



# SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 4-SB-23-C

**AGENDA ITEM #:** 18

**AGENDA DATE:** 4/13/2023

▶ **SUBDIVISION:** JW CONSTRUCTION ON CEDAR LANE

▶ **APPLICANT/DEVELOPER:** JW CONSTRUCTION

OWNER(S): Jeff Williams JW Construction

TAX IDENTIFICATION: 58 I H 034.02,034.01

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 0 CEDAR LN (1607 CEDAR LN)

▶ **LOCATION:** North side of Cedar Lane, east of Lynndell Rd

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A (Within City Limits)

WATERSHED: First Creek

▶ **APPROXIMATE ACREAGE:** 7.61 acres

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Single Family Residential, Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential -- EN (Established Neighborhood), RN-1 (Single-Family Residential Neighborhood)  
South: Single family residential -- RN-1 (Single-Family Residential Neighborhood)  
East: Single family residential -- EN (Established Neighborhood), RN-1 (Single-Family Residential Neighborhood)  
West: Single family residential -- RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **NUMBER OF LOTS:** 23

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

ACCESSIBILITY: Access is via Parkdale Road, a minor arterial street with 20-ft of pavement width within 40 to 54-ft of right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** None

## STAFF RECOMMENDATION:

▶ **Approve the concept plan subject to 12 conditions.**

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Certifying that the required sight distance is available along Cedar Lane in both directions, with documentation provided to the Knoxville Department of Engineering during the design plan phase.

4. Confirm that the road design complies with AASHTO standards during the design plan phase, with review and approval by the Knoxville Department of Engineering.
5. Confirm that the land disturbance complies with the HP (Hillside Protection Overlay) zone district during the design plan phase.
6. Revise the 25' Peripheral Setback label to say 25' Rear Setback on the final plat.
7. Obtaining approval from the Knoxville Department of Engineering during the design plan phase to increase the maximum intersection grade from 1 percent to 2 percent on Road 'A' at Cedar Lane.
8. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
9. Meeting all applicable requirements of the Knoxville Department of Engineering.
10. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, and/or stormwater drainage systems.
11. Placing a note on the final plat that all lots will have access only to the internal street system.
12. Meeting all applicable requirements of the Knoxville Utility Board regarding the placement of stormwater infrastructure or other site improvements, such as fences, in the powerline easement along the eastern lot line.

**COMMENTS:**

This proposal is for a 23-lot residential subdivision on this 7.639-acre property. The RN-1 zone requires a minimum lot size of 10,000 sqft. The proposed lot sizes range from 10,000 to 24,434 sqft. There is a KUB powerline easement on the eastern boundary of the property. KUB may restrict improvements within the easement, such as stormwater infrastructure and fences.

A small portion of the property along the western boundary is within the HP (Hillside Protection Overlay) zone. Compliance with the land disturbance limitations will be confirmed during the design plan phase.

ESTIMATED TRAFFIC IMPACT: 261 (average daily vehicle trips)

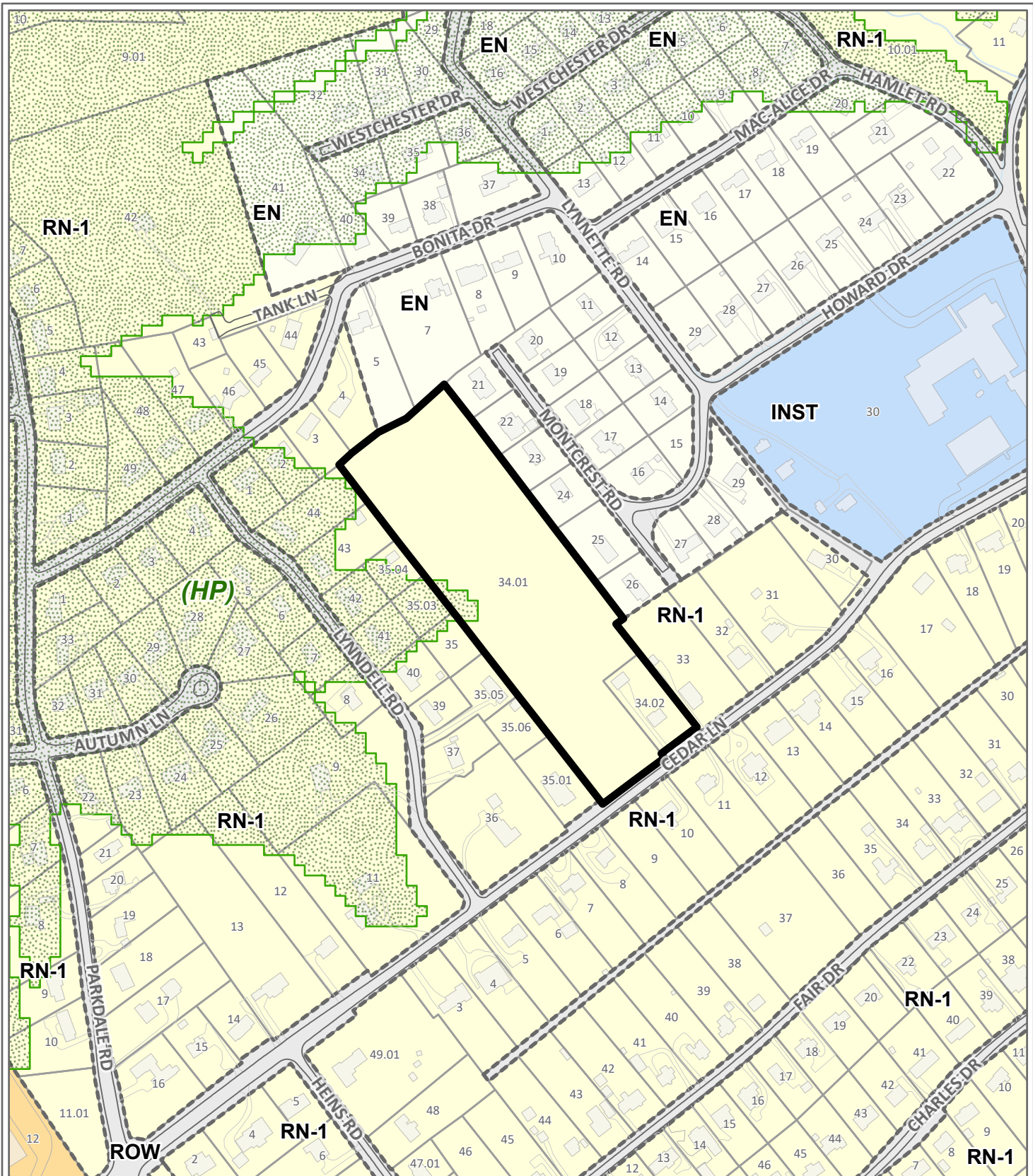
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 6 (public school children, grades K-12)

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central 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.



**CONCEPT PLAN**

**4-SB-23-C**

**Petitioner:** JW Construction

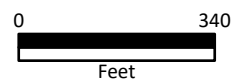


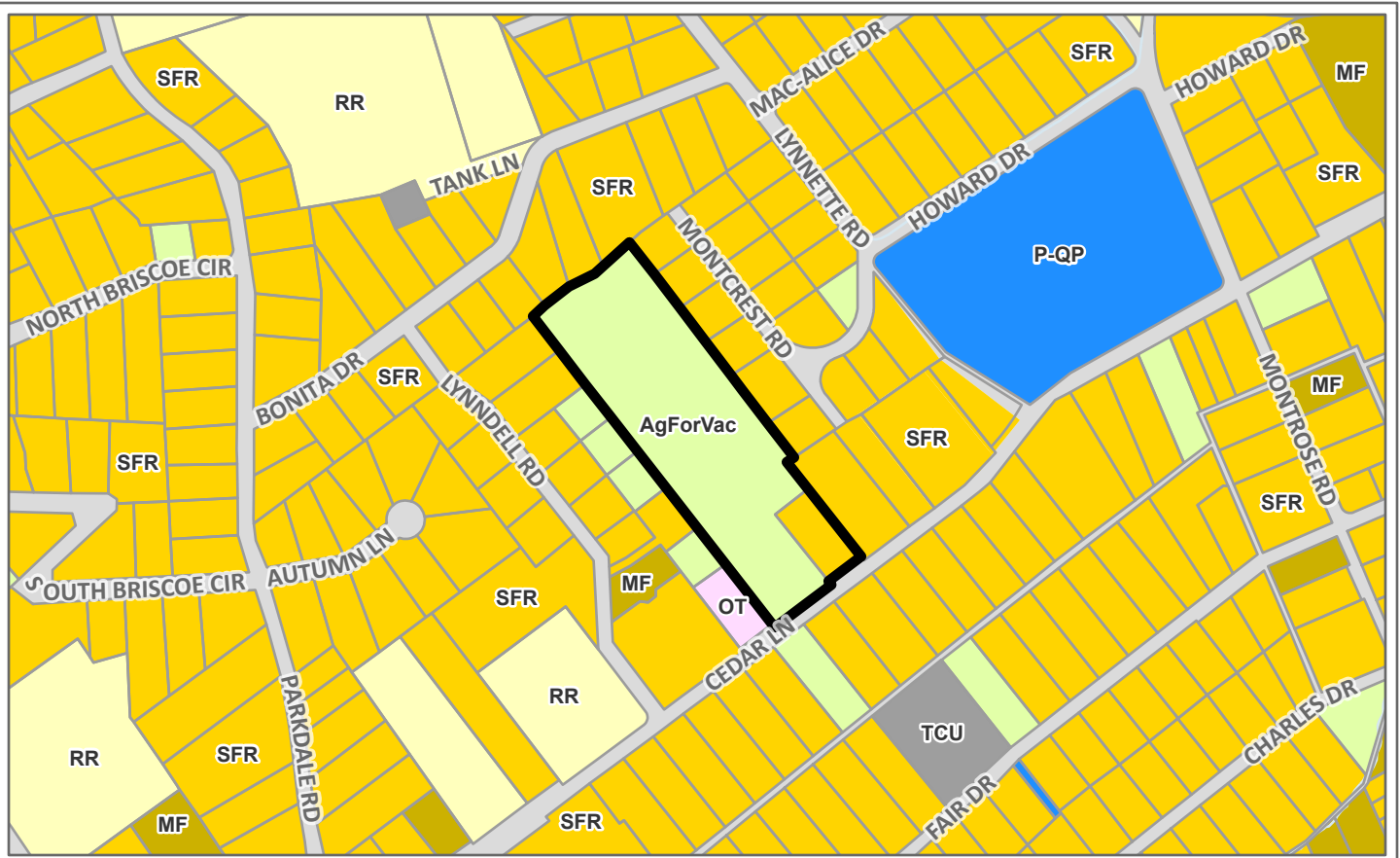
in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

**Original Print Date:** 4/4/2023

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

**Map No:** 58  
**Jurisdiction:** City



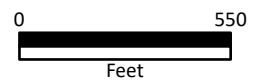


**Existing Land Use and Aerial Maps**

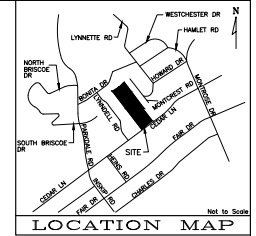
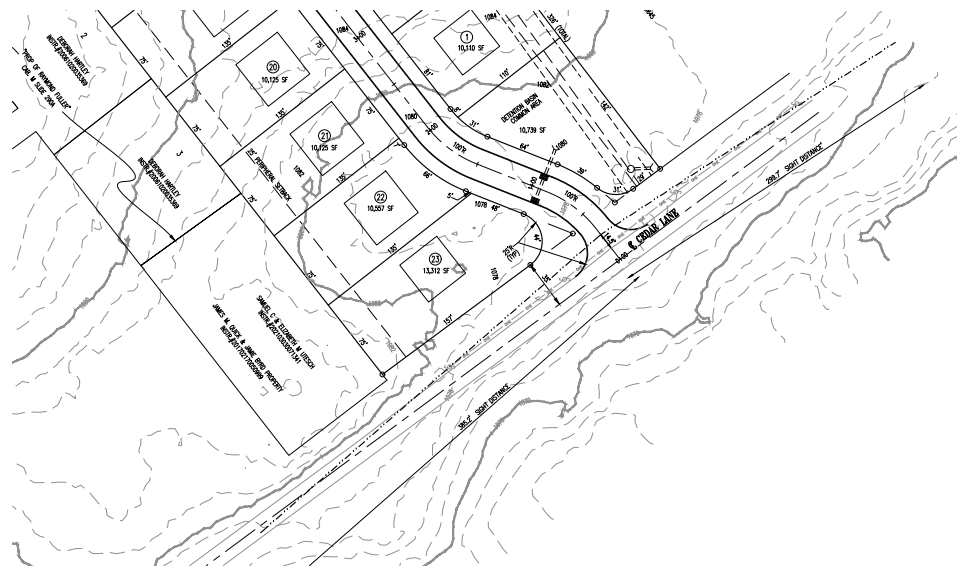
**4-SB-23-C**



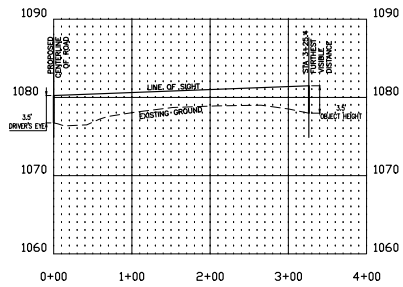
Case boundary







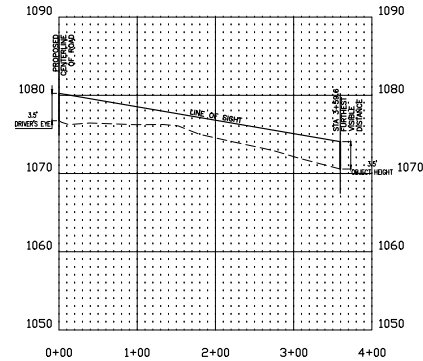
- NOTES:**
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  - A 10' UTILITY EASEMENT EXISTS 7.0' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONTAINS APPROXIMATELY 7.639 ACRES, SHOWN AND 24 SINGLE FAMILY LOTS AND 2 COMMON AREAS.
  - THIS PROPERTY IS ZONED RM-1.
  - ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
  - UTILITIES:  
 WATER: KNOXVILLE UTILITIES BOARD  
 SEWER: KNOXVILLE UTILITIES BOARD  
 ELECTRIC: KNOXVILLE UTILITIES BOARD  
 GAS: KNOXVILLE UTILITIES BOARD  
 TELEPHONE: AT&T SOUTHEAST
  - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
  - EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.



SIGHT DISTANCE PROFILE  
LOOKING RIGHT

**STOPPING SITE DISTANCE DATA:**  
 POSTED SPEED LIMIT:  
40 MPH FROM WEST (v)  
 ASSUMPTIONS:  
FLAT ROAD  
2.5s BREAK TIME  
11.2 FT/S<sup>2</sup> DECELERATION TIME  
 $SSD = 3.675v^2 + 0.096v^2$   
 $SSD = 300.6$  FT  
 PROVIDED: 325.4 FT

**INTERSECTION SITE DISTANCE DATA:  
CASE RT LEFT TURN FROM STOP**  
 POSTED SPEED LIMIT:  
40 MPH FROM WEST (v)  
 ASSUMPTIONS:  
GRADE: <math>c</math>3%  
6.5s TIME GAP  
 $ISD = 1.47v^2 + Tg$   
 $ISD = 382.2$  FT  
 PROVIDED: 385.2 FT



SIGHT DISTANCE PROFILE  
LOOKING LEFT

**STOPPING SITE DISTANCE DATA:**  
 POSTED SPEED LIMIT:  
30 MPH FROM EAST (v)  
 ASSUMPTIONS:  
FLAT ROAD  
2.5s BREAK TIME  
11.2 FT/S<sup>2</sup> DECELERATION TIME  
 $SSD = 3.675v^2 + 0.096v^2$   
 $SSD = 196.65$  FT - MINIMUM 250 FT  
 PROVIDED: 299.7 FT

**INTERSECTION SITE DISTANCE DATA:  
CASE RT LEFT TURN FROM STOP**  
 POSTED SPEED LIMIT:  
30 MPH FROM EAST (v)  
 ASSUMPTIONS:  
GRADE: <math>c</math>3%  
6.5s TIME GAP  
 $ISD = 1.47v^2 + Tg$   
 $ISD = 286.65$  FT  
 PROVIDED: 359.6 FT



CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER:  
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND CALCULATIONS CONFORM TO THE BEST OF MY KNOWLEDGE TO ALL APPLICABLE PROVISIONS OF THE SOCIAL SECURITY ACT AND THE TENNESSEE REGULATIONS THEREUNDER AS THEY HAVE BEEN ENFORCED AND ENFORCED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

PROFESSIONAL ENGINEER  
 TENNESSEE LICENSE NO. \_\_\_\_\_ DATE: \_\_\_\_\_

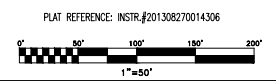
OWNER/DEVELOPER  
**JW CONSTRUCTION**  
 C/O JEFF WILLIAMS  
 4923 CRIPPEN ROAD  
 KNOXVILLE, TN 37918  
 PHONE: (865) 389-0788

4-SB-23-C  
 Revised: 4/5/2023

**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	XXX								
CHECKED	DBH								
		2	4/4/23	REVISED PER PLANNING COMMENTS					
		1	3/27/23	REVISED PER PLANNING COMMENTS					
				REVISION	APPR.	NO.	DATE	REVISION	APPR.

SCALE:  
1"=50'  
DATE:  
2/14/23



PLAT REFERENCE: INSTR.#201308270014306

CONCEPT PLAN FOR  
**JW CONSTRUCTION ON CEDAR LANE**  
 TAX MAP 581H PARCELS 34.01 & 34.02  
 6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE  
 36TH WARD, CITY OF KNOXVILLE, CITY BLOCK #36170

25480-C  
 SHEET 2 OF 2 SHEET(S)  
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# 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

### JW Construction

Applicant Name Affiliation

**2/24/2023** **4/13/2023** **4-SB-23-C**  
 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.

**David Harbin; Batson, Himes, Norvell and Poe**  
 Name / Company

**4334 Papermill Dr. Dr. Knoxville TN 37909**  
 Address

**865-588-6472 / harbin@bhn-p.com**  
 Phone / Email

### CURRENT PROPERTY INFO

**Jeff Williams JW Construction** **4923 Crippen Rd Knoxville TN 37918** **865-389-0788**  
 Owner Name (if different) Owner Address Owner Phone / Email

**0 CEDAR LN / 1607 CEDAR LN**  
 Property Address

**58 I H 034.02,034.01** **7.61 acres**  
 Parcel ID Part of Parcel (Y/N)? Tract Size

**Knoxville Utilities Board** **Knoxville Utilities Board**  
 Sewer Provider Water Provider Septic (Y/N)

### STAFF USE ONLY

**North side of Cedar Lane, east of Lyndell Rd**  
 General Location

City **Council District 4** **RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)** **Single Family Residential, Agriculture/Forestry/Vacant Land**  
 County District Zoning District Existing Land Use

**North City** **LDR (Low Density Residential), HP (Hillside Protection)** **N/A (Within City Limits)**  
 Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input 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) _____	

## SUBDIVISION REQUEST

<b>JW Construction on Cedar Lane</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<b>24</b> 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
Proposed Zoning		
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information _____		

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>\$1,150.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 2	
	Fee 3	

## AUTHORIZATION

<b>JW Construction</b>	<b>2/24/2023</b>
Applicant Signature    Please Print	Date

<b>Jeff Williams JW Construction</b>	<b>2/24/2023</b>
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

JW CONSTRUCTION c/o JEFF WILLIAMS  
Applicant Name

Affiliation

2-23-23  
Date Filed

Meeting Date (if applicable)

File Number(s)  
4-SB-23-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

DAVID HARBIN  
Name

BATSON HINES NOVELL + POE  
Company

4334 PAPERMILL DR  
Address

KNOXVILLE  
City

TN  
State

37909  
ZIP

605-588-6472  
Phone

harbin@bhn-p.com  
Email

### CURRENT PROPERTY INFO

1607 & O

Property Owner Name (if different)

4923 CRIPPEN RD  
KNOXVILLE, TN 37919  
Property Owner Address

865-389-0788  
Property Owner Phone

CEDAR LANE  
Property Address

TAX MAP 5814  
Parcel ID

PARCEL 34.01 & 34.02

KUB  
Sewer Provider

KUB  
Water Provider

NO  
Septic (Y/N)

### STAFF USE ONLY

North side of Cedar Lane, east of Lynndell Rd  
General Location

7.639 acres  
Tract Size

City  County  
4th District

RN-1 and HP  
Zoning District

Single family residential, Vacant  
Existing Land Use

North City  
Planning Sector

LDR & HP  
Sector Plan Land Use Classification

N/A  
Growth Policy Plan Designation

August 29, 2022

**DEVELOPMENT REQUEST**

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

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

**SUBDIVISION REQUEST**

**JW Construction on Cedar Lane**  
 Proposed Subdivision Name

Related Rezoning File Number

- Unit / Phase Number    Combine Parcels    Divide Parcel

**24 LOTS**  
 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**

- PLAT TYPE**  
 Staff Review    Planning Commission

Fee 1	Total
0102   Concept Plan	
Fee 2	
Fee 3	
	<b>\$1,150</b> MR

- 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)

**AUTHORIZATION**

*[Signature]*  
 Applicant Signature

**DAVID HARBIN**  
 Please Print

**2-22-23**  
 Date

**805-588-1472**  
 Phone Number

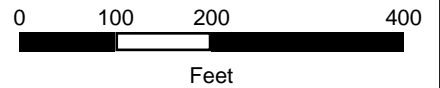
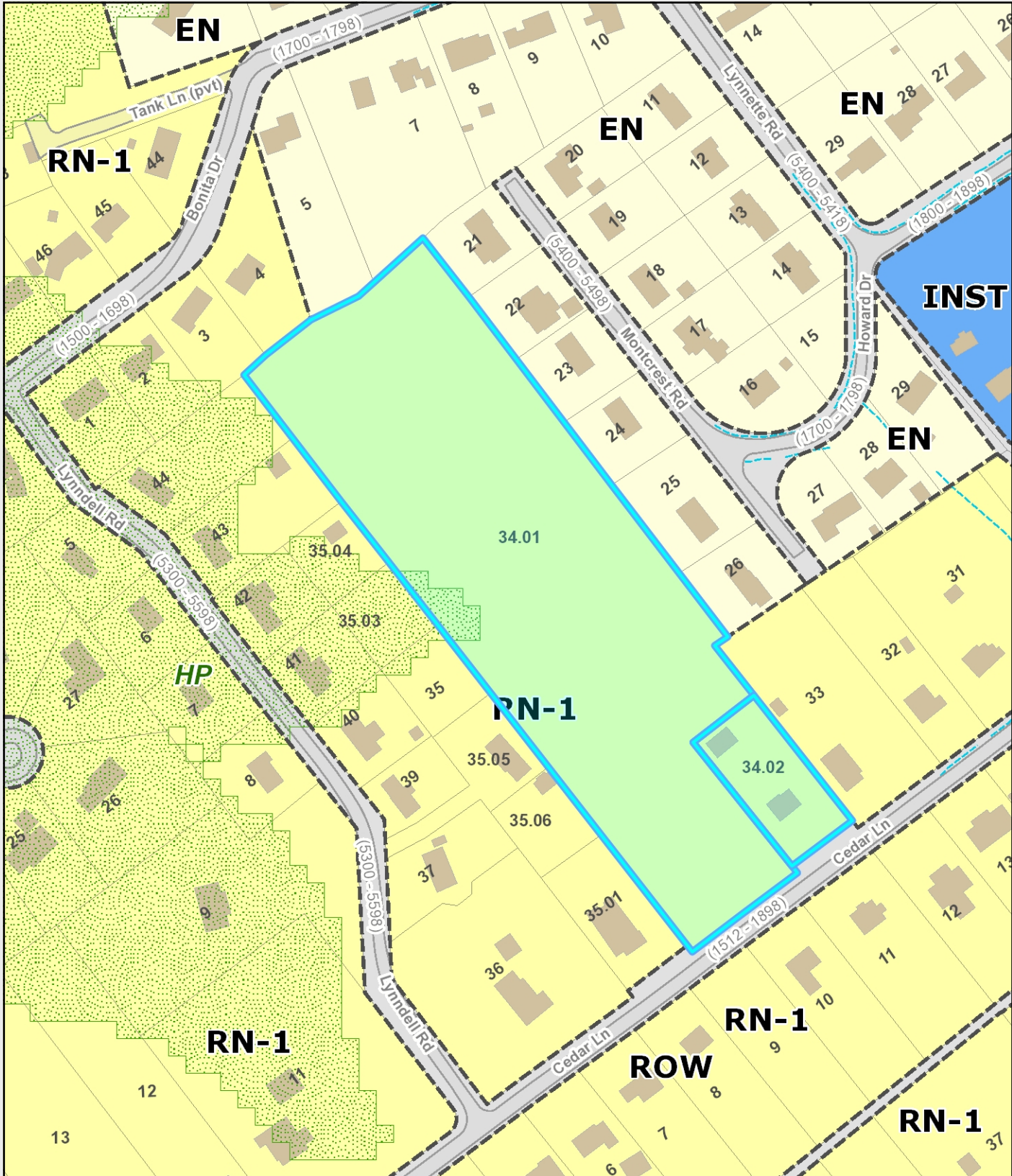
**harbin@bhm-p.com**  
 Email

*[Signature]*  
 Property Owner Signature

**Carl Chadwell - Managing Member**  
**Jeff Williams**  
 Please Print

**2-22-23**  
 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.

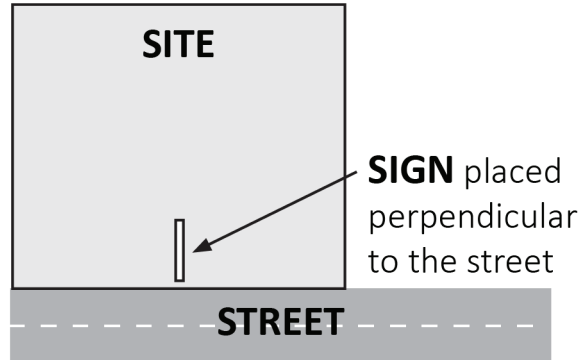


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning,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

\_\_\_\_\_ March 31, 2022 \_\_\_\_\_ and \_\_\_\_\_ April 14, 2022 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: JW Construction

Date: 2/24/2023

File Number: 4-SB-23-C

- Sign posted by Staff
- Sign posted by Applicant