



PLAN AMENDMENT REPORT

► **FILE #:** 10-B-24-SP

AGENDA ITEM #: 33

AGENDA DATE: 10/3/2024

► **APPLICANT:** KNOXVILLE HABITAT FOR HUMANITY
OWNER(S): Knoxville Habitat for Humanity

TAX ID NUMBER: 59 N C 00101

[View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 4325 PINEHURST DR

► **LOCATION:** Northwest side of Pinehurst Dr, east of Lexann Ln

► **APPX. SIZE OF TRACT:** 4.02 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Pinehurst Drive, a local street with a 16-ft pavement width within a right-of-way width varying from 46 ft to 100 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Love Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** CI (Civic and Institutional) / O (Office)

► **PROPOSED PLAN DESIGNATION:** MDR (Medium Density Residential)

► **EXISTING LAND USE:** Public/Quasi Public Land (church)

EXTENSION OF PLAN DESIGNATION: Yes

HISTORY OF REQUESTS: Rezoned from R-1 (Single Family Residential) to O-1 (Office, Medical & Related Services) in 2000 (10-G-00-RZ); request to rezone from O-1 to C-6 (General Commercial) was denied in 2001 (4-J-01-RZ); rezoned from O-1 to TC-1 (Town Center) with a larger group of properties in 2005 (1-N-05-RZ); a rezoning to O-1 and PC-1 (Planned Commercial) with conditions was approved in 2006 (10-O-06-RZ).

SURROUNDING LAND USE AND PLAN DESIGNATION:

North: Rural residential - MDR (Medium Density Residential)

South: Single family residential - MDR (Medium Density Residential)

East: Multifamily residential, single-family residential - MU-SD, EC-4 (Mixed-Use Special District, East Town Center Mall), MDR (Medium Density Residential)

West: Multifamily residential - LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT

This is an area of the Alice Bell/Springhill community that has a diverse concentration of housing forms including townhouses, apartments and single-family residences. It is near Washington Pike, just south of its intersection with I-640.

STAFF RECOMMENDATION:

- **Approve the MDR (Medium Density Residential) land use classification because it is consistent with surrounding land uses.**

COMMENTS:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. The subject property is in an urbanized area along Washington Pike with quick access to I-640 and built-out utility infrastructure. These conditions support consideration of an increase in residential development under the requested MDR (Medium Density Residential) land use classification.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The existing CI (Civic Institutional) land use classification reflects the property's status as the Quaker First Friends Church campus. The Church sold the land to the applicant, Knoxville Habitat for Humanity, and the use of a place of worship can continue with a plan amendment to the MDR designation.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There are no changes in government policy specific to this request for the MDR land use. However, the subject property's location among multifamily communities where there is ample infrastructure is aligned with existing General Plan policies to develop infill housing that is compatible with neighboring residences.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The request for MDR at this location is consistent with development trends in the area. The adjacent Jewel Washington Pike apartment community was developed after 2022, and the subject parcel abuts the established Laurel Place townhouse subdivision to the west.
2. The property is near numerous assets to support an increase in residential intensity. It is within ¼ mile of a KAT bus stop to the northeast where there is a regional shopping district along Washington Pike.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Spring Hill Elementary, Holston Middle, and Fulton High.

If approved, this item will be forwarded to Knoxville City Council for action on 11/12/2024 and 11/26/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 10-K-24-RZ
10-B-24-PA

AGENDA ITEM #: 33
AGENDA DATE: 10/3/2024

► **APPLICANT:** KNOXVILLE HABITAT FOR HUMANITY
OWNER(S): Knoxville Habitat for Humanity

TAX ID NUMBER: 59 N C 00101 [View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 4325 PINEHURST DR

► **LOCATION:** Northwest side of Pinehurst Dr, east of Lexann Ln

► **TRACT INFORMATION:** 4.02 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Pinehurst Drive, a local street with a 16-ft pavement width within a right-of-way width varying from 46 ft to 100 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Love Creek

► **PRESENT PLAN DESIGNATION/ZONING:** CI (Civic and Institutional) / O (Office)

► **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RN-4 (General Residential Neighborhood)

► **EXISTING LAND USE:** Public/Quasi Public Land (church)

EXTENSION OF PLAN DESIGNATION/ZONING: It is an extension of the land use classification but not the zoning district.

HISTORY OF ZONING REQUESTS: Rezoned from R-1 (Single Family Residential) to O-1 (Office, Medical & Related Services) in 2000 (10-G-00-RZ); request to rezone from O-1 to C-6 (General Commercial) was denied in 2001 (4-J-01-RZ); rezoned from O-1 to TC-1 (Town Center) with a larger group of properties in 2005 (1-N-05-RZ); a rezoning to O-1 and PC-1 (Planned Commercial) with conditions was approved in 2006 (10-O-06-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Rural residential - MDR (Medium Density Residential) - O (Office)

South: Single family residential - MDR (Medium Density Residential) - RN-1 (Single-Family Residential Neighborhood)

East: Multifamily residential, single family residential - MU-SD, EC-4 (Mixed-Use Special District, East Town Center Mall), MDR (Medium

Density Residential) - C-G-2 (General Commercial), O (Office)

West: Multifamily residential - LDR (Low Density Residential) - RN-3 (C)
(General Residential Neighborhood) (Previously Approved Planned District)

NEIGHBORHOOD CONTEXT: This is an area of the Alice Bell/Springhill community that has a diverse concentration of housing forms including townhouses, apartments and single-family residences. It is near Washington Pike, just south of its intersection with I-640.

STAFF RECOMMENDATION:

- ▶ **Approve the MDR (Medium Density Residential) land use classification because it is consistent with surrounding land uses.**

- ▶ **Approve the RN-4 (General Residential) district because it is consistent with surrounding development and changing conditions.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. The existing CI (Civic Institutional) land use classification reflects the property's status as the Quaker First Friends Church campus. The Church sold the land to the applicant, Knoxville Habitat for Humanity, and the use of a place of worship can continue with a plan amendment to the MDR (Medium Density Residential) land use classification.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. The subject property is in an urbanized area along Washington Pike with quick access to I-640 and built-out utility infrastructure. These conditions support consideration of an increase in residential development under the requested MDR designation.
2. The request for MDR at this location is consistent with development trends in the area. The adjacent Jewel Washington Pike apartment community was developed after 2022, and the subject parcel abuts the established Laurel Place townhouse subdivision to the west.
3. The property is near numerous assets to support an increase in residential intensity. It is within ¼ mile of a KAT bus stop to the northeast where there is a regional shopping district along Washington Pike.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no changes in government policy specific to this request for the MDR land use. However, the subject property's location among multifamily communities where there is ample infrastructure is aligned with existing General Plan policies to develop infill housing that is compatible with neighboring residences.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new plans or studies directly pertaining to this land use amendment request.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The requested RN-4 (General Residential Neighborhood) zoning district is consistent with recent multifamily development in this area, which is addressing unmet local demand for a wide range of housing options.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RN-4 district is intended to accommodate mixed medium density residential development. Single family and duplex residential developments are permitted by right. Townhouse and low-rise multifamily dwellings are allowed with staff review or special use approval, depending on the number of units proposed. The RN-4 District is intended to be applied to neighborhoods that are characterized by such mixed residential development, or that have been identified as areas where such development would be suitable in the future. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
2. The subject property's adjacency to the Jewel Washington Pike apartments, the Laurel Place townhouses, and the Pinehurst single family subdivision reflect the wide variety of housing, which is the intended context for the RN-4 district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. There are no adverse impacts anticipated to occur with the proposed rezoning, as it is compatible with the development that surrounds it. While the property is accessed on a local residential street, it is a short distance from the major arterial of Washington Pike, with an access point to the east along Pinehurst Drive and to the south on Shelbourne Road.
2. The property is in a location where it could offer improved connectivity between several residential developments. This should be considered if a special use review occurs.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The RN-4 zone is consistent with the One Year Plan and the East City Sector Plan as amended to the MDR (Medium Density Residential) land use classification.
2. Rezoning to the RN-4 district is consistent with the General Plan's Development Policy 8.1 to develop infill housing on vacant lots and redevelopment parcels that is compatible with neighboring residences in scale, design, and site layout.
3. The RN-4 district involves special use review of more than 9 townhouse or 8 multifamily units. This would provide an opportunity to consider the General Plan in development review, such as the principle that connectivity between subdivisions is an essential neighborhood feature.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

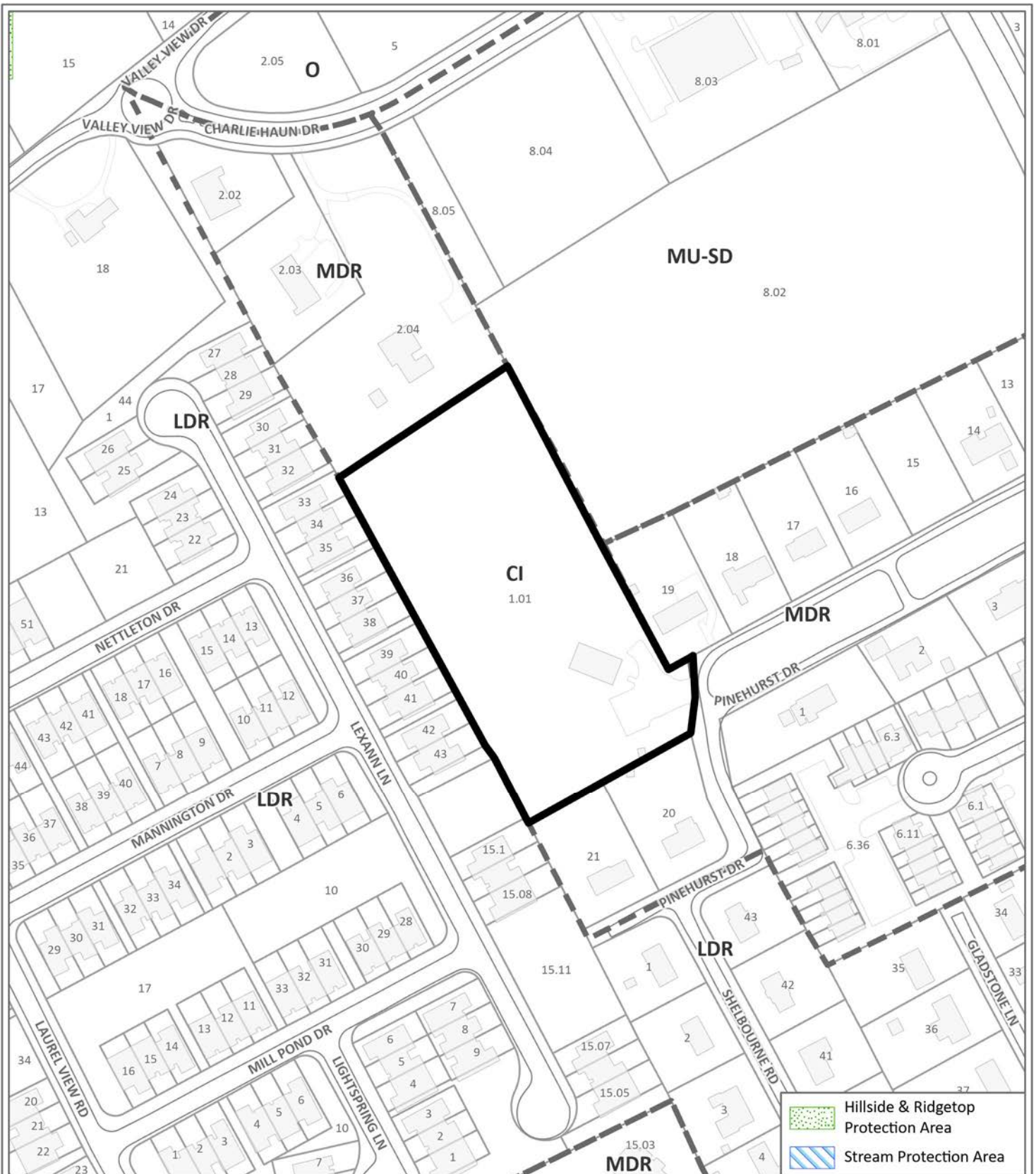
1. The subject property is in an area with ample transportation, utility and transit infrastructure as well as service-oriented commercial amenities to support more residential development under the RN-4 district.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Spring Hill Elementary, Holston Middle, and Fulton High.

If approved, this item will be forwarded to Knoxville City Council for action on 11/12/2024 and 11/26/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



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



From: CI (Civic and Institutional)

To: MDR (Medium Density Residential)

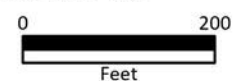
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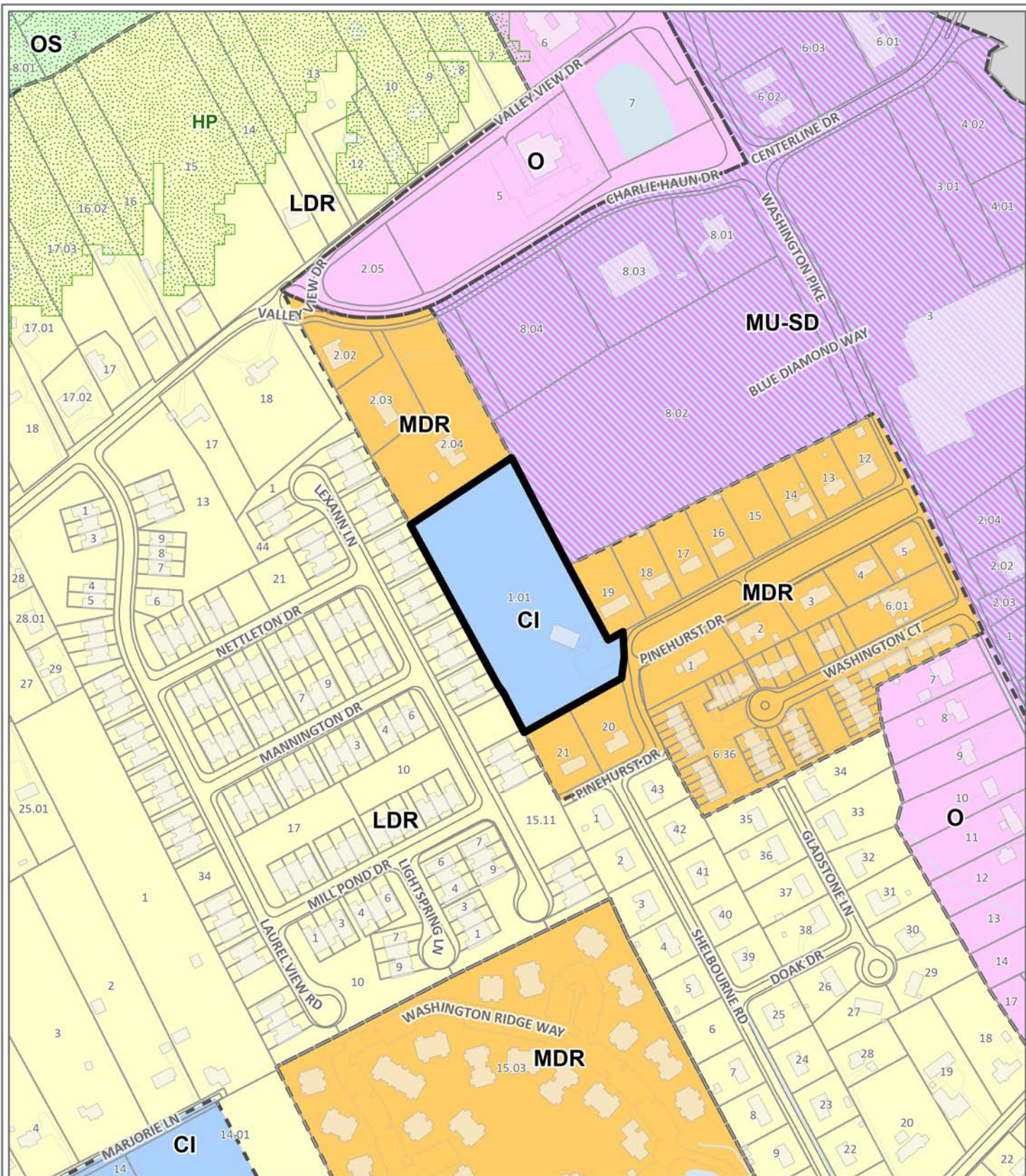
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Knoxville Habitat for Humanity

Map No: 59

Jurisdiction: City





ONE YEAR PLAN MAP

10-B-24-PA

Petitioner: Knoxville Habitat for Humanity



From: CI (Civic and Institutional)

To: MDR (Medium Density Residential)

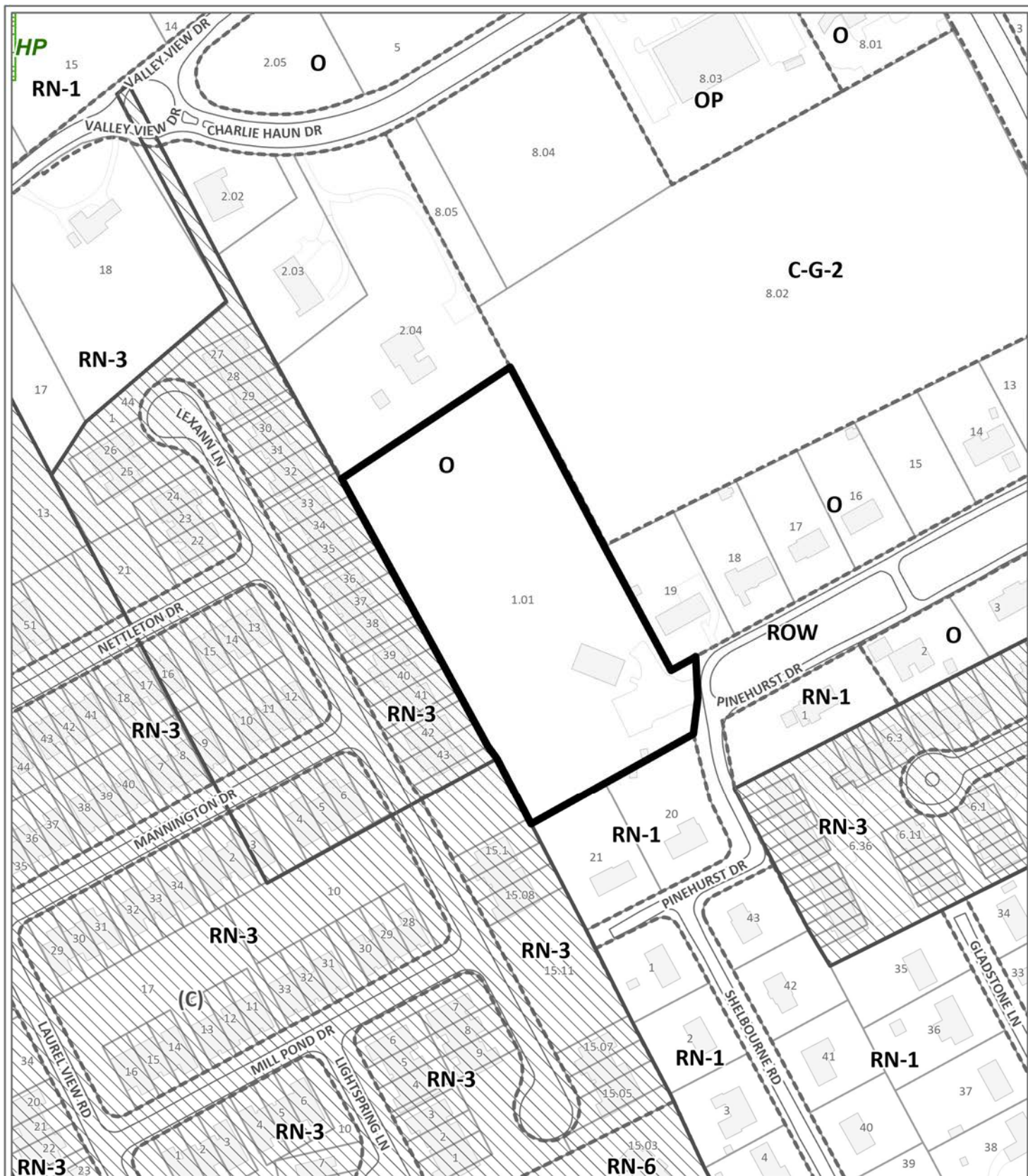
Original Print Date: 9/3/2024

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

Map No: 59

Jurisdiction: City





REZONING

10-K-24-RZ

Petitioner: Knoxville Habitat for Humanity



From: O (Office)

To: RN-4 (General Residential Neighborhood)

Original Print Date: 9/3/2024

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

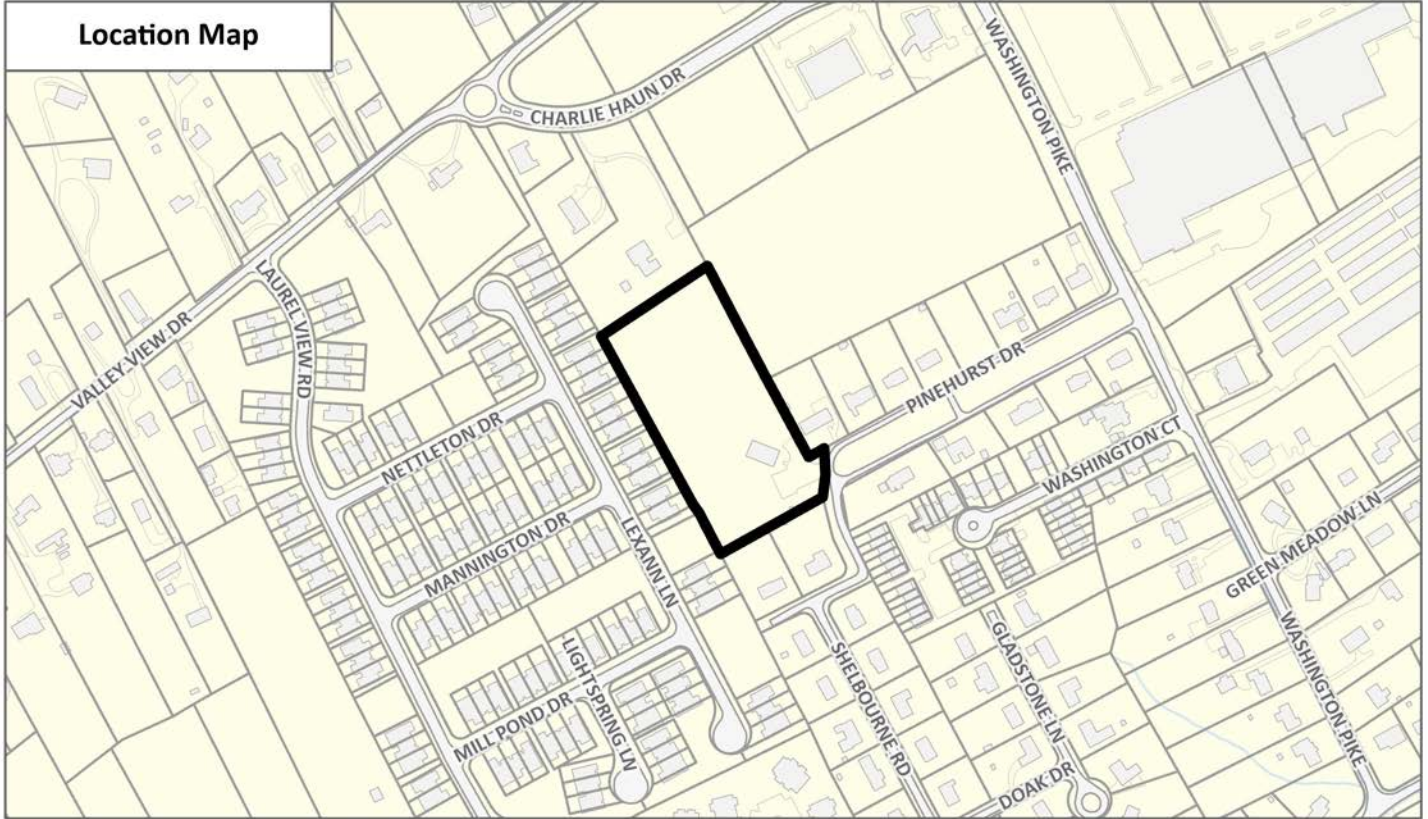
Map No: 59

Jurisdiction: City



Exhibit A. Contextual Images

Location Map



Aerial Map

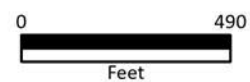


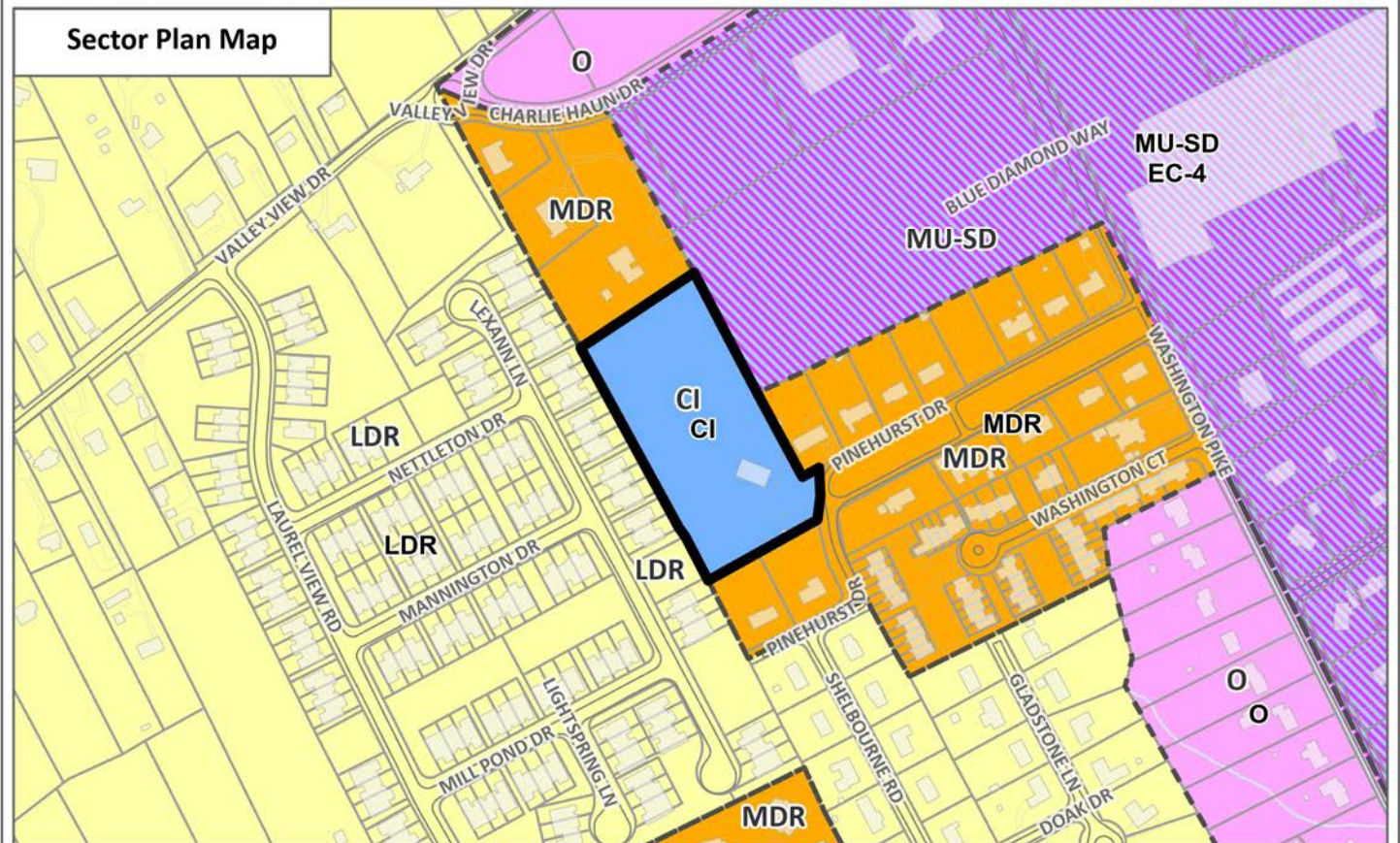
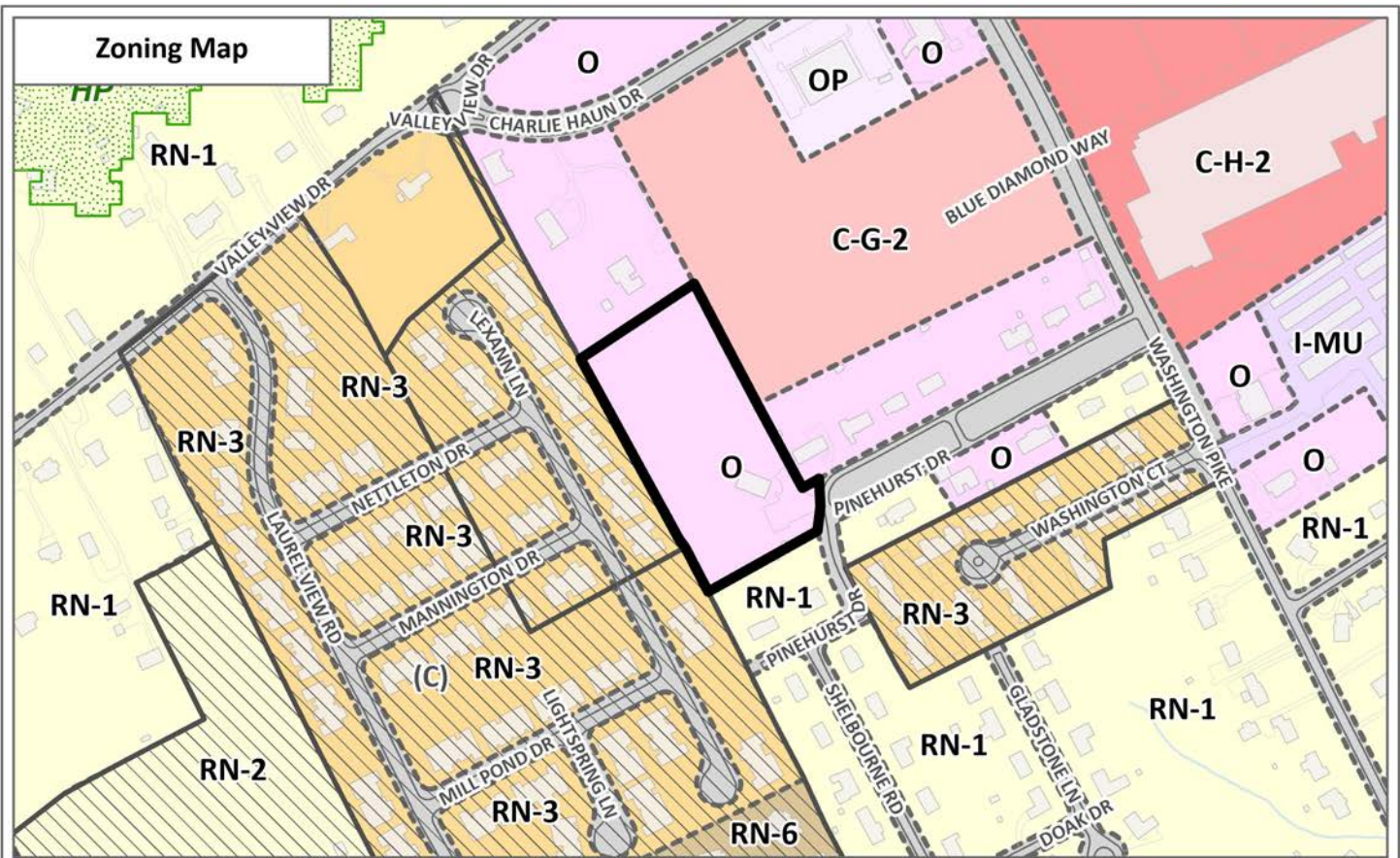
CONTEXTUAL MAPS 1

10-K-24-RZ / 10-B-24-PA



Case boundary





CONTEXTUAL MAPS 2

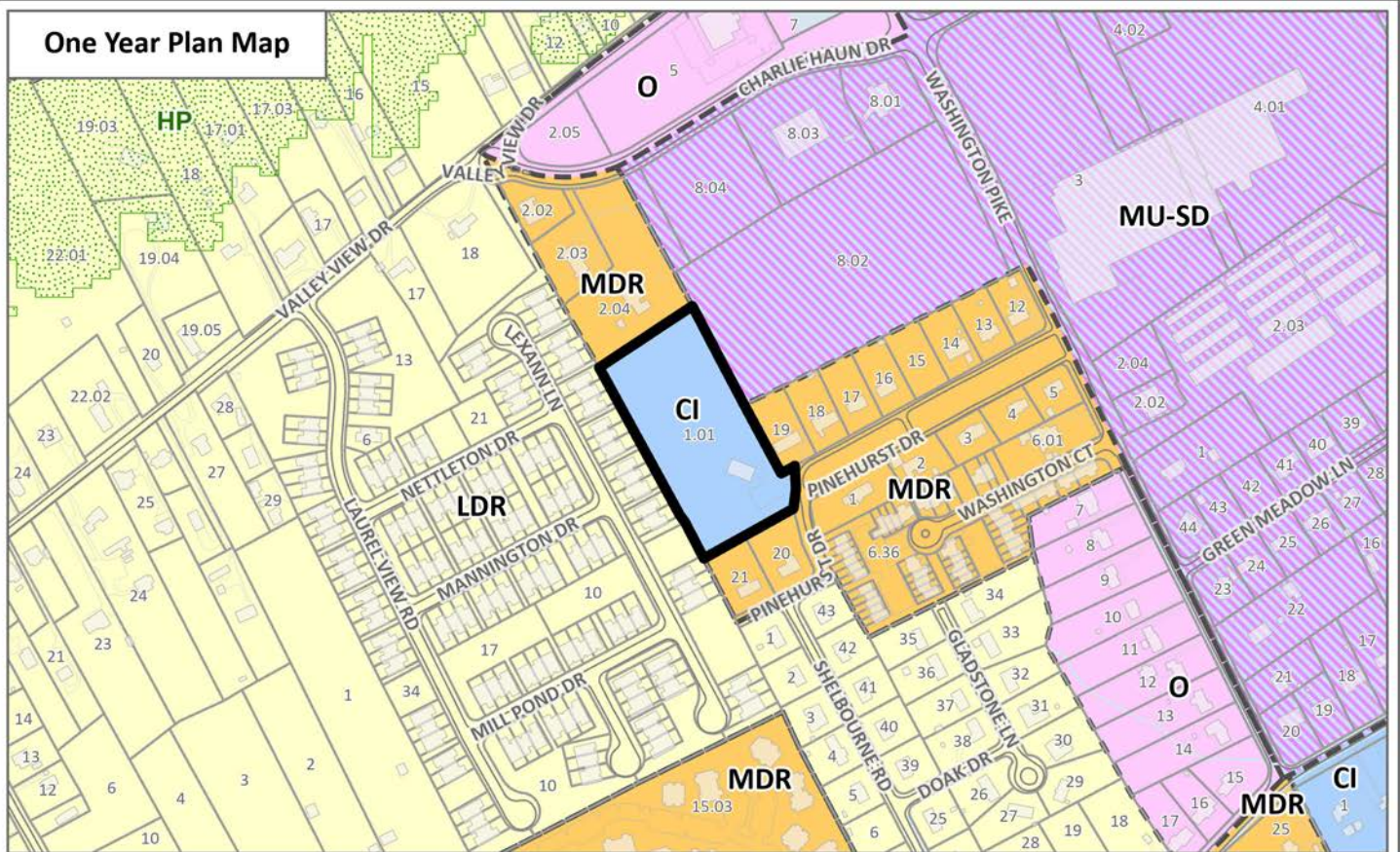
10-K-24-RZ / 10-B-24-PA



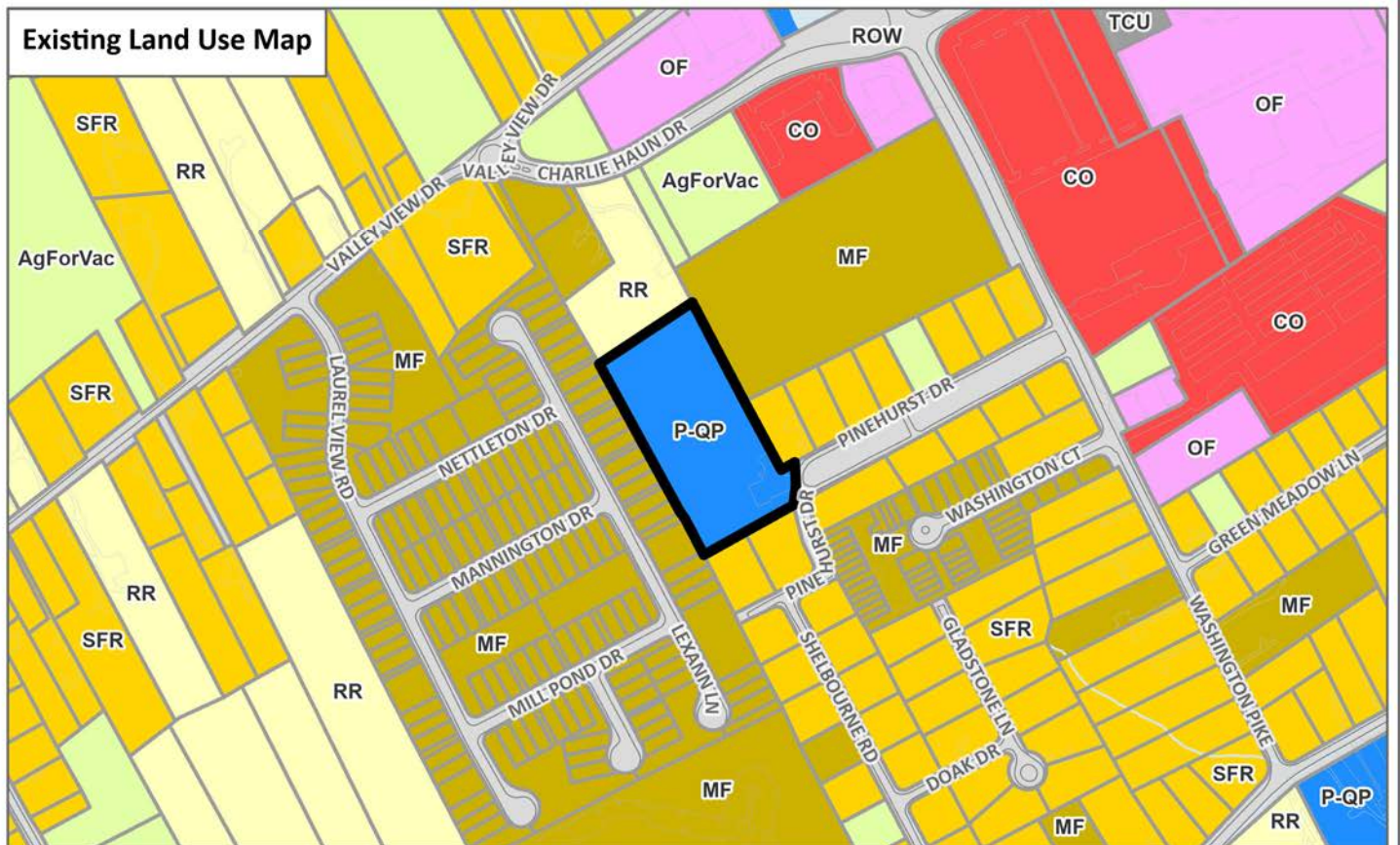
Case boundary



One Year Plan Map



Existing Land Use Map

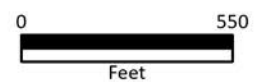


CONTEXTUAL MAPS 3

10-K-24-RZ / 10-B-24-PA



Case boundary





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

8/19/2024

10/3/2024

10-B-24-SP

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

Knoxville Habitat for Humanity 1501 Wa 37927

Owner Name (if different)

Owner Address

865-523-3539 / bterry@khfh.co

Owner Phone / Email

4325 PINEHURST DR

Property Address

59 N C 00101

Parcel ID

Part of Parcel (Y/N)?

4.02 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

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

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☐ Zoning Change **RN-4 (General Residential Neighborhood)**
Proposed Zoning

Pending Plat File Number

- ☒ Plan Amendment **MDR (Medium Density Residential)**
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

\$1,700.00

Total

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.

Knoxville Habitat for Humanity

8/19/2024

Applicant Signature

Please Print

Date

Phone / Email

Knoxville Habitat for Humanity 1501 Washington Ave

8/19/2024

Property Owner Signature

Please Print

Date



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

8/19/2024

10/3/2024

10-B-24-PA / 10-K-24-RZ

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

Knoxville Habitat for Humanity 1501 Wa 37927

Owner Name (if different)

Owner Address

865-523-3539 / bterry@khfh.co

Owner Phone / Email

4325 PINEHURST DR

Property Address

59 N C 00101

Parcel ID

Part of Parcel (Y/N)?

4.02 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

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

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RN-4 (General Residential Neighborhood)**
Proposed Zoning

Pending Plat File Number

- ☒ Plan Amendment **MDR (Medium Density Residential)**
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

\$1,700.00

Total

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.

Knoxville Habitat for Humanity

8/19/2024

Applicant Signature

Please Print

Date

Phone / Email

Knoxville Habitat for Humanity 1501 Washington Ave

8/19/2024

Property Owner Signature

Please Print

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 ☐ PA
- ☐ Rezoning

Knoxville Habitat for Humanity

Applicant Name

Affiliation

08/19/2024

Date Filed

10/03/2024

Meeting Date (if applicable)

File Number(s)

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

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

Name

SITE, Inc.

Company

10215 Technology Drive, Suite 304

Address

Knoxville

City

TN

State

37932

ZIP

865-777-4165

Phone

janderson@site-incorporated.com

Email

CURRENT PROPERTY INFO

1501 Washington Avenue, 37927

Property Owner Name (if different)

Property Owner Address

865-523-3539

Property Owner Phone

4325 Pinehurst Drive

Property Address

059NC00101

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.**

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Combine Parcels☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change

RN-4

Proposed Zoning

☐ Plan Amendment Change

MDR

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
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

Fee 1		Total
-------	--	---

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

Knoxville Habitat for Humanity

08/19/2024

Applicant Signature

Please Print

Date

865-523-3539

bterry@khfh.com

Phone Number

Email

Bill Terry

08/19/2024 ,SG

Property Owner Signature

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



Applicant Signature

Bill Teeter Knoxville Habitat for Humanity

Applicant Name

8/19/24

Date

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

FILE NUMBER