

# CONCEPT PLAN / DEVELOPMENT PLAN

5-SC-25-C / 5-H-25-DP

Petitioner: 1222 Development



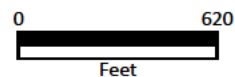
Detached residential subdivision in PR(k) (Planned Residential), <2 DU/AC, A (Agricultural)

Original Print Date: 3/28/2025

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

Map No: 51

Jurisdiction: County



STAFF REVIEW ☐

# Development Request

**Subdivision** ☒ Concept Plan ☐ Final Plat**Zoning** ☐ Rezoning ☐ Plan Amendment**Development** ☒ Development Plan ☐ Planned Development ☐ Use on Review / Special Use ☐ Hillside Protection COA

1222 Development

Consultant

Applicant Name

Affiliation

3/19/25

05/08/25

Date Filed

Meeting Date (if applicable)

File Number(s)

5-SC-25-C  
5-H-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

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

Trout Landing LLC

1104 Clinch Ave Clinton, TN 37716

865.804.9802

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8007 Millertown Pike (37924)

051 016

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use Single Family Residential SubdivisionSpecify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

MARCH 2025

## Subdivision Request

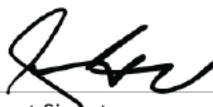
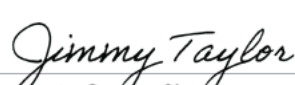
8007 Millertown Pike		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		1-G-25-RZ
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel	43
		Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

## Zoning Request

		PENDING PLAT FILE NUMBER
<input type="checkbox"/> Zoning Change	Proposed Zoning	Proposed Density (units/acre, for PR zone only)
<input type="checkbox"/> Sector Plan	<input type="checkbox"/> One Year Plan	<input type="checkbox"/> Comprehensive Plan
<input type="checkbox"/> Plan Amendment Change	Proposed Plan Designation(s)	
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application	Previous Rezoning Requests	
<input type="checkbox"/> 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

	Stefan Claar	03/20/25
Applicant Signature	Please Print	Date
865.804.9802		
Phone Number	Email	
	Trout Landing LLC	03/24/2025, SG
Property Owner Signature	Please Print	Date Paid

## Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0102			\$1,600.00

# 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.*

**Chris Sharp**

Digitally signed by Chris Sharp  
Date: 2025.03.20 14:28:58  
-04'00'

Christopher Sharp

3/20/25

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:

Increase the centerline grade from 1% to 2% at the intersection of Road 'A' and Millertown Pike to create a more distinct drainage path.

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:

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:

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:**



# 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.

04/25/25

~~05/21/25~~

05/09/2025

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



Stefan Claar

03/20/25

Applicant Signature

Applicant Name

Date