



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 11-E-22-DP

AGENDA ITEM #: 31

AGENDA DATE: 11/10/2022

▶ **APPLICANT:** NED FERGUSON

OWNER(S): David West

TAX ID NUMBER: 56 E B 010.01

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 329 GRANVILLE CONNER RD

▶ **LOCATION:** Southwest side of Granville Conner Rd, north of W. Emory Rd

▶ **APPX. SIZE OF TRACT:** 1.002 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Granville Conner Road, a local road with a 20-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Single Family Residential

▶ **PROPOSED USE:** Single family lots

DENSITY PROPOSED: 3 du/ac

HISTORY OF ZONING: Rezoned to PR (Planned Residential) up to 3 du/ac in 1989 (File number 12-G-89-RZ)

SURROUNDING LAND USE AND ZONING: North: Right-of-way, Agriculture/Forestry/Vacant Land - A (Agricultural)

South: Single Family Residential - PR (Planned Residential)

East: Single Family Residential - A (Agricultural)

West: Right-of-way, Single Family Residential - RAE (Exclusive Residential)

NEIGHBORHOOD CONTEXT: This area is primarily single family residential and agricultural.

STAFF RECOMMENDATION:

▶ **Approve the development plan for three single-family lots, subject to 3 conditions.**

1) Adding a turnaround for the driveway of Lot 1.

2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.

3) Meeting all requirements of the Knox County Department of Engineering and Public Works.

COMMENTS:

This proposal is to create three single family lots (Lot 1- .312 acres, Lot 2- .215 acres, Lot 3- .475 acres) on Granville Conner Rd from a 1.002-acre lot with one existing house. The property is zoned PR up to 3 du/ac zone. Lot 1 has an existing house. Its driveway has poor sight distance along Granville Conner Rd. A turnaround for the driveway on Lot 1 needs to be created.

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) 3 du/ac:

A. The PR zone allows single family houses 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 3 du/ac. The proposed density is 3 du/ac.

C. This property is in the PR zone for the surrounding subdivision. There is sufficient density for these three lots.

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 attached residential structures will have a similar scale as the other residential development in the area.

3) NORTH COUNTY SECTOR PLAN

A. The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed development has a density of 3 du/ac.

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 Knoxville-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. The proposed development meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

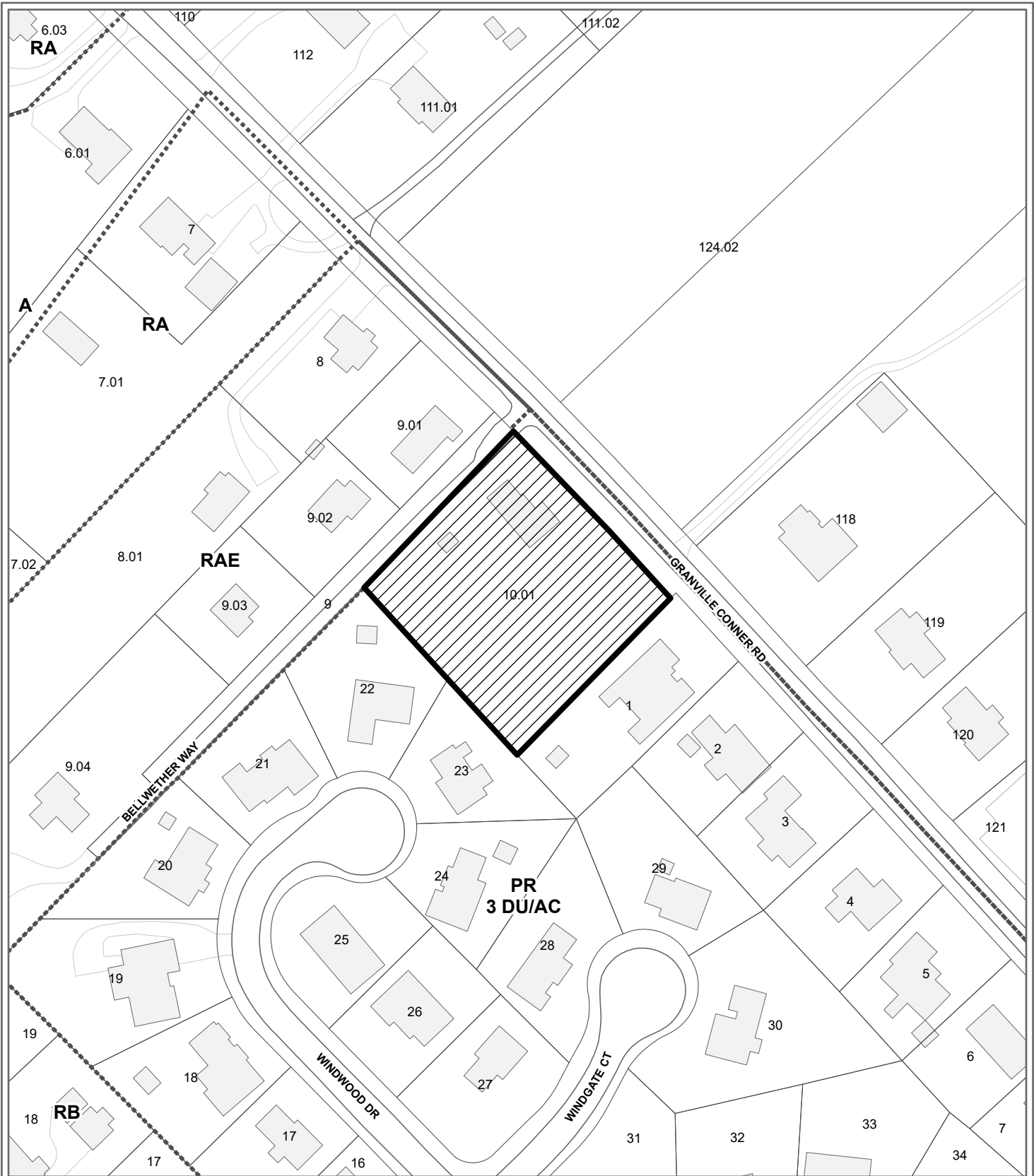
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Not applicable.

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell 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.

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



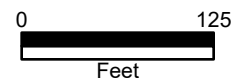
**11-E-22-DP
DEVELOPMENT PLAN**

Petitioner: Ned Ferguson



Single family lots in PR (Planned Residential)

Map No: 56
Jurisdiction: County



Original Print Date: 10/17/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

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, we, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name:
KAREN J. LUETHKE Date
DAVID WEST Date

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on this plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 30th day of April, 2022.

Registered Land Surveyor
Tennessee License No. 1643 DATE: 9/26/2022

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

Survey accuracy shall meet the requirements of the current edition of the Rules of the Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. I hereby certify that this survey was prepared in compliance with the current edition of the Rules of the Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor
Tennessee License No. 1643 DATE: 9/26/2022

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS

This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider
Authorized Signature for Utility Date

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider
Authorized Signature for Utility Date

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS

(I, We) the undersigned owner(s) of the property shown herein, understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name:
KAREN J. LUETHKE Date
DAVID WEST Date

ZONING Shown on Official Map.
Date: By:

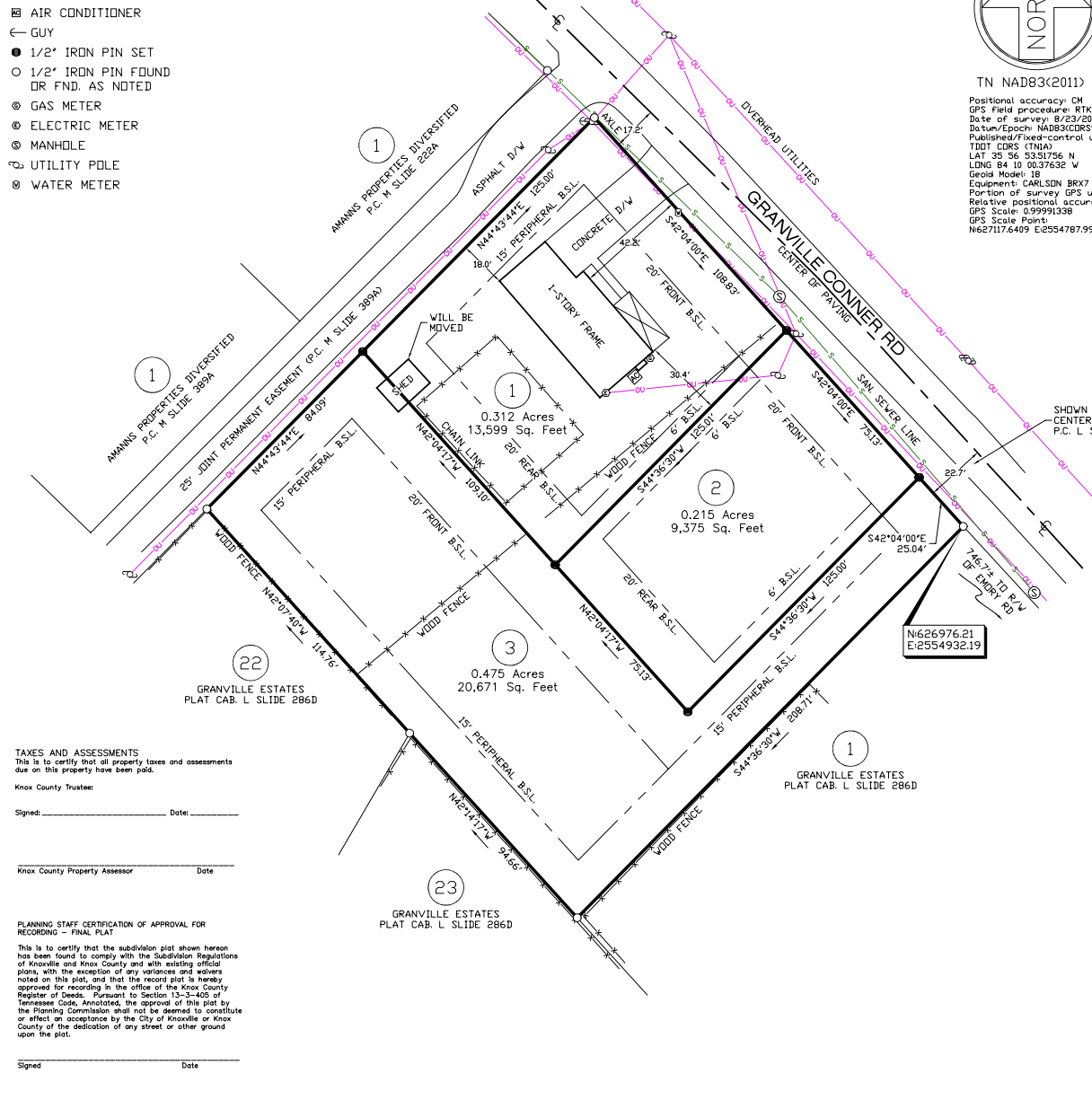
KNOW COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of _____, 20____.

Engineering Director

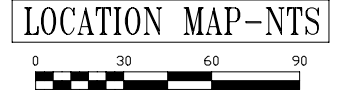
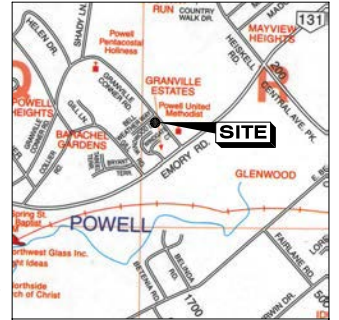
Copyright 2022
by Professional Land Systems

LEGEND

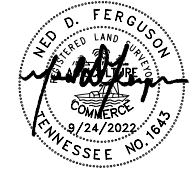
- AIR CONDITIONER
- GUY
- 1/2" IRON PIN SET
- 1/2" IRON PIN FOUND
- DR FND. AS NOTED
- GAS METER
- ELECTRIC METER
- MANHOLE
- UTILITY POLE
- WATER METER



TN NAD83(2011)
Positional accuracy CM
GPS Field procedure: RTK
Date of survey: 8/23/2022
Datum/EPOCH: NAD83(CDRS96)/2002
Published/Fixed-control use:
TDDT CDRS (TNIA)
LAT 35 56 53.51756 N
LONG 84 10 00.37632 W
Grid Model: 18
Equipment: CARLSON BRX7 DUAL BAND
Portion of survey GPS used entire.
Relative positional accuracy < 0.1.
GPS Scale: 0.9999358
GPS Scale Point:
N627116409 E25547879921



- NOTES:
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE COMMITMENT HAS BEEN PROVIDED TO THE SURVEYOR. AN EXHAUSTIVE SEARCH OF PUBLIC RECORDS HAS NOT BEEN DONE. THIS SURVEY IS PERFORMED USING THE LATEST RECORDED DEED AND OTHER INFORMATION THAT MAY BE PROVIDED BY THE CLIENT.
 - SUBJECT TO UTILITY AND DRAINAGE EASEMENTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK.
 - DEED 20220823-0012193.
 - PROPERTY IS ZONED PR. SETBACKS ARE PER DEVELOPMENT PLAN FILE.
 - 3 LOTS CONTAINING 1,002 ACRES.
 - LOT WAS INCLUDED IN REZONING FILE 12-G-89-RZ BUT WAS NOT INCLUDED ON SUBDIVISION PLAT CAB. L SLIDE 286D.
 - A 15' PERIPHERAL SETBACK IS REQUESTED, WHICH MATCHES THE APPROVED SETBACK FOR LOTS 1, 22, AND 223 OF GRANVILLE ESTATES (P.C. L SLIDE 286D.)



FILE #

DEVELOPMENT PLAN
LUETHKE & WEST S/D

PLAT REF: N/A SCALE: 1"=30'
PARCEL(S): 056E01001
COUNTY/DISTRICT: KNOX/6
CITY: N/A WARD/BLOCK: N/A DATE: 9/24/2022

Ned D. Ferguson, R.L.S.
205 Lamar Avenue
Clinton, TN 37716
Phone: (665) 689-6169
Fax: (888) 232-8718 Toll Free
www.PLSurvey.com
When you need to know, knowing is our business.



811 Call Before You Dig! 1-800-351-1111
Utilities shown were located from actual field evidence, existing utility agency records and other available evidence. Other underground utilities may exist and not be shown or may vary from where shown. No guarantee is expressed or implied as to the location of any utilities shown which are not visible from the surface. Utility data should not be relied upon without verification from the proper utility authority having jurisdiction. (TCA 68-2-3-(a))

This is to certify that the described property is not located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.
MAP NO. 47093C0120F ZONE: X
EFFECTIVE: 5/2/2007
I hereby certify that this is a category 4 (remote sensing GPS) survey. This survey meets the minimum standards for the State of Tennessee.

11-E-22-DP
9/26/2022

OWNER(S):
KAREN J. LUETHKE & DAVID WEST
327 GRANVILLE CONNER RD
POWELL, TN 37849
865.803.3697



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

Ned Ferguson

Applicant Name

Affiliation

9/27/2022

Date Filed

11/10/2022

Meeting Date (if applicable)

11-E-22-DP

File Number(s)

CORRESPONDENCE

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

Ned D. Ferguson Professional Land Systems

Name / Company

205 Lamar Ave. Ave. Clinton TN 37716

Address

865-689-6169 / nedferguson@gmail.com

Phone / Email

CURRENT PROPERTY INFO

David West

Owner Name (if different)

329 Granville Conner Rd Powell TN 37849

Owner Address

865-803-3697

Owner Phone / Email

329 GRANVILLE CONNER RD

Property Address

56 E B 010.01

Parcel ID

Part of Parcel (Y/N)?

1.002 acres

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of Granville Conner Rd, north of W. Emory Rd

General Location

City

Commission District 7

PR (Planned Residential)

Single Family Residential

Count

District

Zoning District

Existing Land Use

North County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Single family lots	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)

3 du/ac

Proposed Density (units/acre) Previous Zoning Requests

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	Total
\$500.00	
Fee 2	
Fee 3	

AUTHORIZATION

Applicant Signature: **Ned Ferguson** Date: **9/27/2022**
Please Print

Phone / Email

Property Owner Signature: **David West** Date: **9/27/2022**
Please Print

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

Ned Ferguson

Applicant Name

Surveyor

Affiliation

9/26/2022

Date Filed

November 10, 2022

Meeting Date (if applicable)

File Number(s)

11-E-22-DP

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

Ned D Ferguson

Professional Land Systems

Name

Company

205 Lamar Ave

Clinton

TN

37716

Address

City

State

ZIP

865.689.6169

nedferguson@gmail.com

Phone

Email

CURRENT PROPERTY INFO

DAVID WEST

DAVID WEST

327 GRANVILLE CONNOR RD

865.803.3697

Owner Name (if different)

Owner Address

Owner Phone

329

327 GRANVILLE CONNOR RD

056EB01001

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of Granville Conner Rd, north of W. Emory Rd

1.002 acres

General Location

Tract Size

City County

7th District

PR (Planned Residential) Zoning District

Single family Existing Land Use

North County

Planning Sector

LDR

Sector Plan Land Use Classification

Planned Growth 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) ~~PR ZONE, ESTABLISH SETBACKS~~ Detached residential

Related City Permit Number(s)

SUBDIVISION REQUEST

~~LUETHKE & WEST S/D (AFTER DEVELOPMENT PLAN IS APPROVED)~~

Proposed Subdivision Name _____

Unit / Phase Number
 Combine Parcels
 Divide Parcel

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		Total
0402	Dev Plan	\$500
Fee 2		
Fee 3		

MR

AUTHORIZATION

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

Applicant Signature 

Ned Ferguson

9/26/2022

865.689.6169

Please Print

Date

Phone Number

nedferguson@gmail.com

Staff Signature

Email

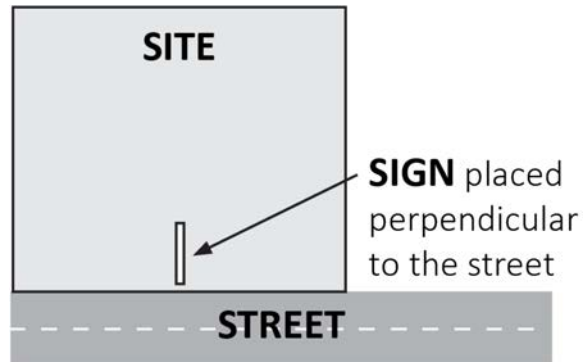
owner signature on page 1

Staff Signature

Please Print

Date

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:

_____ 10/26/2022 _____ and _____ 11/11/2022 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Ned Ferguson

Date: 9/27/22

File Number: 11-E-22-DP

Sign posted by Staff

Sign posted by Applicant