



# DEVELOPMENT PLAN REPORT

► **FILE #:** 6-J-23-DP

**AGENDA ITEM #:** 40

**AGENDA DATE:** 6/8/2023

► **APPLICANT:** RON WHITTAKER

OWNER(S): Bradley & Amanda Rueter

TAX ID NUMBER: 20 101.02

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 BELL RD

► **LOCATION:** West side of Bell Rd north of E. Emory Rd, south of Tell Mynatt Rd

► **APPX. SIZE OF TRACT:** 6.1 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bell Rd, a major collector with a pavement width of 20-ft within a right-of-way width of 50-ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

► **PROPOSED USE:** Single family residence

HISTORY OF ZONING: In 1994, this parcel was rezoned to PR (Planned Residential) up to 3 dwelling units an acre.

SURROUNDING LAND USE AND ZONING: North: Transportation/Communications/Utilities - I (Industrial)

South: Agriculture/Forestry/Vacant - A (Agricultural)

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

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is along a major collector road with a mix of single family subdivisions and agricultural uses.

## STAFF RECOMMENDATION:

► **Approve the development plan for one single-family residence and a reduction of the peripheral setback from 35-ft to 15-ft on the west lot line, as depicted on the site plan, subject to 2 conditions.**

1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.

2) Meeting all requirements of the Knox County Department of Engineering and Public Works.

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

## COMMENTS:

This proposal is to create one single family home on Bell Rd from a 6.10-acre vacant lot. The applicant is requesting to reduce the 35-ft peripheral setback down to 15-ft on the western lot line because of a sinkhole on the property. The Planning Commission may reduce this setback to 15-ft. The peripheral setback reduction shouldn't affect the adjacent property, which is covered by the floodway making the closest dwelling more than 450-ft from the proposed house. The property is zoned PR up to 3 du/ac zone.

### 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) up to 3 du/ac:

A. The PR zone allows single family houses 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 3 du/ac. The proposed density is 0.16 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 single-family residence is similar to the other rural residential properties and single-family residential subdivisions in the area.

#### 3) NORTH 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 0.16 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: 15 (average daily vehicle trips)

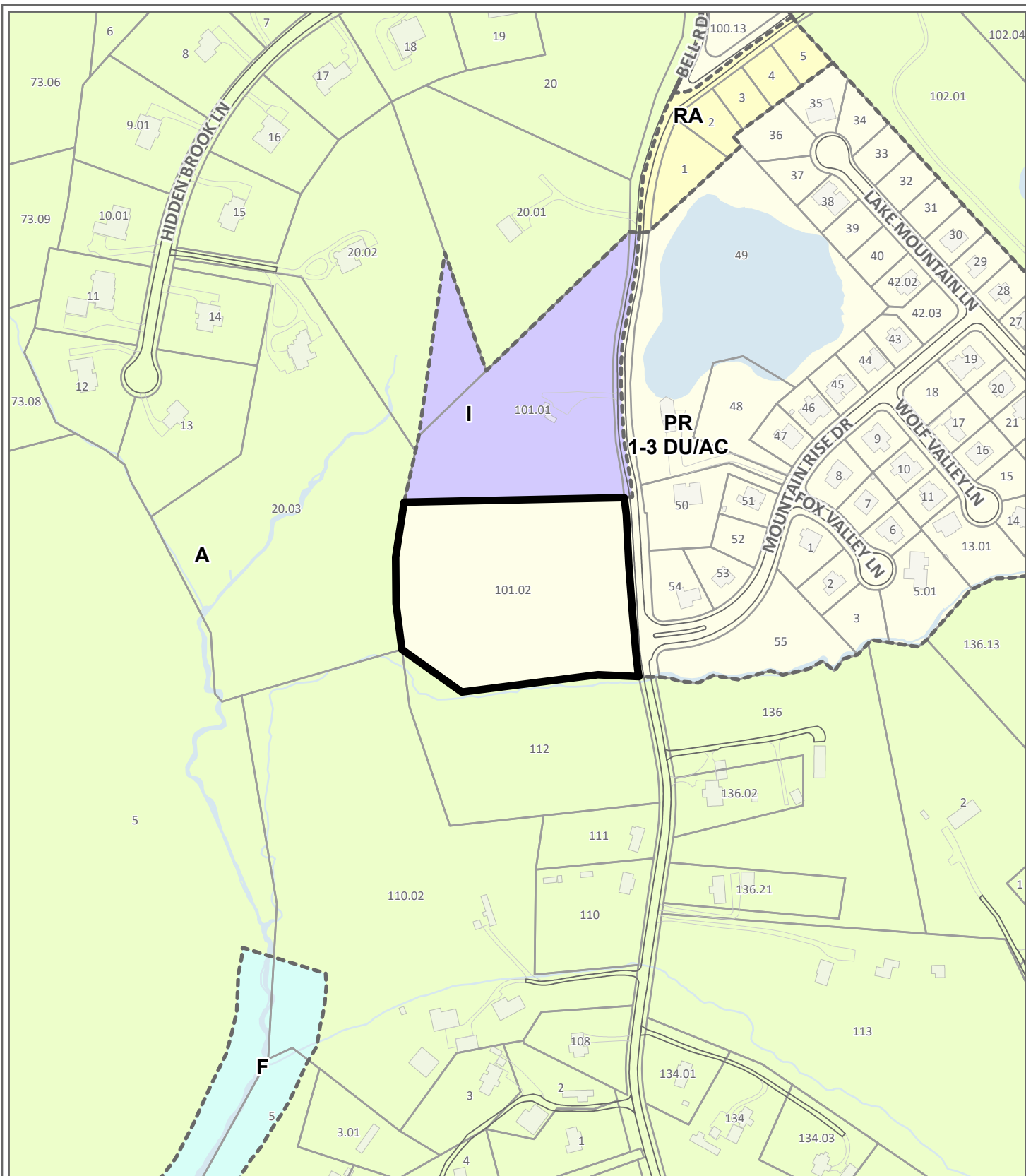
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Halls Elementary, Halls Middle, and Gibbs 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

6-J-23-DP

Petitioner: Ron Whittaker



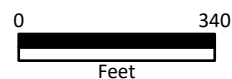
Single family residence in PR (Planned Residential)

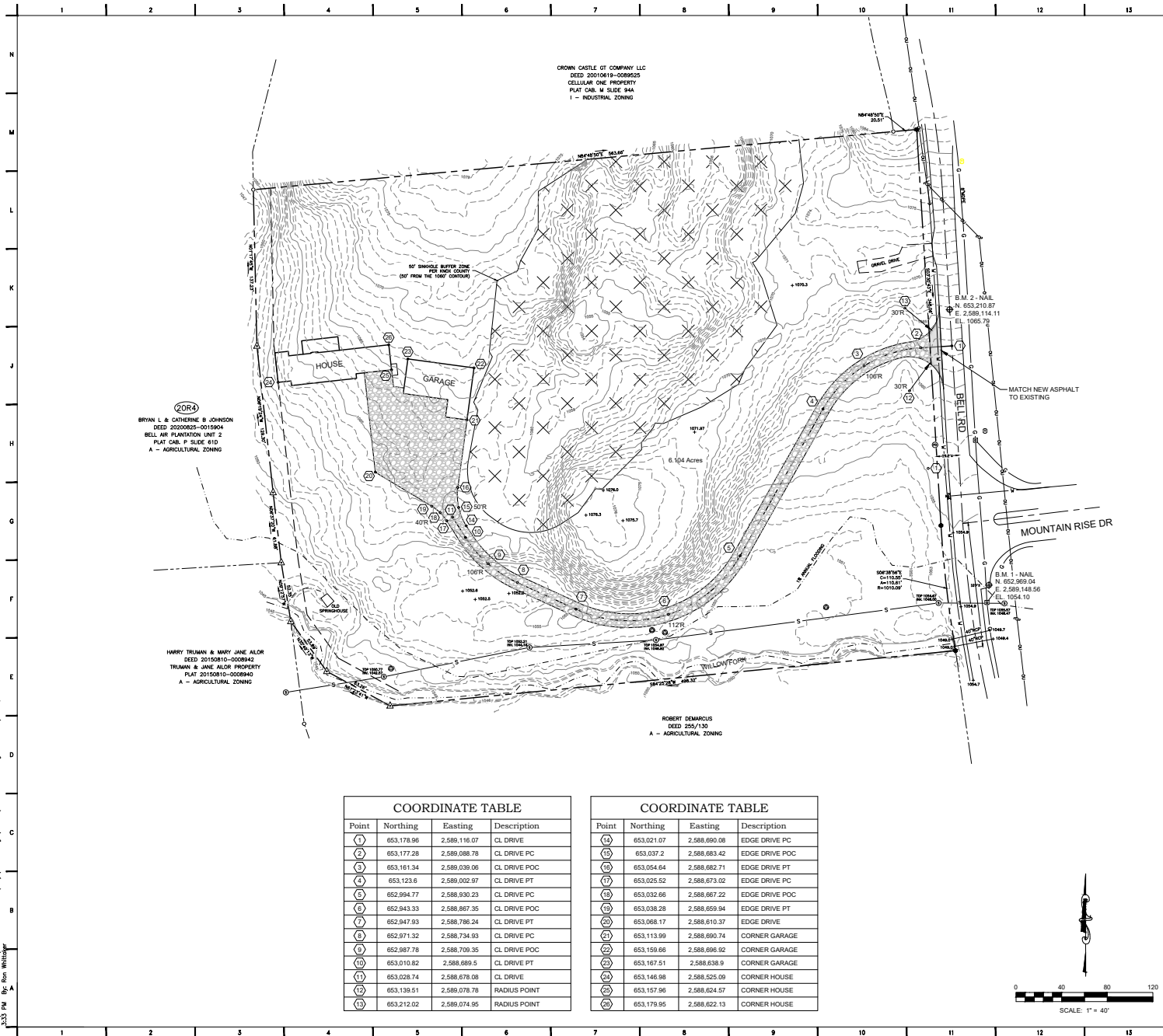
Original Print Date: 5/9/2023

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

Map No: 20

Jurisdiction: County





COORDINATE TABLE				
Point	Northing	Easting	Description	
(1)	653,176.96	2,589,116.07	CL DRIVE	
(2)	653,177.28	2,589,086.78	CL DRIVE PC	
(3)	653,161.34	2,589,039.06	CL DRIVE POC	
(4)	653,123.6	2,589,002.97	CL DRIVE PT	
(5)	652,994.77	2,586,930.23	CL DRIVE PC	
(6)	652,943.33	2,588,867.35	CL DRIVE POC	
(7)	652,947.93	2,588,786.24	CL DRIVE PT	
(8)	652,971.32	2,586,734.93	CL DRIVE PC	
(9)	652,967.78	2,586,709.35	CL DRIVE POC	
(10)	653,010.82	2,588,689.5	CL DRIVE PT	
(11)	653,026.74	2,588,676.08	CL DRIVE	
(12)	653,139.51	2,589,076.78	RADIUS POINT	
(13)	653,212.02	2,589,074.95	RADIUS POINT	

COORDINATE TABLE				
Point	Northing	Easting	Description	
(14)	653,021.07	2,588,690.08	EDGE DRIVE PC	
(15)	653,037.2	2,588,683.42	EDGE DRIVE POC	
(16)	653,054.64	2,588,682.71	EDGE DRIVE PT	
(17)	653,025.52	2,588,673.02	EDGE DRIVE PC	
(18)	653,032.66	2,588,667.22	EDGE DRIVE POC	
(19)	653,038.28	2,588,659.94	EDGE DRIVE PT	
(20)	653,068.17	2,588,610.37	EDGE DRIVE	
(21)	653,113.99	2,588,690.74	CORNER GARAGE	
(22)	653,159.66	2,588,696.92	CORNER GARAGE	
(23)	653,167.51	2,588,638.9	CORNER GARAGE	
(24)	653,146.98	2,588,525.09	CORNER HOUSE	
(25)	653,157.96	2,588,624.57	CORNER HOUSE	
(26)	653,179.95	2,588,622.13	CORNER HOUSE	

## LEGEND

EXISTING	
○	CLEAN OUT
○	PHONE VAULT
○	FIBER OPTIC SIGN
△	DRILL STEEL FOUND
●	1/2" IRON PIN SET
○	1/2" IRON PIN FOUND
◆	MAGNAIL SET
□	GAS VALVE
○	MANHOLE
○	UTILITY POLE
—	WATER VALVE
—	INDEX CONTOUR
—	INTERMEDIATE CONTOUR
—	GAS LINE
—	OVERHEAD UTILITIES
—	SANITARY SEWER LINE
—	WATER LINE
—	STORM SEWER LINE
—	PROPERTY BOUNDARY

NEW	
—	ASPHALT PAVEMENT
—	GRAVEL

## GENERAL NOTES:

- SURVEY PROVIDED BY PROFESSIONAL LAND SYSTEMS, NO SURVEY HAS BEEN PERFORMED BY C2RL ENGINEERS, INC.
- THE LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE APPROXIMATE ONLY. EXACT LOCATIONS SHALL BE DETERMINED BY CONTACTING THE UTILITY COMPANIES INVOLVED. NOTIFICATION BY CALLING TENNESSEE ONE CALL AT 1-800-351-1111 WILL BE REQUIRED.

## PROPERTY INFO:

ADDRESS: 0 BELL ROAD  
KNOXVILLE, TN 37919  
ZONING: PR 1-3 DU / AC  
DISTRICT: 6  
CTL MAP: 20  
PARCEL: 101.02

## PROJECT CONTACT

ELIZABETH EASON, AIA  
524 S. GAY STREET  
SUITE 301  
KNOXVILLE, TN 37902  
(865) 525-9066

6-J-23-DP  
4/24/2023

**C2RL, INC**  
Engineers  
240 W. Beasler Street Acorn, TN 37701  
Ph: (865) 980-3500

DATE:

REVISIONS:

Rueters Home  
KNOXVILLE, Tennessee

Elizabeth Eason Architecture  
Knoxville, Tennessee  
Site Layout Plan



JOB NO: 196.06  
DATE: 4.24.23  
DRAWN: TCC  
CHECKED: JRW

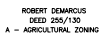
C1.1

SHEET NO.









SCALE: 1" = 40'

## SHEET NO. \_\_\_\_\_



- SECTION B

GRAVEL





# 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

**Ron Whittaker**

Applicant Name

Affiliation

**4/25/2023**

Date Filed

**6/8/2023**

Meeting Date (if applicable)

**6-J-23-DP**

File Number(s)

## CORRESPONDENCE

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

**Bradley & Amanda Rueter**

Name / Company

**911 Victoria Ln O'Fallon IL 62269**

Address

Phone / Email

## CURRENT PROPERTY INFO

**Bradley & Amanda Rueter**

Owner Name (if different)

**911 Victoria Ln O'Fallon IL 62269**

Owner Address

Owner Phone / Email

**0 BELL RD**

Property Address

**20 101.02**

Parcel ID

**5.76 acres**

Tract Size

Part of Parcel (Y/N)?

**Hallsdale-Powell Utility District**

Sewer Provider

**Hallsdale-Powell Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**West side of Bell Rd north of E. Emory Rd, south of Tell Mynatt Rd**

General Location

☐ City

**Commission District 7**

**PR (Planned Residential)**

**Agriculture/Forestry/Vacant Land**

☒ County District

Zoning District

Existing Land Use

**North County**

Planning Sector

**LDR (Low Density Residential), SP (Stream 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 checked="" type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) <b>Single family residence</b>			

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
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
<b>\$500.00</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.

	<b>Ron Whittaker</b>	<b>4/25/2023</b>
Applicant Signature	Please Print	Date

	<b>Bradley &amp; Amanda Rueter</b>	<b>4/25/2023</b>
Property Owner Signature	Please Print	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

Ron Whittaker

Applicant Name

Affiliation

April 24, 2023

June 8, 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

Ron Whittaker

C2RL Engineers, Inc.

Name

Company

240 W. Bessemer Street Alcoa, TN 37701

Alcoa

TN

37701

Address

City

State

ZIP

865-980-3500

rwhittaker@c2rl.com

Phone

Email

## CURRENT PROPERTY INFO

Bradley & Amanda Rueter

911 Victoria Lane O'Fallon, IL 62269

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Bell Road

020 10102

Property Address

Parcel ID

Hallsdale-Powell

Hallsdale-Powell

N

Sewer Provider

Water Provider

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-ResidentialHome Occupation (specify) **Primary Residence(s)**

Related City Permit Number(s)

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

Related Rezoning File Number \_\_\_\_\_

Unit / Phase 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

**AUTHORIZATION**  
Applicant Signature

Ron Whittaker

April 24, 2023

Please Print


Date

865-980-3500

rwhittaker@c2rl.com

Phone Number

Email

  
Property Owner Signature

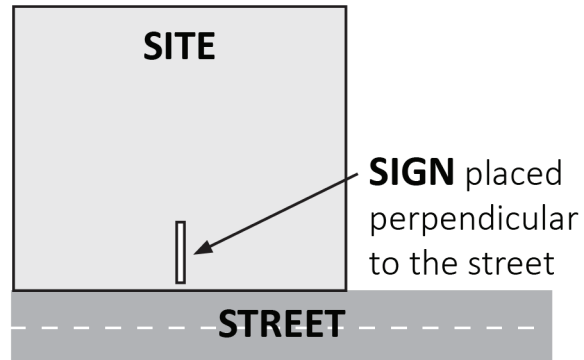
Bradley &amp; Amanda Rueter

4/24/23  
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.

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:*

\_\_\_\_\_ **May 26, 2023** \_\_\_\_\_ and \_\_\_\_\_ **June 9, 2023** \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** C2RL Incl

**Date:** 4/25/2023

**File Number:** 6-J-23-DP



Sign posted by Staff



Sign posted by Applicant