

SPECIAL USE

5-C-24-SU

Petitioner: Leah Metcalf



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

Map No: 94
Jurisdiction: City



Original Print Date: 4/15/2024

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

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Leah Metcalf

Applicant Name

Affiliation

3/26/2024

Date Filed

5/9/2024

Meeting Date (if applicable)

5-C-24-SU

File Number(s)

CORRESPONDENCE

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

Leah Metcalf Atlas Survey & Mapping, LLC

Name / Company

7016 Maize Drive Knoxville TN 37918

Address

865-248-2424 / lmetcalf@atlassurveytn.com

Phone / Email

CURRENT PROPERTY INFO

Jeffrey King JKing Enterprises, LLC

Owner Name (if different)

6908 Office Park

Owner Address

865-309-5321

Owner Phone / Email

512 Richmond Ave. / 0, 600 Richmond Ave

Property Address

94 H Q 026 01, 002, 003

Parcel ID

Part of Parcel (Y/N)?

6.61 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Richmond Ave, east of Richmond Hill Rd

General Location

City

Council District 3

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

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Central 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

<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) Duplex developments	

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 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
\$1,000.00	
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.

Applicant Signature: **Leah Metcalf** Please Print **3/26/2024** Date

Property Owner Signature: **Jeffrey King JKing Enterprises, LLC** Please Print **3/26/2024** 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

Leah Metcalf

Applicant Name

Affiliation

03/21/2024

05/09/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

5-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

Leah Metcalf

Atlas Survey & Mapping, LLC

Name

Company

7016 Maize Dr

Knoxville

TN

37918

Address

City

State

ZIP

865-248-2424

lmetcalf@atlassurveytn.com

Phone

Email

CURRENT PROPERTY INFO

JKing Enterprises, LLC

6908 Office Park Circle

865-309-5321

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0, 512 & 600 Richmond Ave

094HQ002, 094HQ003, 094HQ02601

Property Address

Parcel ID

KUB

KUB

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

DEVELOPMENT REQUEST

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

Home Occupation (specify) DUPLEX

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

~~Peak Hill at West View~~

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel

14
Total Number of Lots Created

Related Rezoning File Number

Other (specify) _____

Attachments / Additional Requirements

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
0403 \$1,000.00	\$1,000.00
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

Digitally signed by Leah Metcalf
Date: 2024.03.21 16:46:26 -05'00'

Leah Metcalf

03/21/2024

Applicant Signature

Please Print

Date

865-248-2424

lmetcalf@atlassurveytn.com

Phone Number

Email

Jeffrey King

Digitally signed by Jeffrey King
Date: 2024.03.22 09:03:24 -04'00'

Jeffery King

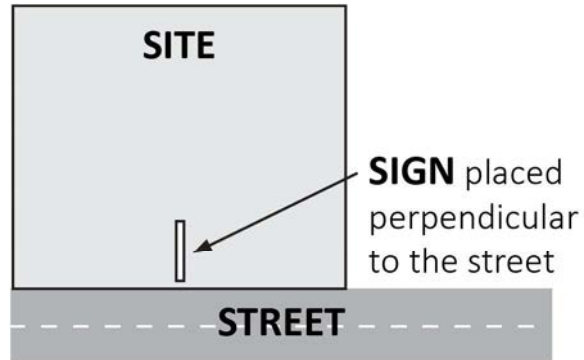
03/26/2024, SG

Property Owner Signature

Please Print

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:

_____ 04/26/2024 _____ and _____ 05/10/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Leah Metcalf

Date: 03/26/2024

File Number: 5-C-24-SU

- Sign posted by Staff
- Sign posted by Applicant