



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 4-C-23-DP

AGENDA ITEM #: 40

AGENDA DATE: 4/13/2023

▶ **APPLICANT:** SHAWN SMITH
OWNER(S): Tariq Hamdan & Shorman Mahmoud

TAX ID NUMBER: 118 I F 002.01 [View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 HIGH MEADOW DR

▶ **LOCATION:** North side of High Meadow Dr, east side of Lovell Rd

▶ **APPX. SIZE OF TRACT:** 1.21 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via High Meadow Dr, a local road with a pavement width of 24-ft within a right-of-way width of 62-ft.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **ZONING:** PR (Planned Residential), TO (Technology Overlay)

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

▶ **PROPOSED USE:** Detached residential subdivision

DENSITY PROPOSED: 3 du/ac

HISTORY OF ZONING: In 2022, this property was rezoned from RA (Low Density Residential), TO (Technology Overlay), PC (Planned Commercial) to PR (Planned Residential), TO (Technology Overlay).

SURROUNDING LAND USE AND ZONING: North: PC (Planned Commercial), TO (Technology Overlay)

South: RA (Low Density Residential), TO (Technology Overlay)

East: RA (Low Density Residential), TO (Technology Overlay)

West: A (Agricultural), TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area of Lovell Road is within a half-mile of the Pellissippi Parkway and is part of the Tennessee Technology Corridor area. It is a mix of single family and multi-family neighborhoods, and some office and commercial uses along the roadway.

STAFF RECOMMENDATION:

▶ **Approve the development plan for three single-family lots and a reduction of the peripheral setback from 35-ft to 15-ft on the east lot line of Lot 3, as depicted on the site plan, subject to 3 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.

3) Lots 1 and 2 must share a driveway access point, as shown on the development plan.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

This proposal is to create three single family lots (Lot 1- 0.29 acres, Lot 2- 0.32 acres, Lot 3- 0.60 acres) on Lovell Rd and High Meadow Dr from a 1.21-acre vacant lot. Lot 3 is requesting to reduce the 35-ft peripheral setback down to 15-ft on the eastern lot line. The planning commission may reduce this setback to 15-ft. The property is zoned PR up to 3 du/ac zone. Access for all three lots will be on High Meadow Dr, and lots 1 & 2 must share a driveway access point.

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 / TO (Technology Overlay):

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 2.5 du/ac.

C. The TO overlay is not applicable for this development plan. It only requires review by the TTCDA (Tennessee Technology Corridor Development Authority) for all non-single family residential developments.

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) NORTHWEST COUNTY SECTOR PLAN

A. The property is classified (Mixed Use-Special District, Northwest County-4), which allows medium density residential at densities up to 5-12 du/ac. The proposed development has a density of 2.5 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: 40 (average daily vehicle trips)

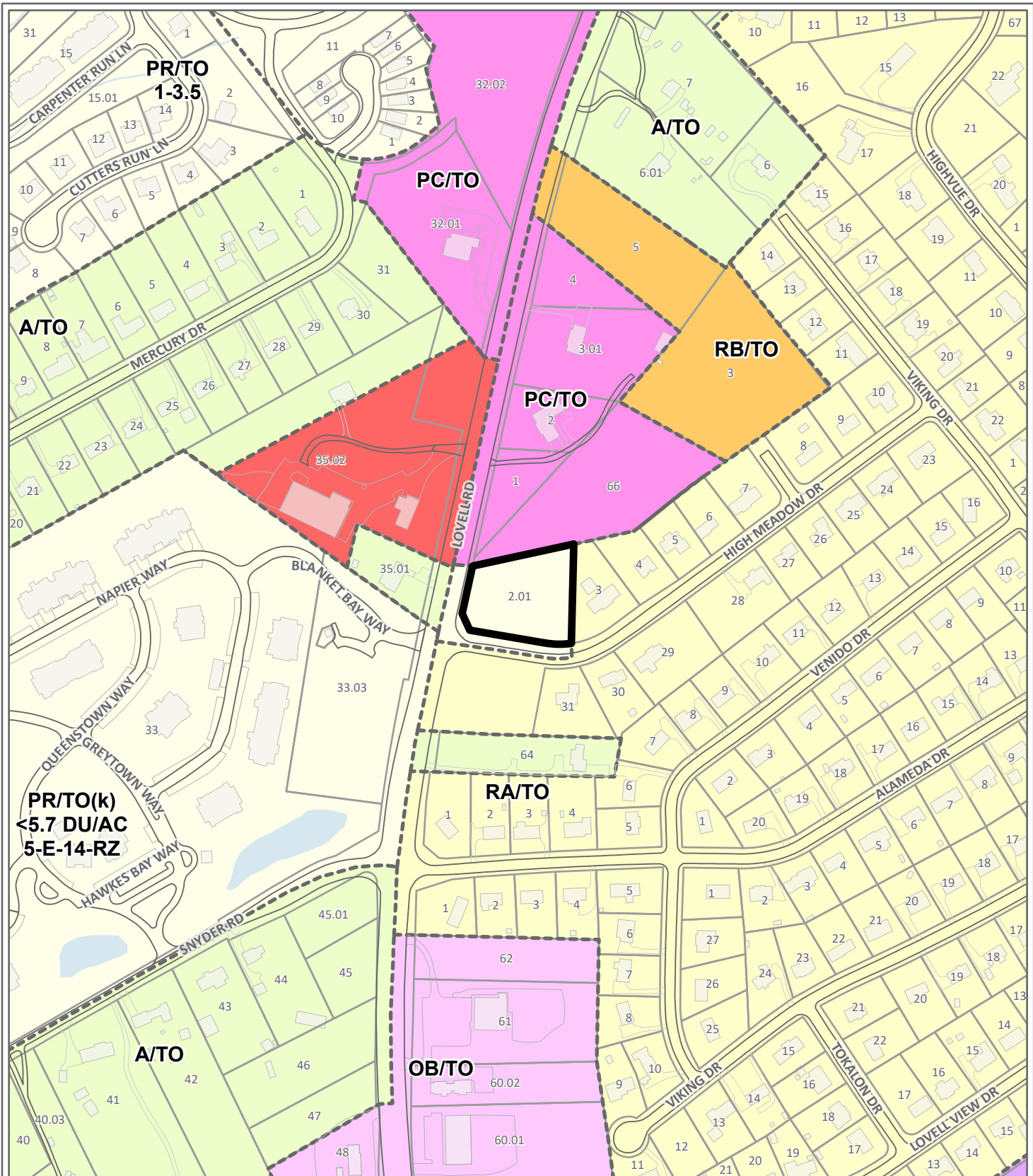
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

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

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-C-23-DP

Petitioner: Shawn Smith

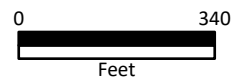


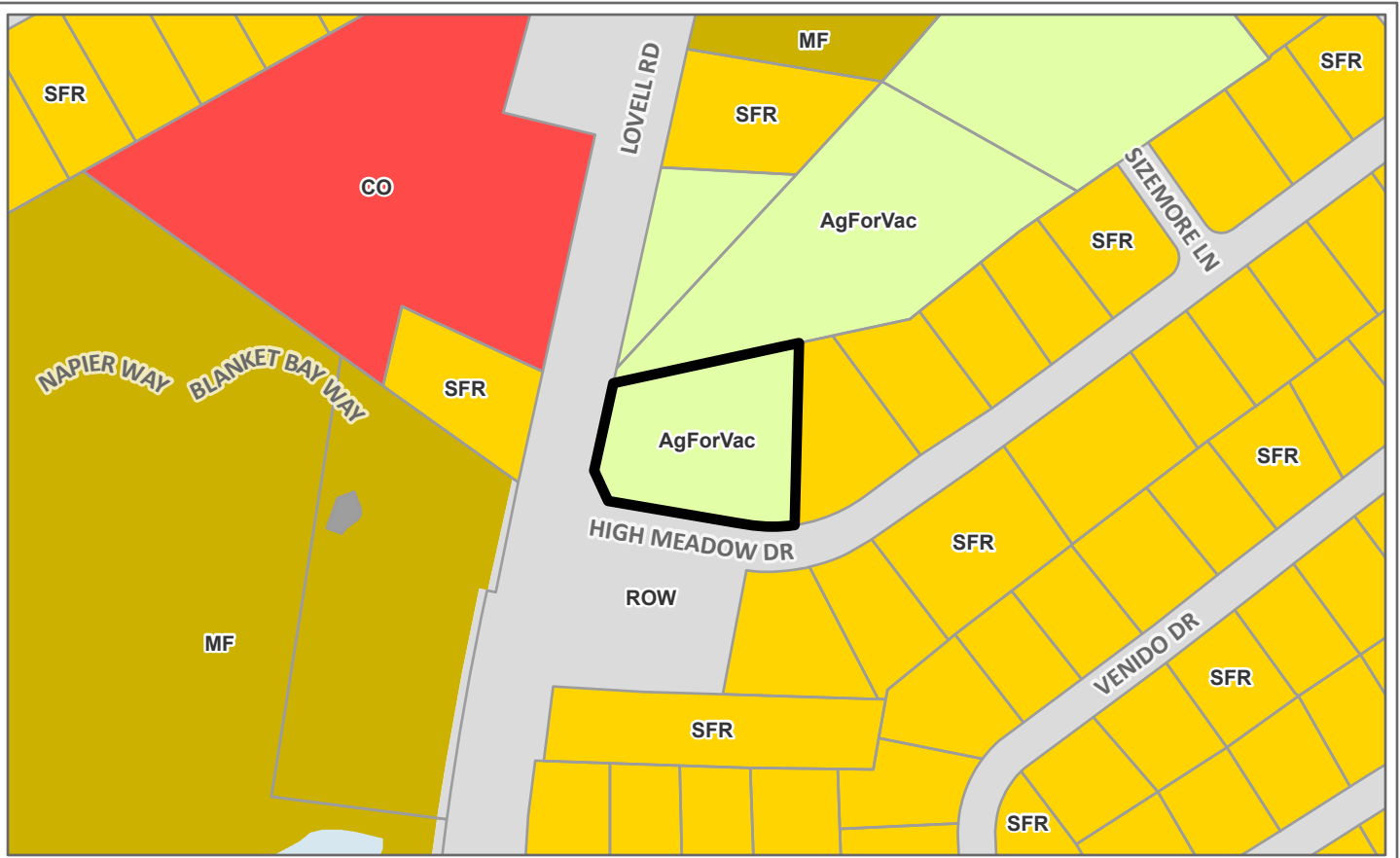
Detached residential subdivision in PR (Planned Residential), TO (Technology Overlay)

Original Print Date: 4/4/2023

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

Map No: 118
Jurisdiction: County





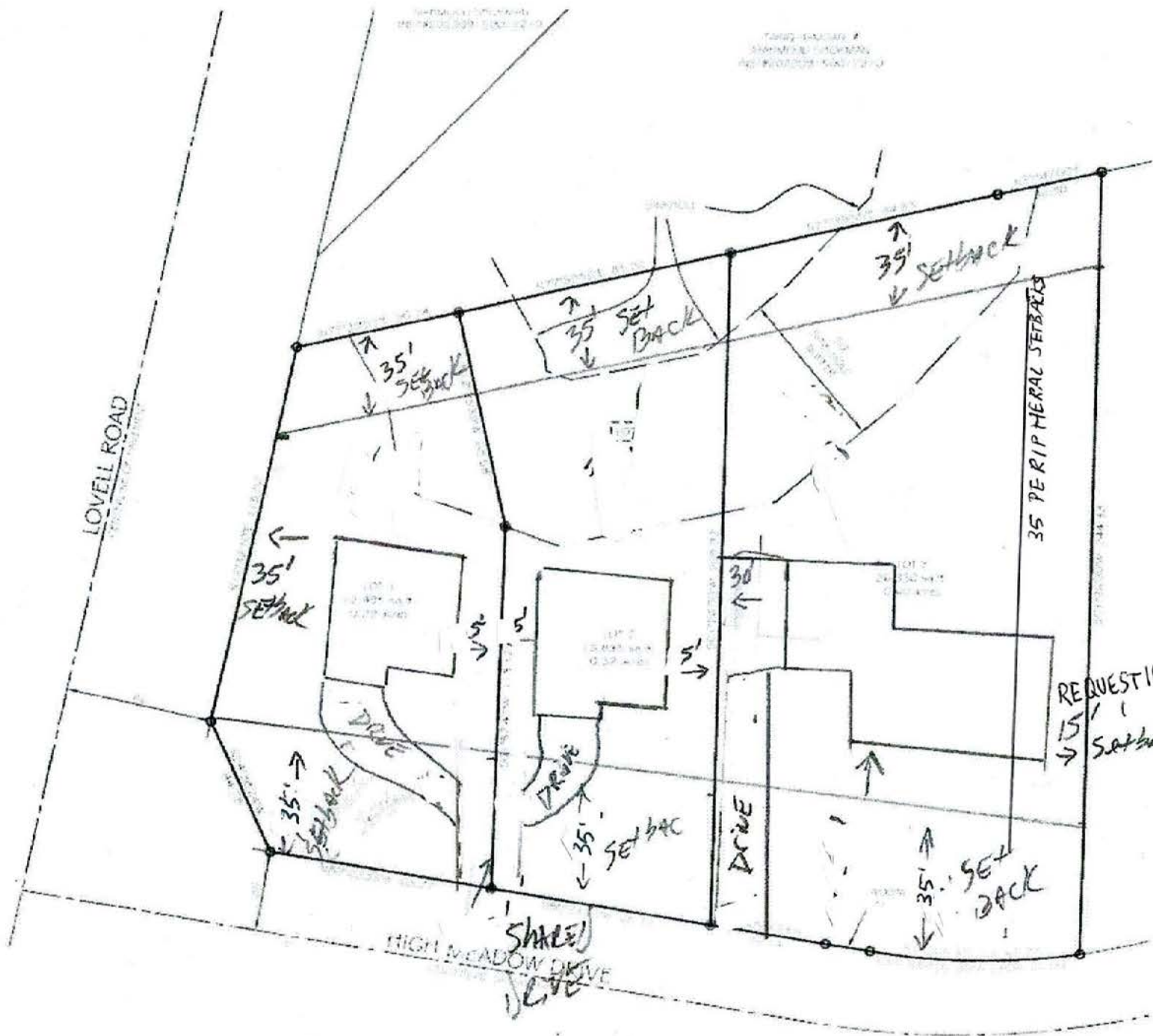
Existing Land Use and Aerial Maps

4-C-23-DP



Case boundary





ZONING PR/TO SETBACKS:

- FRONT 20'
- SIDE 5'
- REAR 35', NOT LESS THAN 15'

CROSS STREET AND ALIGNMENT

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

Survey: _____
Date: _____
Zoning
Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:
Zoning Shown on Official Map: _____
Date: _____
By: _____

Taxes and Assessments
This is to certify that all property taxes and assessments due on this property have been paid:
Knox County Treasurer: Signed: _____ Date: _____
City Tax Clerk: Signed: _____ Date: _____

Final County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby approves this plan as the _____
Engineering Director: _____
Date: _____

Planning Staff Certification of Approval by Recorder - Final Plat
This is to certify that the subdivision plan shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with zoning official plans, with the exception of any variances and waivers noted on this plat, and that this record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 12-3-403 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.
Knox County Property Assessor: _____ Date: _____

- NOTES:**
1. THE SURVEY WAS DONE IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 2. DEED REFERENCE: NS14200209100017210
 3. PLAT REFERENCE: NS14200209100016987
 4. THESE SHALL BE A UTILITY AND DRAINAGE EASEMENTS, TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS 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. NO EASEMENTS ARE REQUIRED WHERE DEED LOT LINE SETBACKS HAVE BEEN APPROVED (PAVING ZONES) OR WHEN SETBACKS ARE NOT REQUIRED FOR THE ZONING.
 5. ZONING: PFD.
 6. SETBACKS:
FRONT 20'
SIDE 15'
REAR 35', NOT LESS THAN 15'
 7. THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE LOT INTO THREE.
 8. NO BUILDING WILL BE ALLOWED WITHIN THE RIM OF THE SINKHOLE. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DECKED WITHIN THE 50' BUFFER AREA SURROUNDING THE SINKHOLE. MINIMUM FLOOR ELEVATION FOR THESE LOTS WILL BE ONE FOOT ABOVE THE RIM OF THE SINKHOLE ON THAT LOT. THE GEOTECHNICAL STUDY MUST BE APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.
 9. WAIVERS GRANTED BY KNOX ENGINEERING AT THE SEPT. 13th 2018 M.P.C. MEETING ARE AS FOLLOWS:
A. REDUCE THE REQUIRED RIGHT OF WAY ON LOVELL ROAD FROM 50' TO 46'
B. REDUCE THE REQUIRED RADIUS AT THE INTERSECTION OF LOVELL ROAD AND HIGH MEADOW DRIVE FROM 75' TO THE CUT-OFF SHOWN.

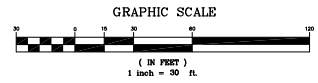
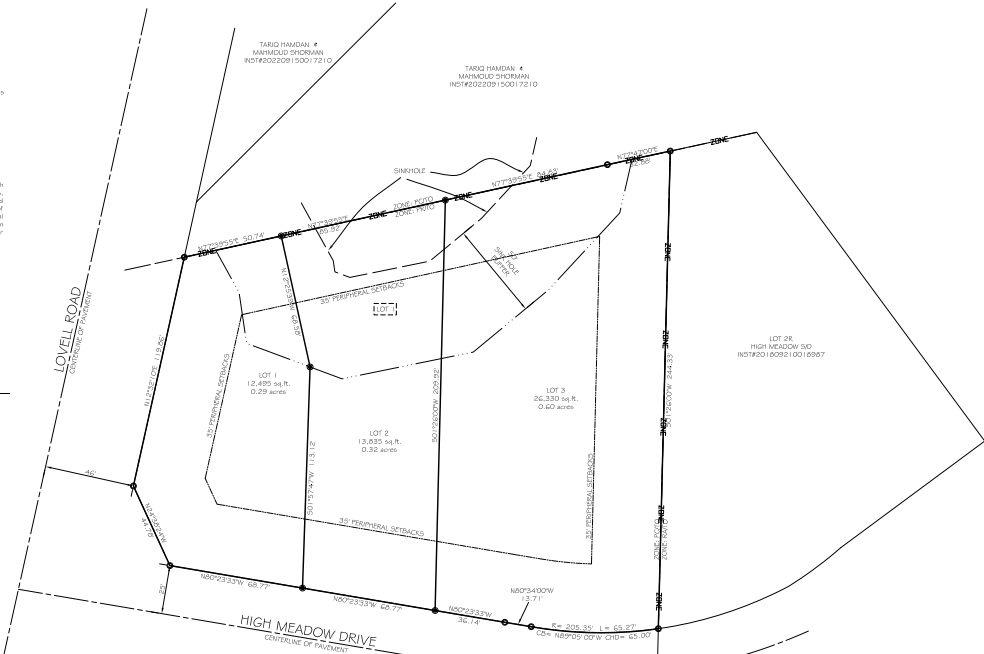
Owner Certification for Public Sewer and Water Service - Minor Subdivisions
I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as my, our plan of subdivision and dedicate the sewer as shown on this plat to be forever and hereby certify that I, we, and the owner(s) in fee simple of the property, and its 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: _____
Signature(s): _____
Date: _____
Owner(s) Printed Name: _____
Signature(s): _____
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.
Utility Provider: _____
Authorized Signature for Utility: _____ Date: _____

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions
This is to certify that the subdivision shown herein is approved subject to the installation of public 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 Category and Accuracy of Survey
I hereby certify that this is a Category II Survey and the date of publication of the unadvised survey is not less than (10,000) as shown herein and that said survey was prepared in compliance with the Surveying Act of Tennessee and the Rules of Tennessee State Board of Examiners for Land Surveyors.
Registered Land Surveyor: _____
Tennessee License No. 20200
Date: 1/25/2023

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND DIMENSIONS
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 Tennessee Code, Subdivision Regulations except as has been amended, deleted and justified in a report filed with the Planning Commission, or for variances and waivers and reports as approved on the final plat. The indicated permanent monuments and monuments are shown on the plat. The indicated permanent monuments and monuments are shown on the plat.
Registered Land Surveyor: _____
Tennessee License No. 20200
Date: 1/25/2023



Certification of Approval of Public Water System - Minor Subdivisions
This is to certify that the subdivision shown herein 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
TARIQ HAMDAN & MARJOLIND SHORMAN
12523 LIMERICK LN
KNOXVILLE, TN 37934

FILE NO. - 2-1-23

BEGINNING POINT
LAND SURVEYING
234 LADD RIDGE ROAD
KINGSTON, TN 37763
PH. (865) 896-4619



Final Plat of
Friends Corner
Lovell Road & High Meadow Drive
6th Civil District, Knox County, Tennessee
CLT Map 118L, Group "F", Parcel 002.01

DATE: 1/25/2023
DPL FILE: 2023008PLAT

NO.	DATE	REVISIONS	COMMENTS

PLAT



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

Shawn Smith

Applicant Name

Affiliation

2/27/2023

Date Filed

4/13/2023

Meeting Date (if applicable)

4-C-23-DP

File Number(s)

CORRESPONDENCE

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

Shawn Smith Dream House Construction

Name / Company

9051 Executive Park Dr Ste 201 Knoxville TN 37923

Address

865-292-4986 / shawn@mydreamhousebuilder.com

Phone / Email

CURRENT PROPERTY INFO

Tariq Hamdan & Shorman Mahmoud

Owner Name (if different)

12523 Limerick Ln Knoxville TN 37934

Owner Address

865-654-7949

Owner Phone / Email

0 HIGH MEADOW DR

Property Address

118 I F 002.01

Parcel ID

Part of Parcel (Y/N)?

1.21 acres

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of High Meadow Dr, east side of Lovell Rd

General Location

City

Commission District 3

PR (Planned Residential), TO (Technology Overlay)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

MU-SD (Mixed Use Special District), NWCO-4 & HP (Hillsi

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

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	Proposed Zoning	Pending Plat File Number
<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
\$500.00	
Fee 2	
Fee 3	

AUTHORIZATION

Applicant Signature: **Shawn Smith** Please Print Date: **2/27/2023**

Phone / Email _____
Property Owner Signature: **Tariq Hamdan & Shorman Mahmoud** Please Print Date: **2/27/2023**

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.

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

Shawn Smith / Dream House Construction, LLC

Builder / Agent

Applicant Name

Affiliation

02/03/2023

April 13, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Shawn Smith

Dream House Construction, LLC

Name

Company

9051 Executive Park Drive, Suite 201

Knoxville

TN

37923

Address

City

State

ZIP

865-292-4986

shawn@mydreamhousebuilder.com

Phone

Email

CURRENT PROPERTY INFO

Mahmoud Shorman / Tariq Hamdan

12523 Limerick Ln, Knoxville, TN 37934

304-654-7949

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Lovell Road @ High Meadow Drive

118IF002.01

Property Address

Parcel ID

FUD

FUD

N

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

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

2023006PLAT

Home Occupation (specify) _____

Build 3 detached single family residences, 1 SFR on each lot - See Plat

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Combine Parcels
 Divide Parcel
 Unit / Phase Number _____

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning _____

Plan Amendment Change

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

02/23/23

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



 Applicant Signature

Shawn Smith / Dream House Construction, 2/23/2023

Please Print

Date

865-292-4986

shawn@mydreamhousebuilder.com

Phone Number

Email







Mahmoud Shorman / Tariq Hamdan

2/23/2023

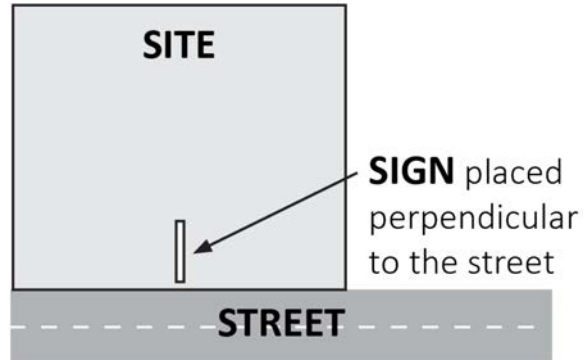
Property Owner Signature

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.

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: Shawn Smith

Date: 2/27/2023

File Number: 4-C-23-DP

- Sign posted by Staff
- Sign posted by Applicant