



SUBDIVISION REPORT - CONCEPT/SPECIAL USE

▶ **FILE #:** 7-SD-23-C **AGENDA ITEM #:** 11
7-A-23-SU **AGENDA DATE:** 8/10/2023

POSTPONEMENT(S): 7/13/2023

▶ **SUBDIVISION:** STOCKTON PROPERTY

▶ **APPLICANT/DEVELOPER:** JACOB DUNCAN

OWNER(S): David Reynolds

TAX IDENTIFICATION: 106 N J 015.01 [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 0 STOCKTON DR

▶ **LOCATION:** North side of Stockton Dr, west of West Hills Rd

SECTOR PLAN: Northwest City

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

WATERSHED: Fourth Creek

▶ **APPROXIMATE ACREAGE:** 4.96 acres

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood) (C)

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

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood)
South: Single family residential - RN-1 (Single-Family Residential Neighborhood)
East: Single family residential - RN-1 (Single-Family Residential Neighborhood)
West: Multifamily residential, agricultural/forestry/vacant - RN-2 (Single-Family Residential Neighborhood)

▶ **NUMBER OF LOTS:** 27

SURVEYOR/ENGINEER: Brandon Simpson T-Square Engineering

ACCESSIBILITY: Access is via Stockton Dr, a local street with 17-ft of pavement width within 50-ft of right-of-way.

▶ **SUBDIVISION VARIANCES
REQUIRED:**

STAFF RECOMMENDATION:

▶ **Postpone the application for 30 days to the September 14, 2023 Planning Commission meeting as requested by the applicant.**

The proposal is for an attached residential subdivision in RP-1 (Planned Residential) district at 1-5 du/ac.

Previously approved planned districts shown on the zoning map within a (C) designation per Article 1.4.G. of the zoning ordinance, remain in effect and are subject to all plans, regulations, and/or conditions of their approval. Because the most recent approval is from 2004 (10-D-04-UR), the RP-1 zoning district must be developed under 2003 City of Knoxville zoning ordinance. The application includes a Concept Plan and Special Use application.

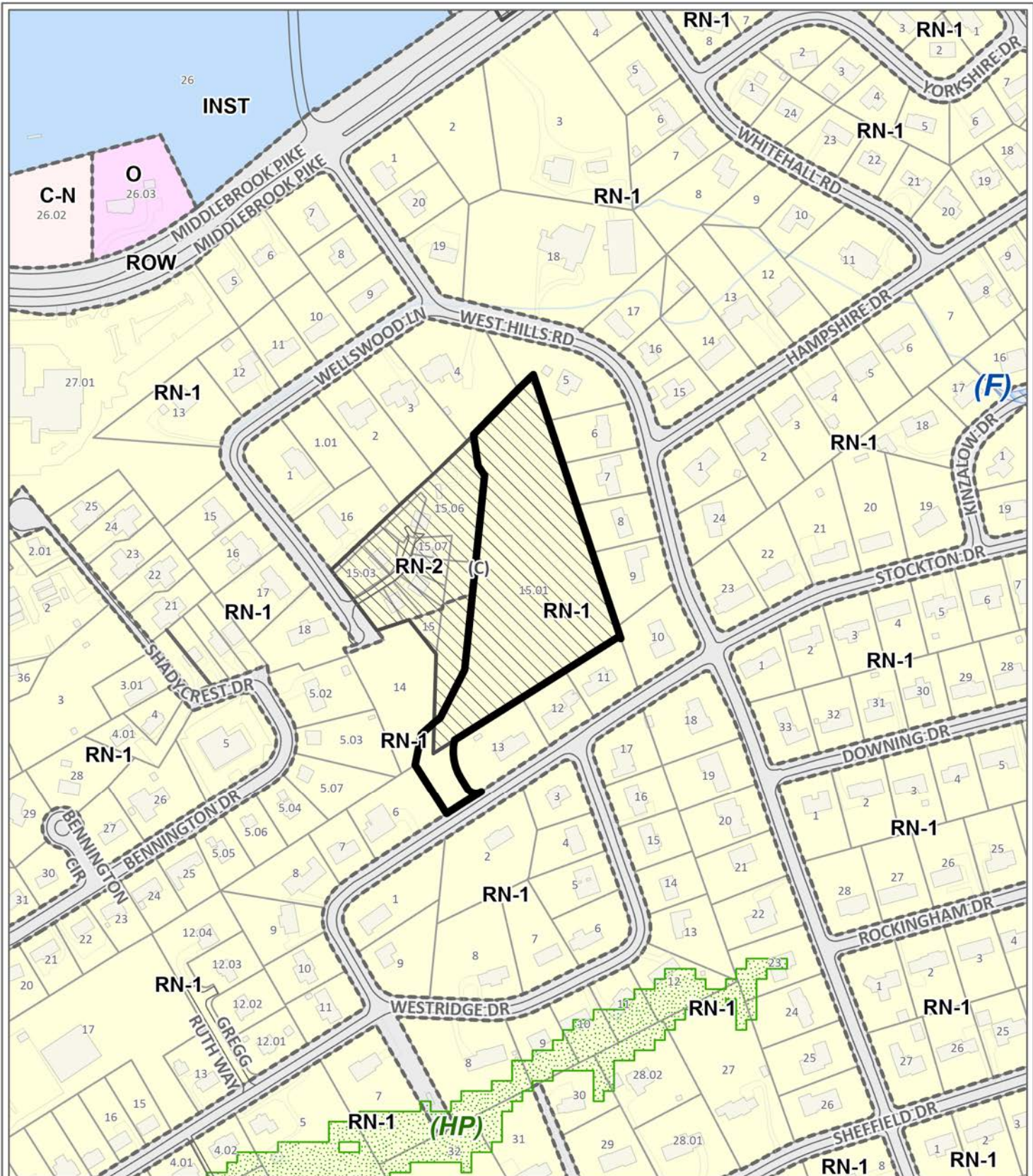
- ▶ **Postpone the special use application for 30 days to the September 14, 2023 Planning Commission meeting as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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 special use request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



CONCEPT PLAN / SPECIAL USE

7-SD-23-C / 7-A-23-SU

Petitioner: Jacob Duncan



Attached residential subdivision in RN-1 (Single-Family Residential Neighborhood) (C)

Map No: 106
Jurisdiction: City

Original Print Date: 6/12/2023

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





Request to Postpone • Table • Withdraw

Stockton Property

7/13/2023

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

September 14, 2023

Scheduled Meeting Date

7-SD-23-C; 7-A-23-SU

File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days ^{BCM} 60 days 90 days

Postpone the above application(s) until the September 14, 2023 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

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

Applicant Signature

Benjamin C. Mullins

Please Print

865-546-9321

Phone Number

bnullins@fmsllp.com

Email

STAFF ONLY

Staff Signature

Whitney Warner

Please Print

7/14/23

Date Paid

No Fee

Eligible for Fee Refund? Yes No Amount:

Approved by:

Date:

Benjamin C Mullins

Payee Name

865-546-9321

Payee Phone

550 W Main St, Ste 500 Knoxville, TN

Payee Address

37962

October 2022



Request to Postpone • Table • Withdraw

Stockton Property

June 23, 2023

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

July 13, 2023

Scheduled Meeting Date

	File Number(s)
7-SD-23-C; 7-A-23-SU	

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the August 10, 2023 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

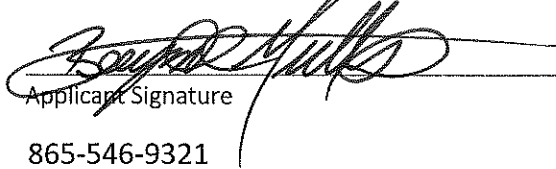
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Benjamin C. Mullins

Please Print

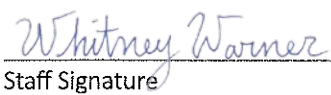
865-546-9321

bmullins@fmsllp.com

Phone Number

Email

STAFF ONLY



Whitney Warner

6/23/2023

No Fee

Staff Signature

Please Print

Date Paid

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Frantz, McConnell & Seymour

865-546-9321

550 W Main St, Ste 500 Knoxville, TN 37902

Payee Name

Payee Phone

Payee Address



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

Jacob Duncan

Applicant Name

Affiliation

5/31/2023

Date Filed

7/13/2023

Meeting Date (if applicable)

7-SD-23-C / 7-A-23-SU

File Number(s)

CORRESPONDENCE

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

Brandon Simpson T-Square Engineering

Name / Company

5401 Kingston Pike Ste 430 Knoxville TN 37919

Address

615-678-8212 / brandon.simpson@t2-eng.com

Phone / Email

CURRENT PROPERTY INFO

David Reynolds

Owner Name (if different)

908 S Tennessee Ave LaFollette TN 37766

Owner Address

423-457-8333

Owner Phone / Email

0 STOCKTON DR

Property Address

106 N J 015.01

Parcel ID

4.96 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Stockton Dr, west of West Hills Rd

General Location

City

Council District 2

RN-1 (Single-Family Residential Neighborhood) (C)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest City

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" 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) Attached residential subdivision	

SUBDIVISION REQUEST

Stockton Property	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	27 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 Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	\$1,225.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input checked="" 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

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Jacob Duncan Please Print	5/31/2023 Date
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Phone / Email		
Property Owner Signature	David Reynolds Please Print	5/31/2023 Date



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

Jacob Duncan

Bailey & Duncan Contracting

Applicant Name

Affiliation

05/30/2023

07/13/2023

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

Brandon Simpson

T-Square Engineering

Name

Company

5401 Kingston Pike Ste 430

Knoxville

TN

37919

Address

City

State

ZIP

615-678-8212

brandon.simpson@t2-eng.com

Phone

Email

CURRENT PROPERTY INFO

David Reynolds

908 S Tennessee Ave, Lafollette, TN 37766 423-457-8333

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Stockton Dr

106NJ01501

Property Address

Parcel ID

Knoxville Utilities Board

Knoxville Utilities Board

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Stockton Dr, west of West Hills Rd

4.96 acres

General Location

Tract Size

City County

2nd
District

RN-1(C) & RN-1
Zoning District

Vacant land
Existing Land Use

Northwest City

LDR

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Attached residential development

Other (specify) _____

SUBDIVISION REQUEST

Stockton Property

Related Rezoning File Number

Proposed Subdivision Name

28

Unit / Phase Number

- Combine Parcels
 Divide Parcel

Total Number of Lots Created

Other (specify) Attached residential development

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

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

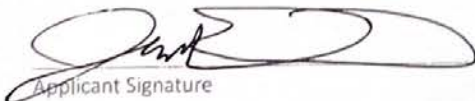
- Design Plan Certification (Final Plat)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1		Total
0102	Concept Plan	\$1,225
Fee 2		
Fee 3		

MR

AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct:
 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent



Jacob Duncan

Please Print

5/26/23
Date

865-250-8706

Phone Number

jacob@baileyandduncan.com

Email

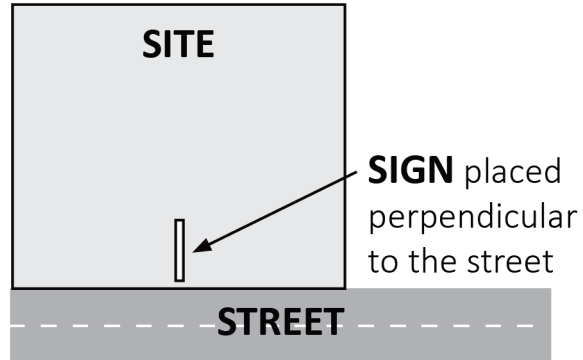


David Reynolds

Please Print

Date Paid

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 30, 2023 _____ and _____ July 14, 2023 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Jacob Duncan

Date: 5/31/2023

File Number: 7-SD-23-C / 7-A-23-SU

- Sign posted by Staff
- Sign posted by Applicant