



PLAN AMENDMENT REPORT

► **FILE #:** 4-B-24-SP

AGENDA ITEM #: 40

AGENDA DATE: 4/11/2024

► **APPLICANT:** DREAM HOUSE CONSTRUCTION, LLC
OWNER(S): Tariq & Areej Hamdan

TAX ID NUMBER: 93 H G 001

[View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS: 0 HENSON RD

► **LOCATION:** North and east side of Henson Rd, northeast of Midpark Rd

► **APPX. SIZE OF TRACT:** 4.65 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access if via Henson Road, which abuts this property on the south and east. Henson Road is a local road with a 21-ft pavement width within a right-of-way that varies in width from 67 to 87 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential), HP (Hillside Protection) / AG (General Agricultural), 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, this is not an extension.

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Multifamily residential - LDR (Low Density Residential), HP (Hillside Protection)

South: Agricultural/forestry/vacant land - LI (Light Industrial), HP (Hillside Protection)

East: Single family residential - LDR (Low Density Residential), HP (Hillside Protection)

West: Agricultural/forestry/vacant land, public/quasi-public land - LDR (Low Density Residential), HP (Hillside Protection)

NEIGHBORHOOD CONTEXT This property is located in a transitional area with single and multifamily residential dwellings to the north, east, and west, and industrial warehouses to the south. Middlebrook Pike is almost a mile to the south.

STAFF RECOMMENDATION:

- **Approve the sector plan amendment to the MDR (Medium Density Residential) land use classification because it is consistent with the surrounding development. The HP (Hillside Protection) designation would be retained.**

COMMENTS:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

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

1. Between 2003-2007, Midpark Road was expanded to connect to Henson Road with the addition of the traffic circle at the southwest corner of the property.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the Northwest City Sector Plan with regards to the subject property.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There are no known changes in government policy pertaining to this area and the requested MDR classification.

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

1. The area has experienced some growth over the last two decades. The 50-lot subdivision on the north side of the property, Avery Woods, was constructed in early to mid 2000s. The properties zoned I-G (General Industrial) to the south had significant grading work done at around the same time, but the sites remained undeveloped after that.

OTHER CONSIDERATIONS:

1. The property meets the location criteria of the MDR classification since this would be a transitional area between the neighborhood and the industrial-zoned properties to the south. Henson Road is a minor collector which has sidewalks on one side of the street. The property has sidewalk connections and is within a half-mile away from a public park (Happy Homes Park).

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Pond Gap Elementary, Northwest Middle, and West 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.

If approved, this item will be forwarded to Knoxville City Council for action on 5/14/2024 and 5/28/2024. 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 #:** 4-D-24-RZ
4-B-24-PA

AGENDA ITEM #: 40
AGENDA DATE: 4/11/2024

► **APPLICANT:** DREAM HOUSE CONSTRUCTION, LLC
OWNER(S): Tariq & Areej Hamdan

TAX ID NUMBER: 93 H G 001 [View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS: 0 HENSON RD

► **LOCATION:** North and east sides of Henson Rd, northeast of Midpark Rd

► **TRACT INFORMATION:** 4.65 acres.

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access if via Henson Road, which abuts this property on the south and east. Henson Road is a local road with a 21-ft pavement width within a right-of-way that varies in width from 67 to 87 ft.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), HP (Hillside Protection) / AG (General Agricultural), HP (Hillside Protection Overlay)

► **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential), HP (Hillside Protection) / RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)

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

► **EXTENSION OF PLAN DESIGNATION/ZONING:** This is an extension of the zone, but is not an extension of the land use classification.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, North: Multifamily residential - LDR (Low Density Residential), HP (Hillside Protection) - RN-3(C) (General Residential Neighborhood), previously approved planned district

ZONING South: Agricultural/forestry/vacant land - LI (Light Industrial), HP (Hillside Protection) - I-G (General Industrial)

East: Single family residential - LDR (Low Density Residential), HP (Hillside Protection) - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Agricultural/forestry/vacant land, public/quasi-public land - LDR

(Low Density Residential), HP (Hillside Protection) - OS (Open Space), AG (General Agricultural), RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This property is located in a transitional area with single and multifamily residential dwellings to the north, east, and west, and industrial warehouses to the south. Middlebrook Pike is almost a mile to the south.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to the MDR (Medium Density Residential) classification because it is consistent with the surrounding development. The HP (Hillside Protection) designation would be retained.**
- ▶ **Approve the RN-3 (General Residential Neighborhood) district because it is consistent with the recommended land use classification and surrounding development. The HP (Hillside Protection Overlay) would be retained.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. There are no apparent errors or omissions in the One Year Plan with regards to the subject property.

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. Between 2003-2007, Midpark Road was expanded to connect to Henson Road with the addition of the traffic circle at the southwest corner of the property.
1. The area has experienced some growth over the last two decades. The 50-lot subdivision on the north side of the property, Avery Woods, was constructed in early to mid 2000s. The properties zoned I-G (General Industrial) to the south had significant grading work done at around the same time, but the sites remained undeveloped after that.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no known public policy changes pertaining to the subject property and its land use classification.

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 studies or plans specific to the MDR land use that apply to this request.

OTHER CONSIDERATIONS:

1. The property meets the location criteria of the MDR classification since this would be a transitional area between the neighborhood and the industrial-zoned properties to the south. Henson Road is a minor collector which has sidewalks on one side of the street. The property has sidewalk connections and is within a half-mile away from a public park (Happy Homes Park).

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. Between early to mid 2000, the abutting 50-lot subdivision was developed under the former RP-1 district with a density up to 4 du/ac. At around the same time, Midpark Road was expanded to connect to Henson Road with the addition of the traffic circle at the southwest corner of the property.
2. The above-mentioned subdivision is currently zoned RN-3 and this rezoning will be an extension of this district from the north.

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

1. The RN-3 district is intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval to facilitate a more urban development form.
2. The property does not meet the minimum 5-acre lot area requirement of the present A district, and this has never been used for agricultural purposes for at least the last 50 years. The requested RN-3 district is more appropriate for this property considering the adjacent residential development.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 proposed amendment is not expected to have any significant adverse impact on this area which has a mix of houses, townhouses, and multi-family developments on properties zoned RN-1 (Single-Family Residential Neighborhood) to RN-5 (General Residential Neighborhood).
2. Almost the entire property is within the HP (Hillside Protection Overlay) district. Slope Analysis shows a 62.4% disturbance budget for this 4.65-acre property. Any development on this property would need to meet the HP Overlay district regulations.

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 General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
2. The proposed rezoning will be consistent with the recommended MDR land use classification of the sector plan and One Year plan.

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 is an urbanized area with adequate utility infrastructure provided by KUB. The property has sidewalk connections and is within a half mile of the Happy Homes Park.

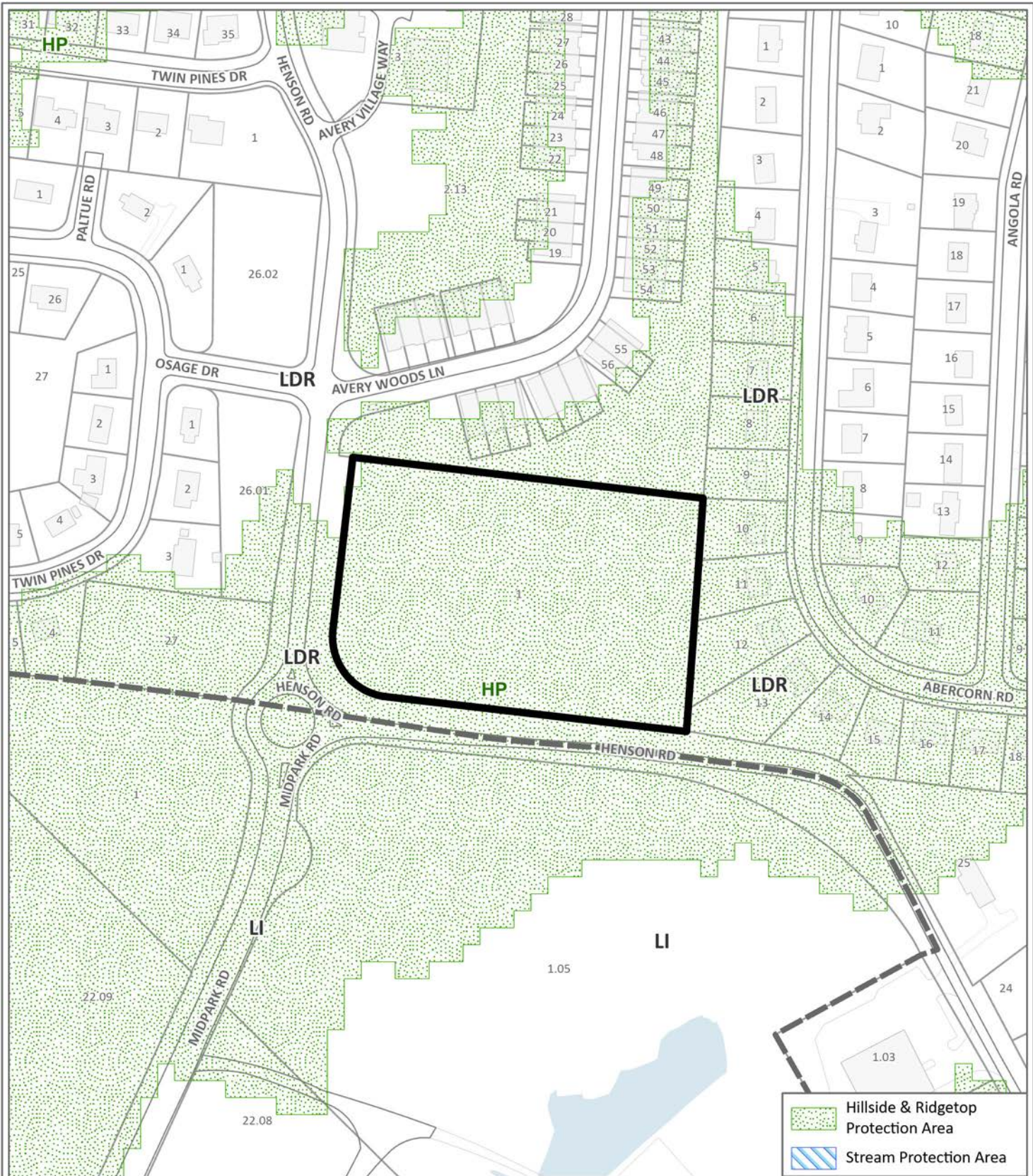
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Pond Gap Elementary, Northwest Middle, and West 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.

If approved, this item will be forwarded to Knoxville City Council for action on 5/14/2024 and 5/28/2024. 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.



**4-B-24-SP
NORTHWEST CITY SECTOR PLAN MAP**

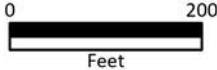


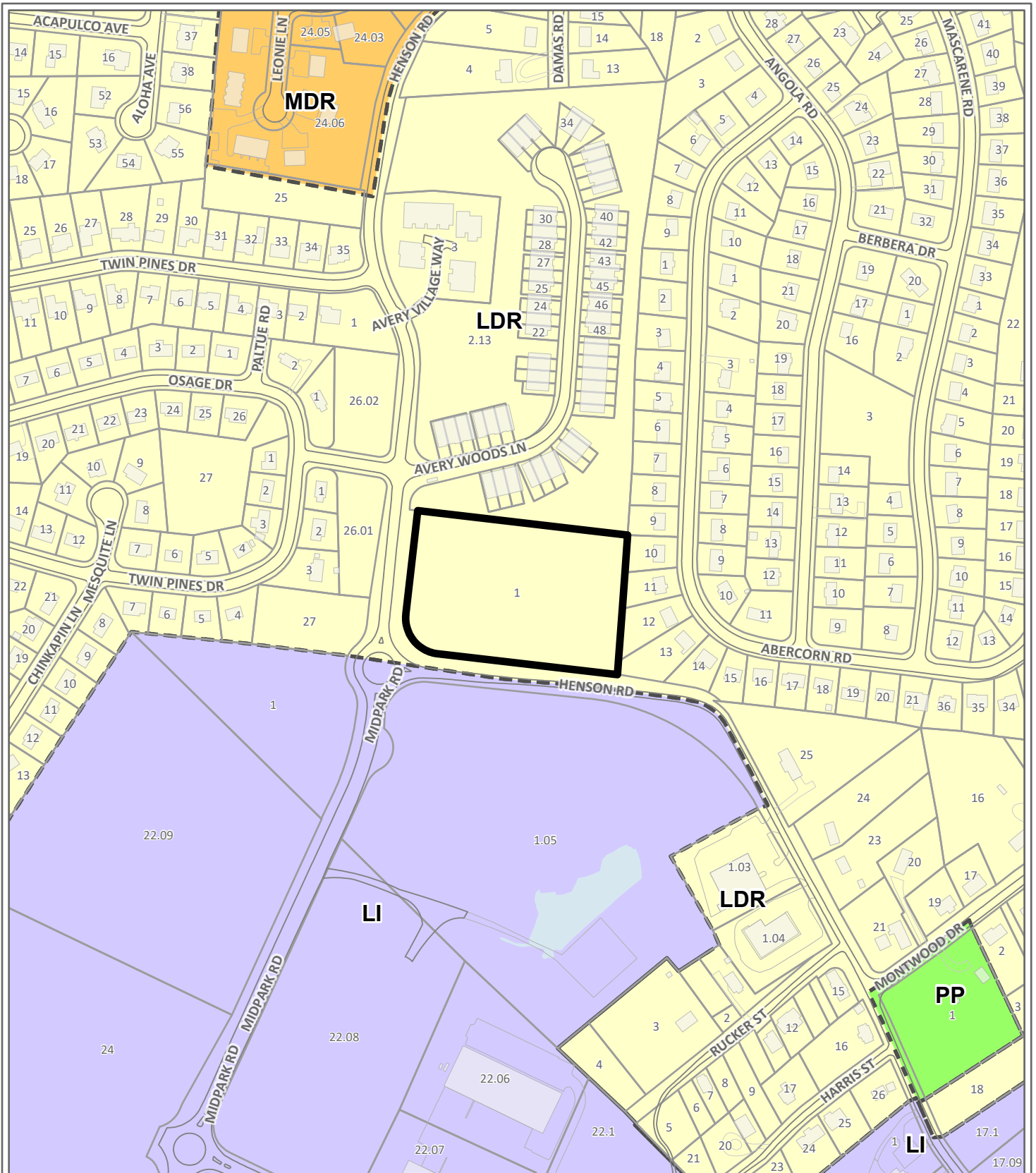
From: LDR (Low Density Residential), HP (Hillside Protection)
To: MDR (Medium Density Residential), HP (Hillside Protection)

Original Print Date: 3/18/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Dream House Construction, LLC

Map No: 93
Jurisdiction: City





ONE YEAR PLAN MAP

4-B-24-PA

Petitioner: Dream House Construction, LLC



From: LDR (Low Density Residential), HP (Hillside Protection)

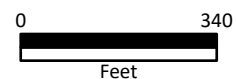
To: MDR (Medium Density Residential), HP (Hillside Protection)

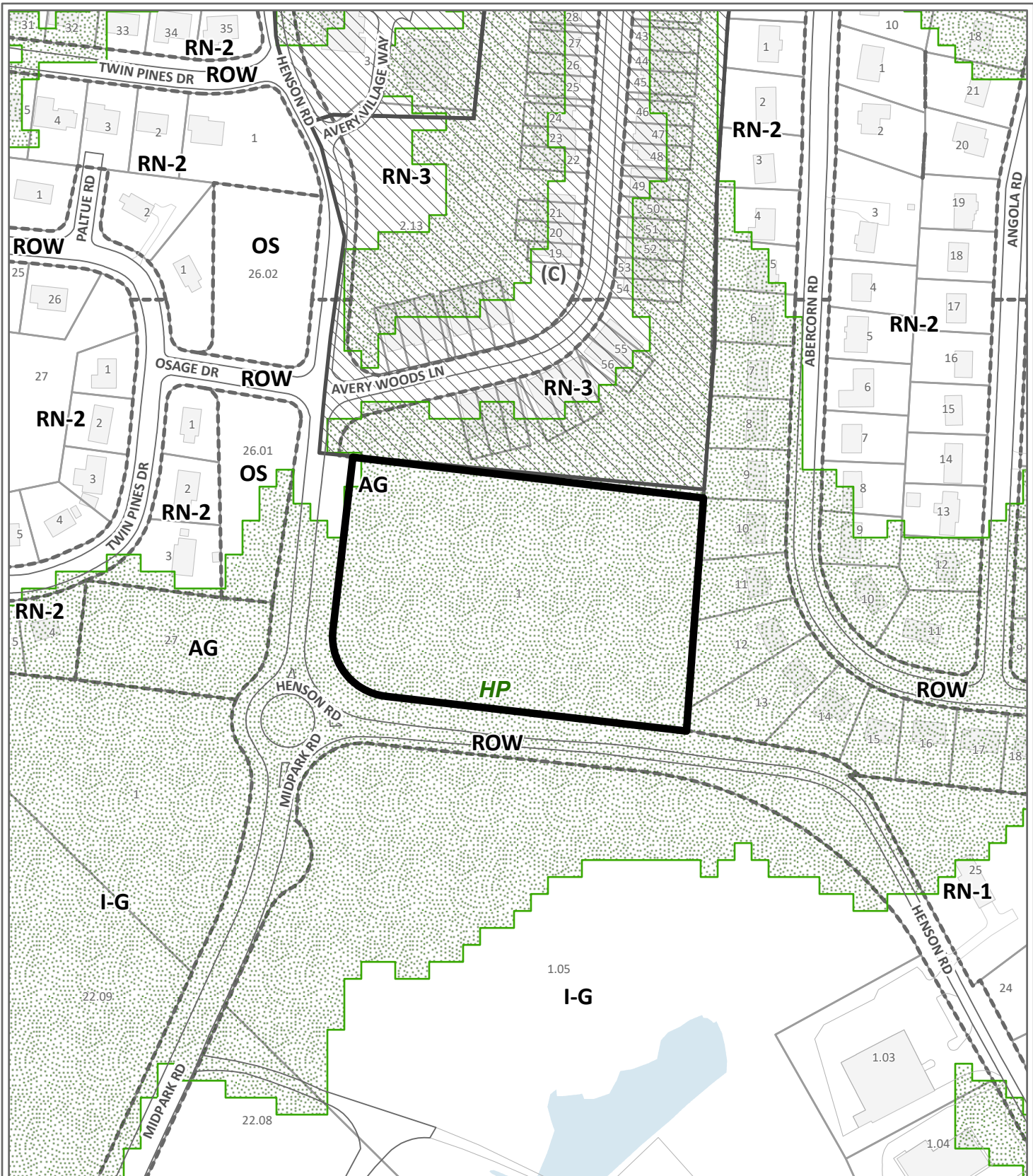
Original Print Date: 3/6/2024

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

Map No: 93

Jurisdiction: City





REZONING

4-D-24-RZ

Petitioner: Dream House Construction, LLC



From: AG (General Agricultural), HP (Hillside Protection Overlay)

To: RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 3/6/2024

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

Map No: 93

Jurisdiction: City

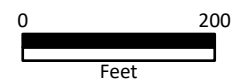
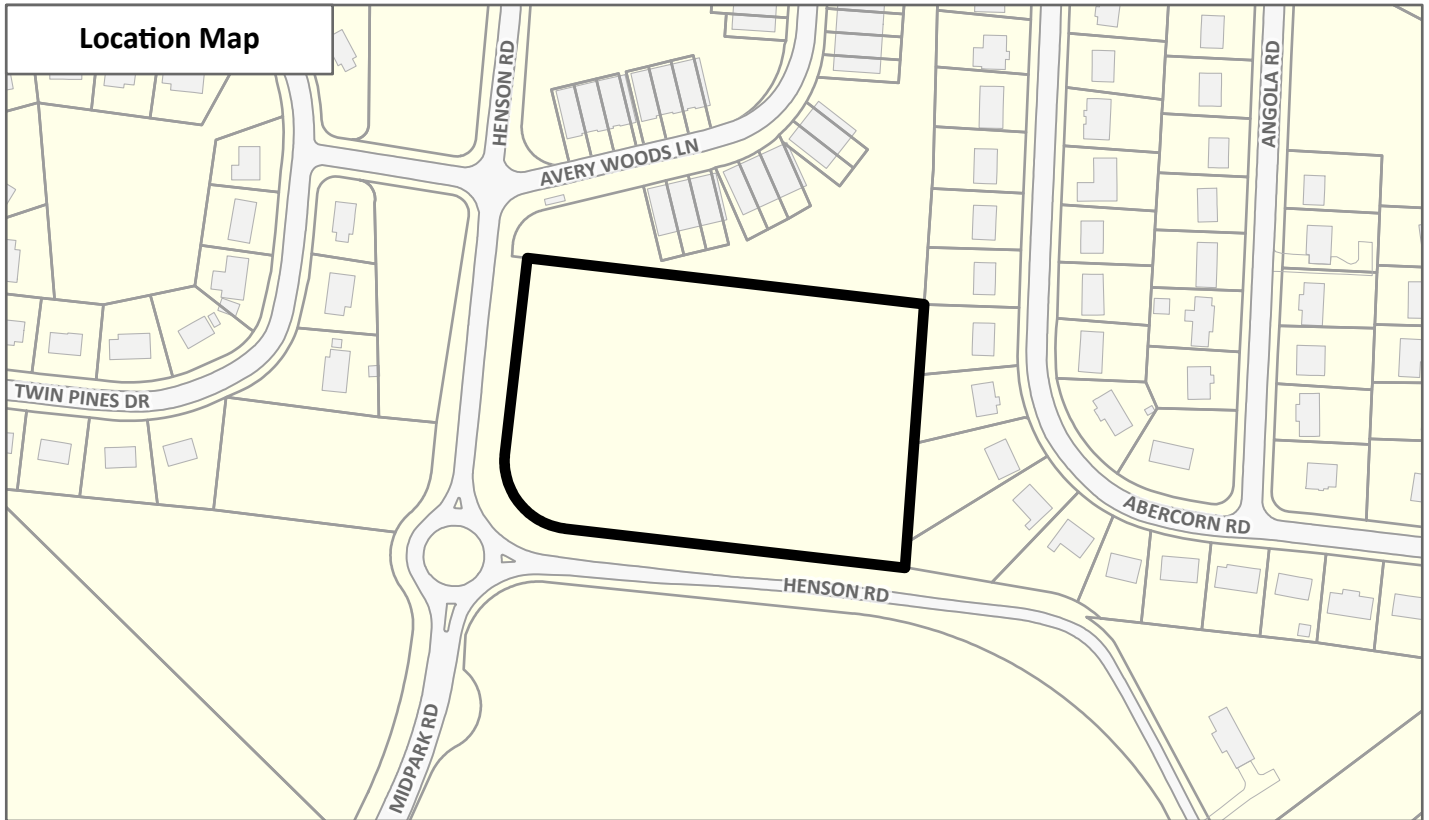


Exhibit A. Contextual Images

Location Map



Aerial Map

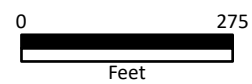


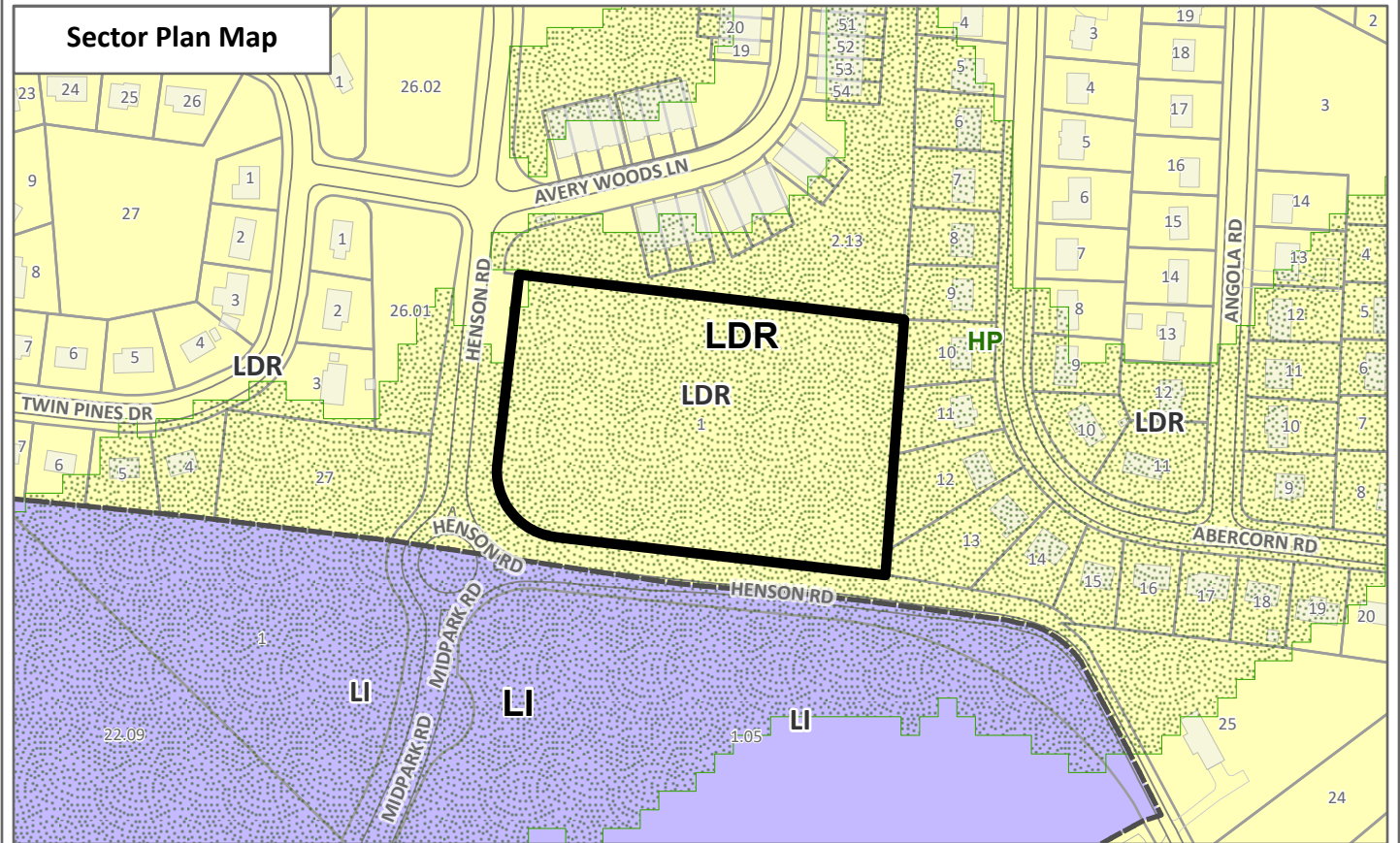
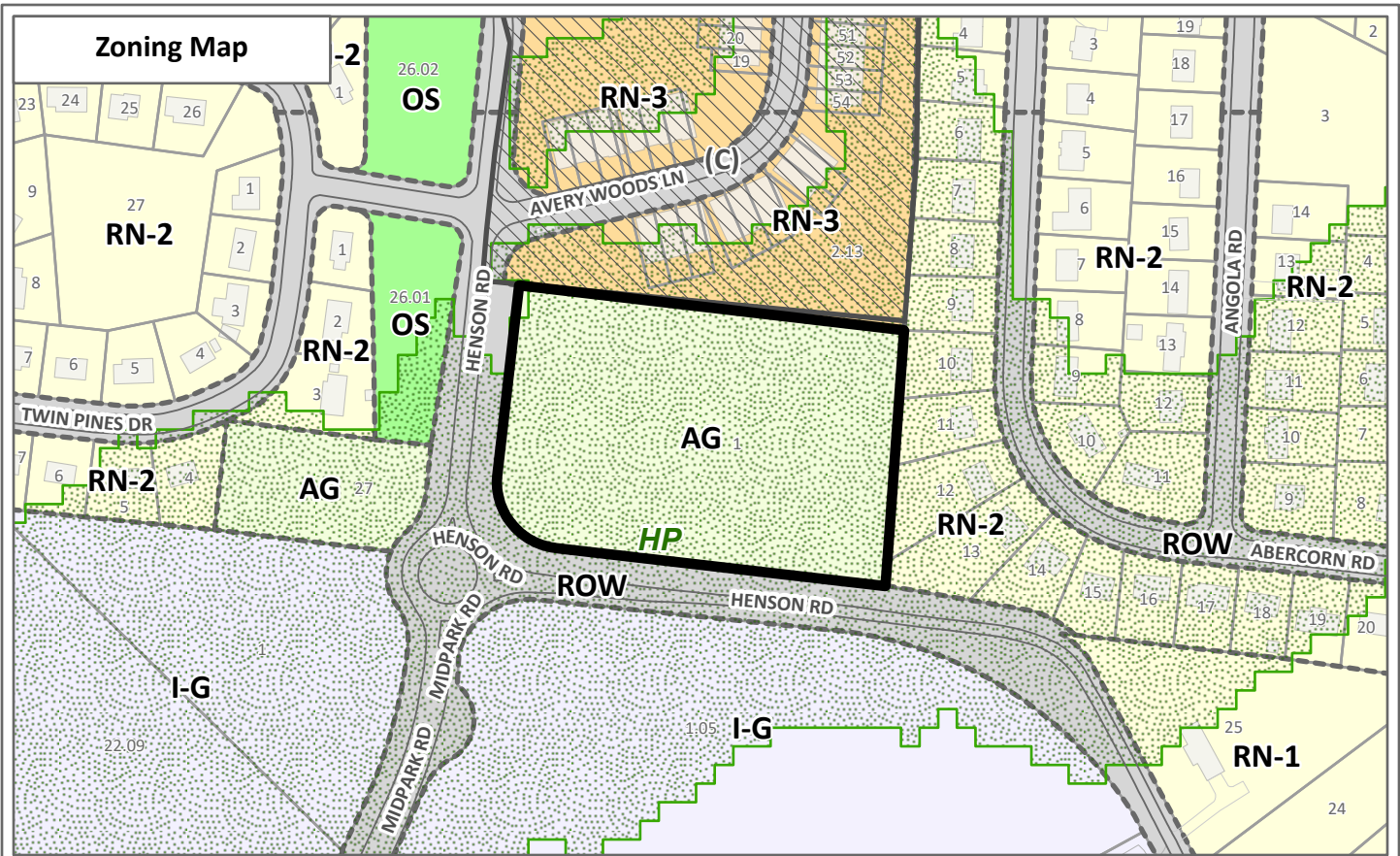
CONTEXTUAL MAPS 1

4-B-24-PA / 4-D-24-RZ



Case boundary



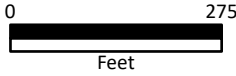


CONTEXTUAL MAPS 2

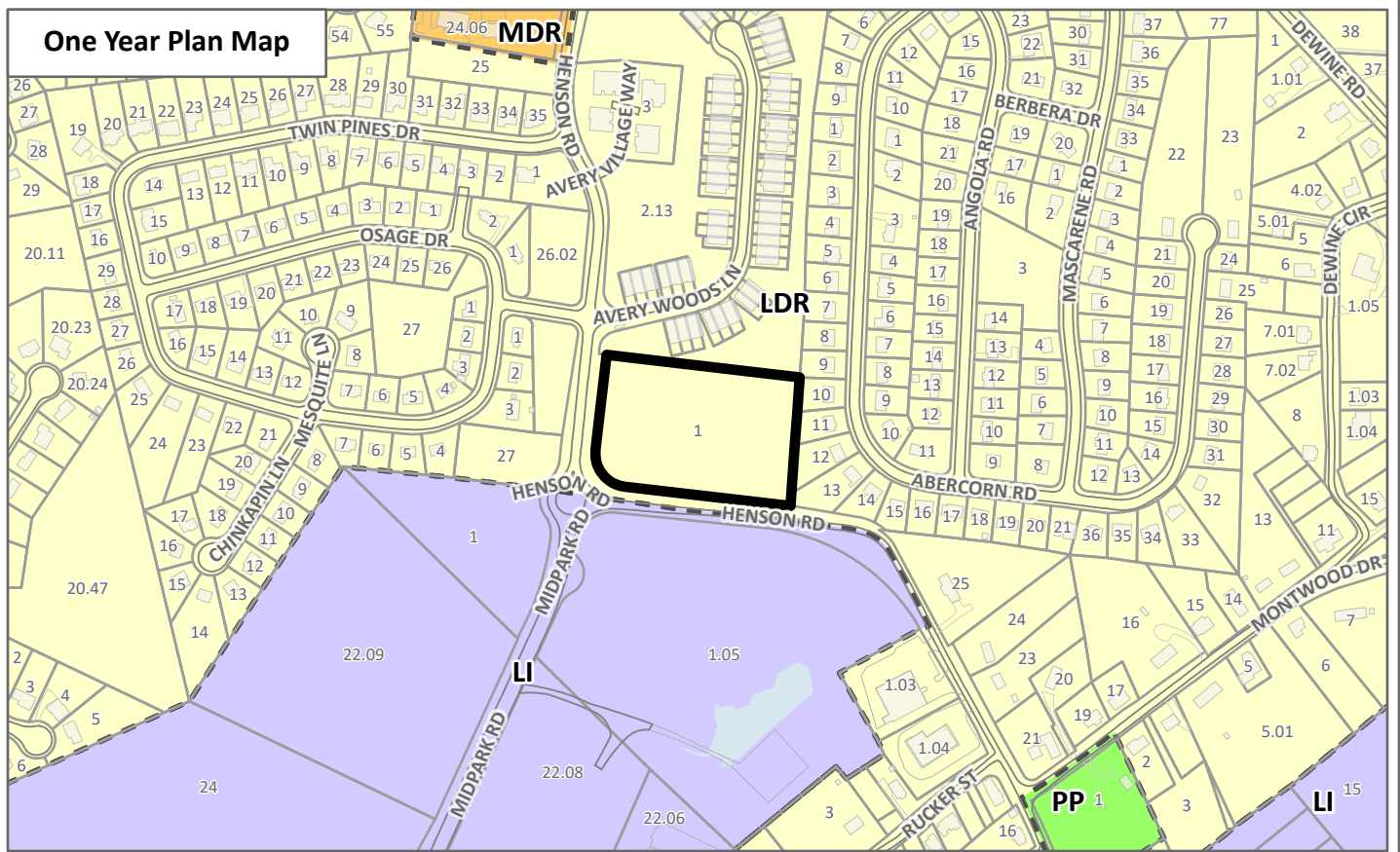
4-B-24-PA / 4-D-24-RZ



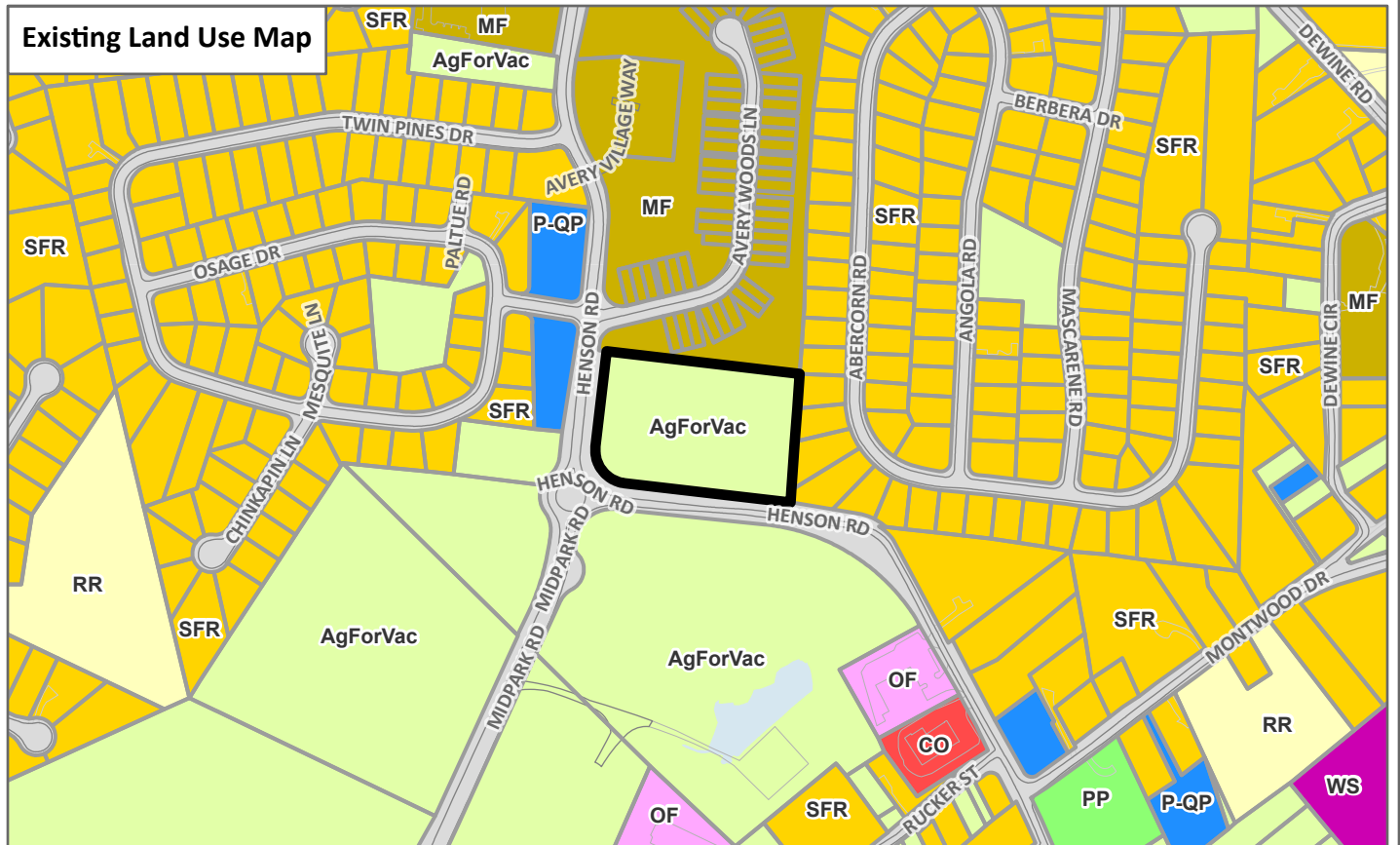
Case boundary



One Year Plan Map



Existing Land Use Map

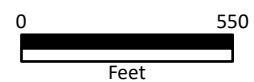


CONTEXTUAL MAPS 3

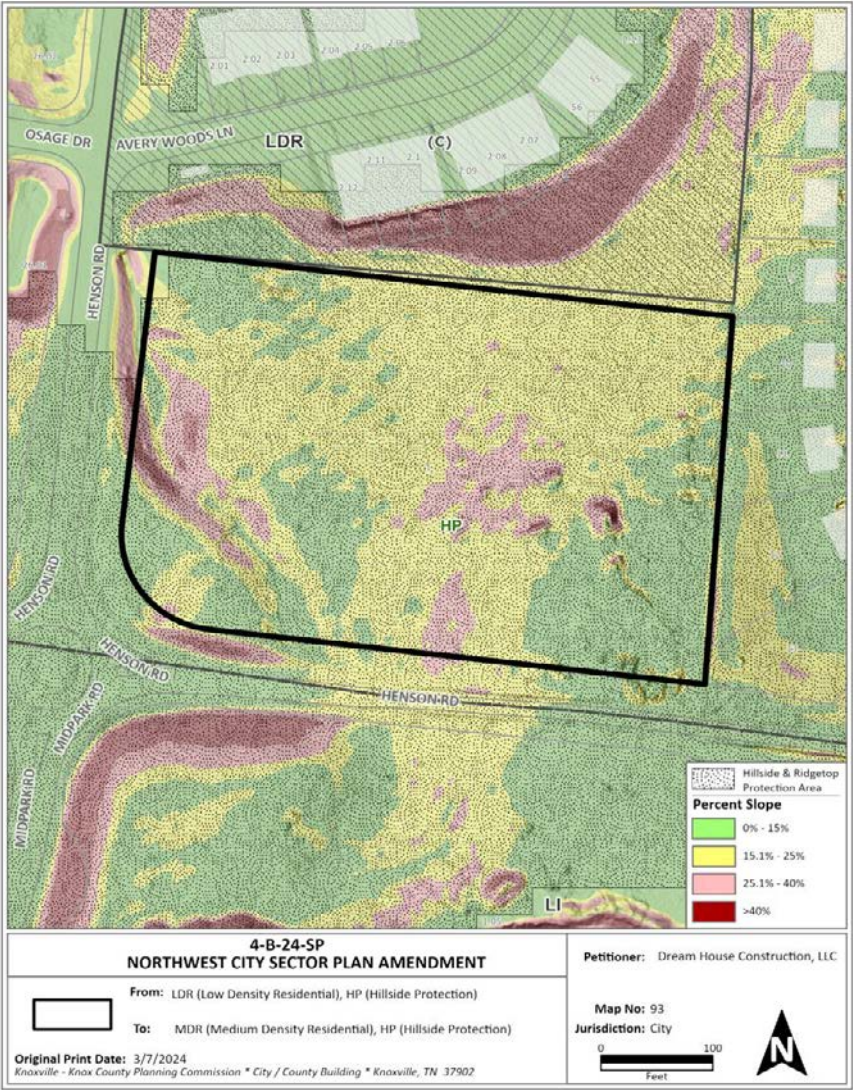
4-B-24-PA / 4-D-24-RZ



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	179,746.3	4.13			
Non-Hillside	645.4	0.01	N/A		
0-15% Slope	56,815.8	1.30	100%	56,815.8	1.3
15-25% Slope	102,220.4	2.35	50%	51,110.2	1.2
25-40% Slope	18,305.2	0.42	20%	3,661.0	0.1
Greater than 40% Slope	1,759.5	0.04	10%	176.0	0.0
Ridgetops					
Hillside Protection (HP) Area	179,100.9	4.11	Recommended disturbance budget within HP Area	111,763.0	2.6
			Percent of HP Area	62.4%	



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST 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 Northwest 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**, Dream House Construction, LLC has submitted an application to amend the Sector Plan from LDR (Low Density Residential) to MDR (Medium Density Residential) for property described in the application; and*

***WHEREAS**, the Planning Commission staff recommends approval of a revised amendment to the Northwest City Sector Plan, 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 April 11, 2024 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 Northwest City Sector Plan, with its accompanying staff report and map, file #4-B-24-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

Dream House Construction, LLC

Applicant Name

Affiliation

1/26/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-B-24-SP

File Number(s)

CORRESPONDENCE

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

Shawn Smith Dream House Construction

Name / Company

9051 Executive Park Dr Ste 201 Knoxville TN 37923

Address

865-292-4986 / shawn@mydreamhousebuilder.com

Phone / Email

CURRENT PROPERTY INFO

Tariq & Areej Hamdan

Owner Name (if different)

4621 Royalview Rd Knoxville TN 37921

Owner Address

Owner Phone / Email

0 HENSON RD

Property Address

93 H G 001

Parcel ID

4.13 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North and east side of Henson Rd, northeast of Midpark Rd

General Location

☒ City

Council District 3

AG (General Agricultural), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

☐ County District

Zoning District

Existing Land Use

Northwest City

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

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-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)**
Proposed Zoning

Pending Plat File Number

- ☒ Plan **MDR (Medium Density Residential), HP (Hillside Protection)**
Amendment 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

\$1,700.00

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.

Dream House Construction, LLC

1/26/2024

Applicant Signature

Please Print

Date

Phone / Email

Tariq & Areej Hamdan

1/26/2024

Property Owner Signature

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
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☒ Rezoning

Dream House Construction, LLC

Applicant Name

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Date Filed

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Meeting Date (if applicable)

4-D-24-RZ / 4-B-24-PA

File Number(s)

CORRESPONDENCE

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

Shawn Smith Dream House Construction

Name / Company

9051 Executive Park Dr Ste 201 Knoxville TN 37923

Address

865-292-4986 / shawn@mydreamhousebuilder.com

Phone / Email

CURRENT PROPERTY INFO

Tariq & Areej Hamdan

Owner Name (if different)

4621 Royalview Rd Knoxville TN 37921

Owner Address

Owner Phone / Email

0 HENSON RD

Property Address

93 H G 001

Parcel ID

4.13 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North and east side of Henson Rd, south of Avery Woods Ln.

General Location

☒ City

Council District 3

AG (General Agricultural), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

☐ County District

Zoning District

Existing Land Use

Northwest City

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

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-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)**

Proposed Zoning

Pending Plat File Number

- ☒ Plan **MDR (Medium Density Residential), HP (Hillside Protection)**

Amendment

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

\$1,700.00

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.

Dream House Construction, LLC

1/26/2024

Applicant Signature

Please Print

Date

Phone / Email

Tariq & Areej Hamdan

1/26/2024

Property Owner Signature

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

Dream House Construction, LLC

Applicant Name

Affiliation

1/24/2024
~~01/10/2024~~

~~March 8, 2024~~

File Number(s)

4-D-24-RZ
4-B-24-PA
4-B-24-SP

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

Dream House Construction, LLC

Dream House Construction, LLC

Name

Company

9051 Executive Park Dr. Suite 201

Knoxville

TN

37923

Address

City

State

ZIP

865-292-4986

shawn@mydreamhousebuilder.com

Phone

Email

CURRENT PROPERTY INFO

Tariq Hamdan / Areej Hamdan

4621 Royalview Rd, Knoxville, TN 37921

865-387-0005

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Henson Rd, Knoxville, TN 37921

093HG001

Property Address

Parcel ID

KUB

KUB

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

May 1, 2023

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

RN3

Proposed Zoning

☒ Plan Amendment Change

MDR

Proposed Plan Designation(s)

Pending Plat File Number

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

Fee 2

Fee 3

Total

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

Authentisign

Shawn Smith

Applicant Signature

Shawn Smith / Dream House Construction, LLC

Please Print

01/19/24

Date

865-292-4986

shawn@mydreamhousebuilder.co

Phone Number

Email

Tariq Hamdan

Property Owner Signature

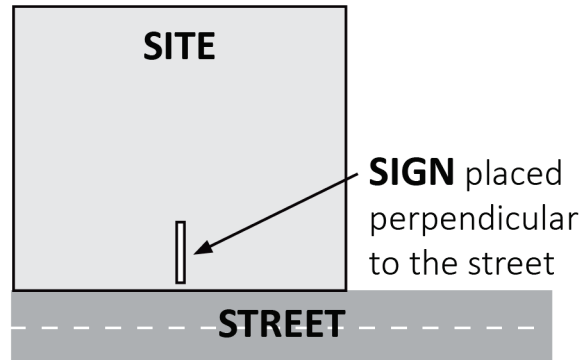
Tariq Hamdan

Please Print

01/22/24

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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Dream House Construction, LLC

Date: 1/25/2024

File Number: 4-D-24-RZ / 4-B-24-PA / 4-B-24-SP



Sign posted by Staff



Sign posted by Applicant