4-E-20-UR
USE ON REVIEW

Petitioner: Momentum Realty Group of Knoxville, LLC

Map No: 103
Jurisdiction: County

Office/warehouse in PC (Planned Commercial) (k) / TO (Technology Overlay)

Original Print Date: 3/16/2020
Revised:

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

Momentum Realty Group of Knoxville, LLC

 Applicant Name: Mike Denham
 Date Filed: 2/24/2020

 SUBDIVISION

 Concept Plan
 Final Plat

 ZONING

 Plan Amendment
 Rezoning

 Member
 Affiliation:

 Date Filed: April 9, 2020
 Meeting Date (if applicable): 4-E-28-0R
 File Numbers(s):

 CORRESPONDENCE

 All correspondence related to this application should be directed to the approved contact listed below.

 Nathan W. Silvus, PE
 Silvus Engineering Consulting, LLC

 Name: Nathan W. Silvus, PE
 Company: Silvus Engineering Consulting, LLC
 Address: 1815 Nantasket Road
 Knoxville, TN 37922
 Phone: 865.414.0524
 Email: nathan@silvus.us

 CURRENT PROPERTY INFO

 First Horizon Bank c/o Nick Volpe
 10710 Virginia Pine Way, 37922
 Owners Name (if different):
 165 Madison Ave, Memphis, TN 38103 616.446.7825
 Owner Address:
 103-12014
 Owner Phone:

 Property Address: 10710 Virginia Pine Way
 Parcel ID: 103-12014

 Off Valley Vista Road, about 1.600' from Hardin Valley Road
 4.39 acres
 Platted/West of Pellissippi Pkwy

 General Location:
 Knox County
 Mixed Use Special District: NWCD-5

 Jurisdiction (specify district above):
 City County
 Zoning District:

 Southwest County:
 Planned Growth:

 Planning Sector:
 Sector Plan Land Use Classification:
 Growth Policy Plan Designation:

 Vacant:
 N WKUD

 Existing Land Use:
 Septic (Y/N):
 Sewer Provider:
 Water Provider:
REQUEST

☐ Development Plan  ☐ Use on Review / Special Use
☐ Residential  ☐ Non-Residential
☐ Home Occupation (specify):
☐ Other (specify):

☐ Proposed Subdivision Name

☐ Parcel Change
  ☐ Combine Parcels  ☐ Divide Parcel  Total Number of Lots Created: __________
☐ Other (specify):

☐ Attachments / Additional Requirements

☐ Zoning Change:
  Proposed Zoning

☐ Plan Amendment Change:
  Proposed Plan Designation(s)

☐ Property Use (specify)
  Proposed Density (units/acre)
  Previous Rezoning Requests
☐ Other (specify):

PLAT TYPE
☐ Staff Review  ☐ Planning Commission

ATTACHMENTS
☐ Property Owners / Option Holders  ☐ Variance Request

ADDITIONAL REQUIREMENTS
☐ Design Plan Certification (Final Plat only)
☐ Use on Review / Special Use (Concept Plan only)
☐ Traffic Impact Study

FEE 1: $1,500.00

FEE 2: __________

FEE 3: __________

TOTAL: $1,500.00

AUTHORIZATION  By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Nathan Silvus  Nathan W. Silvus, PE  2-19-2020
Applicant Signature  Please Print  Date

865.414.0524  nathan@silvus.us
Phone Number  Email

Staff Signature  Please Print  Date

2/24/2020
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of $10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

**March 25th (Wed) and April 10th**

(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: __________________________

Printed Name: NATHAN SILVICS

Phone: 865-414-0252  Email: NathanCSilvics,125

Date: 3-24-20

File Number: 4-E-20-UR

REVISED MARCH 2019