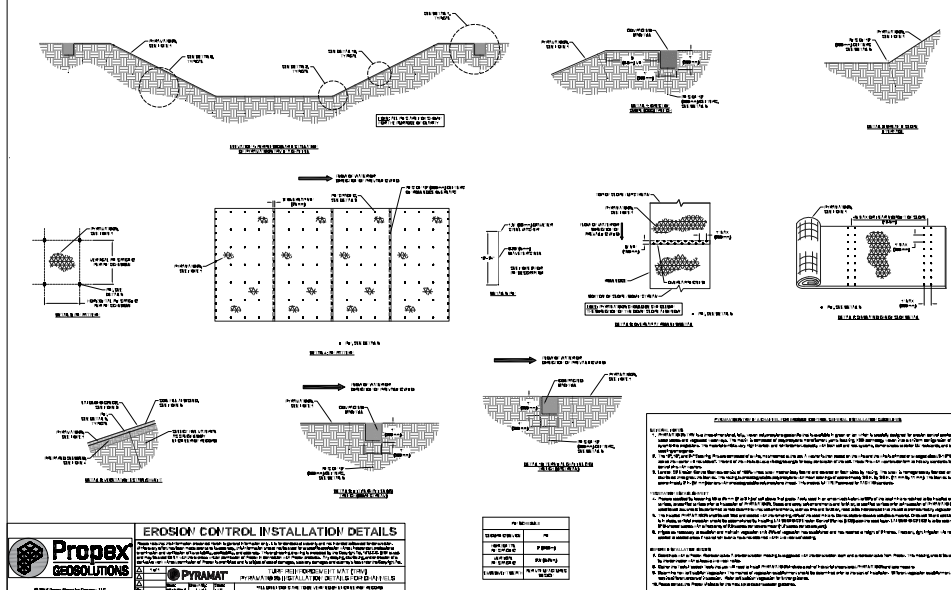
ANTI-SEEP COLLAR DETAIL
PIPE ANCHOR DETAIL
N.T.S.



NOTES:

1. MINIMUM REINFORCING WIRE RE NFORCEMENT 4 x 4 W7 x W7
2. SHERMAN DIXIE PRECAST HEADWALL, DRAWING ET-001 OR EQUAL

HEADWALL DETAIL - N.T.S.



TYPICAL CATCH BASIN DETAIL - N.T.S.

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				



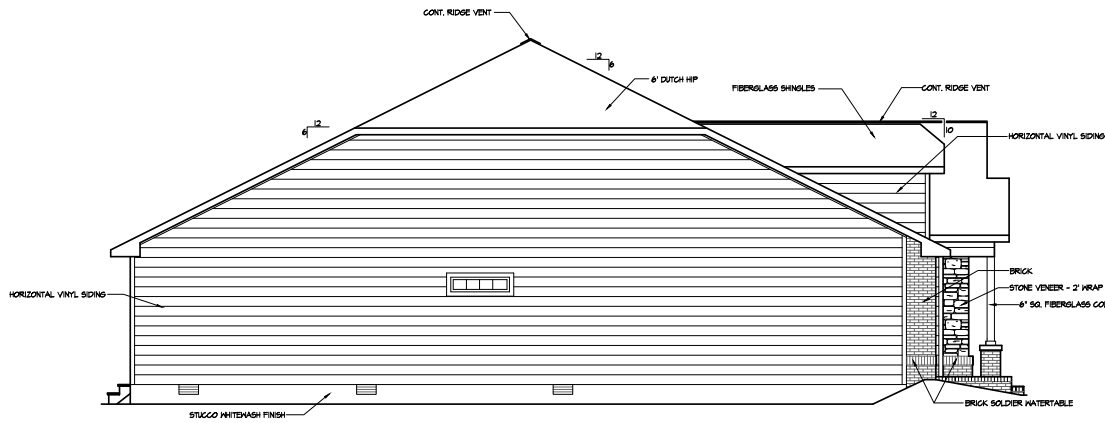
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

DETAILS

MEREDITH PARK

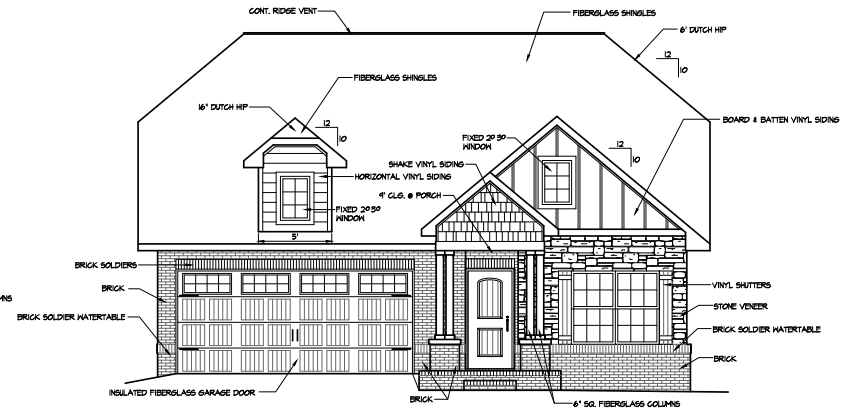
DESIGNED BY RGC&A	CHECKED BY RGC	SCALE NO SCALE	SHEET NO. (5) OF 5 SHEETS
DRAWN BY AJJ	DATE 02/24/2025	F L E NO. 19117	





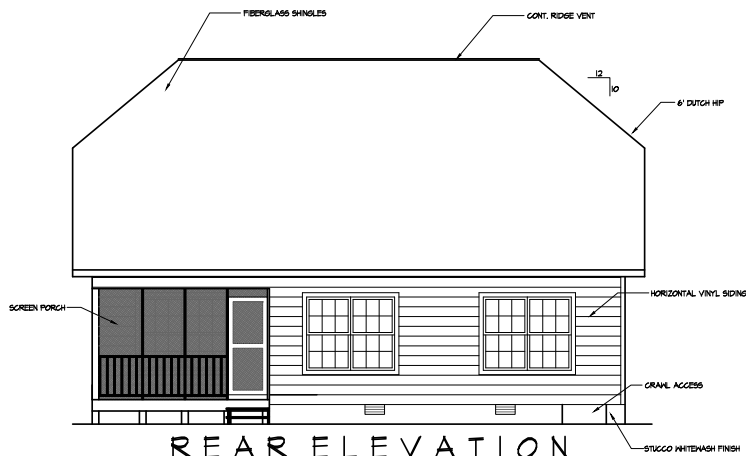
LEFT ELEVATION

1/4"=1'-0"



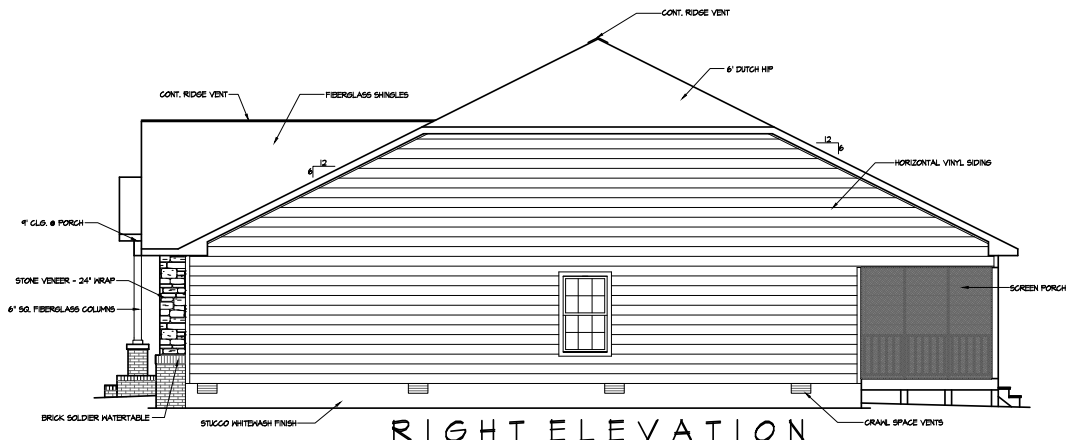
FRONT ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"



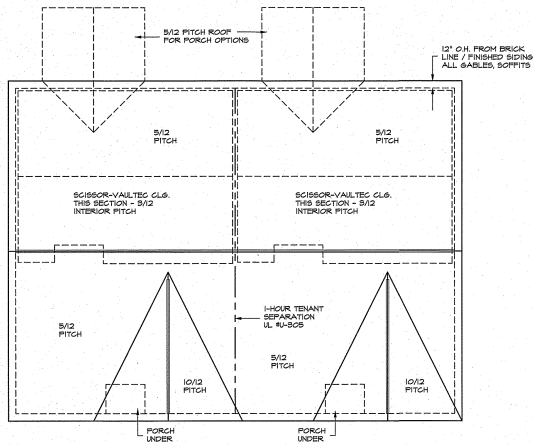
RIGHT ELEVATION

1/4"=1'-0"

THESE PLANS ARE DIAGRAMATIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL GUIDE TO CONSTRUCTION. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCAL CODE COMPLIANCE PRIOR TO PURCHASING MATERIALS AND CONSTRUCTION. STRUCTURAL MEMBER SIZES INDICATED ON PLANS ARE USED STRICTLY AS A GUIDE FOR DIMENSIONING PURPOSES. STRUCTURAL MEMBERS SHALL BE SIZED BY MANUFACTURER OR STRUCTURAL ENGINEER. PRE-CONSTRUCTION DIMENSION ERRORS SHALL BE CORRECTED FREE OF CHARGE. THE DESIGNER SHALL NOT BE HELD LIABLE FOR UNCORRECTED ERRORS WHICH RESULT IN CONSTRUCTION COMPLICATIONS OR STRUCTURAL ADVANCES. ACCEPTANCE AND USE OF THESE PLANS CONSTITUTES AGREEMENT WITH THESE CONDITIONS.



PLANS BY MOONLIGHT		RESIDENTIAL DESIGN 694-3723
DESIGNED FOR	CANNON & KUIPERS LLC	DWG FILE: PARK52-3
DESCRIPTION	EXTERIOR ELEVATIONS	DATE: NOV 22
LOCATION	LOT 52 - THE PARK	DRAWING NO.: A-3

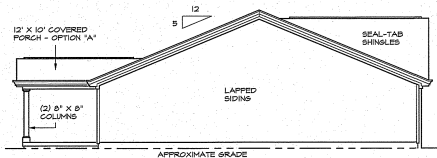


UNIT "B"

UNIT "A"

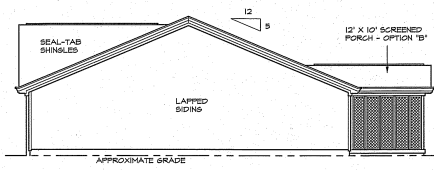
ROOF LAYOUT PLAN
SCALE: 1/8" = 1'-0"

NOTE:
ALL WINDOW, DOOR, ACCESSORY & TRIM STYLES ARE INDICATED FOR ILLUSTRATION ONLY AND ARE SUBJECT TO APPROVAL/CHANGE BY GENERAL CONTRACTOR - ALL SUCH CHANGES SHALL CONFORM TO APPLICABLE LOCAL / STATE / NATIONAL BUILDING CODES



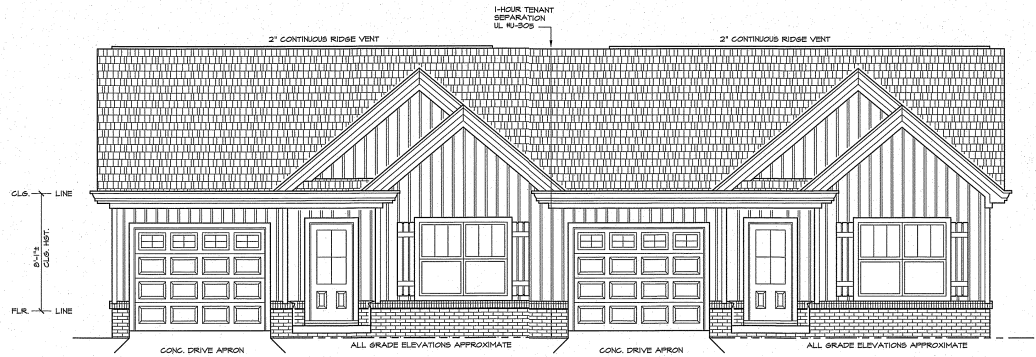
NOTE:
12' X 10' UNCOVERED PATIO STANDARD

LEFT ELEVATION
SCALE: 1/8" = 1'-0"



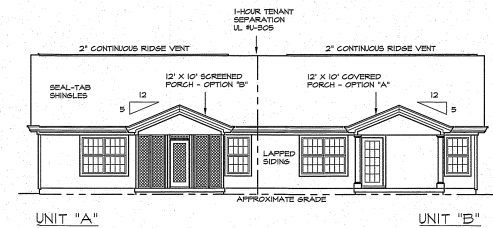
NOTE:
12' X 10' UNCOVERED PATIO STANDARD

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION - UNIT "B"
SCALE: 1/4" = 1'-0"

FRONT ELEVATION - UNIT "A"
SCALE: 1/4" = 1'-0"

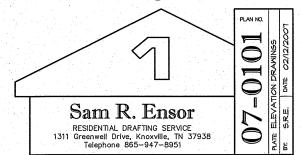


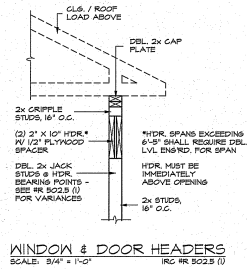
REAR ELEVATION
SCALE: 1/8" = 1'-0"

NOTICE

THE DESIGNER OFFERS NO WARRANTY AS TO THE SUITABILITY OF THE DESIGN FOR ANY BUILDING USE, NOR FOR THE ACCURACY OF DIMENSIONS OR SQUARE FOOTAGE CALCULATIONS AS CONSTRUCTED. ALL STRUCTURAL, SPAN & LOAD CAPACITIES OF ENGINEERED AND PRE-CAST COMPONENTS IS EXCLUDED. THE PLANS ARE DIAGNOSTIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL GUIDE TO CONSTRUCTION. THE DRAWING EXEMPTS DO NOT GUARANTEE THE STRUCTURAL INTEGRITY OF FRAMING METHODS USED ON-SITE. THE USER IS RESPONSIBLE IN TOTAL FOR ALL PHASES OF THE CONSTRUCTION PROJECT. LOCAL/REVISED BUILDING CODES AND AMENDMENTS SHALL SUPERSEDE.

Designed To 2012 IRC

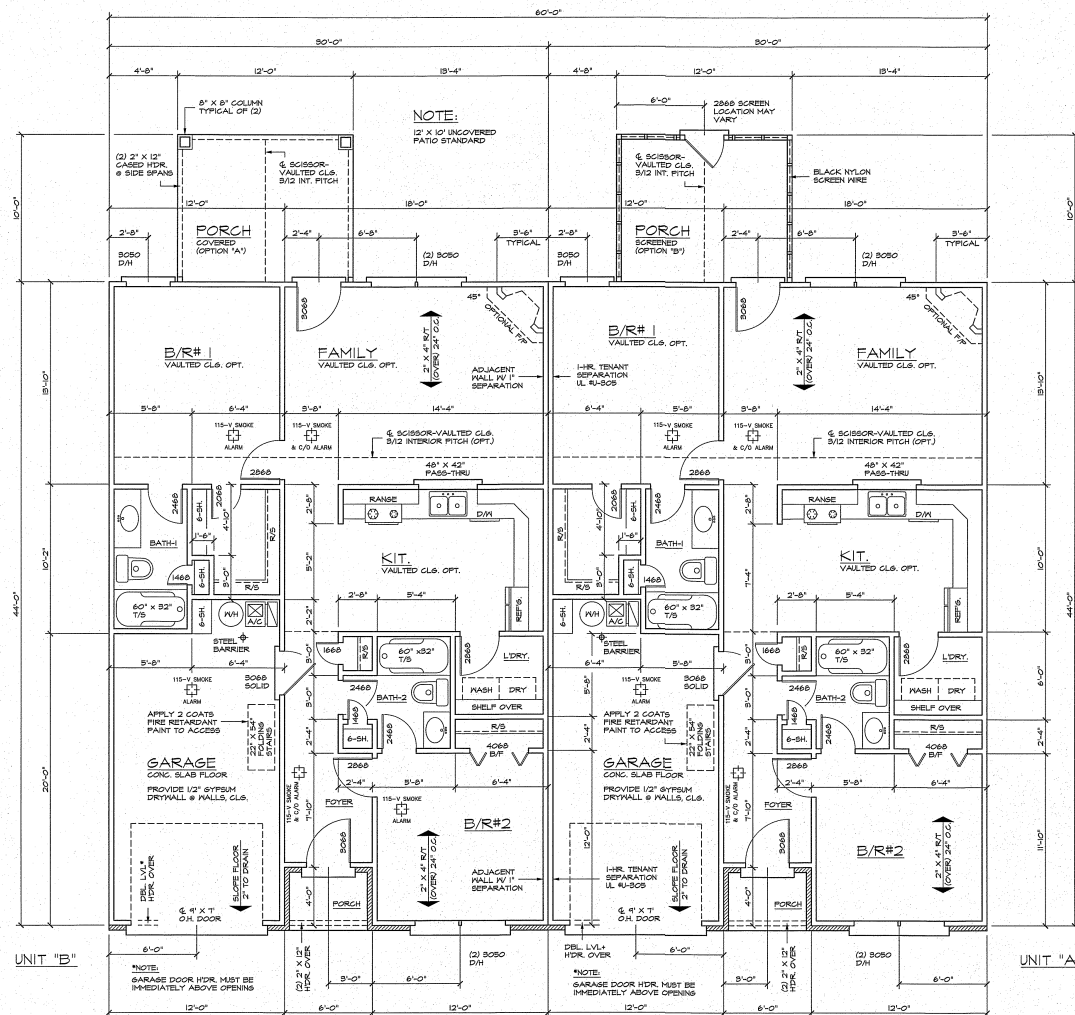
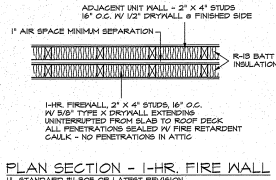
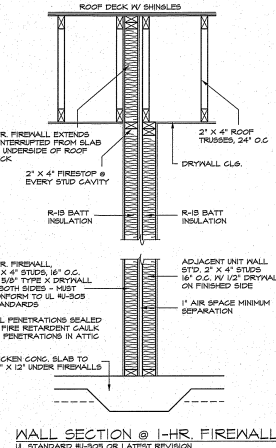




EGRESS WINDOWS:
BEDROOMS MUST HAVE (I) WINDOW RATED FOR EMERGENCY EGRESS WHICH PROVIDES A CLEAR OPENING OF 5.0 SQ. FT. (5'1" SQ. FT. & SECOND FLOOR) & 44" MAX. SILL HGT. - MIN. NET CLEAR OPENING SHALL BE 20" HIDE - MIN. NET 24"

NOTE:
WINDOWS LOCATED IN STAIRS, LANDINGS, BATHS & FOOT TRAFFIC AREAS WHERE THE SILL IS LESS THAN 18" FROM FINISHED FLOOR & WITH A SASH SIZE GREATER THAN 4.0 SQ. FT. SHALL REQUIRE USE OF TEMPERED GLASS

NOTE:
WINDOW & DOOR SIZES NOTED ON FLOOR PLANS ARE GROSS & ARE TO BE READ AS FEET & INCHES WIDTH BY FEET & INCHES HGT. EX. 3000 D/H = 8'-0" WIDE X 9'-0" HIGH - D/H = DOUBLE HUNG



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0" TYPICAL OF (2)

8'-11" FINISHED CEILING HEIGHT
1042 SQ. FT. LIVING AREA (EACH UNIT)
284 SQ. FT. GARAGE AREA
24 SQ. FT. COVERED FRONT PORCH AREA
120 SQ. FT. COVERED REAR PORCH OPTIONS

NOTE:
AREA CALCULATIONS ARE MEASURED FROM OUTSIDE FRAMING LINES (EXCLUSIVE OF BRICK OR STUCCO VENEER)
VERIFY ON-SITE BY ACTUAL CONSTRUCTION DIMENSIONS

FRAMING DIMENSIONS:
WALL & PARTITION FRAMING DIMENSIONS ARE MEASURED FROM OUTSIDE FRAMING LINE TO FACE OF INTERIOR STUDWALLS UNLESS SHOWN OTHERWISE - PLEASE OBSERVE DIMENSION LEADER LINES VERY CAREFULLY

NOTE
THE DESIGNER OFFERS NO WARRANTY AS TO THE SUITABILITY OF THE DESIGN FOR ANY BUILDING SITE, NOR FOR THE ACCURACY OF DIMENSIONS OR SQUARE FOOTAGE CALCULATIONS AS CONSTRUCTED. ALL STRUCTURAL SPAN & LOAD CAPACITIES OF ENGINEERED AND PRE-CAST COMPONENTS IS EXCLUDED. THE PLANS ARE DIAGNOSTIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL GUIDE TO CONSTRUCTION. THE DRAWING SHEETS DO NOT GUARANTEE THE STRUCTURAL INTEGRITY OF FRAMING METHODS USED ON-SITE. THE USER IS RESPONSIBLE IN TOTAL FOR ALL PHASES OF THE CONSTRUCTION PROJECT. LOCAL/REVISED BUILDING CODES AND AMENDMENTS SHALL SUPERSEDE.

Designed To 2012 IRC

2

Sam R. Ensor
RESIDENTIAL DRAFTING SERVICE
1311 Greenwell Drive, Knoxville, TN 37938
Telephone: 865-947-8501

PLAN NO.
07-0101
DATE: MAIN FLOOR PLAN
IN: SCALE: 1/4" = 1'-0" 02/22/2007

DESCRIPTION OF MATERIALS

☐ Proposed Construction ☐ Under Construction No. _____ (for RPT, VA, or FISH)

Property Address _____ City _____ State _____

Mortgage or Sponsor _____ Address _____

Contractor or Builder _____ Address _____

INSTRUCTIONS

- This is an acceptable location of HUD Form 2008 / 1-64 from 20-102 / 1-64 from 624-2. For additional information on how this form is to be submitted, number of copies, etc., see the instructions applicable to the HUD Application for Mortgage Insurance - VA Request for Determination of Reasonable Value or Third Party Information and Approval Request.
- Describe all materials and equipment to be used, whether or not shown on the drawings, by making an X in each acceptable checkbox and entering the information called for each space. If a space is left blank, use "None" and describe under item 27 or as an attached sheet. THE USE OF PAINT CONTAINS MORE THAN THE PERCENTAGE OF LEAD BY WEIGHT PERMITTED BY LAW IS PROHIBITED.
- Work not specifically described or shown will not be considered unless required, then the minimum acceptable will be assumed. Work exceeding minimum requirements cannot be considered unless specifically described.
- Include no alterations, for equal finish, or consequential items. Consideration of a request for acceptance of substitute materials or equipment is not limited previously.
- Include signatures required at the end of the form.
- The construction shall be completed in accordance with the related drawings and specifications, as amended during processing. The specifications include the Description of Materials and the applicable Minimum Property Standards.

1. EXCAVATIONS:

Bearing 5th Type: SOLID GLAY, 2000 P.S.F. & 40% MINIMUM COMPACTION

2. FOUNDATIONS:

Footings: concrete rls. READY MIX; strength psi 3000 Reinforcing (SEE PLANS)

Foundation wall: material CMU BLOCK Reinforcing (SEE PLANS)

Interior foundation wall: material CMU Party foundation wall CMU BLOCK

Column material and size: 8" STEEL Reinforcing material and reinforcing 8" x 18" CMU

Column material and size: 8" STEEL Reinforcing material and reinforcing 8" x 18" CMU

Basement entrance canopy: CONC. Window canopy: CONC.

Weatherproofing: 1/2" PARGE, 2-COATS TAR Flashing drains: 4" ABS CONT. TILE/GRAVEL/BEED

Termite protection: CHEMICAL SOIL POISON & 16 MINIMUM STRENGTH MIX

Basement floor: ground cover 6-MIL; insulation R-4; foundation vents 8" x 16"

Special foundations: (SEE PLANS)

Additional information: FOUNDATION VENTS SHALL HAVE OPERABLE SHUTTERS

3. CHIMNEYS: (SEE PLANS)

Material: Pre-fabricated (make and size)

Flue lining: material _____ Heater flue size _____ Replace flue size _____

Vents: (material and size) _____ water heater _____

Additional information: _____

4. FIREPLACES: (SEE PLANS)

Type: ☐ solid-fuel; ☐ gas-burning; ☐ circulator (make and size) _____

Air duct & clean-out: CORON; Replace facing: BRICK; lining: GLAY; hearth: BRICK

mantle: WOOD; Additional information: _____

5. EXTERIOR WALLS:

Wood frame: wood grade & species #2 FINE; ☐ Corner bracing: Bldg. paper or felt N/A

Sheathing: O.S.B.; thickness: 1/2"; with: 4"; ☐ solid; ☐ spaced: _____ o.e.; ☐ diagonal

Siding: (SEE PLANS); grade: _____; type: _____; size: _____; exposure: _____; fastening: NAILS

Shingles: PLANS; grade: _____; type: _____; size: _____; exposure: _____; fastening: NAILS

Stucco: PLANS; thickness: _____; Lath: N/A; weight: _____ lb.

Masonry veneer: BRICK 8 1/2" BRICK Lintel: STEEL Base flashing: ALUM.

Masonry: ☐ solid; ☐ faced; ☐ stuccoed; total wd thickness: 12"; facing thickness: 4"

Facing material: BRICK; backer material: _____; thickness: _____; bonding: CEMENT

Door sills: ALUM.; Window sills: _____; Lintel: STEEL; Base flashing: ALUM.

Interior surfaces: damp-proofing: _____ coats of _____; furring: _____

Additional information: 1/2" 4-PLY FLYWOOD SHEATHING MAY BE USED IN PLACE OF O.S.B.

Exterior pointing: material LATEX ENAMEL; _____; number of coats: 2

Grille wd construction: ☒ same as main wall; ☐ other construction: (SEE PLANS)

6. FLOOR FRAMING:

Joists: wood, grade, species: #2 FINE; _____; other: LVL; bridging: SALV.; anchors: _____

Concrete slabs: ☐ basement floor; ☐ 1st floor; ☐ 2nd floor; ☐ 3rd floor; ☐ 4th floor; ☐ 5th floor; ☐ 6th floor; ☐ 7th floor; ☐ 8th floor; ☐ 9th floor; ☐ 10th floor; ☐ 11th floor; ☐ 12th floor; ☐ 13th floor; ☐ 14th floor; ☐ 15th floor; ☐ 16th floor; ☐ 17th floor; ☐ 18th floor; ☐ 19th floor; ☐ 20th floor; ☐ 21st floor; ☐ 22nd floor; ☐ 23rd floor; ☐ 24th floor; ☐ 25th floor; ☐ 26th floor; ☐ 27th floor; ☐ 28th floor; ☐ 29th floor; ☐ 30th floor; ☐ 31st floor; ☐ 32nd floor; ☐ 33rd floor; ☐ 34th floor; ☐ 35th floor; ☐ 36th floor; ☐ 37th floor; ☐ 38th floor; ☐ 39th floor; ☐ 40th floor; ☐ 41st floor; ☐ 42nd floor; ☐ 43rd floor; ☐ 44th floor; ☐ 45th floor; ☐ 46th floor; ☐ 47th floor; ☐ 48th floor; ☐ 49th floor; ☐ 50th floor; ☐ 51st floor; ☐ 52nd floor; ☐ 53rd floor; ☐ 54th floor; ☐ 55th floor; ☐ 56th floor; ☐ 57th floor; ☐ 58th floor; ☐ 59th floor; ☐ 60th floor; ☐ 61st floor; ☐ 62nd floor; ☐ 63rd floor; ☐ 64th floor; ☐ 65th floor; ☐ 66th floor; ☐ 67th floor; ☐ 68th floor; ☐ 69th floor; ☐ 70th floor; 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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.

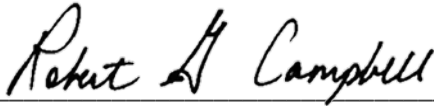
Alternative Design Standards Requiring Planning Commission Approval

- 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.

	Robert G. Campbell	1/24/2025
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:

Reduction of private road pavement width from 26 ft to 22 ft.

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:

Reduction of private road right-of-way width from 50 ft to 40 ft

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:

Intersection grade 1 to 2% at entrance road.

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:

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:

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

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

Engineering Comments:



Variances

File No:

The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

HARDSHIP CONDITIONS TO BE MET:


- 1 **Conditions Required:** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may, after written application, grant variations to the regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
- 2 **Evidence of Hardship Required:** The Planning Commission shall not grant variations to these regulations if the purpose of the variation is solely for financial gain. The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that the following hardships are met:

a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.

b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.

c. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

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.



Robert G. Campbell

1/24/2025

SignaturePrinted NameDate

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

1. VARIANCE REQUESTED:

Reduce intersection spacing between the site entrance and Tate Trotter Road from 300 ft. to 190 ft. for subdivision entrance

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

Due to the existing topography and to provide adequate sight distance, the intersection of Road A at Bishop Road needs to be located at the proposed spacing of 190' south of Tate Trotter Road.

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

These conditions are a result of the configuration of Bishop Road and the existing topography, are not applicable to other property, and not created by any person having an interest in the property.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

There is still 300 ft. of sight distance available in each direction on Bishop Rd. at the proposed entrance. There is no danger to public safety or welfare by allowing this variance.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments:

Steve Elliott

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

2. VARIANCE REQUESTED:

Reduce vertical curve length on Road A from K=25 (150 ft) to K=15 (90 ft).

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

Due to the existing steeper topography along Road A coming from the intersection with Bishop Road, a reduction of the vertical curve length is needed to avoid deeper and keep site grading balanced.

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

These conditions are due to the steeper topography in this portion of the property, are not applicable to other property, and not created by any person having and interest in the property.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

There is no danger to public safety or welfare by allowing this variance.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments:

Steve Elliott

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

3. VARIANCE REQUESTED:

Allow Road A at STA 14+00 to serve lots 5 & 6 without a cul-de-sac.

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

Due to the shape of the property, there is not enough sufficient room for a cul-de-sac. The 108-foot length of dead-end serving lots 5 & 6 provides adequate access to the 22-foot wide roadway and also provides an alternate turn-around for emergency vehicles other than the Road B loop.

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

The proposed roadway and lot configuration is the result of numerous trial and error layout attempts and is based on conditions unique to the property that are not applicable to other property and not created by any persons having an interest in the property.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

There is no danger to public safety or welfare by allowing this variance. There is no danger to property by allowing this variance.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments:

Steve Elliott

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

4. VARIANCE REQUESTED:

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments:

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

5. VARIANCE REQUESTED:

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments:



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

Chad Roberts

Owner

Applicant Name		Affiliation	
01/23/2025	March 13, 2025	File Number(s)	
Date Filed	Meeting Date (if applicable)		

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

<input type="checkbox"/> Applicant				<input type="checkbox"/> Property Owner	<input type="checkbox"/> Option Holder	<input type="checkbox"/> Project Surveyor	<input checked="" type="checkbox"/> Engineer	<input type="checkbox"/> Architect/Landscape Architect
Charles Lee Allen DeFOE				Robert G. Campbell & Associates, L.P.				
Name		Company						
7523 Taggart Ln.		Knoxville	TN	37938				
Address		City	State	ZIP				
865-947-5996								
Phone		Email						

CURRENT PROPERTY INFO

MP Development Group, LLC.	517 Callahan Dr. Ste 101 Knoxville, TN 37911	865-237-4404
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
0 Bishop Rd.	047 062	
Property Address	Parcel ID	
Halls-Dale Powell Utility District	Halls-Dale Powell 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) _____

Other (specify) Attached and detached residential subdivision

Related City Permit Number(s)

SUBDIVISION REQUEST**Meredith Park**

Related Rezoning File Number

Proposed Subdivision Name

125**10-G-19-RZ**

Unit / Phase Number

☐ Combine Parcels☐ Divide Parcel

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

Chad Roberts / Owner01/24/2025

Print Name / Affiliation

Date

865-237-4404

Phone Number

Email

Property Owner Signature

Please Print

Date Paid



Public Notice and Community Engagement

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

Applicant Signature

Applicant Name

Date

3-SD-25-C & 3-G-25-DP

FILE NUMBER