



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 2-SA-23-C

AGENDA ITEM #: 25

2-A-23-DP

AGENDA DATE: 2/9/2023

► **SUBDIVISION:** DAVID CHEBAN S/D - JENKINS ROAD

► **APPLICANT/DEVELOPER:** DAVID CHEBAN

OWNER(S): David Cheban

TAX IDENTIFICATION: 105 142

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 7701 JENKINS RD

► **LOCATION:** N of Jenkins Rd, west of Joe Hinton Rd

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Ten Mile Creek

► **APPROXIMATE ACREAGE:** 1.9 acres

► **ZONING:** PR (Planned Residential)

► **EXISTING LAND USE:** Single Family Residential

► **PROPOSED USE:** Attached and detached residential subdivision

SURROUNDING LAND
USE AND ZONING: This area is comprised of low density single family detached homes on independent lots and in subdivisions.

► **NUMBER OF LOTS:** 8

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

ACCESSIBILITY: Access is via Jenkins Rd, a minor collector with a pavement width of 20-ft within a right-of-way width of 60-ft.

► **SUBDIVISION VARIANCES
REQUIRED:** 1. Reduction of the vertical curve length on the private right of way at STA 0+80 from 175' to 140' (K value from 25 to 20).

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS APPROVAL**

**** See the Requested Variances and Alternative Design Standards
memo attached to the staff report.**

STAFF RECOMMENDATION:

► **Approve the requested variance based on the recommendations of the Knox County Department of Engineering and Public Works.**

Approve the Concept Plan subject to 4 conditions.

1) Connection to sanitary sewer and meeting other relevant utility provider requirements.

- 2) Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4) 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, private roads, and/or stormwater drainage systems.

► **APPROVE the development plan for 8 single family detached lots and the reduction of the peripheral setback along lots 7 and 8 from 35' to 25', subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Providing documentation to Planning staff that the 2 conditions of the rezoning have been met prior to issuance of grading permits on the site.

COMMENTS:

The applicant is proposing to subdivide this 1.934-acre tract into 8 single family detached lots at a density of 4.14 du/ac. The property is located on the north side of Jenkins Rd. just west of Summer Spring Blvd.

The property was rezoned from A (Agricultural) and RA (Low Density Residential) to PR (Planned Residential) up to 4.2 du/ac with two conditions on January 23, 2023. The 2 conditions must be adequately addressed before the concept plan can go to Planning Commission. Conditions: 1) Applicant will provide two design plans for review and discussion, and then will have another meeting with surrounding neighbors. 2) Applicant will provide stormwater prevention improvements identified by adjacent property owners.

The applicant has provided two design plans to staff and neighbors for review. The first plan was 6 single family attached and 2 single family detached homes with stormwater heading east on the property. As requested by the neighbors, the revised plan includes 8 single family detached homes with stormwater heading west.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along the Jenkins Road frontage lots 7 and 8. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins residential zoning districts. Staff is recommending approval of the reduction because it is consistent with the setback of the existing house on the property that will remain.

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) 4.2 du/ac:

A. The PR zone allows single family attached 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 4.2 du/ac. The proposed density is 4.14 du/ac.

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 detached 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 LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed development has a density of 4.14 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: 99 (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.

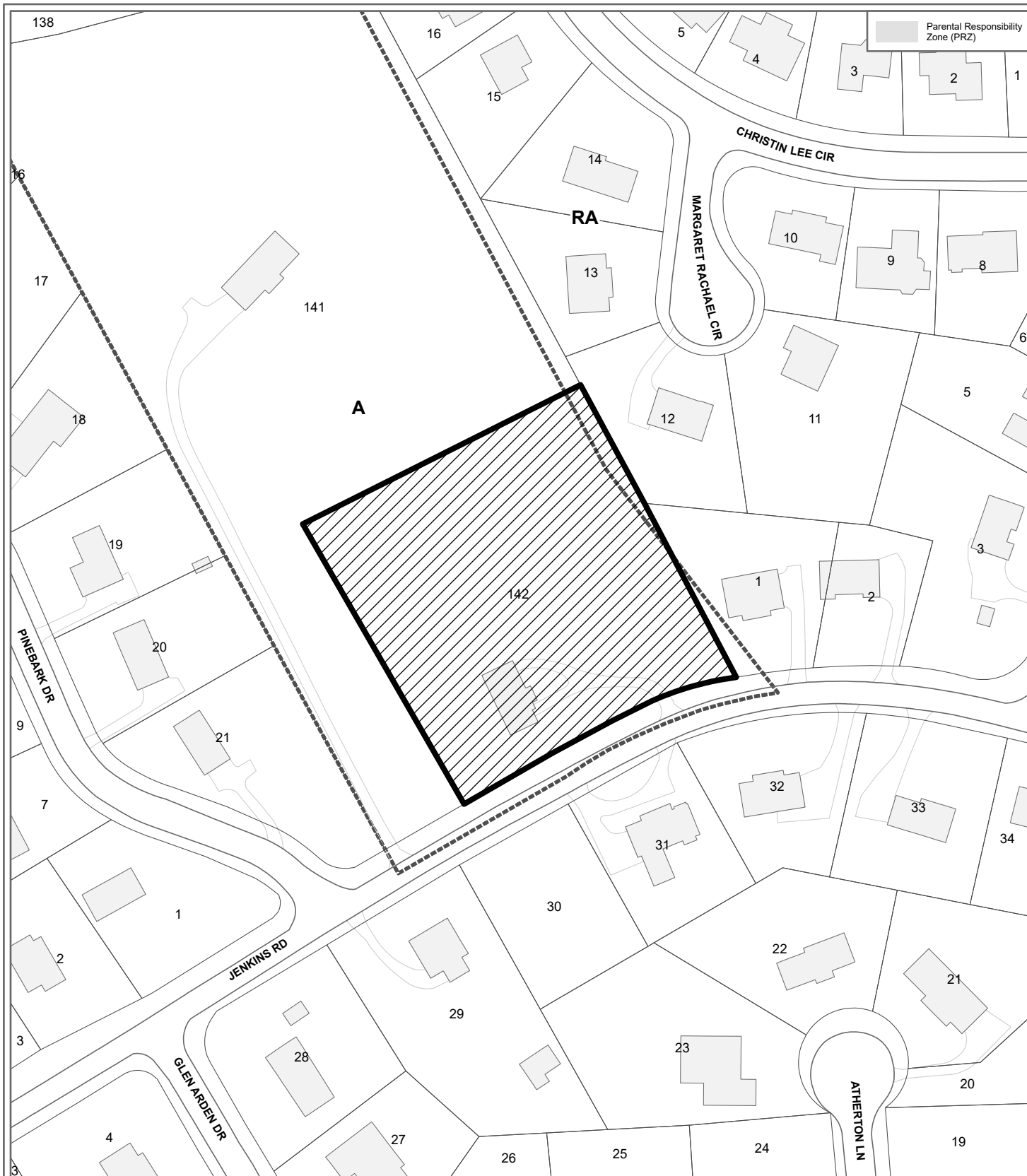
ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Bearden Elementary, Karns Middle, and Hardin Valley Academy.

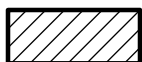
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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.

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.

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**2-SA-23-C / 2-A-23-DP
CONCEPT PLAN/DEVELOPMENT PLAN**

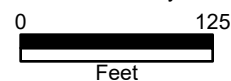


Attached and detached residential subdivision in A (Agricultural), RA (Low Density Residential)

Original Print Date: 1/18/2023 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: David Cheban

Map No: 105
Jurisdiction: County



Requested Variances & Alternative Design Standards

2-SA-23-C / 2-A-23-DP—DAVID CHEBAN S/D-JENKINS ROAD

VARIANCES

1. Reduction of the vertical curve length on Private right-of-way at STA 0+80 from 175' to 140' (K value from 25 to 20).

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

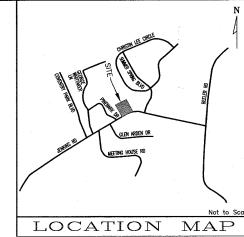
1. Increase the maximum intersection grade from 1% to 3% on Private right-of-way at Jenkins Rd

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

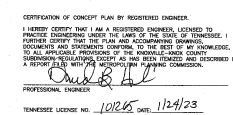
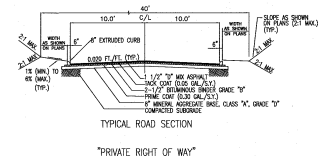
Approve

1/31/23

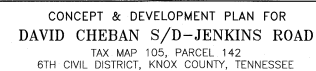


- DEVELOPMENT PLAN REQUEST
- ALLOW A 25' PERIPHERAL SETBACK ALONG THE JENKINS ROAD FRONTAGE.



OWNER/DEVELOPER
DAVID CHEBAN
7701 JENKINS RD
KNOXVILLE, TN 37931
865-816-4099

SCALE
1" = 30'
DATE
11/10/22



OF 1 SHEET(S)
Q:\25466\25466-C.DWG

[illegible]



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 Cheban

Applicant Name

Affiliation

12/27/2022

Date Filed

2/9/2023

Meeting Date (if applicable)

2-SA-23-C / 2-A-23-DP

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

David Cheban

Owner Name (if different)

5331 Cain Rd. Rd. Knoxville TN 37921

Owner Address

865-816-4099

Owner Phone / Email

7701 JENKINS RD

Property Address

105 142

Parcel ID

1.9 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

N of Jenkins Rd, west of Joe Hinton Rd

General Location

☐ City

Commission District 3

A (Agricultural), RA (Low Density Residential)

Single Family Residential

☒ Count

District

Zoning District

Existing Land Use

Northwest County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

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

SUBDIVISION REQUEST

David Cheban S/D - Jenkins Road	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	8
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	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**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
\$750.00	
Fee 2	
Fee 3	

AUTHORIZATION

David Cheban	12/27/2022
Applicant Signature	Date
Please Print	
Phone / Email	
David Cheban	12/27/2022
Property Owner Signature	Date
Please Print	

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

DAVID CHEBAN

Applicant Name

Affiliation

12-22-22

Date Filed

Meeting Date (if applicable)

File Number(s)

2-SA-23-C
2-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 HARBIN

Name

BATSON HIMES NORVELL + POE

Company

4334 Papermill

Address

KNOXVILLE

City

TN

State

37909

ZIP

865-588-6472

Phone

harbin@bhn-p.com

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

7701 JENKINS RD
KNOXVILLE, TN 37931

Property Owner Address

865-816-4099

Property Owner Phone

JENKINS RD

Property Address

TAX MAP 105

Parcel ID

PARCEL 142

WKUD

Sewer Provider

WKUD

Water Provider

NO

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

August 29, 2022

DEVELOPMENT REQUEST

☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA

☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

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

AUTHORIZATION


Applicant Signature

DAVID Harbin
Please Print

12-22-22
Date

865-588-6472
Phone Number

harbin@bhn-p.com
Email

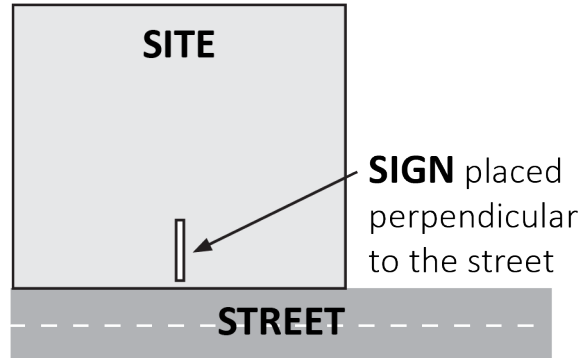

Property Owner Signature

DAVID CHEBAN
Please Print

12-22-22
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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant