4-H-20-UR
USE ON REVIEW

Adding additional lots in PR (Planned Residential)

Petitioner: Everett Land Development, LLC

Map No: 141
Jurisdiction: County

Original Print Date: 3/16/2020
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902
DEVELOPMENT REQUEST

EVERETT LAND DEVELOPMENT LLC

Applicant Name

2-24-20
Date Filed

April 9, 2020
Meeting Date (if applicable)

4-H-20-UR
File Numbers(s)

OWNER
Affiliation

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

JONATHAN LYONS
Name

360 SURVEYING & MAPPING, LLC
Company

209 MARYVILLE HWY
Address

SEYMOUR
City

TN
State

37865
Zip

865-577-4611
Phone

JLL.360SURVEY@GMAIL.COM
Email

CURRENT PROPERTY INFO

EVERETT LAND DEVELOPMENT LLC 10710 LEXINGTON DR KNOXVILLE 865-806-2284

Owner Name (if different)

Owner Address

Owner Phone

12650 YARNELL RD

141-05003

P/0 050.03

Property Address

YARNELL RD & EVERETT RD INTERSECTION

1.39Ac out of

36.6 Acres

General Location

County comm.

6

Jurisdiction (specify district above)

City

County

Zoning District

Northwest County

LDR

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

vacant

Septic (Y/N)

Sewer Provider

4-H-20-UR

WKUD

Water Provider
REQUEST

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

org. was 3-A-16-UR for entire S/D
Adding additional lots
(plat is 12-0-19)

☐ Proposed Subdivision Name

☐ Parcel Change
☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created: 2

☐ Other (specify):

☐ Attachments / Additional Requirements

☐ Zoning Change:
Proposed Zoning

☐ Plan Amendment Change:
Proposed Plan Designation(s)

☐ Proposed 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

STAFF USE ONLY

FEE 1: 

FEE 2: 

FEE 3: 

TOTAL: $900.00

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

Applicant Signature: [Signature]
Phone Number: 865-577-4611
Email: jil1360survey@gmail.com

Staff Signature: [Signature]
Applicant Name: Jonathan Lyons
Date: 2-20-20

Emily Dills
Date: 2-24-20

Please Print
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 ( Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: ____________________________
Printed Name: Jonathan Lyons
Phone: 4605.577.4161 Email: jll.360DSURVEY@gmail.com
Date: 3-21-20
File Number: 4-430-UR

REVISED MARCH 2019