



SUBDIVISION REPORT - CONCEPT

► **FILE #:** 8-SB-22-C

AGENDA ITEM #: 22

AGENDA DATE: 8/11/2022

► **SUBDIVISION:** LINDA HOWARD SUBDIVISION

► **APPLICANT/DEVELOPER:** LINDA HOWARD

OWNER(S): Linda Howard

TAX IDENTIFICATION: 11 105.07, 105.10, 105.11

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 5315 SALEM CHURCH RD (5327, 5339 SALEM CHURCH RD)

► **LOCATION:** Northwest side of Salem Church Road, northeast of Daniels Road

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Growth Area

WATERSHED: Bullrun Creek

► **APPROXIMATE ACREAGE:** 32.37 acres

► **ZONING:** A (Agricultural)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND
USE AND ZONING: NORTH: AG (Agricultural) / HP (Hillside Protection) - A (Agricultural)
SOUTH: AG (Agricultural) / HP (Hillside Protection) - A (Agricultural)
EAST: AG (Agricultural) / HP (Hillside Protection) - A (Agricultural)
WEST: AG (Agricultural) / HP (Hillside Protection) - A (Agricultural)

► **NUMBER OF LOTS:** 8

SURVEYOR/ENGINEER: Joshua Haun Trueline Land Surveying

ACCESSIBILITY: Salem Church Road is a local road with an approximately 16-ft pavement width inside a right-of-way that varies in width from approximately 38 ft to 58 ft.

► **SUBDIVISION VARIANCES
REQUIRED:** N/A

STAFF RECOMMENDATION:

► **Approve the Concept Plan subject to 5 conditions.**

1. Installation of turnaround driveways on lots 1 and 2 to preclude vehicles backing out of the driveway onto the street.
2. Adding a note to the final plat that sight distance at the driveways of lots 1 and 2 meet the Subdivision Regulations, section 3.04.J.6.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
5. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

COMMENTS:

This proposal is for an 8-lot residential subdivision on Salem Church Road just north of where it branches off from Daniels Road. The area is a mix of large-lot single-family tracts and smaller lots that vary in size located off of side roads. There is a row of lots across the street that are approximately $\frac{1}{2}$ an acre in size. The property is in the Rural Area of Knox County and has a rural character overall.

ROAD CONDITIONS

Salem Church Road has a reverse curve in front of the properties to be subdivided, causing sight distance issues for lots 2R-1 and 2R-2 (the southernmost lots). Knox County Engineering has requested for lots 2R-1 and 2R-2 to have a turnaround space at the rear of the driveway so cars have adequate space to turn around and do not have to back out onto Salem Church Road. Knox County Engineering has also said that, in this case, due to sight distance issues, ROW dedication is required. Both of these issues will be investigated more closely during the design process.

ZONING & SECTOR PLAN DESIGNATION

The property is zoned A (Agricultural) and is designated AG (Agricultural) in the North County Sector Plan. The lot sizes of the front 7 parcels range from approximately 1.5 acres to 4.2 acres. The 8th lot is proposed at 19.962 acres.

SIGHT CONSTRAINTS

The three lots being subdivided are in the Hillside and Ridgetop Protection Area, and the properties are pretty steep with slopes in the upper ranges of 25-40% and over 40%. There is a blue-line stream that runs along the rear property line of the existing three lots. Though there is a significant slope leading down to the creek, the steep slopes are not contained in this area and occur throughout the entirety of the site. The steep slope on the sight makes it unsuitable for small lots that would be allowed in other zones.

PROPOSED SUBDIVISION

The front 7 lots have frontage on Salem Church Road and the 8th lot is at the rear of the property between the front 7 parcels and the creek. The most buildable portion of lot 8 sits behind lots 2R-1 and 2R-2. However, since both lots are in a location on Salem Church Road with poor sight distance, they are not the best choice for providing access. Therefore, access has been provided along lot 3R2. The access easement will double as a utility easement as well. The overall density of the development is approximately 0.25 du/ac. When looking at just the 7 lots at the front of the subdivision, the density is 0.44 du/ac.

With the properties all over 1 acre in size, the lots are similar to or larger than other lots in the area. There are no anticipated adverse impacts expected from the proposed subdivision.

ESTIMATED TRAFFIC IMPACT: 102 (average daily vehicle trips)

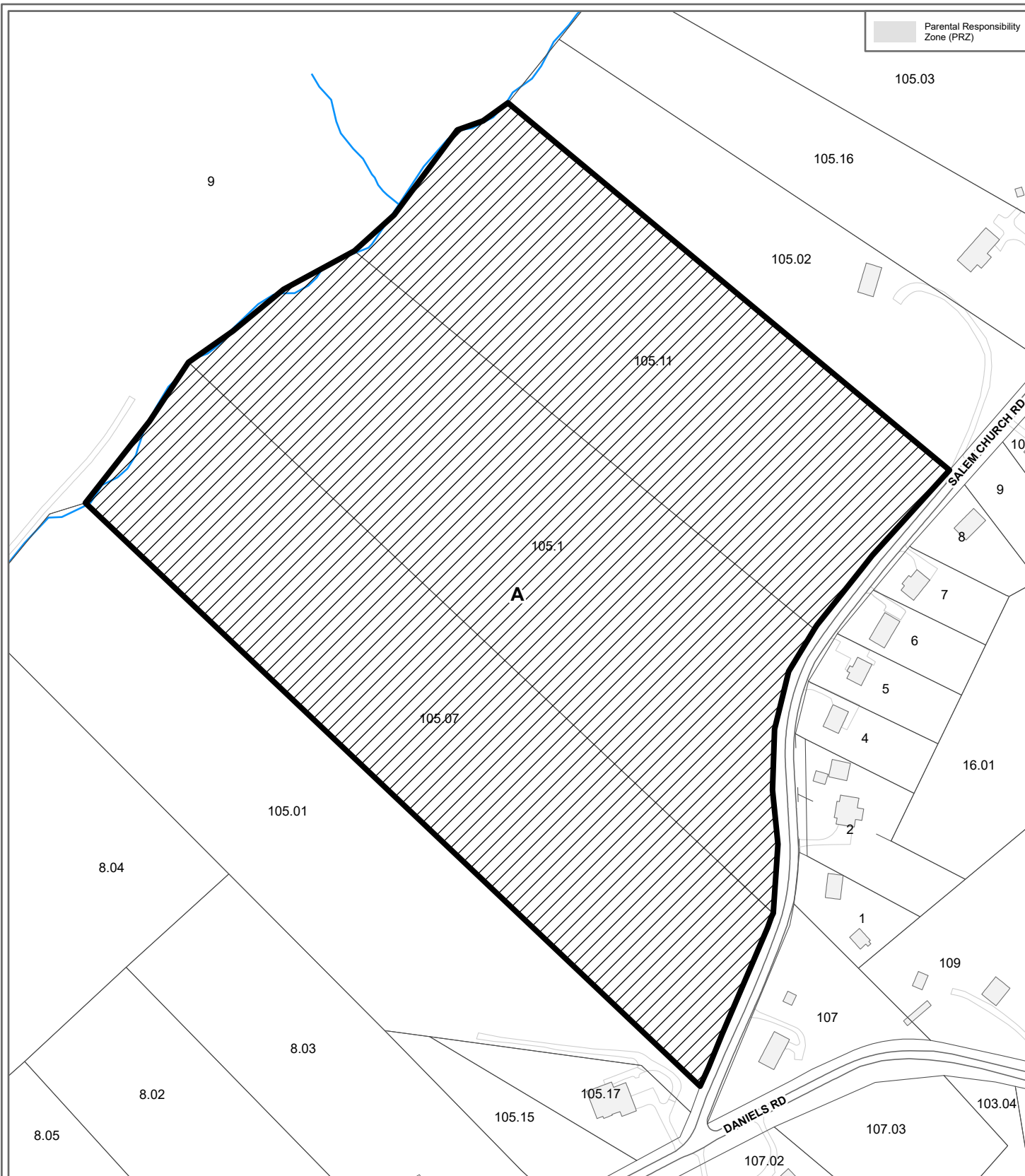
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (public school children, grades K-12)

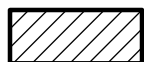
Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls High.

- 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**8-SB-22-C
CONCEPT PLAN**



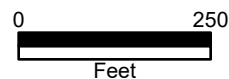
Detached residential subdivision in A (Agricultural)

Original Print Date: 7/7/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

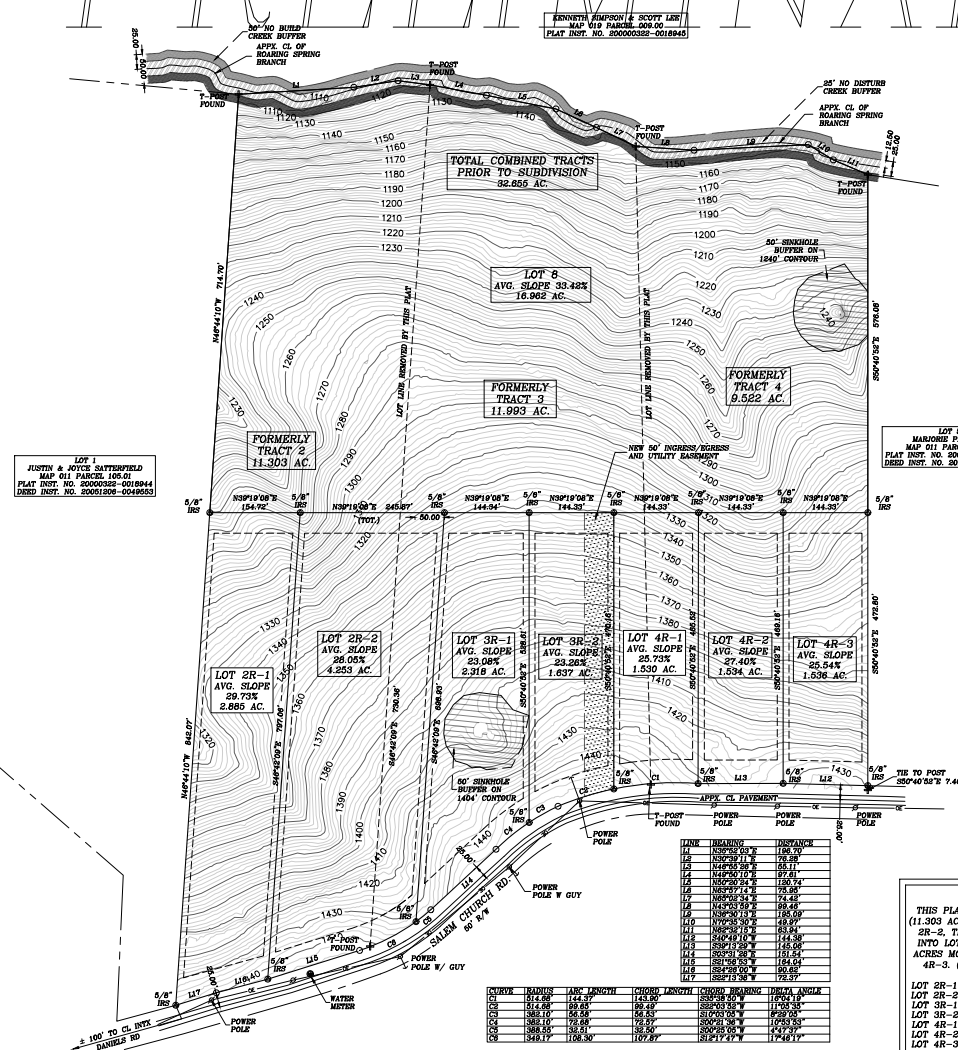
Petitioner: Linda Howard

Map No: 11
Jurisdiction: County



NAD 83
TN GRID NORTH

PRELIMINARY



LOT 1
JUSTIN & JOYCE SATTENFIELD
MAP 011 PARCEL 105.01
PLAT INSTR. NO. 20000322-0018944
DEED INSTR. NO. 20001808-0049553

LOT 8R
MANORIDE FREEMORE
MAP 011 PARCEL 105.02
PLAT INSTR. NO. 20010102-0044590
DEED INSTR. NO. 20170501-0068028

AREA STATEMENT

THIS PLAT SERVES TO DIVIDE FORMER TRACT 2 (11.963 ACRES MORE OR LESS) INTO LOTS 2R-1 & 2R-2, TRACT 3 (11.993 ACRES MORE OR LESS) INTO LOTS 3R-1 & 3R-2, AND TRACT 4 (9.582 ACRES MORE OR LESS) INTO LOT 4R-1, 4R-2, & 4R-3. (A COMBINED TOTAL OF 32.655 ACRES MORE OR LESS).

LOT 2R-1 CONTAINS 2.885 ACRES MORE OR LESS.
LOT 2R-2 CONTAINS 4.253 ACRES MORE OR LESS.
LOT 3R-1 CONTAINS 2.318 ACRES MORE OR LESS.
LOT 3R-2 CONTAINS 1.837 ACRES MORE OR LESS.
LOT 4R-1 CONTAINS 1.536 ACRES MORE OR LESS.
LOT 4R-2 CONTAINS 1.534 ACRES MORE OR LESS.
LOT 4R-3 CONTAINS 1.536 ACRES MORE OR LESS.
LOT 8 CONTAINS 16.962 ACRES MORE OR LESS.

Certificate of Ownership and General Dedication

(I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as (my, our) owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name: _____

Owner(s) Printed Name: _____

Signature(s): _____

Signature(s): _____

Date: _____

Certification of Approval of Public Sanitary Sewer System - Major Subdivision

This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider: _____

Authorized Signature for Utility Date: _____

Certification of Approval of Public Water System - Major Subdivision

This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider: _____

Authorized Signature for Utility Date: _____

Owner Certification on Release of Easement

(I, We) the undersigned owner(s) of the property shown herein, do hereby certify that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

Owner(s) Printed Name: _____

Owner(s) Printed Name: _____

Signature(s): _____

Signature(s): _____

Date: _____

Date: _____

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: _____ Date: _____

Knox County Trustee: Signed: _____ Date: _____

NOTARY

State of _____ County of _____

On this _____ day of _____ 20____

Before me personally appeared _____ to me known to be the person described in, and acknowledged that he executed the same for the purposes and terms herein stated.

Witness my hand and notarial seal, this day and year above.

Notary _____

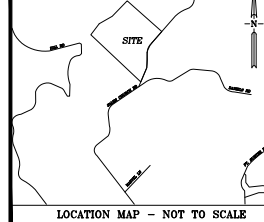
My Commission expires _____

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: _____

Date: _____



SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PRODUCED USING RTK GPS POSITIONAL DATA OBSERVED BETWEEN MARCH 27-MAY 31, 2022, UTILIZING A COMBINATION OF CARLSON BRX7 AND A TRIMBLE R-12 DUAL FREQUENCY RECEIVER AND AUTONOMOUS BASE, LOCATED NEAR THE SUBJECT PARCEL. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALITY.
2. FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:
AUTONOMOUS BASE: LATITUDE 35.97443751°; LONGITUDE 83.975613191°.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO TENNESSEE GRID NORTH, DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM 1983 (NAD 83).
4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 (NAVD83) GEOID 18.
5. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.000000000.
6. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITY SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
7. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION WAS PROVIDED BY THE CLIENT.
8. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
9. THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS SURVEY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
10. THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 47083000359, EFFECTIVE DATE MAY 2, 2007.
11. SUBJECT PROPERTY IS ZONED "A" AGRICULTURE AND THE CURRENT BUILDING SETBACK ARE FRONT 40', SIDE 10' AND REAR 35', PER KNOX COUNTY ZONING OFFICE.
12. SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS (PER SECTION 3.04.4.5).
13. A 10' DRAINAGE AND UTILITY EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS & PRIVATE RIGHTS OF WAY INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS. ADDITIONALLY A 5' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS A CATEGORY IV RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

8/2/2022

DATE OF SIGNATURE

MICHAEL P. MESSINA JR. TN. #3328

LEGEND

- + = "T-POST" POUND
- = "TBS" IRON ROD & CAP SET
- = COMPUTED POINT
- ⌵ = UTILITY POLE
- = WATER METER
- = BOUNDARY/PROPERTY LINE
- - - - - = ADJOINING PROPERTY LINE LINE NOT SURVEYED, LINE SHAPED FROM DEEDS OR PLATS UNLESS NOTED
- = RIGHT OF WAY LINE LINE NOT SURVEYED, LINE SHAPED FROM DEEDS OR PLATS UNLESS NOTED
- = OVERHEAD WIRE
- = SETBACK LINE
- = EASEMENT AREA

0 100 200 300



REFERENCES: DEED INSTR. NO. 20150402-0053347/ PLAT INSTR. NO. 20000322-0018944

PARCEL ID: 011 105.11, 011 105.10, 011 105.07

JOB NO: 202214294/ 8-28-22-C

DEPARTED BY: J.T. HAUN

DATE: 5/31/2022

SCALE: 1" = 100'

CONCEPT PLAN FOR: LINDA HOWARD SUBDIVISION - LOTS 1-8

SHOWING A SURVEY REQUESTED BY LINDA HOWARD
CIVIL DISTRICT #8, COUNTY OF KNOX, STATE OF TENNESSEE

SHEET 1

OF 1



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Linda Howard

Applicant Name

6/22/2022

Date Filed

8/11/2022

()

Planning Commission
Meeting (if applicable)

Legislative Meeting (if applicable)

8-SB-22-C

File Number(s)

CORRESPONDENCE

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

Joshua Haun Trueline Land Surveying

Name / Company

PO Box 32242 Knoxville TN 37930

Address

865-201-7011 / josh.haun@truelinelands.com

Phone / Email

CURRENT PROPERTY INFO

Linda Howard

Owner Name (if different)

190 Yosemite Dr Lenoir City TN 37771

Owner Address

423-599-9104 / lindahoward.tn

Owner Phone / Email

5315, 5327 and 5339 SALEM CHURCH RD

Property Address

11 105.07, 105.10, 105.11

Parcel ID

32.37 acres

Tract Size

Part of Parcel (Y/N)?

HALLSDALE POWELL WATER

Sewer Provider

Water Provider

Yes

Septic (Y/N)

STAFF USE ONLY

Northwest side of Salem Church Road, northeast of Daniels Road

General Location

☐ City Commission District 8 A (Agricultural)

Agriculture/Forestry/Vacant Land

☒ County District Zoning District

Existing Land Use

North County

AG (Agricultural), HP (Hillside and Ridgetop Protection)

Rural Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential
Home Occupation (specify) _____
Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST**Linda Howard Subdivision**

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number ☒ Split Parcels**8**

Total Number of Lots Created

Additional Information _____

☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

☐ Plan Amendment Change

Proposed Plan Designation(s)

Additional Information _____

STAFF USE ONLY**PLAT TYPE**☐ Staff Review ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**

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

Fee 1

\$740.00

Total

Fee 2

Fee 3

AUTHORIZATION*By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.***Linda Howard, 190 Yosemite Dr Lenoir City TN 37771****6/22/2022**

Application Authorized By

Affiliation

Date

423-599-9104 / lindahoward.tn@outlook.com

Phone / Email

Mike Reynolds

Staff Signature

Please Print

Date Paid



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

Linda Howard

Owner

Applicant Name

Affiliation

6/22/22

August 11, 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

8-SB-22-C

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

Joshua Haun

Trueline Land Surveying

Name

Company

P.O. Box 32242

Knoxville

TN

37930

Address

City

State

ZIP

865-201-7011

josh.haun@truelinelns.com

Phone

Email

CURRENT PROPERTY INFO

Linda Howard

190 Yosemite Dr, Lenoir City, TN 37771

423-599-9104

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5327, 5339, &
5315 Salem Church Rd

011 10507, 10510, & 10511

Property Address

Parcel ID

HPUD

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest side of Salem Church Road, northeast of Daniels Road

32.711 acres

General Location

Tract Size

☐ City ☒ County

8th

District

A (Agricultural)

Zoning District

AgForVac

Existing Land Use

North County

Planning Sector

AG & HP

Sector Plan Land Use Classification

Rural Area

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

Linda Howard Subdivision

Proposed Subdivision Name

8

Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

Total Number of Lots Created

☐ Other (specify) **Detached residential subdivision**

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

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	MR
108	Concept Plan		
Fee 2			
Fee 3			

AUTHORIZATION

Linda Howard

Applicant Signature

Linda Howard

Please Print

06-22-2022

Date

423-599-9104

Phone Number

lindahoward.tn@outlook.com

Email

Linda Howard

Property Owner Signature

Linda Howard

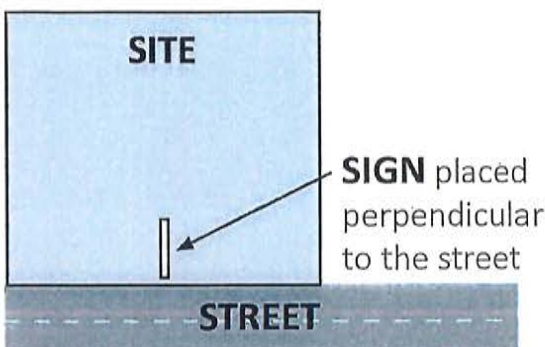
Please Print

06-22-2022

Date

Paid 6/24/2022 MR

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:

July 27, 2022 and August 12, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Linda Howard

Date: _____

File Number: 0-SB-22-C



Sign posted by Staff



Sign posted by Applicant