



PLAN AMENDMENT REPORT

▶ **FILE #:** 10-C-22-SP **AGENDA ITEM #:** 14
POSTPONEMENT(S): 10/6/2022 **AGENDA DATE:** 11/10/2022
▶ **APPLICANT:** CITY OF KNOXVILLE
OWNER(S): City of Knoxville

TAX ID NUMBER: 95 O D 020 [View map on KGIS](#)
JURISDICTION: Council District 1
STREET ADDRESS: 0 HILLWOOD DR
▶ **LOCATION:** North side of Hillwood Dr, west of Island Home Ave, east of Dexter Ln
▶ **APPX. SIZE OF TRACT:** 0.66 acres
SECTOR PLAN: South City
GROWTH POLICY PLAN: N/A (Within City Limits)
ACCESSIBILITY: Access is via Hillwood Drive, a minor collector with a pavement width of 20-ft within a right-of-way width of 60-ft.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Tennessee River and Baker Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** MU-SD SC-1 (Mixed Use Special District, South Waterfront), HP (Hillside Protection) / SW-2 (South Waterfront), HP (Hillside Protection Overlay)
▶ **PROPOSED PLAN DESIGNATION:** MDR (Medium Density Residential), HP (Hillside Protection)
▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

EXTENSION OF PLAN DESIGNATION: No, but MDR is adjacent.
HISTORY OF REQUESTS: None noted.
SURROUNDING LAND USE AND PLAN DESIGNATION: North: Agriculture/forestry/vacant - MU-SD (Mixed Use Special District), HP (Hillside Protection)
South: Office - MDR (Medium Density Residential), HP (Hillside Protection)
East: Agriculture/forestry/vacant - MU-SD (Mixed Use Special District), HP (Hillside Protection)
West: Agriculture/forestry/vacant - MDR (Medium Density Residential), HP (Hillside Protection)
NEIGHBORHOOD CONTEXT This area is primarily vacant, forested and previously disturbed areas between multifamily, office and single family residential uses in the South Waterfront area.

STAFF RECOMMENDATION:

- ▶ **Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because is consistent with adjacent development.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. In 2008 and 2022, rezonings have occurred along this side of the railroad tracks to permit consideration of multi-family development. This proposed one year plan amendment continues to recognize that transition.
2. There have been capital improvements in the area along the riverfront, including improvements to Island Home Avenue that included installation of bike lanes, a bus top, sidewalks and benches. However, the subject property is separated by the railroad tracks and only has street frontage along Hillwood Avenue.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. The City has been holding community meetings regarding a proposed redesign for Hillwood Avenue because of its existing challenging conditions and a redesign and improvements to Hillwood Avenue are anticipated.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Although there is not an obvious error in the plan, this area was not included as part of the South Waterfront vision plan. The parcel aligns more with Hillwood Avenue than the South Waterfront area and is across the railroad tracks from the parcels that front on Island Home Avenue.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. This area is located in a transitional area between the more intensely developed South Waterfront along Island Home Avenue and the low density residential zoned areas to the south along Hillwood Drive.
2. No new information that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for a range of housing opportunities, which an expansion of a RN-5 zoning could enable.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/13/2022 and 1/10/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 10-F-22-RZ **AGENDA ITEM #:** 14
 10-B-22-PA **AGENDA DATE:** 11/10/2022

POSTPONEMENT(S): 10/6/2022

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): City of Knoxville

TAX ID NUMBER: 95 O D 020 [View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 0 HILLWOOD DR

▶ **LOCATION:** North side of Hillwood Dr, west of Island Home Ave, east of Dexter Ln

▶ **TRACT INFORMATION:** 0.66 acres.

SECTOR PLAN: South City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Hillwood Drive, a minor collector with a pavement width of 20-ft within a right-of-way width of 60-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River and Baker Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** SWMUD-1 (South Waterfront Mixed Use District 1), HP (Hillside Protection) / SW-2 (South Waterfront), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** SWMUD-2 (South Waterfront Mixed Use District 2), HP (Hillside Protection) / RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, SWMUD-2 and RN-5 are adjacent.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Agriculture/forestry/vacant - SWMUD-1 (South Waterfront Mixed Use District 1), HP (Hillside Protection) - SW-2 (South Waterfront 2), HP (Hillside Protection Overlay)

ZONING South: Office - SWMUD-2 (South Waterfront Mixed Use District 2), HP (Hillside Protection) - RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Agriculture/forestry/vacant - SWMUD-1 (South Waterfront Mixed Use District 1), HP (Hillside Protection) - SW-2 (South Waterfront 2), HP (Hillside Protection Overlay)

West: Agriculture/forestry/vacant - SWMUD-1 (South Waterfront Mixed Use District 1), HP (Hillside Protection) - RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This area is primarily vacant, forested and previously disturbed areas between multifamily, office and single family residential uses in the South Waterfront area.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to SWMUD-2 (South Waterfront Mixed Use District 2) and HP (Hillside Protection) because is consistent with adjacent development.**

- ▶ **Approve RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is a minor extension of the adjacent zone district.**

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. Although there is not an obvious error in the plan, this area was not included as part of the South Waterfront vision plan. The parcel aligns more with Hillwood Avenue than the South Waterfront area and is across the railroad tracks from the parcels that front on Island Home Avenue.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. There have been capital improvements in the area along the riverfront, including improvements to Island Home Avenue that included installation of bike lanes, a bus top, sidewalks and benches. However, the subject property is seperated by the railroad tracks and only has street frontage along Hillwood Avenue.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. In 2008 amd 2022, rezonings have occurred along this side of the railroad tracks to permit consideration of multi-family development. This proposed one year plan amendment continues to recognize that transition.
2. The City has been holding community meetings regarding a proposed redesign for Hillwood Avenue because of its existing challenging conditions and a redesign and improvements to Hillwood Avenue are anticipated.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new plans or studies produced by this agency that directly relate to the proposed One Year Plan amendment.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. There have been capital improvements in the area along the riverfront, particularly along Island Home Avenue that included installation of bike lanes, a bus top, sidewalks and benches. However, the subject property is seperated by the railroad tracks and only has street frontage along Hillwood Avenue.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. This rezoning is a minor extension of the existing RN-5 zoning to the west. The intent of the RN-5 zone is intended to accommodate medium density residential neighborhoods comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family dwellings. The RN-5 District may also serve as a

functional transition between traditionally single-family and two-family residential neighborhoods, and more intensely developed residential or commercial areas.

2. This area is located in a transitional area between the more intensely developed South Waterfront along Island Home Avenue and the low density residential zoned areas to the south along Hillwood Drive.

3. The HP (Hillside Protection Overlay) zoning identifies area with significant topograph features within the City. These areas are subject to review for compliance with the HP overlay zone regulations related to disturbance, if an exception cannot be determined (see Section 8.9.B).

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The subject property is adjacent to existing RN-5 and RN-6 zoned areas along Hillwood Avenue and this is a minor extension of zoning that would permit multi-family residential.

2. Any development that could generate more than 750 ADT (Average Daily Trips) will be required to submit a transportation impact study (TIS) to the City of Knoxville for review of potential impacts and consideration of improvements that may be required for transportation network, including the roadways.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

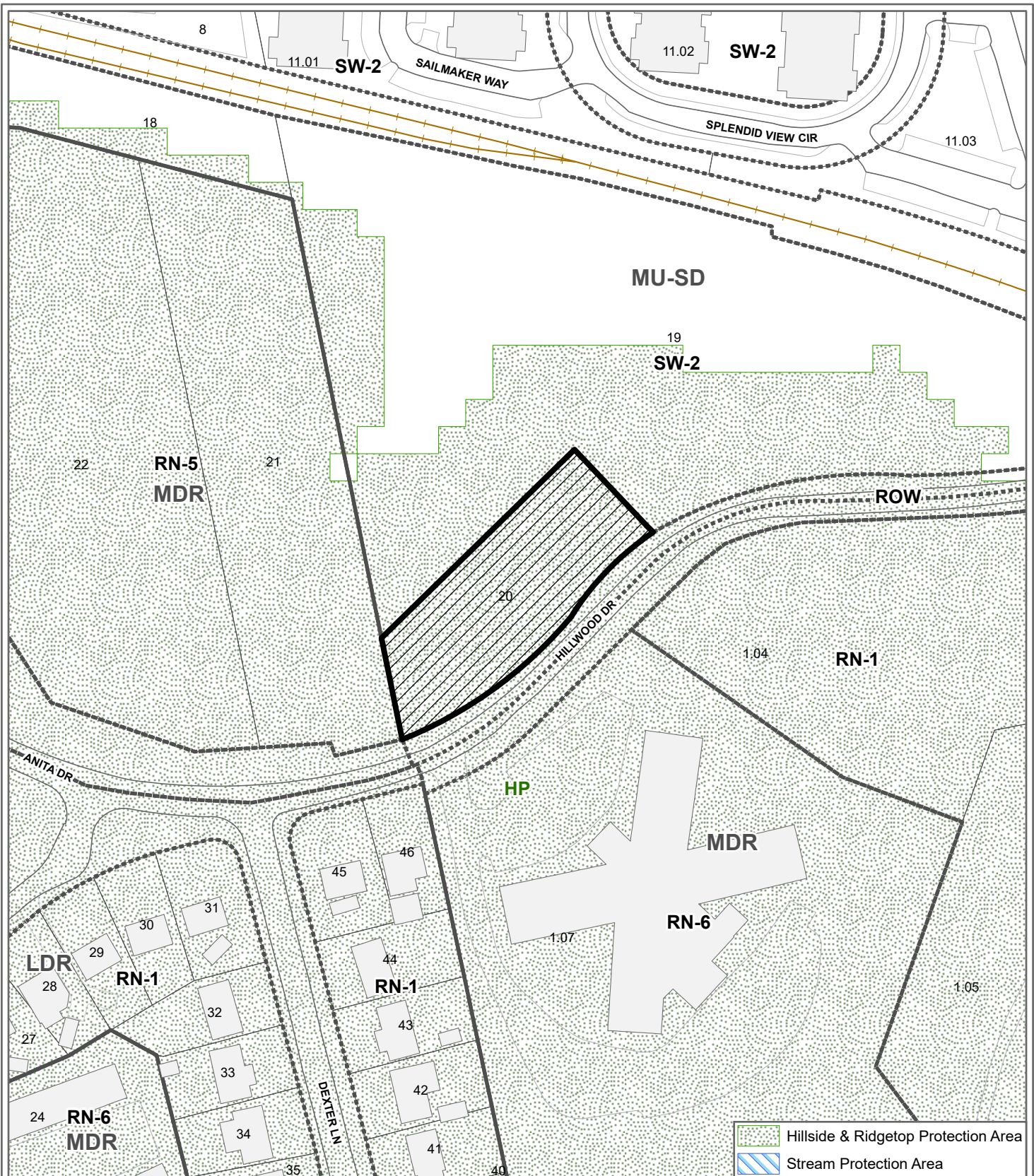
1. The proposed rezoning is consistent with the South City Sector Plan and the One Year Plan as amended.

2. Rezoning to RN-6 and HP Overlay is not in conflict with the General Plan or any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

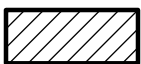
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/13/2022 and 1/10/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**10-C-22-SP
SOUTH CITY SECTOR PLAN AMENDMENT**

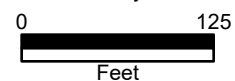
From: MU-SD SC-1 (Mixed Use Special District, South Waterfront) , HP (Hillside Protection)
 To: MDR (Medium Density Residential), HP (Hillside Protection)



Petitioner: City of Knoxville

Map No: 95

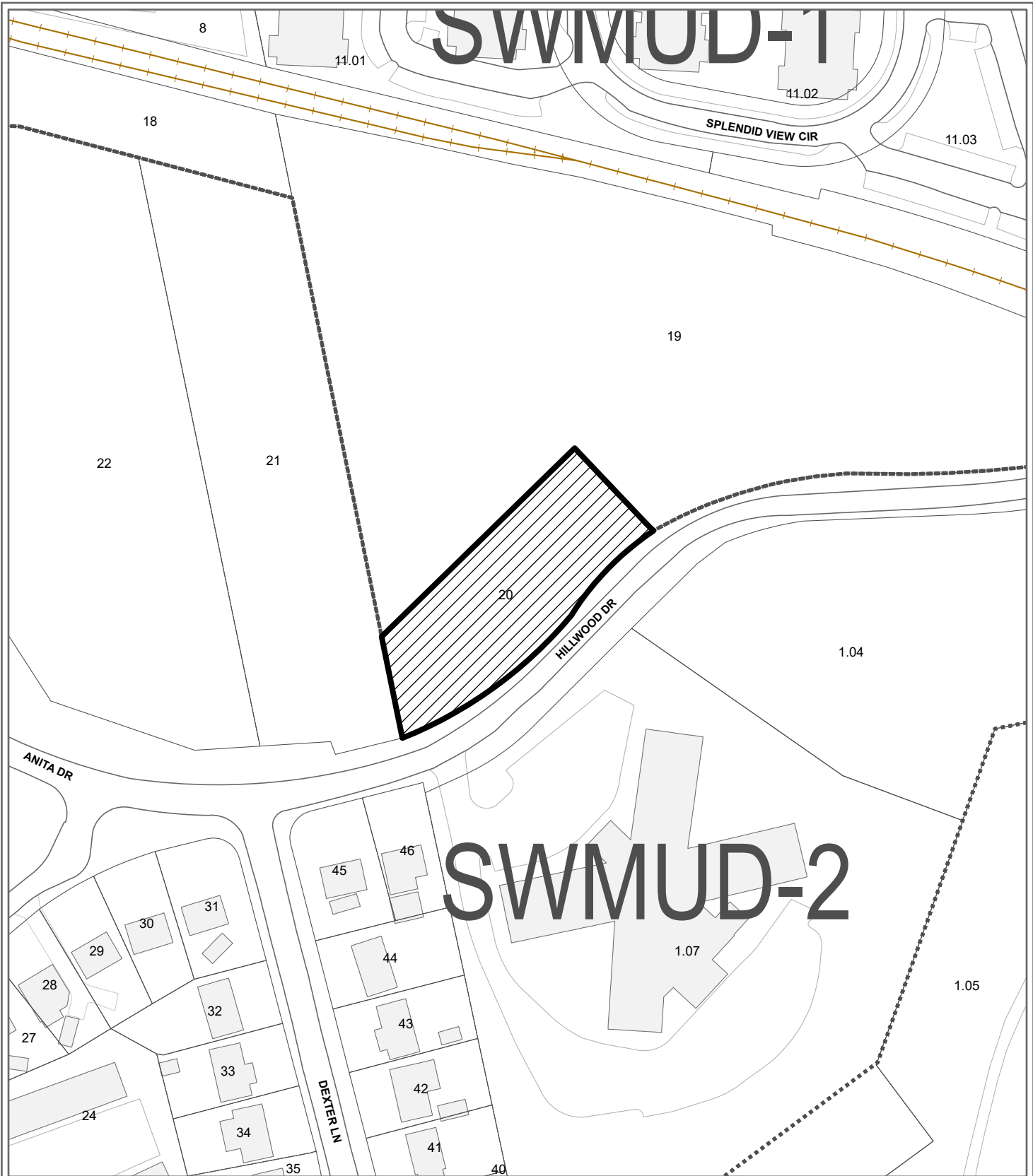
Jurisdiction: City



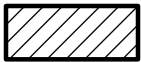
Original Print Date: 9/9/2022

Revised:

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



**10-B-22-PA / 10-F-22-RZ
PLAN AMENDMENT**



From: SWMUD-1 (South Waterfront Mixed Use District 1), HP (Hillside Protection)
 To: SWMUD-2 (South Waterfront Mixed Use District 2), HP (Hillside Protection)

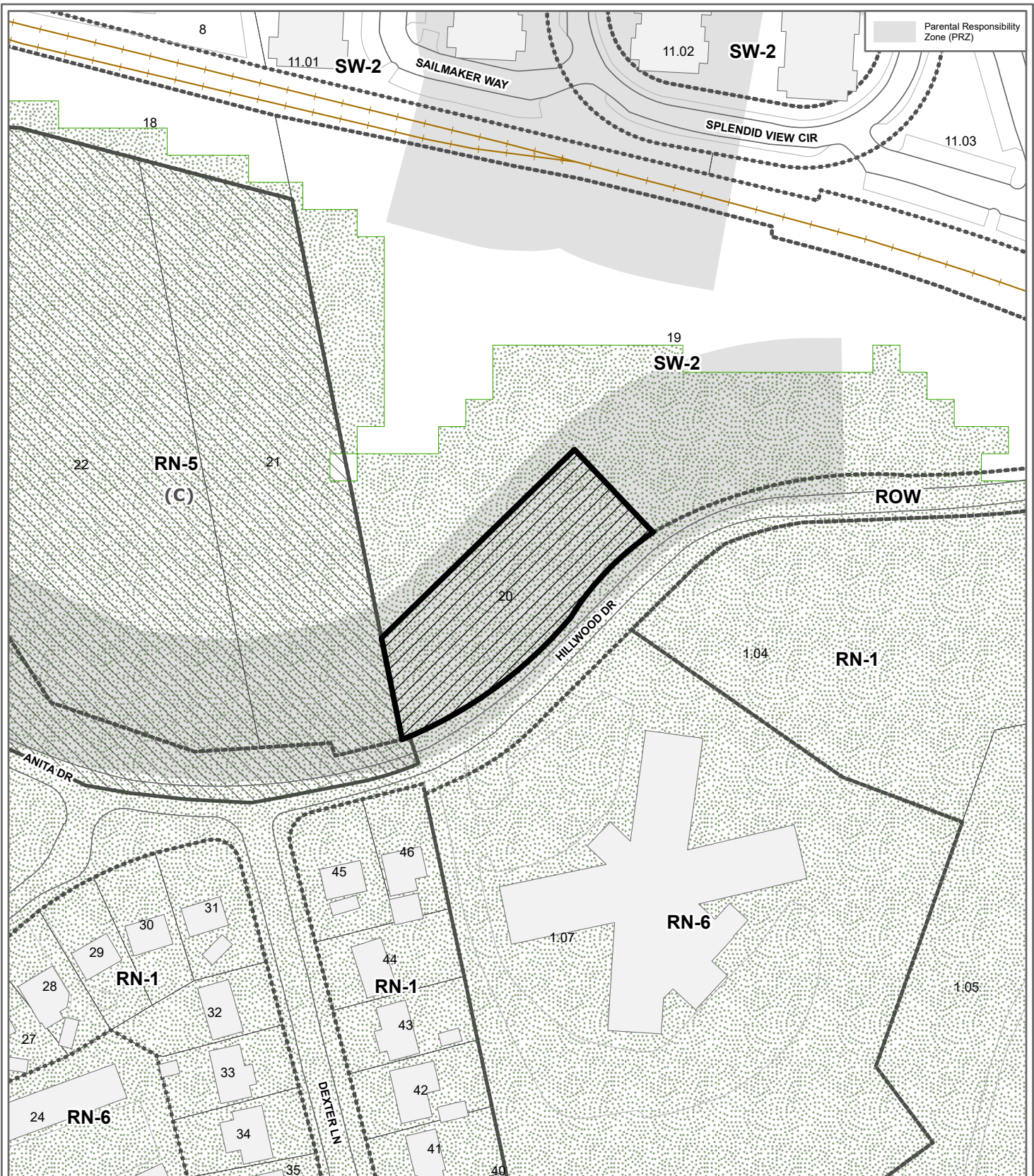
Petitioner: City of Knoxville

Map No: 95

Jurisdiction: City



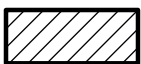
Original Print Date: 9/7/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



**10-F-22-RZ
REZONING**

From: SW-2 (South Waterfront), HP (Hillside Protection Overlay)

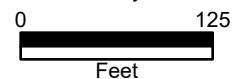
To: RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)



Petitioner: City of Knoxville

Map No: 95

Jurisdiction: City



Original Print Date: 9/9/2022

Revised:

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

CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	28,163	0.65			
Non-Hillside	0.00	0.00	N/A		
0-15% Slope	17,650	0.41	100%	17,650	0.41
15-25% Slope	4,258	0.10	50%	2,129	0.05
25-40% Slope	2,238	0.05	20%	448	0.01
Greater than 40% Slope	4,018	0.09	10%	402	0.01
Ridgetops					
Hillside Protection (HP) Area	28,163	0.65	Recommended disturbance budget within HP Area	20,628	0.47
			Percent of HP Area	0.7	

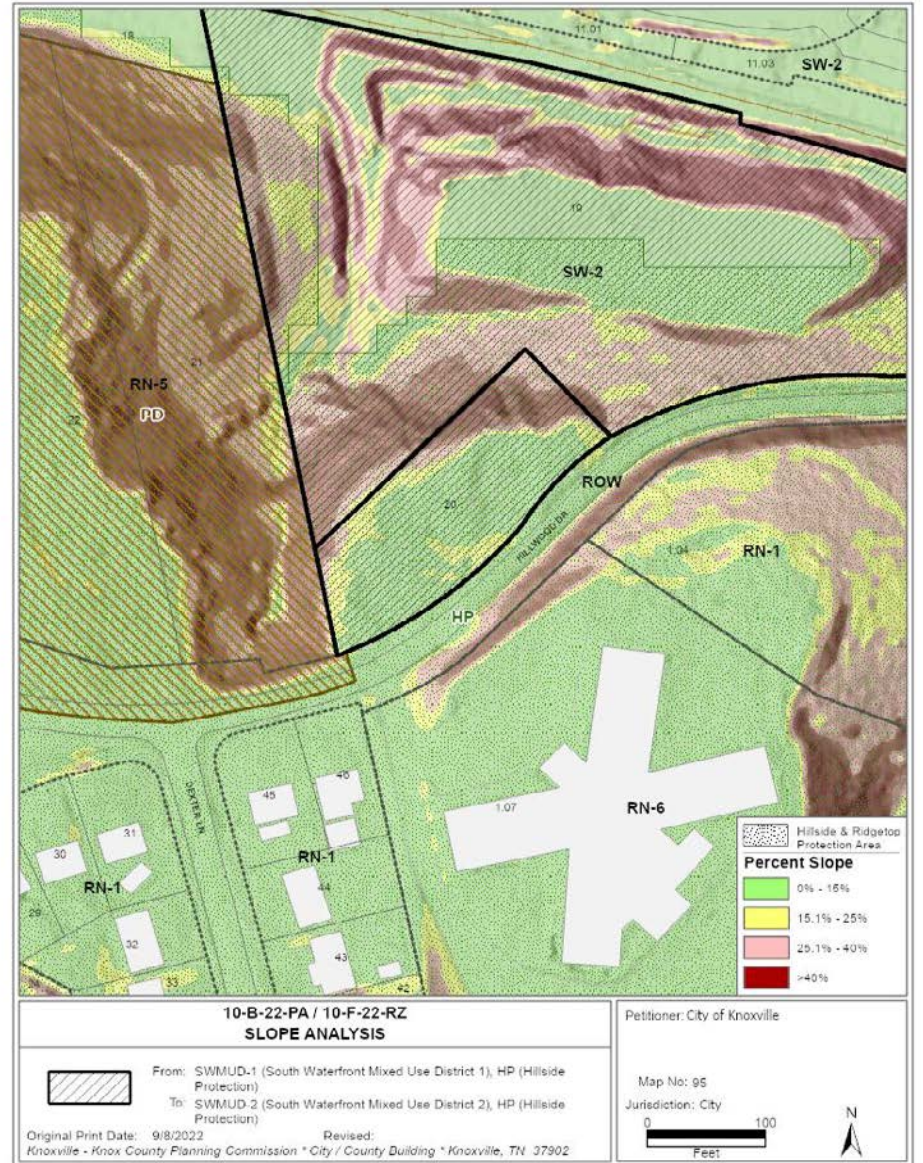


Exhibit A. 10-F-22-RZ / 10-B-22-PA / 10-C-22-SP Contextual Images

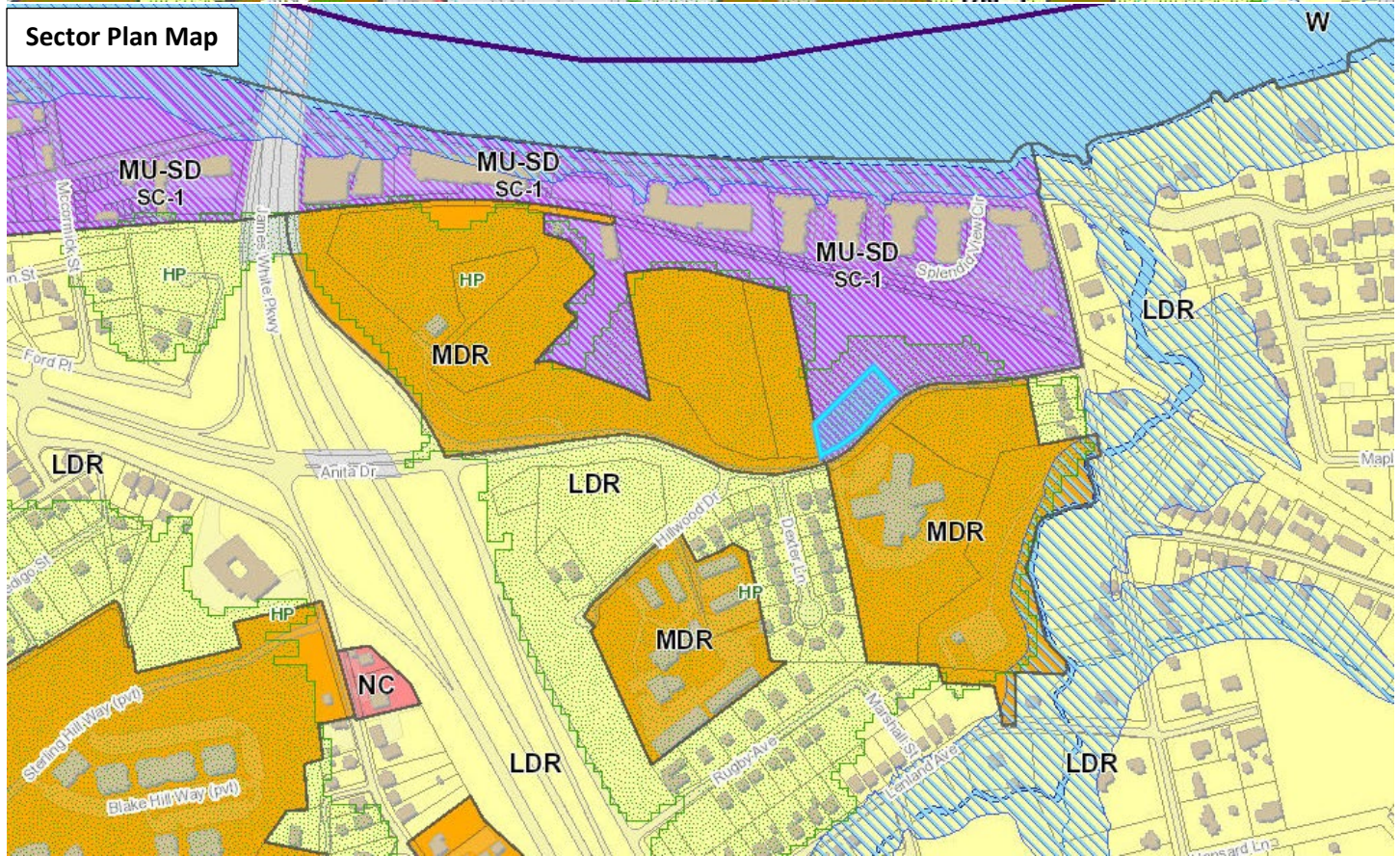
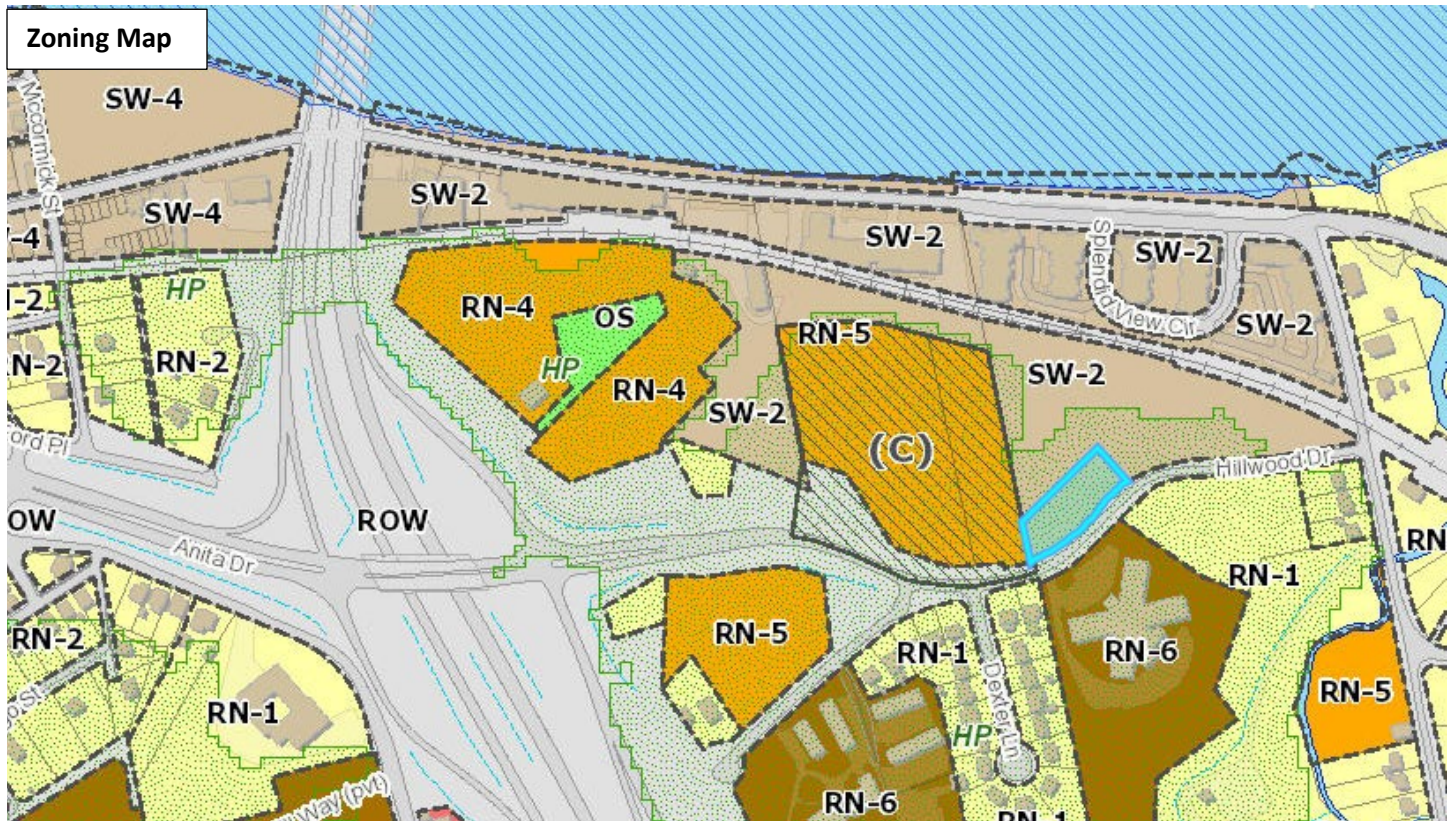
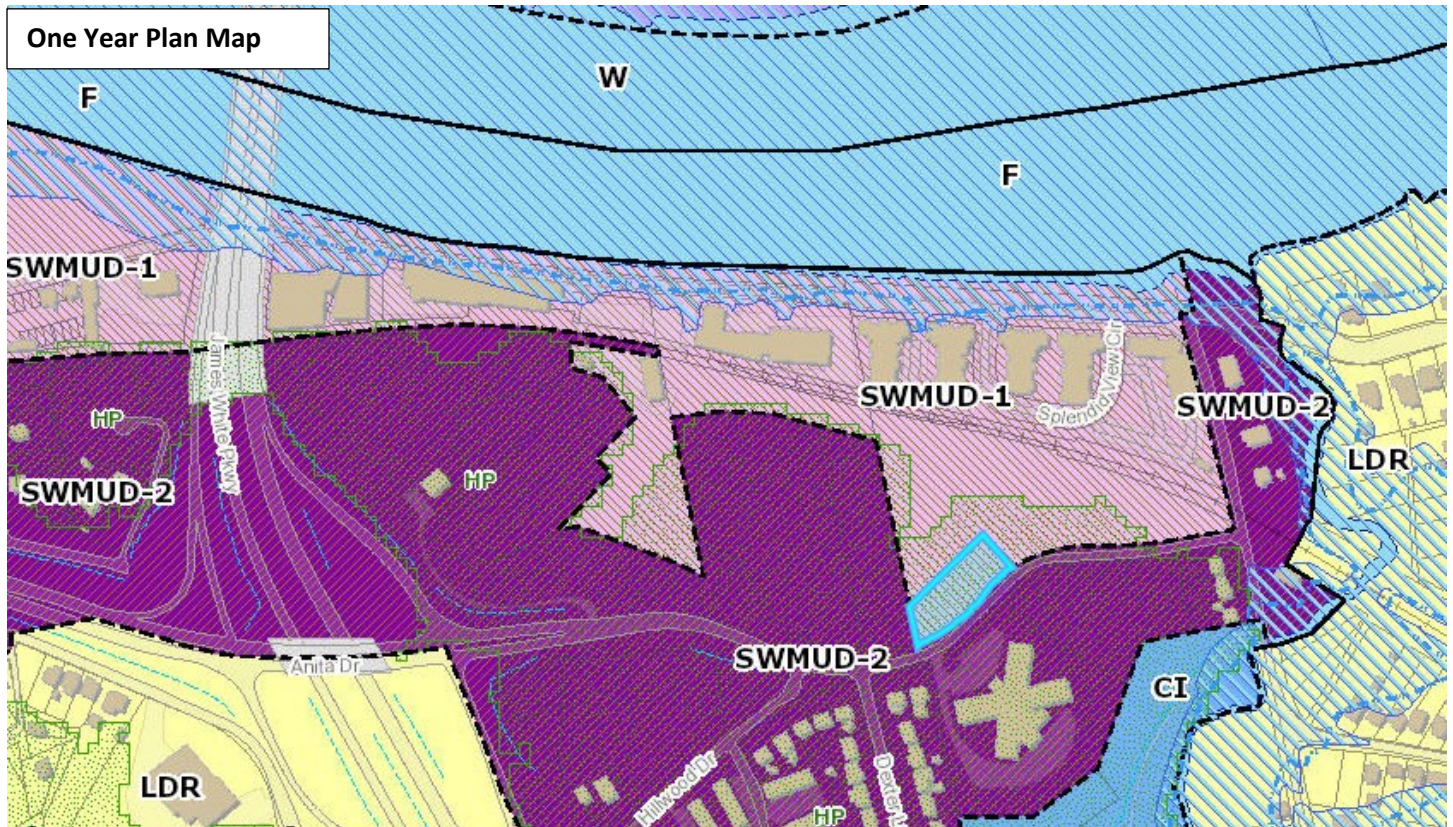


Exhibit A. 10-F-22-RZ / 10-B-22-PA / 10-C-22-SP Contextual Images



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTH CITY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the South City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, City of Knoxville has submitted an application for an amendment to the South City Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Mixed Use Special District to Medium Density Residential/Office consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on November 10, 2022, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the South City Sector Plan, with its accompanying staff report and map, file #10-C-22-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

City of Knoxville

Applicant Name Affiliation

8/19/2022

Date Filed

10/6/2022

Meeting Date (if applicable)

10-C-22-SP

File Number(s)

CORRESPONDENCE

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

Rebekah Jane Justice City of Knoxville

Name / Company

PO Box 1631 Knoxville TN 37901

Address

865-215-3086 / rjustice@knoxvilletn.gov

Phone / Email

CURRENT PROPERTY INFO

Rebekah Jane Justice City of Knoxville

Owner Name (if different)

PO Box 1631 Knoxville TN 37901

Owner Address

865-215-3086 / rjustice@knoxvi

Owner Phone / Email

0 HILLWOOD DR

Property Address

95 O D 020

Parcel ID

Part of Parcel (Y/N)?

0.66 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

north side of Hillwood Dr, west of Island Home Ave, east of Dexter Ln

General Location

City

Council District 1

SW-2 (South Waterfront), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

Count

District

Zoning District

Existing Land Use

South City

Planning Sector

MU-SD (Mixed Use Special District), HP (Hillside Protecti

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Planned Development 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

Total Number of Lots Created

Additional Information _____

- Attachments / Additional Requirements

ZONING REQUEST

- Zoning Change **RN-5 (General Residential Neighborhood) / HP (Hillside Protection Overlay)**
Proposed Zoning

Pending Plat File Number

- Plan Amendment **MDR (Medium Density Residential), HP (Hillside Protection)**
Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

Fee 1

Total

\$0.00

ATTACHMENTS

- Property Owners / Option Holders Variance Request

Fee 2

ADDITIONAL REQUIREMENTS

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

Fee 3

AUTHORIZATION

Applicant Signature **City of Knoxville**
Please Print

8/19/2022

Date

Phone / Email

Property Owner Signature **Rebekah Jane Justice City of Knoxville**
Please Print

8/19/2022

Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Sector Plan
- One Year Plan
- Rezoning

City of Knoxville

Applicant Name Affiliation

8/19/2022

Date Filed

10/6/2022

Meeting Date (if applicable)

10-B-22-PA / 10-F-22-RZ

File Number(s)

CORRESPONDENCE

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

Rebekah Jane Justice City of Knoxville

Name / Company

PO Box 1631 Knoxville TN 37901

Address

865-215-3086 / rjustice@knoxvilletn.gov

Phone / Email

CURRENT PROPERTY INFO

Rebekah Jane Justice City of Knoxville

Owner Name (if different)

PO Box 1631 Knoxville TN 37901

Owner Address

865-215-3086 / rjustice@knoxvi

Owner Phone / Email

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Parcel ID

Part of Parcel (Y/N)?

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Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

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Septic (Y/N)

STAFF USE ONLY

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SW-2 (South Waterfront), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

Count

District

Zoning District

Existing Land Use

South City

Planning Sector

MU-SD (Mixed Use Special District), HP (Hillside Protecti

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Planned Development 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

Total Number of Lots Created

Additional Information _____

- Attachments / Additional Requirements

ZONING REQUEST

- Zoning Change **RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)**
Proposed Zoning

Pending Plat File Number

- Plan Amendment **SWMUD-2 (South Waterfront Mixed Use District 2), HP (Hillside Protecti**
Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

Fee 1

Total

\$0.00

ATTACHMENTS

- Property Owners / Option Holders Variance Request

Fee 2

ADDITIONAL REQUIREMENTS

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

Fee 3

AUTHORIZATION

Applicant Signature **City of Knoxville**
Please Print

8/19/2022

Date

Phone / Email

Property Owner Signature **Rebekah Jane Justice City of Knoxville**
Please Print

8/19/2022

Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

Rebekah Jane Justice

City of Knoxville

Applicant Name

Affiliation

8/22/2022

October 6, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

CORRESPONDENCE

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

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

Rebekah Jane Justice

City of Knoxville

Name

Company

PO Box 1631 STE 681

Knoxville

TN

37901

Address

City

State

ZIP

865-215-3086

rjustice@knoxvilletn.gov

Phone

Email

CURRENT PROPERTY INFO

City of Knoxville

PO Box 1631 STE 681

865-

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Hillwood Drive

0950D020

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change
 RN-5
 Proposed Zoning

Plan Amendment Change
 MDR
 Proposed Plan Designation(s)

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) One Year Plan change to SWMUD-2

Pending Plat File Number

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	
Fee 3	

AUTHORIZATION


 Applicant Signature

Rebekah Jane Justice

8/22/2022

Please Print


Date

865-215-3086

rjustice@knoxvilletn.gov

Phone Number

Email


 Property Owner Signature

City of Knoxville

8/22/2022

Please Print

Date