DEVELOPMENT PLAN REPORT

FILE #: 11-B-26-DP **AGENDA ITEM #: 45**

AGENDA DATE: 11/12/2026

APPLICANT:	**ADAM SCHMEING**
OWNER(S):	Burl & Clara Bowman Trustees Burl & Clara Bowman Trustees
TAX ID NUMBER:	47 07511 **View map on KGIS**
JURISDICTION:	County Commission District 7
STREET ADDRESS:	7620 BISHOP RD
LOCATION:	**East side of Bishop Rd, northwest of E Emory Rd**
APPX. SIZE OF TRACT:	**1 acres**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via an access easement off of Bishop Road, a major collector with 18-22 ft of pavement width within a 50-ft right-of-way.
UTILITIES:	Water Source: Hallsdale-Powell Utility District
	Sewer Source: Hallsdale-Powell Utility District
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Beaver Creek
ZONING:	**PR (Planned Residential) up to 6 du/ac**
PLACE TYPE:	SMR (Suburban Mixed Residential)
EXISTING LAND USE:	**Single Family Residential**
PROPOSED USE:	**Detached residential subdivision**
DENSITY PROPOSED:	4 du/ac
HISTORY OF ZONING:	In 2006 the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 6 du/ac (12-S-06-RZ).
SURROUNDING LAND USE AND ZONING:	North: Single family residential - PR (Planned Residential) up to 5 du/ac
	South: Multifamily residential - PR (Planned Residential) up to 9 du/ac
	East: Single family residential - PR (Planned Residential) up to 5 du/ac
	West: Public/quasi public land (church) - A (Agricultural)
NEIGHBORHOOD CONTEXT:	The surrounding area is characterized by single family and multifamily subdivisions, and there are commercial and offices uses along E Emory Road 0.1 miles to the south of the subject property.

STAFF RECOMMENDATION:

- **Approve the development plan for 4 single-family house lots and a peripheral setback reduction as shown on the plan, subject to 3 conditions.**

1) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the

County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
3) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

This development plan is for four single family lots on 1 acre in the PR zone. This one-acre infill lot is on Bishop Road north of E Emory Rd in Powell. The existing house on the lot will remain.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE
PR (Planned Residential):
A. The PR zone permits single-family houses. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
B. The 1-acre property is within a 6 du/ac PR zoning district with a proposed density of 4 du/ac.
C. The applicant has requested a peripheral setback reduction to 20 ft on the east and north sides, and 25 ft on the west side. This request is warranted as the property is narrow. Unenclosed porches can be within this setback, as is shown on Lot 4, which is further constrained by the AASHTO turnaround easement.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES
A. The proposed plan is supported by Implementation Policy 2, to ensure that development is sensitive to existing community character. The existing single family home and new single family lots are compatible with the other single-family residences in the area.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE
A. The property is classified as SMR (Suburban Residential). The SMR place type housing mix is primarily single family subdivisions with small lots. The plan shows four single-family lots ranging from approximately 5,000 sq ft to 22,000 sq ft.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN
A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed plan does not conflict with these goals.

ESTIMATED TRAFFIC IMPACT: 52 (average daily vehicle trips)

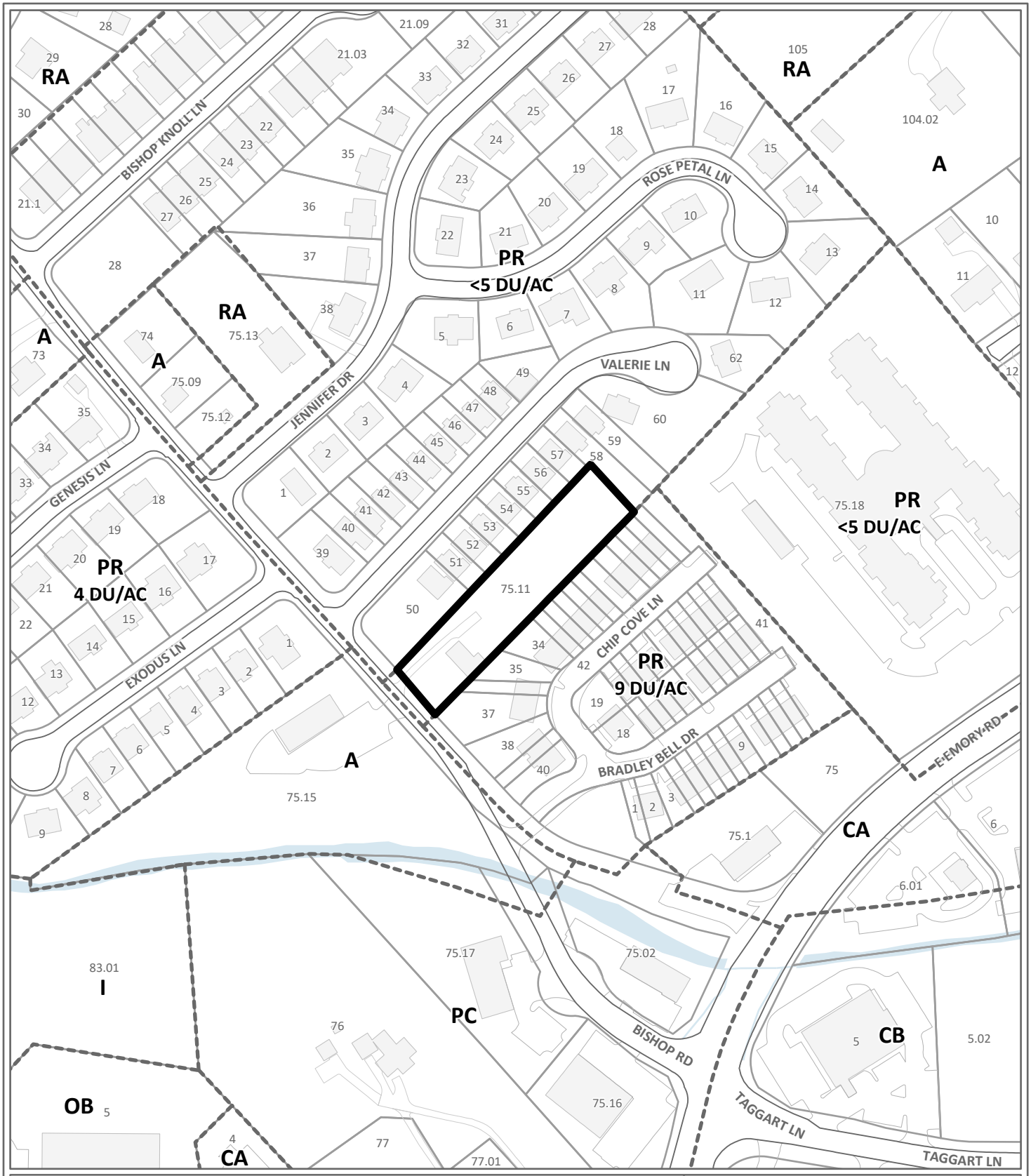
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Powell High.

• Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
• Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
• Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
• Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN **11-B-26-DP**

Petitioner: Adam Schmeing

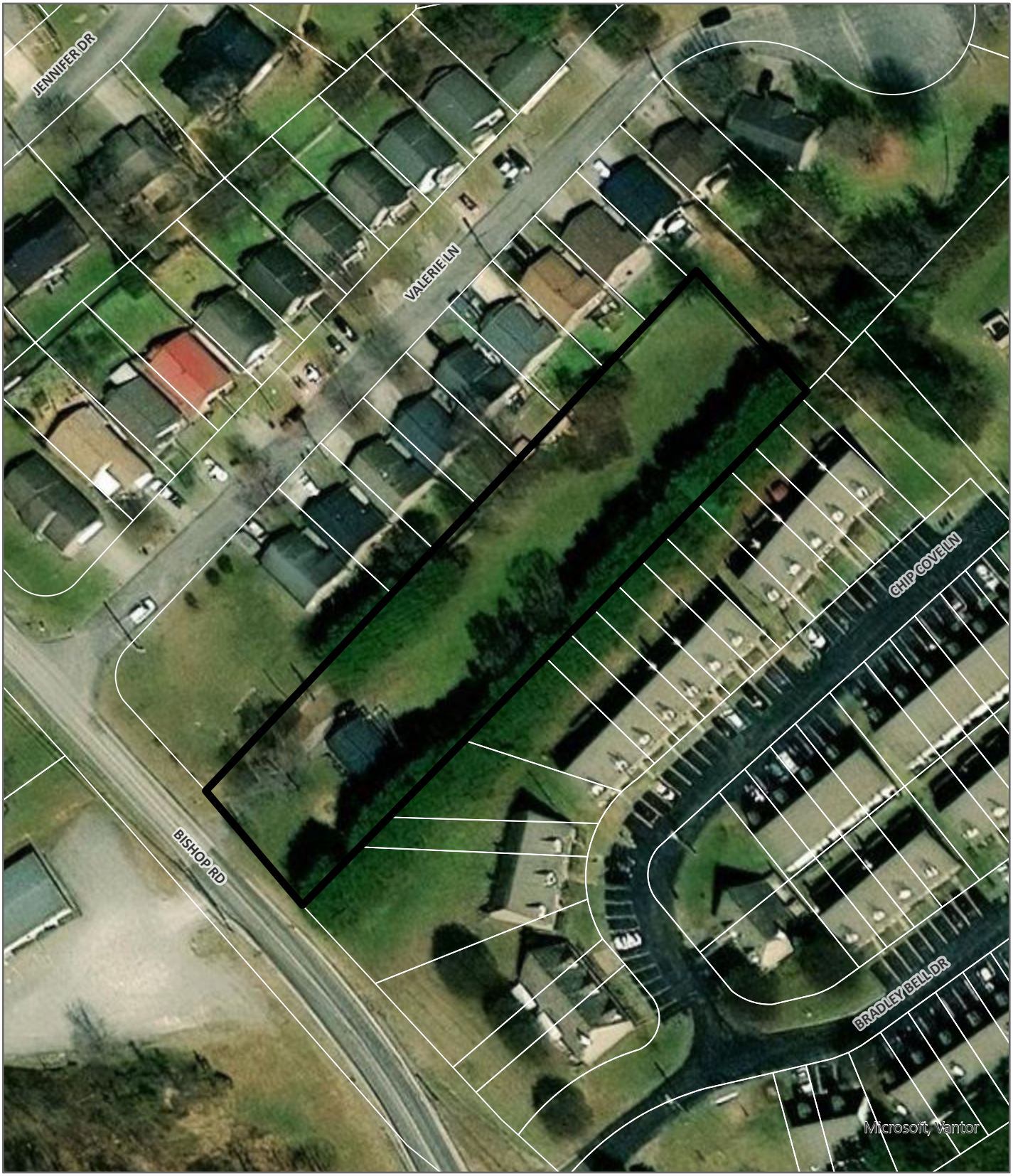
Detached residential subdivision in PR (Planned Residential), <6 DU/AC

Map No: 47
Jurisdiction: County

0 210
Feet

Original Print Date: 10/1/2026
*Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902*

Exhibit A. Contextual Images



AERIAL MAP

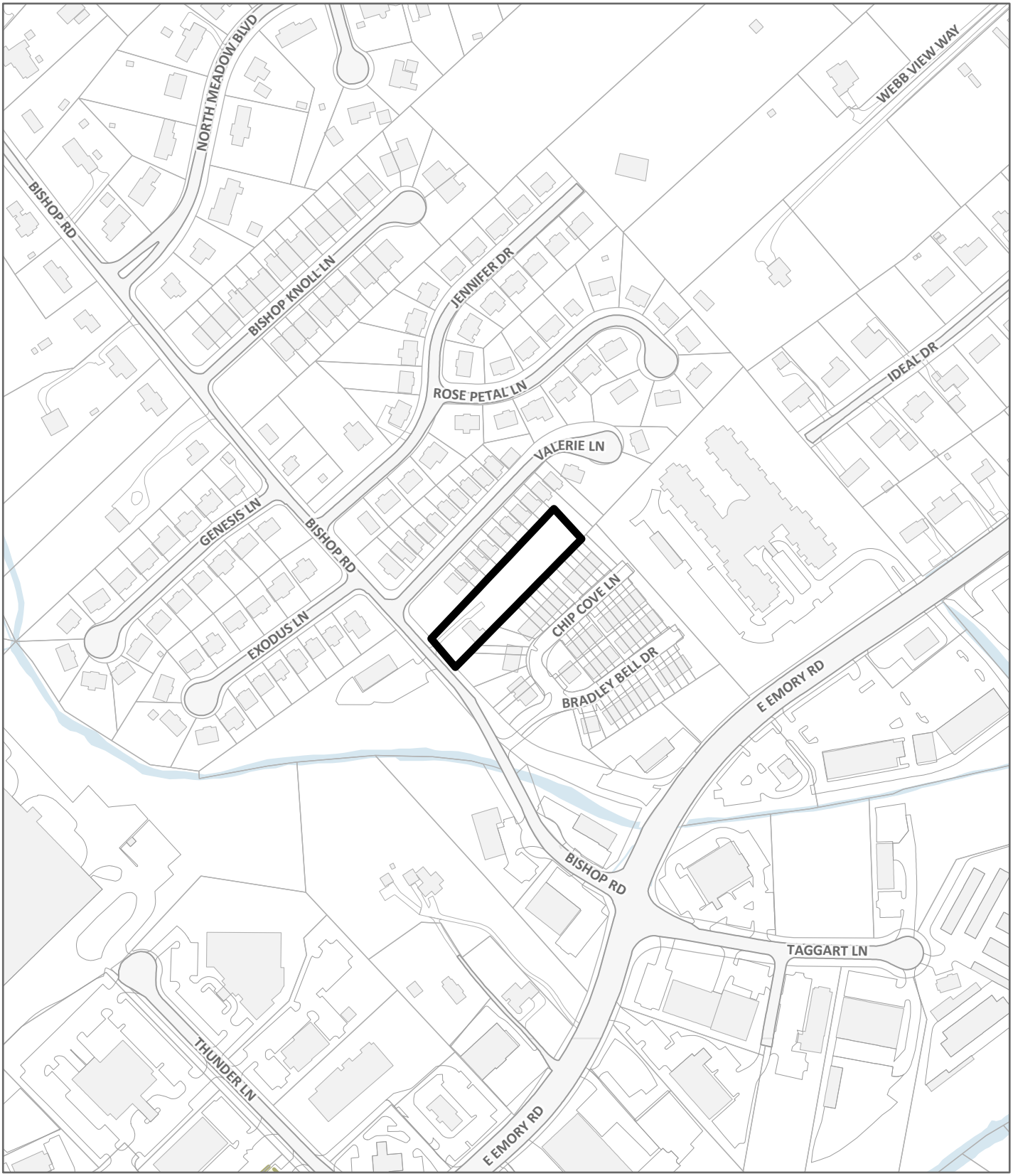
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **11-B-26-DP**

Case boundary

0 360

Feet

N

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
(I, WE), THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS AS (MY, OUR) PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERT FY THAT (I AM, WE ARE) THE OWNER(S) IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER(S) HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT

OWNER(S) PRINTED NAME: ___LAURA G. BAILEY___ SIGNATURE(S): ______________________

DATE: ________________

CERTIFICATION OF FINAL PLAT – ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET
I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERT FY THAT THIS PLAT AND ACCOMPANY NG DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM, TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED AND JUST FIED N A REPORT F LED WITH THE PLANN NG COMMISSION, OR FOR VARIANCES AND WAIVERS WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT. THE NDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS WERE N PLACE ON THE _16_ DAY OF _JUNE_, 20_26_.

REGISTERED LAND SURVEYOR________________
TENNESSEE LICENSE NO.____2927____
DATE: ____________

CERTIFICATION OF THE ACCURACY OF SURVEY
SURVEY ACCURACY SHALL MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAM NERS FOR LAND SURVEYORS – STANDARDS OF PRACTICE.
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED N COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS – STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR________________
TENNESSEE LICENSE NO.____2927____
DATE: ____________

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS
THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC SANITARY SEWERS AND TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
IT IS THE RESPONSIBILITY OF THE PR2927ERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF SANITARY SEWERS IN THE VIC NITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

____
UT LITY PROVIDER

____
AUTHORIZED SIGNATURE FOR UTILITY DATE

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM – MINOR SUBDIVISIONS
THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF A PUBLIC WATER SYSTEM, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF WATER SYSTEM IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE NSTALLATION OF THE REQUIRED CONNECTIONS.

____
UT LITY PROVIDER

____
AUTHORIZED SIGNATURE FOR UTILITY DATE

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE – MINOR SUBDIVISIONS
(I, WE) THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN UNDERSTAND THAT IT IS OUR RESPONSIBILITY TO VERIFY WITH THE UTILITY PROV DER THE AVA LAB LITY OF PUBLIC SEWER AND WATER SYSTEMS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE NSTALLATION OF THE REQUIRED CONNECTIONS.

OWNER(S) PRINTED NAME: ______________________

SIGNATURE(S): ______________________

DATE: ____________

ZONING
ZON NG SHOWN ON OFFICIAL MAP__LAURA G. BAILEY____
DATE: ____________
BY____________

ADDRESSING DEPARTMENT CERTIFICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXV LLE OR KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADDRESSING GU DELINES AND PROCEDURES, AND THESE REGULATIONS.

SIGNED:__________________ DATE:__________________

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAT ON THIS THE ____________DAY OF ______________, 2025.

____
ENG NEERING DIRECTOR

TAXES AND ASSESSMENTS
THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PA D.

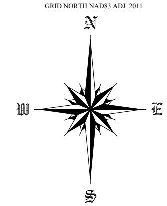
CITY TAX CLERK: SIGNED:______________ DATE:__________

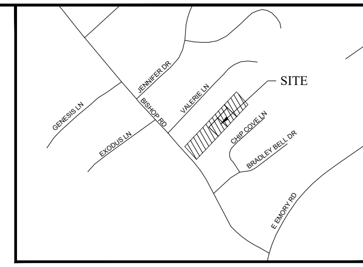
KNOX COUNTY TRUSTEE: SIGNED:______________ DATE:__________

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING – FINAL PLAT
THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXV LLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS. PURSUANT TO SECTION 13-3-405 OF TENNESSEE CODE ANNOTATED THE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE CITY OF KNOXV LLE OR KNOX COUNTY OF THE DEDICATION OF ANY STREET OR OTHER GROUND UPON THE PLAT.

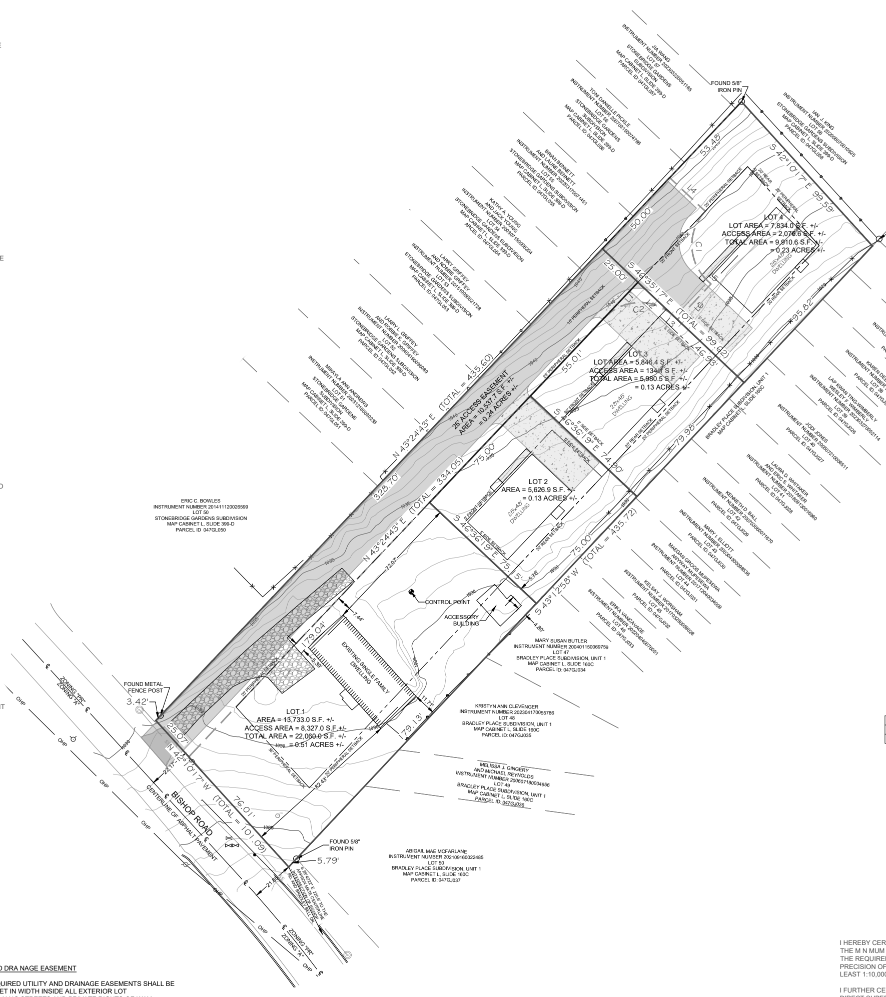
SIGNED:____________________ DATE:____________________

BEARING BASED ON:
GRID NORTH NAD83 ADJ 2011





VICINITY MAP
N.T.S.



SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) ADJUSTMENT 2011 BY STATIC OBSERVATIONS. SEE GNSS NOTES.
2. DISTANCES SHOWN ARE GROUND DISTANCES.
3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY OF LARRY V. BA LEY AND LAURA G. BA LEY AS RECORDED IN INSTRUMENT NUMBER 201006040076016, IN THE REGISTER OF DEEDS OFFICE FOR KNOX COUNTY, TENNESSEE; SA D PROPERTY ALSO BEING KNOWN AS A 1 ACRE LOT AS SHOWN ON THE "SURVEY OF JOHN BELL PROPERTY", AS RECORDED N PLAT BOOK 105L, PAGE 6 (PLAT CABINET J, SLIDE 277A); INTO 5 LOTS AS FOLLOWS:
   - 3.1. LOT 1 = 13,733 0 SQUARE FEET (0.27 ACRES) MORE OR LESS
     - 3.1.1. ACCESS EASEMENT = 8,327.0 SQUARE FEET (0.19 ACRES) MORE OR LESS
   - 3.2. LOT 2 = 5,626.9 SQUARE FEET (0.13 ACRES) MORE OR LESS
   - 3.3. LOT 3 = 5,846.4 SQUARE FEET (0.13 ACRES) MORE OR LESS
     - 3 3.1. ACCESS EASEMENT = 134.1 SQUARE FEET MORE OR LESS
   - 3.4. LOT 4 = 7,834.0 SQUARE FEET (0.18 ACRES) MORE OR LESS
     - 3.4.1. ACCESS EASEMENT = 2,076.6 SQUARE FEET (0.05 ACRES) MORE OR LESS
   - 3.5. ACCESS AND UTILITY EASEMENT = 10,537.7 (0 24 ACRES) MORE OR LESS
   - 3.6. TOTAL AREA SURVEYED = 43,578 0 SQUARE FEET (1.0 ACRES) MORE OR LESS
4. THE BOUNDARY SHOWN HEREON IS LOCATED IN "ZONE X" ACCORD NG TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD NSURANCE RATE MAP FOR KNOX COUNTY, TENNESSEE AND INCORPORATED AREAS. THIS MAP IS DESIGNATED AS MAP NUMBER 47093C0136F AND HAS AN EFFECTIVE DATE OF MAY 02, 2007.
5. ALL MONUMENTS FOUND WERE HONORED FOR THEIR LOCATION, UNLESS OTHERWISE NOTED.
6. INDIVIDUAL LOT L NES FOR STONEBRIDE GARDENS SUBDIVISION AND BRADLEY PLACE SUBDIVISION, WERE NOT SURVEYED FOR THIS PLAT AND ARE SHOWN BY THE R RECORDED DOCUMENTATION.
7. THE SUBJECT BOUNDARY SHOWN HEREON IS ZONED "PR <6DU/AC".
8. THE M N MUM BU LDING AND STRUCTURE SETBACKS ARE PER CURRENT ZON NG REGULATIONS AND INCLUDE THE FOLLOW NG:
   - 8.1. FRONT = 20 FEET (25' FOR LOT 4 ONLY)
   - 8.2. SIDE = 5 FEET
   - 8.3. REAR = 20 FEET
   - 8.4. PERIPHERAL = 20 FEET
     = 25 FEET (ALONG ACCESS EASEMENT ONLY)
     = 35 FEET (ALONG BISHOP ROAD ONLY)
9. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS, REGULATIONS OR RESTRICTIONS N EFFECT AT THE TIME OF THIS SURVEY. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
10. UNDERGROUND UTILIT ES ARE SHOWN BY VIS BLE APPURTENANCES AT THE TIME OF THE SURVEY. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UT LITIES OR IMPROVEMENTS. NO WARRANTY IS EXPRESSED OR IMPLIED BY SHOWING THESE ESTIMATED LOCATIONS.
11. THIS SURVEY NDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REV EWING AGENCIES.
12. THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZON NG NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME T ME LATER FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.
13. THE PROPERTY OWNER, OWNERS ADDRESS AND KNOX COUNTY PARCEL D NUMBER:
    047 07511 - LARRY V. BAILEY & LAURA G. BA LEY TRUSTEES
    P.O. BOX 9
    KNOXVILLE, TN 37849
14. THIS SURVEY IS CERT FIED TO:
    LAURA G. BA LEY
    P.O. BOX 9
    KNOXVILLE, TN 37849
    (865) 599-1199

LEGEND

SUBJECT BOUNDARY LINE
ADJACENT BOUNDARY LINE
EASEMENT
CL ROADWAY
FENCE L NE - BARBED WIRE
FENCE L NE - CHAIN LINK
FENCE L NE - WOOD PRIVACY
SS SANITARY SEWER
OHP OVERHEAD POWER LINE
SET #5 REBAR AND CAP STAMPED "A SCHME NG #2927"
FOUND IRON P N / IRON P PE
CONTROL POINTS
FIRE HYDRANT
POWER POLE
ANCHOR - GUY WIRE
SANITARY SEWER MANHOLE
WATER METER
WATER VALVE
ASPHALT PAVING
CONCRETE PAV NG
GRAVEL PAV NG

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	25.00'	39.27'	N 01°35'14" W	35.35'	89°59
C2	25.00'	39.27'	N 88°24'46" E	35.36'	90°00

LINE	BEARING	DISTANCE
L1	S 43°24'43" W	25.00'
L2	S 46°35'18" E	25.00'
L3	S 46°35'11" E	2.70'
L4	N 46°35'17" W	25.00'
L5	N 46°35'11" W	2.70'
L6	N 43°24'49" E	25.00'

PLANNING SERVICES FILE NUMBER: 11-B-26-DP

GNSS SURVEY NOTES:

1. THIS SURVEY WAS CONDUCTED IN PART WITH GNSS SURVEY EQUIPMENT. THE GNSS DATA WAS POST PROCESSED USING TRIMBLES CENTER POINT PROCESSING SERVICE AND REFERENCED TO NAD83 (2011) (EPOCH 2011), NAVD88.
2. THE GNSS DATA WAS OBSERVED ON MAY 08, 2026.
3. THE COORDINATE SYSTEM USED FOR THESE OBSERVATIONS IS AS FOLLOWS:
   - 3.1. US STATE PLANE 1983, ZONE - TENNESSEE 4100
   - 3.2. GEOID MODEL: GEOID18
   - 3.3. COMBINED SCALE FACTOR = 1.0000886456
   - 3.4. THE COMBINED SCALE FACTOR WAS APPLIED AT THE FOLLOWING COORDINATES TO DETERMINE THE GROUND COORDINATES FOR THIS SURVEY:
     POINT # 1:
     N: 633531.566
     E: 2562954.698
     EL: 1031.394
4. THE EQUIPMENT USED FOR THESE GNSS OBSERVATIONS WAS A TRIMBLE R12, DUAL FREQUENCY RECEIVER.
5. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM.
6. THE POSITIONAL ACCURACY OF THE GNSS OBSERVATIONS IS AS FOLLOWS:
   HORIZONTAL = 0.04 FEET
   VERTICAL = 0.07 FEET

UTILITY AND DRA NAGE EASEMENT

THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT L NES ADJO N NG STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS).
EASEMENTS OF FIVE (5) FEET N WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT L NES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES, EXCEPT AS MODIF ED BY THE SUBDIVISION WAIVER.

UTILITY AND DRA NAGE EASEMENT - WAIVER
TO REDUCE THE UT LITY AND DRAINAGE EASEMENT FROM 10 FT TO 4.8 FT UNDER THE EXISTING ACCESSORY STRUCTURE.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE M N MUM STANDARDS OF PRACTICE N THE STATE OF TENNESSEE, THE REQUIREMENTS OF A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE ORIG NAL UNADJUSTED F ELD MEASUREMENTS IS AT LEAST 1:10,000.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAW NG ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BEL EF. THE FIELD WORK WAS COMPLETED 06/xx/2026 THE MONUMENTS SHOWN WERE LOCATED AND OR SET ON OR BEFORE THIS DATE.

____
Adam Schmeing, RLS 2927
ADAM SCHMEING LAND SURVEYING
6619 CROSSGATE DRIVE
KNOXVILLE, TENNESSEE 37912

ADAM PAUL SCHME... REGISTERED LAND SURVEYOR ... TENNESSEE NO. 2927

DRAFT

DEVELOPMENT PLAN FOR THE RESUBDIVISION OF THE JOHN BELL PROPERTY

DISTRICT W6
KNOX COUNTY, TENNESSEE

LAURA BAILEY
P.O. BOX 9
KNOXVILLE, TN 37849

ADAM SCHMEING LAND SURVEYING
SURVEYING THE PAST FOR A BETTER FUTURE
6619 CROSSGATE DRIVE
KNOXVILLE, TN 37912
859.391.2601

SCALE 1" = 30' DATE: 10/27/26 26060

BEARING BASED ON:
GRID NORTH NAD83 ADJ. 2011

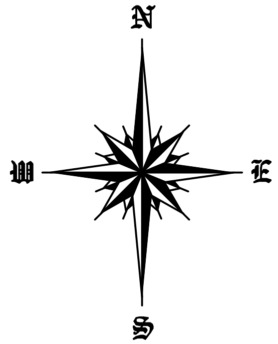
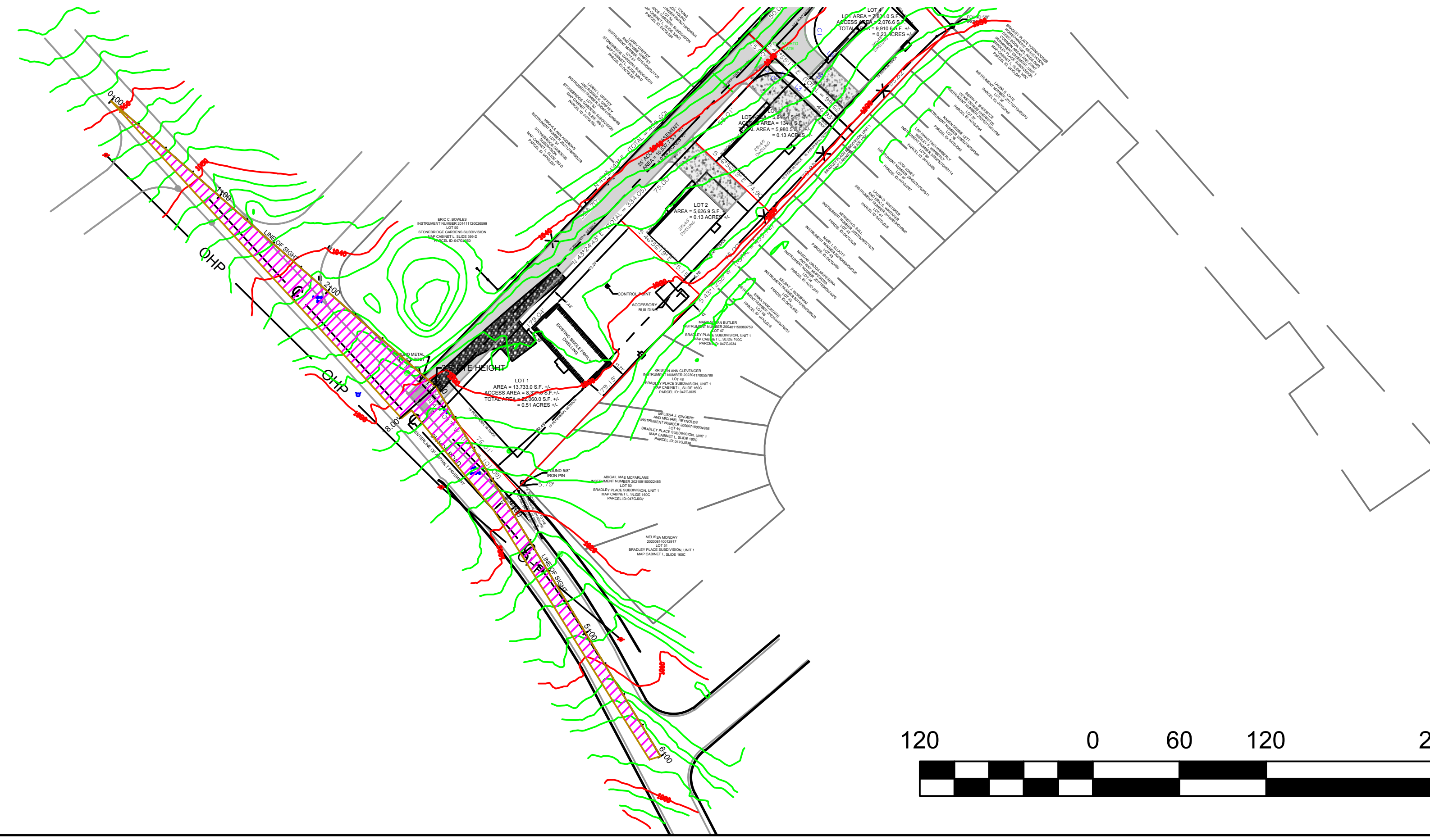
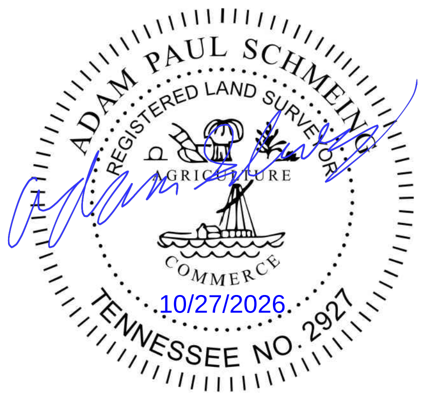
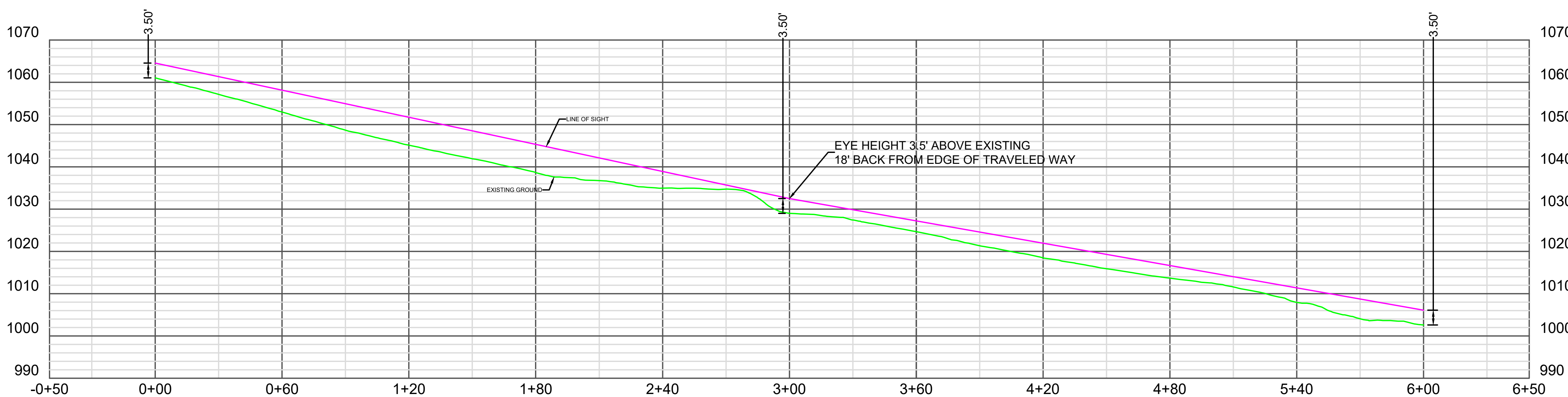


Exhibit A







SITE LINE - DESIGN LINE
SITE LINE - EXISTING SURFACE

SCALE:
HORIZONTAL : 1" = 50'
VERTICAL: 1" = 60'

SITE DISTANCE SURVEY
PARCEL NO. 047 07511
7620 BISHOP ROAD
KNOXVILLE, TN 37938

LAURA BAILEY
P.O.BOX 9
KNOXVILLE, TN 37849

SCALE: AS SHOWN DATE: 10/27/2026 26060

ADAM SCHMEING LAND SURVEYING
SURVEYING THE PAST FOR A BETTER FUTURE
6619 CROSSGATE DRIVE
KNOXVILLE, TN 37912
859.391.2601

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). The contact information you provide in your application may be used for that purpose. 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.*

10/31/26 — Date to be Posted

11/13/26 — 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

Laura Bailey — Applicant Signature

Laura Bailey — Applicant Name

9-15-26 — Date