

**10-B-24-SP  
EAST CITY SECTOR PLAN MAP**

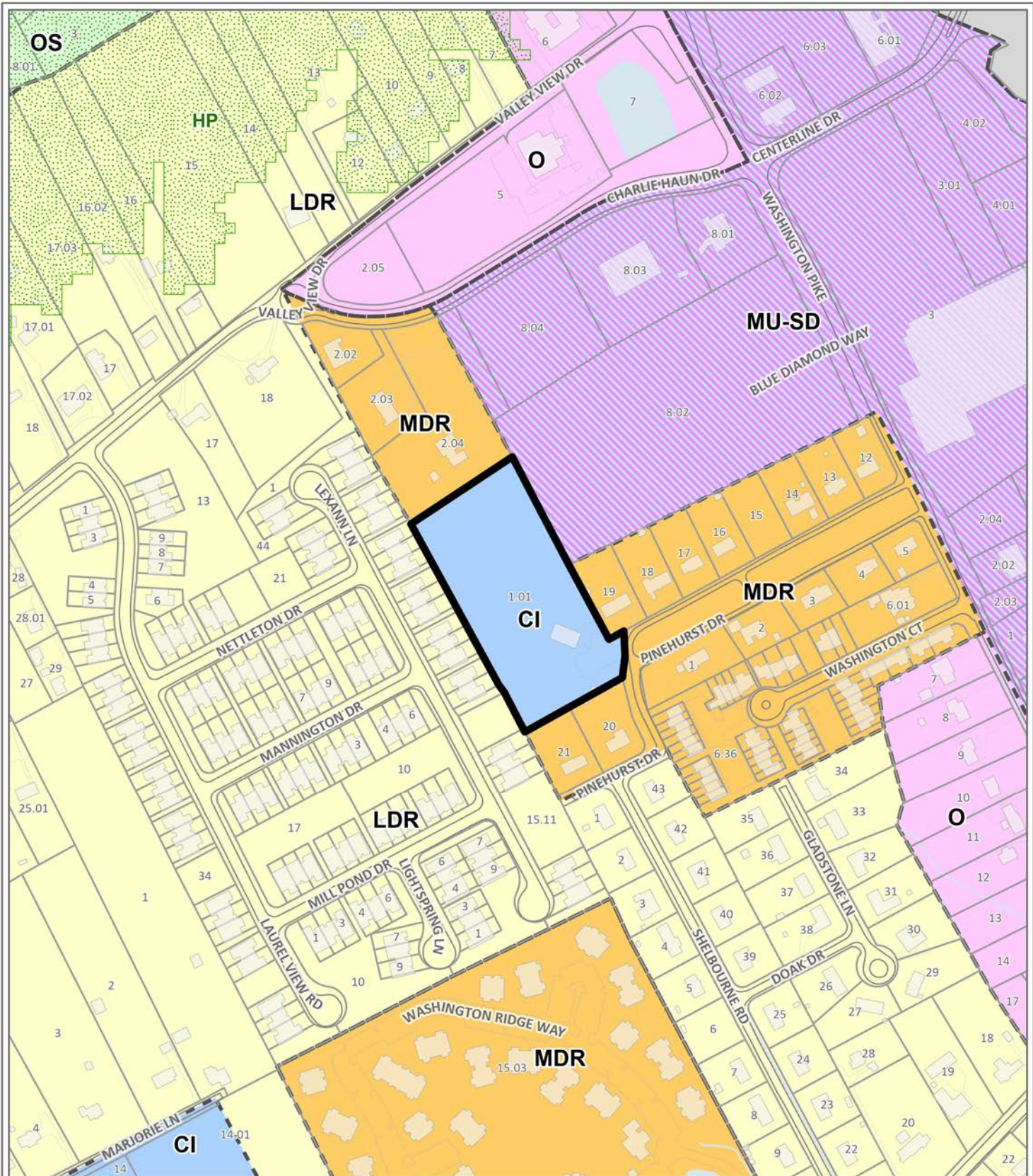
**From:** CI (Civic and Institutional)  
**To:** MDR (Medium Density Residential)

**Petitioner:** Knoxville Habitat for Humanity

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

**Original Print Date:** 9/3/2024  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





**ONE YEAR PLAN MAP**

**10-B-24-PA**

**Petitioner:** Knoxville Habitat for Humanity



**From:** CI (Civic and Institutional)

**To:** MDR (Medium Density Residential)

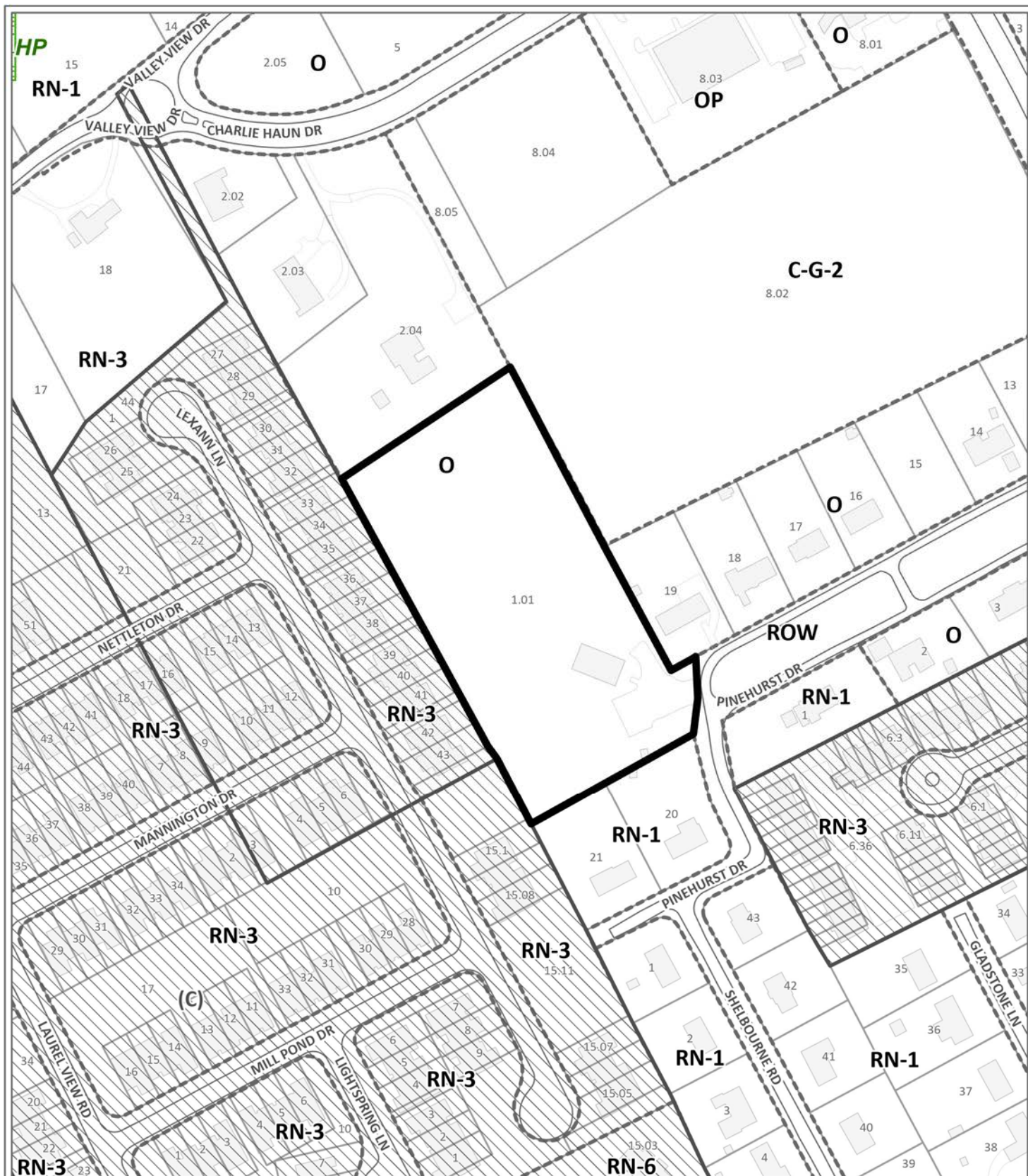
**Map No:** 59

**Jurisdiction:** City

**Original Print Date:** 9/3/2024

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





**REZONING**

**10-K-24-RZ**

**Petitioner:** Knoxville Habitat for Humanity



**From:** O (Office)

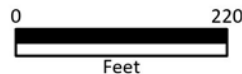
**To:** RN-4 (General Residential Neighborhood)

**Map No:** 59

**Jurisdiction:** City

**Original Print Date:** 9/3/2024

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

### Knoxville Habitat for Humanity

Applicant Name		Affiliation
<b>8/19/2024</b>	<b>10/3/2024</b>	<b>10-B-24-SP</b>
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.*

**John R. Anderson, PE SITE, Inc.**

Name / Company

**10215 Technology Dr. Dr. Suite 304 Knoxville TN 37932**

Address

**865-777-4175 / janderson@site-incorporated.com**

Phone / Email

### CURRENT PROPERTY INFO

<b>Knoxville Habitat for Humanity 1501 Wa 37927</b>	<b>865-523-3539 / bterry@khfh.co</b>
Owner Name (if different)	Owner Phone / Email

**4325 PINEHURST DR**

Property Address

<b>59 N C 00101</b>	<b>4.02 acres</b>
Parcel ID	Tract Size

<b>Knoxville Utilities Board</b>	<b>Knoxville Utilities Board</b>
Sewer Provider	Water Provider
	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 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) _____	

## SUBDIVISION REQUEST

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

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	<b>RN-4 (General Residential Neighborhood)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>MDR (Medium Density Residential)</b> Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

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

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$1,700.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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: Knoxville Habitat for Humanity    Date: 8/19/2024  
Please Print

Phone / Email: \_\_\_\_\_

Property Owner Signature: Knoxville Habitat for Humanity 1501 Washington Ave    Date: 8/19/2024  
Please Print



# 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

### Knoxville Habitat for Humanity

Applicant Name		Affiliation
<b>8/19/2024</b>	<b>10/3/2024</b>	<b>10-B-24-PA / 10-K-24-RZ</b>
Date Filed	Meeting Date (if applicable)	File Number(s)

### CORRESPONDENCE

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**John R. Anderson, PE SITE, Inc.**

Name / Company

**10215 Technology Dr. Dr. Suite 304 Knoxville TN 37932**

Address

**865-777-4175 / janderson@site-incorporated.com**

Phone / Email

### CURRENT PROPERTY INFO

<b>Knoxville Habitat for Humanity 1501 Wa 37927</b>	<b>865-523-3539 / bterry@khfh.co</b>
Owner Name (if different)	Owner Phone / Email

**4325 PINEHURST DR**

Property Address

<b>59 N C 00101</b>	<b>4.02 acres</b>
Parcel ID	Tract Size

<b>Knoxville Utilities Board</b>	<b>Knoxville Utilities Board</b>
Sewer Provider	Water Provider
	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 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) _____	

## SUBDIVISION REQUEST

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

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	<b>RN-4 (General Residential Neighborhood)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>MDR (Medium Density Residential)</b> Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

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

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$1,700.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	Fee 2	
	Fee 3	

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Applicant Signature: Knoxville Habitat for Humanity    Date: 8/19/2024  
Please Print

Phone / Email: \_\_\_\_\_

Property Owner Signature: Knoxville Habitat for Humanity 1501 Washington Ave    Date: 8/19/2024  
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

Knoxville Habitat for Humanity

Applicant Name		Affiliation
08/19/2024	10/03/2024	File Number(s) 10-K-24-RZ 10-B-24-PA 10-B-24-SP
Date Filed	Meeting Date (if applicable)	

### 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

John R. Anderson		SITE, Inc.	
Name		Company	
10215 Technology Drive, Suite 304		Knoxville	TN 37932
Address		City	State ZIP
865-777-4165	janderson@site-incorporated.com		
Phone	Email		

### CURRENT PROPERTY INFO

1501 Washington Avenue, 37927		865-523-3539
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
4325 Pinehurst Drive		059NC00101
Property Address		Parcel ID
KUB	KUB	N
Sewer Provider	Water Provider	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.**



### DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____  Other (specify) _____	Related City Permit Number(s)
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### SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    _____ Total Number of Lots Created _____  <input type="checkbox"/> Other (specify) _____  <input type="checkbox"/> Attachments / Additional Requirements	

### ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>RN-4</b> Proposed Zoning _____  <input type="checkbox"/> Plan Amendment Change <b>MDR</b> Proposed Plan Designation(s) _____	Pending Plat File Number
Proposed Density (units/acre) _____	Previous Rezoning Requests _____
<input type="checkbox"/> Other (specify) _____	

### STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission  <b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request ( <i>Comprehensive Plan</i> )  <b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan</i> ) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist ( <i>Hillside Protection</i> )	<table border="1"> <tr> <td>Fee 1</td> <td></td> <td rowspan="3">Total</td> </tr> <tr> <td><b>0801</b></td> <td><b>\$650.00</b></td> </tr> <tr> <td>Fee 2</td> <td></td> </tr> <tr> <td><b>0605</b></td> <td><b>\$1,050.00</b></td> <td><b>\$1,700.00</b></td> </tr> <tr> <td>Fee 3</td> <td></td> <td></td> </tr> </table>	Fee 1		Total	<b>0801</b>	<b>\$650.00</b>	Fee 2		<b>0605</b>	<b>\$1,050.00</b>	<b>\$1,700.00</b>	Fee 3		
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### AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:  
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 Applicant Signature

Knoxville Habitat for Humanity

08/19/2024

Please Print

Date

865-523-3539

bterry@khfh.com

Phone Number

Email

  
 Property Owner Signature

Bill Terry

08/19/2024 ,SG

Please Print

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.*

09/20/2024  
Date to be Posted

10/04/2024  
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

*Bill Teet*  
Applicant Signature

Bill Teet Knoxville Habitat for Humanity  
Applicant Name

8/19/24  
Date

10-K-24-RZ; 10-B-24-PA; 10-B-24-SP

FILE NUMBER