



# SUBDIVISION REPORT - CONCEPT/SPECIAL USE

▶ **FILE #:** 7-SD-23-C

**AGENDA ITEM #:** 22

7-A-23-SU

**AGENDA DATE:** 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:

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 concept plan until the August 10, 2023 Planning Commission meeting as recommended by staff.**

The application is for a residential subdivision in RP-1 (Planned Residential) district at 1-5.9 du/ac. Previously approved planned districts, (C) designation, are shown on the zoning map per Article 1.4.G. of the zoning

ordinance and remain in effect and are subject to all plans, regulations, and/or conditions of their approval. Because the most recent approval is from 2004, 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.

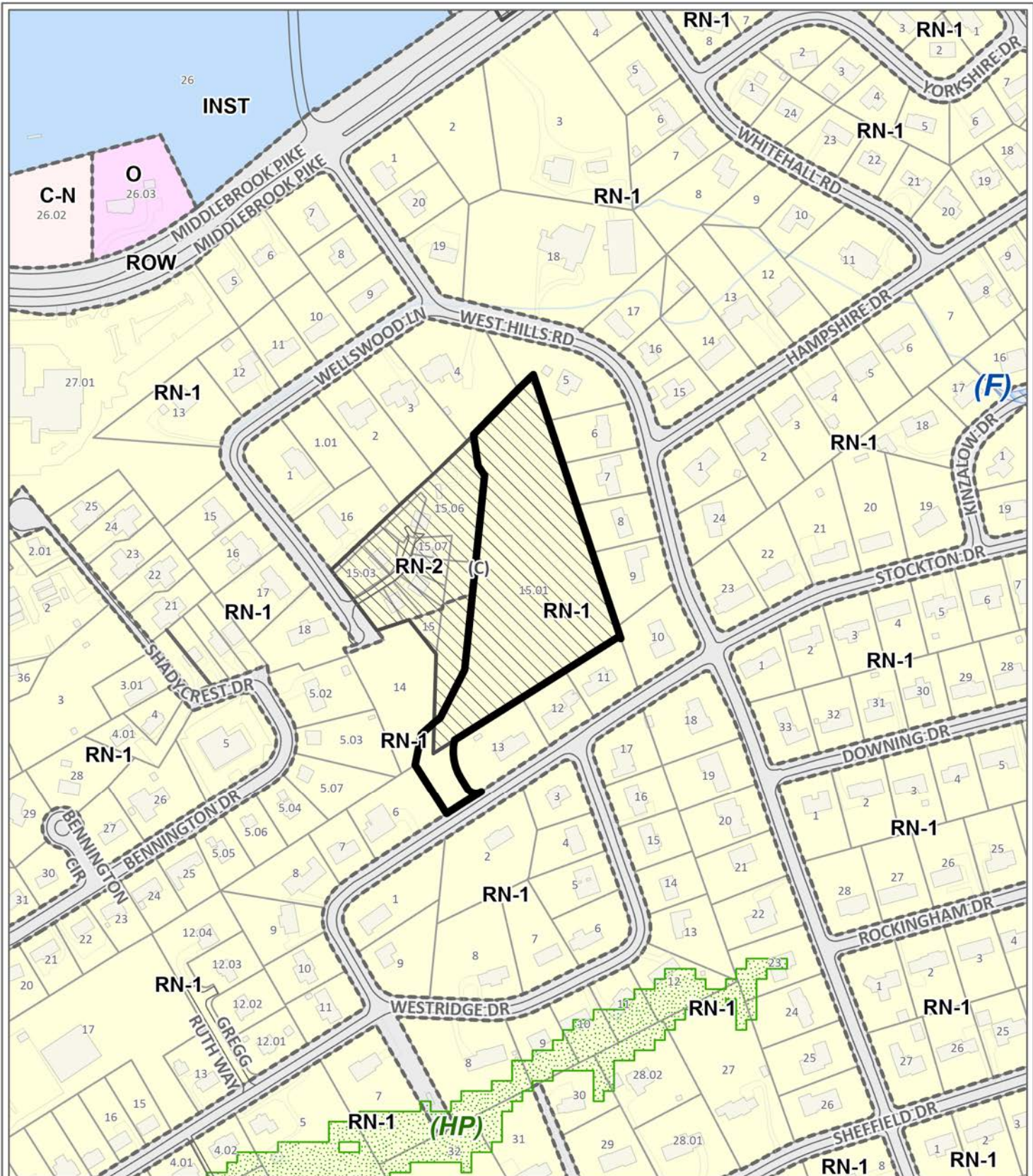
- ▶ **Postpone the special use until the August 10, 2023 Planning Commission meeting as recommended by staff.**

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)

**Original Print Date:** 6/12/2023

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

**Map No:** 106  
**Jurisdiction:** City





# 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.

## 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

bmullins@fmsllp.com

Phone Number

Email

## STAFF ONLY

Staff Signature

Whitney Warner

Please Print

6/23/2023

Date Paid

No Fee

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) <b>Attached residential subdivision</b>	

## SUBDIVISION REQUEST

<b>Stockton Property</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<b>27</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
<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>\$1,225.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <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	<b>Jacob Duncan</b> Please Print	<b>5/31/2023</b> Date
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Property Owner Signature	<b>David Reynolds</b> Please Print	<b>5/31/2023</b> 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

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

  
 Applicant Signature

Jacob Duncan

Please Print

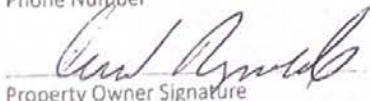
5/26/23  
 Date

865-250-8706

Phone Number

jacob@baileyandduncan.com

Email

  
 Property Owner Signature

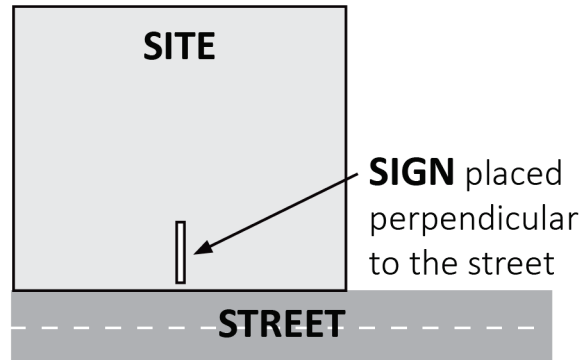
David Reynolds

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