



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

Kingston Court, LLC

Applicant Name

Affiliation

11/25/2024

Date Filed

1/9/2025

Meeting Date (if applicable)

1-J-25-RZ

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

Kingston Court, LLC Matthew Thompson

Name / Company

6164 Kristins Gate Way Powell TN Powell

Address

865-556-7189 / mthompson360@yahoo.com

Phone / Email

CURRENT PROPERTY INFO

Kingston Court, LLC Matthew Thompson

Owner Name (if different)

6164 Kristins Gate Way Powell TN Powell

Owner Address

865-556-7189 / mthompson360

Owner Phone / Email

0 KINGSTON CT

Property Address

108 H B 021

Parcel ID

19120 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 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-2 (Single-Family Residential Neighborhood), HP (Hillside Protection 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 | Kingston Court, LLC Please Print | 11/25/2024 Date |
|---------------------|--|---------------------------|

Phone / Email

| | | |
|--------------------------|---|---------------------------|
| Property Owner Signature | Kingston Court, LLC Matthew Thompson Please Print | 11/25/2024 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
 - PA
- Rezoning

Kingston Court, LLC

Property Owner

Applicant Name

Affiliation

11/25/24

1/9/2025

Date Filed

Meeting Date (if applicable)

File Number(s)

1-J-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

Matthew Thompson as manager

Kingston Court, LLC

Name

Company

6164 Kristins Gate Way

Powell

Tn

37849

Address

City

State

ZIP

865-556-7189

mthompson360@yahoo.com

Phone

Email

CURRENT PROPERTY INFO

Kingston Court, LLC

6164 Kristins Gate Way, Powell, TN, 37849 865-556-7189

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Kingston Ct, Knoxville, Tn 37919

108HB021

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

- 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
 Proposed Zoning **RN2**

Plan Amendment Change
 Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

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 |
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| | |
| 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.

Matthew Thompson

Applicant Signature

Matthew Thompson / Manager

Print Name / Affiliation

11/25/24

Date

865-556-7189

Phone Number

mthompson360@yahoo.com

Email

Pd. 11/25/2024, SG

Matthew Thompson

Property Owner Signature

Matthew Thompson as Manager

Please Print

11/25/24

Date Paid

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

1/10/25

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

Matthew Thompson
Applicant Signature *as manager*

Kingston Court, LLC

Applicant Name

11/25/24

Date

1-J-25-RZ

FILE NUMBER