



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 12-SC-19-C

**AGENDA ITEM #:** 22

12-E-19-UR

**AGENDA DATE:** 12/12/2019

► **SUBDIVISION:** 2213 LOVELL ROAD PROPERTY

► **APPLICANT/DEVELOPER:** SCOTT WILLIAMS

OWNER(S): Peyton N. & Nicole E. Roberts

TAX IDENTIFICATION: 104 17010, 17011

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2213 & 2211 Lovell Rd.

► **LOCATION:** Northwest side of Lovell Road, northeast of Bombay Lane.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 2.85 acres

► **ZONING:** PR (Planned Residential)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND  
USE AND ZONING: North: Residences - A (Agricultural) and PR (Planned Residential)  
South: Residences - RA (Low Density Residential) and PR (Planned Residential)  
East: Landscape nursery - A (Agricultural)  
West: Residences - A (Agricultural)

► **NUMBER OF LOTS:** 9

SURVEYOR/ENGINEER: W. Scott Williams & Associates

ACCESSIBILITY: Access is via Lovell Road, a minor arterial street with a 22' pavement width within a required right-of-way of 100'.

► **SUBDIVISION VARIANCES  
REQUIRED:** **VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:**  
1. Horizontal curve variance on Road A at STA 4+15.61, from 100' to 75'.

## STAFF RECOMMENDATION:

► **APPROVE** variance 1 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

## APPROVE the Concept Plan subject to 8 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System

within Knox County (Ord. 91-1-102).

3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for any work within the TDOT right-of-way.

6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.

7. All electrical and communication utilities shall be designed to be underground.

8. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the development plan for up to 9 detached dwellings on individual lots and a reduction of the peripheral setback to 20', subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone of a Concept Plan and a Use-on-Review.

**COMMENTS:**

The applicant is proposing to subdivide this 2.85 acre tract into 9 detached residential lots at a density of 3.16 du/ac. The property is located on the northwest side of Lovell Road, northeast of Bombay Lane. The subdivision will be served by a public street. Since the site is located within the Parent Responsibility Zone, a sidewalk is being provided on one side of the proposed street.

The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on October 10, 2019 (10-K-19-RZ). The Knox County Commission approved the rezoning request on November 11, 2019.

The applicant has requested a reduction of the peripheral setback from 35' to 20' along all subdivision boundaries due to the shape of the property. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins residential zoning districts.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.

2. The proposed detached residential subdivision at a density of 3.16 du/ac, is consistent in use and density (up to 5 du/ac) with the recently approved rezoning of the property by Knox County Commission on November 18, 2019. Other subdivision development in the area has occurred under PR and RA zoning at similar densities.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.

2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor arterial street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 3.16 du/ac, the proposed subdivision is consistent with the Sector Plan.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 113 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

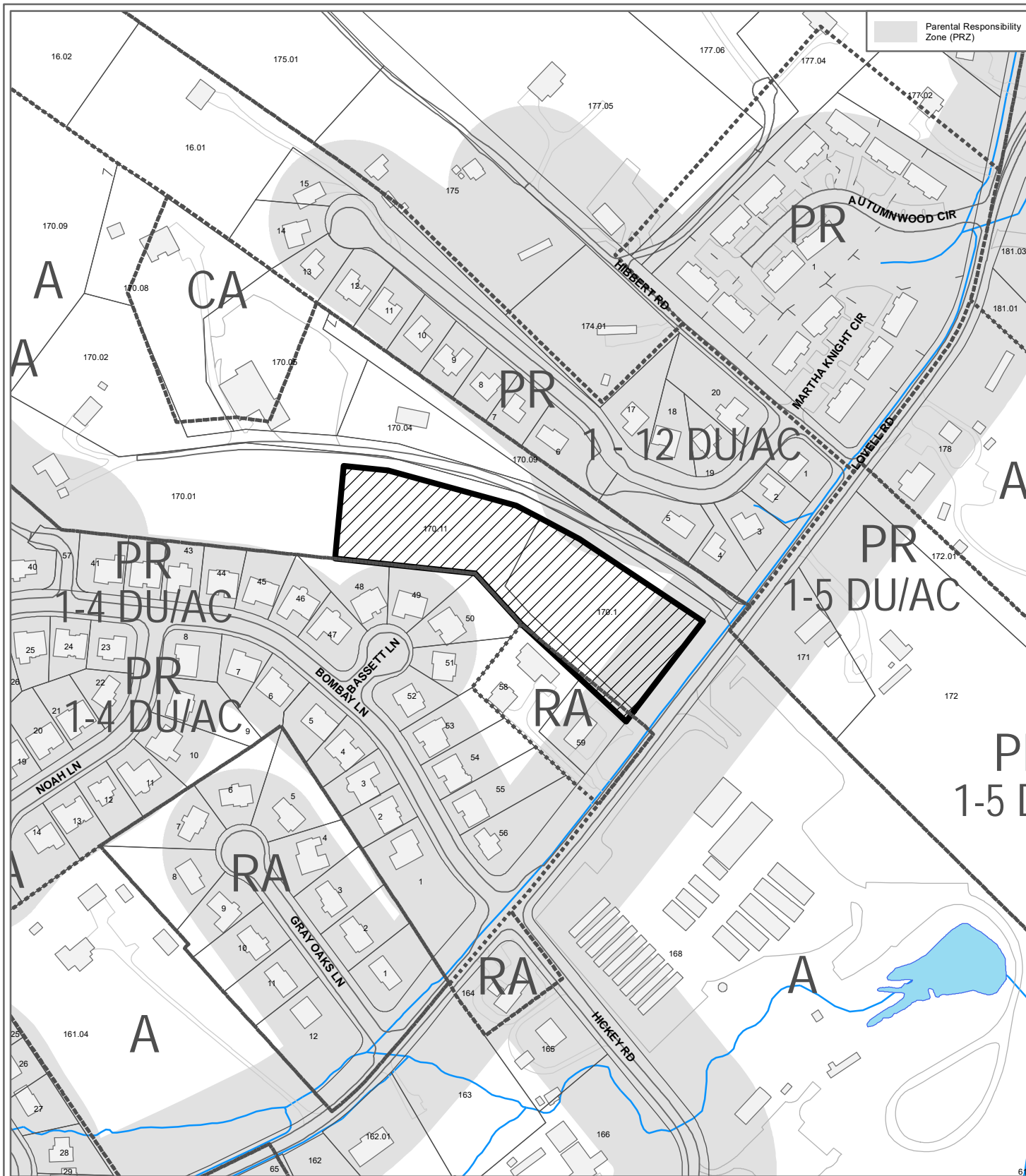
ESTIMATED STUDENT YIELD: 4 (public school children, grades K-12)

Schools affected by this proposal: Ball Camp Elementary, Hardin Valley Middle, and Hardin Valley Academy.

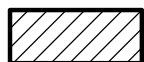
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**12-SC-19-C / 12-E-19-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 11/7/2019  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised: 12/5/2019

Petitioner: Williams, Scott  
2213 Lovell Road Property

Map No: 104

Jurisdiction: County



I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

TENNESSEE CERTIFICATE NO. 1914

THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL SUBDIVISION LAYOUT. THE MAXIMUM NUMBER OF LOTS AT MINIMUM LOT DIMENSIONS DETAILED HAVE BEEN SHOWN. FINAL DESIGN FACTORS INCLUDING ROAD AND LOT GRADES, DETENTION FACILITIES, ETC. MAY CAUSE A REDUCTION IN THE FINAL NUMBER OF ALLOWABLE LOTS.

THIS PROPERTY IS ZONED A IN KNOX COUNTY. REQUESTED ZONE IS PR.  
BOUNDARY INFORMATION TAKEN FROM DEEDS.  
TOPOGRAPHY TAKEN FROM FIELD SURVEY AT 2' CONTOUR INTERVAL.  
FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT.  
PROPERTY IS MOSTLY GRASS.

FINAL CONSTRUCTION PLANS TO BE APPROVED BY  
APPROPRIATE REVIEW AGENCIES AND PERMITS  
OBTAINED PRIOR TO CONSTRUCTION.

WATER AND SEWERAGE CONNECTIONS PROVIDED BY WEST KNOX UTILITY DISTRICT. UTILITIES SHOWN FOR LOCATION ONLY.

THE CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.

ALL ROADS TO BE DEDICATED PUBLIC RIGHT-OF-WAYS.  
ALL LOTS TO HAVE INTERNAL SUBDIVISION ACCESS ONLY.

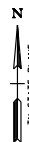
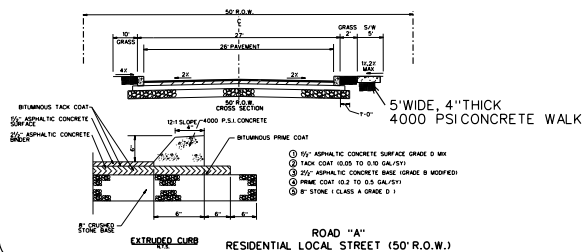
ALL LOTS TO HAVE 2 CAR GARAGE.  
WAIVER FOR PERIPHERAL SETBACK OF 20' REQUESTED DUE TO

SUBDIVISION VARIANCE REQUESTED TO REDUCE MINIMUM HORIZONTAL CURVE RADIUS TO 75' AT PC STA 4+15.61, ROAD "A".

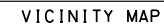
ALL TELEPHONE AND ELECTRICAL SYSTEMS SHALL BE

DESIGNED TO BE UNDERGROUND.

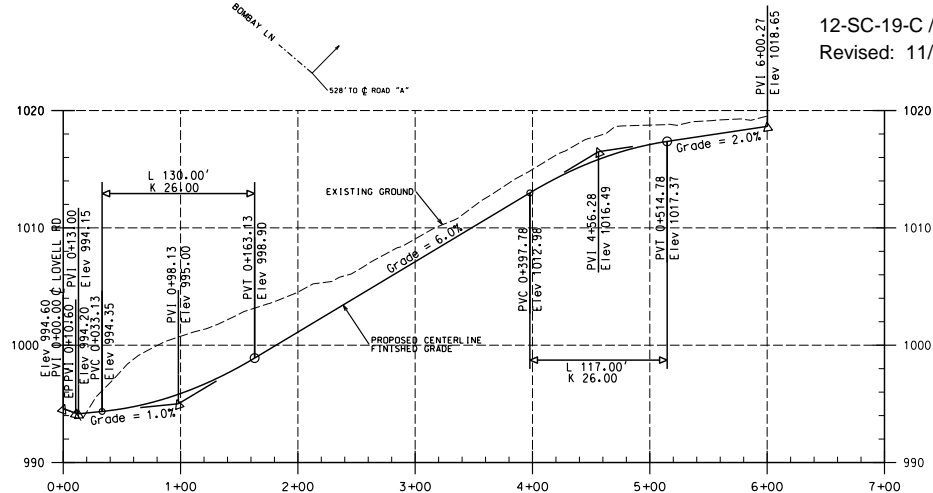
ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY. UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF INTERIOR LOT LINE PLUS OTHER EASEMENTS SHOWN.



EXISTING:  
ZONING: A (PR PENDING)  
DENSITY: 5.0 UNITS PER ACRE (PENDING)  
SETBACKS (PR):  
FRONT - 20'  
SIDE - 10'  
REAR - 15'  
PERIPHERAL - 20' ALL LOTS  
AREA: 2.85 ACRES +/-  
DENSITY: 9 LOTS AT 3.2 UNITS PER ACRE  
LOT SIZE: VARIES FROM 50'-62' WIDE x  
89'-146' DEEP  
OPEN SPACE: 0.20 AC  
OSR = 0.20 / 2.85 = 7%  
PARKING:  
2 GARAGE SPACES PER LOT



----- EASEMENT  
 — X — FENCE  
 — C — CENTERLINE PAVEMENT  
 / UTILITY OR POWER POLE  
 (S) SANITARY SEWER MANHOLE  
 — SA — SANITARY SEWER  
 — W — WATER  
 ----- OVERHEAD ELECTRIC  
 ===== BOUNDARY LINES  
 ----- PARCEL / ZONING LINES  
 ..... BUILDING SETBACK  
 SIGN  
 (1) PROPOSED LOT NO.  
 PROPOSED FIRE HYDRANT



12-SC-19-C / 12-E-19-UR  
Revised: 11/25/2019

[illegible]

2213 & 2211 LOVELL ROAD  
KNOX COUNTY, TENNESSEE  
CLT MAP 104 PARCELS 170.10 & 170.11  
6TH CIVIL DISTRICT



**W. SCOTT WILLIAMS & ASSOCIATES**  
CONSULTING  
ENGINEERING  
CIVIL  
30 Aracelis Way  
Memphis, TENNESSEE 37921  
A. F. (865) 692-4889

CLIENT: **WORLEY BUILDERS, INC.**

ORIGINAL ISSUE:  
OCT. 20, 2019  
SHEET NO.

CC 1

JOB NO. 1935



## DEVELOPMENT REQUEST

### DEVELOPMENT

- ☐ Development Plan  
☒ Use on Review / Special Use

### SUBDIVISION

- ☒ Concept Plan  
☐ Final Plat

### ZONING

- ☐ Plan Amendment  
☐ Rezoning

Scott Williams

Applicant

10/28/19  
Date Filed

12/12/19  
Meeting Date (if applicable)

12-5C-19-C 12-E-19-02  
File Numbers(s)

## CORRESPONDENCE

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

- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Scott Williams

W. Scott Williams & Associates

Name

Company

4530 Annalee Way

Knoxville

TN

37921

Address

City

State

Zip

865-692-9809

wscottwill@comcast.net

Phone

Email

## CURRENT PROPERTY INFO

Michael K + Laci ena L Delaguaro 1800 Bombay Ln. Knox, TN 37932

Peyton N + Nicole E Roberts 1807 Bombay Ln. Knox, TN 37932

Owner Name (if different)

Owner Address

Owner Phone

2211 Lovell Rd. Knox, TN 37932

10417011

2213 Lovell Rd. Knox, TN 37932

10417010

Property Address

Parcel ID

Both parcels are at 450 ft NE intersection  
of Bombay Ln + Lovell Rd.

(11 Lots)

1.45 AC } 2.85 AC  
1.4 AC }

General Location

Tract Size

Knox - 6th

N/S Lovell Rd  
NE of Bombay Ln

current - A,  
Both parcels PR pending

Jurisdiction (specify district above)

☐ City ☒ County

Zoning District

Northwest County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

SFR + Ag for Vac  
Existing Land Use

N  
Septic (Y/N)

WKUD  
Sewer Provider

WKUD  
Water Provider



## REQUEST

DEVELOPMENT	SUBDIVISION			ZONING		
<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____	<div>2213 Lovell Rd. Property</div> <div>Unit / Phase Number</div>					
<input checked="" type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel    Total Number of Lots Created: <u>11</u> <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements						
<input type="checkbox"/> Zoning Change: _____ <div>Proposed Zoning</div>						
<input type="checkbox"/> Plan Amendment Change: _____ <div>Proposed Plan Designation(s)</div>						
<input type="checkbox"/> Proposed Property Use (specify)	<input type="checkbox"/> Proposed Density (units/acre)		<input type="checkbox"/> Previous Rezoning Requests			
<input type="checkbox"/> Other (specify): _____						

STAFF USE ONLY	<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>FEE 1:</b> <div>0403      1200.00</div>	<b>TOTAL:</b>  <div>1200.00</div>
	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>FEE 2:</b>	
	<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification <i>(Final Plat only)</i> <input type="checkbox"/> Use on Review / Special Use <i>(Concept Plan only)</i> <input type="checkbox"/> Traffic Impact Study	<b>FEE 3:</b>	

## AUTHORIZATION

Staff Signature

Please Print

Date

Applicant Signature

Please Print

Date \_\_\_\_\_





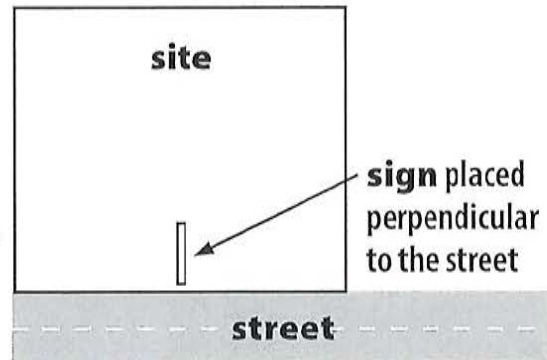
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

11/27/18 and 12/13/19  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Stacey Cox

Printed Name: Stacey Cox

Phone: 8692-9809 Email: Stacey@wscottwilliams.com

Date: 10/28/19

File Number: 12-SC-19-C 12-E-19-UR