



SPECIAL USE REPORT

► **FILE #:** 12-C-24-SU

AGENDA ITEM #: 13

AGENDA DATE: 12/12/2024

► **APPLICANT:** JUAN HERNANDEZ

OWNER(S): Francisco Hernandez

TAX ID NUMBER: 59 K B 01501

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 4600 ERNESTINE DR

► **LOCATION:** Southeast side of Ernestine Dr, west of Irola St

► **APPX. SIZE OF TRACT:** 12891 square feet

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Ernestine Drive, a local street with a pavement width of 13 ft within a 43-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Love Creek

► **ZONING:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

► **EXISTING LAND USE:** Single Family Residential

► **PROPOSED USE:** Two-family dwelling

HISTORY OF ZONING: In 1981, this property was rezoned from RB (General Residential) to PC (Planned Commercial) (8-K-81-RZ). The property was later rezoned to C-6 (General Commercial Park) following annexation. In 2020, the property was designated as RN-1 (Single Family Residential Neighborhood) with the adoption of the current zoning ordinance. In 2023, the property was rezoned from RN-1 to RN-2 (Single Family Residential Neighborhood) (10-D-23-RZ).

SURROUNDING LAND USE AND ZONING:

North: Rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

South: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This neighborhood is comprised of a mix of single family residential and small-scale commercial and office uses north of I-640. There is a multifamily development nearby to the northeast. To the east there are large

STAFF RECOMMENDATION:

► **Approve the special use for a duplex in the RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) district, subject to 3 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 3) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.

COMMENTS:

This request is for a duplex in the RN-2 district on a 12,891 sq sf lot with steep slopes. Each unit has three bedrooms and two parking spaces in the rear yard. Only the upper story of this two-story structure is visible from the access street.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

- A. The proposed use is consistent with the General Plan's Development Policy 8.1 that encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
- B. A duplex is in compliance with the North City Sector Plan's LDR (Medium Density Residential) land use classification.
- C. The proposed use conforms to the One Year Plan's location criteria, as this section of Alice Bell neighborhood has a gross density exceeding 5 dwelling units per acre, including the 300-unit Eastowne Village apartment complex. The development should not significantly affect service demands or aesthetics of the area.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

- A. The RN-2 zone is intended to accommodate low-density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval
- B. The RN-2 district requires a minimum lot size of 10,000 sq ft for two-family dwellings and the subject property exceeds the requirement by 2,891 sq ft. The site plan and building elevations as provided conform to the dimensional standards (Article 4.3) and the Principal Use Standards (Article 9.3.J) for duplexes in the RN-2 district.
- C. The property has an HP (Hillside Protection) overlay; however, almost the entirety of the site was previously disturbed. Per the applicability rules (Article 8.9.B), this site is now exempt from the HP regulations.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

- A. A duplex would be consistent with the character of this neighborhood that has a mix of single family houses, multifamily developments, and commercial and office uses.
- B. The proposed structure would be compatible in size and scale with the neighboring single-family houses.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

- A. Duplexes are compatible with the surrounding residential uses and the proposal is not anticipated to injure the value of any nearby properties.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

- A. A duplex would be a minor increase in density for the area and would not significantly impact traffic on surrounding streets.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

- A. There are no known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

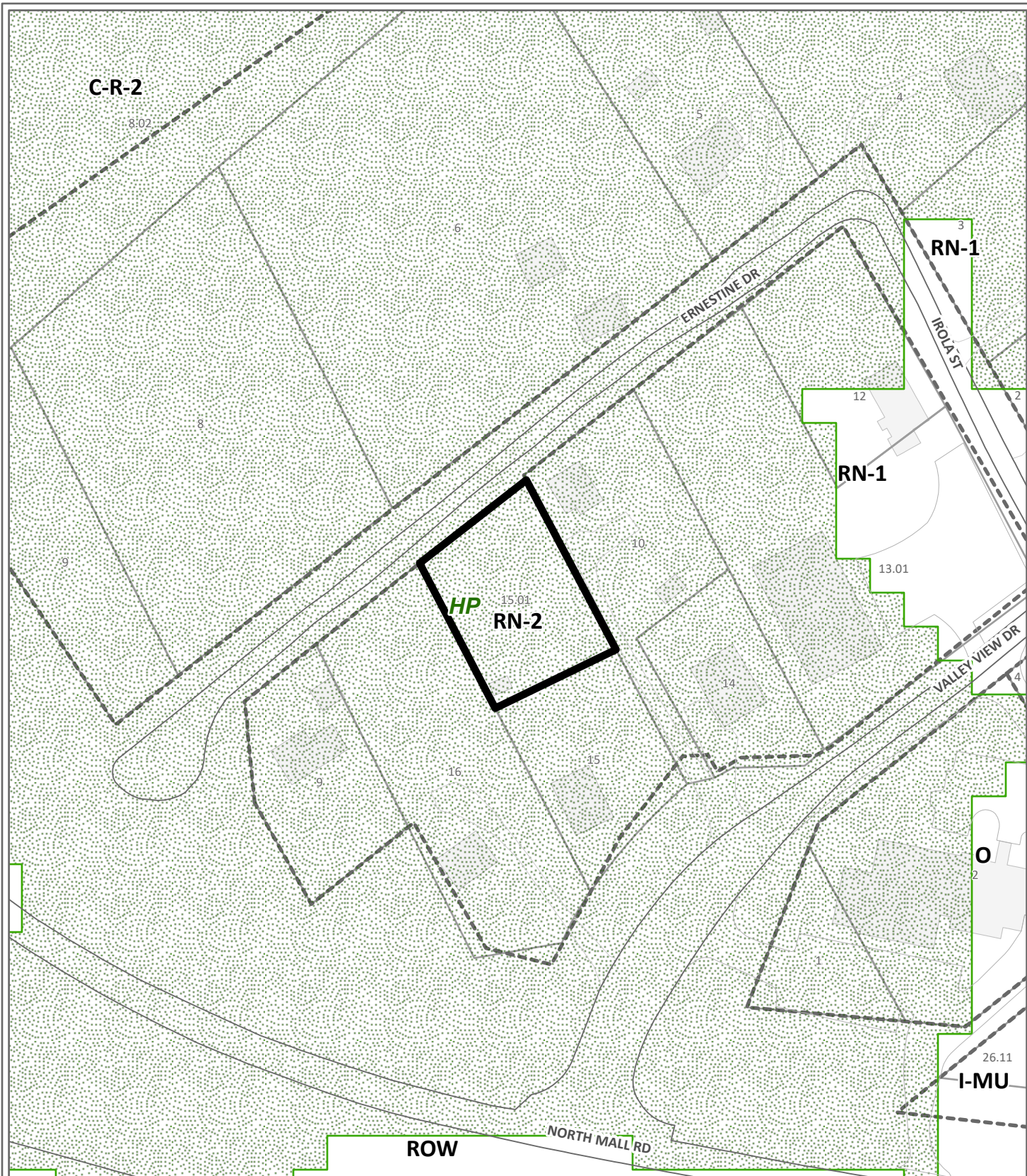
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public school children, grades K-12)

Schools affected by this proposal: Spring Hill Elementary, Holston Middle, and Fulton 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 request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



SPECIAL USE

12-C-24-SU

Petitioner: Juan Hernandez



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

Original Print Date: 11/1/2024

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

Map No: 59
Jurisdiction: City

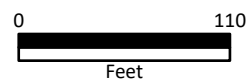
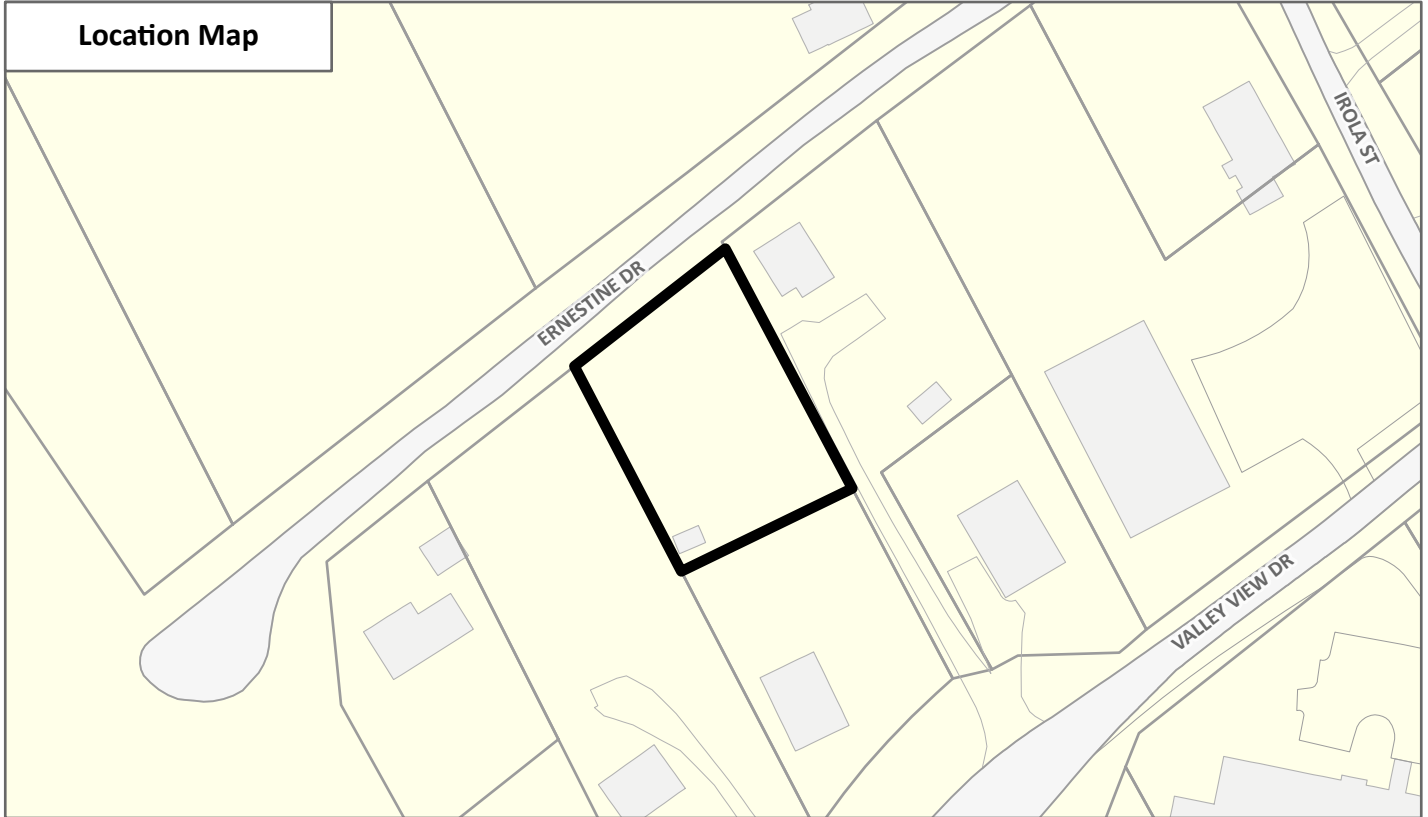


Exhibit A. Contextual Images

Location Map



Aerial Map

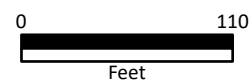


CONTEXTUAL MAPS 1

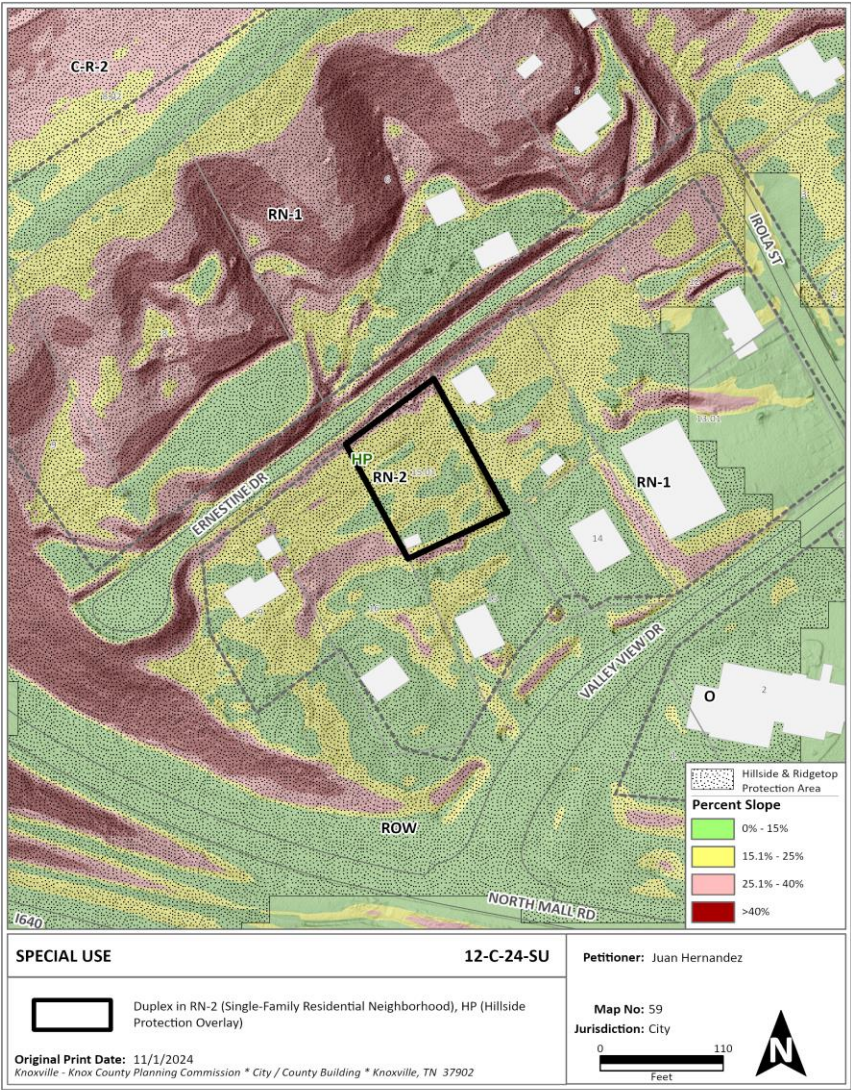
12-C-24-SU



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	12,891.3	0.296			
Non-Hillside	0.0	0.000	N/A		
0-15% Slope	3,145.6	0.072	100%	3,145.6	0.072
15-25% Slope	8,603.8	0.198	50%	4,301.9	0.099
25-40% Slope	1,141.9	0.026	20%	228.4	0.005
Greater than 40% Slope	0.0	0.000	10%	0.0	0.000
Ridgetops					
Hillside Protection (HP) Area	12,891.3	0.296	Recommended disturbance budget within HP Area	7,675.9	0.176
			Percent of HP Area	59.5%	



EROSION CONTROL NOTES:

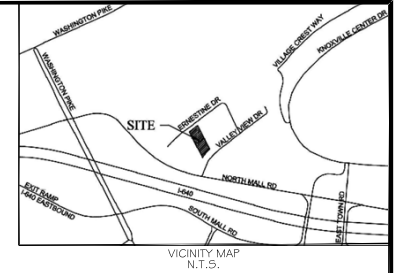
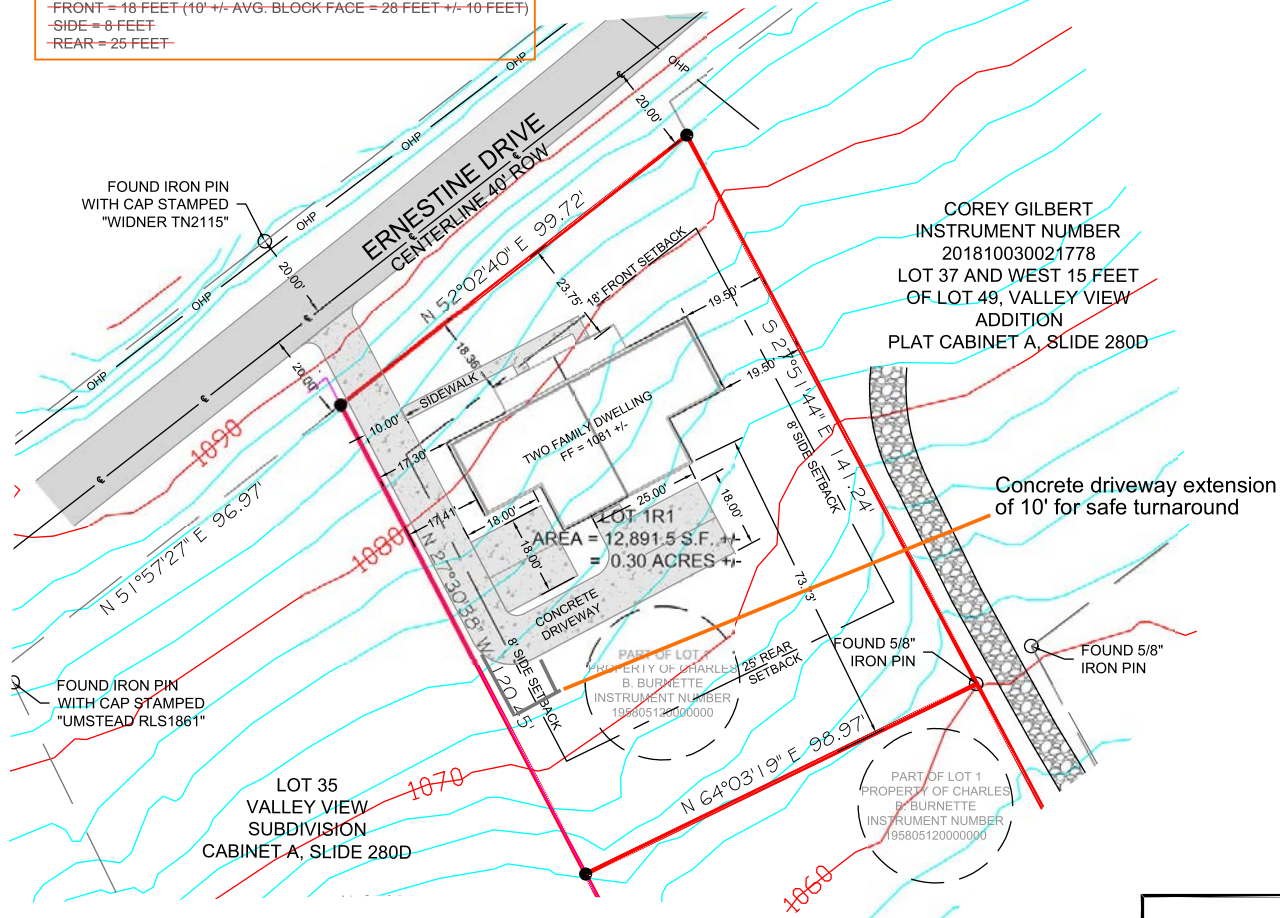
1. PRIOR TO ANY WORK, CONTRACTOR SHALL STRIP SITE OF ALL VEGETATION AND TOPSOIL IN AREAS OF OPERATION.
2. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AND USE ALL MEANS NECESSARY TO PREVENT SEDIMENT FROM EXITING THE SITE.
3. STAKED HAY BALES OR SILT FENCE SHALL BE PLACED PRECEDING ALL CULVERT INLETS OR OTHER DRAINAGE DITCHES BEFORE RUNOFF EXITS THE PROJECT OR ENTERS A SWALE AND AT OTHER LOCATIONS DESIGNATED BY THE ARCHITECT.
4. ALL DISTURBED AREAS, IF ANY, ARE TO BE MULCHED AND SEEDED AS SOON AS POSSIBLE.
5. ALL PERTINENT ORDINANCES OF CITY OF KNOXVILLE AND KNOX COUNTY SHALL BE FOLLOWED.
6. FINAL GRADING SHALL BE AS SUCH TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. GRADES SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.

ZONING: ~~RN-1~~ RN-2

MAXIMUM BUILDING COVERAGE = 30%
MAXIMUM IMPERVIOUS SURFACE = 40%

SITE AREA = 12,891.5 S.F. (0.30 A.C.) +/-
IMPERVIOUS AREA = 3,461.0 S.F. (0.08 A.C.) +/-
IMPERVIOUS SURFACE COVERAGE = 26.8%

—SET BACKS—
—FRONT = 18 FEET (10' +/- AVG. BLOCK FACE = 28 FEET +/- 10 FEET)
—SIDE = 8 FEET
—REAR = 25 FEET—



12-C-24-SU
10/28/2024



HOUSE SITE PLAN FRANCISCO HERNANDEZ O ERNESTINE DRIVE CITY BLOCK 33974, WARD 33 CITY OF KNOXVILLE, KNOX COUNTY, TENNESSEE		
JUAN HERNANDEZ 102 WELLINGTON CIRCLE OAK RIDGE, TN 37830		
ADAM SCHMEING LAND SURVEYING SURVEYING THE PAST FOR A BETTER FUTURE 6619 CROSSGATE DRIVE KNOXVILLE, TN 37912 859.391.2601		
SCALE: 1" = 30'	DATE: 03/28/2023	22203

PROJECT INFORMATION:

NAME: FRANCISCO'S DUPLEXES,
NEW TWO-FAMILY DWELLING, Townhouses, Attached 2-Units,
LOCATION: 4600 ERNESTINE DRIVE., Knoxville, TN. 37914
PARCEL ID#: 059 KB 015 01
OWNERS: HERNANDEZ FRANCISCO & Family
CONTACT - JUAN HERNANDEZ TELEPHONE (865)200-7707
CONTRACTOR: JUAN HERNANDEZ EMAIL: habuilders3@gmail.com

BUILDING DATA:

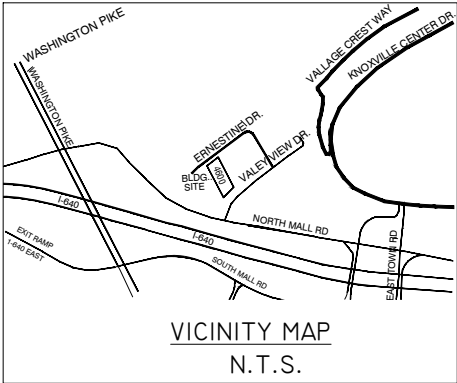
AREAS & OCCUPANT:
LOT SIZE (AREA) = ± 8,400 S.F.
DUPLEX UNITS SIZE = ± 62'x30'
UNIT TOTAL LIVING SQUARE FOOTAGES= 2,338.75 S.F.
LOWER LEVEL AREA SF.= 665.65 S.F.
UPPER LEVEL AREA SF.= 1,673.1
PARKING SPACES = 4, (2)-SPOT / FAMILY-UNIT,
PARKING MATERIAL: ASPHALT (PAVEMENTS) NEW PARKING SURFACE,
HEIGHTS:
NUMBER OF STORIES = 2-STORIES
BUILDING HEIGHT= ± 23'-6"
WALL HEIGHTS (LOWER FLOOR-TO-CEILING): 8'-0"
LEVEL TOW CEILING HEIGHT= 8'-0"
HEADERS (DOORS & WINDOWS TOP)= 6'-8"
FINISH FLOOR ELEVATION = (SEE SITE SURVEY AND GRADING)
SETBACK LINES (FRONT, REAR & SIDES) = (SEE SITE SURVEY AND GRADING)
OCCUPANCY:
CLASSIFICATION (GROUP): RESIDENTIAL, TWO-FAMILY DWELLING, FRAMED,
ZONING = (SLEEPING UNITS, ATTACHED, SERRATED WALL, FIRE-RESISTANT)

AUTHORITY HAVING JURISDICTION:
CITY OF KNOXVILLE, KNOX COUNTY,
Engineering, Planning,
400 MAIN ST., SUITE 475
KNOXVILLE, TN. 37902

ADOPTED CODES AND REFERENCES:

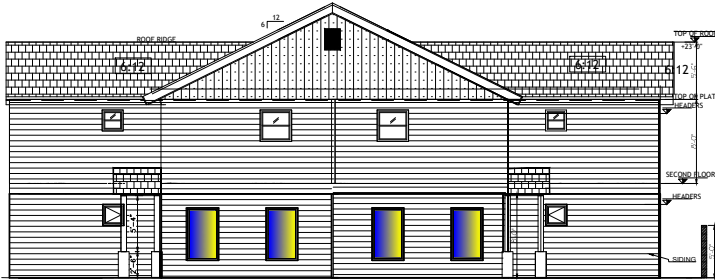
ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF FEDERAL, TN STATE, AND LOCAL COUNTY CODES,
CITY OF HERMITAGE PLANING, ANDERSON COUNTY RULES & REGULATIONS AND ALL LEGALLY AUTHORITIES,
IN CASE OF CONFLICT BETWEEN REQUIREMENTS, THE MOST UP-TO-DATE RESTRICTIVE SHALL APPLY.
2018 INTERNATIONAL BUILDING CODE
2018 IRC. INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL FIRE PREVENTION & SAFETY CODES
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL ENERGY CODE (FUEL & GAS CODES),
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL SWIMMING POOL & SPA CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
2012 INTERNATIONAL GREEN CONSTRUCTION CODE
2009 ICC. ANS a117.1 ACCESSIBILITY CODE

New Construction
Residential
Duplex - Townhouse
4600 Ernestine Dr., Knoxville, TN.



DRAWING INDEX

- A0.1 COVER SHEET
- C1 SITE PLAN - BUILDING LOCATION
- ARCHITECTURAL
 - A1.1 FLOOR PLAN - ENLARGED, LOWER LEVEL UNIT
 - A1.2 UPPER LEVEL UNIT
 - A2.1 ELEVATIONS - FRONT VIEW
 - A2.2 ELEVATIONS - REAR VIEW
 - A3 SECTIONS
 - A4 ROOF PLAN
 - A5 DETAILS, NOTES, SPECIFICATION
- ELECTRICAL PLAN
 - E1.1 ELECTRICAL PLAN
- PLUMBING
 - P1 PLUMBING LAYOUT
- STRUCTURAL
 - S1 FOUNDATION PLAN & FOOTING
 - S2 STRUCTURAL FRAMING



ELEVATION VIEW
N.T.S.

ARCHITECTURAL SYMBOLS

DRAWING TITLES

DRAWING NUMBER

A TITLE

SCALE SCALE

SECTION MARKERS

SECTION NUMBER

A-A

SHEET NUMBER

DETAIL AND PLAN MARKERS

DETAIL NUM

A-A

SHEET NUMBER

ELEVATION MARKERS

ELEVATION NUMBER

A-A

SHEET NUMBER

COLUMN AND GIRTH SYSTEM

1

A

NORTH ARROW

PLAN NORTH

SYMBOLS:

100 DOOR NUMBER

W WINDOW MARK

REVISION MARK

VERTICAL CURB MARK

H & A Builders
JUAN HERNANDEZ

KNOXVILLE, TN 37924
(678)429-6006
PHONE: HABUILDERS3@GMAIL.COM
EMAIL:

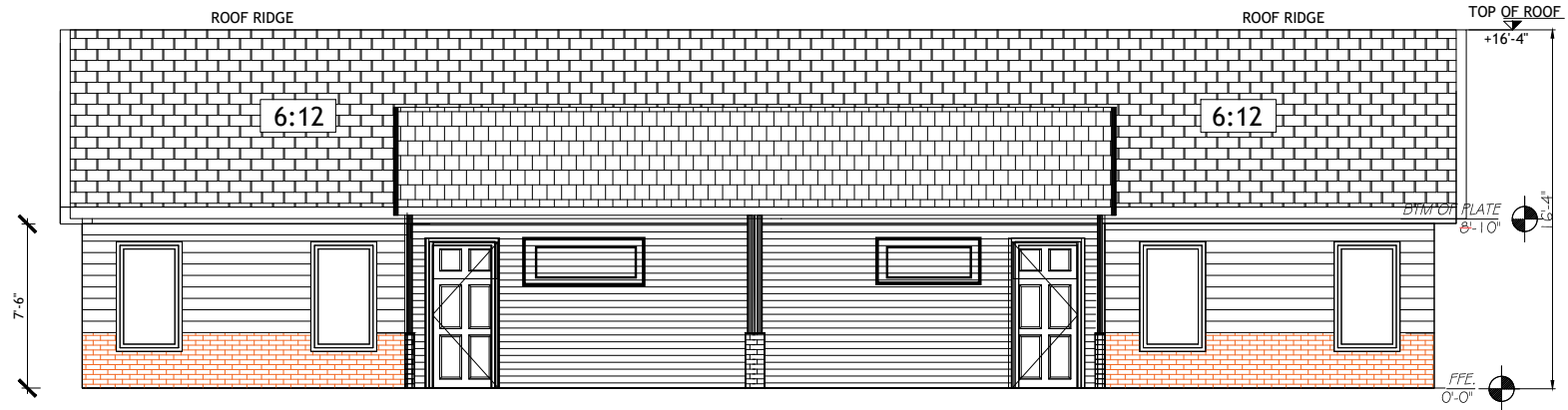
New Construction
Residential
FRANCISCO'S DUPLEXES,
Townhouses
4600 Ernestine Drive
Knoxville, TN 37914

COVER SHEET

PROJECT NO. #
P202312-100
DATE: 02-14-2024
SCALE: AS SHWN
DRWN: A.SOLIMAN
CHKD: AKAY
FILE: C
SHEET NO.
A0

FRANCISCO'S DUPLEXES
4600 ERNESTINE, Knoxville, TN
PARCEL ID#: 059 KB 015 01
UNITS SQUARE FOOTAGE= 2,338.75 S.F.

New Construction
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Duplex - Townhouse
4600 Ernestine Dr., Knoxville, TN.



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

TRANSPARANCY
471.24 SF
92 SF WINDOWS
19.52 % TRANSPARANCY



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

Grade Fall: 6+ Inches within the 10 feet

12-C-24-SU
rev 12.2.2024

H & A Builders
JUAN HERNANDEZ

KNOXVILLE, TN 37924
PHONE: (678) 429-6006
EMAIL: HABUILDERS3@GMAIL.COM

New Construction
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ELEVATIONS
FRONT - REAR

PROJECT NO. #
P202312-100
DATE: 05-14-2024
SCALE: AS SHWN
DRWN: A.SOLIMAN
CHKD: JUAN
FILE: ARCH

SHEET NO.
A1.a

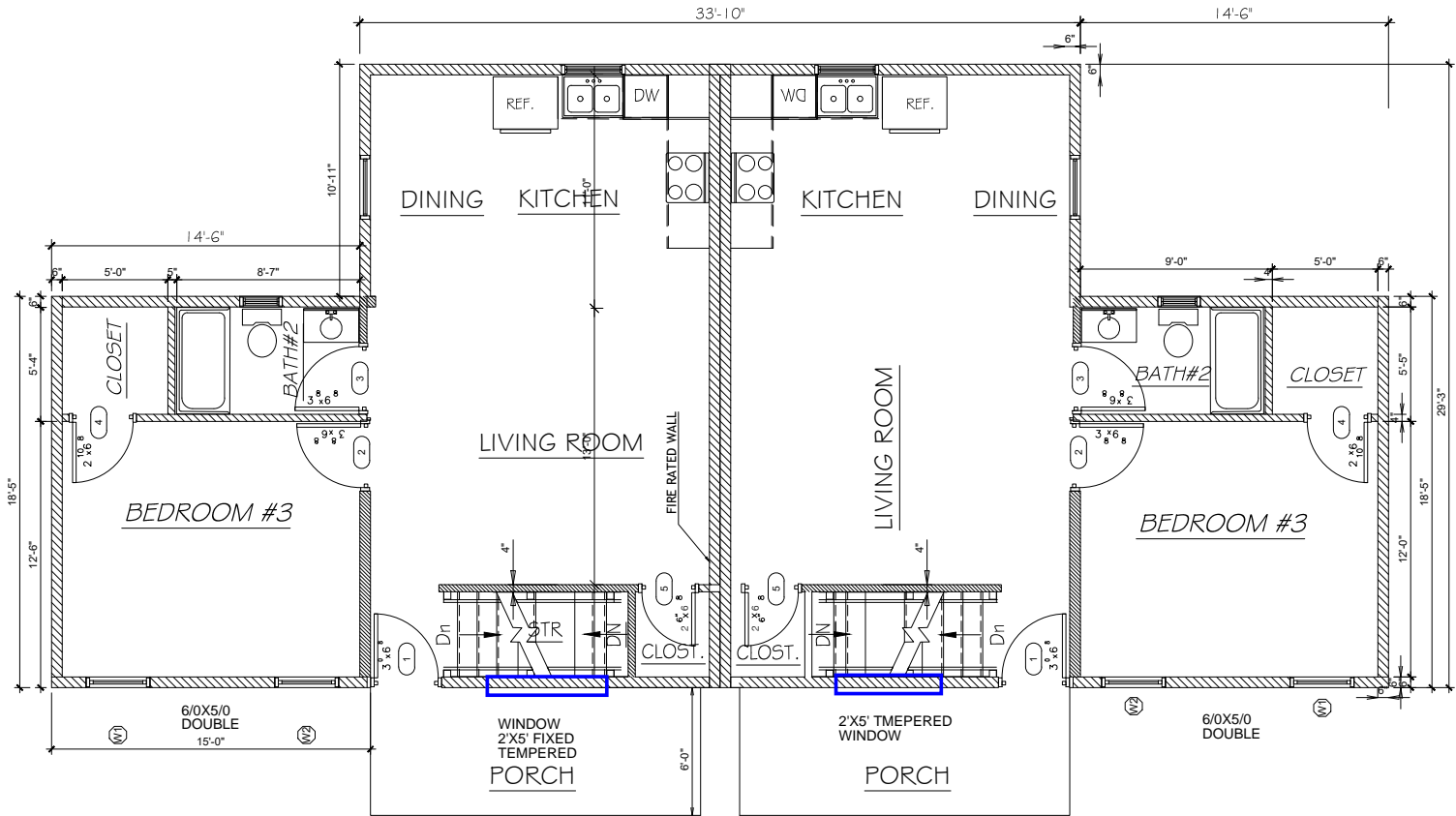
New Construction
Residential
Duplex - Townhouse
4600 Ernestine Dr., Knoxville, TN.

GENERAL NOTES:

ALL WORKS AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF STATE OF TENNESSEE, KNOX COUNTY AND COMPLY WITH THE CITY OF KNOXVILLE BUILDING & ZONING, THE GUIDELINES OF 2018 IRC, ALL INTERNATIONAL LAWS APPLYING TO THIS TWO-FAMILY DWELLING PROJECT, 2018 IBC, ADA, AND OTHER APPLICABLE SECTIONS OF FAMILY LIFE SAFETY CODES, AND WITH THE MOST RECENT EDITION OF THE LOCAL AND INTERNATIONAL CODES, ALL UNITS ARE IN FEET (FT) UNLESS NOTED OTHERWISE, DO NOT SCALE THESE DRAWINGS (Use given dimensions, as shown only), PHYSICALLY MEASURE AND FIELD VERIFY ALL DIMENSIONS AND SITE CONDITIONS, ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

FLOOR PLAN NOTES:

THE INTENT OF THE DRAWINGS IS TO INDICATE THE GENERAL CODE REQUIRED FOR RESIDENTIAL UNITS THE FLOOR PLANS ARE SHOWING CONSTRUCTIONS WALLS TYPES, SIZES, AND LOCATIONS OF EXITS, DOORS AND WINDOWS ARE MEANS OF EGRESS (Maximum Allowable Windows sill is 44" aff. SILL HEIGHTS, BUILDING MATERIALS: DISCUSS WITH OWNER ABOUT BUILDING MATERIALS, AND TYPES AND QUANTITIES BUILDING MATERIALS, ALL MATERIALS USED SHALL BE NEW AND SHALL CONFORM TO THE STANDARDS, USE FIRE-RESISTANCE MATERIALS (INCLUDING WALLS, FLOORS, AND ROOFS) 2-SEPARATE UNITS, USE 2X6" LUMBER FOR EXTERIORS/SEPARATION WALLS, UNLESS NOTED OTHERWISE, USE 8" CMU. BLOCKS FOR EXTERIOR/RETAINING OR FOUND-WALLS, UNLESS NOTED OTHERWISE, USE 2X4" LUMBER FOR INTERIOR WALLS, UNLESS NOTED OTHERWISE, WALL HEIGHTS (FLOOR-TO-CEILING) AND PARTITIONS HEIGHTS ARE 8'-0" ARE 12'-0" PARTITIONS HEIGHTS ARE 8'-0" DOORS AND WINDOWS HEADER TOP 6'-8" CONTRACTOR SHALL & SHOULD HAVE LICENSED ENGINEER (A qualified professional or contractors) TO REVIEW,



UNIT PLAN - UPPER LEVEL

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

12-C-24-SU
rev 12.2.2024

New Construction
Residential
FRANCISCO'S DUPLEXES,
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4600 Ernestine Drive
Knoxville, TN 37914

UNITS PLAN
LEVELS

PROJECT NO. #
P202312-100
DATE: 05-14-2024
SCALE: AS SHWN
DRWN: A. SOLIMAN
CHKD: JUAN
FILE: ARCH

SHEET NO.
A1.b

H & A Builders
JUAN HERNANDEZ
KNOXVILLE, TN 37924
PHONE: (678) 429-6006
EMAIL: HABUILDERS3@GMAIL.COM

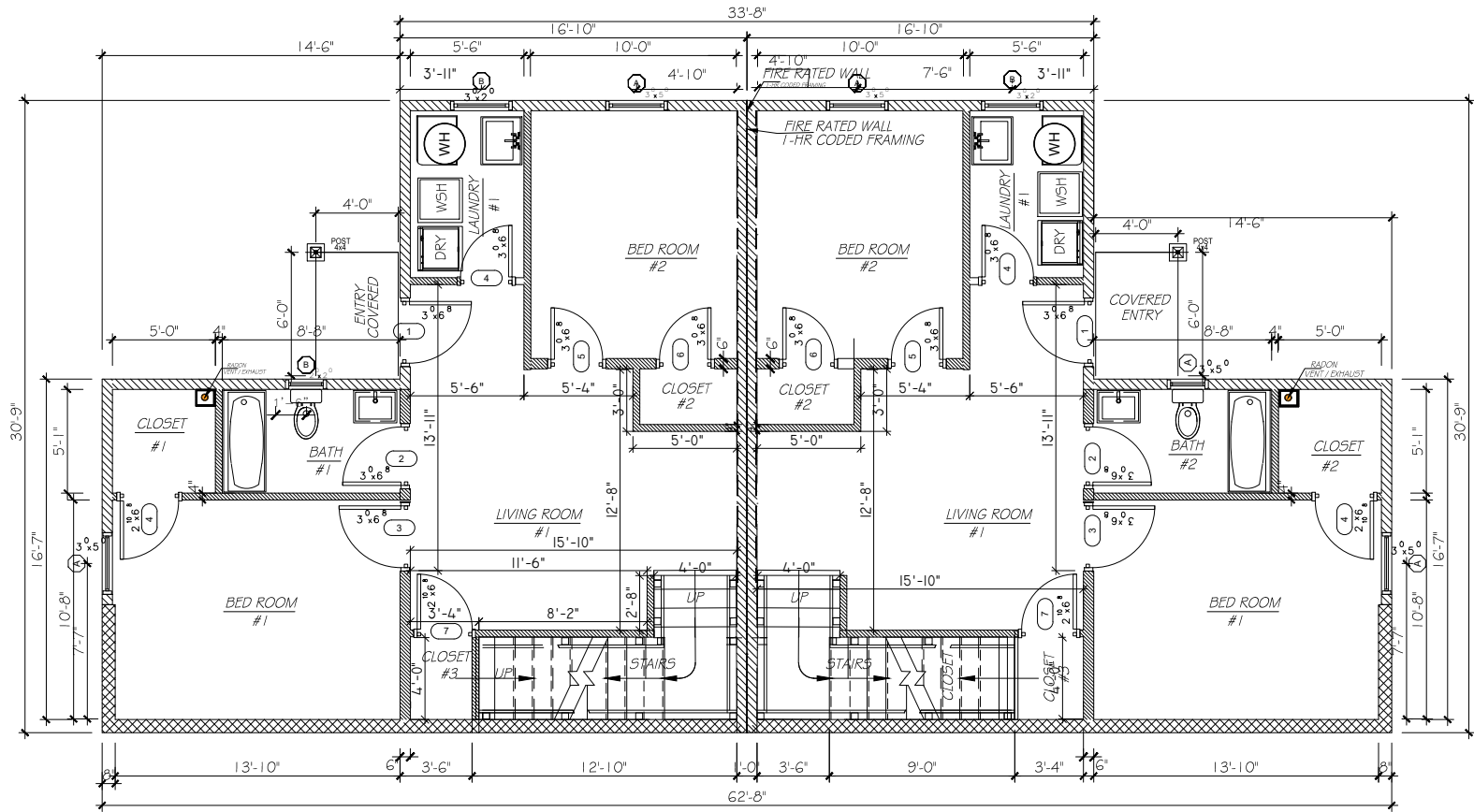
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2018 IBC., ADA, AND OTHER APPLICABLE SECTIONS OF FAMILY LIFE SAFETY CODES,
AND WITH THE MOST RECENT EDITION OF THE LOCAL AND INTERNATIONAL CODES,
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THE FLOOR PLANS ARE SHOWING CONSTRUCTIONS WALLS TYPES, SIZES, AND LOCATIONS OF EXITS,
DOORS AND WINDOWS ARE MEANS OF EGRESS (Maximum Allowable Windows sill is 44" aff. SILL HEIGHTS,
BUILDING MATERIALS:
DISCUSS WITH OWNER ABOUT BUILDING MATERIALS, AND TYPES AND QUANTITIES BUILDING MATERIALS,
ALL MATERIALS USED SHALL BE NEW AND SHALL CONFORM TO THE STANDARDS,
USE FIRE-RESISTANCE MATERIALS (INCLUDING WALLS, FLOORS, AND ROOFS) 2-SEPARATE UNITS,
USE 2X6" LUMBER FOR EXTERIOR/SEPARATION WALLS, UNLESS NOTED OTHERWISE,
USE 8" CMU BLOCKS FOR EXTERIOR/RETAINING OR FOUND-WALLS, UNLESS NOTED OTHERWISE,
USE 2X4" LUMBER FOR INTERIOR WALLS, UNLESS NOTED OTHERWISE,
WALL HEIGHTS (FLOOR-TO-CEILING) AND PARTITIONS HEIGHTS ARE 8'-0" ARE 12'-0"
PARTITIONS HEIGHTS ARE 8'-0"
DOORS AND WINDOWS HEADER TOP 6'-8"
CONTRACTOR SHALL & SHOULD HAVE LICENSED ENGINEER (A qualified professional or contractors) TO REVIEW,



FLOOR PLAN - LOWER LEVEL

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

New Construction
Residential
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LEVEL PLAN
LOWER

PROJECT NO. #
P202312-100
DATE: 05-14-2024
SCALE: AS SHOWN
DRWN: A. SOLIMAN
CHKD: JUAN
FILE: ARCH

SHEET NO.
A1.a

H & A Builders
JUAN HERNANDEZ
KNOXVILLE, TN 37924
(678) 429-6006
PHONE: HABUILDERS3@GMAIL.COM
EMAIL:



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

Tract Size

Part of Parcel (Y/N)?

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) Two-family dwelling			

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
\$450.00	
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.

Juan Hernandez	10/29/2024
Applicant Signature	Date

Phone / Email

Francisco Hernandez	10/29/2024
Property Owner Signature	Date

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

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 ☐ 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.builders@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
Home Occupation (specify) _____

Related City Permit Number(s)

IRC-NEW-23-0368

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel _____
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

Fee 2

\$450.00

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

Print Name / Affiliation

Date

Phone Number

Email

Property Owner Signature

Please Print

Date Paid

Juan Hernandez General Contractor

10/16/24

(865) 200-7707

hahelidars3@gmail.com

10/29/2024, SG

Francisco Hernandez



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