

CONCEPT PLAN / DEVELOPMENT PLAN

5-SA-25-C / 5-E-25-DP

Petitioner: LJA Engineering



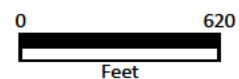
Detached residential subdivision in PR (Planned Residential), 1-2.5 DU/AC

Original Print Date: 3/28/2025

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

Map No: 40

Jurisdiction: County





Development Request

Subdivision

☒ Concept Plan

☐ Final Plat

Zoning

☐ Rezoning

☐ Plan Amendment

Development

☒ Development Plan

☐ Planned Development

☐ Use on Review / Special Use

☐ Hillside Protection COA

LJA Engineering

Engineer

Applicant Name

Affiliation

03.24.2025

05.08.2025

File Number(s)

Date Filed

Meeting Date (if applicable)

5-SA-25-C
5-E-25-DP

Correspondence

All correspondence will be directed to the approved contact listed below.

☐ Applicant

☐ Property Owner

☐ Option Holder

☐ Project Surveyor

☒ Engineer

☐ Architect/Landscape Architect

John Greer, PE

LJA Engineering

Name

Company

1111 N. Northshore Drive Suite N-200

Knoxville

TN

37919

Address

City

State

ZIP

865.217.1214

Phone

Email

Current Property Info

Phillip & Vanessa Ivens

4923 Shipe Road

865.755.7979

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4923 Shipe Road

040 166

Property Address

Parcel ID

KUB

NEKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☒ Residential

☐ Non-Residential

RELATED CITY PERMIT NUMBER

Detached residential subdivision

Proposed Use

Specify if a traffic impact study is required:

☒ Yes (required to be submitted with application)

☐ No

Subdivision Request

Shipe Road Subdivision

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

86

Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

Proposed Number of Lots (total)

☐ Other (specify) _____

Specify if requesting: ☐ Variance ☐ Alternative design standard

Specify if a traffic impact study is required: ☒ Yes (required to be submitted with application) ☐ No

Zoning Request

PENDING PLAT FILE NUMBER

☐ Zoning Change

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ Other (specify) _____

Authorization

☒ 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



John Greer, P.E.

03.20.25

Applicant Signature

Please Print

Date

865.217.1214

Phone Number

Email

Vanessa D Ivens

Philip K Ivens

2 2 25 S

3-20-2025

Property Owner Signature

Please Print

Date Paid

Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1

FEE 2

FEE 3

TOTAL

Public Notice and 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). We require applicants to acknowledge their role in this process.

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.

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.

04.25.2025

Date to be Posted

05.09.2025

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

John Greer

Applicant Name

03.20.2025

Date