



DEVELOPMENT PLAN REPORT

► **FILE #:** 4-A-23-DP

AGENDA ITEM #: 39

AGENDA DATE: 4/13/2023

► **APPLICANT:** SHULER CREW COSTRUCTION

OWNER(S): John Bricken

TAX ID NUMBER: 90 I B 037

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10433 LAUREL POINTE LN

► **LOCATION:** West side of Laurel Pointe Ln, south of Coward Mill Rd

► **APPX. SIZE OF TRACT:** 12761 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Laurel Pointe Ln, a local road with a pavement width of 26-ft within a right-of-way width of 50-ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

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

► **PROPOSED USE:** Peripheral setback reduction

DENSITY PROPOSED: 3 du/ac

HISTORY OF ZONING: In 2003, this property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 3 du/ac

South: Single family residential - PR (Planned Residential) up to 3 du/ac

East: Single family residential - PR (Planned Residential) up to 3 du/ac

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This house is on a 0.293-acre lot within a 42-lot single family subdivision.

STAFF RECOMMENDATION:

► **Approve the development plan to reduce the peripheral setback from 35-ft to 22.5-ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.**

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

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

COMMENTS:

This proposal is to reduce the peripheral setback on one lot from 35-ft to 22.5-ft in the Planned Residential Zone in order for a covered porch to be constructed. The planning commission may reduce this setback to 15-

ft.

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 3 du/ac:

A. The PR zone allows single family houses and accessory uses, buildings and structures 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. The Planning Commission has the authority to reduce the peripheral setback to 15-ft.

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 open porch will 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 densities up to 5 du/ac. The proposed development does not change the density of the subdivision which is up to 3 du/ac.

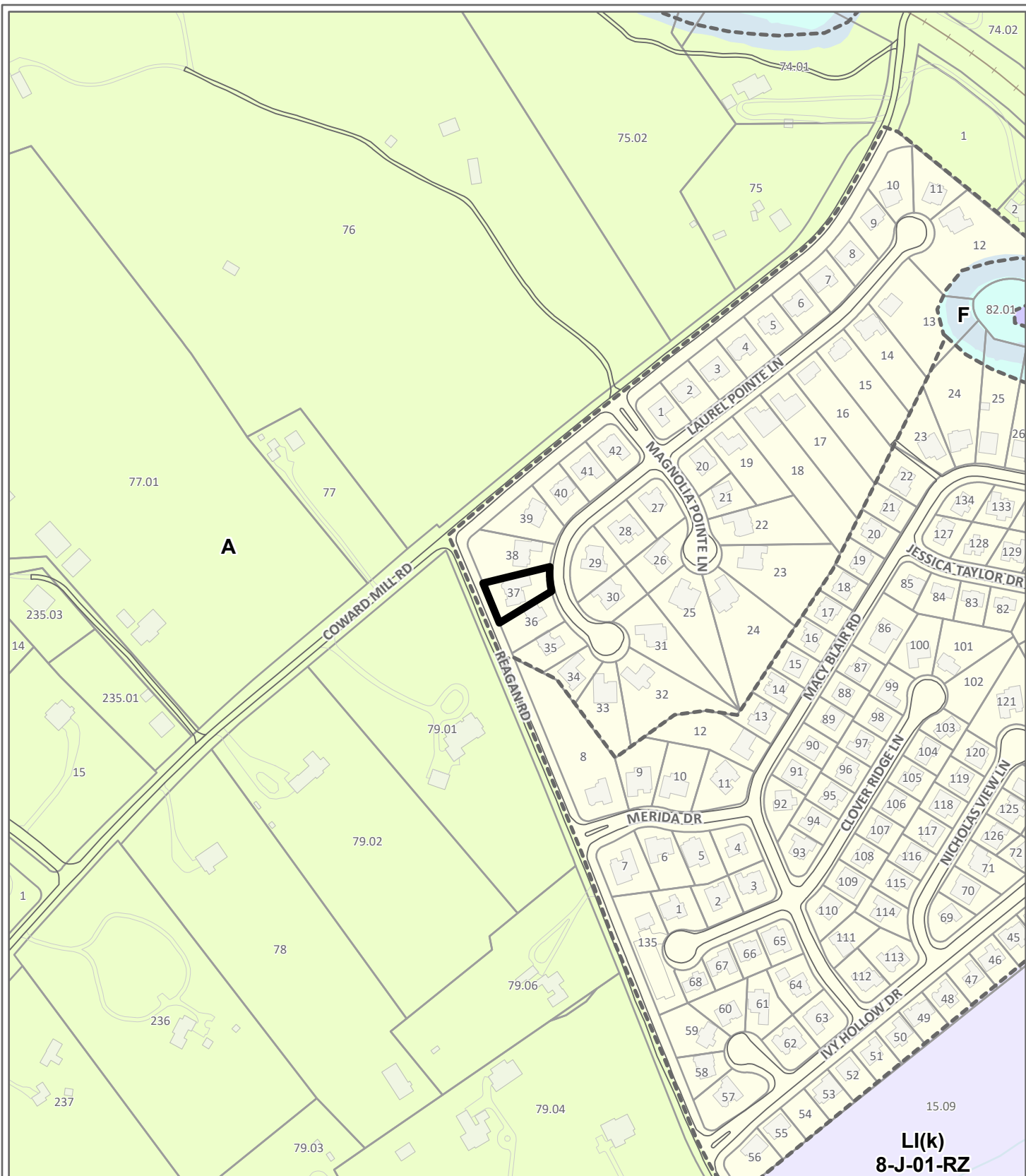
4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

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 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: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



DEVELOPMENT PLAN

4-A-23-DP

Petitioner: Shuler Crew Costruction



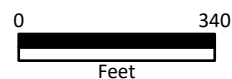
Rear setback reduction in PR (Planned Residential)

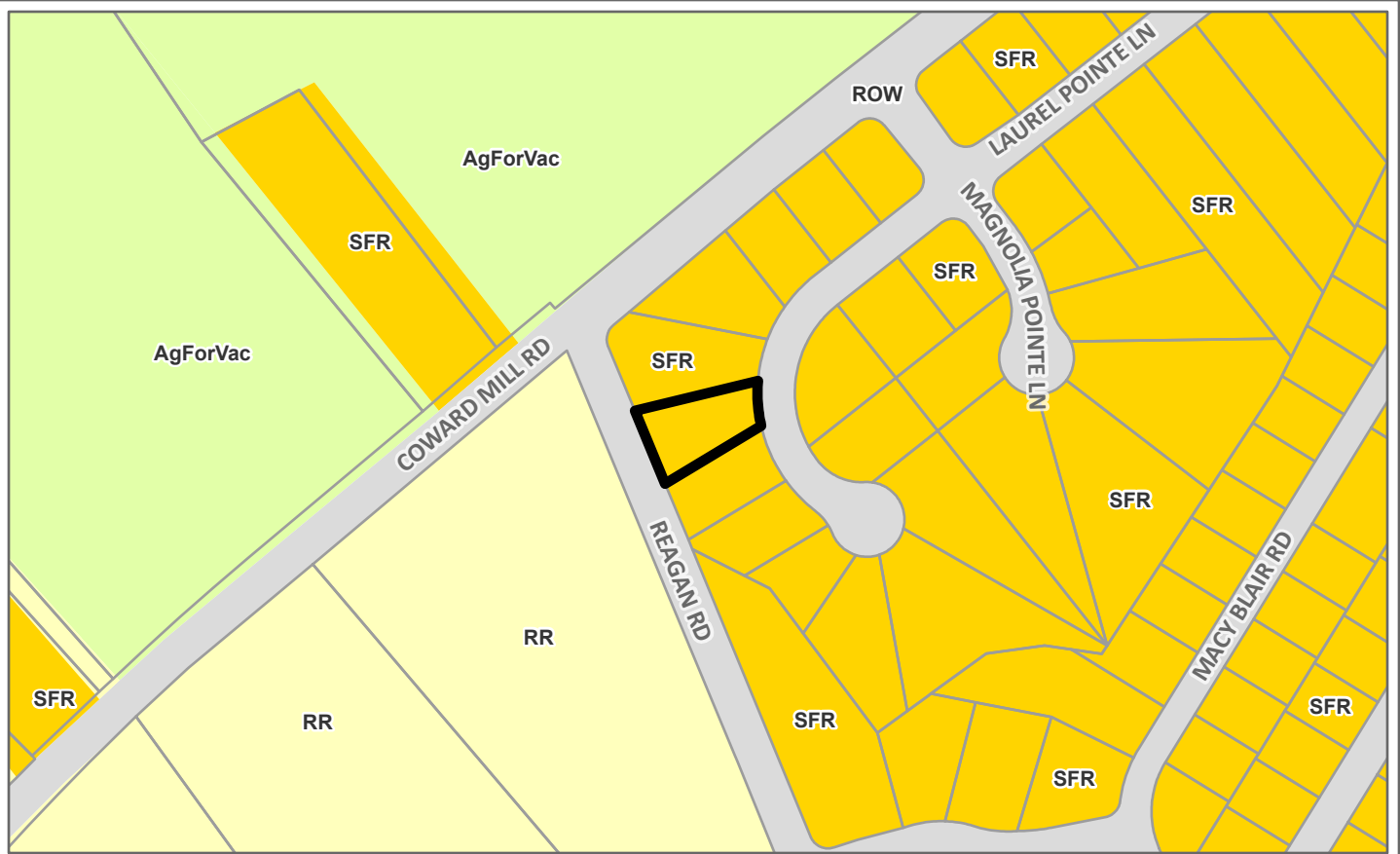
Original Print Date: 4/4/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 90

Jurisdiction: County



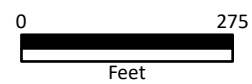


Existing Land Use and Aerial Maps

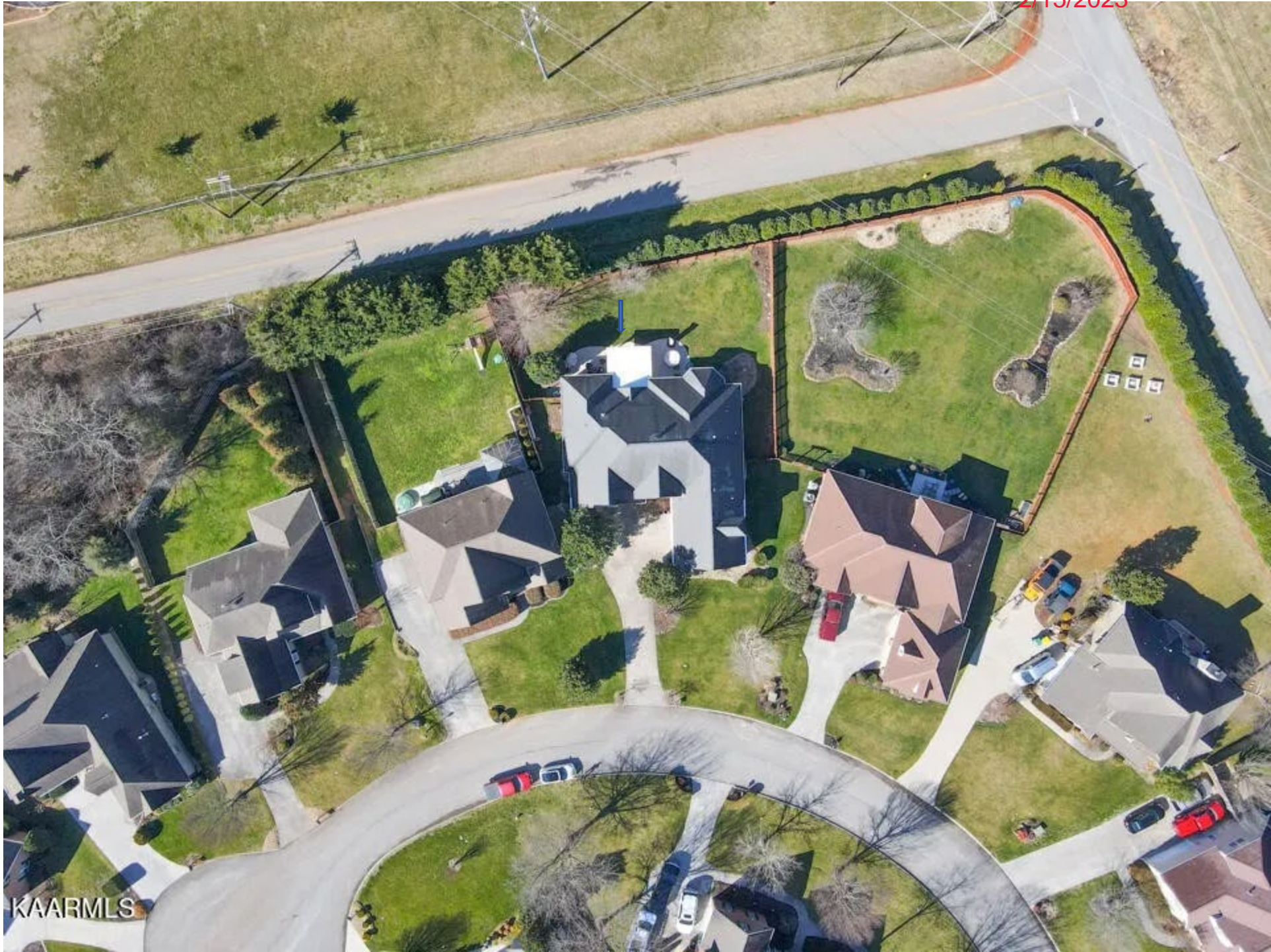
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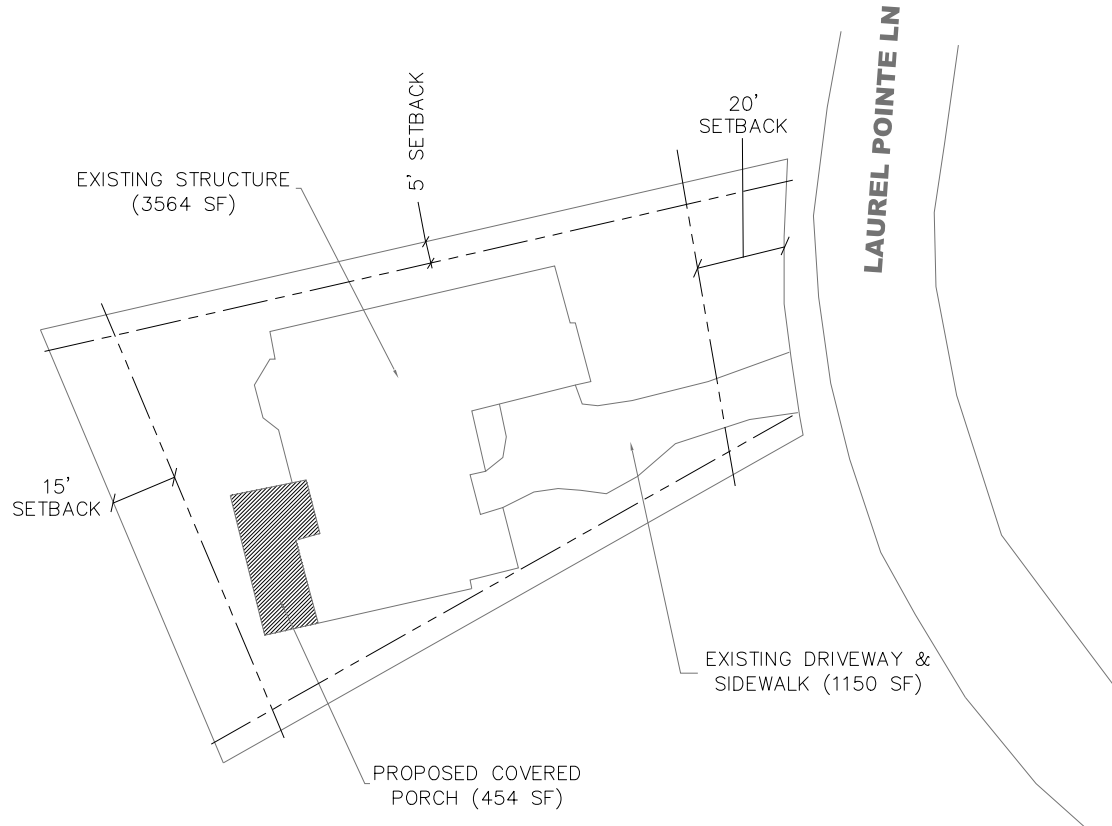
Case boundary



4-A-23-DP
2/15/2023



KAARMLS



LOT INFORMATION:

PARCEL ID: 090IB037
MAGNOLIA POINTE SUBDIVISION
RECORDED PLAT 20040514-0104838
RECORDED DEED 20220328-0074097
ZONED PR 1-3 DU/AC

SETBACK INFORMATION:

FRONT = 20'
REAR = 15'
SIDES = 5'

SITE PLAN - TAKEN FROM KGIS WEBSITE

ENGINEER INFORMATION:

JAMES HARRILL, PE, PLLC
1001 OAK CHASE BLVD
LENOIR CITY, TN 37772
(865)789-1982
james.harrill.pe@gmail.com



4-A-23-DP
2/15/2023

Scale based upon printing on 11x17 paper

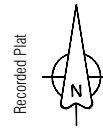
Title: The Bricken Family	Project Address: 10433 Laurel Pointe Ln Knoxville, TN 37931	Page Title: SITE PLAN	Drawn by: Brandon Harmon 865-603-0964 brandonhar@comcast.net	Scale: NTS	Sheet: 1 of 7
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Cross

• Land Surveying
• Planning
• Development
• Commercial
• Residential

JAMES F. (BO) CROSS II R.L.S. 1963
455 Myrtle Ward Road
Philadelphia, Tennessee 37846
CELL: (865) 389-8407
bocross919@gmail.com

Land Services

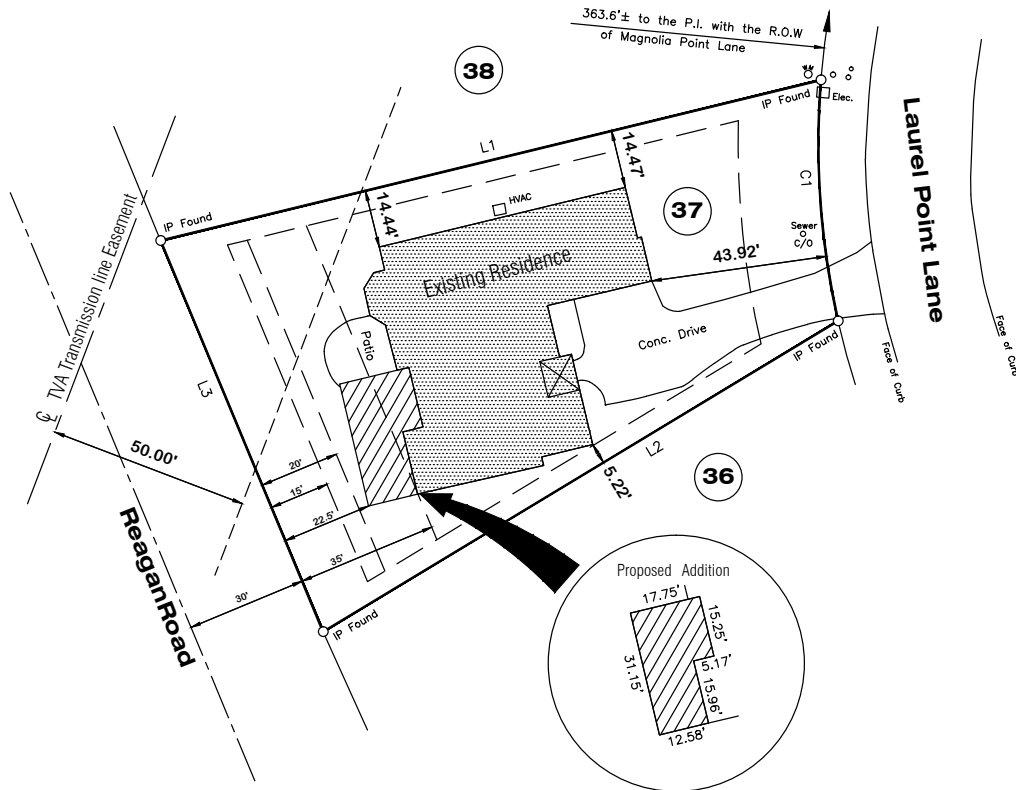


"As Built" Survey

Total Area for Lot 37 = 0.293 Acres ±

LINE	BEARING	DISTANCE
L1	N 76°19'25" E	169.40'
L2	S 58°53'27" W	149.94'
L3	N 22°34'27" W	105.57'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	60.45'	60.22'	S 04°05'56" E	17°18'59"



4-A-23-DP
2/15/2023

Note: Adequate drainage control ditches and swales to properly control water runoff will be required

Note: The Contractor and/or Homeowner is responsible for verifying all improvements and actual floor elevations as shown hereon and the actual layout on the ground and any discrepancies must be reported before construction begins. The surveyor assumes no responsibility after construction begins.

NOTES

OWNER:

John & Karen Bricken
10433 Laurel Point Lane
Knoxville, TN 37931

1.) UTILITY AND DRAINAGE EASEMENT OF 7.5' INSIDE ROAD RIGHTS OF WAYS AND THE PERIMETER BOUNDARY.

2.) THIS IS TO CERTIFY THAT THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP.

3.) DESCRIBED PROPERTY IS SUBJECT TO THE LOCATION OF UNDERGROUND UTILITIES AND EASEMENTS THAT MAY EXIST AS PER OPERATING UTILITY COMPANIES, RECORDED AND/OR UNRECORDED

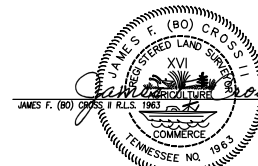
4.) MINIMUM BUILDING SETBACKS:
FRONT: 20'
REAR: 35'
SIDES: 5'

BUILDER:

TBD

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, THAT I HAVE SURVEYED OR HAD SURVEY TO BE MADE ON THE HEREIN DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT THE SURVEY MEETS CATEGORY 1 ACCURACY SPECIFICATIONS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1/10,000 OR LESS THAN 1/10 OF A FOOT PER CORNER ON SMALL LOTS. THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

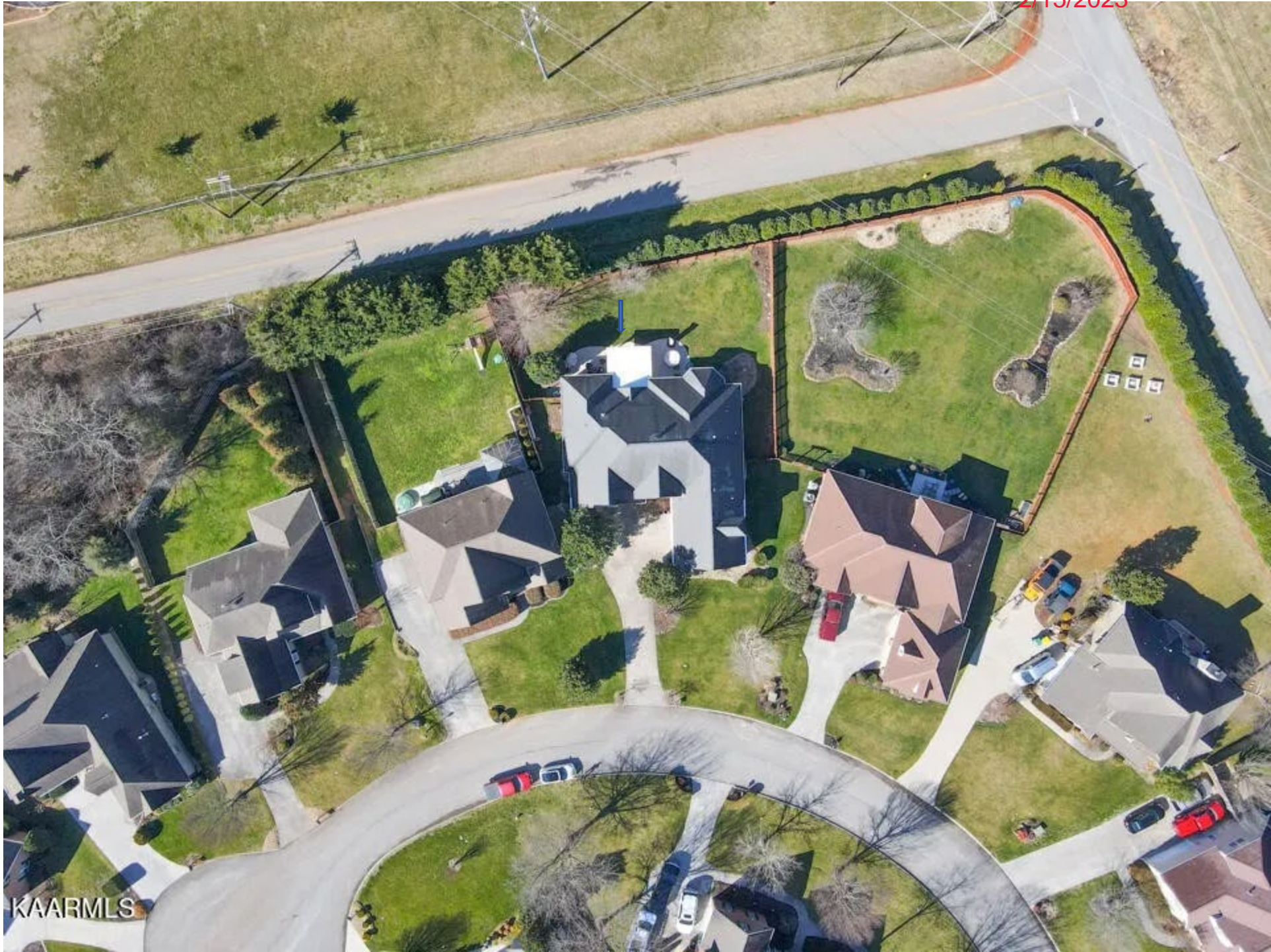
SURVEY FOR **John & Karen Bricken**
DISTRICT **6** COUNTY OF **Knox**
LOT NO. **37** BLOCK **_____** IN **Magnolia Point Sub.**
HOUSE NO. **10433 Laurel Point Lane**
MAP INST. **200405140104838** DATE **1-25-23**
TAX MAP **90-I** GROUP **B** PARCEL **37.00**
WARRANTY DEED BK. **202203280074097**
BEARING BASE **RECORDED PLAT**



1-25-23

DRAWING NO., 23-008

4-A-23-DP
2/15/2023





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

Shuler Crew Construction

Applicant Name

Affiliation

2/16/2023

4/13/2023

4-A-23-DP

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

Benjie Shuler Shuler Crew Construction

Name / Company

1101 E 1st Ave Lenoir City TN 37771

Address

865-755-5664 / shulercrew.office@gmail.com

Phone / Email

CURRENT PROPERTY INFO

John Bricken

10433 Laurel Pointe Ln Knoxville TN 37931

813-833-2501

Owner Name (if different)

Owner Address

Owner Phone / Email

10433 LAUREL POINTE LN

Property Address

90 I B 037

12761 square feet

Parcel ID

Part of Parcel (Y/N)?

Tract Size

West Knox Utility District

West Knox Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

W side of Laurel Pointe Ln, south of Coward Mill Rd

General Location

☐ City

Commission District 6

PR (Planned Residential)

Single Family Residential

☒ County District

Zoning District

Existing Land Use

Northwest County

LDR (Low Density Residential)

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

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 checked="" type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) Rear setback reduction			

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)
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
\$300.00	
Fee 2	
Fee 3	

AUTHORIZATION

Shuler Crew Costruction		2/16/2023
Applicant Signature	Please Print	Date
Phone / Email		
John Bricken		2/16/2023
Property Owner Signature	Please Print	Date

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

Shuler Crew Construction

Applicant Name

2/16/23

Date Filed

3/31/23

Meeting Date (if applicable)

Affiliation

File Number(s)

4-A-23-DP

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

Benjie Shuler

Name

Shuler Crew Construction

Company

1101 East First Avenue

Address

Lenox City

City

TN

State

37771

ZIP

865-755-5664

Phone

shulercrew.office@gmail.com

Email

CURRENT PROPERTY INFO

John Bracken

Property Owner Name (if different)

10433 Laurel Pt Lane

Property Owner Address

813-833-2501

Property Owner Phone

10433 Laurel Pt Lane

Property Address

Knoxville TN

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) Rear setback reduction

Related City Permit Number(s)

Review -
R-6A67C3**SUBDIVISION REQUEST**

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) _____

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

Fee 2

Fee 3

AUTHORIZATION

X Benjie Shuler
Applicant Signature

Benjie Shuler
Please Print

2/16/23
Date

865-755-5664
Phone Number

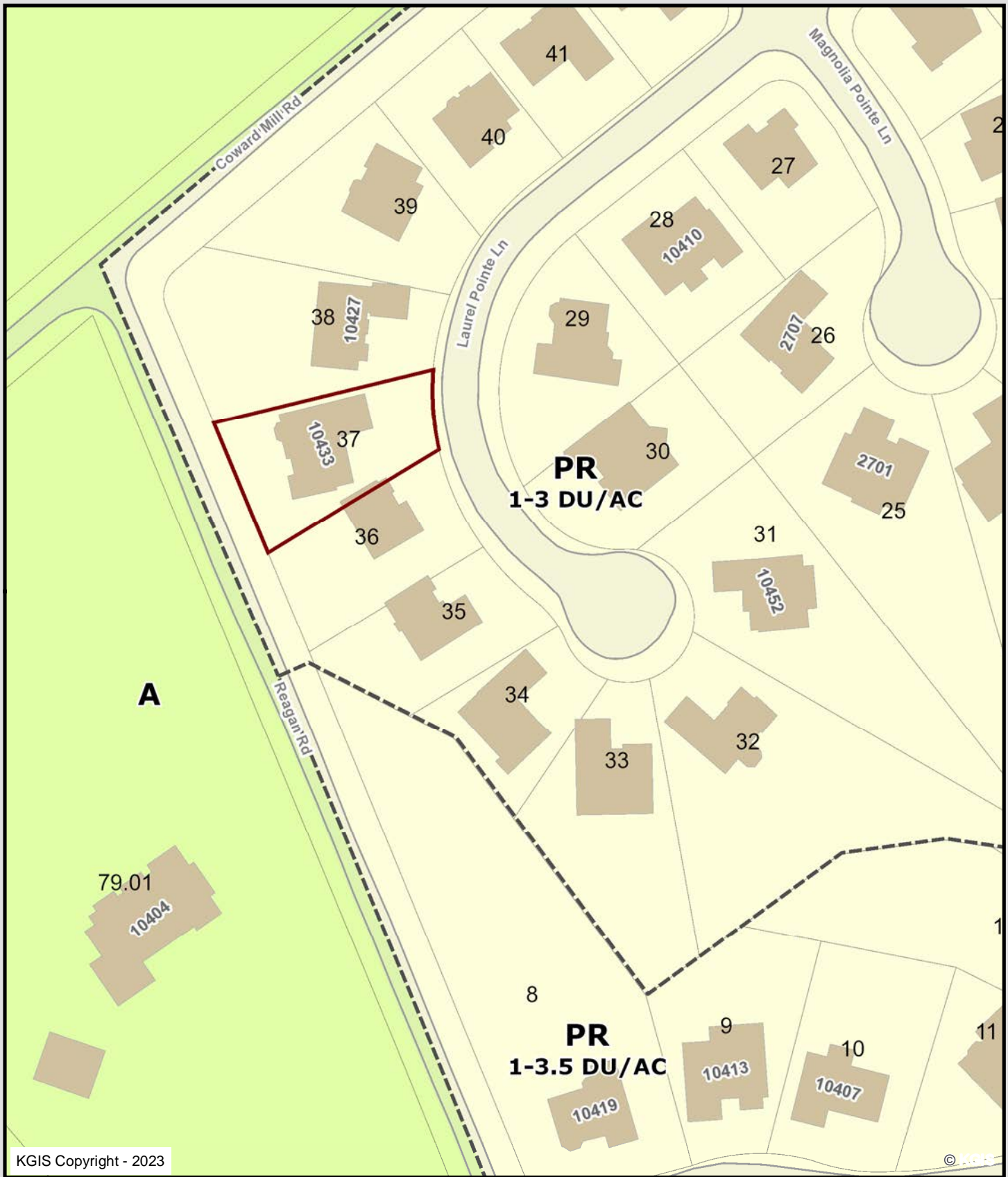
shulercrow.office@gmail.com
Email

Property Owner Signature _____

Please Print _____

Date _____

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.



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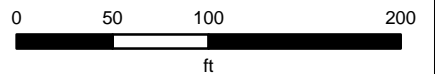
© KGIS

10433 Laurel Pointe Ln

Knoxville - Knox County - KUB Geographic Information System

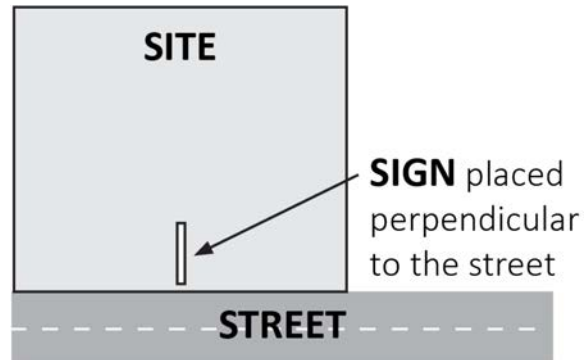


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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:

_____ 3/31/2023 _____ and _____ 4/14/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Shuler Crew Construction

Date: 2/16/23

File Number: 4-A-23-DP

☒ Sign posted by Staff
☐ Sign posted by Applicant