

DEVELOPMENT PLAN REPORT

► **FILE #:** 4-H-24-DP

AGENDA ITEM #: 29

AGENDA DATE: 4/11/2024

► **APPLICANT:** HENSON DEVELOPMENTS LLC

OWNER(S): Joshua Henson Henson Development

TAX ID NUMBER: 133 G C 006

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 0 WESTLAND Dr.

► **LOCATION:** Northwest side of Westland Dr, northeast of Vicar Ln

► **APPX. SIZE OF TRACT:** 3.86 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Westland Drive, a minor arterial street with a 20-ft pavement width within a 52-ft to 63-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District, Knoxville Utility Board

Sewer Source: First Knox Utility District, Knoxville Utility Board

WATERSHED: Ten Mile Creek

► **ZONING:** PR (Planned Residential) up to 12 du/ac

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

► **PROPOSED USE:** Attached townhouses on a single lot

DENSITY PROPOSED: 11.91 du/ac

HISTORY OF ZONING: Rezoning from PR (Planned Residential) up to 8 du/ac to PR up to 12 du/ac was approved in 2023 (4-U-23-RZ)

SURROUNDING LAND USE AND ZONING: North: Railroad right-of-way, single family residential - ROW (Right-of-Way), RN-1 (Single-Family Residential Neighborhood) in the City

South: Single-family residential, multifamily residential - PR (Planned Residential) up to 6 and 7 du/ac, RA (Low Density Residential)

East: Single family residential - RA (Low Density Residential)

West: Single family residential - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This is a residential area comprised of single family detached homes and townhome subdivisions.

STAFF RECOMMENDATION:

► **Approve the development plan for up to 46 attached townhomes and the reduction of the peripheral setback to 20 ft along the western boundary and to 15 ft along the northeast boundary (behind unit 28), subject to 5 conditions.**

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

2) Meeting all requirements of the Knox County Department of Engineering and Public Works.

3) The maximum height of the townhouse structures shall be 35 feet.

- 4) Installation of the landscaping shown on the landscaping plan (sheet L1.0), and in addition, installing a Type 'C' landscape screen (Exhibit B) along the peripheral boundary adjacent to units 27 – 38.
- 5) All landscaping shall be located outside of sight distance triangles for the proposed access and the adjacent access to the east.

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

COMMENTS:

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) up to 12 du/ac:

- a) The intent of the PR zoning district is to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas are characterized by a unified building and site development program with open space for recreation and/or other amenities.
- b) The proposed attached townhome development is defined in the zoning ordinance as a multi-dwelling development since the dwellings are on a single lot. Multi-dwelling developments are a permitted use in the PR zone.
- c) 46 units are proposed on a 3.86-acre parcel. The resulting density is 11.95 du/ac.
- d) The area regulations for the PR zone state that all buildings shall be set back from the peripheral boundary by no less than 35 ft unless the lot is adjacent to certain zones, such as the RA (Low Density Residential) zone. In such instances, the Planning Commission may reduce the peripheral setback to no less than 15 ft. This applicant is requesting a peripheral setback of 20 ft along the western lot line and 15 ft along the northeast lot line to the rear of unit 28. The adjacent zone is RA, so the Planning Commission may grant this reduction.
- e) The applicant proposes landscape screening adjacent to structures on adjacent lots (sheet L1.0). Staff is recommending a Type 'C' landscape screening where the applicant is requesting a peripheral setback reduction, and the rear of townhouses faces that peripheral boundary (condition #4).

2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Policy 8.1 encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels. The proposed 46 townhomes will be developed on five merged single-family lots that have been cleared and vacant since 2018.
- b) Policy 8.3 recommends focusing on design quality and neighborhood compatibility in reviewing development proposals. The development plan is well designed for community cohesion and is compatible with the townhome communities located directly across Westland Drive.
- c) Policy 10.11 recommends deeper setbacks and landscape buffers where new development abuts lower density housing. Landscape screening is recommended where the peripheral setback is being reduced.

3) WEST CITY SECTOR PLAN

- a) The sector plan land use classification for the property is MDR (Medium Density Residential), which allows consideration of up to 12 du/ac in the County. The proposed density is consistent with that threshold.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- a) The property is within the Urban Growth Boundaries of the Growth Policy Plan, which is designed to encourage a reasonably compact pattern of development, promote expansion of the economy, offer a wide range of housing choices, and coordinate public and private sector actions with regards to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 494 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Rocky Hill Elementary, Bearden Middle, and West High.

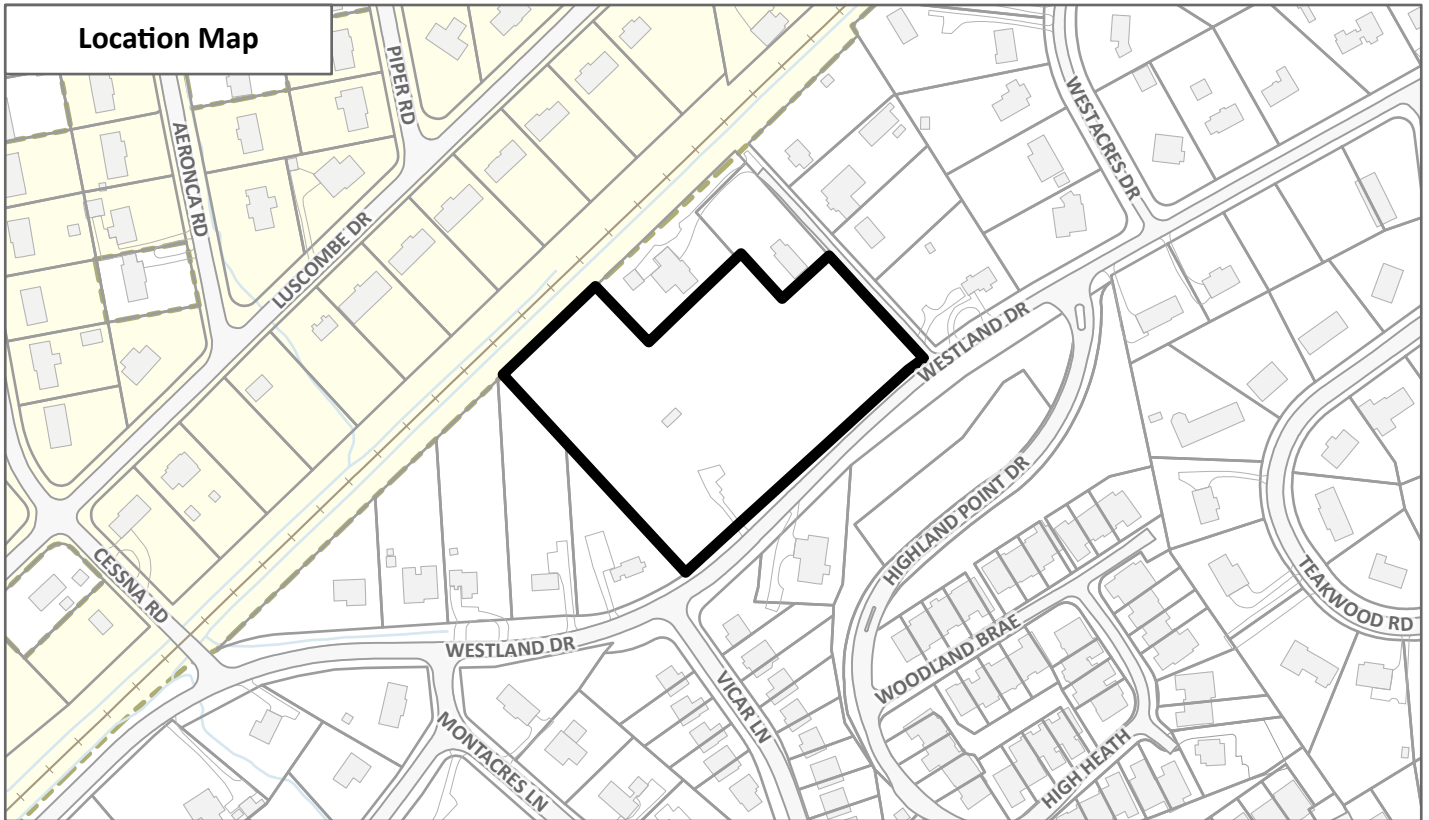
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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.

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).



Exhibit A. Contextual Images

Location Map



Aerial Map



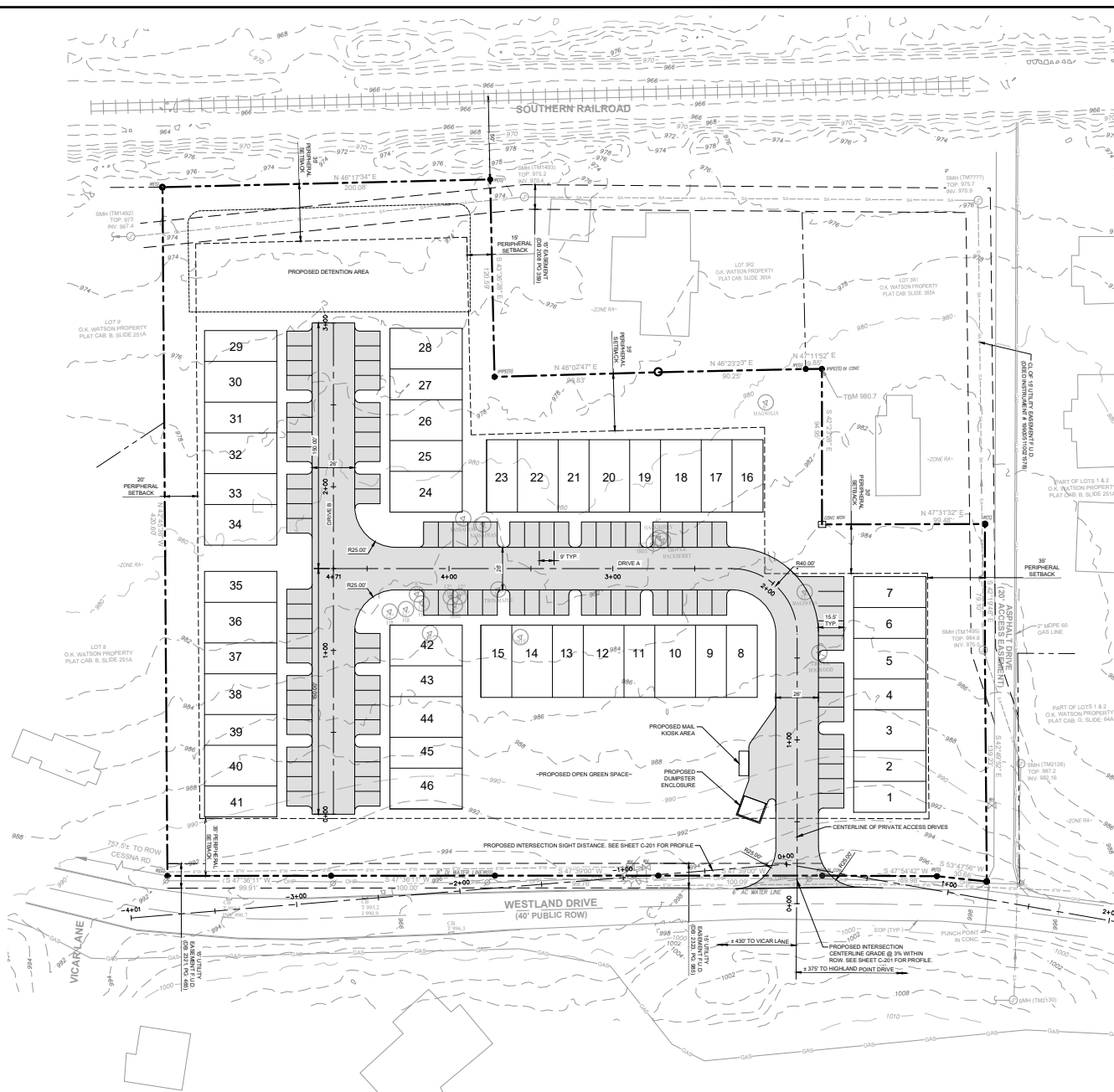
CONTEXTUAL MAPS 1

4-H-24-DP



Case boundary





LEGEND

— — — — —	EXISTING PROPERTY BOUNDARY
- - - - -	EXISTING ADJACENT PROPERTY BOUNDARY
— — — — —	EXISTING TOPO INDEX CONTOUR (10-FT)
— — — — —	EXISTING TOPO INTERMEDIATE CONTOUR (2-FT)
— — — — — OHP	EXISTING OVERHEAD UTILITY LINE
— — — — — ⚡	EXISTING UTILITY POLE
— — — — — SA	EXISTING SANITARY SEWER LINE
— — — — — S	EXISTING SANITARY MANHOLE
— — — — — W	EXISTING WATER LINE
— — — — — GAS	EXISTING GAS LINE

SITE DATA

EXISTING AREA:	= 3.85 ACRES
EXISTING ZONING:	PR (UP TO 12 DU/AC)
EXISTING SECTOR PLAN:	MDR
PROPOSED DESIGN:	46 UNITS (+ 3.85 = + 11.95 DU/AC
TYPE OF RESIDENTIAL:	ATTACHED TOWNHOMES, 2+ BEDROOMS
RETAIN:	
- PERIPHERAL:	19' TO 30' (SEE PLAN FOR PROPOSED LOCATIONS)
ADJACENT ZONING:	
- NORTH:	ROW & RA
- SOUTH:	PR & RA
- WEST & EAST:	RA
MAXIMUM SITE COVERAGE:	50% BY BUILDINGS
- PROPOSED SITE COVERAGE:	+/- 0.63 AC BUILDINGS +/- 3.84 AC = 16%
HEIGHT REGULATIONS:	HOUSES SHALL NOT EXCEED (3) STORES
	30' MAXIMUM BUILDING HEIGHTS +/- 4' +/- 27.5' SEE

PARKING CALCULATIONS

PARKING REQUIREMENTS		
	MINIMUM REQUIRED	PROVIDED
STANDARD SPACES	RESIDENTIAL MULTI-DWELLING + (1.5) PER DWELLING UNIT FOR FIRST 20 UNITS + (1.5) FOR EA. TWO-BEDROOM UNIT IN EXCESS OF 20 + 20 UNITS x (1.5) + 20 UNITS x (1.5) = 69	+/- 95
ACCESSIBLE SPACES	0	0
COMPACT SPACES	0	0

STANDARD PARKING SPACE SIZE = 90-DEGREES x 9' WIDE X 15' 9" LONG
 PARKING SPACE DEPTH = 20'

GENERAL NOTES

1. EXISTING SITE INFORMATION SHOWN FROM SURVEY BY LEMAY AND ASSOCIATES DATED 10/24/2023.
2. EXISTING SITE TOPOGRAPHIC INFORMATION SHOWN AS A COMBINATION OF TOPOGRAHY SURVEY BY LEMAY AND ASSOCIATES DATED, 10/24/2023 AND TN PUBLIC USES DOP LEAF FOR KNOX COUNTY DATED 2016.
3. 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR PERMITTER BOUNDARY LINES.
4. LOCATIONS OF UTILITIES SHOWN HEREIN ARE APPROXIMATE AND OBTAINED FROM SURVEY BY OTHERS AND PROVIDER UTILITY MAPS. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AS REQUIRED IN PROXIMITY TO WORK.
5. UTILITY PROVIDERS:
 1. WATER = FIRST UTILITY DISTRICT KNOX
 2. SEWER = FIRST UTILITY DISTRICT KNOX
 3. GAS = KNOXVILLE UTILITIES BOARD
 4. ELECTRIC = KNOXVILLE UTILITIES BOARD
6. PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FIRM MAP # 47093C0266F WITH AN EFFECTIVE DATE OF 2010.

4-H-24-UR
Revised: 3/25/2024[illegible]

SEAL

FOR REVIEW
PURPOSES ONLY

ENGINEERING



265 Brookview Centre Way, Ste 201
Knoxville, Tennessee 37919
phone: 865.328.3138
www.I-JA.com

CLIENT/DEVELOPER:

**HENSON
DEVELOPMENTS**

CONTACT: JOSHUA HENSON
joshua@hensondev.com
phone: 865.805.9684
www.hensondev.com

PROJECT

PROJECT NAME
**WESTLAND
TOWNHOMES**

PROJECT ADDRESS
7933 WESTLAND DRIVE
KNOXVILLE, TN 37919
KNOX COUNTY

PROJECT PARCEL
133GC006

NORT



HORIZONTAL DATUM: SEE SURVEY

SCALE _____

SCALE RAB 43 = 385

A horizontal scale bar with alternating black and white segments. Below the bar, the text "SCALE BAR 1 = 50" is printed.

DATE _____

MARCH 25, 2024

LJA PROJECT NO _____

TN5042-2401

SHEET TITLE _____

11

SITE PLAN

Abstract

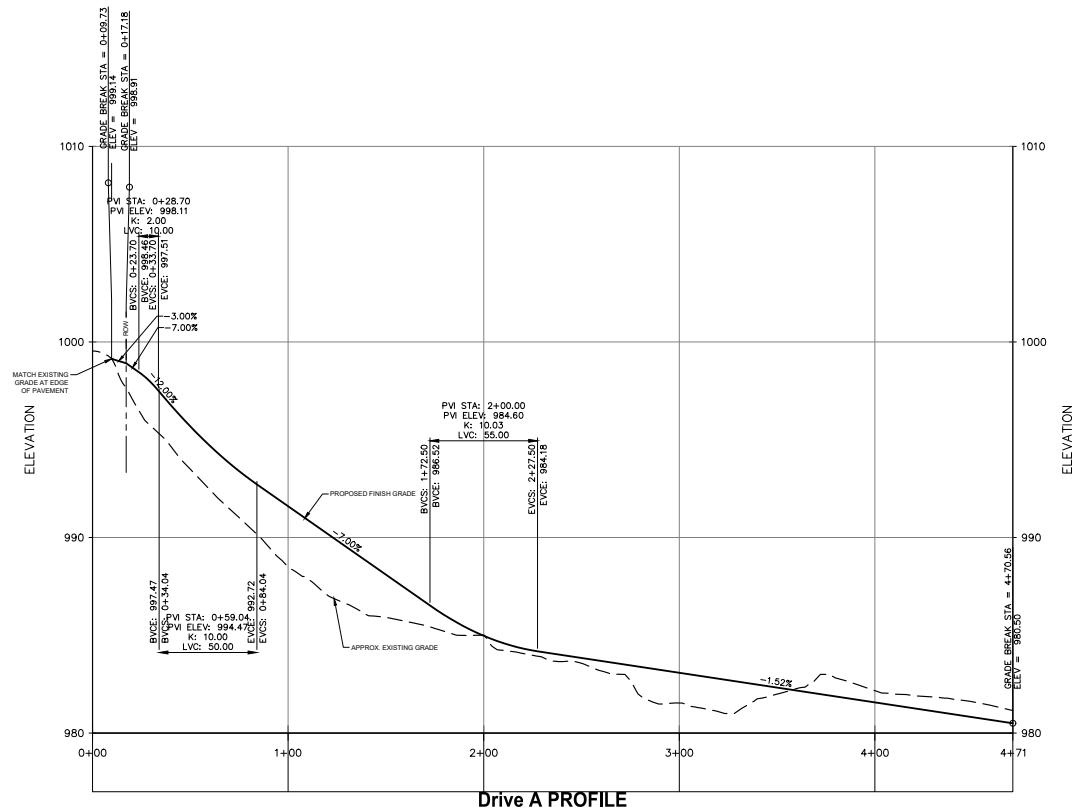
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4-H-24-DP

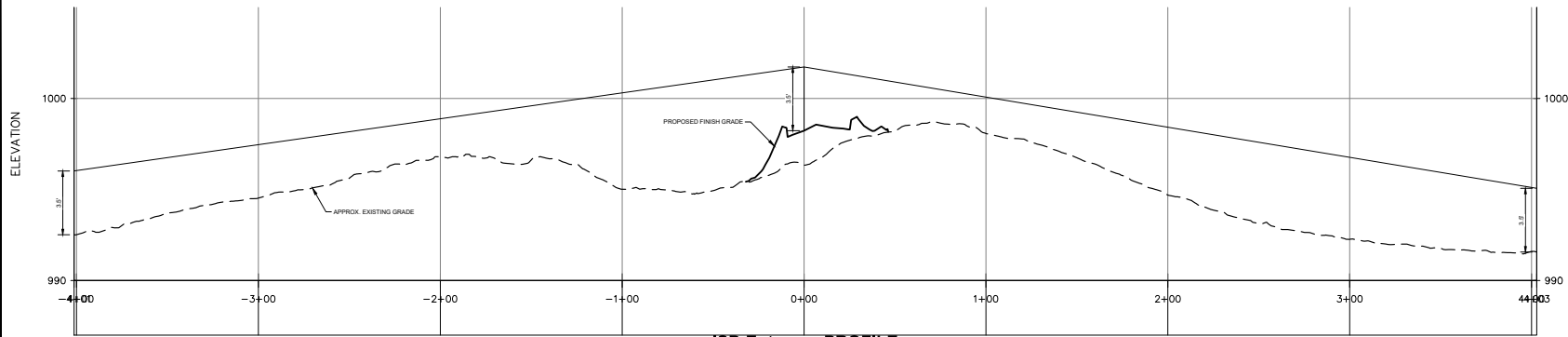
PLT DATE: Monday, Mar 25, 2025 4:42:14 PM



Drive A PROFILE

V: 1" = 2'
H: 1" = 30'

4-H-24-UR
Revised: 3/25/2024



ISD Entrance PROFILE

V: 1" = 2'
H: 1" = 30'

REVISION		
NO.	DATE	DESCRIPTION

SEAL

FOR REVIEW
PURPOSES ONLY

ENGINEERING

LJA

265 Brookview Centre Way, Ste 201
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

CLIENT/DEVELOPER

**HENSON
DEVELOPMENTS**

CONTACT: JOSHUA HENSON
joshua@hensondev.com
phone: 865.805.9684
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PROJECT

PROJECT NAME
**WESTLAND
TOWNHOMES**

PROJECT ADDRESS
7933 WESTLAND DRIVE
KNOXVILLE, TN 37919
KNOX COUNTY

PROJECT PARCEL ID
133GC006

NORTH

NORTH

HORIZONTAL DATUM: SEE SURVEY
VERTICAL DATUM: NAVD83

SCALE

SCALE BAR 1" = 30'

0 30 60

DATE

MARCH 25, 2024

LJA PROJECT NO

TN5042-2401

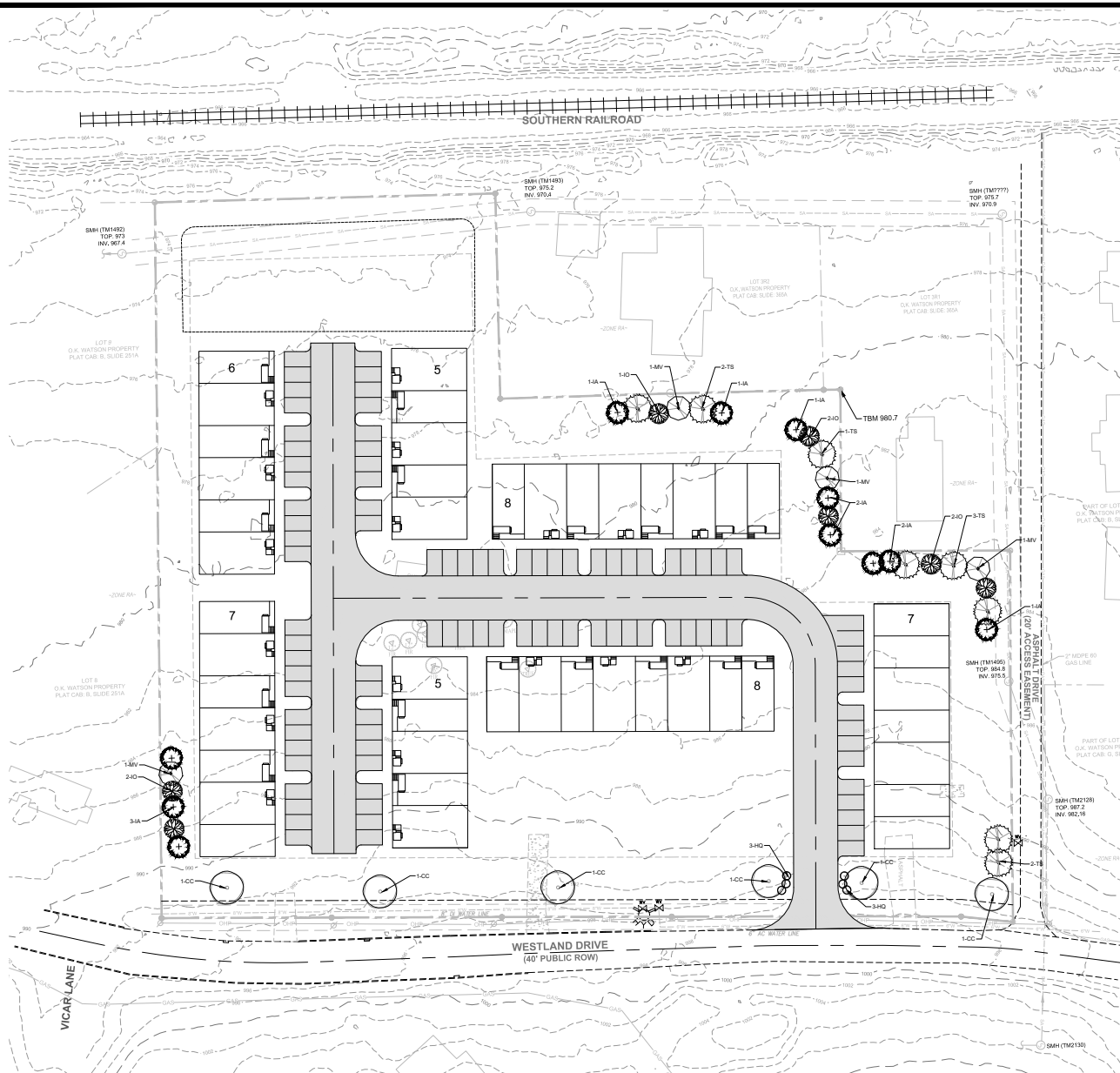
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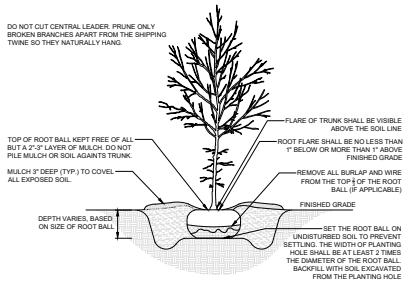
SITE DETAILS

SHEET NUMBER

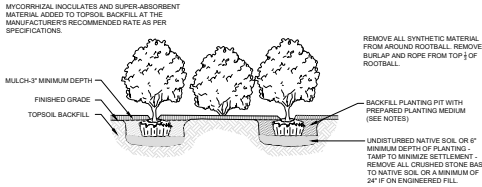
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4-H-24-DP





- TREE PLANTING NOTES:**
1. ALL PLANTING SELECTIONS AND ACTIVITIES MUST BE APPROVED BY THE CITY OF KNOXVILLE URBAN FORESTER.
 2. BALLED-AND-BURLAPPED (B&B) STOCK FROM NURSERY SHALL MEET AND EXCEED 260.1 AMERICAN STANDARD FOR NURSERY STOCK.
 3. ALL EXCESS SOIL SHALL BE REMOVED FROM THE SITE AND THE MOUND SHALL BE NO GREATER THAN 2" ABOVE GRADE. NO EXCESS SOIL SHALL TOUCH THE TRUNK OF THE TREE AND BE GREATER THAN 2" ABOVE GRADE.
 4. PLANTING EXCAVATION SHALL BE 2 TIMES THE WIDTH OF THE ROOT BALL. ALL PLANTING WRAP SHALL BE REMOVED.
 5. STAKE THE TREE IF NECESSARY.



SHRUB PLANTING IN GROUP DETAIL
NOT TO SCALE

- GENERAL NOTES:**
1. UTILITY SERVICES EXIST ON SITE. THE LOCATION OF ALL SURFACE AND UNDERGROUND UTILITIES, RIGHT-OF-WAYS, EASEMENTS, ETC., SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER AND UTILITY COMPANIES. COMMENCEMENT OF PROJECT INSTALLATION INDICATES ACKNOWLEDGMENT OF AND ACCEPTANCE BY THE CONTRACTOR OF EXISTING CONDITIONS.
 2. ACTUAL AS-BUILT (AND/OR EXISTING SITE CONDITIONS MAY VARY AS SHOWN ON THIS PLAN.
 3. DAMAGE BY CONTRACTOR TO UNDISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.
 4. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE INSPECTION PRIOR TO BIDDING WORK, TO DETERMINE SITE CONDITIONS AND AREAS TO BE IMPROVED. SUBMISSION OF BID INDICATES CONTRACTOR HAS VERIFIED SITE CONDITIONS AND PLANT MATERIAL QUANTITIES.
 5. FINAL ACCEPTANCE: THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE WILL PROVIDE THE FINAL INSPECTION. SHOULD THE INSPECTION FIND WORK INCOMPLETE, THE CONTRACTOR SHALL REMEDY THE DEFICIENCIES.
 6. DURING LANDSCAPE INSTALLATION KEEP PAVEMENTS CLEAN AND WORK AREA IN ORDERLY CONDITION. THE PROJECT SITE SHALL BE LEFT IN A CLEAN CONDITION AT THE END OF EVERY WORK DAY.
 7. CONTRACTOR TO REPAIR ANY PAVEMENTS, CURBS, AND OTHER IMPROVEMENTS DAMAGED AS A RESULT OF LANDSCAPE INSTALLATION ACTIVITY.
 8. THE LOCATION OF ALL PLANT MATERIALS SHOWN ON THE PLAN SHALL BE FIELD LOCATED AND STAKE/FLAGGED BY THE CONTRACTOR.
 9. DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION FROM THE OWNER OR LANDSCAPE ARCHITECT.
 10. REMOVE ALL METAL BASKETS, STRINGS AND OTHER TIES FROM TREES.
 11. FERTILIZE ALL PLANTS WITH 15-15-15 SLOW RELEASE FERTILIZER AT THE RATE OF: 3 POUNDS PER CUBIC YARD OF SOIL MIX. 3 POUNDS PER 100 SF OF BED FOR SHRUBS AND GROUND COVER.
 12. ONLY HEMP BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING. AT A MINIMUM THE TOP ONE-THIRD OF THE ROOT BALL IS TO HAVE ALL BURLAP AND TWINE REMOVED. IF ROOTS ARE GRIDLING OR CIRCULING, THEY MUST BE LOOSENEED OR CUT.
 13. THE BALLS OF "B&B" PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL OR MULCH, OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS INSTALLED OR STORED SHALL BE WATERED BY CONTRACTOR AS NECESSARY UNTIL FINAL ACCEPTANCE.
 14. FOLD DOWN OR CUT THE BURLAP FROM THE TOP 1/3 OF THE BALL OR TO THE WIDEST TOP EDGE OF THE BALL IN ORDER TO EXPOSE THE TOP PLANE OF THE BALL. REMOVE ALL NAILS, STAPLES, ETC. USED TO HOLD THE BALL TOGETHER.
 15. TREE BALLS SHALL HAVE A MINIMUM DIAMETER IN FEET EQUAL TO 1/4" FOR EACH CALIPER INCH OF THE TREE.
 16. ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES. DURING IMPHMENT, THE ENTIRE PLANT SHALL BE PROTECTED BY TARP/LINER OR OTHER SATISFAE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER WIND DAMAGE IS NOT ACCEPTABLE.
 17. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT DAMAGES THE BARK, BREAKS BRANCHES, OR DESTROYS ITS NATURAL SHAPE. NO PLANT MATERIAL REQUIRED TO BE BALLED AND BURLAPPED SHALL BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN REQUIRED BURLAP, STAPLES, ROPE OR PLATFORM HAVE BEEN REMOVED.
 18. PRE-EMERGENT HERBICIDE (TRIFLURAL OR EQUIVALENT) SHALL BE APPLIED (ACCORDING TO MANUFACTURER'S INSTRUCTIONS) TO ALL PLANT BEDS, PRIOR TO PLANTING, FOR NOXIOUS WEED CONTROL.
 19. ALL PLANTING BEDS AND TREE AND SHRUB PLANTINGS SHALL RECEIVE A MINIMUM 3" DEEP SHREDED HARDWOOD MULCH LAYER, UNTIL FINAL ACCEPTANCE BY OWNER.
 20. WATER ALL PLANT MATERIAL AT TIME OF PLANTING. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR ONE (1) YEAR. GUARANTEE PERIOD STARTS FROM DATE OF FINAL ACCEPTANCE.
 21. OWNER RETAINS THE RIGHT TO INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OR ROOT BALL, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED MATERIAL IMMEDIATELY FROM THE PROJECT SITE.
 22. REPLACEMENTS SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES AND SHALL CONFORM TO THE STANDARDS FOR PLANT MATERIALS SPECIFIED. ALL REPLACED MATERIAL SHALL IMMEDIATELY BE REMOVED FROM THE SITE AND ALL NECESSARY REPAIRS TO PLANTS, GRADES, LAWN AREAS, PAVING, AND OTHER AREAS DAMAGED DURING REPLACEMENT SHALL BE MADE AT NO COST TO THE OWNER.
 23. ONLY ONE REPLACEMENT PER TREE, SHRUB, OR PLANT WILL BE REQUIRED AT THE END OF THE WARRANTY PERIOD, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.

4-H-24-UR
Revised: 3/25/2024

DATE		NO.		REVISIONS	
03/25/2024	DES	03/25/24	DES	REVISION 1	
SCALE:	AS SHOWN				
DRAWN BY:					
CHECKED BY:					
DATE:					

LANDSCAPE DETAILS
7919,7923,7927,7931,7933 WESTLAND DRIVE
KNOXVILLE, KNOX COUNTY, TENNESSEE



PROJECT
05-0515

SHEET
L 2.0

WESTLAND TOWNHOMES



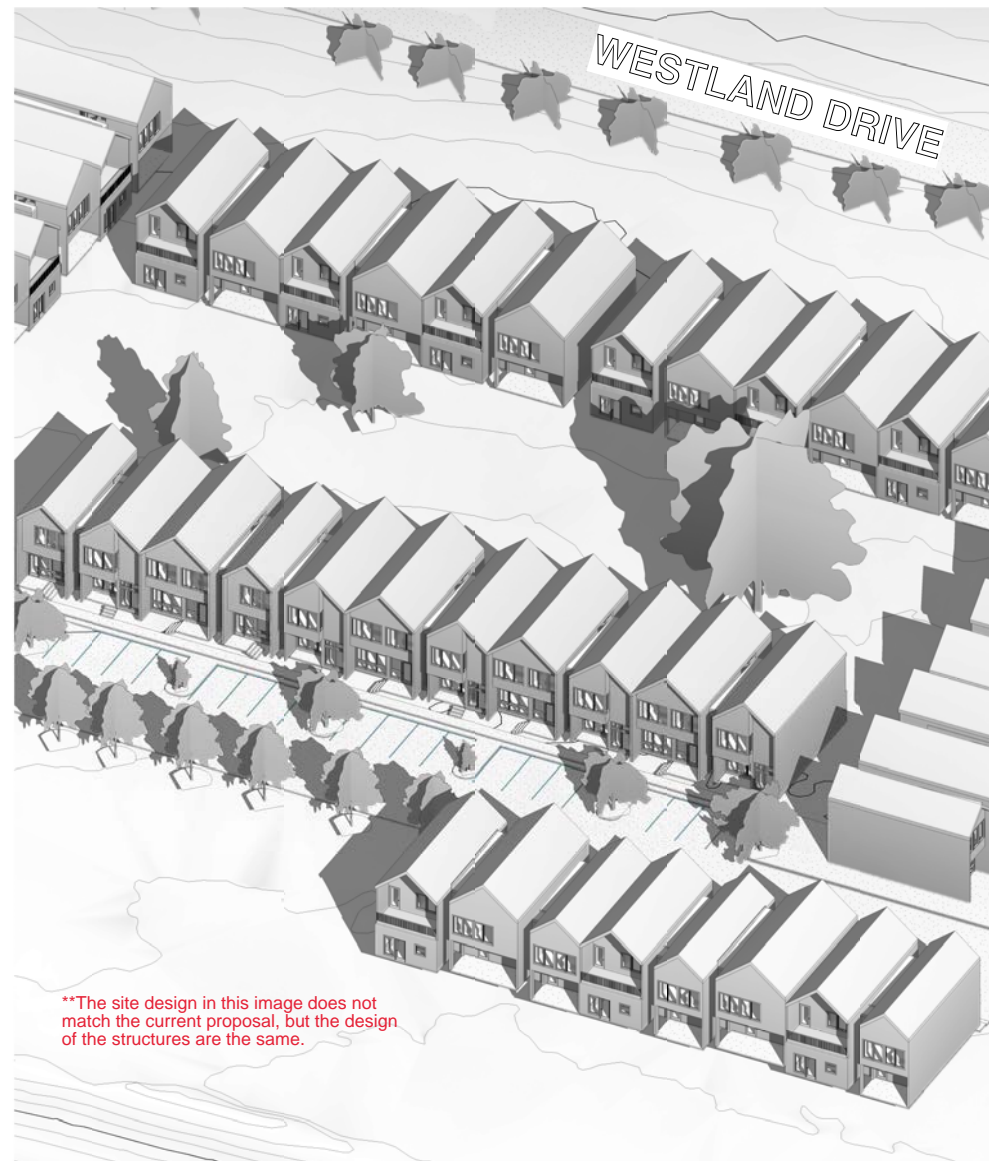
2 BUILDING A FRONT
A001 1/8" = 1'-0"



3 BUILDING A REAR
A004 1/8" = 1'-0"

Site Design

HENSON DEVELOPMENT
7927 WESTLAND DRIVE
KNOXVILLE, TN 37919
06/26/23



****The site design in this image does not match the current proposal, but the design of the structures are the same.**

1 Axon
A001 1/8" = 1'-0"

4-H-24-DP

Design Guidelines

Landscape Screening

Type “C” Screen: Partial

APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

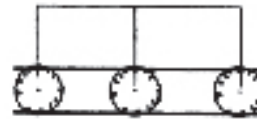
NOTE: Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- A row of small evergreen trees

TREE HEIGHT
Installed: 6 ft.
Mature: 15 ft.



Maximum 20' Centers

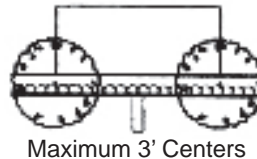


- A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge (deciduous species of similar size & form could be used for every second tree)

TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.



Maximum 50' Centers



SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.



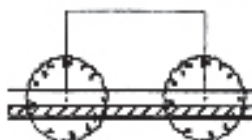
Maximum 3' Centers

- A row of evergreen conifers with a 3 ft. high earth berm or solid fence or wall

TREE HEIGHT
Installed: 6 ft.
Mature: 15 ft.



Maximum 40' Centers



INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.



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

Henson Developments LLC

Applicant Name

Affiliation

2/27/2024

4/11/2024

4-H-24-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.

Joshua Henson Henson Development

Name / Company

900 Phillips Ave. Ave. Unit 103 Knoxville TN 37920

Address

865-805-9684 / joshua@hensondev.com

Phone / Email

CURRENT PROPERTY INFO

Joshua Henson Henson Development

Owner Name (if different)

900 Phillips Ave. Ave. Unit 103 Knoxville TN 37920

Owner Address

865-805-9684 / johdevelopment

Owner Phone / Email

0 WESTLAND DR

Property Address

133 G C 006

Parcel ID

3.85 acres

Tract Size

Part of Parcel (Y/N)?

First Knox Utility District, Knoxville Utilit

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Westland Dr, east of Vicar Ln

General Location

☐ City Commission District 4 PR (Planned Residential) up to 12 du/ac

☒ County District Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

West City

Planning Sector

MDR (Medium Density Residential)

Sector Plan Land Use Classification

Urban Growth Area (Outside City Limit)

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 checked="" type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) Attached residential subdivision			

SUBDIVISION REQUEST

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

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)

up to 4/du/ac

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
\$500.00	
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.

	Henson Developments LLC	2/27/2024
Applicant Signature	Please Print	Date

Phone / Email

	Joshua Henson Henson Development	2/27/2024
Property Owner Signature	Please Print	Date

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

Henson Developments LLC

Developer

Applicant Name

Affiliation

02/26/2024

4/11/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

4-H-24-DP

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

Joshua Henson

Henson Developments

Name

Company

900 Phillips Ave Unit 103

Knoxville

TN

37920

Address

City

State

ZIP

865-805-9684

joshua@hensondev.com

Phone

Email

CURRENT PROPERTY INFO

Westland Development Group LLC

900 Phillips Ave, Unit 103

865-805-9684

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Westland Dr

133 G C 006

Property Address

Parcel ID

First Utility District Knox

First Utility District Knox

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

May 1, 2023

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) **Attached residential development**

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

Proposed Zoning

☐ Plan Amendment Change

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

Total

Fee 2

\$500.00

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

865-805-9684

Phone Number

Henson Developments LLC

Please Print

joshua@hensondev.com

Email

2/26/2024

Date

Joshua Henson

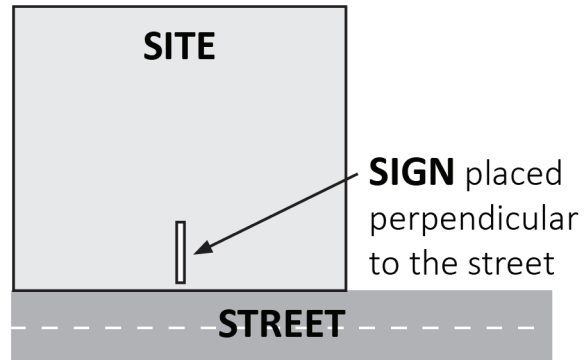
Please Print

02/27/2024, SG

Date Paid

Property Owner Signature

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:

_____ **03/29/2024** _____ and _____ **04/12/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Henson Developments LLC

Date: 02/27/2024

File Number: 4-H-24-DP



Sign posted by Staff



Sign posted by Applicant