

**USE ON REVIEW**

**8-B-24-UR**

**Petitioner:** Aaron Frank



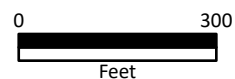
Two duplexes in RA (Low Density Residential)

**Map No:** 57

**Jurisdiction:** County

**Original Print Date:** 7/10/2024

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





# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

**Aaron Frank**

Applicant Name

Affiliation

**6/25/2024**

Date Filed

**8/8/2024**

Meeting Date (if applicable)

**8-B-24-UR**

File Number(s)

## CORRESPONDENCE

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

**David Harbin Batson, Himes, Norvell and Poe**

Name / Company

**4334 Papermill Dr. Dr. Knoxville TN 37909**

Address

**865-588-6472 / harbin@bhn-p.com**

Phone / Email

## CURRENT PROPERTY INFO

**Aaron Frank**

Owner Name (if different)

**10101 Caneel Dr Knoxville TN 37931**

Owner Address

**865-659-1240**

Owner Phone / Email

**0 VERTON DR**

Property Address

**57 H A 00301**

Parcel ID

**1.12 acres**

Tract Size

Part of Parcel (Y/N)?

**Hallsdale-Powell Utility District**

Sewer Provider

**Hallsdale-Powell Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southeast side of Verton Dr, northeast of Central Avenue Pike**

General Location

City

**Commission District 7**

**RA (Low Density Residential)**

**Single Family Residential**

County District

Zoning District

Existing Land Use

**SR (Suburban Residential)**

Land Use (City)/Place Type (County)

**Urban Growth Area (Outside City Limits)**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" 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) <b>Two duplexes</b>	

## SUBDIVISION REQUEST

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

## ZONING REQUEST

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

Proposed Density (units/acre)    Previous Rezoning Requests

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

## STAFF USE ONLY

### PLAT TYPE

- Staff Review     Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders     Variance Request
- Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (Concept Plan)
- Traffic Impact Study
- COA Checklist (Hillside Protection)

Fee 1	Total
<b>\$500.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

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

Applicant Signature: **Aaron Frank**    Date: **6/25/2024**  
Please Print

Phone / Email

Property Owner Signature: **Aaron Frank**    Date: **6/25/2024**  
Please Print



# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP
  - PA
- Rezoning

Aaron Frank  
Applicant Name

Affiliation

6.24.24  
Date Filed

August 8, 2024  
Meeting Date (if applicable)

File Number(s)

### 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

DAVID HARBIN      BATSON, HIMES, NORUELL + AE  
Name      Company

4334 Papermill Dr.      Knoxville      TN      37909  
Address      City      State      ZIP

865-588-6472      harbin@bhn-p.com  
Phone      Email

### CURRENT PROPERTY INFO

10101 CANCELA DR  
Knoxville, TN 37931      865-659-1240  
Property Owner Name (if different)      Property Owner Address      Property Owner Phone

VERTON DR.      TAX MAP 5714A PARCEL 3.01  
Property Address      Parcel ID

HPUID      HPLUD      NO  
Sewer Provider      Water Provider      Septic (Y/N)

### STAFF USE ONLY

General Location      Tract Size

City     County    District      Zoning District      Existing Land Use

Planning Sector      Land Use / Place Type      Growth Policy Plan Designation  
CITY      COUNTY

**DEVELOPMENT REQUEST**

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) APPROVAL OF A DUPLEX DEVELOPMENT  
IN AN RA ZONE

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

- Unit / Phase Number    Combine Parcels    Divide Parcel

Total Number of Lots Created \_\_\_\_\_

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

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change   Proposed Zoning \_\_\_\_\_

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  
 Amendment Request (*Comprehensive Plan*)

**ADDITIONAL REQUIREMENTS**

- Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

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David Harbin  
Applicant Signature

DAVID Harbin  
Please Print

6.24.24  
Date

865-588-6472

harbin@bhn-p.com  
Email

Jack R Rhodes Jr  
Partner

aaron Franks /  
JACK R Rhodes Jr  
Please Print   PARTNER

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:*

\_\_\_\_\_ July 26, 2024 \_\_\_\_\_ and \_\_\_\_\_ August 9, 2024 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Aaron Frank

Date: 6/26/24

File Number: 8-B-24-UR



Sign posted by Staff



Sign posted by Applicant