



# USE ON REVIEW REPORT

▶ **FILE #:** 12-A-23-UR

**AGENDA ITEM #:** 38

**AGENDA DATE:** 12/14/2023

▶ **APPLICANT:** JUSTIN SATTERFIELD

OWNER(S): Justin & Joy Satterfield

TAX ID NUMBER: 28 E J 003,004,005

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 HARRELL LN (4608 HARRELL LN)

▶ **LOCATION:** North side of Harrell Ln, northeast of Skylar Rd.

▶ **APPX. SIZE OF TRACT:** 1.03 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Harrell Lane, a local street with 25 ft of pavement width within a 52-ft right-of-way. The road is not striped and does not have sidewalks.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** RA (Low Density Residential)

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

▶ **PROPOSED USE:** 3 duplex structures (6 dwelling units) on individual lots.

DENSITY PROPOSED: 6.18 du/ac

HISTORY OF ZONING: Two rezonings from A to RA have been requested for the subject property. Case number 11-E-01-RZ was withdrawn by the applicant. In 2022 the property was rezoned from A to RA (case number 1-C-22-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 5 du/ac

South: Single family residential, rural residential - RA (Low Density Residential)

East: Single family residential, rural residential - A (Agricultural)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The area is primarily comprised of single family residential neighborhoods off of side streets and large, undeveloped tracks off of Harrell Lane to the south.

## STAFF RECOMMENDATION:

▶ Postpone this application until the January 11, 2024 Planning Commission meeting per the applicant's request.

ESTIMATED TRAFFIC IMPACT: 76 (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: Halls Elementary, Halls Middle, and Halls 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 request is final, unless the action is appealed to the Knox County Commission. The date of the Knox County Commission hearing will depend on when the appeal application is filed.



# Request to Postpone • Table • Withdraw

Justin Satterfield

11/30/2023

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

Date of Request

December 14, 2023

Scheduled Meeting Date

12-A-23-UR

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  60 days  90 days

Postpone the above application(s) until the January 11, 2024 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

Justin Satterfield

Please Print

865-803-7938

justinsat55@gmail.com

Phone Number

Email

## STAFF ONLY

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

Approved by:

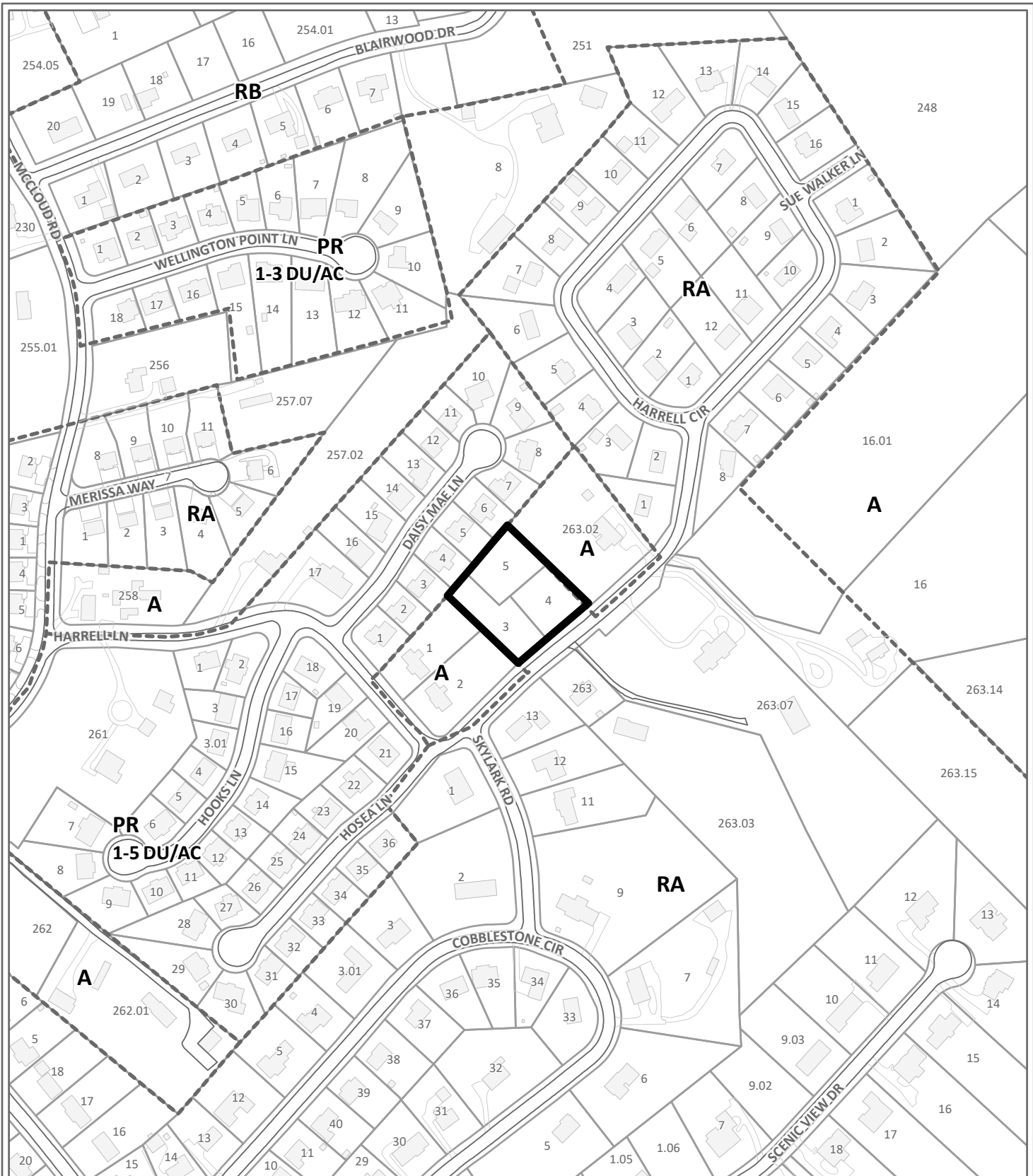
Date:

Payee Name

Payee Phone

Payee Address

October 2022



**USE ON REVIEW**

**12-A-23-UR**

**Petitioner:** Justin Satterfield



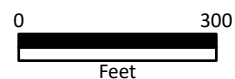
in RA (Low Density Residential)

**Map No:** 28

**Jurisdiction:** County

**Original Print Date:** 11/13/2023

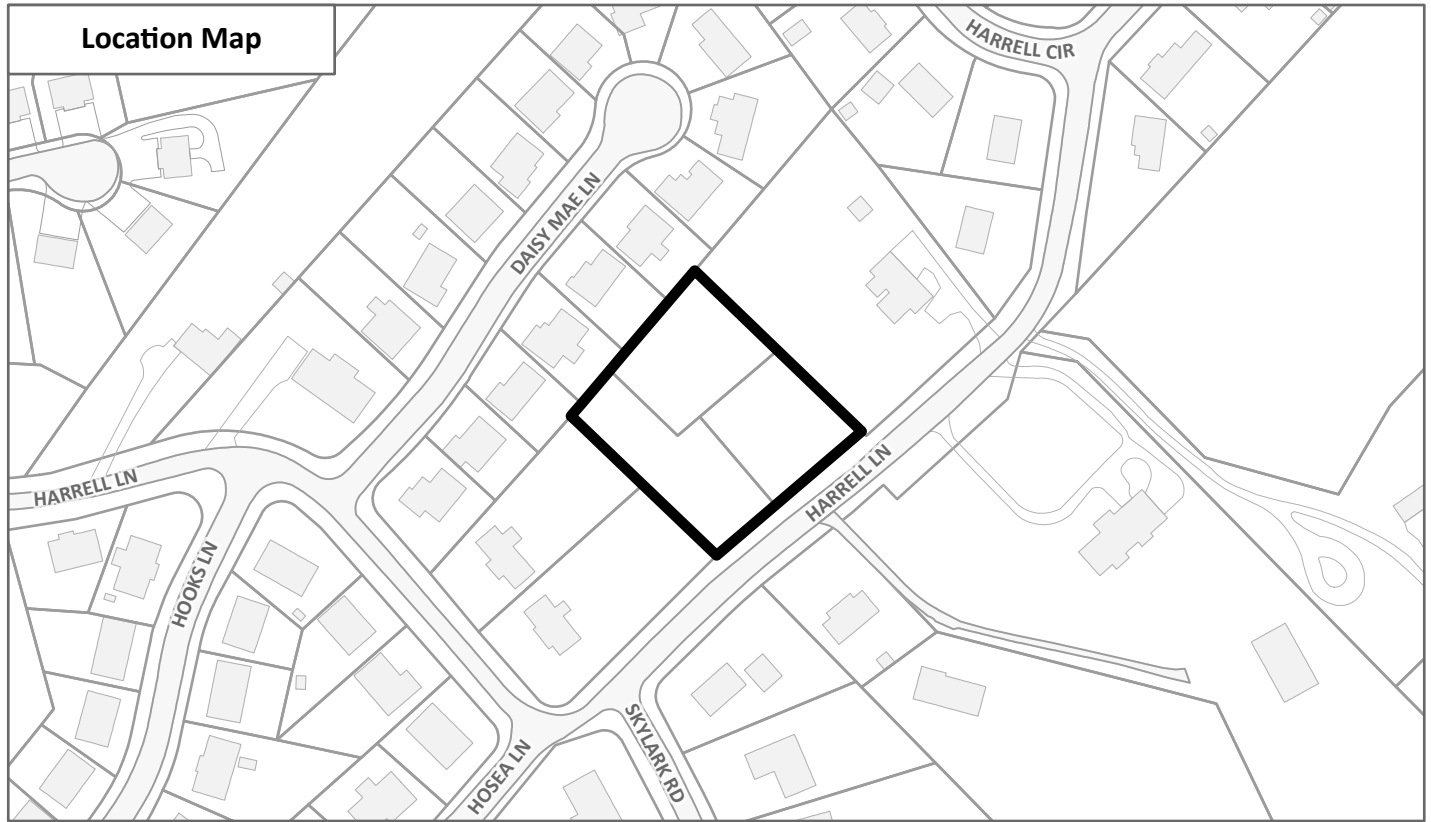
Knoxville - Knoxville County Planning Commission \* City / County Building \* Knoxville, TN 37902





# Exhibit A. Contextual Images

Location Map



Aerial Map

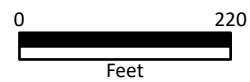


CONTEXTUAL MAPS 1

12-A-23-UR



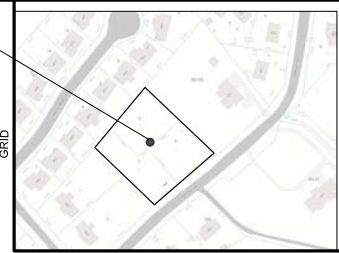
Case boundary





NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK  
DEMOLITION OR CONSTRUCTION, THE  
CONTRACTOR MUST CONTACT TENNESSEE  
ONE-CALL AT 1-800-351-1111  
CONTRACTOR IS RESPONSIBLE TO RECORD  
AND SAVE CONFIRMATION NUMBER

# SITE



## LOCATION MAP NTS

### LEGEND

- IRON PIN FOUND
- ⊕ IRON PIN SET (SIF REBAR WCAP)
- WATER METER
- ⊕ MANHOLE
- ⊕ POWER/TELEPHONE
- - - GUY WIRE

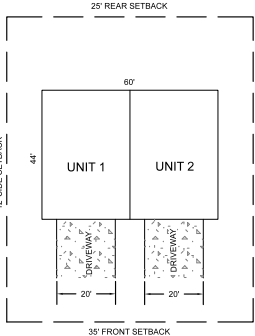
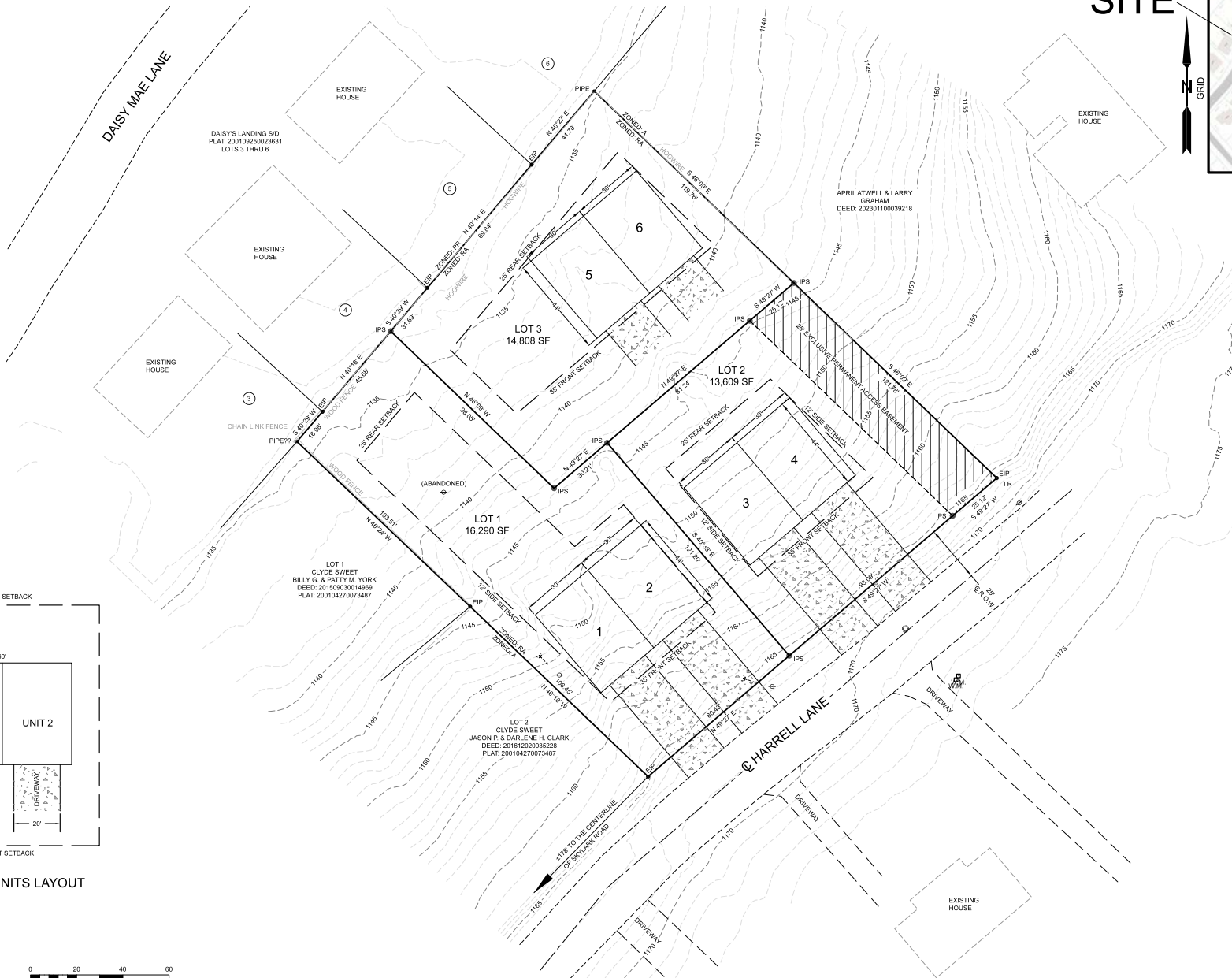
- NOTES:
- EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGCA.
  - STANDARD UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES. EASING STREETS AND PRIVATE RIGHTS-OF-WAY. EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
  - ALL PINS ARE 5" UNLESS SHOWN DIFFERENTLY.

CLT MAP: 28  
GROUP: J  
PARCEL: 3, 4 & 5  
PLAT REFERENCE: 202306270069183  
DEED REFERENCE: 202106010098776

NUMBER OF LOTS: 3  
TOTAL AREA: 1.03 ACRES  
44,707 SF  
PROPERTY ZONED: RA

OWNERS: JUSTIN AND JOY SATTERFIELD  
5301 SALEM CHURCH ROAD  
KNOXVILLE, TN 37938  
CONTACT: JUSTIN SATTERFIELD  
PHONE: 865-803-7938

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.  
7523 TAGGART LN, KNOXVILLE, TN 37938  
(865) 847-5999  
621 WALL ST, SEVIERVILLE, TN 37862  
(865) 428-4683



TYPICAL UNITS LAYOUT



NO.	DATE	DESCRIPTION	BY	CHKD.

**RGCA**  
ROBERT G. CAMPBELL & ASSOC., L.P.  
CONSULTING ENGINEERS  
KNOXVILLE, SEVIERVILLE, TENNESSEE

SIGMON C. COBURN PROPERTY  
4608 HARRELL LANE, KNOXVILLE, TN

USE ON REVIEW  
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGCA	RG	1"=20'	NO. 1
DRAWN BY	DATE	FILE NO.	OF 1 SHEETS
SOH	10-09-2023	21298	





















# 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

**Justin Satterfield**

Applicant Name

Affiliation

**10/12/2023**

Date Filed

**12/14/2023**

Meeting Date (if applicable)

**12-A-23-UR**

File Number(s)

## CORRESPONDENCE

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

**Robert G. Campbell, PE Robert G. Campbell and Associates**

Name / Company

**7523 Taggart Ln. Ln. Knoxville TN 37938**

Address

**865-947-5996 / rcampbell@rgc-a.com**

Phone / Email

## CURRENT PROPERTY INFO

**Justin & Joy Satterfield**

Owner Name (if different)

**5301 Salem Church Rd Knoxville TN 37938**

Owner Address

**865-803-7938**

Owner Phone / Email

**0 HARRELL LN / 4608 HARRELL LN**

Property Address

**28 E J 003,004,005**

Parcel ID

Part of Parcel (Y/N)?

**1.03 acres**

Tract Size

**Hallsdale-Powell Utility District**

Sewer Provider

**Hallsdale-Powell Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of Harrell Ln, Northeast of Skylar Rd.**

General Location

City **Commission District 7** **RA (Low Density Residential)**

County District

Zoning District

**Agriculture/Forestry/Vacant Land**

Existing Land Use

**North County**

Planning Sector

**LDR (Low Density Residential)**

Sector Plan Land Use Classification

**Planned Growth Area**

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

## 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 Plan Designation(s)		

### 6.18 du/ac

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
<b>\$450.00</b>	
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: Justin Satterfield    Please Print    10/12/2023    Date

Phone / Email \_\_\_\_\_

Property Owner Signature: Justin & Joy Satterfield    Please Print    10/12/2023    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

Justin Satterfield

TN

Applicant Name

Affiliation

10/09/2023

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

Robert G. Campbell

Robert G. Campbell & Associates

Name

Company

7523 Taggart lane

Knoxville

TN

37938

Address

City

State

ZIP

865-947-5996

rcampbell@rgc-a.com

Phone

Email

**CURRENT PROPERTY INFO**

Justin Satterfield

5301 Salem church rd, Knoxville, TN 73938

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4608 Harrell Ln

3, 4 & 5, clt map 28

Property Address

Parcel ID

Hallsdale Powell

Hallsdale Powell

Sewer Provider

Water Provider

Septic (Y/N)

**STAFF USE ONLY**

NW of Harrell Ln, SE of Cmcloud Rd

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)

**SUBDIVISION REQUEST**

Sigmon C Coburn Property

Proposed Subdivision Name

Related Rezoning File Number

Combine Parcels   
  Divide Parcel   
 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

**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		

**DECLARATION**

- 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

Please Print

Date

Phone Number

Email

Justin Satterfield

Justin Satterfield

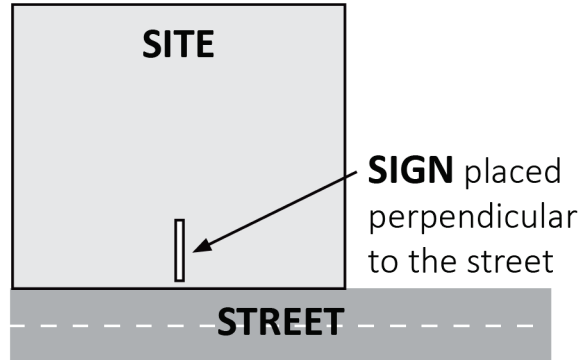
Property Owner Signature

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:*

\_\_\_\_\_ December 1, 2023 \_\_\_\_\_ and \_\_\_\_\_ December 15, 2023 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Justin Satterfield

Date: 10/12/2023

File Number: 12-A-23-UR

- Sign posted by Staff
- Sign posted by Applicant