



**SPECIAL USE**

**12-C-24-SU**

**Petitioner:** Juan Hernandez



Duplex in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

**Map No:** 59  
**Jurisdiction:** City

**Original Print Date:** 11/1/2024  
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

**Juan Hernandez**

Applicant Name

Affiliation

**10/29/2024**

Date Filed

**12/12/2024**

Meeting Date (if applicable)

**12-C-24-SU**

File Number(s)

### CORRESPONDENCE

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

- Applicant
- Owner
- Option Holder
- Surveyor
- Engineer
- Architect

**Juan Hernandez H&A Builders LLC**

Name / Company

**3376 Flagstaff Ln Knoxville TN 37931**

Address

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

Phone / Email

### CURRENT PROPERTY INFO

**Francisco Hernandez**

Owner Name (if different)

**6129 Babelay Rd KNOXVILLE TN 37924**

Owner Address

Owner Phone / Email

**4600 ERNESTINE DR**

Property Address

**59 K B 01501**

Parcel ID

**12891 square feet**

Part of Parcel (Y/N)?

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

**No**

Septic (Y/N)

### COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

## 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-family dwelling</b>	

## 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	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>\$450.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

*By signing below, 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. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.*

Applicant Signature	<b>Juan Hernandez</b> Please Print	<b>10/29/2024</b> Date
---------------------	---------------------------------------	---------------------------

Phone / Email

Property Owner Signature	<b>Francisco Hernandez</b> Please Print	<b>10/29/2024</b> Date
--------------------------	--------------------------------------------	---------------------------

Sign the application digitally (or print, sign, and scan).  
Sign the application digitally (or print, sign, and scan).  
an).

Knoxville-Knox County Planning Offices  
OR email it to [applications@knoxplanning.org](mailto: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  PA
- Rezoning

Juan Hernandez  
Applicant Name

General Contractor  
Affiliation

10/16/24  
Date Filed

December 12, 2024  
Meeting Date (if applicable)

File Number(s)  
**12-C-24-SU**

### CORRESPONDENCE

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

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Juan Hernandez  
Name

H&A Builders  
Company

3376 Flagstaff Ln  
Address

Knoxville  
City

TN  
State

37931  
ZIP

(865) 200-7707  
Phone

h&a.builders3@gmail.com  
Email

### CURRENT PROPERTY INFO

Francisco Hernandez  
Property Owner Name (if different)

6129 Babelay Rd  
Property Owner Address

(865) 235-8040  
Property Owner Phone

4600 Ernestine Dr  
Property Address

059KB01501  
Parcel ID

KUB  
Sewer Provider

KUB  
Water Provider

N  
Septic (Y/N)

### COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

View Form

JULY 2024



## DEVELOPMENT REQUEST

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

Related City Permit Number(s)  
 IRC-NEW-23-0368

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

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

## SUBDIVISION REQUEST

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

Related Rezoning File Number \_\_\_\_\_

Combine Parcels  
  Divide Parcel

Unit / Phase Number \_\_\_\_\_

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

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  
 Amendment Request (*Comprehensive Plan*)

### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
	\$450.00
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Fee 3	

## AUTHORIZATION

**By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.**

  
 Applicant Signature

Juan Hernandez    General Contractor  
 Print Name / Affiliation

10/16/24  
 Date

(865) 200-7707  
 Phone Number

nahuidens3@gmail.com  
 Email

  
 Property Owner Signature

Francisco Hernandez  
 Please Print

10/29/2024, SG  
 Date Paid



# Public Notice and Community Engagement

## Sign Posting and Removal

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.

**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.

## Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

11/29/2024

12/13/2024

Date to be Posted

Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

Yes  No

No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Juan Hernandez

Applicant Name

10/27/24

Date

12-C-24-SU

FILE NUMBER