

CONCEPT PLAN

3-SF-25-C

Petitioner: BT Davis Enterprises, LLC



6-lot townhouse subdivision in RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 120
Jurisdiction: City



Original Print Date: 2/4/2025

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

BT Davis Enterprises, LLC

Owner

Applicant Name

Affiliation

1/27/25

3/13/25

File Number(s)

Date Filed

Meeting Date (if applicable)

3-SF-25-C

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

Phone

Email

CURRENT PROPERTY INFO

BT Davis Enterprises, LLC

318 Hawthorne Oaks Way (37849)

865-740-2473

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

355 S. Gallaher View Road

120PA00503

Property Address

Parcel ID

KUB

KUB

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) _____

Related City Permit Number(s)

Other (specify) _____

SUBDIVISION REQUEST

355 South Gallaher View Rd

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel 6
 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.

Brian Wesley Davis **BRIAN DAVIS/OWNER** 1/24/25
 Applicant Signature Print Name / Affiliation Date

(865) 740-2473
 Phone Number

[Redacted] Email

Brian Wesley Davis **BRIAN W. DAVIS**
 Property Owner Signature Please Print

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

<i>Drew Wesley Davis</i> Signature	<i>Drew Wesley Davis</i> Name	<i>OWNER</i> Affiliation	<i>1/24/25</i> Date	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Option Holder
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<i>318 HAWTHORNE BARKS WAY</i> Address	<i>KNOXVILLE TN</i> City	<i>37848</i> State	<i>37848</i> Zip
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Signature	Name	Affiliation	Date	<input type="checkbox"/> Owner <input type="checkbox"/> Option Holder
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Address	City	State	Zip
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Signature	Name	Affiliation	Date	<input type="checkbox"/> Owner <input type="checkbox"/> Option Holder
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Address	City	State	Zip
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Signature	Name	Affiliation	Date	<input type="checkbox"/> Owner <input type="checkbox"/> Option Holder
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Address	City	State	Zip
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Signature	Name	Affiliation	Date	<input type="checkbox"/> Owner <input type="checkbox"/> Option Holder
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Address	City	State	Zip
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Signature	Name	Affiliation	Date	<input type="checkbox"/> Owner <input type="checkbox"/> Option Holder
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Address	City	State	Zip
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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

Date to be Posted

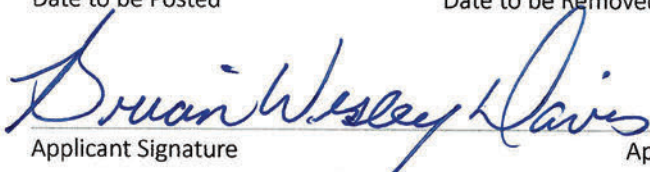
03/14/2025

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-SF-25-C

FILE NUMBER