



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 9-SA-21-C **AGENDA ITEM #:** 20  
9-B-21-UR **AGENDA DATE:** 9/9/2021

▶ **SUBDIVISION:** 11751 BLACK ROAD  
▶ **APPLICANT/DEVELOPER:** W. SCOTT WILLIAMS & ASSOCIATES  
**OWNER(S):** Hunsberger Abram Franklin Sr. & Catherine Malin Trustees

**TAX IDENTIFICATION:** 130 044 [View map on KGIS](#)

**JURISDICTION:** County Commission District 6

**STREET ADDRESS:** 11751 Black Rd.

▶ **LOCATION:** North side of Black Road, northeast of N. Campbell Station Road

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Rural Area

**WATERSHED:** Hickory Creek

▶ **APPROXIMATE ACREAGE:** 6.29 acres

▶ **ZONING:** PR (Planned Residential) (pending)

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** North: Rural residential, Single-family residential -- A (Agricultural), PR (Planned Residential 1-3 du/ac)  
South: Single-family residential -- A (Agricultural)  
East: Rural residential -- A (Agricultural)  
West: Rural residential -- A (Agricultural)

▶ **NUMBER OF LOTS:** 6

**SURVEYOR/ENGINEER:** W. Scott Williams

**ACCESSIBILITY:** Access is via Black Rd, a minor collector road with 22-ft of pavement width within 44-ft to 60-ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** NONE

## STAFF RECOMMENDATION:

▶ **Approve the Concept Plan subject to 4 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Providing a vehicular turnaround on all lots as required by the Knoxville-Knox County Subdivision Regulations for residential lots with access only from a collector or arterial street (Section 3.02.A.9).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. 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

(Section 2.07.E.1).

► **Approve the development plan for up to 6 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25' 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 of a concept plan and a use-on-review within the PR (Planned Residential) zoning district.

**COMMENTS:**

The applicant is proposing to subdivide this 6.21-acre tract into 6 detached residential lots at a density of .97 du/ac. The property was recently rezoned from A (Agricultural) to PR (Planned Residential) up to 1 du/ac (7-I-21-RZ). The lots will have driveway access to Black Road and each lot must have a vehicular turnaround so traffic does not have to back into the road.

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The Northwest County Sector Plan recommends AG (Agriculture) uses for this site with a maximum of 3 du/ac when in compliance with the Growth Policy Plan. The property was rezoned to PR up to 1 du/ac and the proposed subdivision has a density of .97 du/ac.

B. The property is within the Hillside Protection area and is relatively flat near Black Road and gets progressively more steep toward the rear (north side) of the lot. The slope analysis recommends a maximum disturbance of 3.3 acres for this site. The applicant did not provide the estimated land disturbance for this development but the disturbance will be limited because the houses will be built close to Black Road, which is the flattest portion of the property.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The proposed subdivision will have lot sizes that are smaller than those immediately adjacent but are of similar size and width as new lots located on Black Road.

C. The PR (Planned Residential) zoning for this site allows up to 1 du/ac and the proposed subdivision has a density of .97 du/ac.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed single-family detached subdivision has a similar character as other residential development on Black Road.

B. The proposed front setback of 25 feet is similar to other houses on Black Road.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed residential subdivision is compatible with the surrounding residential and agricultural uses and will not significantly impact the value of adjacent property.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. These lots will have direct access to Black Road which is a minor collector street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for to the proposed residential use.

ESTIMATED TRAFFIC IMPACT: 78 (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.

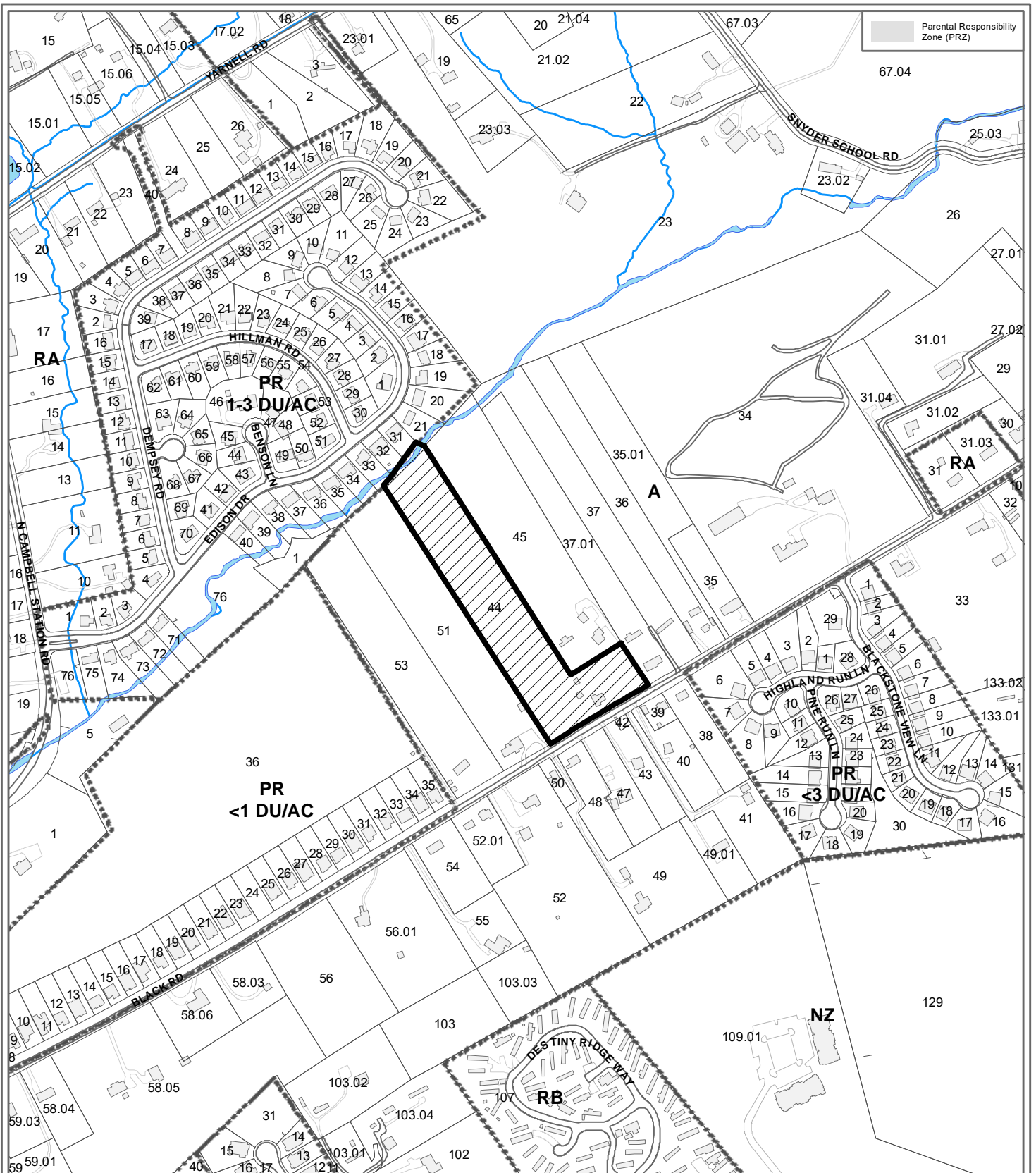
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut 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.



**9-SA-21-C / 9-B-21-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential) (pending)

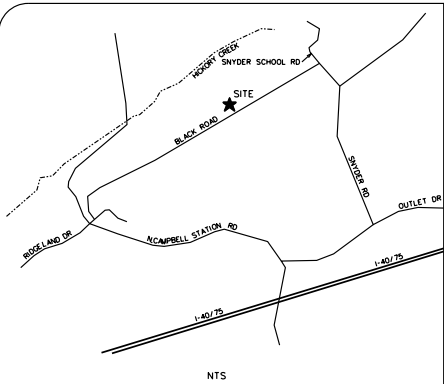
Petitioner: W. Scott Williams & Associates  
11751 Black Road

Map No: 130

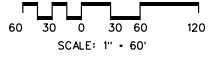
Jurisdiction: County



Original Print Date: 8/4/2021      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



VICINITY MAP



**CERTIFICATION OF CONCEPT PLAN**  
 I, SCOTT WILLIAMS, A LICENSED SURVEYOR, LICENSE NO. 1914, HAVE REVIEWED THIS PLAN AND CERTIFY THAT THE PLAN AND ACCOMPANYING DIMENSIONS, TOLERANCES, AND DISTANCES COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MISSISSIPPI COUNTY SURVEYSION REGULATIONS EXCEPT AS HAS BEEN ALLEGED AND DESCRIBED IN A REPORT FILED WITH THE MISSISSIPPI COUNTY PLANNING COMMISSION.

*Scott Williams*  
 SURVEYOR  
 TENNESSEE CERTIFICATE NO. 1914

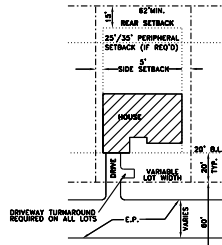
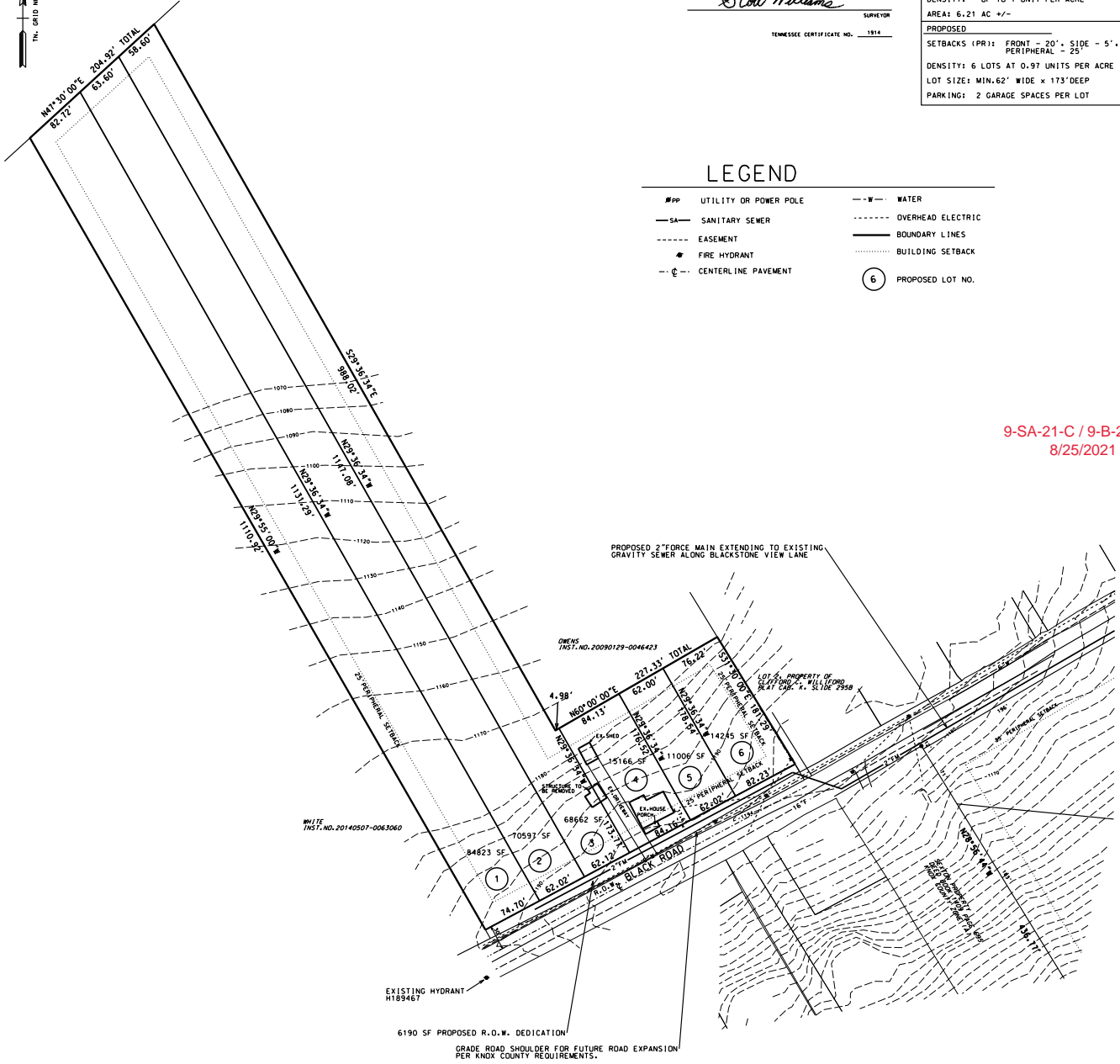
**SITE DATA:**

**EXISTING**  
 ZONING: PR (PENDING)  
 DENSITY: UP TO 1 UNIT PER ACRE  
 AREA: 6.21 AC +/-

**PROPOSED**  
 SETBACKS (PR): FRONT - 20', SIDE - 5', REAR - 15', PERIPHERAL - 25'  
 DENSITY: 6 LOTS AT 0.97 UNITS PER ACRE  
 LOT SIZE: MIN. 62' WIDE x 173' DEEP  
 PARKING: 2 GARAGE SPACES PER LOT

**LEGEND**

- #PP UTILITY OR POWER POLE
- SA SANITARY SEWER
- EASEMENT
- FIRE HYDRANT
- CENTERLINE PAVEMENT
- W --- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- ..... BUILDING SETBACK
- PROPOSED LOT NO.



TYPICAL LOT LAYOUT AND DRIVEWAY CONNECTION

**NOTES:**

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 GRADIENT, UTILITIES, EASEMENTS, ETC., MAY CAUSE A REDUCTION IN THE TOTAL NUMBER OF BUILDABLE LOTS. FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAN.

THIS PROPERTY IS ZONED PR PENDING WITH HILLSIDE PROTECTION IN KNOX COUNTY. BOUNDARY INFORMATION TAKEN FROM DEED AND IS APPROXIMATE. TOPOGRAPHY TAKEN FROM KGIS AERIAL TOPOGRAPHY; CONTOUR INTERVAL IS 2'.

PROPERTY IS MOSTLY WOODED WITH A GRASS YARD AROUND THE HOUSE. FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE PERMIT AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.

WATER AND SEWERAGE CONNECTIONS PROVIDED BY FIRST UTILITY DISTRICT. UTILITIES SHOWN FOR APPROXIMATE LOCATION ONLY.

ALL LOTS TO ACCESS BLACK ROAD AND REQUIRE A DRIVEWAY TURNAROUND. ALL LOTS TO HAVE MIN. 2 CAR GARAGE EXCEPT EXISTING HOUSE ON LOT 4.

THERE SHALL BE A UTILITY AND DRAINAGE EASEMENT OF TEN (10) IN WIDTH, ENDING AND EXTENDING BY LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAY AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.

9-SA-21-C / 9-B-21-UR  
 8/25/2021

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	FOR COMM.

CONCEPT PLAN  
 11751 BLACK ROAD  
 C/L MAP 130, PARCEL 44 TN  
 5-34-21-C / 9-B-21-UR



**W. SCOTT WILLIAMS & ASSOCIATES**  
 CONSULTING SURVEYORS  
 CIVIL ENGINEERING  
 2000 W. BENTLEY BLVD., SUITE 200  
 KNOXVILLE, TN 37902  
 P: 615.464.1100  
 F: 615.464.1100  
 WWW.SCOTTWILLIAMS.COM

CLIENT:  
**WORLEY BUILDERS INC.**  
 877.505.1700/2738  
 400 W. MARKET ST. SUITE 200  
 KNOXVILLE, TN 37902

ORIGINAL ISSUE:  
**JULY 22, 2021**  
 SHEET NO.  
**CC1**  
 JOB NO. 2111

CATEGORY	ACRES	RECOMMENDED LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
Non-Hillside	0.19	N/A	0.2
0-15% Slope	1.95	1.00	2.0
15-25% Slope	1.72	0.50	0.9
25-40% Slope	2.33	0.20	0.5
Greater than 40% Slope	0.23	0.10	0.0
Ridgetops	0		0.0
<b>Maximum Land Disturbance Guideline</b> (Hillside & Ridgetop Protection Plan)	<b>6.23</b>		<b>3.3</b>
<b>Proposed Land Disturbance</b> (Applicant)			<b>Not provided</b>

From Hillside & Ridgetop Protection Plan, page 33

**LOW DENSITY AND RURAL RESIDENTIAL USES**

**Density and Land Disturbance Guidelines**

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

**Table 3: Residential Density and Land Disturbance Guidelines**  
for Recommendations on Changes to the Zoning Map and Development Plan/  
Concept Plan Review within the Hillside and Ridgetop Protection Area  
that is within the Urban Growth and the Planned Growth Area

Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

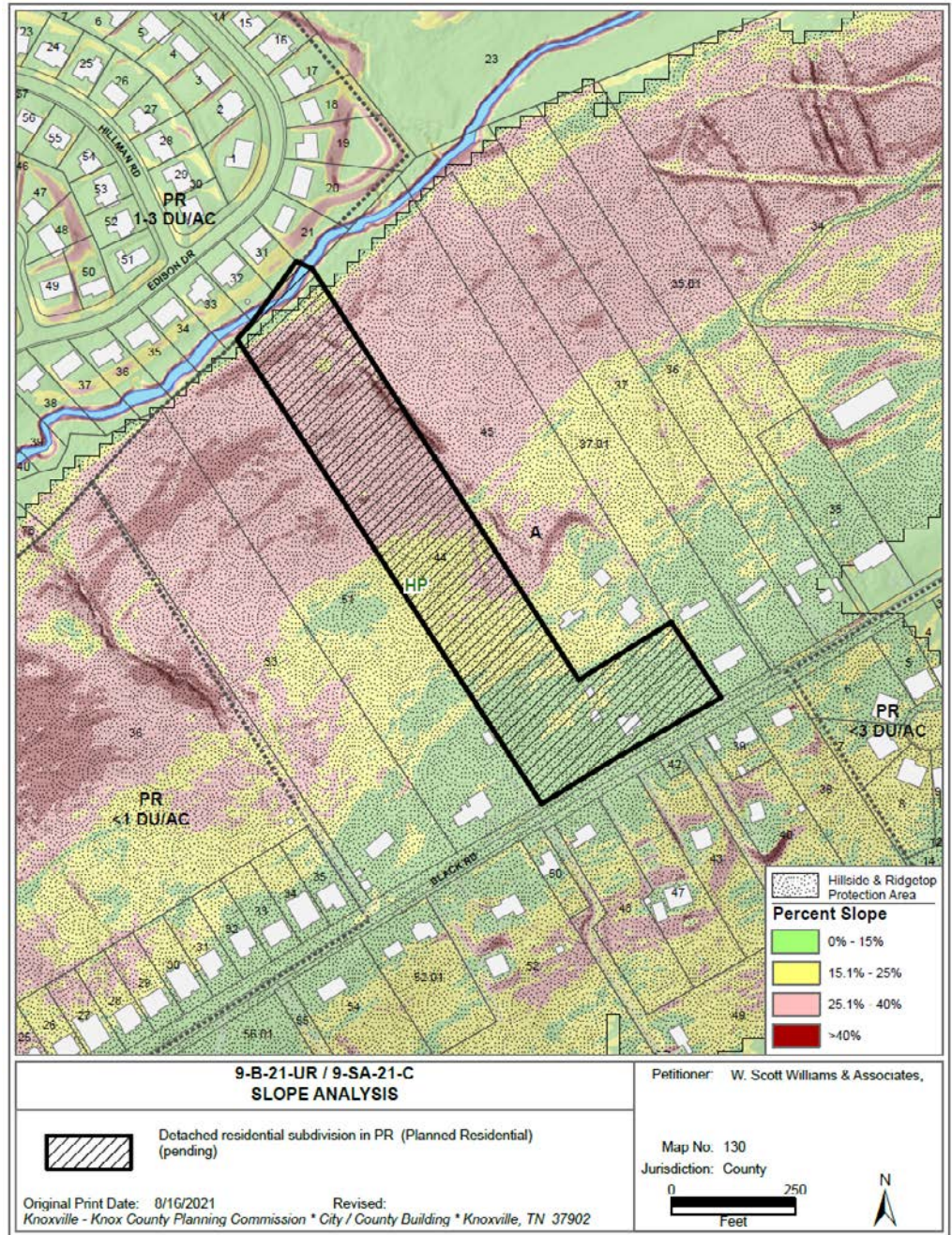
dua: dwelling units per acre

\* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

\*\* Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

\*\*\* Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 - 9), the ridgetop area should be determined on a case-by-case basis with each rezoning and related development proposal.

The Knoxville Knox County Hillside and Ridgetop Protection Plan -- 33





# 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

7/26/2021

Date Filed

9/9/2021

Meeting Date (if applicable)

File Number(s)

9-SA-21-C  
9-B-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 & ASSOCIATES

Company

4530 Annalee Way

Address

Knoxville

City

TN

State

37921

ZIP

865.692.9809

Phone

WSCOTTWILL@comcast.net

Email

### CURRENT PROPERTY INFO

Hunsberger Abram Franklin Sr & Catherine Malin Trustees

Owner Name (if different)

11751 Black Rd.  
Knoxville, TN 37932

Owner Address

Owner Phone

11751 Black Road

Property Address

130 044

Parcel ID

1st Utility FUD

Sewer Provider

1st Utility FUD

Water Provider

No  
Septic (Y/N)

### STAFF USE ONLY

N. side of Black Rd., NE of intersection with N Campbell Station Rd

General Location

6.29 AC

Tract Size

- City
- County 6
- District
- PR < 1 du/ac (pending)
- Zoning District
- RR
- Existing Land Use

Northwest County

Planning Sector

AG, HP & SP

Sector Plan Land Use Classification

Rural

Growth Policy Plan Designation

### 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

11751 Black Road  
Proposed Subdivision Name

Unit / Phase Number   
  Combine Parcels   
  Divide Parcel   
 6  
 Total Number of Lots Created

Other (specify) \_\_\_\_\_  
 Attachments / Additional Requirements

Related Rezoning File Number  
7-1-21-RZ

### 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	Total
0405	\$1,300
Fee 2	
Fee 3	

### AUTHORIZATION

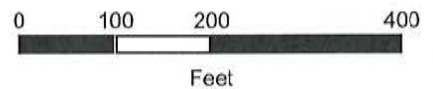
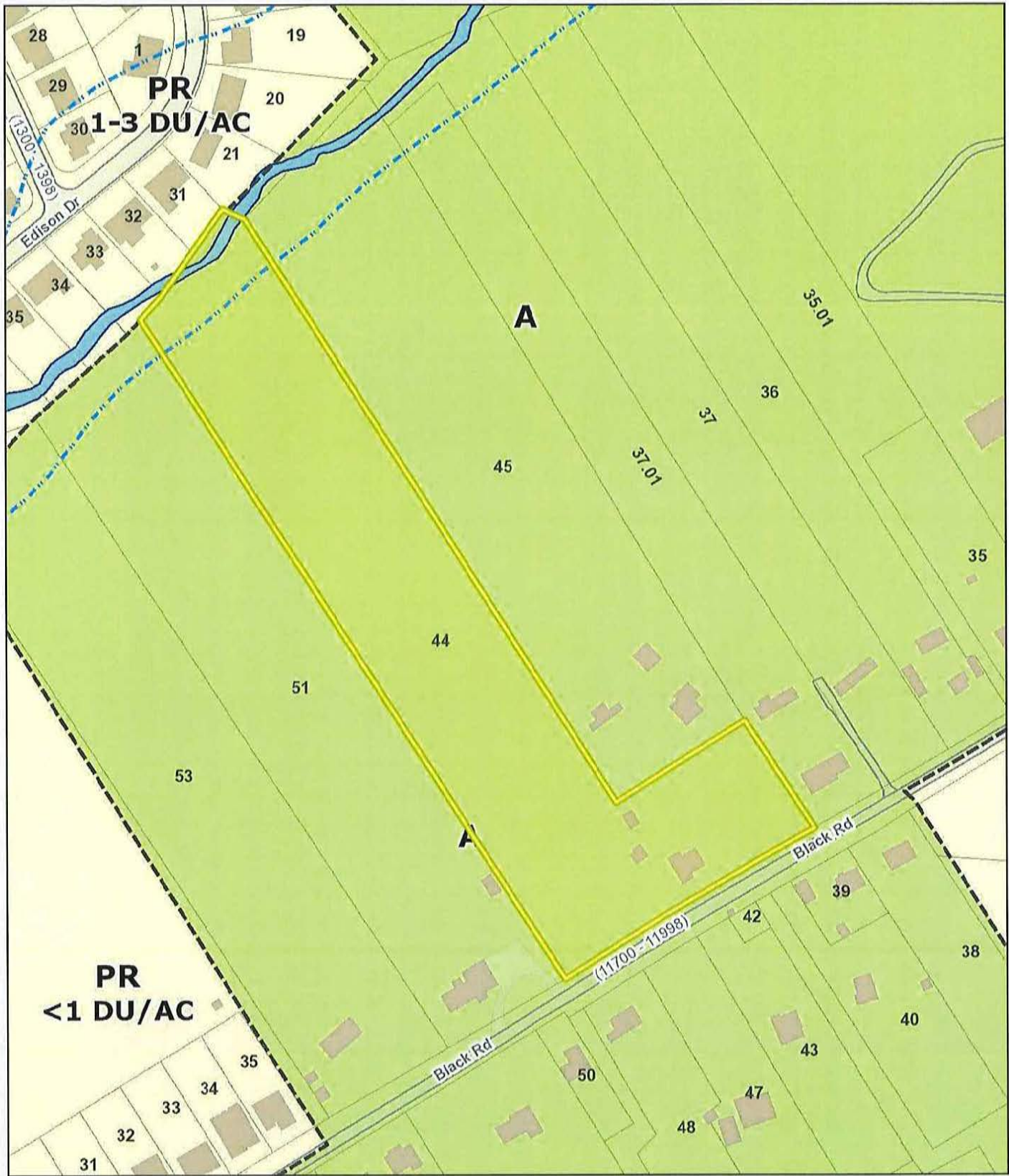
*By signing below, I certify I am the property owner, applicant or the owners authorized representative.*

  
 Applicant Signature   
 SCOTT WILLIAMS   
 7-23-21  
 Please Print   
 Date

865-692-9809   
 WSCOTTWILL@COMCAST.NET  
 Phone Number   
 Email

  
 Staff Signature   
 Michael Reynolds   
 7/26/2021 AK  
 Please Print   
 Date



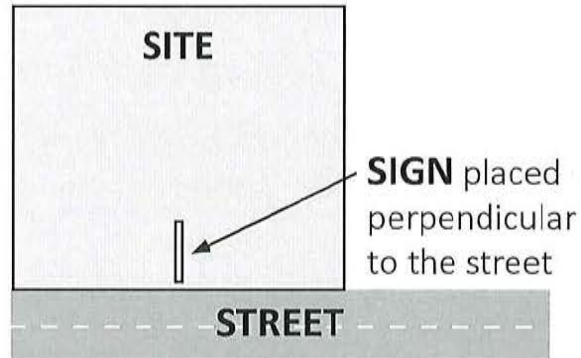


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ August 26, 2021 \_\_\_\_\_ and \_\_\_\_\_ September 10, 2021 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: W. Scott Williams

Date: 7/26/2021

File Number: 9-SA-21-C\_9-B-21-UR



Sign posted by Staff



Sign posted by Applicant