



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 10-SD-23-C
10-D-23-DP

AGENDA ITEM #: 39
AGENDA DATE: 10/5/2023

▶ **SUBDIVISION:** ASHEVILLE HIGHWAY SUBDIVISION

▶ **APPLICANT/DEVELOPER:** KNOXVILLE HABITAT FOR HUMANITY, INC

OWNER(S): Bill Terry Knoxville Habitat for Humanity

TAX IDENTIFICATION: 62 166, 16601 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 Tribute Ln.

▶ **LOCATION:** Southern terminus of Tribute Ln, south side of Asheville Hwy

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Sinking East Creek

▶ **APPROXIMATE ACREAGE:** 16.74 acres

▶ **ZONING:** PR (Planned Residential) up to 5 du/ac

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

▶ **PROPOSED USE:** Residential subdivision with duplexes

SURROUNDING LAND USE AND ZONING: North: Commercial, agriculture/forestry/vacant, single family residential, rural residential - CB (Business and Manufacturing)
South: Rural residential, agriculture/forestry/vacant - A (Agricultural)
East: Agriculture/forestry/vacant - A (Agricultural), PR (Planned Residential) up to 5 du/ac
West: Agriculture/forestry/vacant - A (Agricultural), OA (Office Park)

▶ **NUMBER OF LOTS:** 37

SURVEYOR/ENGINEER: Aarron Gray, Ardurra

ACCESSIBILITY: Access is via Tribute Ln, a local road with a 26 ft pavement width within a 50 ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **Approve the Concept Plan subject to 6 conditions.**

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Before certification of the final plat for the subdivision, establish a property owners association or other legal

entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

6. Placing a note on the final plat that all lots will have access only to the internal street system.

► **Approve the development plan for up to 37 duplexes subject to 1 condition.**

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

With the condition noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

The applicant is proposing to subdivide this 16.74-acre tract into 37 duplexes on residential lots at a density of 4.42 du/ac. The property is zoned PR (Planned Residential) up to 4.5 du/ac.

The Hillside Protection Area runs through the middle of the property encompassing 3.64 acres. However, the site has been previously cleared of most trees based on a previous concept plan approval that included lots on the eastern portion of the property (4-SA-21-C / 4-A-21-UR).

Access to the property is just off Asheville Hwy on Tribute Ln, an existing road which is shared with the adjacent commercial property and approved with the 2021 concept plan approval. The plan shows where the road stationing begins on Tribute Ln at Earliglow Way. The East County Community Plan includes all of the East County Sector Plan study area. Since this property is along Asheville Hwy, it would fall into the Development Corridor strategy. By sharing access off Tribute Ln, the project promotes access management (minimizing the number of driveway access points along busy roads) by limiting curb cuts/entry points and requiring connectivity between development projects.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) 4.5 du/ac:

A. The PR zone allows duplexes dwellings as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B. Duplexes shall not exceed 3 stories. The elevations provided show the duplexes will be 2 stories.

C. This PR zone district is zoned for a maximum of 4.5 du/ac. The proposed density is 4.42 du/ac.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. (Policy 9.3) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. - The two-story structures are of similar scale to nearby residential developments.

B. (Policy 9.8) Encourage a mixture of housing sizes and prices within planned residential developments. - This proposal introduces a new housing type in an area of predominantly detached single-family homes on varying lot sizes.

3) EAST COUNTY SECTOR PLAN

A. The property's land use classification is LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed development has a density of 4.42 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

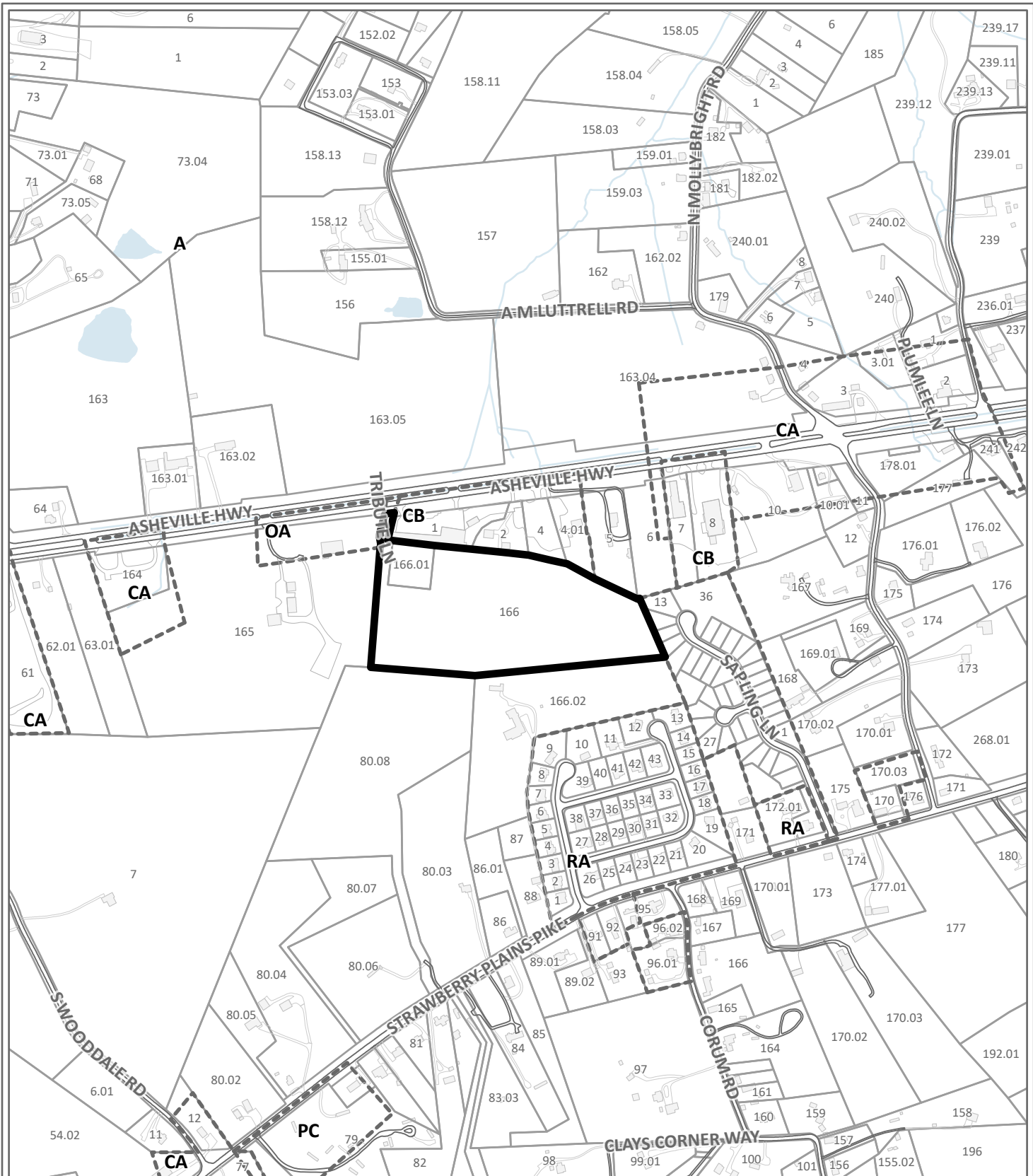
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Carter Elementary, Carter Middle, and Carter 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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



CONCEPT PLAN / DEVELOPMENT PLAN

10-SD-23-C / 10-D-23-DP

Petitioner: Knoxville Habitat for Humanity, Inc



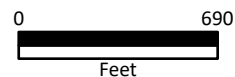
Residential subdivision with duplexes in PR (Planned Residential)

Map No: 62

Jurisdiction: County

Original Print Date: 8/31/2023

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



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	16.7		
Non-Hillside	13.1	N/A	
0-15% Slope	1.0	100%	1.03
15-25% Slope	2.1	50%	1.03
25-40% Slope	0.5	20%	0.10
Greater than 40% Slope	0.0	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	3.6	Recommended disturbance budget within HP Area (acres)	2.17
		Percent of HP Area	60.0%

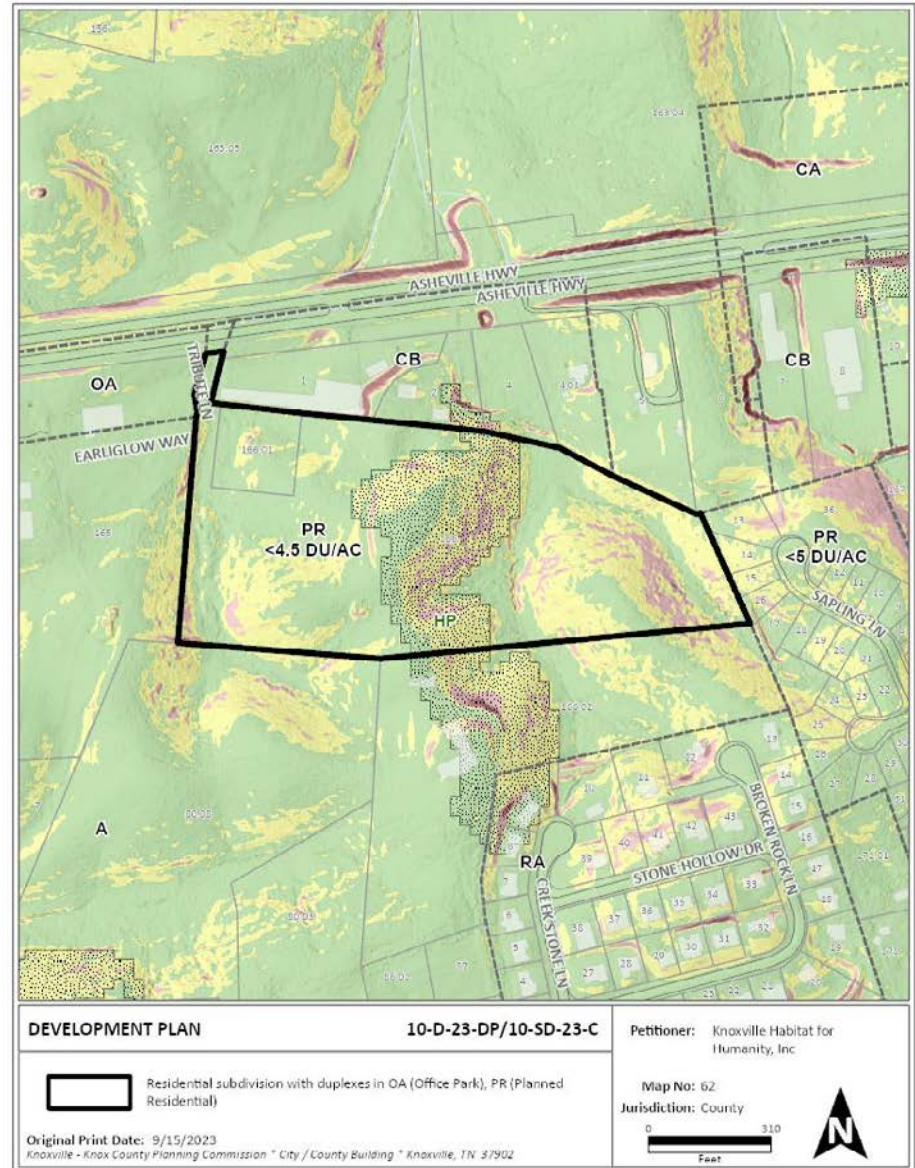
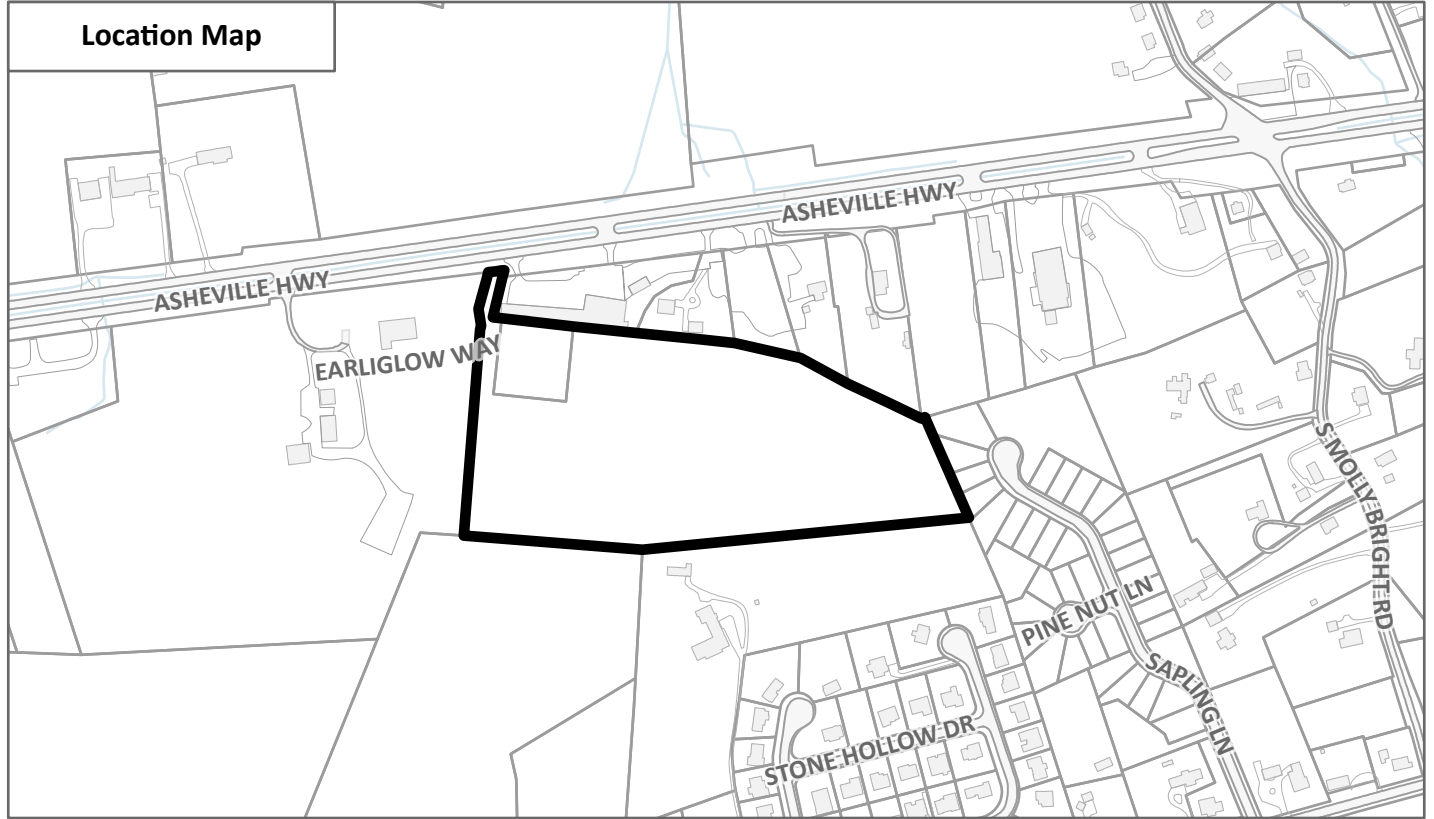


Exhibit A. Contextual Images

Location Map



Aerial Map

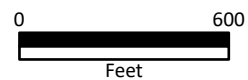


CONTEXTUAL MAPS 1

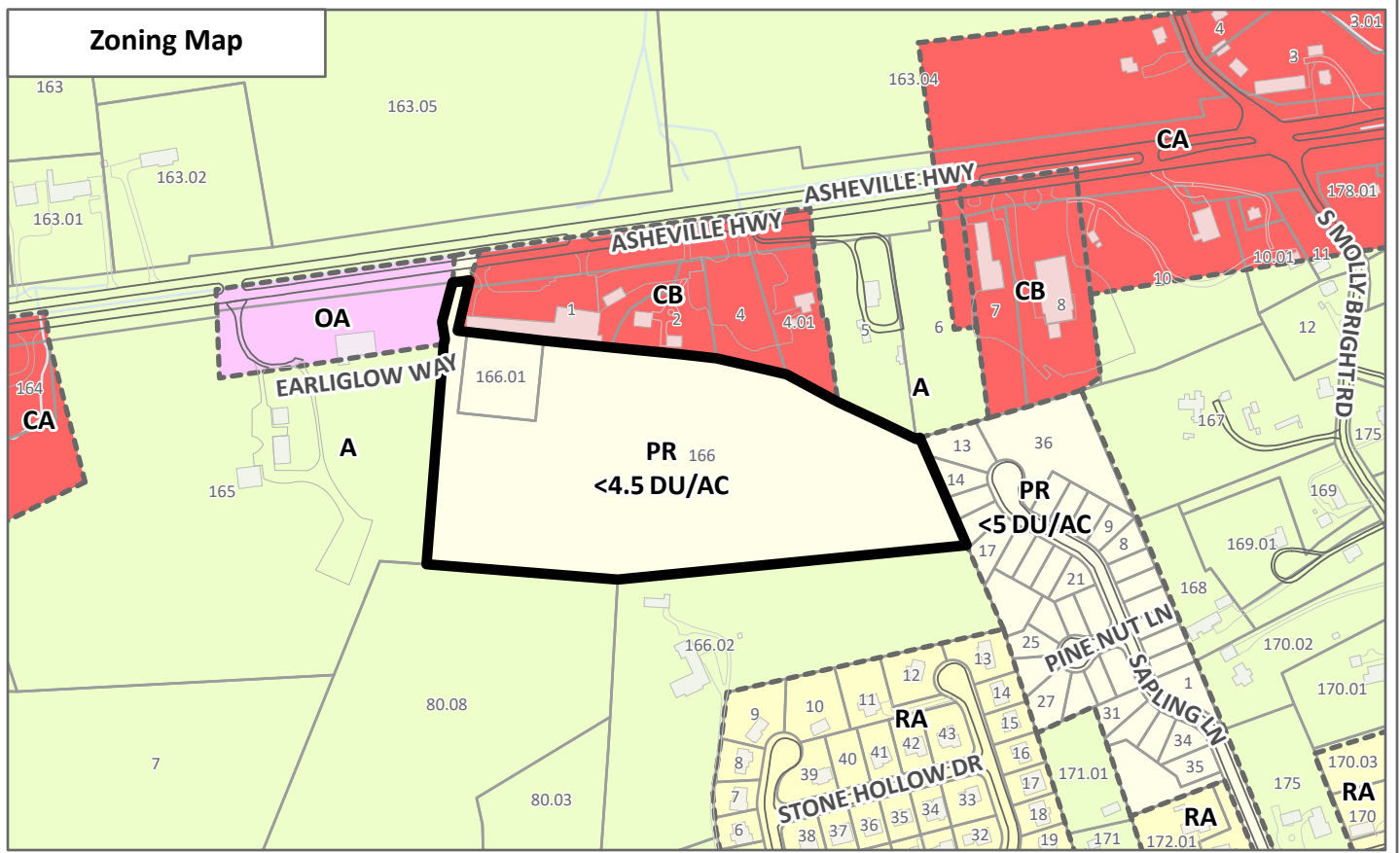
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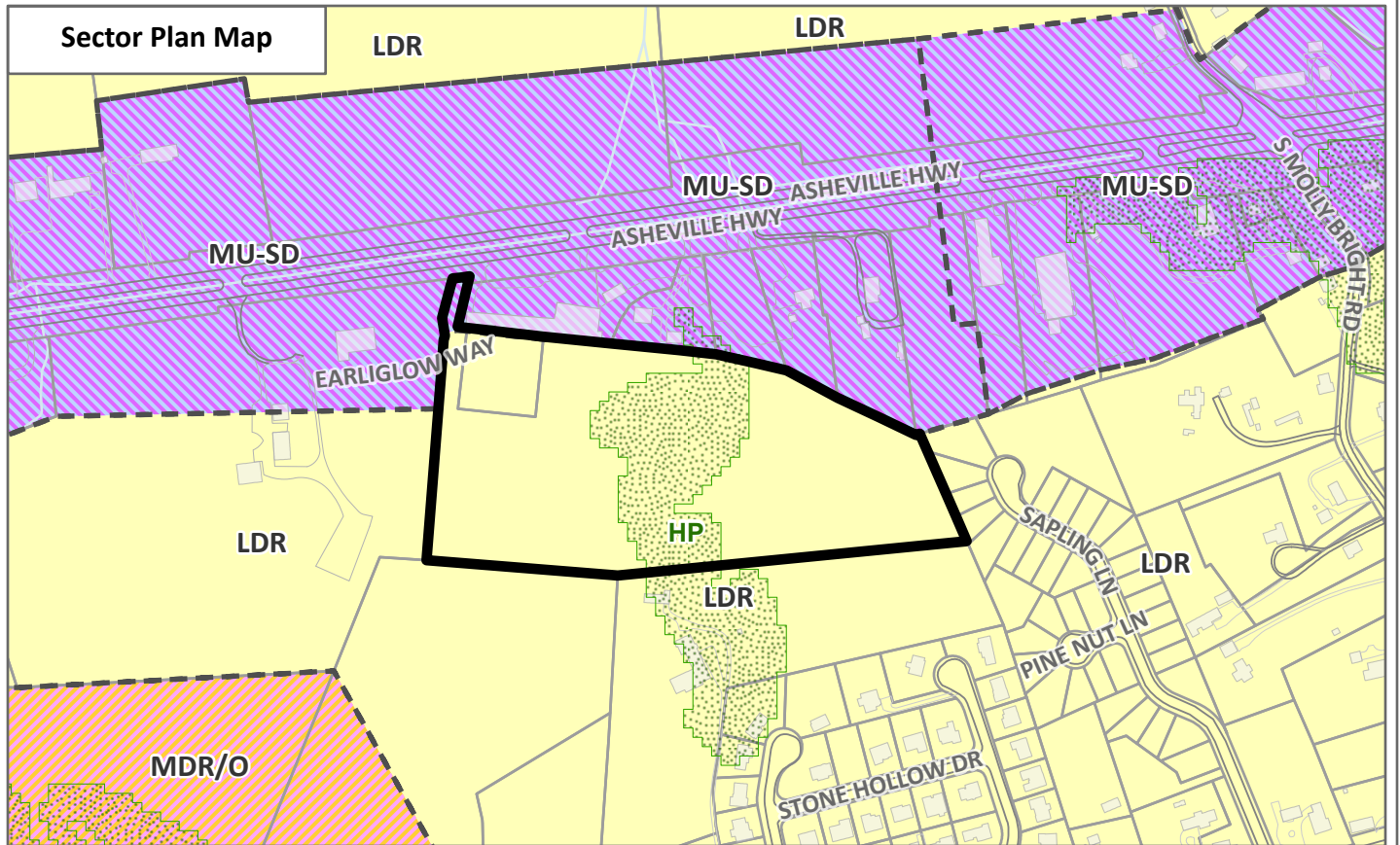
Case boundary



Zoning Map



Sector Plan Map

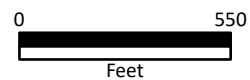


CONTEXTUAL MAPS 2

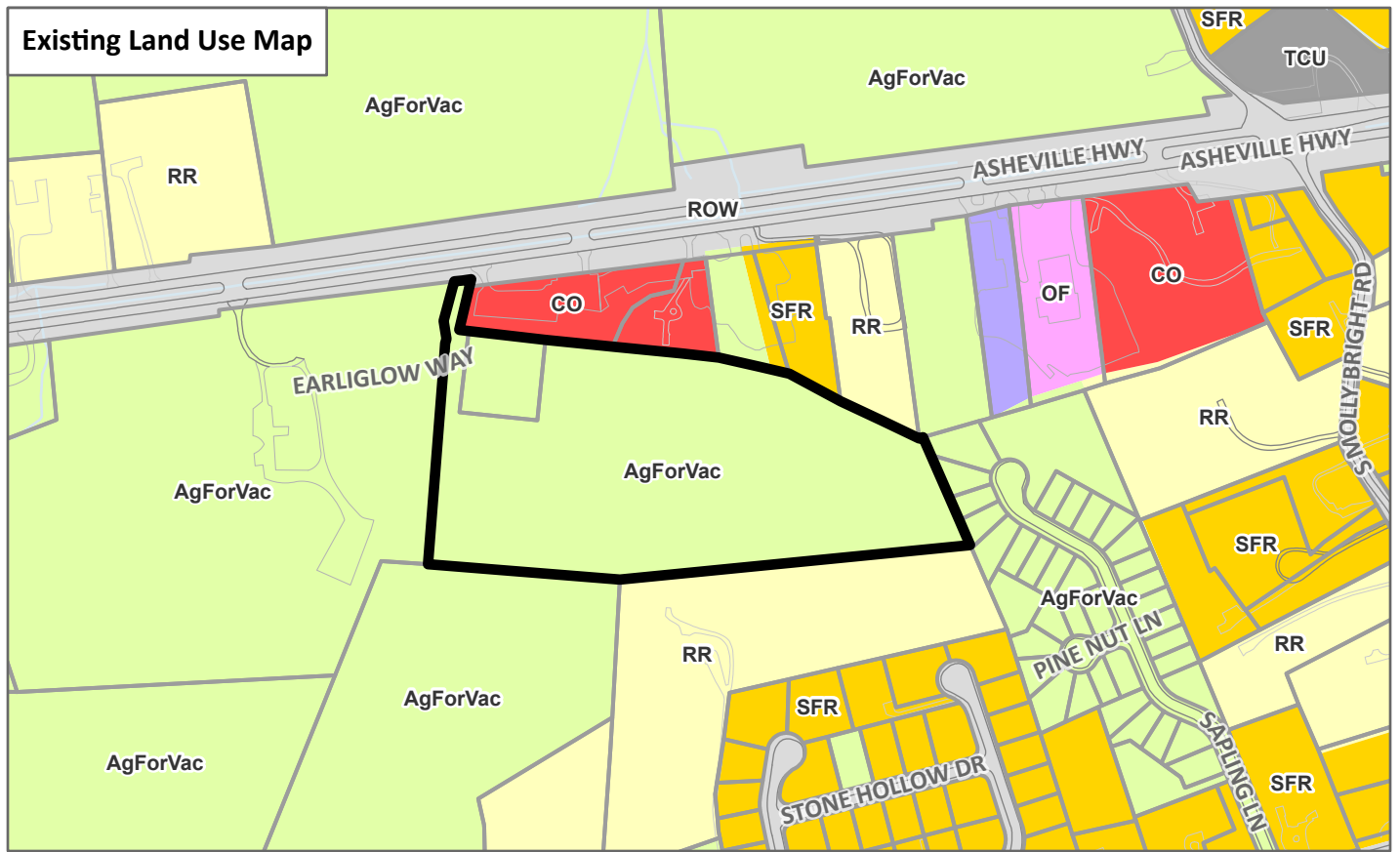
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Case boundary



Existing Land Use Map

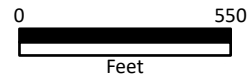


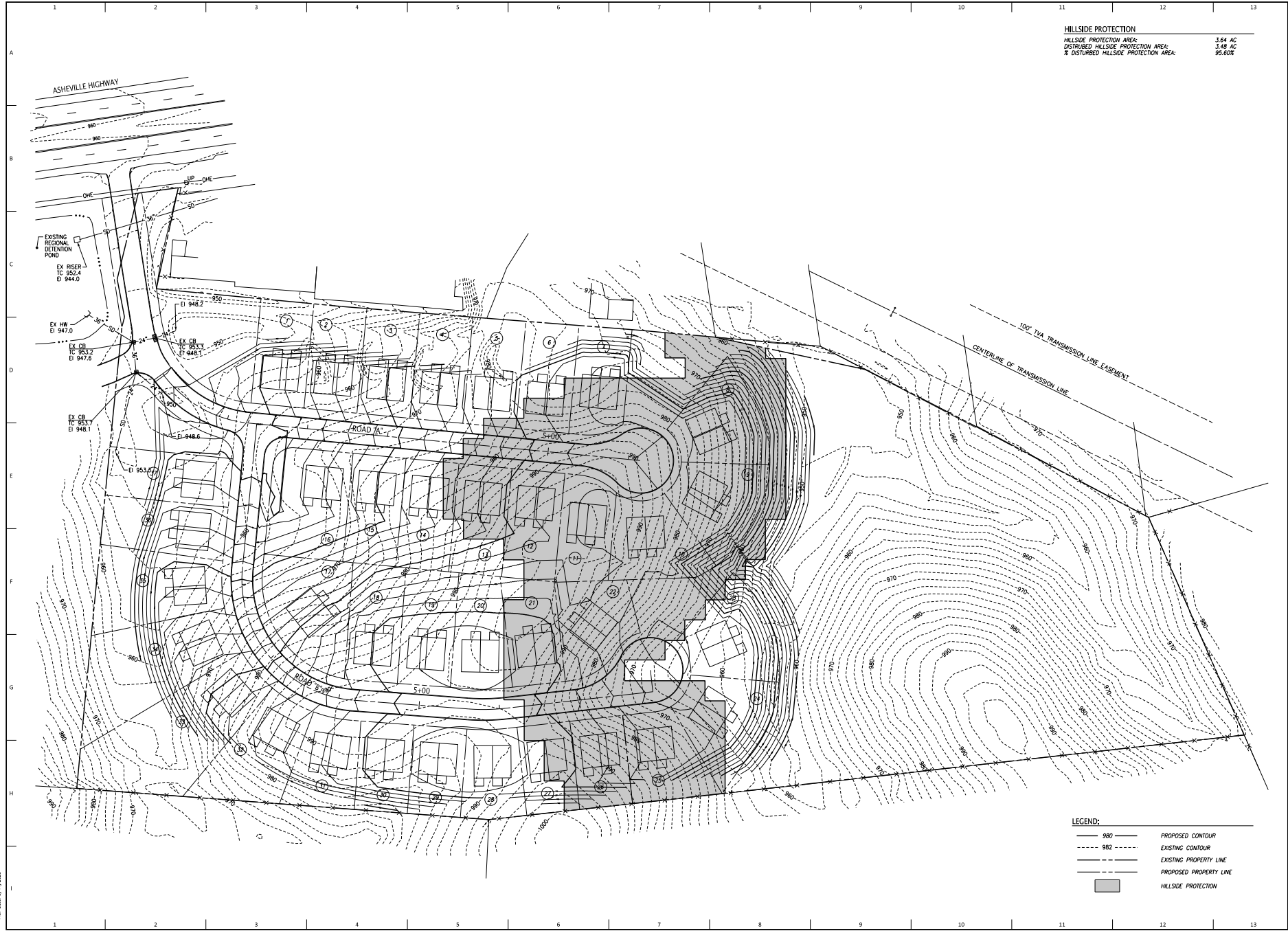
CONTEXTUAL MAPS 3

10-D-23-DP / 10-SD-23-C

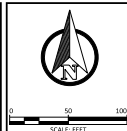


Case boundary





HILLSIDE PROTECTION
 HILLSIDE PROTECTION AREA: 3.64 AC
 DISTURBED HILLSIDE PROTECTION AREA: 1.48 AC
 % DISTURBED HILLSIDE PROTECTION AREA: 95.60%



KNOXVILLE HABITAT FOR HUMANITY, INC
 1501 WASHINGTON AVE
 KNOXVILLE, TN 37917
 BILL TERRY
 BTERRY@KHFH.COM
 865-523-3539

NO.	DATE	REVISION

**ASHEVILLE HIGHWAY SUBDIVISION
 0 TRIBUTE LN KNOXVILLE, TN 37924**
GRADING PLAN

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

JOB NO: 620.002
 DATE: 08/18/2023

C2
 CONCEPT PLAN
 08/18/23

LEGEND:
 ——— PROPOSED CONTOUR
 - - - - - EXISTING CONTOUR
 ——— EXISTING PROPERTY LINE
 - - - - - PROPOSED PROPERTY LINE
 [SHADING] HILLSIDE PROTECTION

File Name: I:\2023\0818\01\01 - Prop\GIS - Prop\GIS - Prop\GIS\08182023\002.dwg
 Plot Date: 8/18/2023

GENERAL NOTES

Whitley



SCAN TO CONNECT WITH ADVANCED HOUSE PLANS



SCAN TO RECEIVE OUR LATEST DESIGNS



SCAN TO VISIT OUR WEBSITE



This plan was designed and drafted by Advanced House Plans to meet average conditions and codes in the State of Missouri at the time it was designed. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, you are responsible for compliance with any specific code or regulation. Consult your local building official to determine the authority for these plans for your specific site and requirements. However, it is the responsibility of the purchaser and/or builder of these plans to see that the structure is built in strict compliance with all governing municipal codes (city, county, state and federal). The purchaser and/or builder of this plan releases the designer from any claims or lawsuits that may arise during the construction of this structure or engine thereafter.

If the contractor or sub-contractor, in the course of their work finds any discrepancies between the plan and the physical conditions of the site or structure, you are responsible to immediately inform AHP, who will promptly verify and if necessary correct the working drawing. Any work done after such discovery will be done at the contractor's expense.

Only the purchaser of this plan has permission to build this plan. The purchaser is given permission to reproduce the drawings only as required for such construction. The purchaser also has permission to modify the plan. No permission is given to any party to claim copyright on the original or modified plan. The modified plan shall remain subject to the license and may not be sold, purchased or otherwise transferred without the express written consent of Advanced House Plans. Printing and/or advanced house plan copyright through reproduction, distribution, construction or redrawing is a design infringement and will fine up to \$50,000 as defined by architectural copyright law.

DESIGN LOADS:

- Ultimate design wind speed: 115 mph, Exposure Category: B
- Seismic Design Category: A
- Floor: 10 psf live, 5 psf dead
- Roof: 30 psf live, 15 psf dead
- Ceiling: 10 psf live, 5 psf dead
- Soil bearing Capacity: 3000 psf

CONCRETE AND FOUNDATIONS:

- All foundation walls and slabs on grade shall be 3000 PSI (28-day compressive strength concrete, unless noted otherwise.
- All interior walls on grade shall bear on 4" compacted gravel.
- Fill with 6 mil polyethylene vapor barrier underneath.
- Provide proper drainage and control joints as per local requirements.
- All 36" x 36" x 18" concrete pads to have (3) #5 rebar each way.
- All 48" x 48" x 24" concrete pads to have (4) #5 rebar each way.
- Foundation walls are not to be backfilled until properly braced.
- Verify depth of frost footings with your local codes.
- Provide termite protection as required by HUD minimum property standards.
- Foundation bolts must be anchored to all plates with 5/8" bolts protruding above.
- For windows openings in concrete wall, provide #3 bars 4" o.c. (use local code preference from 1/4" to 1/2" o.c. for less than 4" final reinforcing. Extend reinforcing a minimum of 2 post opening edges.

STEEL:

- All structural steel for beams and plates shall comply with ASTM specifications.
- All structural steel for steel columns shall comply with ASTM specifications. A53 Grade B or A500.
- Reinforcing steel for concrete shall comply with ASTM specifications A63 Grade 60.
- Provide steel wire in all beam pockets.
- Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

FRAMING MEMBERS:

- Unless noted otherwise, all framing lumber shall have the following characteristics:
 - 1) 1200 psi F_b & 1400,000 psi E
 - 2) Conform to confirm the size, grading and species.
 - 3) Species of all framing members shall be noted to meet your local code requirements.
 - 4) All framing members shall be braced in each direction with the spacing and braced wall panel calculations using by location. Bracing will need to connect a local professional for specific wall bracing calculations and designs.
- Hide studs and locations in 0.625" or laminated veneered lumber (LVL) members are to be confirmed by a professional engineer.
- Structural or framing members not indicated on the plan are to be sized by local code.
- Dimensional lumber is assumed to be 3/4" thick, kiln-dried, and preservative treated.
- All exterior walls are dimensioned to outside of 1/2" sheathing.
- Calculated dimensions take precedence over noted dimensions.
- All angled walls on floor plans are at 45 degree angle, unless otherwise noted.
- Unless otherwise noted, all 12" or higher shall be 2x6 and bottom finished unless noted otherwise.
- Unless noted otherwise, above all openings that are:
 - (1) Load bearing and less than 10 ftuse 4x6.
 - (2) Load bearing and more than 10 ftuse (2) 2x12 with 1/2" Plywood between.
 - (3) Non-load bearing and less than 6 ftuse 4x6.
 - (4) Non-load bearing and more than 6 ftuse (2) 2x12 with 1/2" Plywood between.
 - (5) All exterior openings use (2) 2x12 with 1/2" Plywood between.
 - All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
 - All exterior corners shall be braced in each direction with 1x6 diagonal bracing or plywood.
 - Traps (1) 1/2" x 1/2" x 1/2" cross-bracing on all spans over 8'-0" and (2) row of 1" x 3" cross-bracing in all spans over 16'-0".
 - Collar ties are to be spaced @ 32" o.c.
 - All sills and kickers are to be 2x6's unless noted otherwise.
 - Any top or valley rafters over a 28'-0" span are to be laminated veneer lumber (LVL).

MISC. NOTES:

- Pre-fabricated fireplaces and flues are to be UL approved and installed as per manufacturer's specifications.
- All materials, supplies and equipment to be installed as per manufacturer's specifications and per local codes and requirements.
- Provide proper insulation for all plumbing.
- 1/2" weather-stripped chisel around doors, tubs and whirlpools.
- 1/2" gaskets on interior walls and ceilings.
- 8'6" type 'X' fire code draft on garage walls and ceilings, when to brand in specified windows and called out by plan size only.
- Shielding units where the top of the sill of an operable window opening and is located less than 31 inches above the finished floor and greater than 12 inches above the finished grade, full protection must comply with 903.7.1.
- Window opening control devices on windows serving as a required emergency egress and rescue shall comply with ASTM F2090.
- Windows, if not noted, are assumed to be double-pane.
- Header heights are located to bottom of framed trusses.
- Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- Headroom at stairs shall have a minimum clearance of 6'-8" high.
- Provide proper handrails as indicated on this plan.
- The mechanical and electrical systems are to be installed in accordance with the mechanical and electrical codes of the jurisdiction. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
- Log fuel to rear of ridge as necessary.
- Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools per manufacturer's specifications.
- Air conditioner locations may vary depending on restrictive covenants and codes.



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RECEIVED 9-15-2023

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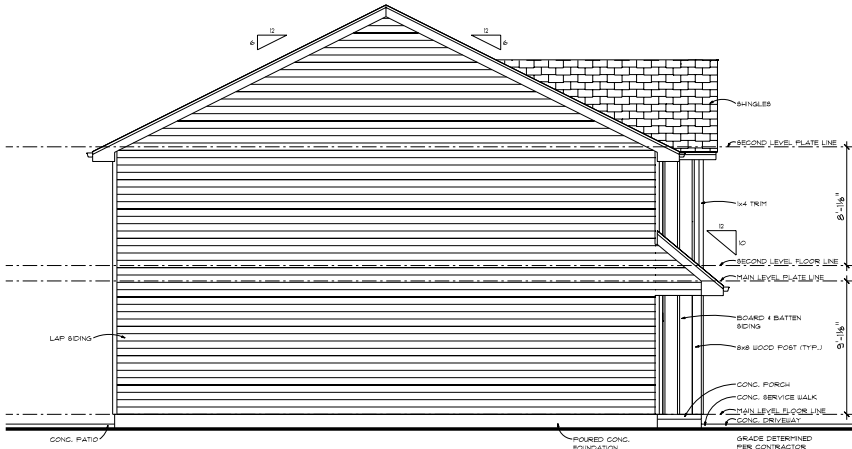
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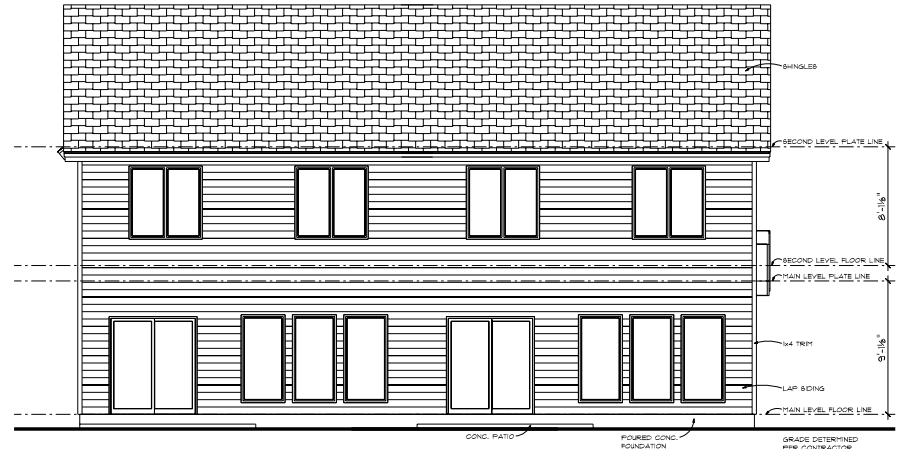
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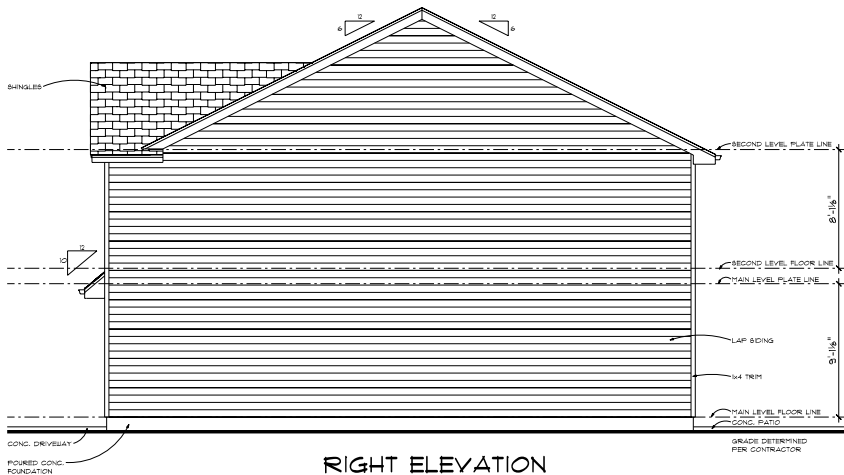
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LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



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SHEET
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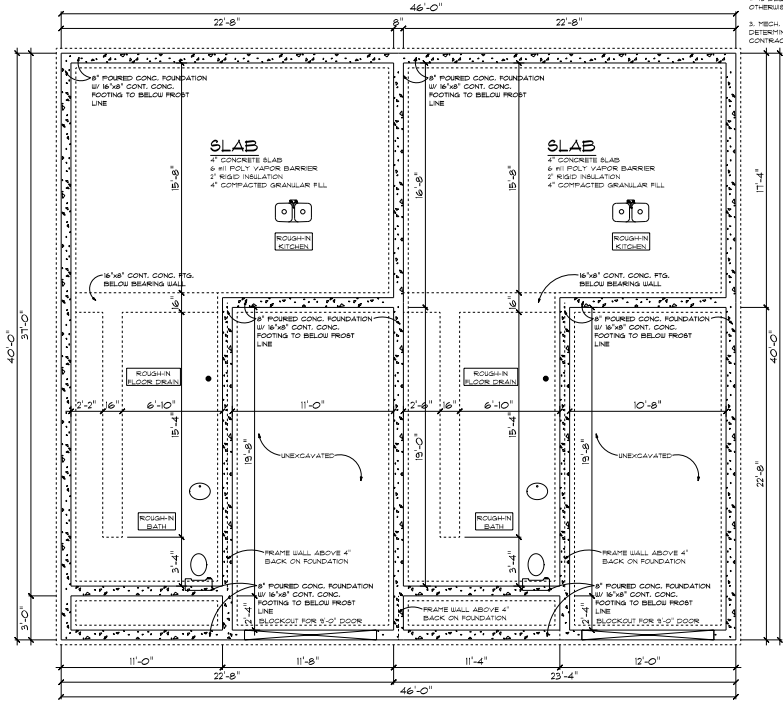
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UNIT A # B

OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	36X70 CASEMENT 1	3'-0" x 6'-0"	6
2	WINDOW	24X48 CASEMENT 1	2'-0" x 4'-0"	2
A	BLDGNS DOOR	20X80 SLIDING GLASS 2	4'-0" x 6'-8"	2
B	DOOR	36X80 GLASS 1	3'-0" x 6'-8"	2
C	DOOR	32X80 EXTENSION 1	2'-8" x 6'-8"	2
D	DOOR	48X80 EXTENSION 1	4'-0" x 6'-8"	3
E	GARAGE	DR3X6 2-PANEL	3'-0" x 6'-0"	2
F	DOOR	28X80 1	2'-4" x 6'-8"	8
G	DOOR	32X80 1	2'-8" x 6'-8"	2

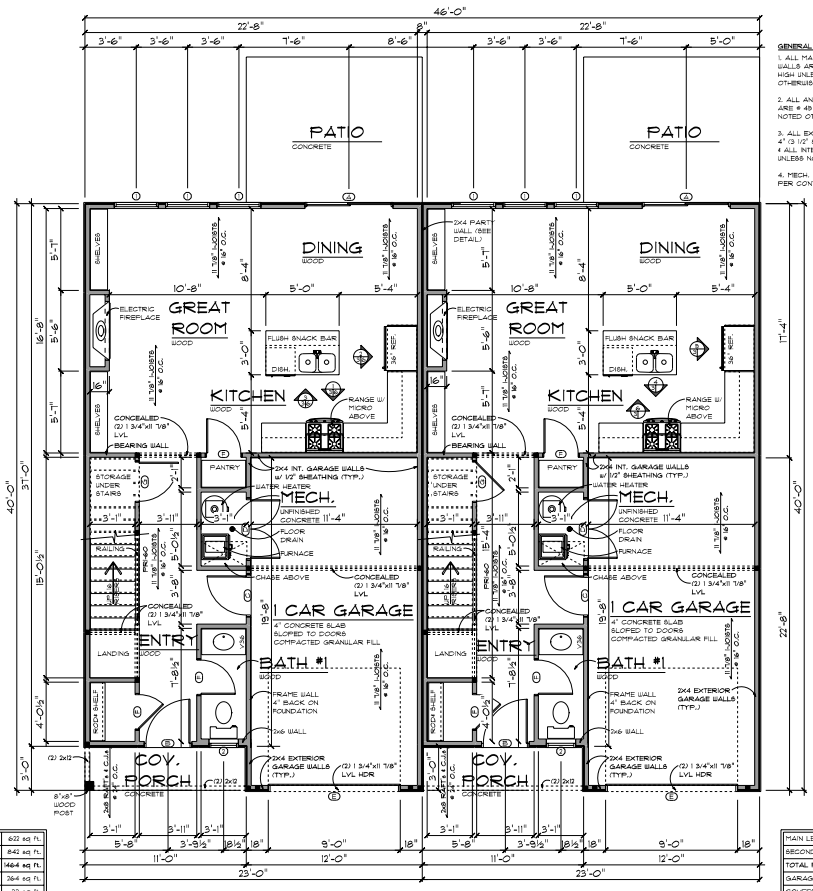
GENERAL NOTES
1. FOUNDATION WALLS ARE 8" TO BELOW FROST LINE UNLESS NOTED OTHERWISE.
2. ALL ANGLED WALLS ARE # 48 DISG. UNLESS NOTED OTHERWISE.
3. MECH. LOCATION DETERMINED PER CONTRACTOR.

GENERAL NOTES
1. ALL MAIN LEVEL WALLS ARE 9" 1/8" HIGH UNLESS NOTED OTHERWISE.
2. ALL ANGLED WALLS ARE # 48 DISG. UNLESS NOTED OTHERWISE.
3. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUDS @ 16" SHEATHING).
4. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE.
5. MECH. LOCATION DETERMINED PER CONTRACTOR.



UNIT A

MAIN LEVEL	622 sq ft
SECOND LEVEL	842 sq ft
TOTAL FINISHED	1464 sq ft
GARAGE	264 sq ft
COVERED PORCH	33 sq ft



UNIT B

MAIN LEVEL	622 sq ft
SECOND LEVEL	842 sq ft
TOTAL FINISHED	1464 sq ft
GARAGE	264 sq ft
COVERED PORCH	33 sq ft

THE PURCHASER OF THESE PLANS IS GIVEN THE LIMITED LICENSE TO REPRODUCE THESE PLANS FOR CONSTRUCTION PURPOSES ONLY AND FURTHER REPRODUCTION IS ILLEGAL. DO NOT SCALE PRINTS - USE DIMENSIONS.

UNIT A & B

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
Wiring for 5 bedroom GA	5	
Dim Light LATEREPOOF WIND	4	
Dim Light 2 x 4 ft	10	
Dim 2 x 4 ft WIND	2	
Dim 4 ft	4	
Dim 7 ft	7	
Dim 14 ft	14	
Dim 20 ft	20	
Dim 24 ft	24	
Dim 30 ft	30	
Dim 36 ft	36	
Dim 42 ft	42	
Dim 48 ft	48	
Dim 54 ft	54	
Dim 60 ft	60	
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Dim 558 ft	558	
Dim 564 ft	564	
Dim 570 ft	570	
Dim 576 ft	576	
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Dim 588 ft	588	
Dim 594 ft	594	
Dim 600 ft	600	
Dim 606 ft	606	
Dim 612 ft	612	
Dim 618 ft	618	
Dim 624 ft	624	
Dim 630 ft	630	
Dim 636 ft	636	
Dim 642 ft	642	
Dim 648 ft	648	
Dim 654 ft	654	
Dim 660 ft	660	
Dim 666 ft	666	
Dim 672 ft	672	
Dim 678 ft	678	
Dim 684 ft	684	
Dim 690 ft	690	
Dim 696 ft	696	
Dim 702 ft	702	
Dim 708 ft	708	
Dim 714 ft	714	
Dim 720 ft	720	
Dim 726 ft	726	
Dim 732 ft	732	
Dim 738 ft	738	
Dim 744 ft	744	
Dim 750 ft	750	
Dim 756 ft	756	
Dim 762 ft	762	
Dim 768 ft	768	
Dim 774 ft	774	
Dim 780 ft	780	
Dim 786 ft	786	
Dim 792 ft	792	
Dim 798 ft	798	
Dim 804 ft	804	
Dim 810 ft	810	
Dim 816 ft	816	
Dim 822 ft	822	
Dim 828 ft	828	
Dim 834 ft	834	
Dim 840 ft	840	
Dim 846 ft	846	
Dim 852 ft	852	
Dim 858 ft	858	
Dim 864 ft	864	
Dim 870 ft	870	
Dim 876 ft	876	
Dim 882 ft	882	
Dim 888 ft	888	
Dim 894 ft	894	
Dim 900 ft	900	
Dim 906 ft	906	
Dim 912 ft	912	
Dim 918 ft	918	
Dim 924 ft	924	
Dim 930 ft	930	
Dim 936 ft	936	
Dim 942 ft	942	
Dim 948 ft	948	
Dim 954 ft	954	
Dim 960 ft	960	
Dim 966 ft	966	
Dim 972 ft	972	
Dim 978 ft	978	
Dim 984 ft	984	
Dim 990 ft	990	
Dim 996 ft	996	
Dim 1002 ft	1002	
Dim 1008 ft	1008	
Dim 1014 ft	1014	
Dim 1020 ft	1020	
Dim 1026 ft	1026	
Dim 1032 ft	1032	
Dim 1038 ft	1038	
Dim 1044 ft	1044	
Dim 1050 ft	1050	
Dim 1056 ft	1056	
Dim 1062 ft	1062	
Dim 1068 ft	1068	
Dim 1074 ft	1074	
Dim 1080 ft	1080	
Dim 1086 ft	1086	
Dim 1092 ft	1092	
Dim 1098 ft	1098	
Dim 1104 ft	1104	
Dim 1110 ft	1110	
Dim 1116 ft	1116	
Dim 1122 ft	1122	
Dim 1128 ft	1128	
Dim 1134 ft	1134	
Dim 1140 ft	1140	
Dim 1146 ft	1146	
Dim 1152 ft	1152	
Dim 1158 ft	1158	
Dim 1164 ft	1164	
Dim 1170 ft	1170	
Dim 1176 ft	1176	
Dim 1182 ft	1182	
Dim 1188 ft	1188	
Dim 1194 ft	1194	
Dim 1200 ft	1200	
Dim 1206 ft	1206	
Dim 1212 ft	1212	
Dim 1218 ft	1218	
Dim 1224 ft	1224	
Dim 1230 ft	1230	
Dim 1236 ft	1236	
Dim 1242 ft	1242	
Dim 1248 ft	1248	
Dim 1254 ft	1254	
Dim 1260 ft	1260	
Dim 1266 ft	1266	
Dim 1272 ft	1272	
Dim 1278 ft	1278	
Dim 1284 ft	1284	
Dim 1290 ft	1290	
Dim 1296 ft	1296	
Dim 1302 ft	1302	
Dim 1308 ft	1308	
Dim 1314 ft	1314	
Dim 1320 ft	1320	
Dim 1326 ft	1326	
Dim 1332 ft	1332	
Dim 1338 ft	1338	
Dim 1344 ft	1344	
Dim 1350 ft	1350	
Dim 1356 ft	1356	
Dim 1362 ft	1362	
Dim 1368 ft	1368	
Dim 1374 ft	1374	
Dim 1380 ft	1380	
Dim 1386 ft	1386	
Dim 1392 ft	1392	
Dim 1398 ft	1398	
Dim 1404 ft	1404	
Dim 1410 ft	1410	
Dim 1416 ft	1416	
Dim 1422 ft	1422	
Dim 1428 ft	1428	
Dim 1434 ft	1434	
Dim 1440 ft	1440	
Dim 1446 ft	1446	
Dim 1452 ft	1452	
Dim 1458 ft	1458	
Dim 1464 ft	1464	
Dim 1470 ft	1470	
Dim 1476 ft	1476	
Dim 1482 ft	1482	
Dim 1488 ft	1488	
Dim 1494 ft	1494	
Dim 1500 ft	1500	
Dim 1506 ft	1506	
Dim 1512 ft	1512	
Dim 1518 ft	1518	
Dim 1524 ft	1524	
Dim 1530 ft	1530	
Dim 1536 ft	1536	
Dim 1542 ft	1542	
Dim 1548 ft	1548	
Dim 1554 ft	1554	
Dim 1560 ft	1560	
Dim 1566 ft	1566	
Dim 1572 ft	1572	
Dim 1578 ft	1578	
Dim 1584 ft	1584	
Dim 1590 ft	1590	
Dim 1596 ft	1596	
Dim 1602 ft	1602	
Dim 1608 ft	1608	
Dim 1614 ft	1614	
Dim 1620 ft	1620	
Dim 1626 ft	1626	
Dim 1632 ft	1632	
Dim 1638 ft	1638	
Dim 1644 ft	1644	
Dim 1650 ft	1650	
Dim 1656 ft	1656	
Dim 1662 ft	1662	
Dim 1668 ft	1668	
Dim 1674 ft	1674	
Dim 1680 ft	1680	
Dim 1686 ft	1686	
Dim 1692 ft	1692	
Dim 1698 ft	1698	
Dim 1704 ft	1704	
Dim 1710 ft	1710	
Dim 1716 ft	1716	
Dim 1722 ft	1722	
Dim 1728 ft	1728	
Dim 1734 ft	1734	
Dim 1740 ft	1740	
Dim 1746 ft	1746	
Dim 1752 ft	1752	
Dim 1758 ft	1758	
Dim 1764 ft	1764	
Dim 1770 ft	1770	
Dim 1776 ft	1776	
Dim 17		



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

Knoxville Habitat for Humanity, Inc

Applicant Name Affiliation

8/21/2023	10/5/2023	10-SD-23-C / 10-D-23-DP
Date Filed	Meeting Date (if applicable)	File Number(s)

CORRESPONDENCE

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

Bill Terry Knoxville Habitat for Humanity

Name / Company

1501 Washington Ave Knoxville TN 37917

Address

865-523-3539 / bterry@khfh.com

Phone / Email

CURRENT PROPERTY INFO

Bill Terry Knoxville Habitat for Humanity	1501 Washington Ave Knoxville TN 37917	865-523-3539 / bterry@khfh.co
Owner Name (if different)	Owner Address	Owner Phone / Email

0 and 0 Tribute Ln

Property Address

62 166, 16601	16.74 acres
Parcel ID	Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider Septic (Y/N)

STAFF USE ONLY

Southern terminus of Tribute Ln, south side of Asheville Hwy,

General Location

<input type="checkbox"/> City	Commission District 8 PR (Planned Residential)	Agriculture/Forestry/Vacant Land
<input checked="" type="checkbox"/> County	Zoning District	Existing Land Use

East County	MU-SD (Mixed Use Special District), LDR (Low Density Re	Urban Growth Area (Outside City Limit
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" 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) Residential subdivision with duplexes	

SUBDIVISION REQUEST

Asheville Highway Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
_____	37
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number

<input type="checkbox"/> Plan Amendment	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	\$1,600.00	
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 checked="" 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	Knoxville Habitat for Humanity, Inc	8/21/2023
_____	Please Print	Date
Phone / Email		
Property Owner Signature	Bill Terry Knoxville Habitat for Humanity	8/21/2023
_____	Please Print	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

Knoxville Habitat for Humanity, INC

Developer

Applicant Name

Affiliation

Aug. 21, 2023

October 5, 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

Mr. Bill Terry

Knoxville Habitat for Humanity, INC

Name

Company

1501 Washington Ave

Knoxville

TN

37917

Address

City

State

ZIP

865.523.3539

bterry@khfh.com

Phone

Email

CURRENT PROPERTY INFO

Knoxville Habitat for Humanity, INC

1501 Washington Ave Knoxville, TN 37917

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

~~8014 Asheville Hwy (part of)~~
0 Tribute Ln Knoxville, TN 37924

062.166, 062.166.01, & part of 062-165 DC

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

Related City Permit Number(s)

Home Occupation (specify) Multi-Family Residential

Other (specify) Duplexes

SUBDIVISION REQUEST

Asheville Highway Subdivision

Related Rezoning File Number

Proposed Subdivision Name

Combine Parcels
 Divide Parcel
 Total Number of Lots Created 37

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change
 Proposed Zoning _____

Pending Plat File Number

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
Fee 2	
Fee 3	

AUTHORIZATION


Applicant Signature

Knoxville Habitat for Humanity, INC

8-21-23

Please Print

Date

865.523.3539

bterry@khfh.com

Phone Number

Email

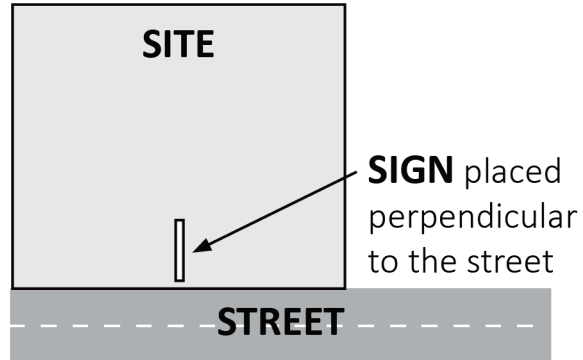

Property Owner Signature

Anna L. Engelstad
Please Print

8-21-23

Date

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: Knoxville Habitat for Humanity, Inc.

Date: 08/21/2023

File Number: 10-SD-23-C/10-D-23-DP

- Sign posted by Staff
- Sign posted by Applicant