

CONCEPT PLAN / DEVELOPMENT PLAN

5-SE-25-C / 5-J-25-DP

Petitioner: Heartland Development, LLC



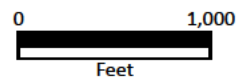
Detached residential subdivision in PR(k) (Planned Residential) <2 DU/AC

Original Print Date: 3/28/2025

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

Map No: 150

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

Heartland Development, LLC

Owner

Applicant Name

05/08/2025

Affiliation

03/24/2025

05/05/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

~~11-SE-24-C / 11-H-24-DP~~5-SE-25-C  
5-J-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

Greg Presnell

LJA Engineering

Name

Company

1111 N Northshore Dr. Suite N-200

Knoxville

TN

37919

Address

City

State

ZIP

(865) 217-1210

Phone

Email

## Current Property Info

BGD Development LLC

307 Blue Peacock Way Seymour, TN 37865 (865) 573-8872

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8922 Pickens Gap Rd

150 044

Property Address

Parcel ID

Knox Chapman Utility District

Knox Chapman Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

## Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Single Family Residential Subdivision

Proposed Use

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

MARCH 2025

## Subdivision Request

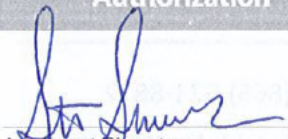

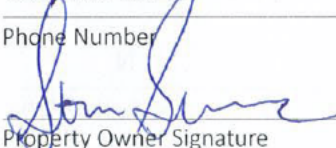
Pickens Gap Subdivision		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
1	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	168
Unit / Phase Number	Proposed Number of Lots (total)	
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input checked="" 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

	Storm Shular	03/24/2025
Applicant Signature	Please Print	Date
865-573-8872		
Phone Number	Email	
	Storm Shular	03/24/2025
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



# 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.**

03/24/2025

05/05/2025

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

Storm Shular

Applicant Name

03/24/2025

Date