



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 1-SA-21-C

**AGENDA ITEM #:** 26

1-A-21-UR

**AGENDA DATE:** 1/14/2021

► **SUBDIVISION:** LOBETTI LANDING

► **APPLICANT/DEVELOPER:** W. SCOTT WILLIAMS & ASSOCIATES

OWNER(S): Worley Builders Inc.

TAX IDENTIFICATION: 91 20402 & PART OF 202

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3208 & 0 Lobetti Rd.

► **LOCATION:** Northeast side of Ball Camp Pk, west side of Loetti Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area & Uran Growth

WATERSHED: Beaver Creek and Grassy Creek

► **APPROXIMATE ACREAGE:** 33.116 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 CA (General Business)  
South: Railroad, residences and vacant land -- PR (Planned Residential) and  
A (Agricultural)  
East: Residences and vacant land -- A (Agricultural)  
West: Vacant land -- PC (Planned Commercial) and PR (Planned  
Residential)

► **NUMBER OF LOTS:** 120

SURVEYOR/ENGINEER: W. Scott Williams

ACCESSIBILITY: Access is via Lobetti Rd., a local street with a 15' to 20' pavement width  
within a 50' right-of-way.

► **SUBDIVISION VARIANCES  
REQUIRED:**

1. Reduce the minimum lot depth for double frontage lots (lots 1-15, 70, 71, 76 & 77) from 150' to depths shown on plan.
2. Reduce the minimum vertical curve length from 125' to 75' on Road 'A' at PCI 0+44.74
3. Reduce the minimum right-of-way dedication on Schaad Rd. from 112' to 102'
4. Reduce the minimum horizontal curve radius from 250' to 150' on Road 'B' at STA 5+49.60
5. Reduce the minimum tangent length between reverse curves from 50' to 14' on Road 'E' at STA 3+29.51

#### **STAFF RECOMMENDATION:**

- ▶ **POSTPONE the concept plan to the February 11, 2021 Planning Commission meeting as requested by the applicant.**

The applicant is requesting postponement to allow additional time to address comments from staff and to work with Knox County Engineering and Public Works regarding the road system around the property.

- ▶ **POSTPONE the development plan to the February 11, 2021 Planning Commission meeting as requested by the applicant.**

#### **COMMENTS:**

The applicant is proposing to subdivide this 33.116 acre tract into a total of 120 detached residential lots at a density of 3.62 du/ac. This is the fifth concept plan that has come before the Planning Commission on this property. The previous applications included approximately 9.5 acres on the northwest side of the future Schaad Road. The applicant for this proposal is also developing the 9.5 acre tract and platted 34 lots that are larger than the 48 lots that were proposed in the approved concept plan. This application includes 5.04 acres on the east side of Lobetti Road that was not part of previous proposals. The 5.04 acres was recently rezoned to PR < 3 du/ac and there are 13 lots proposed at a density of 2.58 du/ac. The remaining 28.076 acres on the west side of Lobetti Road is zoned PR < 5 du/ac and there are 107 lots proposed at a density of 3.81 du/ac.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

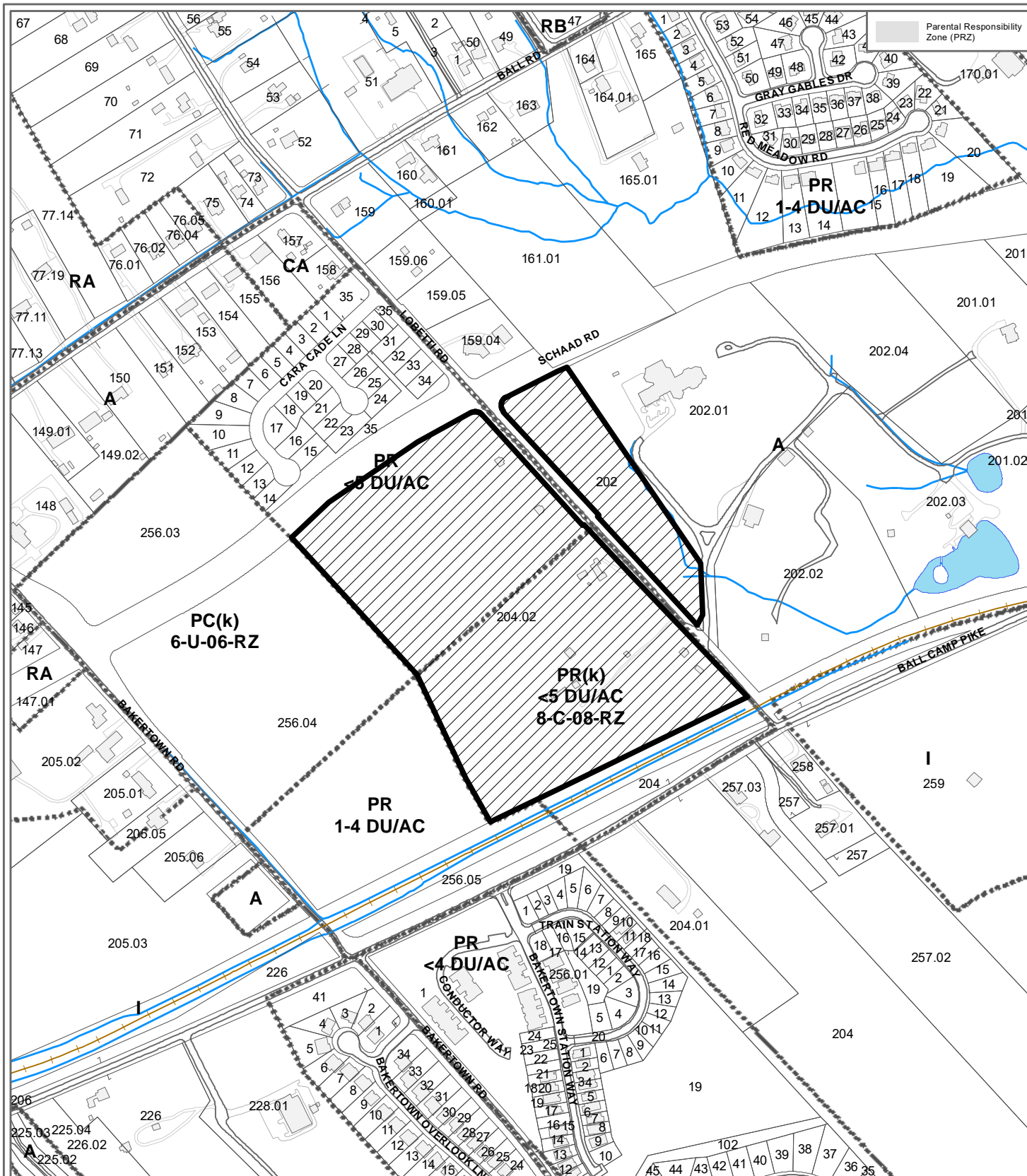
**ESTIMATED STUDENT YIELD:** 49 (public school children, grades K-12)

Schools affected by this proposal: Amherst Elementary, Karns Middle, and Karns High.

- 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.



**1-SA-21-C / 1-A-21-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential)

Original Print Date: 12/7/2020  
Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: W. Scott Williams & Associates  
Lobetti Landing

Map No: 91  
Jurisdiction: County

0 500  
Feet





# Request to Postpone • Table • Withdraw

Name of Applicant: W. Scott Williams & Associates

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 1-SA-21-C / 1-A-21-UR

Date Scheduled for Planning Review: January 14, 2021

Date Request Filed: January 4, 2021 Request Accepted by: Mike Reynolds

## REQUEST

☒ Postpone

Please postpone the above application(s) until:

February 11, 2021

DATE OF FUTURE PUBLIC MEETING

☐ Table

Please table the above application(s).

☐ Withdraw

Please withdraw the above application(s).

State reason for request:

Eligible for Fee Refund? ☐ Yes ☒ No

Amount: \_\_\_\_\_

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

## APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Scott Williams

PLEASE PRINT

Name: Scott Williams, W. Scott Williams & Associates

Address: 4530 Annalee Way

City: Knoxville State: TN Zip: 37921

Telephone: 692-9809

Fax: \_\_\_\_\_

E-mail: wscottwill@comcast.net

## PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

### POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

### TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

### WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.







# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☒ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☒ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☐ Rezoning

W. SCOTT WILLIAMS + ASSOCIATES  
Applicant Name

Engineer  
Affiliation

11/23/2020  
Date Filed

January 14, 2020  
Meeting Date (if applicable)

File Number(s)

1-SA-21-C  
1-A-21-UR

## 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  
Name

W. SCOTT WILLIAMS & ASSOC.  
Company

4530 ANNALEE WAY  
Address

KNOXVILLE  
City

TN  
State

37921  
ZIP

865-692-9809  
Phone

WSCOTT WILL @ COMCAST.NET  
Email

## CURRENT PROPERTY INFO

Cascade Falls LLC — 118 Gatekeeper Way Knoxville, TN 37931 865.679.3697  
Worley Builders Inc — po box 71022 Knoxville, TN 37938 865.922.2600  
Owner Name (if different) Owner Address Owner Phone  
0 Lobetti Rd — 091 20402  
3208 Lobetti Rd. (part of) — (part of) 091 020 202  
Property Address Parcel ID

## STAFF USE ONLY

South  
Parcels to W + E on Lobetti Rd from  
intersection of Schaad Rd + Lobetti Rd.  
General Location

Total 33.116 AC  
Tract Size

6  
Jurisdiction (specify district above) ☐ City ☒ County

PR < 5 DU/AC  
PR < 3 DU/AC  
Zoning District

Northwest County  
Planning Sector

MU-SD NWCO-9  
Sector Plan Land Use Classification

Planned Growth  
+ Urban Growth  
Growth Policy Plan Designation

Ag for Vac  
Existing Land Use

N  
Septic (Y/N)

KUB  
Sewer Provider

KUB  
Water Provider

✓ 2044



**DEVELOPMENT REQUEST**

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) Detached residential subdivisions

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Lobetti Landing  
Proposed Subdivision Name

1 ☐ Combine Parcels ☒ Divide Parcel 120  
Unit / Phase Number Total Number of Lots Created

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

Related Rezoning File Number

**ZONING REQUEST**

☐ Zoning Change  
Proposed Zoning

☐ 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

**ADDITIONAL REQUIREMENTS**

☐ Design Plan Certification (Final Plat)  
☐ Use on Review / Special Use (Concept Plan)  
☐ Traffic Impact Study  
☐ COA Checklist (Hillside Protection)

Fee 1

0108

Fee 2

Fee 3

Total

\$4,100

**AUTHORIZATION**

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Scott Williams  
Applicant Signature

SCOTT WILLIAMS  
Please Print

11-23-2020  
Date

865-692-9809  
Phone Number

WSCOTTWILL@GOMCAST.NET  
Email

SCWR  
Staff Signature

Michael Reynolds  
Please Print

11/24/2020  
Date

# VARIANCES REQUESTED



(lots 1-15, 70, 71, 76+77)

1. Reduction of the required lot depth for double frontage lot S' from 150' to depths shown on plan.

Justify variance by indicating hardship: Topography

2. Reduce vertical curve length from 125' to 75'. Road A PVI 0+44.74

Justify variance by indicating hardship: Topography

3. R.O.W. Reduction on Schaad Rd. from 112' to 102'

Justify variance by indicating hardship: previously approved for hardship

4. Reduce horiz. curve radius from 250' to 150'. Road B Sta 5+49.60

Justify variance by indicating hardship: Topography

5. Reduce tangent length b/w reverse curves from 50' to 14'. Road E Sta 3+29.51

Justify variance by indicating hardship: Topography

6. \_\_\_\_\_

Justify variance by indicating hardship: \_\_\_\_\_

7. \_\_\_\_\_

Justify variance by indicating hardship: \_\_\_\_\_

I certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

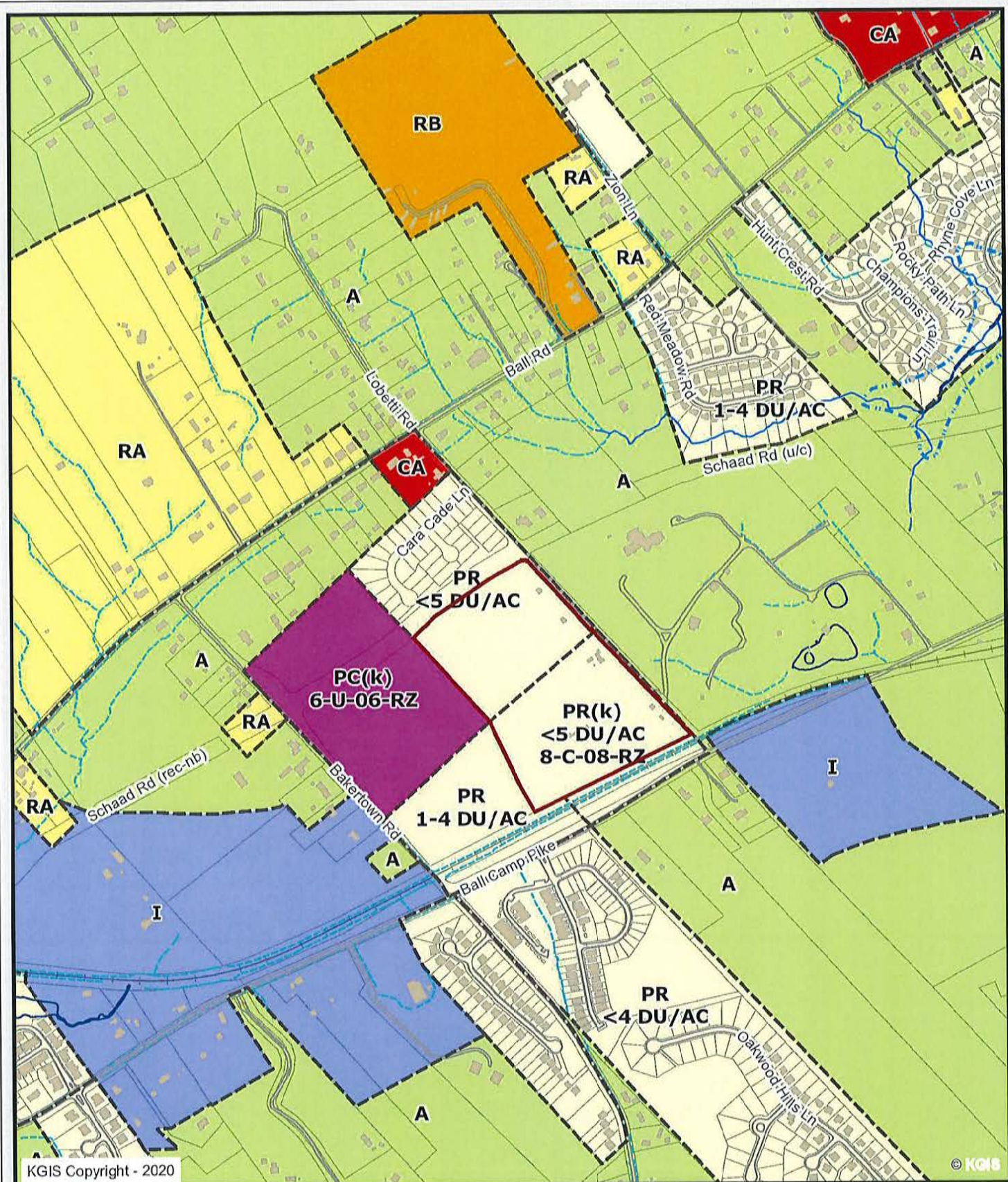
Signature

Date

*Steve Millican*

11/23/20





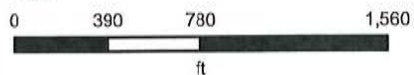
## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

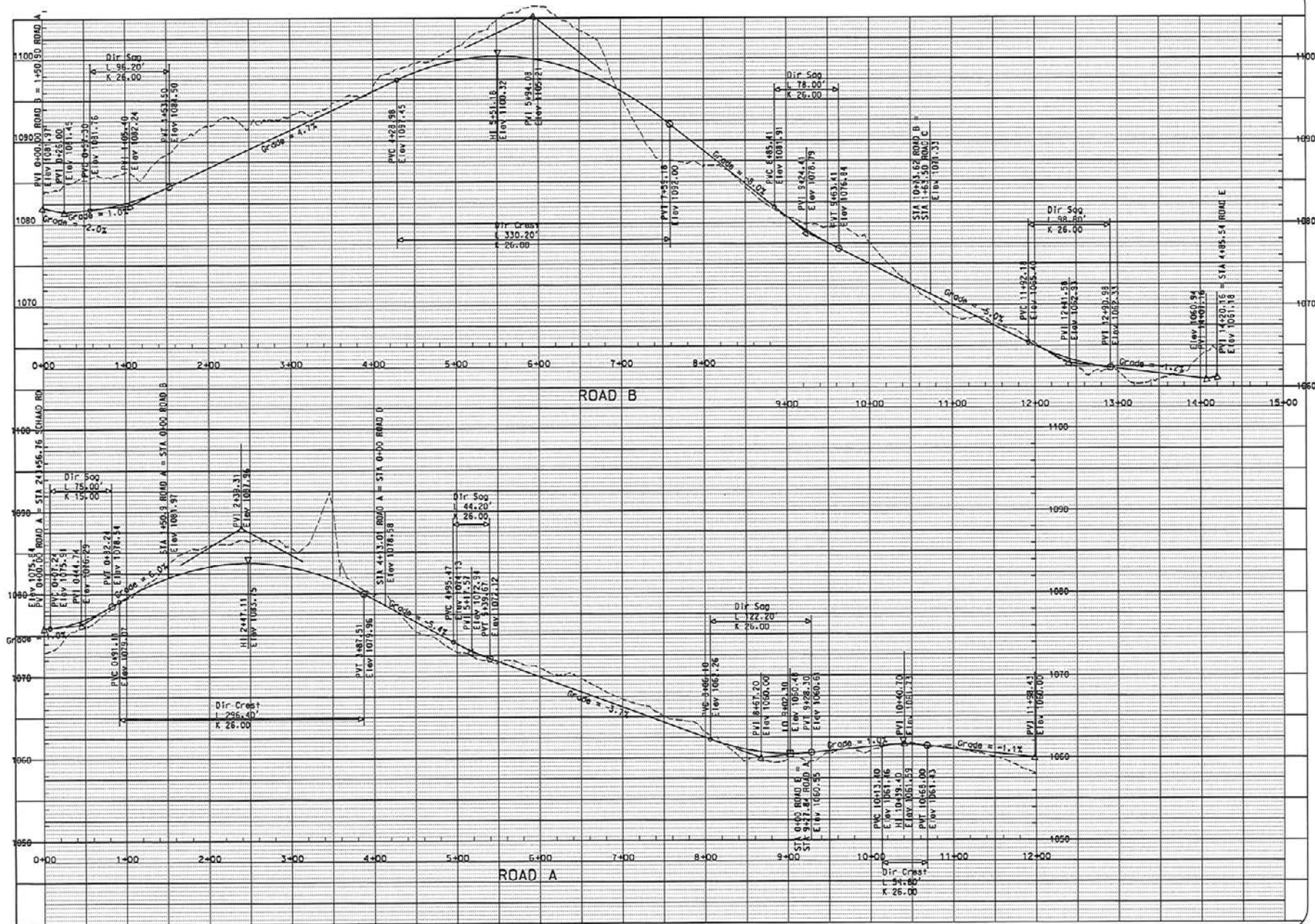
KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



Printed: 11/24/2020 at 1:54:49 PM







NO.	DATE	DESCRIPTION

**ROAD PROFILES**  
**LOBETTI LANDING**



**W. SCOTT WILLIAMS & ASSOCIATES**  
 ENGINEERING  
 10000 LEBLANC DRIVE  
 FARMINGTON, NC 27834

**WORLEY BUILDERS INC.**  
 10000 LEBLANC DRIVE  
 FARMINGTON, NC 27834

ORIGINAL ISSUED  
 NOV. 21, 2020  
 SHEET NO.  
**CC2**  
 JOB NO. 1983121



