



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 7-SB-22-C **AGENDA ITEM #:** 34  
7-B-22-UR **AGENDA DATE:** 7/14/2022

▶ **SUBDIVISION:** LEONARD DEVELOPMENT - JENKINS RD.  
▶ **APPLICANT/DEVELOPER:** DAVID HARBIN / BATSON HIMES NORVELL & POE  
**OWNER(S):** Lawrence and Mitzi Bodie

**TAX IDENTIFICATION:** 105 F A 010 [View map on KGIS](#)

**JURISDICTION:** County Commission District 3

**STREET ADDRESS:** 7912 Jenkins Rd.

▶ **LOCATION:** South side of Jenkins Rd., east of Springwood Circle

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 6.1 acres

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

▶ **EXISTING LAND USE:** Agricultural/forestry/vacant

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** North: Single family residential -- RA (Low Density Residential), A (Agricultural)  
South: Single family residential, Rural residential -- A (Agricultural)  
East: Cemetery, Public/quasi-public land (church) -- A (Agricultural)  
West: Single family residential -- PR (Planned Residential) & A (Agricultural)

▶ **NUMBER OF LOTS:** 22

**SURVEYOR/ENGINEER:** David Harbin Batson, Himes, Norvell and Poe

**ACCESSIBILITY:** Access is via Jenkins Road, a minor collector street with 30 ft of pavement width within 60-ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**  
1. Reduce the minimum vertical curve on Road "A" from K=25 to K=15 at STA 0+50  
2. Reduce the minimum intersection spacing between the centerline of Road "A" and Capitol Blvd from 300' to 60'

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**

1. Reduce the minimum horizontal curve radius from 100' to 75' at STA 8+00

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL**

**1. Increase the maximum intersection grade from 1% to 2% at the intersection of Road "A" and Jenkins Road**

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**STAFF RECOMMENDATION:**

- ▶ **Approve the requested variances and alternative design standard based the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.**

**Approve the Concept Plan subject to 7 conditions.**

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
  - 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
  - 3) Certifying that the proposed road location has the required sight distance on Jenkins Road, with review and approval by Knox County Engineering and Public Works during the design plan phase.
  - 4) Installing high visibility construction fencing along the east property line for the full length of the adjacent cemetery property, approximately 438 ft in length from the Jenkins Road right-of-way. The fencing must be installed before grading activities start and maintained until the house construction is complete on the individual lots. Additional high visibility fencing can be installed at the discretion of the developer.
  - 5) Proving stormwater retention as required in the Ten Mile Creek watershed.
  - 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  - 7) Prior to certification of the final plat for the subdivision, establish a property owners association responsible for the maintenance of the common areas, amenities, and drainage system.
- ▶ **Approve the development plan for a detached residential subdivision with up to 22 lots and reduction of the peripheral setback to 25 ft, subject to 1 condition.**
    - 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

**COMMENTS:**

This proposal is for a 22-lot detached residential subdivision on 6.06 acres at a density of 3.63 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 4 du/ac in June 2022 (5-1-22-RZ). The new internal road is proposed to be public with 26 ft of pavement within a 50 ft right-of-way.

The applicant is requesting an intersection separation variance because the location of the proposed road is located too close to Capitol Blvd. The concept plan submittal had the proposed road lined up directly across from Capitol Blvd, which is typically the preferred alignment. However, this location did not have the required sight distance to the east, so staff requested the intersection be moved to the west so sight distance can be obtained. Since the proposed road is left (west) of the Capitol Blvd, there will not be conflicting left turn movements for vehicles turning onto Jenkins Road. Staff is recommending approval of the variance because it allows for the safest location of the new intersection.

A cemetery is located on the property east of lots 16-22. Staff recommends that high visibility fencing be installed along the shared lot line to help prevent inadvertent damage from happening to the cemetery (see condition #4).

**DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

**1) ZONING ORDINANCE**

PR (Planned Residential) up to 4 du/ac:

- a) The PR zone allows detached- and attached-dwellings as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- b) This PR zone district is approved for a maximum of 4 du/ac. The proposed density is 3.63 du/ac.
- c) The peripheral setback is 35 feet, however, the planning commission may reduce it to 15 feet when the adjacent property is zoned agricultural or residential. The applicant is requesting a 25 ft peripheral setback around the entire external boundary to allow house lots on both sides of the proposed road because of the site's narrowness.

## 2) GENERAL PLAN – DEVELOPMENT POLICIES

a) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – The proposed peripheral setback reduction should have minimal impact on adjacent properties. The proposed single-family houses should have a similar scale as the other residential development in the area.

## 3) NORTHWEST COUNTY SECTOR PLAN

a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The development will have a density of 3.63 du/ac.

b) There are 3.6 acres within the HP (Hillside Protection) area, but 2.6 of those acres are in the 0-15% slope category. The steepest portion of the property is in the southernmost portion of the site, where the largest house lot is located, as well as a common area with a detention pond. The recommended slope disturbance budget is 3 acres (80%) of the 3.6 acres in the HP area, according to the slope analysis (attached).

## 4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 258 (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.

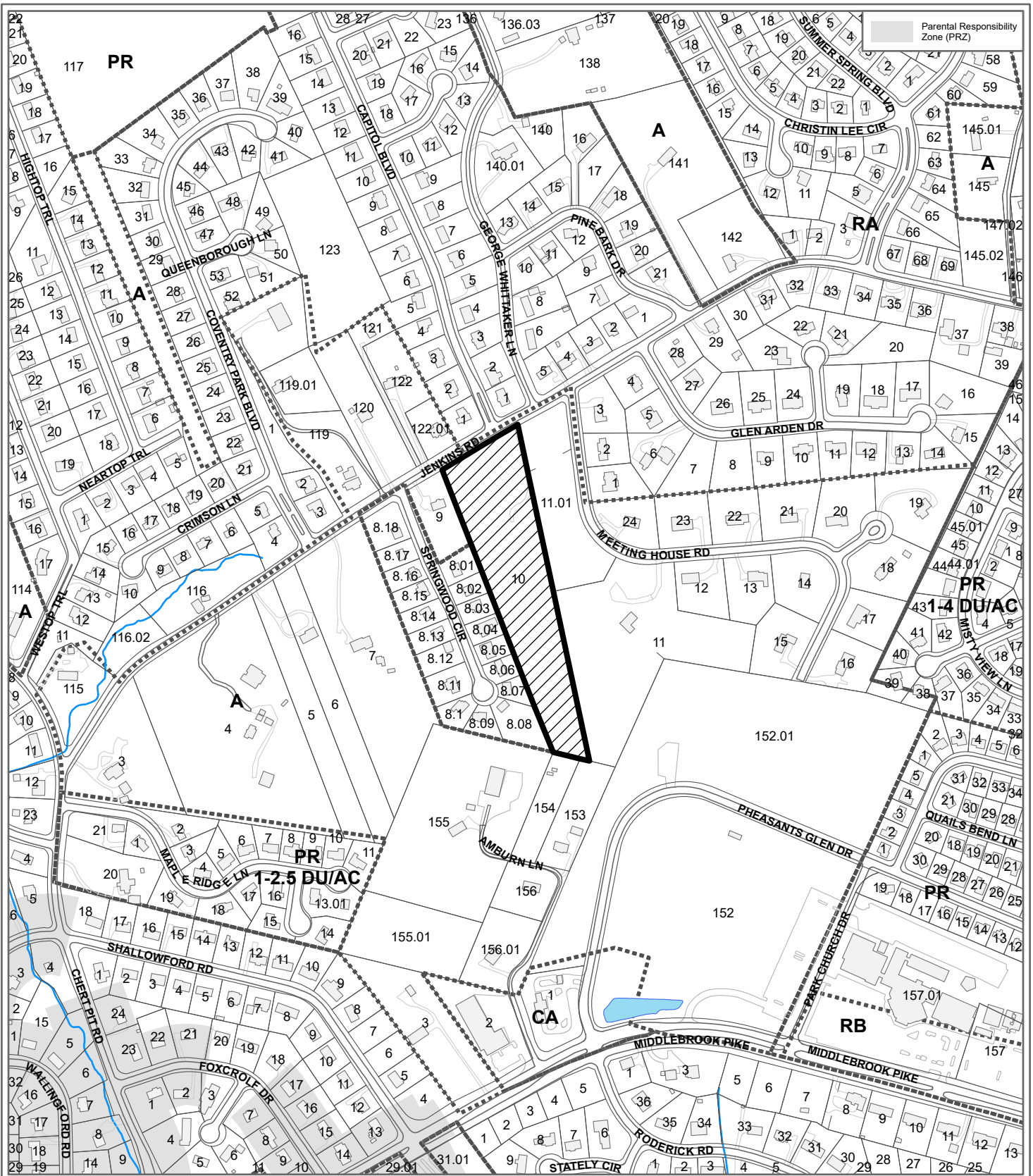
ESTIMATED STUDENT YIELD: 9 (public school children, grades K-12)

Schools affected by this proposal: Ball Camp Elementary, Karns 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 Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.



**7-SB-22-C / 7-B-22-UR  
CONCEPT PLAN/USE ON REVIEW**

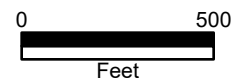
Petitioner: Harbin / Batson Himes Norvell & Poe, David



in PR (Planned Residential) - pending

Map No: 105  
Jurisdiction: County

Original Print Date: 6/8/2022      Revised:  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902



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## *Requested Variances & Alternative Design Standards*

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### 7-SB-22-C / 7-B-22-UR – LEONARD DEVELOPMENT – JENKINS ROAD

#### **VARIANCES**

1. Reduce the minimum vertical curve on Road "A" from K=25 to K=15 at STA 0+50
2. Reduce the minimum intersection spacing between the centerline of Road "A" and Capitol Blvd from 300' to 60'

#### **ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**

1. Reduce the minimum horizontal curve radius from 100' to 75' at STA 8+00

#### **ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL**

1. Increase the maximum intersection grade from 1% to 2% at the intersection of Road "A" and Jenkins Road

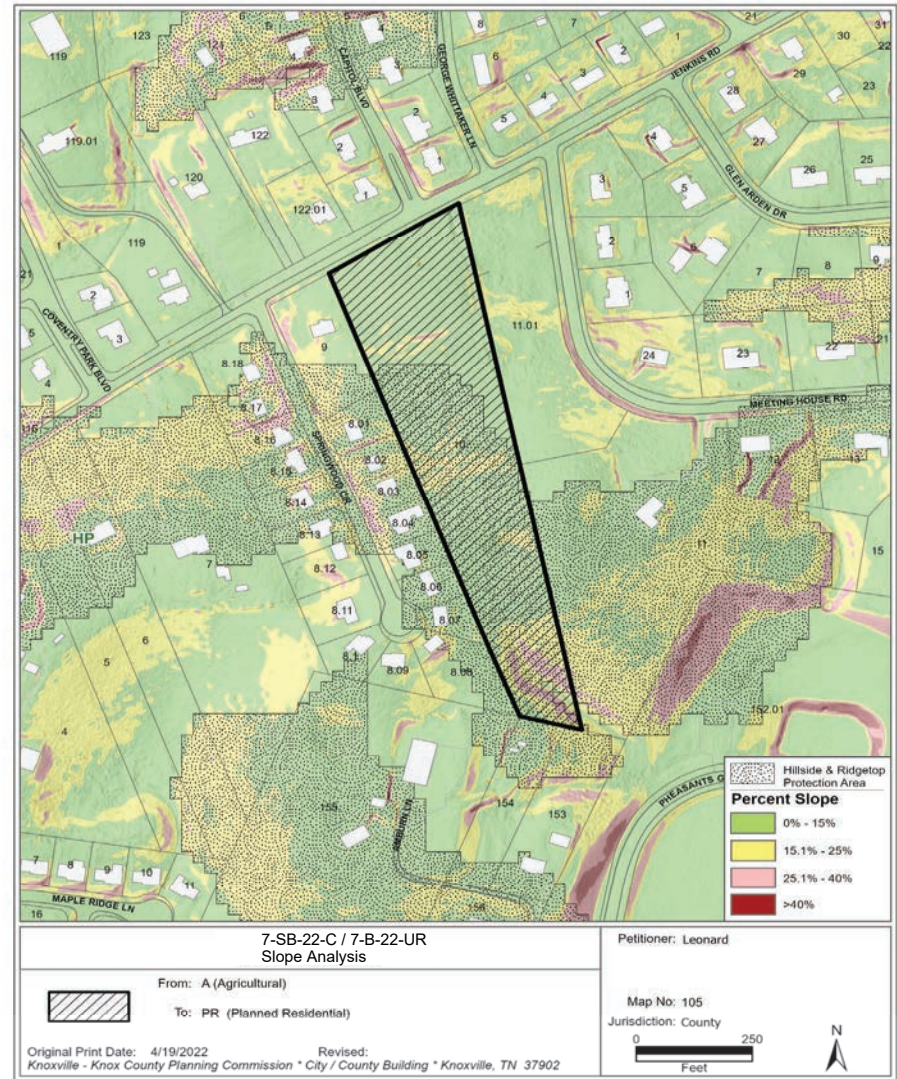
#### **KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:**

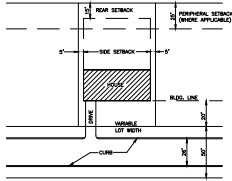
Approve

7/13/22

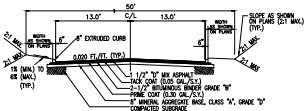


CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>6.01</b>		
Non-Hillside	2.41	N/A	
0-15% Slope	2.60	100%	2.6
15-25% Slope	0.80	50%	0.4
25-40% Slope	0.20	20%	0.0
Greater than 40% Slope	0.00	10%	0.0
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>3.60</b>	Recommended disturbance budget within HP Area (acres)	<b>3.0</b>
		Percent of HP Area	<b>0.8</b>

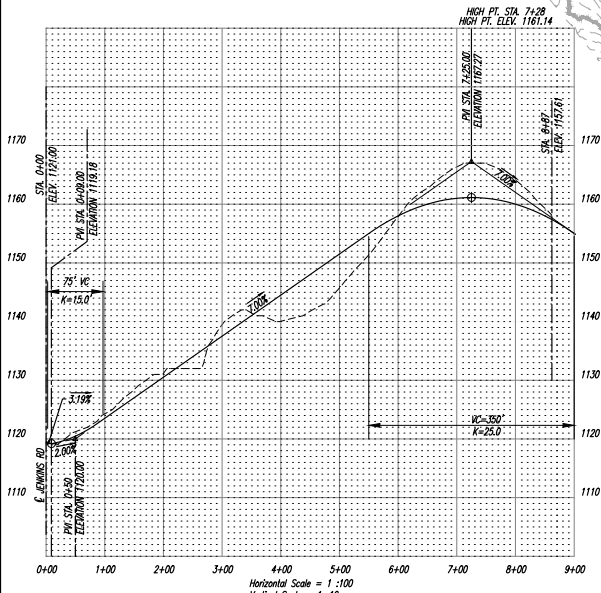




TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED

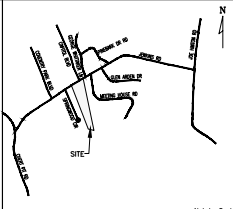


TYPICAL ROAD SECTION THRU 50' ROAD "PUBLIC ROAD"



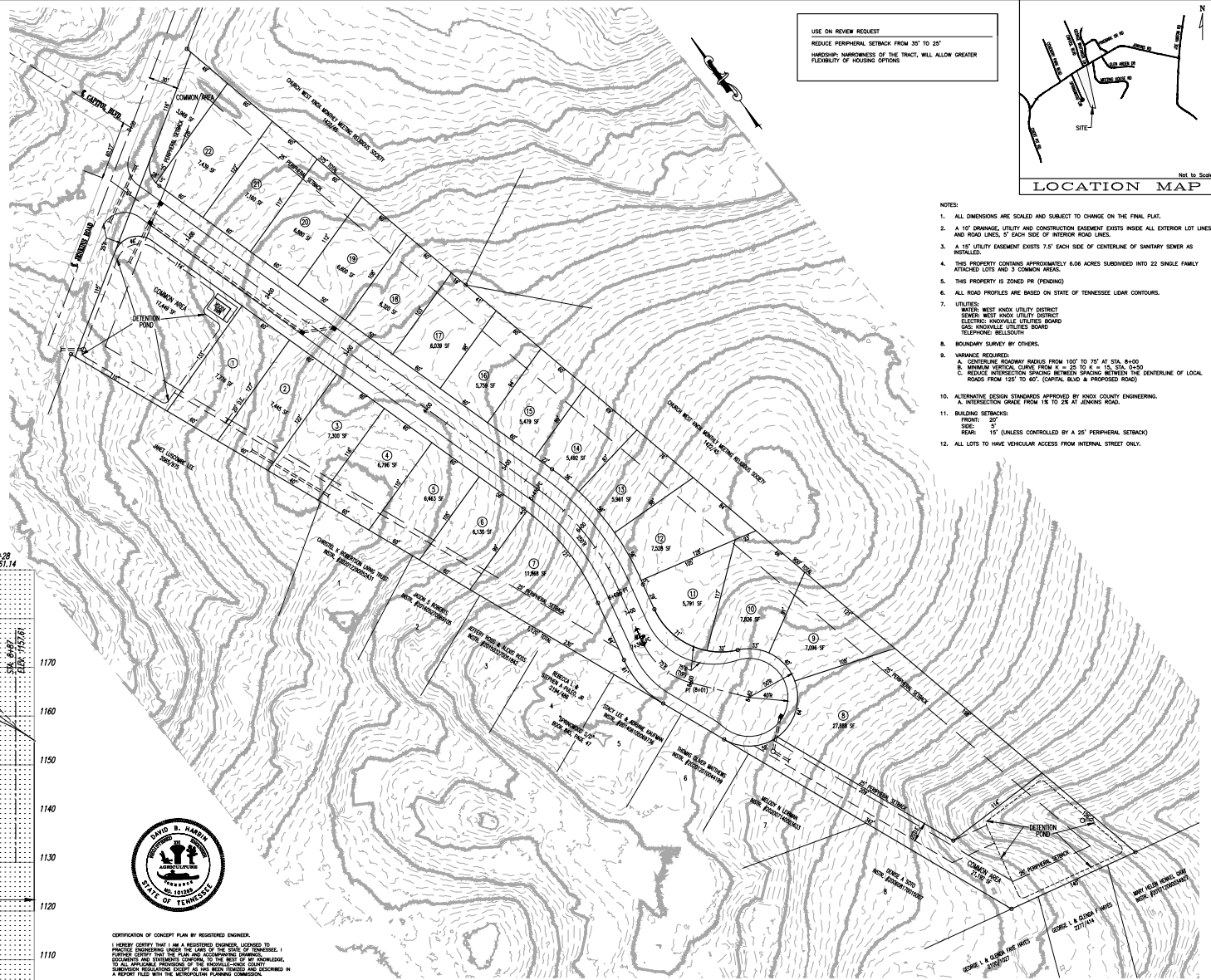
CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER:  
 I, DAVID B. HAMLIN, A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE, I HEREBY CERTIFY THAT THE PLAN AND ACCOMPANYING COMPUTATIONS AND DIMENSIONS SHOWN THEREON REPRESENT THE BEST AND MOST ACCURATE INFORMATION AVAILABLE TO ME AT THE TIME OF THE PREPARATION OF THIS REPORT AND THAT I AM NOT PROVIDING ANY SERVICES OR ASSISTANCE TO ANY OTHER PERSON OR ENTITY IN THE PREPARATION OF THIS REPORT.  
 PROFESSIONAL ENGINEER  
 TENNESSEE LICENSE NO. \_\_\_\_\_ DATE: \_\_\_\_\_

USE ON REVIEW REQUEST  
 REDUCE PERIPHERAL SETBACK FROM 35' TO 25'  
 WIDENING WAREHOUSES OF THE TRACT, WILL ALLOW GREATER FLEXIBILITY OF HOUSING OPTIONS



LOCATION MAP

- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONTAINS APPROXIMATELY 6.06 ACRES SUBDIVIDED INTO 22 SINGLE FAMILY ATTACHED LOTS AND 3 COMMON AREAS.
  - THIS PROPERTY IS ZONED PM (PLANNED).
  - ALL ROAD PROFILES ARE BASED ON STATE OF TENNESSEE LOAR CONTOURS.
  - UTILITIES:  
 WATER: WEST KNOX UTILITY DISTRICT  
 SEWER: WEST KNOX UTILITY DISTRICT  
 ELECTRIC: KNOXVILLE UTILITIES BOARD  
 GAS: KNOXVILLE UTILITIES BOARD  
 TELEPHONE: BELLSOUTH
  - BOUNDARY SURVEY BY OTHERS.
  - VARIANCE REQUIRED:  
 A. CENTERLINE ROADWAY RADIUS FROM 100' TO 75' AT STA. 8+00  
 B. MINIMUM VERTICAL CURVE FROM  $K = 25$  TO  $K = 15$ , STA. 0+00 TO 3+00  
 C. REDUCE INTERSECTION SPACING BETWEEN SPACING BETWEEN THE CENTERLINE OF LOCAL ROADS FROM 125' TO 60' (CAPITAL BLVD AND PROPOSED ROAD)
  - ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING.
  - BUILDING SETBACKS:  
 FRONT: 20'  
 SIDE: 5'  
 REAR: 15' (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK)
  - ALL LOTS TO HAVE VEHICULAR ACCESS FROM INTERNAL STREET ONLY.



Revised: 6/27/2022  
 7-SB-22-C-7-B-22-UR

OWNER:  
**LAWRENCE H. & MITZI N. BODIE**  
 5520 RIVER POINT COVE LANE  
 KNOXVILLE, TN 37919

DEVELOPER:  
**LEONARD DEVELOPMENT, LLC**  
 c/o FRANK LEONARD  
 119 WESTFIELD RD  
 KNOXVILLE, TN 37919  
 (615) 596-1111  
**LEONARD DEVELOPMENT, LLC**

**BATSON, HIMES, NORVELL & POE**  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 4334 PAPERMILL DRIVE  
 KNOXVILLE, TENNESSEE 37909  
 PHONE: (865) 588-6472  
 FAX: (865) 588-6473  
 email@bhn-p.com

DESIGNED:	DBH								
DRAWN:	TFD								
CHECKED:	DBH								
		1	6/23/22						

SCALE  
 1" = 50'  
 VERTICAL: 1" INTERVAL

DEED REFERENCE: INSTR. #202109280026032

DATE: 6/22/22

1" = 50'

CONCEPT & DEVELOPMENT PLAN FOR  
**LEONARD DEVELOPMENT-JENKINS ROAD**  
 TAX MAP 105FA, PARCEL 10  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

24929-C

SHEET 1 OF 1 SHEET(S)





# 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

David Harbin

Applicant Name

Affiliation

~~5/23/2022~~ 5/27/2022

July 14, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

**7-SB-22-C / 7-B-22-UR**

### 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

David Harbin

Batson Himes Norvell & Poe

Name

Company

4334 Papermill Drive

Knoxville

TN

37909

Address

City

State

ZIP

865-588-6472

harbin@bhn-p.com

Phone

Email

### CURRENT PROPERTY INFO

Lawrence & Mltzi Bodie

5520 River Point Cove Lane

865-805-9393

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7912 Jenkins Road

Tax Map 105FA, Parcel 10

Property Address

Parcel ID

WKUD

WKUD

No

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

South side of Jenkins Road, east of Springwood Circle

6.101 acres

General Location

Tract Size

City  County

3rd

PR (Planned Residential) pending

Vacant land

District

Zoning District

Existing Land Use

Northwest County

LDR & HP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation



### DEVELOPMENT REQUEST

Development Plan  
  Use on Review / Special Use  
  Hillside Protection COA  
 Residential  
  Non-Residential  
 Home Occupation (specify) \_\_\_\_\_  
 Other (specify) **Detached residential subdivision**

Related City Permit Number(s)

### SUBDIVISION REQUEST

**Leonard Development - Jenkins Road**  
 Proposed Subdivision Name \_\_\_\_\_  
 Combine Parcels  
  Divide Parcel  
 **21 lots**  
 Unit / Phase Number \_\_\_\_\_  
 Total Number of Lots Created \_\_\_\_\_  
 Other (specify) \_\_\_\_\_  
 Attachments / Additional Requirements \_\_\_\_\_

Related Rezoning File Number  
**5-I-22-RZ**

### 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*)

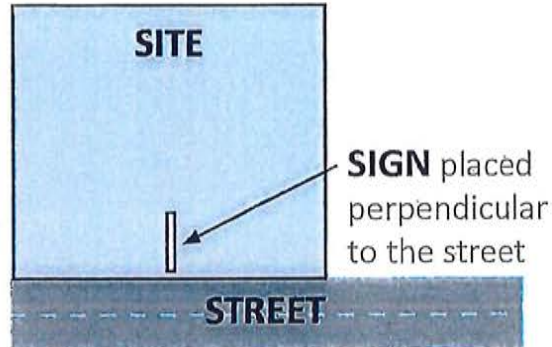
Fee 1	UOR fee (5-10 acres)	Total
0405		<b>\$1,300</b> MR
Fee 2		
Fee 3		

### AUTHORIZATION

  
 Applicant Signature \_\_\_\_\_  
 865-588-6472  
 Phone Number \_\_\_\_\_  
  
 Property Owner Signature \_\_\_\_\_

David Harbin  
 Please Print \_\_\_\_\_  
 harbin@bhn-p.com  
 Email \_\_\_\_\_  
 5/23/2022  
 Date \_\_\_\_\_  
 5/24/2022  
 Date \_\_\_\_\_  
**5/31/2022 swm**

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:*

June 29, 2022 (applicant or staff to post sign) and July 15, 2022 (applicant to remove sign)

Applicant Name: David Harbin

Date: 5/31/2022

File Number: 7-SB-22-C | 7-B-22-UR

Sign posted by Staff

Sign posted by Applicant