



# PLAN AMENDMENT REPORT

▶ **FILE #:** 10-C-23-SP

**AGENDA ITEM #:** 11

**AGENDA DATE:** 10/5/2023

▶ **APPLICANT:** JUAN HERNANDEZ  
**OWNER(S):** Francisco Hernandez

**TAX ID NUMBER:** 59 K B 01501

[View map on KGIS](#)

**JURISDICTION:** Council District 4

**STREET ADDRESS:** 4600 ERNESTINE DR

▶ **LOCATION:** Southeast side of Ernestine Dr, west of Irola St

▶ **APPX. SIZE OF TRACT:** 12,891 square feet

**SECTOR PLAN:** North City

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

**ACCESSIBILITY:** Access is via Ernestine Drive, a local street with a 15-ft pavement width within a 40-ft right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Love Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** MU-RC (Mixed Use Regional Center), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION:** LDR (Low Density Residential), HP (Hillside Protection)

▶ **EXISTING LAND USE:** Single Family Residential

**EXTENSION OF PLAN DESIGNATION:** No, this is not an extension of the plan designation.

**HISTORY OF REQUESTS:** In 1981, this property was included in a rezoning request from RB (General Residential) to CA (General Business), but PC (Planned Commercial) was approved per staff recommendation.(8-K-81-RZ). The property was later rezoned to C-6 (General Commercial Park) following annexation. In 2020, the property was designated as RN-1 (Single Family Residential Neighborhood) with the adoption of the current zoning ordinance.

**SURROUNDING LAND USE AND PLAN DESIGNATION:**  
North: Rural residential - MU-RC (Mixed Use Regional Center), HP (Hillside Protection)  
South: Single family residential - MU-RC (Mixed Use Regional Center), HP (Hillside Protection)  
East: Single family residential - MU-RC (Mixed Use Regional Center), HP (Hillside Protection)  
West: Single family residential - MU-RC (Mixed Use Regional Center), HP (Hillside Protection)

NEIGHBORHOOD CONTEXT This neighborhood is comprised of a mix of single family residential and small-scale commercial and office uses north of I-640. There is a multifamily development nearby to the northeast, and to the east there are large commercial and industrial properties, including a new Amazon warehouse.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the sector plan amendment to the LDR (Low Density Residential) land use classification because it is more consistent with surrounding development and zoning. The HP (Hillside Protection) will be retained.**

**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. The subject property is part of a small, hilly residential neighborhood that has experienced commercial encroachment. In 2019, a nearby single-family residential lot at 4619 Valley View Drive was redeveloped as an HVAC contractor yard. This use was permitted by right at the time because the neighborhood was in the C-6 (General Commercial Park) zoning district. With the adoption of the new zoning ordinance in 2020, this area was downzoned to the RN-1 (Single-Family Residential Neighborhood) district, which does not permit most commercial uses.
2. The North City Sector Plan's land use classification for this area is MU-RC (Mixed Use Regional Center), which is the highest intensity mixed use center designation. MU-RC does not align with the new zoning designation following the adoption of the current zoning ordinance. The proposed LDR (Low Density Residential) land use classification is more consistent with surrounding residential development and zoning.

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

1. Roads in this area are narrow and steep. There have not been apparent street or utility improvements in the neighborhood, which supports the request for a less intensive land use classification.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The sector plan designates many properties MU-RC that surround a large LI (Light Industrial) designated campus where an Amazon warehouse was recently developed. In most instances, these properties are appropriate locations for more intense commercial uses. However, the subject property and the surrounding neighborhood are at the edge of this district and do not meet the location criteria for MU-RC. Such criteria include being a flat site with less than 10 percent slopes, being served by sidewalks and being off a major arterial street or interstate highway. This area is in the HP (Hillside Protection) area, it does not have sidewalks and, while it is near I-640, it is not directly accessible via the highway or a major arterial street.
2. The subject property's proposed LDR designation is more consistent with surrounding development and environmental conditions, and is less likely to have negative impacts on adjacent residents.

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

1. This is an established single-family neighborhood, which warrants reconsideration of a land use classification that permits intensive commercial zoning.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Spring Hill Elementary, Holston Middle, and Fulton High.

If approved, this item will be forwarded to Knoxville City Council for action on 11/14/2023 and 11/28/2023. 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-D-23-RZ **AGENDA ITEM #:** 11  
 10-C-23-PA **AGENDA DATE:** 10/5/2023

▶ **APPLICANT:** JUAN HERNANDEZ  
 OWNER(S): Francisco Hernandez

TAX ID NUMBER: 59 K B 01501 [View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 4600 ERNESTINE DR

▶ **LOCATION:** Southeast side of Ernestine Dr, west of Irola St

▶ **TRACT INFORMATION:** 12,891 square feet

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Ernestine Drive, a local street with a 15-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MU-RC (Mixed Use Regional Center), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), HP (Hillside Protection) / RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Single Family Residential

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No, this is not an extension of the plan designation or zoning.

**HISTORY OF ZONING REQUESTS:** In 1981, this property was included in a rezoning request from RB (General Residential) to CA (General Business), but PC (Planned Commercial) was approved per staff recommendation.(8-K-81-RZ). The property was later rezoned to C-6 (General Commercial Park) following annexation. In 2020, the property was designated as RN-1 (Single-Family Residential Neighborhood) with the adoption of the current zoning ordinance.

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Rural residential - MU-RC (Mixed Use Regional Center), HP (Hillside Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

**ZONING** South: Single family residential - MU-RC (Mixed Use Regional Center), HP (Hillside Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Single family residential - MU-RC (Mixed Use Regional Center), HP (Hillside Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Single family residential - MU-RC (Mixed Use Regional Center), HP (Hillside Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This neighborhood is comprised of a mix of single family residential and small-scale commercial and office uses north of I-640. There is a multifamily development nearby to the northeast. To the east there are large commercial and industrial properties, including a new Amazon warehouse.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the One Year Plan amendment to the LDR (Low Density Residential) land use classification because it is more consistent with surrounding development and zoning. The HP (Hillside Protection) will be retained.**
  
- ▶ **Approve the RN-2 (Single-Family Residential Neighborhood) district because it is compatible with surrounding development. The HP (Hillside Protection Overlay) will be retained.**

**COMMENTS:**

ONE YEAR PLAN AMENDMENT REQUIREMENTS (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. When the City of Knoxville adopted a new zoning ordinance in 2020, the subject property and surrounding neighborhood were re-designated from the C-6 (General Commercial Park) district to the RN-1 (Single-Family Residential Neighborhood) district, which more accurately reflects existing development.
2. The One Year Plan's land use classification for this area is MU-RC (Mixed Use Regional Center), which is the highest intensity mixed use center designation. MU-RC does not align with the uses permitted following the City zoning update. The proposed LDR (Low Density Residential) land use classification is more consistent with surrounding residential development and permitted uses.

AN ERROR IN THE PLAN:

1. It appears to be an oversight that this residential community was included in a broader MU-RC designated area to the east. The eastern properties are appropriate locations for more intense commercial uses, but this neighborhood is not suitable for MU-RC. The subject property is on a dead-end street that is narrow and winding, and the neighborhood is in the HP (Hillside Protection) area with steep slopes. The proposed LDR land use classification is more consistent with these conditions and existing development.

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 no significant public improvements to this area, which supports decreasing the land use intensity to LDR.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no public policy changes specific to the proposed plan amendment.

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 plans or studies relevant to the requested land use change.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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. The subject property is located near many service-oriented commercial establishments to the east and a new workforce hub in the form of an Amazon warehouse completed in 2022. These amenities support a rezoning from the RN-1 (Single-Family Residential Neighborhood) to the RN-2. (Single-Family Residential Neighborhood) district, which would allow a slight increase in residential density at this location.

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

1. The RN-2 district is intended to accommodate low density single-family residential development on relatively small lots. Duplexes may be permitted through special use approval.  
2. The subject property is in a small residential neighborhood surrounded by commercial development and near I-640 to the south. This is an area where a slight increase in residential density will not be out of character with development.

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. There are no adverse impacts anticipated to occur with the proposed RN-2 rezoning. The key difference between RN-1 and RN-2 zoning are the dimensional standards, as the permitted uses in both districts are the identical. With RN-2 zoning, a duplex or a single-family subdivision into two lots may be permitted on the subject property, whereas only a single family home would be allowed under its current RN-1 zoning.

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 North City Sector Plan and the One Year Plan as amended to the LDR (Low Density Residential) land use classification.  
2. RN-2 zoning at this location is consistent with the General Plan's development policy 8.1 to develop infill housing on vacant lots that is compatible with neighboring residences in scale, design and site layout. If a duplex were to be proposed on this site, it would receive special use review by the Planning Commission to ensure it is in harmony with surrounding development.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

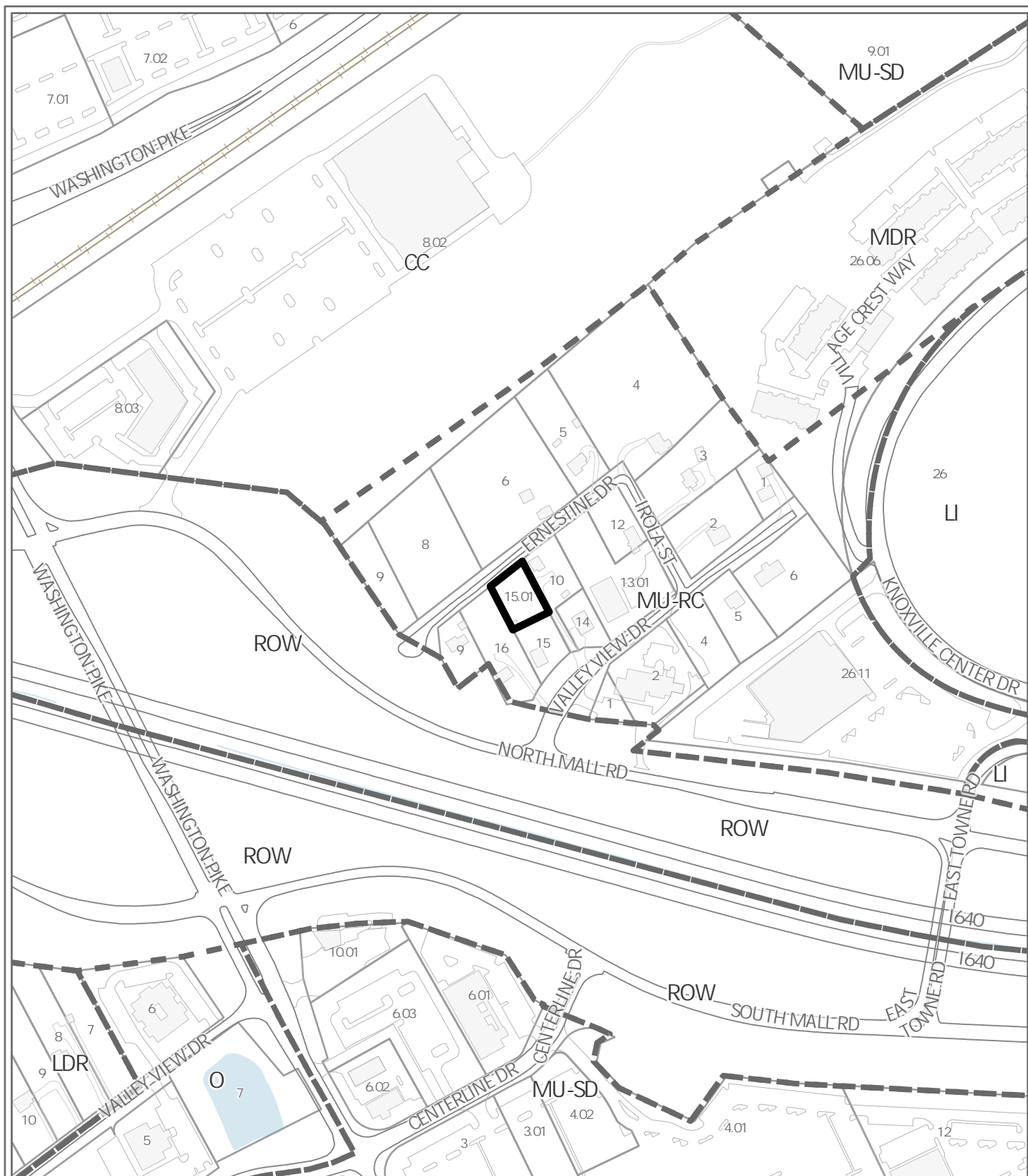
1. This property is in a developed area along a bus route, where there is adequate facility and utility infrastructure for a modest increase in residential density.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Spring Hill Elementary, Holston Middle, and Fulton High.

If approved, this item will be forwarded to Knoxville City Council for action on 11/14/2023 and 11/28/2023. 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-23-SP  
NORTH CITY SECTOR PLAN MAP**

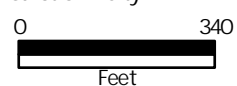
Petitioner: Juan Hernandez

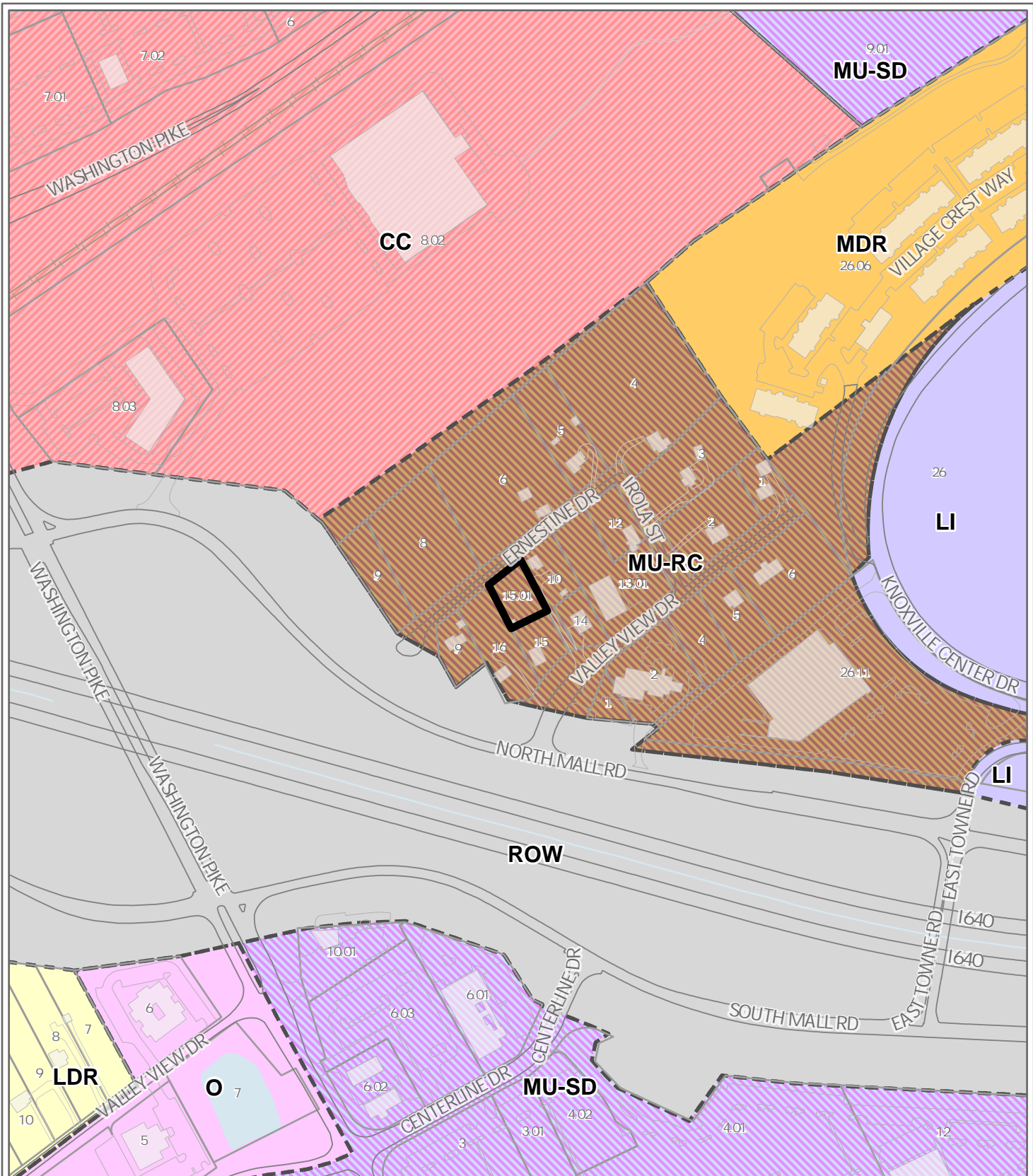


From: MU-RC (Mixed Use Regional Center), HP (Hillside Protection)  
 To: LDR (Low Density Residential), HP (Hillside Protection)

Map No: 59  
 Jurisdiction: City

Original Print Date: 9/13/2023  
 Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902





**ONE YEAR PLAN MAP**

**10-C-23-PA**

Petitioner: Juan Hernandez



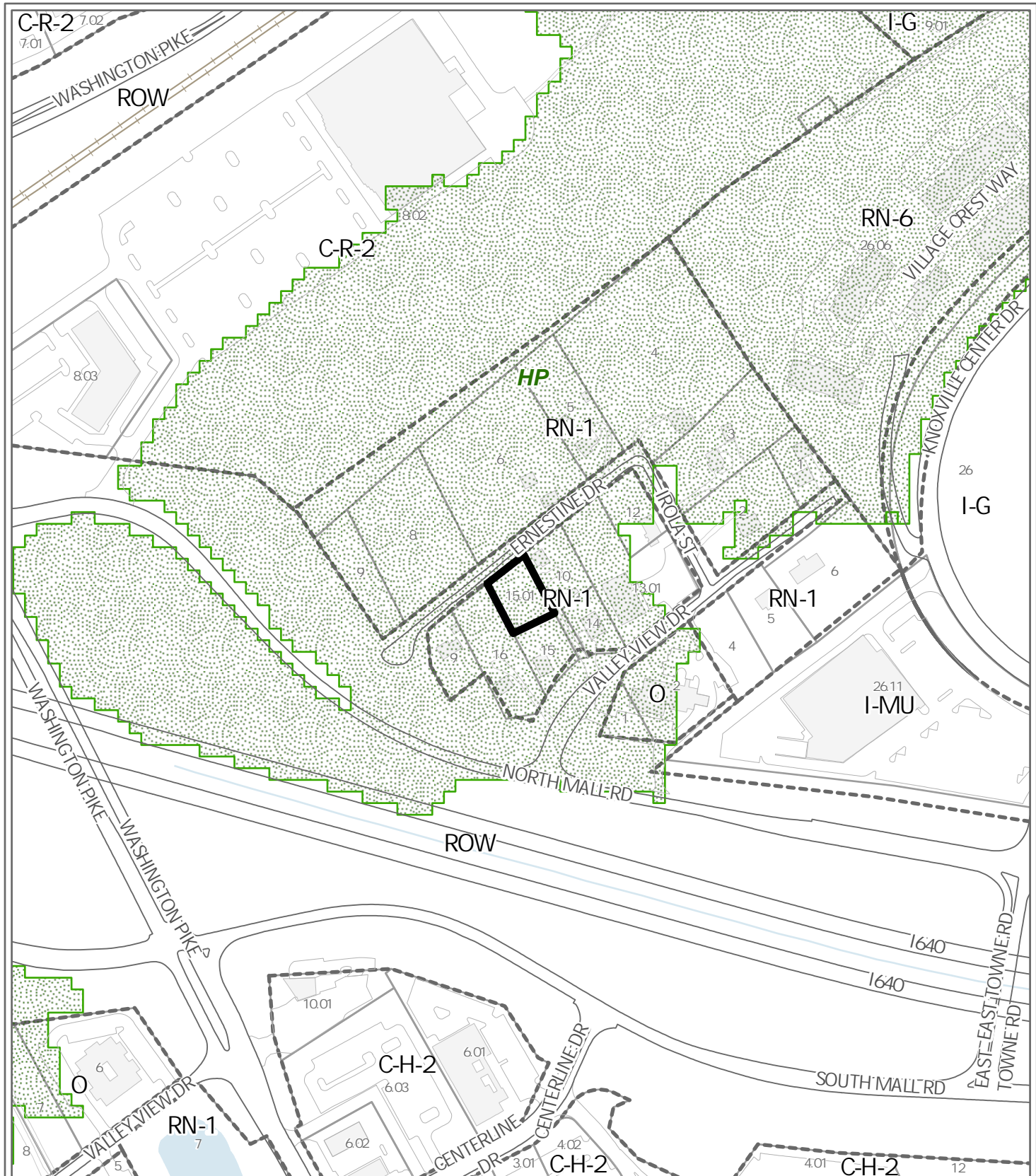
From: MU-RC (Mixed Use Regional Center), HP (Hillside Protection)

To: HP (Hillside Protection); LDR (Low Density Residential)

Map No: 59  
Jurisdiction: City

Original Print Date: 9/13/2023  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902





**REZONING**

10-D-23-RZ

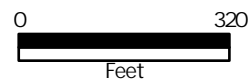
Petitioner: Juan Hernandez



From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protect on Overlay)  
 To: RN-2 (Single-Family Residential Neighborhood); HP (Hillside Protect on Overlay)

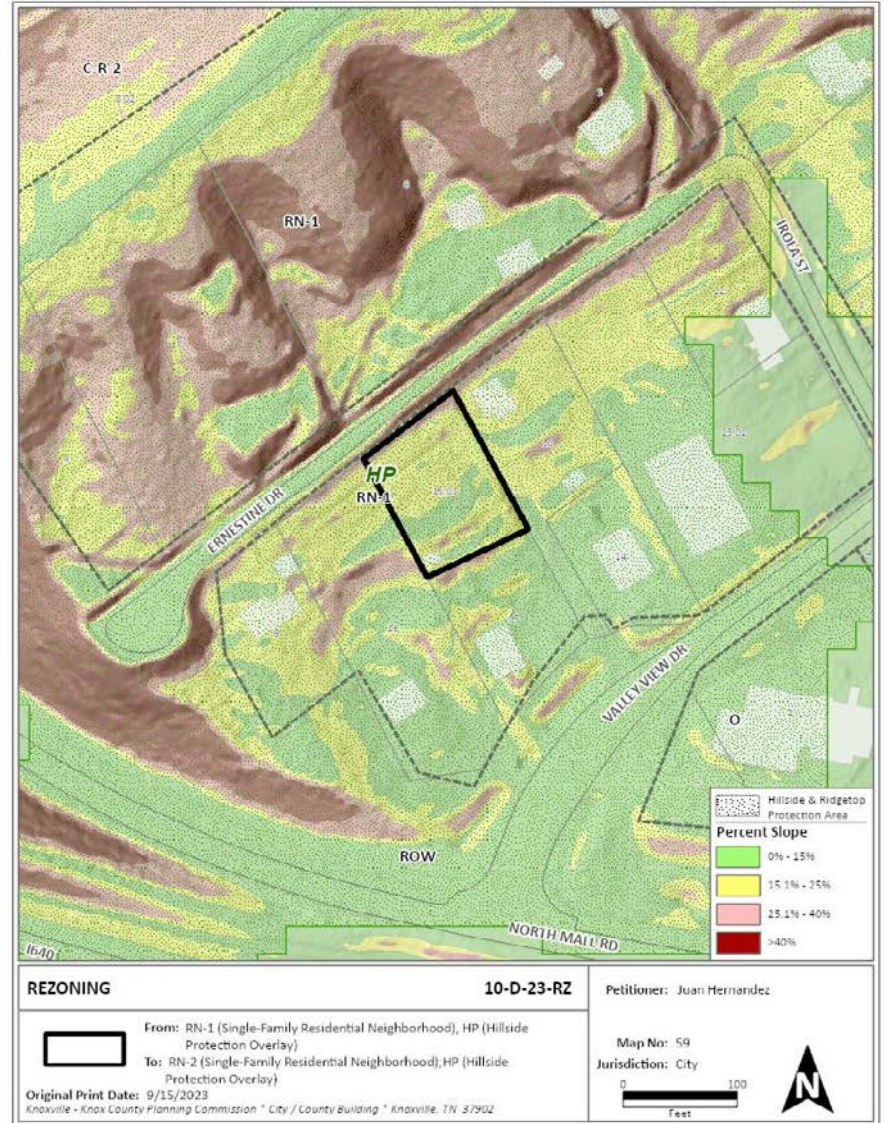
Map No: 59  
 Jurisdiction: City

Original Print Date: 9/14/2023  
 Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902



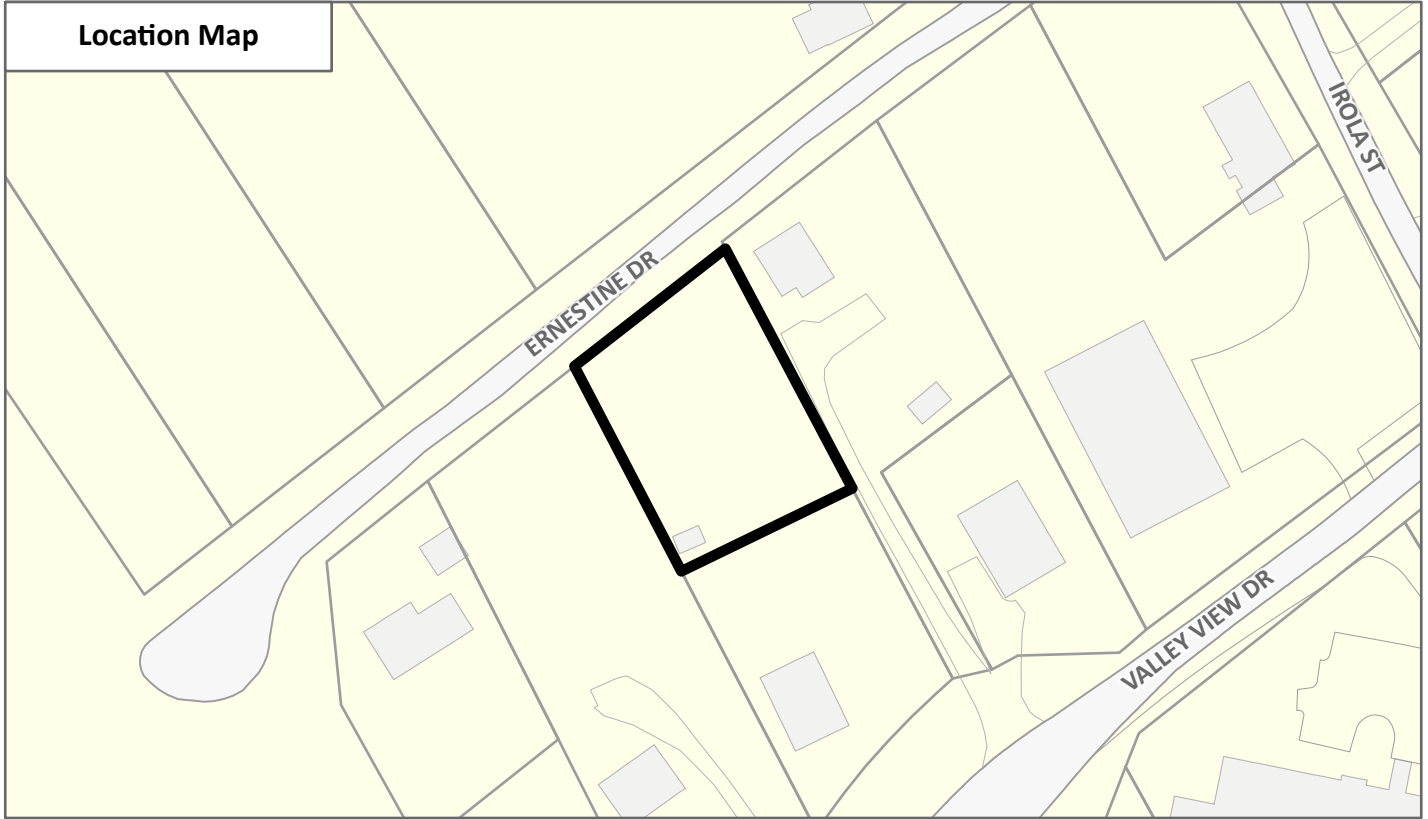


CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>12,576.8</b>	<b>0.29</b>			
Non-Hillside	0.0	0.00	N/A		
0-15% Slope	3,058.0	0.07	100%	3,058.0	0.07
15-25% Slope	8,289.3	0.19	50%	4,144.7	0.10
25-40% Slope	1,229.4	0.03	20%	245.9	0.01
Greater than 40% Slope	0.0	0.00	10%	0.0	0.00
Ridgetops					
<b>Hillside Protection (HP) Area</b>	12,576.8	0.29	Recommended disturbance budget within HP Area	<b>7,448.6</b>	<b>0.17</b>
			Percent of HP Area	<b>59.2%</b>	



# Exhibit A. Contextual Images

Location Map



Aerial Map

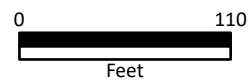


**CONTEXTUAL MAPS 1**

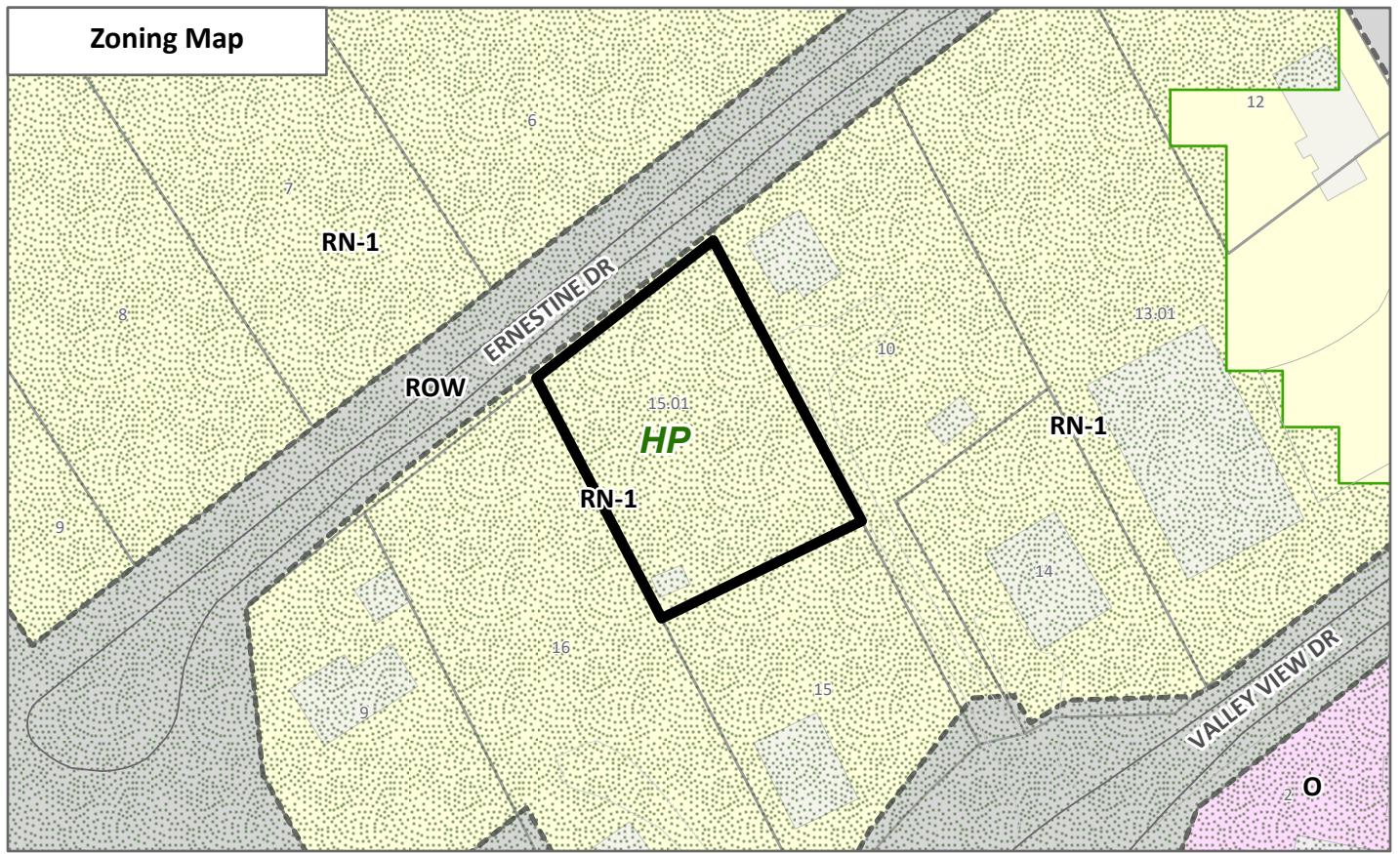
**10-C-23-SP/10-C-23-PA/10-D-23-RZ**



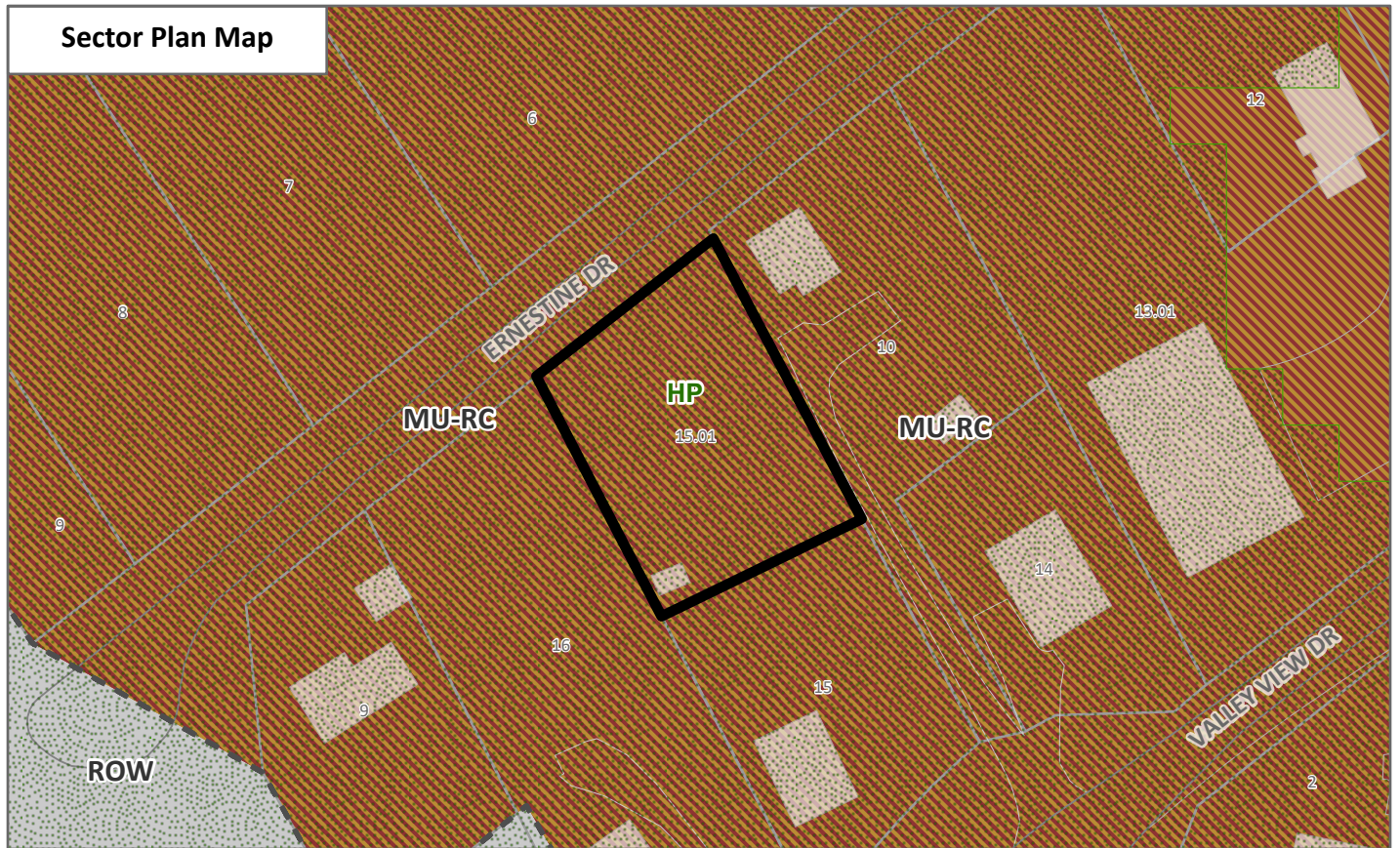
Case boundary



**Zoning Map**



**Sector Plan Map**



**CONTEXTUAL MAPS 2**

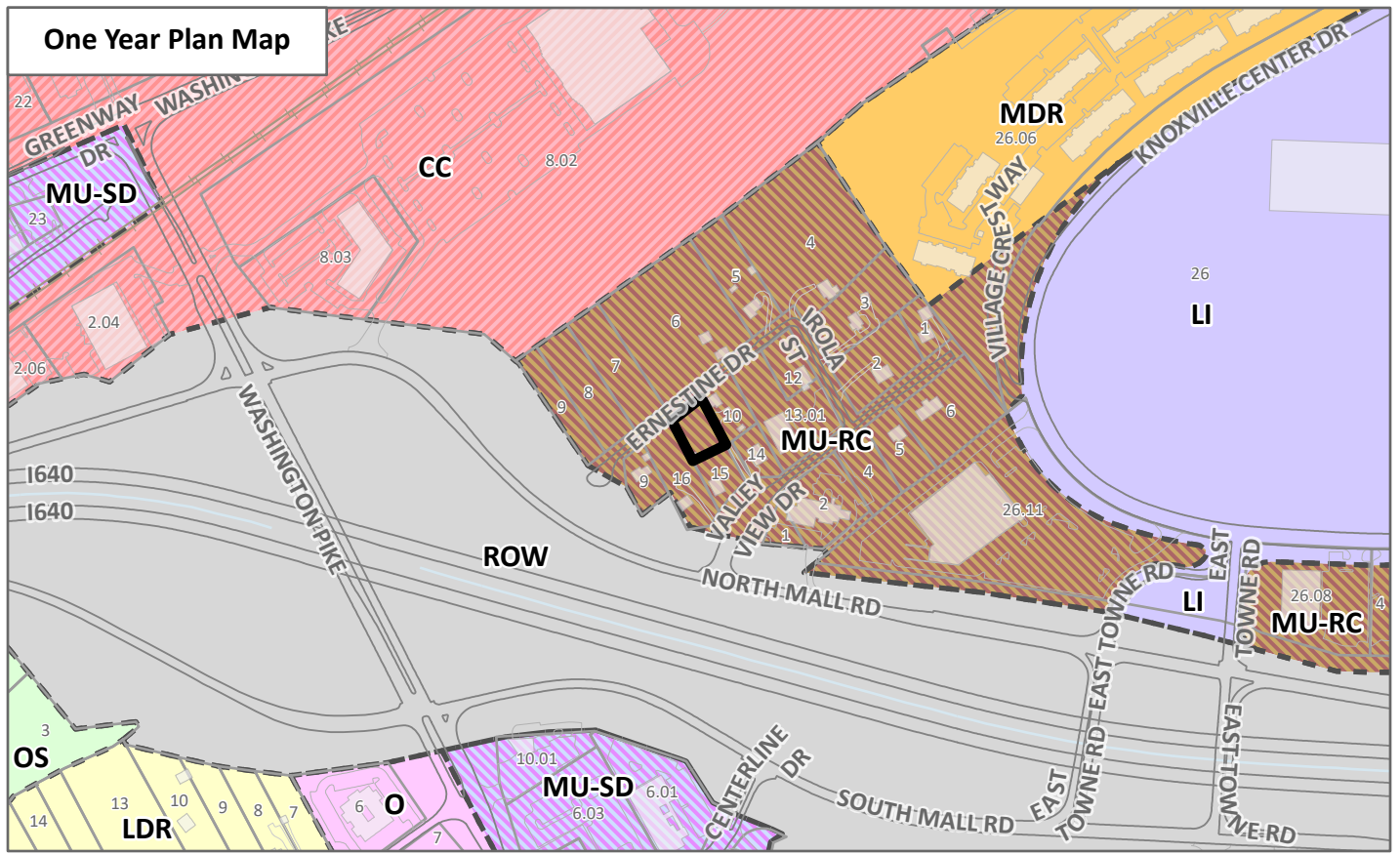
10-C-23-SP/10-C-23-PA/10-D-23-RZ



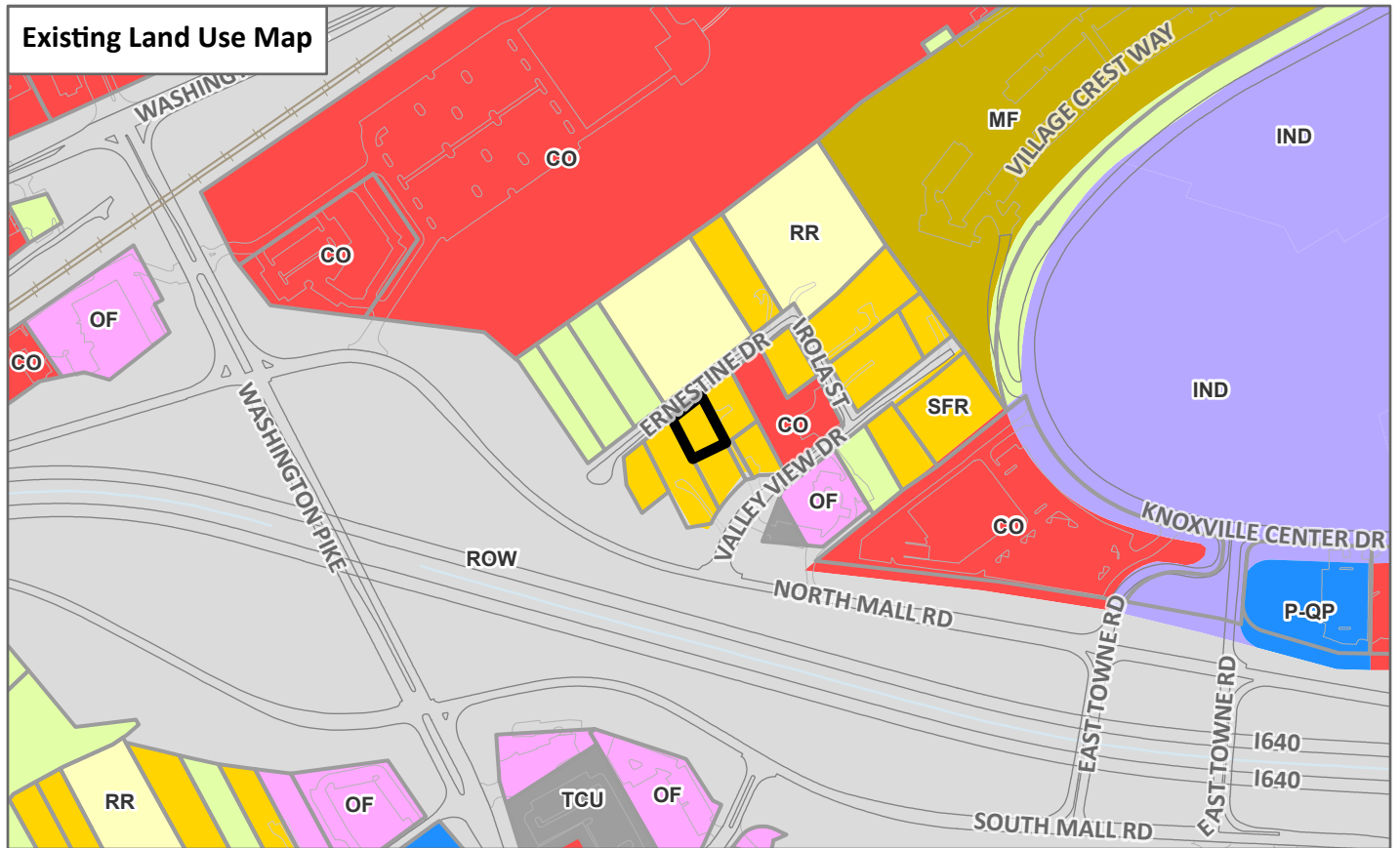
Case boundary



**One Year Plan Map**



**Existing Land Use Map**

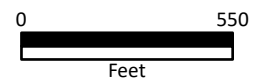


**CONTEXTUAL MAPS 3**

10-C-23-SP/10-C-23-PA/10-D-23-RZ



Case boundary



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE NORTH 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 North 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, Juan Hernandez has submitted an application for an amendment to the North City Sector Plan for property described in the application; and*

*WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from MU-RC (Mixed Use Regional Center) to LDR (Low Density Residential), which is 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 October 5, 2023 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 North City Sector Plan with its accompanying staff report and map, file #10-C-23-SP*

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

*SECTION 3: The Planning Commission further recommends that Knox County Commission 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

**Juan Hernandez**

Applicant Name

Affiliation

**8/18/2023**

Date Filed

**10/5/2023**

Meeting Date (if applicable)

**10-C-23-SP**

File Number(s)

## CORRESPONDENCE

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

**Juan Hernandez H&A Builders LLC**

Name / Company

**102 Wellington Cir Oak Ridge TN 37830**

Address

**865-200-7707 / habuilders3@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Francisco Hernandez**

Owner Name (if different)

**6129 Babelay Rd KNOXVILLE TN 37924**

Owner Address

Owner Phone / Email

**4600 ERNESTINE DR**

Property Address

**59 K B 01501**

Parcel ID

**12891 square feet**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southeast side of Ernestine Dr, west of Irola St**

General Location

City

**Council District 4**

**RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)**

**Single Family Residential**

County District

Zoning District

Existing Land Use

**North City**

Planning Sector

**MU-RC (Mixed Use Regional Center), HP (Hillside Protecti**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	<b>RN-2 (Single-Family Residential Neighborhood);HP (Hillside Protection Ove</b>	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	<b>LDR (Low Density Residential),HP (Hillside Protection)</b>	
	Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Zoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### 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 1	Total
<b>\$1,700.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature: Juan Hernandez    Date: 8/18/2023  
Please Print

Property Owner Signature: Francisco Hernandez    Date: 8/18/2023  
Please Print

Phone / Email



# 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

**Juan Hernandez**

Applicant Name

Affiliation

**8/18/2023**

Date Filed

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Meeting Date (if applicable)

**10-C-23-PA / 10-D-23-RZ**

File Number(s)

## CORRESPONDENCE

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

**Juan Hernandez H&A Builders LLC**

Name / Company

**102 Wellington Cir Oak Ridge TN 37830**

Address

**865-200-7707 / habuilders3@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Francisco Hernandez**

Owner Name (if different)

**6129 Babelay Rd KNOXVILLE TN 37924**

Owner Address

Owner Phone / Email

**4600 ERNESTINE DR**

Property Address

**59 K B 01501**

Parcel ID

**12891 square feet**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southeast side of Ernestine Dr, west of Irola St**

General Location

City

**Council District 4**

**RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)**

**Single Family Residential**

County District

Zoning District

Existing Land Use

**North City**

Planning Sector

**MU-RC (Mixed Use Regional Center), HP (Hillside Protecti**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation



## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>RN-2 (Single-Family Residential Neighborhood);HP (Hillside Protection Ove</b>	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment <b>HP (Hillside Protection);LDR (Low Density Residential)</b>	
Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Zoning Requests	
Additional Information _____	

## STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>\$1,700.00</b>	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>Juan Hernandez</b> Please Print	<b>8/18/2023</b> Date
Property Owner Signature	<b>Francisco Hernandez</b> Please Print	<b>8/18/2023</b> Date



# 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

Juan Hernandez

Contractor

Applicant Name

Affiliation

07/14/2023

09/14/2023

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

Juan Hernandez

H&A Builders, LLC

Name

Company

102 Wellington Circle

Oak Ridge

Tn

37830

Address

City

State

ZIP

(865) 200-7707

habuilders3@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

4600 Ernestine DR

6129 Babelay RD

(865) 200-7707

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Francisco Henrnadez

059KB01501

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-2**  
Proposed Zoning

Plan Amendment Change   Proposed Plan Designation(s)

Proposed Density (units/acre)   Previous Rezoning Requests

Other (specify) \_\_\_\_\_

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

I declare under penalty of perjury the foregoing is true and correct:

**1)** He/she/it is the owner of the property **AND 2)** The application and all associated materials are being submitted with his/her/its consent

  
Applicant Signature

Juan Hernandez

07/14/2023

Please Print

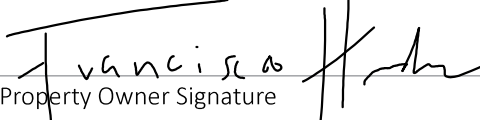
Date

(865) 200-7707

habuilders3@gmail.com

Phone Number

Email

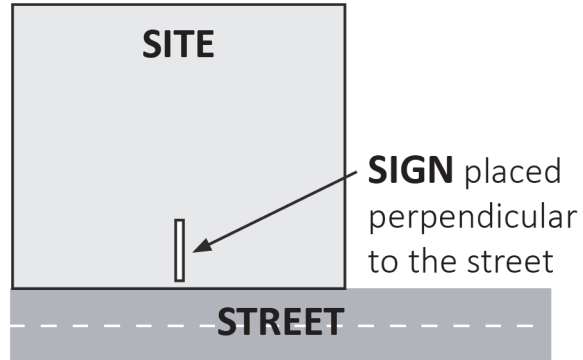
  
Property Owner Signature

Francisco Hernandez

Please Print

Date Paid

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:*

\_\_\_\_\_ 09/22/2023 \_\_\_\_\_ and \_\_\_\_\_ 10/06/2023 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Juan Hernandez

Date: 8/18/2023

File Number: 10-D-23-RZ/ 10-C-23-PA/ 10-C-23-SP



Sign posted by Staff



Sign posted by Applicant