

REZONING

1-H-25-RZ

Petitioner: Jim Hatfield



From: INST (Institutional), IH (Infill Housing Overlay)

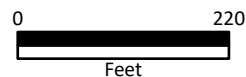
To: RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay)

Map No: 81

Jurisdiction: City

Original Print Date: 12/3/2024

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

Jim Hatfield

Applicant Name _____ Affiliation _____

11/25/2024

1/9/2025

1-H-25-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.

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

Jim Hatfield Knoxville's Community Development Corporation

Name / Company _____

901 N Broadway Knoxville TN 37917

Address _____

865-403-1169 / jhatfield@kcdc.org

Phone / Email _____

CURRENT PROPERTY INFO

Jim Hatfield Knoxville's Community Deve **901 N Broadway Knoxville TN 37917** **865-403-1169 / jhatfield@kcdc.**

Owner Name (if different) _____ Owner Address _____ Owner Phone / Email _____

1914 HURON ST

Property Address _____

81 E H 006

2.27 acres

Parcel ID _____ Part of Parcel (Y/N)? _____ Tract Size _____

Knoxville Utilities Board

Knoxville Utilities Board

No

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	RN-4 (General Residential Neighborhood), IH (Infill Housing) overlay 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
\$650.00	
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.

Applicant Signature	Jim Hatfield Please Print	11/25/2024 Date
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Phone / Email

Property Owner Signature	Jim Hatfield Knoxville's Community Development Corporation Please Print	11/25/2024 Date
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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

Jim Hatfield

Owner's Rep

Applicant Name

Affiliation

11/15/2024

January 9th 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

1-H-25-RZ

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

Jim Hatfield

Knoxville's Community Development Corp

Name

Company

901 N Broadway

Knoxville

TN

37917

Address

City

State

ZIP

865-403-1169

jhatfield@kcdc.org

Phone

Email

CURRENT PROPERTY INFO

Knoxville's Community Development Corp 901 N Broadway

865-403-1169

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1914 Huron Street

081EH006

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.*

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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 _____

Combine Parcels
 Divide Parcel

Unit / Phase Number _____

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

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify)

~~Request removed from file~~ JH 12.18.24

Pending Plat File Number

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	\$650.00
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.

James Hatfield

James Hatfield, Owner's Rep

11/14/24

Applicant Signature

Print Name / Affiliation

Date

865-403-1169

jhatfield@kcdc.org

Phone Number

Email

11/25/2024, 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.

12/27/24

~~1/11/25~~ **1/10/2025**

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

James Hatfield Digitally signed by James Hatfield
Date: 2024.11.14 21:34:00 -05'00'

Jim Hatfield

11/15/24

Applicant Signature

Applicant Name

Date

1-H-25-RZ

FILE NUMBER