



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 10-SA-21-C

AGENDA ITEM #: 27

10-C-21-UR

AGENDA DATE: 10/14/2021

► **SUBDIVISION:** BEAVER CREEK TOWNHOMES

► **APPLICANT/DEVELOPER:** RON HODGE / HODGE CONSTRUCTION, LLC

OWNER(S): Robert & Yvonne Roberts

TAX IDENTIFICATION: 47 192

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 634 E. Beaver Creek Dr.

► **LOCATION:** South side of E. Beaver Creek Drive, west of Mountain Mist lane

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 3.5 acres

► **ZONING:** RA (Low Density Residential)

► **EXISTING LAND USE:** House

► **PROPOSED USE:** Duplexes on individual lots

SURROUNDING LAND
USE AND ZONING: North: E. Beaver Creek Rd, attached & detached houses -- RA (Low Density Residential) and PR (Planned Residential)
South: Residences -- PR (Planned Residential)
East: Residences -- PR (Planned Residential)
West: Residences -- RA (Low Density Residential)

► **NUMBER OF LOTS:** 8

SURVEYOR/ENGINEER: Ron Hodge / Hodge Construction, LLC

ACCESSIBILITY: Access is via E. Beaver Creek Drive, a major collector with a pavement width of 20-ft within 50 to 60-ft of right-of-way.

► **SUBDIVISION VARIANCES
REQUIRED:** ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING
COMMISSION APPROVAL:

- 1) Reduce the minimum private right-of-way width from 50-ft to 40-ft.
- 2) Reduce the minimum pavement width for a private right-of-way from 26-ft to 20-ft.
- 3) Reduce the minimum horizontal curve for the private right-of-way from 100-ft to 75-ft.
- 4) Reduce the minimum reverse curve tangent length from 50-ft to 0-ft.

STAFF RECOMMENDATION:

► Approve alternative design standards 1-4 on the recommendations of the Knox County Department of

Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

Approve the Concept Plan subject to 7 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Certifying that the required sight distance is available at the E. Beaver Creek Drive intersection with the proposed private right-of-way, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
3. Meeting the requirements of the Knox County Fire Prevention Bureau for the turnaround at the terminus of the private right-of-way.
4. Meeting the requirements of Knox County Engineering and Public Works.
5. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
6. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, private right-of-way, and drainage system.

► **Approve the request for up to 8 duplex structures (16 dwelling units) on individual lots, subject to 1 condition.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RA (Low Density Residential) district and the criteria for approval of a use on review.

COMMENTS:

This proposal is for an 8 lot subdivision on this 3.5-acre parcel that is zoned RA (Low Density Residential). The applicant is proposing to construct duplex structures on each lot for a total of 16 dwelling units at a density of 4.57 du/ac. The RA allows duplexes as a use permitted on review and the minimum lot size is 12,000 sqft. The four inner lots range from 12,016 to 12,091 sqft and the two lots with E. Beaver Creek Road frontage are approximately 13,400 and 15,500 sqft.

Access to the lots will be provided via a 40-ft wide private right-of-way with a 20-ft pavement width. A hammerhead style turnaround is proposed at the terminus of the road which is an acceptable alternative to a cul-de-sac on a private right-of-way. The design of the turnaround must be approved by the Knox County Fire Prevention Bureau during the design plan phase.

When a private right-of-way is providing access to 6 or more lots, it must meet the public road standards which include a 26-ft wide road within 50-ft of right-of-way. However, the Planning Commission has the authority to reduce the pavement width to 20-ft and the right-of-way to 40-ft, unless otherwise recommended by Knox County Engineering and Public Works based on the grading, drainage, and traffic characteristics of the subdivision, and if an appropriate amount of guest parking is provided. Each unit will have an 18-ft wide driveway that is a minimum of 45-ft long because of the 35-ft front setback and the 10-ft of right-of-way between the curb line and the front property line. The driveways will accommodate 4 vehicles out of the travel lanes.

The proposed duplexes are two stories tall and feature a recessed entry with a covered stoop and a hipped roof with gables that face the front of the structure. Off-street parking will be provided on the driveway.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The North County Sector Plan recommends LDR (Low Density Residential) uses for this site with a maximum of 5 du/ac. The proposed subdivision has a density of 4.57 du/ac.

B. Approximately 0.2 acres of the 3.5-acre site is located in the HP (Hillside Protection) area, in the southwestern portion of the property. It is unknown how much of this area will need to be disturbed for the road turnaround but the remainder of the HP area is located in a common area.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The RA (Low Density Residential) zone is intended to provide for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.

B. The proposed development will have duplexes on individual lots, which requires a minimum lot size of 12,000 sqft if served by public water and sewer. All of the proposed lots meet this minimum lot area for a duplex and will be served by public utilities.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The surrounding area has a mix of large-lot residential lots, small residential lots for detached houses, and condo-style townhouses.

B. The adjacent lots in the subdivision to the east range in size from 5,280 sqft to 9,505 sqft and are predominantly two-story houses. The adjacent property to the west is 0.96 acres and has a one-story house with a large two-story detached garage that is near the shared lot line.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The use of the property for duplex dwelling units will not significantly injure the value of adjacent property since they are both residential uses.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development will have direct access to E. Beaver Creek Drive which is a major collector street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

ESTIMATED TRAFFIC IMPACT: 184 (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.

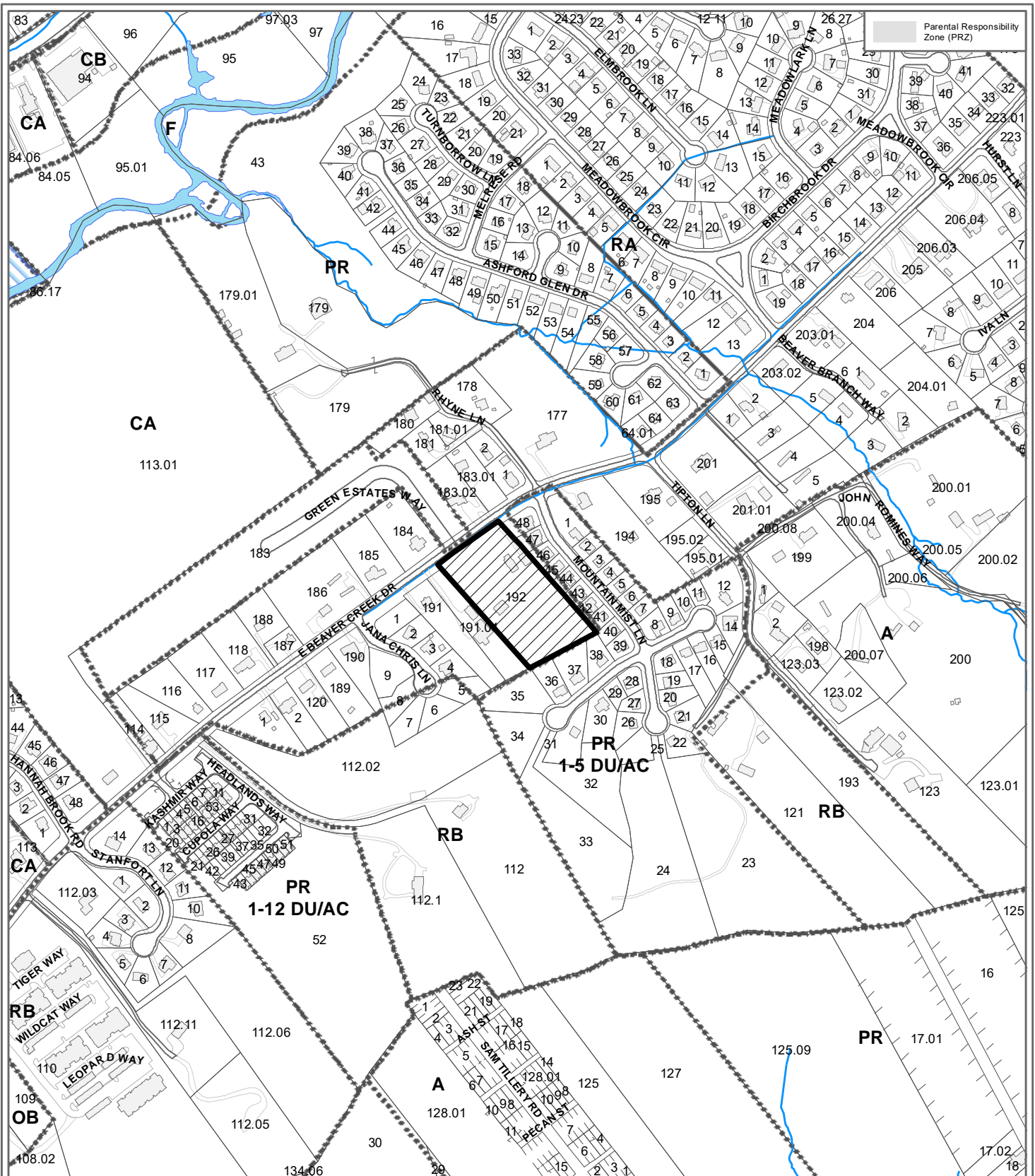
ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: Brickley-McCloud Elementary, Powell Middle, and Central 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.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**10-SA-21-C / 10-C-21-UR
CONCEPT PLAN/USE ON REVIEW**



Residential subdivision and duplexes in RA (Low Density Residential)

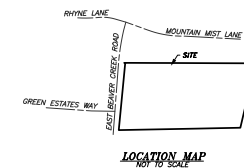
Original Print Date: 9/9/2021 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Hodge / Hodge Construction,
LLC, Ron
Beaver Creek Townhomes

Map No: 47
Jurisdiction: County

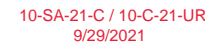
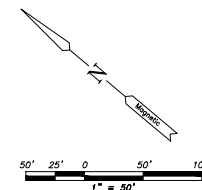
0 500
Feet





DEVELOPER:
HODGE CONSTRUCTION
RON HODGE
2019 MONTVALE ROAD
MARYVILLE, TN 37803
PH: 865-755-3287

1. Reduction of the private right of way from 50 feet to 40 feet.
2. Reduction of pavement width from 26 feet to 20 feet.
3. Variance request to reduce Lot 5 building setback from 35 feet to 30 feet to align road intersection with Green Estates Way.
4. Variance request to decrease horizontal curves to 75 feet to align road intersection with Green Estates Way.
5. Variance request to decrease tangent between horizontal curves to 0 to align road intersection with Green Estates Way.

[illegible]

SHEET C1

DESIGNED: SD.

DESIGNED:	SD.
DRAWN:	SD.

CHECKED: 9/27/21

DATE: 9/27/21
SCALE: 1" = 50'

SCALE: 1" = 50'

DRAWING:
7312-Concept

PROJECT NO: SEI#7312

SEI#7312



PLAN #30558

DEAR CUSTOMER

We would like to thank you for your trust in selecting a Planimage original design for the construction of your new home. We understand that this project is dear to you and we are convinced that this plan will satisfy all your selection criteria. Please check your order to verify that it has been completely fulfilled, that you have received the right plan and the appropriate number of copies. Any discrepancies should be reported immediately to our order desk at 1 800 752-6744. Additional copies of this plan may also be ordered at this same number.

Great care and attention have been put into the preparation of these drawings, in order to provide you with the most complete construction package possible. They are the starting point for the construction of your home, and, as such, will serve as a technical guide for your professional builder or general contractor and sub-contractors. These drawings contain all the necessary information required by these professionals in order to build the house. However, they must not be perceived as a "how to" guide on residential construction. Today's homes are a complex amalgamation of building materials, construction techniques and diverse trades and, as such, require a certain level of skill and knowledge in order to properly achieve the final result. If you choose to build the home yourself, without the services of a licensed professional contractor, Planimage suggests that you consider hiring a building consultant to guide you throughout the entire building process.

SUPPLEMENTAL DOCUMENTS

Stock home plans, like the one you have purchased contain all the necessary information required for the construction of the residence, while providing considerable savings in custom design architectural fees. However, in addition to these drawings, you may be required to submit any or all of the following documents, in order to meet city, county or state / provincial requirements, as well as local building codes and architectural review boards governing your build area. Planimage suggests that you contact your local building department and / or architectural review board to obtain all the requirements necessary for the issuance of a construction permit. Ask for particulars such as maximum / minimum building heights, exterior finish requirements, setbacks, etc. that may be mandatory in your particular build area. Please note that Planimage may request all these information on your behalf for additional fees.

Site Plan: Your permit department and lending institution will probably require you to submit a site plan along with your construction drawings. A site plan is a drawing that shows your property lines and the location of the house and other topographical features located on the property. A site plan is usually prepared by a local land surveyor or engineer. If you are building in a subdivision, try contacting the surveyor that prepared the subdivision plat plans. He will have all the required information concerning setbacks and municipal requirements. You can also use the services of a landscape architect to prepare your site plan. He can incorporate landscaping features such as driveways, pools, storage sheds, etc., that may be required by the permit department.

Floor Plans Layout: You may be asked to submit a plan or diagram showing the various mechanical systems that will be installed in your new residence. Or you may want to analyse on plan the various possibilities relating to interior design. At the end of the plan book, you will find a page showing all the floor levels presented on a small scale, which may be quite helpful for you.

Structural Engineer: The structural components shown in plans signed by Planimage are designed by our team of professional technologists. On some occasions when certain structural elements require a more complex design, these components are calculated and sealed by a licensed professional structural engineer. However, this seal is only valid in the province of Quebec. You may be asked to provide an engineer's seal, valid in your particular province or state. If required, consult a local structural engineer that will be familiar with the conditions in your area, and thereby verify that the structural components indicated on the plans meet local codes.

Professional Stamp: All plans designed and drawn by Planimage are signed and sealed by a licensed professional architectural technologist, member of the O.T.S.C.A.Q., valid in the province of Quebec. Some of our plans are also signed by an architect, member of the A.Q.A. Although valid in most municipalities throughout Quebec, some municipalities might not acknowledge the technologist's seal, and require that construction drawings be signed and stamped by an architect. If you are building in such a municipality, please contact the permit department for further instructions on compliance. You may be required to consult a local architect to review and stamp the drawings.

COMPLEMENTARY SERVICES

Modification Service: Plans designed and drawn by Planimage can be modified or altered to suit your specific needs. Minor or more extensive modifications usually require modifying the construction drawings. Planimage offers this service to its clients, in order to avoid errors during construction and to streamline the entire building process, from permit approval to final inspection. For more information and a quotation for the cost of modifying this plan, simply contact one of our architectural technologists at 1 800 752-6744.

List of Materials: You can purchase a list of materials, prepared specifically for your plan. The list contains the complete quantities of materials and hardware that you or your contractor will need to purchase in order to build the house.

Interior Design: Planimage colors your dream with its interior design service. Our imaginative approach will provide you or your contractor with innovative interior design options, suited to your personal lifestyle as well as your budget.

3D Animation: Using 3D images created by computer, Planimage gives them a life of their own by producing animations. Available on CD-Rom or VHS tapes, they are an ideal way to showcase a residential or real-estate development, whether it be the inside of the house or even the outdoors environment.

Virtual Visits: Wandering through different rooms of a house while taking a virtual tour is just like visiting the house in person. By reproducing each room in minute detail, Planimage allows you to stroll around and observe the different rooms from every possible angle simply by using your computer mouse.

Photographs: We are always delighted to see one of our designs become reality. Send us exterior and interior pictures of your new home, we'd like to see them. They could even be chosen for publication in an upcoming magazine in our "Dream come true" article. You can use the online form or the form which is enclosed in this shipment box.

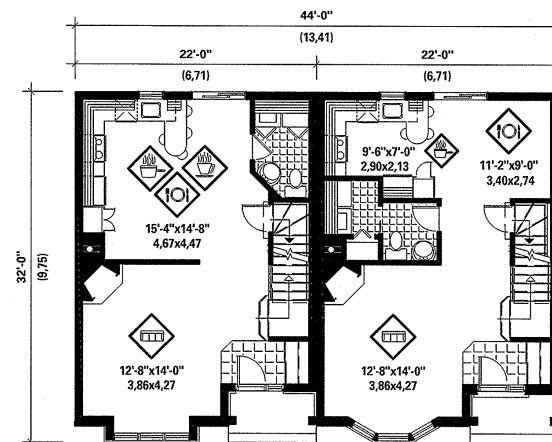
We invite you to contact our order desk for any relevant information or prices on the above services.

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8/30/2021

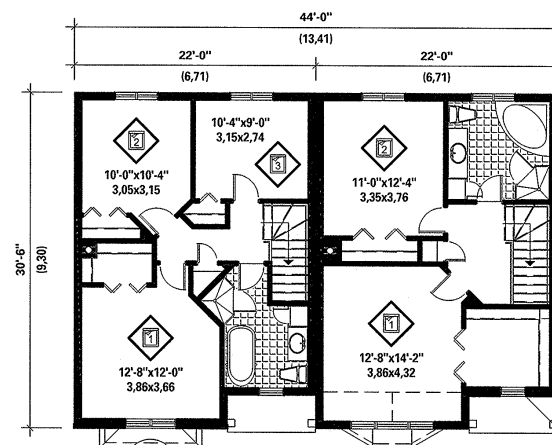
LIVING AREA

GROUND FLOOR 1318 Sq.Ft. 122,44 Sq.M.
SECOND FLOOR 1294 Sq.Ft. 120,21 Sq.M.

We are honoured that you have chosen a Planimage original design. We wish you good building and long life in your new home.



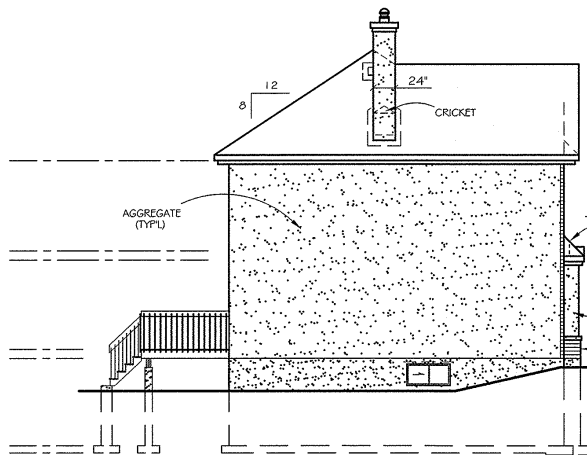
GROUND FLOOR PLAN



SECOND FLOOR PLAN

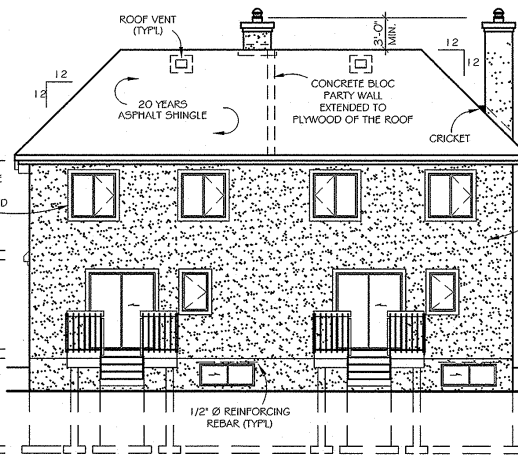


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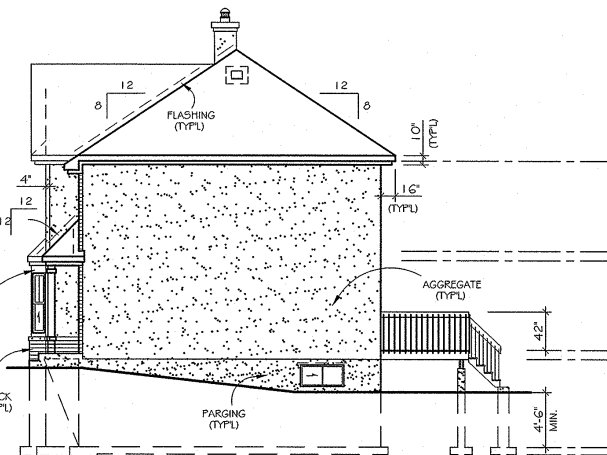
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: The authors of these plans assume no responsibility for the realization of this project.

Under its own responsibility, the contractor will have to check all the measurements and sizes of every opening before starting the work. Please notify PlanImage Inc. for any mistake or omission with regard to this matter.

All steel structures are of the G-40.21.350W type and must be checked by a qualified engineer.

The wood called for is species of grade #1 or better.

All structural elements of the roof must be approved by the manufacturer's engineer.

These plans were drawn for a load capacity on the ground at 2000 lb./sq.ft., a deflection of 1/32", a total load (dead and live) for floors at 50 lb./sq.ft. (at 74 lb./sq.ft. with 1 1/2" lightweight concrete slabs), for roofs at 30 lb./sq.ft., and balconies at 100 lb./sq.ft. Consult the designer before making any changes and/or modifications.

Dimensions of doors and windows must be adjusted to the specific dimensions of models as per manufacturer's specifications.

These plans have been drawn by an architectural technologist, member of the O.T.C.A.Q.

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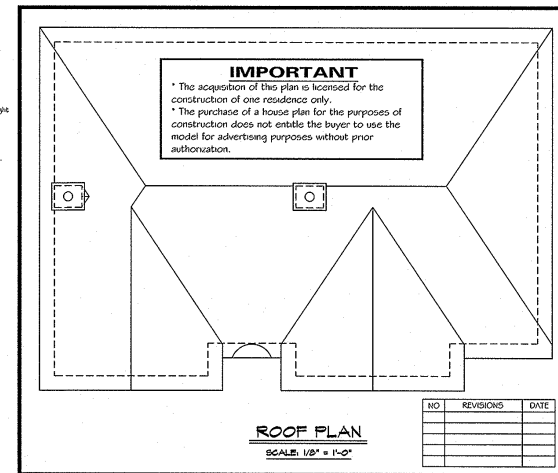
FOR THE CONSTRUCTION OF ONE BUILDING OR LOT NUMBER:

LOT / ADDRESS:

APPROVED ON:

SIGNED BY:

Project manager for PLANIMAGE INC.



ROOF PLAN

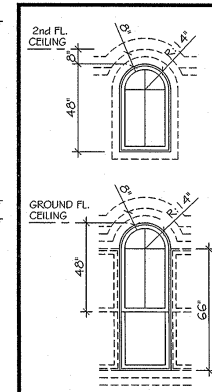
SCALE: 1/8" = 1'-0"

NO	REVISIONS	DATE



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



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owner's name

draft title

ELEVATIONS

scale: A3 SHOWN

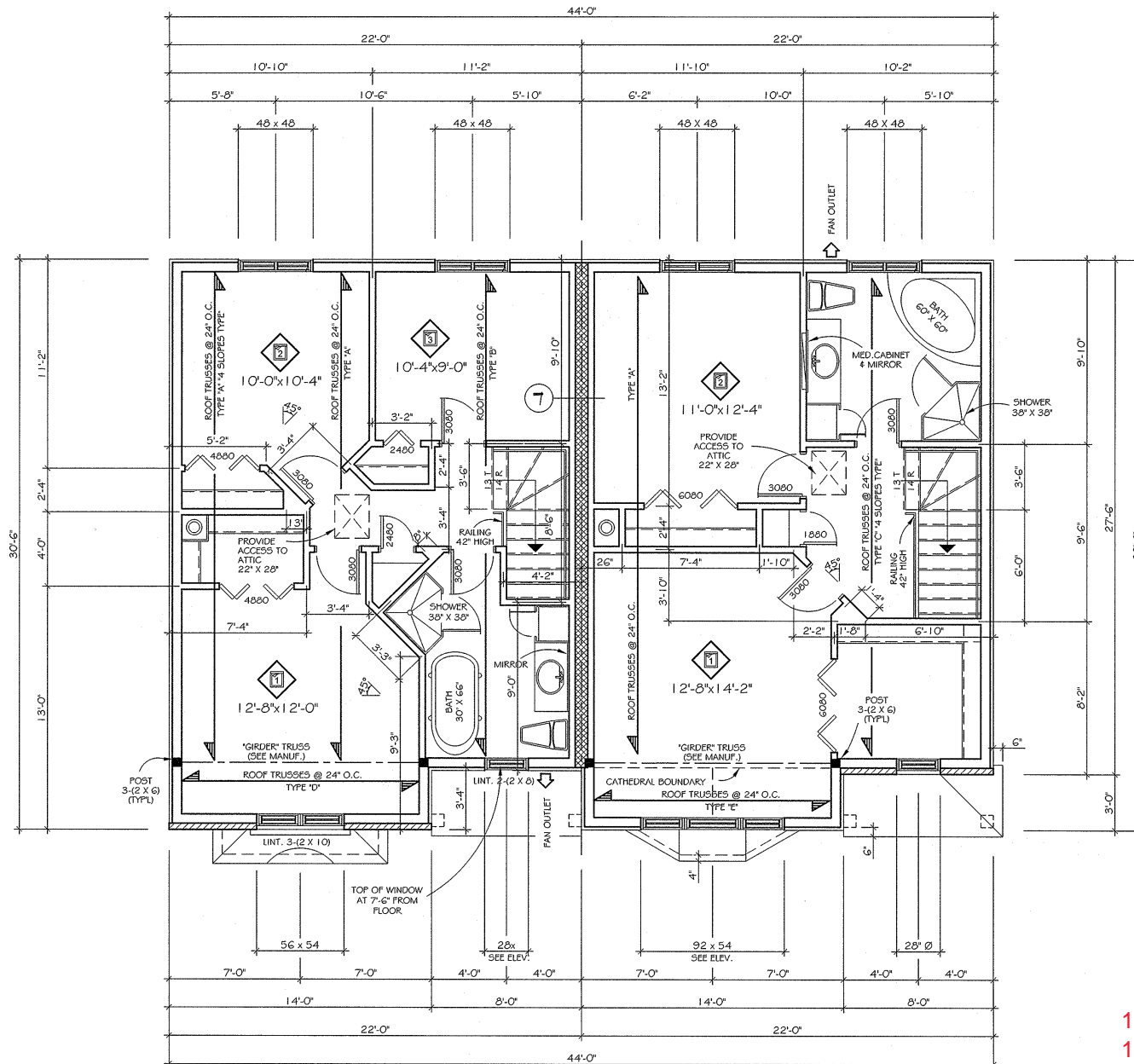
drawn by: C.D. / R.H. date: 1997/08

verified by: N.D. date: 2005/11

plan no: #30558 ref. no:

10-SA-21-C
10-C-21-UR
8/30/2021





NOTE: REFER TO THE ROOF PLAN PROVIDED BY THE TRUSS MANUFACTURER FOR THE EXACT LOCATION OF THE ATTACHMENT POINTS, BEAMS AND/OR MAIN TRUSSES.

NO.	REVISIONS	DATE

IMPORTANT

* The acquisition of this plan is licensed for the construction of one residence only.
 * The purchase of a house plan for the purposes of construction does not entitle the buyer to use the model for advertising purposes without prior authorization.

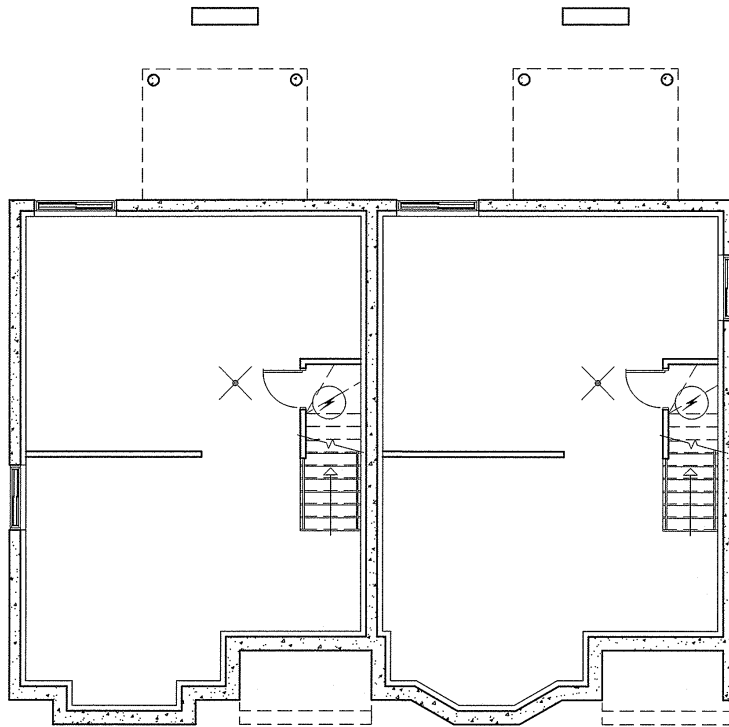
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owner's name	
draft title 2nd FLOOR PLAN	
scale : 1/4" = 1'-0"	date 1997/08
drawn by : C.D. / R.H.	date 2005/11
verified by : N.D.	date 2005/11
plan no : #30558	ref. no :

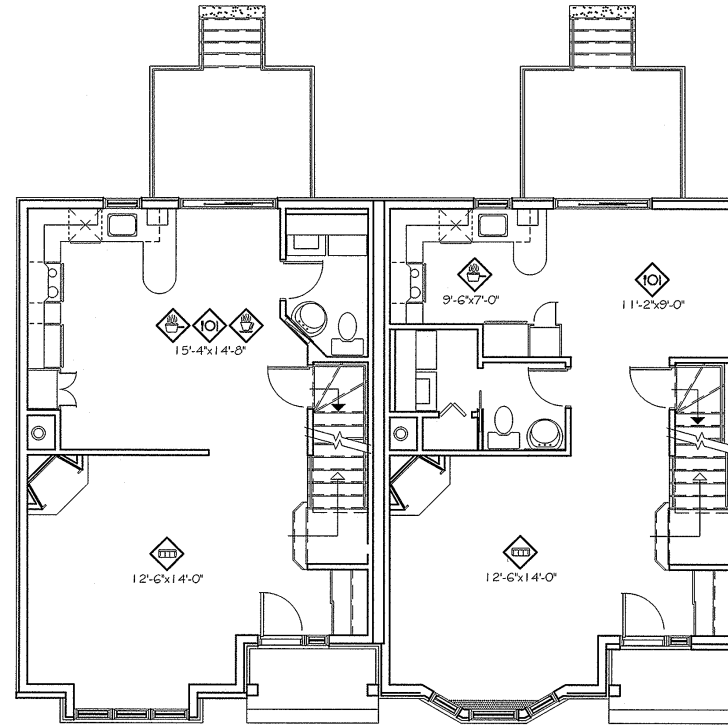
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↑ - HOUSE # 1 -

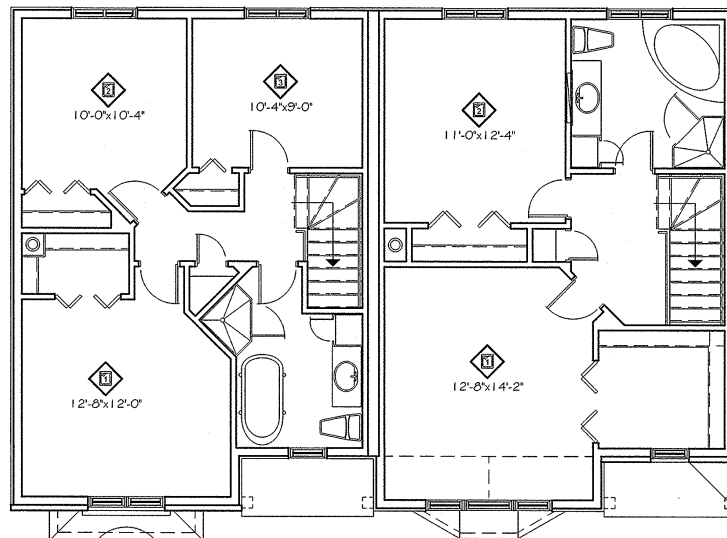
- HOUSE # 2 - ↑



FOUNDATION PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

	HOSE BIB
	VALVE
	ACCESS PANEL FOR PLUMBING
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	LIGHTING OUTLET
	LIGHTING OUTLET WITH CHAIN
	WALL MOUNTED LIGHTING FIXTURE
	LIGHTING OUTLET ON TIMER
	CEILING FAN
	RECESSED POT LIGHT
	110 V REGULAR OUTLET
	RAZOR OUTLET
	COUNTER OUTLET
	WEATHERPROOF OUTLET
	220 V OUTLET
	BATHROOM FAN
	THERMOSTAT
	BASEBOARD HEATER
	110 V SMOKE DETECTOR
	110 V CARBON MONOXIDE DETECTOR
	ELECTRICAL PANEL
	HEAT DETECTOR
	"EXIT" INDICATOR
	PORTABLE FIRE EXT.
	EMERGENCY LIGHTING FIXTURE
	EMERGENCY BELL RING
	DOOR BELL PANEL
	MANUAL FIRE ALARM

KEY

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owner's name	
draft title	
scale : 3/16" = 1'-0"	date
drawn by : C.D./R.H.	1997/08
verified by : N.D.	2005/11
plan no : #30558	ref. no :

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 8/30/2021





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

Ron Hodge
Applicant Name

Hodge Construction LLC.
Affiliation

18
8-18-21
Date Filed

Oct 14
Meeting Date (if applicable)

File Number(s)

10-SA-21-C
10-C-21-UR

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

Ron Hodge
Name

Hodge Construction LLC.
Company

101 E. Fifth Ave Apt. E101
Address

Knoxville
City

TN
State

37917
ZIP

865-755-3287
Phone

hodgeconstruction@hotmail.com
Email

CURRENT PROPERTY INFO

Robert & Yvonne Roberts
Owner Name (if different)

634 E. Beaver Creek Dr.
Owner Address

865-696-5580
Owner Phone

634 E. Beaver Creek Dr.
Property Address

047-192
Parcel ID

Knox
Sewer Provider

Knox
Water Provider

N
Septic (Y/N)

STAFF USE ONLY

s/s E Beaver Creek Dr., west of Mountain Mist Ln
General Location

3.5 acres
Tract Size

☐ City ☒ County 7th
District

RA
Zoning District

RR
Existing Land Use

North County
Planning Sector

LDR & HP
Sector Plan Land Use Classification

Planned Growth
Growth Policy Plan Designation

December 2020

DEVELOPMENT REQUEST

Related City Permit Number(s)

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

Home Occupation (specify) 3 bed 2 bath

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Beaver Creek Townhomes

Proposed Subdivision Name

16 ☐ Combine Parcels ☒ Divide Parcel 8

Unit / Phase Number Total Number of Lots Created

☐ Other (specify) _____☒ Attachments / Additional Requirements**ZONING REQUEST**

Pending Plat File Number

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

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
<u>0403</u> <u>900.00</u>	
Fee 2	
Fee 3	
	<u>\$900.00</u>

AUTHORIZATION

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

Ron Hodge

Applicant Signature

Ron Hodge

Please Print

8-19-21

Date

865-755-3287

Phone Number

hodgeconstruction@hotmail.com

Email

Sherry Muchienzi

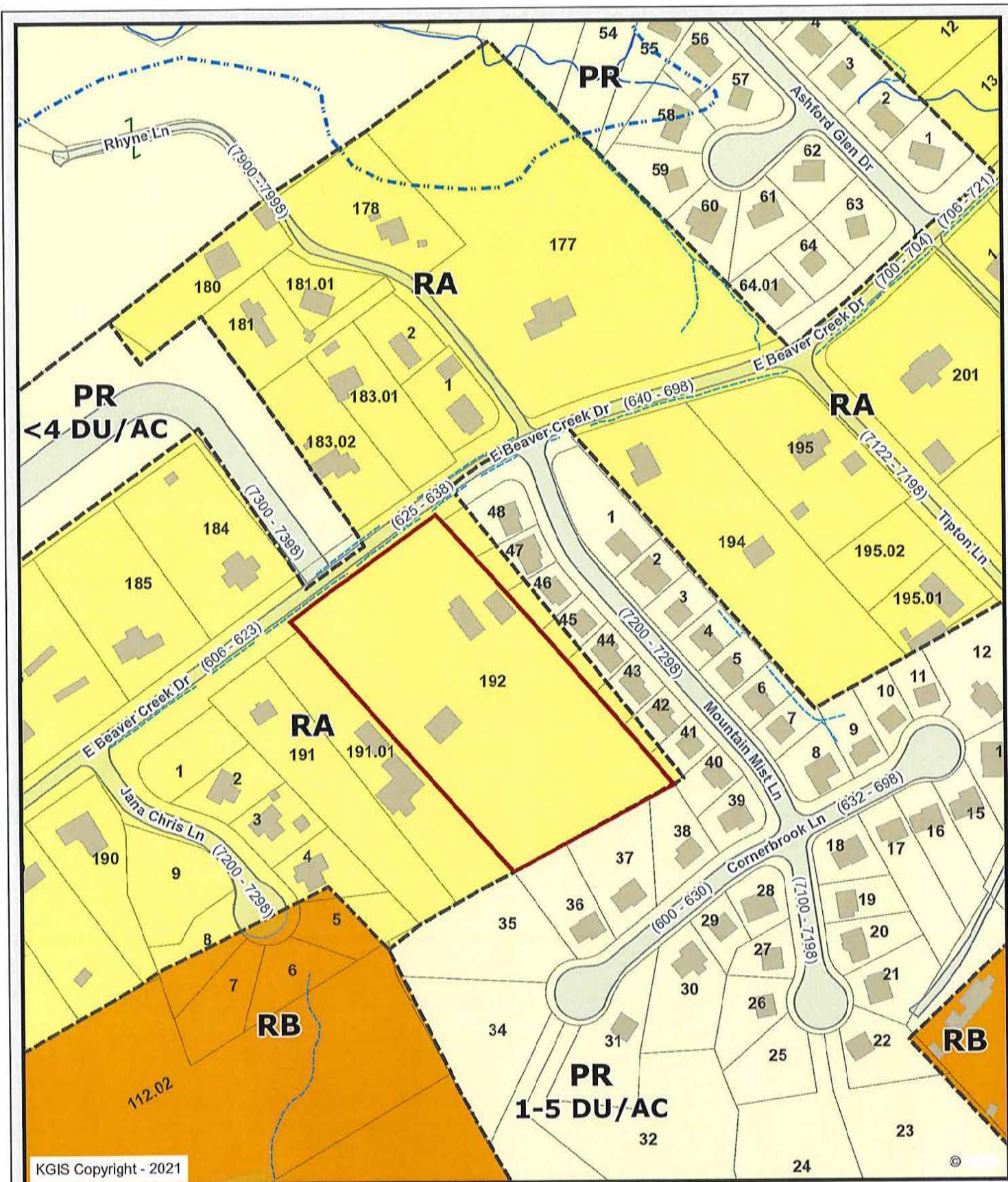
Staff Signature

SHERRY MUCHIENZI

Please Print

sum 8/18/2021

Date



634 E. Beaver Creek Dr.

Knoxville - Knox County - KUB Geographic Information System

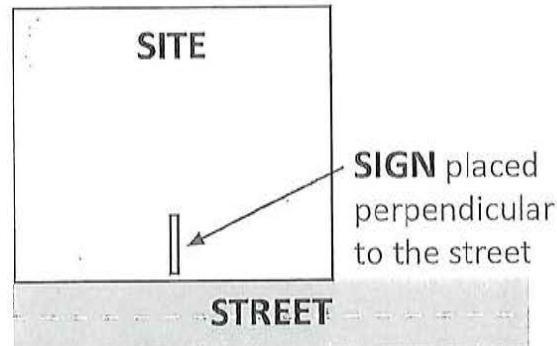


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

Sept 29 (Wed) and Oct 15 (Fri)
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Ron Hodge

Date: 8-18-21

File Number: 10-SA-21-C/10-C-21-WR



Sign posted by Staff



Sign posted by Applicant