



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 12-A-23-DP

AGENDA ITEM #: 35

AGENDA DATE: 12/14/2023

▶ **APPLICANT:** DAVID L. TURNER, SR.

OWNER(S): David L. Turner, Sr.

TAX ID NUMBER: 153 051

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 10701 THIRD DR

▶ **LOCATION:** West of Twin Harbour Dr., southeast of Concord Woods Dr.

▶ **APPX. SIZE OF TRACT:** 2.87 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Farragut Urban Growth Boundary

ACCESSIBILITY: Access is via Third Drive, a local street with a pavement width of 15 ft within a 55-ft right of way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

▶ **ZONING:** PR (Planned Residential) up to 3 du/ac, HZ (Historic Overlay)

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** Detached residential houses

DENSITY PROPOSED: .69 du/ac

HISTORY OF ZONING: Rezoned from A to PR in 1986 (7-M-86-RZ) and H (Historic) overlay in 2001 (9-E-01-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - RA (Low Density Residential)

South: Single family residential, rural residential - PR (Planned Residential) up to 3 du/ac, RA (Low Density Residential)

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

West: Single family residential - A (Agricultural), RA (Low Density Residential), HZ (Historical Overlay)

NEIGHBORHOOD CONTEXT: The property is located within the Concord Village Historic District.

STAFF RECOMMENDATION:

▶ **Approve the development plan for up to 2 detached residential lots and the reduction of the peripheral setback from 35 ft to 15 ft on the western boundary of lot 1 and the eastern boundary of lot 2, subject to 3 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 3) Obtain approval from the Historic Zoning Board prior to obtaining a building permit.

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

COMMENTS:

The applicant is proposing to create one additional lot for a single family residential home.

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) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. Growth Plan Policy 4.3: Use guidelines to foster good architectural design, landscaping, and aesthetically pleasing streetscapes.

B. The proposed density is consistent with the Southwest County Sector Plan's LDR (Low Density Residential) land use classification.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of residential land development. The property is zoned PR up to 3 du/ac.

B. Additionally, the property is in the historic overlay district and will require approval from the Historic Zoning Commission prior to issuing a building permit.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed 1.3-acre lot is consistent with the surrounding properties and additional review from the Historic Zoning Commission will ensure the future home is consistent with the neighborhood.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed single family residential home is an expansion of an existing use and therefore, is not expected to significantly impact the value of the adjacent property.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Access will be via Third Drive through an exclusive permanent access easement.

B. The increase of one additional home will not substantially impact local traffic.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

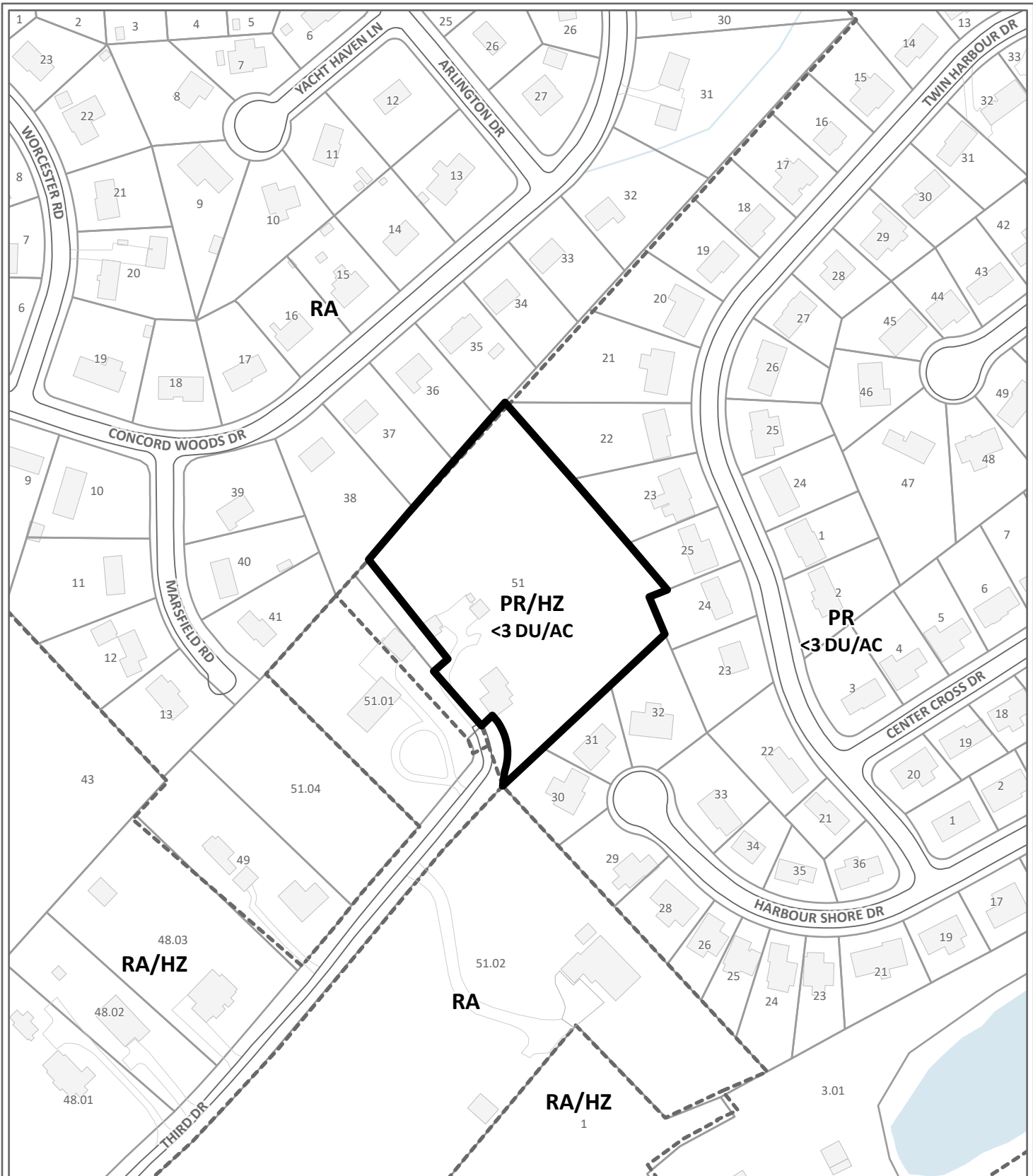
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Farragut 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 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

12-A-23-DP

Petitioner: David L. Turner, Sr.



Owner is looking to resubdivide Lot into two Lots and give one lot to family member and build one single-family dwelling. in PR (Planned

Map No: 153
Jurisdiction: County

Original Print Date: 11/6/2023

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

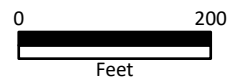
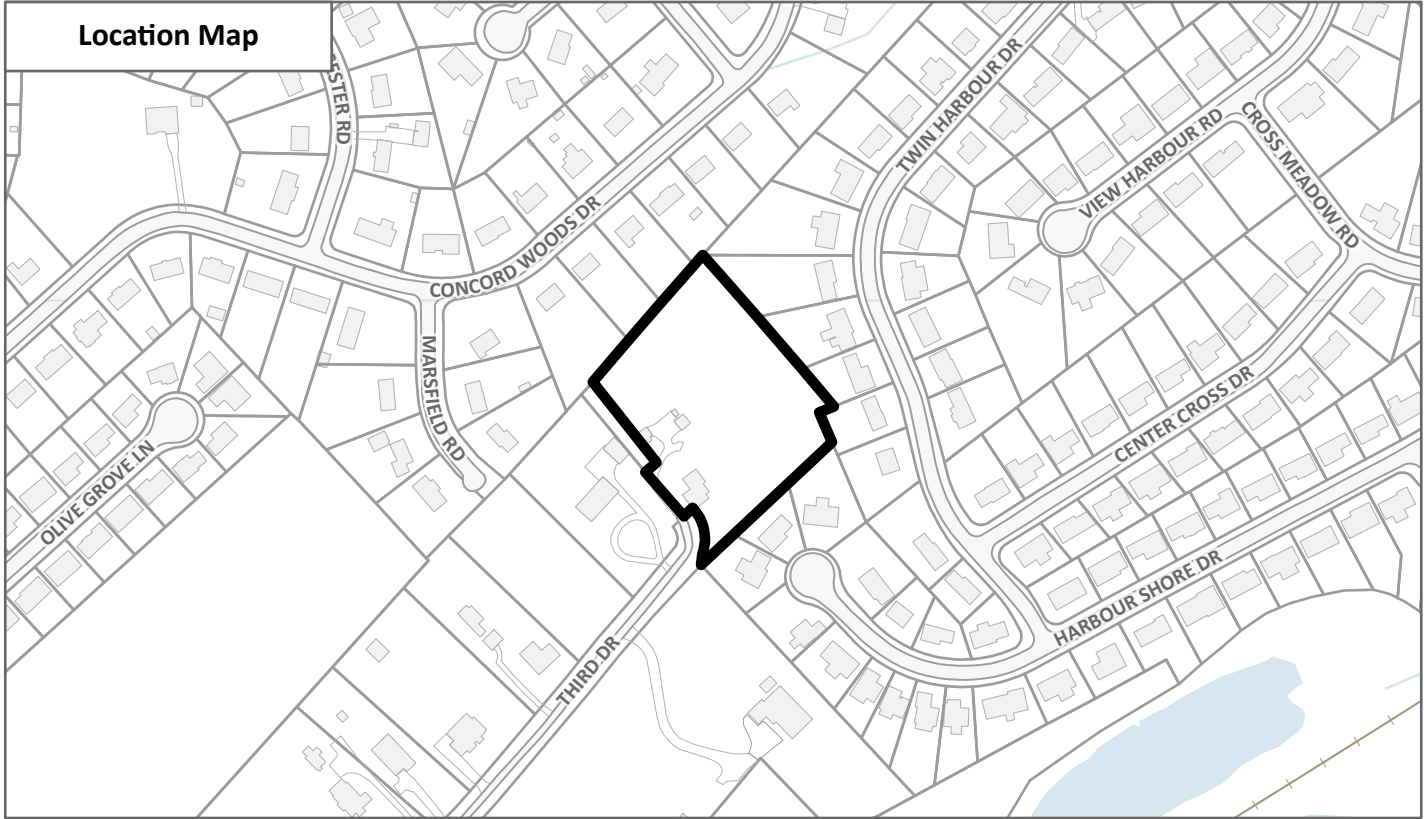


Exhibit A. Contextual Images

Location Map



Aerial Map

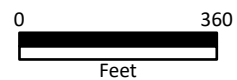


CONTEXTUAL MAPS 1

12-A-23-DP



Case boundary



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 am, we 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

David L. Turner Signature: _____ Date: _____
 Shawna C. Turner Signature: _____ 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: _____
 Signature(s): _____
 Date: _____

Certification of Public Water System - Minor Subdivision

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: _____

Knox 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 _____

Addressing Department Certification

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

Signed: _____
 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.

City Tax Clerk: Signed: _____ Date: _____
 Knox County Trustee: Signed: _____ Date: _____

Planning Staff Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 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.

Signed: _____
 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

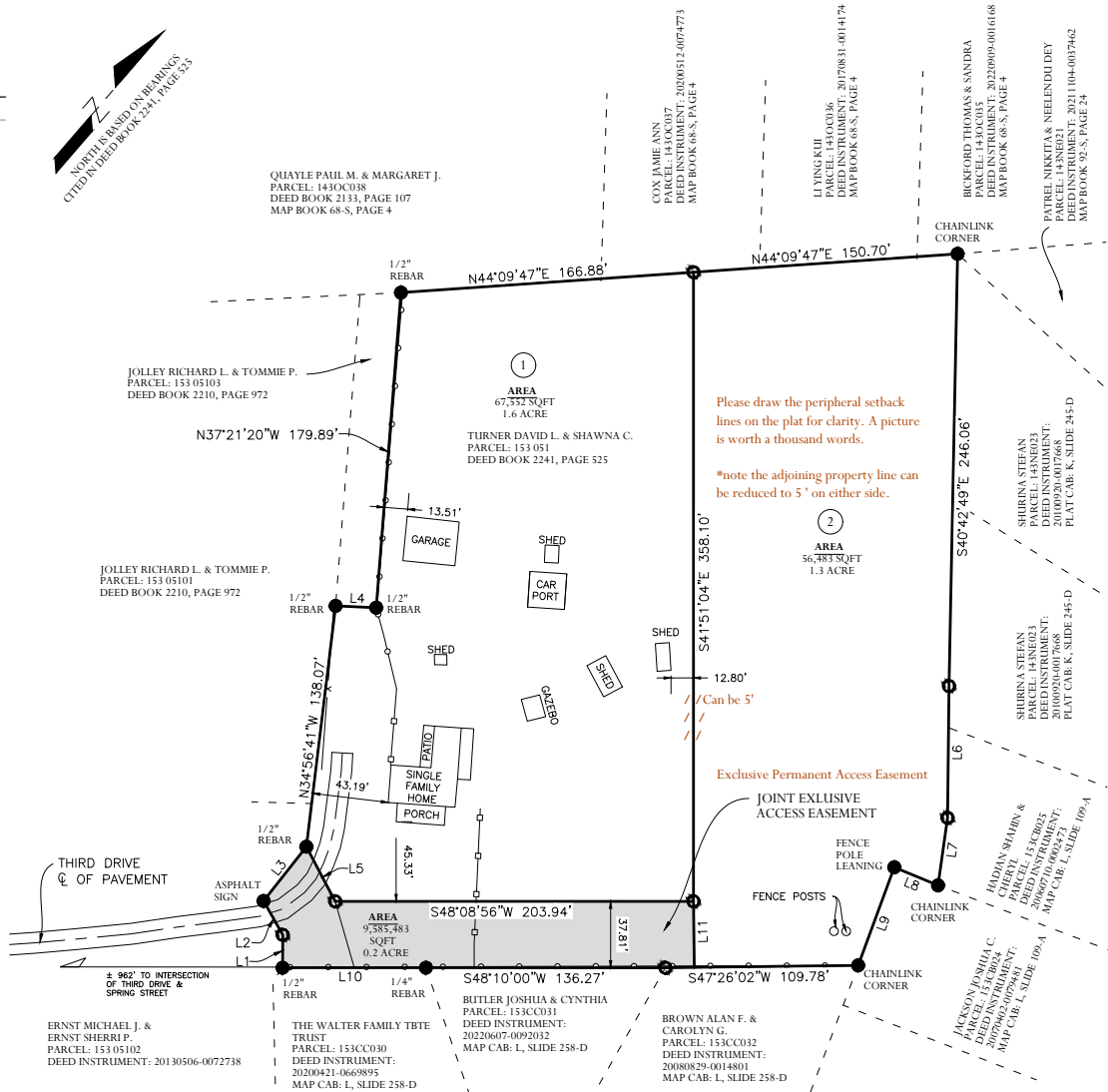
Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the _____ day of _____, 20____

Registered Land Surveyor _____
 Tennessee License No. _____
 Date: _____

Certificate of Survey Accuracy

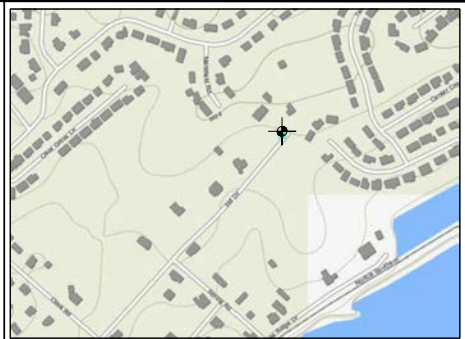
I hereby certify that to the best of my knowledge and belief this a true and accurate survey of the property shown hereon, that this is a Class I Boundary Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000

Registered Land Surveyor _____
 Tennessee License No. 2807 Date: _____



Line Table		
Line #	Length	Direction
L1	18.68'	S41°36'01"E
L2	22.21'	S71°17'00"E
L3	39.33'	N03°31'35"W
L4	23.16'	N50°38'59"E
L5	35.15'	N69°37'47"W
L6	75.00'	S41°13'00"E
L7	38.85'	S33°50'56"E
L8	26.95'	S70°33'37"W
L9	59.51'	S21°38'07"E
L10	81.58'	N48°08'56"E
L11	37.60'	N42°33'58"W

FILE # 12-A-23-DP



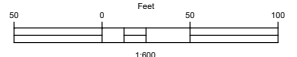
VICINITY MAP

THE FINAL PLAT OF THE RESUBDIVISION OF THE DAVID L. & SHAWNA C. TURNER PROPERTY

DEED BOOK 2241, PAGE 525
 PARCEL ID. 153 051
 SIXTH CIVIL DISTRICT
 KNOX COUNTY
 19 JULY 2023

- MONUMENTS (FOUND)
- MONUMENTS (SET)
- UTILITY POLE
- ⊙ TREE
- ▭ BUILDING
- BOUNDARY LINE
- - - ADJOINING LOT LINES
- CENTER LINE ROAD
- CHAIN LINK FENCE
- WOODEN FENCE
- BARBED WIRE FENCE
- BARBED WIRE FENCE

SCALE: 1"=50'



- Notes:
- Deed Book 2241, Page 525
 - Zoned PR/HZ Planned Residential/Historic
 - Setback per required zoning
Peripheral Setback - 35'
 - Total Area: 133,619 SqFt / 3.1 Acres into 2 lots
 - Zone "X" per FEMA Map 47093C0357G, effective date: 8/05/2013
 - This survey was done in accordance to the State of Tennessee Minimum Standards of Practice.
 - All set pins consist of 1/2" rebar.

OWNER: David L. & Shawna C. Turner
 10701 Third Drive
 Knoxville, TN 37934
 (904)868-0916

LAND SURVEYOR: John Scott Stanley
 619 Glen Willow Drive
 Knoxville TN, 37934
 (865) 675-0175

PROJECT NUMBER: TDK20230419
 REV: - BY: Carol Miller
 FILE NAME: Third Dr Plat Knox Co R1R.dwg DATE: Sunday, November 19, 2023

Fwd: Planning Commission application distribution

1 message

Mike Reynolds <mike.reynolds@knoxplanning.org>
To: Naomi Hansen <naomi.hansen@knoxplanning.org>

Tue, Nov 7, 2023 at 3:43 PM

FUD comments below for 12-A-23-DP

Mike Reynolds, AICP
Principal Planner
865.215.3827

Knoxville-Knox County Planning | [KnoxPlanning.org](https://www.knoxplanning.org)
400 Main Street, Suite 403 | Knoxville, TN 37902

----- Forwarded message -----

From: **Jonathan Holt** <jholt@fudknox.org>
Date: Tue, Nov 7, 2023 at 9:47 AM
Subject: RE: Planning Commission application distribution
To: Mike Reynolds <mike.reynolds@knoxplanning.org>
Cc: Edwin Deyton <EDeyton@fudknox.org>, Michael Gresham <mgresham@fudknox.org>

Mike,

12-A-23-DP

The existing dwelling currently has water service. Sewer service is not readily available to either of the proposed lots. A new water meter can be installed for Lot 2, in the vicinity of Lot 1's existing meter (near L1/L2 on the plat). Lot 2 will be responsible for installing a long private water service line from the public ROW, in the proposed JPAE. Service connection fees will apply at whatever point Lot 2 would like to be connected.

12-SD-23-C

This project will need to follow the FUD New Development process (design, review, inspection, closeout, etc). Sewer Capacity Reservation Fees (SCRF) will apply. The current SCRF for each new single family dwelling lot is \$2,836, and is adjusted annually in January. Additional fees or improvements may be required for development densities over 3du/acre. Water service is available along Fretz Rd. Low Pressure Sewer service (individual grinder pumps at each dwelling) will require a mainline extension to Woodhollow Ln at Fretz Rd. Additional information on applicable fees is available upon request.

Jonathan A. Holt, P.E.

FUD Staff Engineer



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

David L. Turner, Sr.

Applicant Name

Affiliation

10/27/2023

Date Filed

12/14/2023

Meeting Date (if applicable)

12-A-23-DP

File Number(s)

CORRESPONDENCE

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

David L. Turner, Sr.

Name / Company

10701 3rd Dr Knoxville TN 37934

Address

865-384-7130 / davidtsr42@gmail.com

Phone / Email

CURRENT PROPERTY INFO

David L. Turner, Sr.

Owner Name (if different)

10701 3rd Dr Knoxville TN 37934

Owner Address

865-384-7130 / davidtsr42@gm

Owner Phone / Email

10701 THIRD DR

Property Address

153 051

Parcel ID

2.87 acres

Tract Size

Part of Parcel (Y/N)?

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

West of Twin Harbour Dr., SE of Concord Woods Dr.

General Location

City **Commission District 5** **PR (Planned Residential), HZ (Historical Overlay)**

County District

Zoning District

Rural Residential

Existing Land Use

Southwest County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Farragut Urban Growth Boundary

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) Owner is looking to resubdivide Lot into two Lots and give one lot to family m	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
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

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

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	David L. Turner, Sr. Please Print	10/27/2023 Date
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Property Owner Signature	David L. Turner, Sr. Please Print	10/27/2023 Date
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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
 - SP OYP
- Rezoning

DAVID L. TURNER, SR.

Applicant Name

Affiliation

10-26-2023

Date Filed

12-14-2023

Meeting Date (if applicable)

File Number(s)

12-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

DAVID L. TURNER, SR.

Name

Company

10701 THIRD DRIVE

Address

KNOXVILLE

City

TN

State

37934-4942

ZIP

865-384-7130

Phone

Email

davidtst42@gmail.com

CURRENT PROPERTY INFO

DAVID L. + SHAWNA C. TURNER

Property Owner Name (if different)

Property Owner Address

865-384-7130

Property Owner Phone

10701 THIRD DR, KNOXVILLE, TN 37934

Property Address

153-051

Parcel ID

FUD

Sewer Provider

FUD

Water Provider

N

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)

Home Occupation (specify)

Other (specify) **PR ZONE**

SUBDIVISION REQUEST

Resubdivision of the David L. & Shawna C. Turner Property

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel 2 Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change
Proposed Zoning

Pending Plat File Number

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
0402 \$500.00	\$500.00

ATTACHMENTS

- Property Owners / Option Holders
- Variance Request

Fee 2

ADDITIONAL REQUIREMENTS

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

Fee 3

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

DAVID L. TURNER, SR
Please Print

10-26-2023
Date

865-384-7130
Phone Number

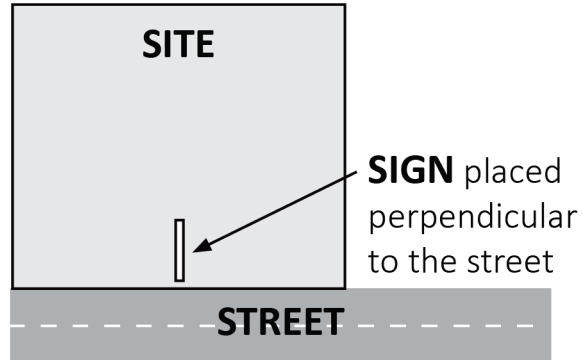
davidts442@gmail.com
Email


Property Owner Signature

DAVID L. TURNER
SHAWNA C. TURNER
Please Print

10/27/2023, SG
10-26-2023
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:

_____ 12/01/2023 _____ and _____ 12/15/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: David L. Turner, Sr.

Date: 10/27/2023

File Number: 12-A-23-DP

- Sign posted by Staff
- Sign posted by Applicant