

**12-C-20-RZ
REZONING**

From: A (Agricultural)
To: PR (Planned Residential)



Petitioner: DK Development

Map No: 20

Jurisdiction: County



Original Print Date: 11/6/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- SP OYP
- Rezoning

DK Development, LLC

Applicant Name

Affiliation

10/29/2020

Date Filed

Dec. 10, 2020

Meeting Date (if applicable)

File Number(s)

12-C-20-RZ

CORRESPONDENCE

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

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Danny R. Kirby

Name

DK Development, LLC

Company

P.O. Box 10226

Address

Knoxville

City

TN

State

37939

ZIP

865-206-4622

Phone

dkirby@5581000.com

Email

CURRENT PROPERTY INFO

Leisa E. Hutchison

Owner Name (if different)

6900 Beeler Rd.

Owner Address

865-216-8534

Owner Phone

6900 Beeler Rd.

Property Address

020 212.01

Parcel ID

STAFF USE ONLY

1/3 Beeler Rd due south of Chloe Dr.

General Location

2 ac +/-

Tract Size

8th

Jurisdiction (specify district above)

- City
- County

A

Zoning District

Northeast County

Planning Sector

LDR

Sector Plan Land Use Classification

Planned

Growth Policy Plan Designation

Res

Existing Land Use

N

Septic (Y/N)

Hallsdale Powell

Sewer Provider

Hallsdale Powell

Water Provider

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number _____

- Combine Parcels
 Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements _____

ZONING REQUEST

Zoning Change

PR
Proposed Zoning

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s) _____

4 / Ac.

Proposed Density (units/acre)

Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	600 (base Fee)
Fee 3	360 (+60%)
	960.00

AUTHORIZATION

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

Applicant Signature

Danny R. Kirby
Please Print

10/29/20
Date

Phone Number

865-206-4622

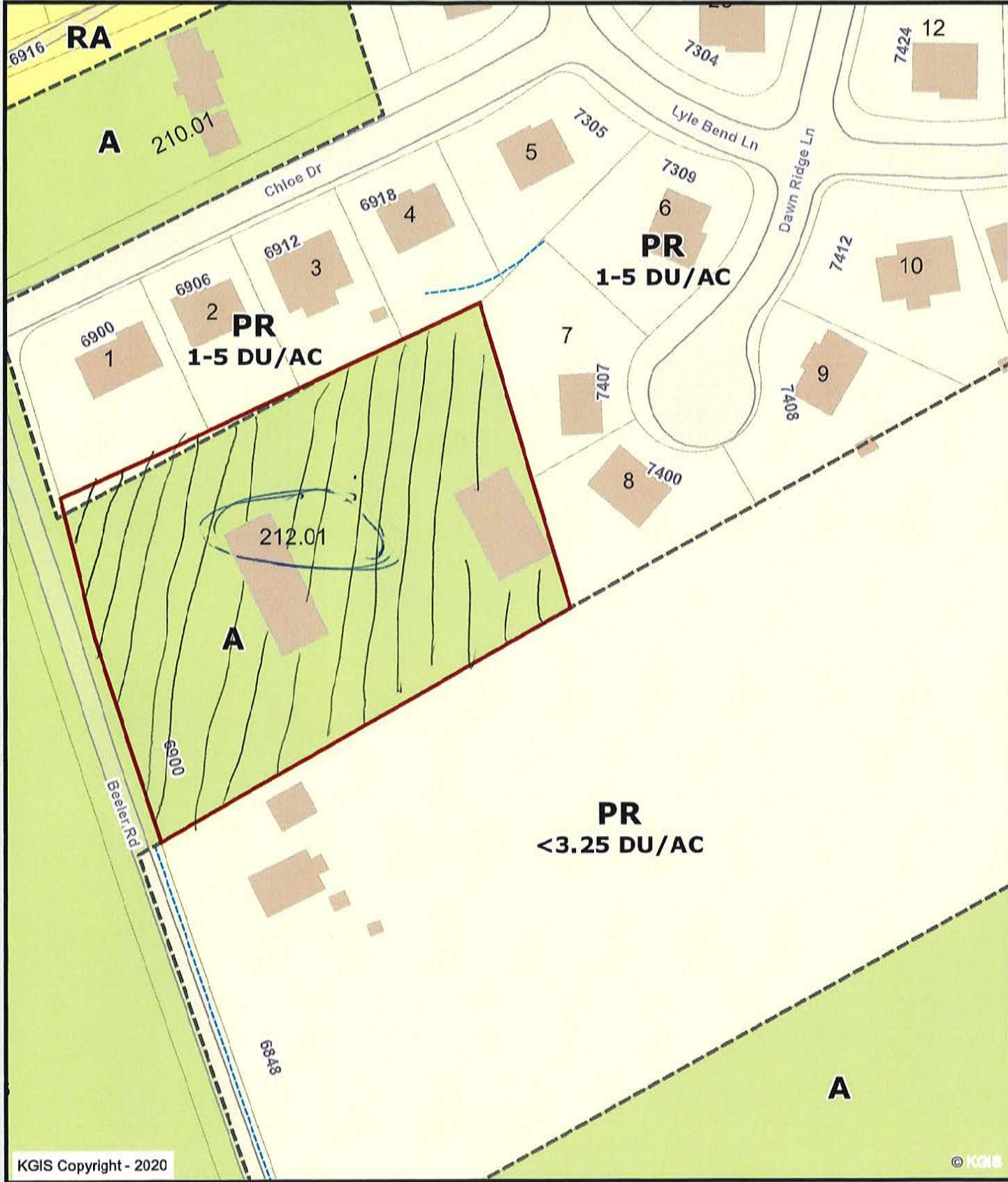
Email

dkirby@5881000.com

Staff Signature

Marc Payne
Please Print

10/29/20
Date



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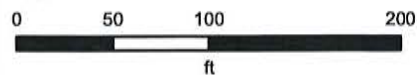
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/29/2020 at 11:13:10 AM



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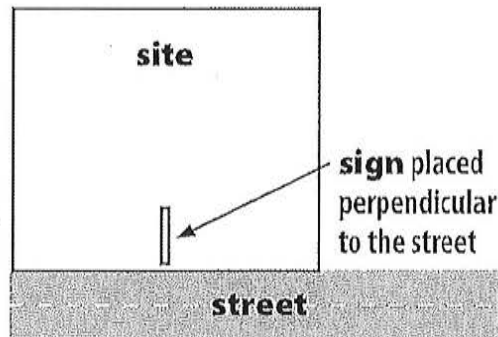
REQUIRED SIGN POSTING AGREEMENT

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:

11/25/20 and 12/11/20
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *Danny R Kirby*

Printed Name: Danny R Kirby

Phone: 865-206-4622 Email: d.kirby@5881000.com

Date: 10/29/20

File Number: 12-C-20-RZ