

**DEVELOPMENT PLAN**

**9-C-25-DP**

**Petitioner:** Bradley Akers



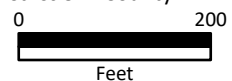
Proposed use: new warehouse with an attached office area in PC  
(Planned Commercial)

**Original Print Date:** 8/1/2025

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

**Map No:** 72

**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\*

\*These application types require a pre-application consultation with Planning staff.

Bradley Akers

APM

Applicant Name

Affiliation

7/17/25

N/A 09/11/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

9-C-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

Bradley Akers

PSI

Name

Company

201 Gateway Drive

Canton

GA

30115

Address

City

State

ZIP

217-891-3757

Phone

Email

## Current Property Info

Troy Place

201 Gateway Drive Canton, GA 30115

678-880-4777

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

817 Blakely Court Knoxville, TN 37924

072 27405

Property Address

Parcel ID

N/A

Sewer Provider

N/A

Water Provider

Y

Septic (Y/N)

## Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use New warehouse with an attached office area

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

## Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

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**

Bradley Akers  
Applicant Signature

Bradley Akers  
Print Name / Affiliation

7/21/25  
Date

217-891-3757  
Phone Number

Email

Troy Place  
Property Owner Signature

Troy Place  
Please Print

7/21/25  
Date Paid

7/21/2025, SG

## Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1		FEE 2		FEE 3		TOTAL
0405	\$1,600.00					\$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.**

**08/29/2025**

~~10/21/25~~

Date to be Posted

**09/12/2025**

~~10/21/26~~

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

Bradley Akers  
Applicant Signature

Bradley Akers  
Applicant Name

7/21/25  
Date