



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 4-SB-23-C **AGENDA ITEM #:** 8

POSTPONEMENT(S): 4/13/2023 **AGENDA DATE:** 5/11/2023

▶ **SUBDIVISION:** JW CONSTRUCTION ON CEDAR LANE

▶ **APPLICANT/DEVELOPER:** JW CONSTRUCTION

OWNER(S): Jeff Williams JW Construction

TAX IDENTIFICATION: 58 I H 034.02,034.01 [View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 0 CEDAR LN (1607 CEDAR LN)

▶ **LOCATION:** North side of Cedar Lane, east of Lynndell Rd

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A (Within City Limits)

WATERSHED: First Creek

▶ **APPROXIMATE ACREAGE:** 7.61 acres

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Single Family Residential, Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential -- EN (Established Neighborhood), RN-1 (Single-Family Residential Neighborhood)
South: Single family residential -- RN-1 (Single-Family Residential Neighborhood)
East: Single family residential -- EN (Established Neighborhood), RN-1 (Single-Family Residential Neighborhood)
West: Single family residential -- RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **NUMBER OF LOTS:** 23

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

ACCESSIBILITY: Access is via Parkdale Road, a minor arterial street with 20-ft of pavement width within 40 to 54-ft of right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **Approve the concept plan subject to 12 conditions.**

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Certifying that the required sight distance is available along Cedar Lane in both directions, with documentation provided to the Knoxville Department of Engineering during the design plan phase.

4. Confirm that the road design complies with AASHTO standards during the design plan phase, with review and approval by the Knoxville Department of Engineering.
5. Confirm that the land disturbance complies with the HP (Hillside Protection Overlay) zone district during the design plan phase.
6. Revise the 25' Peripheral Setback label to say 25' Rear Setback on the final plat.
7. Obtaining approval from the Knoxville Department of Engineering during the design plan phase to increase the maximum intersection grade from 1 percent to 2 percent on Road 'A' at Cedar Lane.
8. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
9. Meeting all applicable requirements of the Knoxville Department of Engineering.
10. 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, and/or stormwater drainage systems.
11. Placing a note on the final plat that all lots will have access only to the internal street system.
12. Meeting all applicable requirements of the Knoxville Utility Board regarding the placement of stormwater infrastructure or other site improvements, such as fences, in the powerline easement along the eastern lot line.

COMMENTS:

This proposal is for a 23-lot residential subdivision on this 7.639-acre property. The RN-1 zone requires a minimum lot size of 10,000 sqft. The proposed lot sizes range from 10,000 to 24,434 sqft. There is a KUB powerline easement on the eastern boundary of the property. KUB may restrict improvements within the easement, such as stormwater infrastructure and fences. The applicant provided a sight distance study that indicates sight distance can be obtained in both directions (see sheet 2 of the Concept Plan).

A small portion of the property along the western boundary is within the HP (Hillside Protection Overlay) zone. Compliance with the land disturbance limitations will be confirmed during the design plan phase.

ESTIMATED TRAFFIC IMPACT: 261 (average daily vehicle trips)

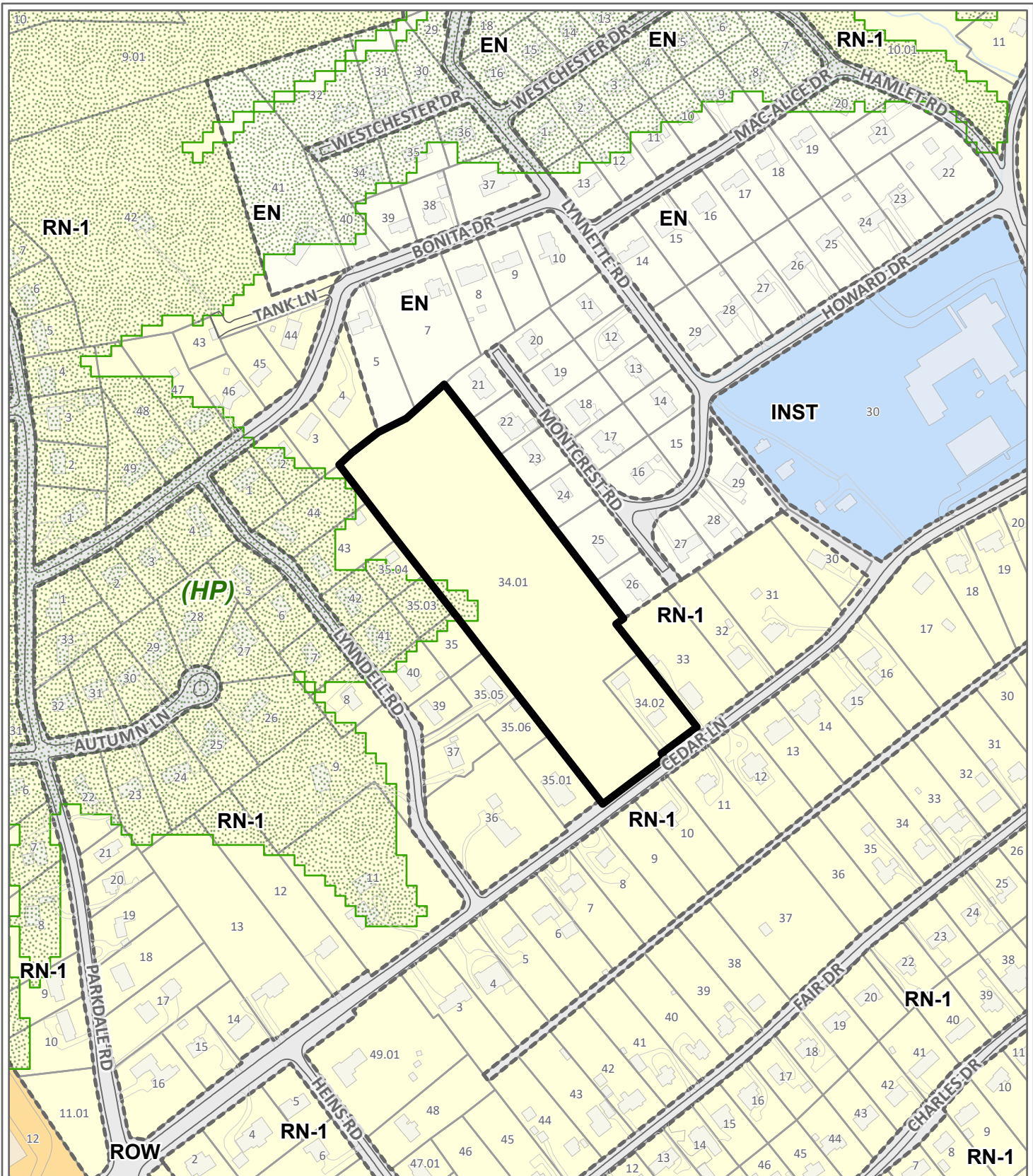
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 6 (public school children, grades K-12)

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central 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.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



CONCEPT PLAN

4-SB-23-C

Petitioner: JW Construction

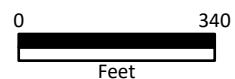


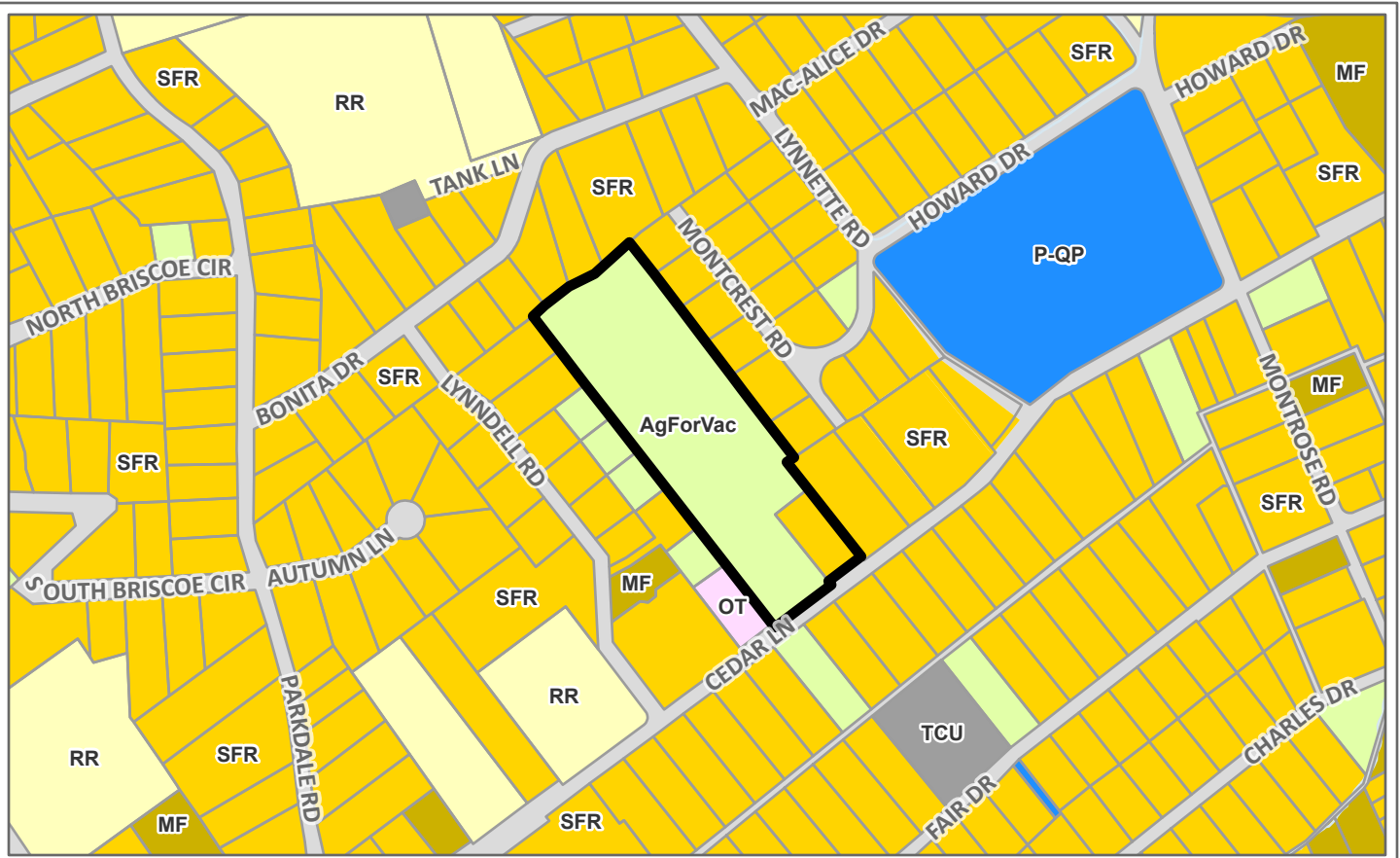
in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 4/4/2023

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

Map No: 58
Jurisdiction: City



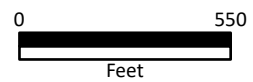


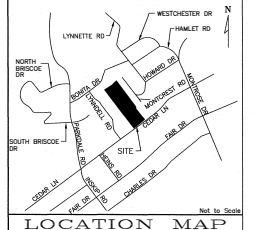
Existing Land Use and Aerial Maps

4-SB-23-C

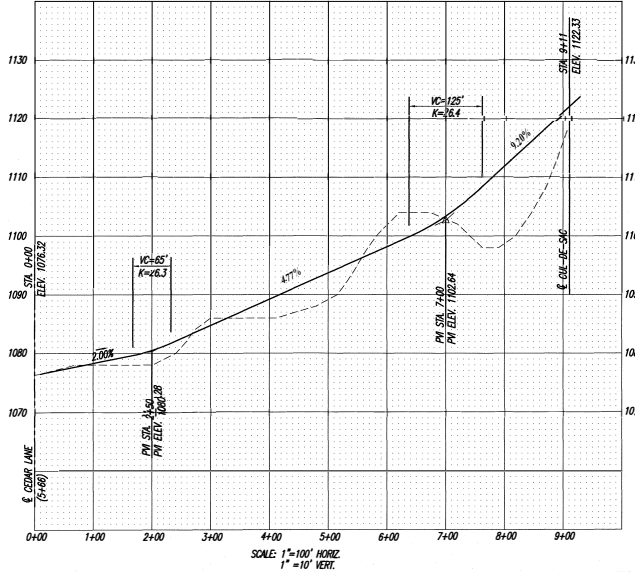


Case boundary





- NOTES:**
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXISTING LOT LINES AND ROAD LINES, 5' EACH SIDE OF EXISTING ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 7.538 ACRES SUBDIVIDED INTO 24 SINGLE FAMILY LOTS AND 3 COMMON AREAS.
 5. THIS PROPERTY IS ZONED RM-1.
 6. ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
 7. UTILITIES:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T SOUTHEAST
 8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 9. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT- 25'
REAR- 25'
SIDE- 5' MIN. (NO LESS THAN 20' COMBINED)
 10. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.



CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER:
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, CALCULATIONS AND EXHIBITS CONFORM TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE REQUIREMENTS OF THE KNOXVILLE-KNOX COUNTY SEWERAGE DISTRICT CODES AND ALL OTHER APPLICABLE REGULATIONS IN A REPORT FILED WITH THE TENNESSEE ENGINEERING COMMISSION.
David B. Himes
REGISTERED PROFESSIONAL ENGINEER
TENNESSEE LICENSE NO. 10265, DATE: 4/26/23

4-SB-23-C

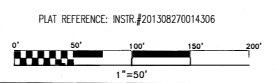
OWNER/DEVELOPER
JW CONSTRUCTION
C/O JEFF WILLIAMS
4623 CRIPPEN ROAD
KNOXVILLE, TN 37918
PHONE: (865) 389-0788

4-SB-23-C
Revised: 4/26/2023

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 SPENCER HILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6422
FAX: (865) 588-6473
email@bhn-r-p.com

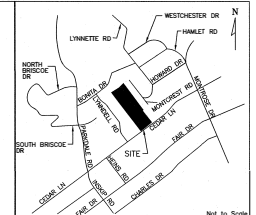
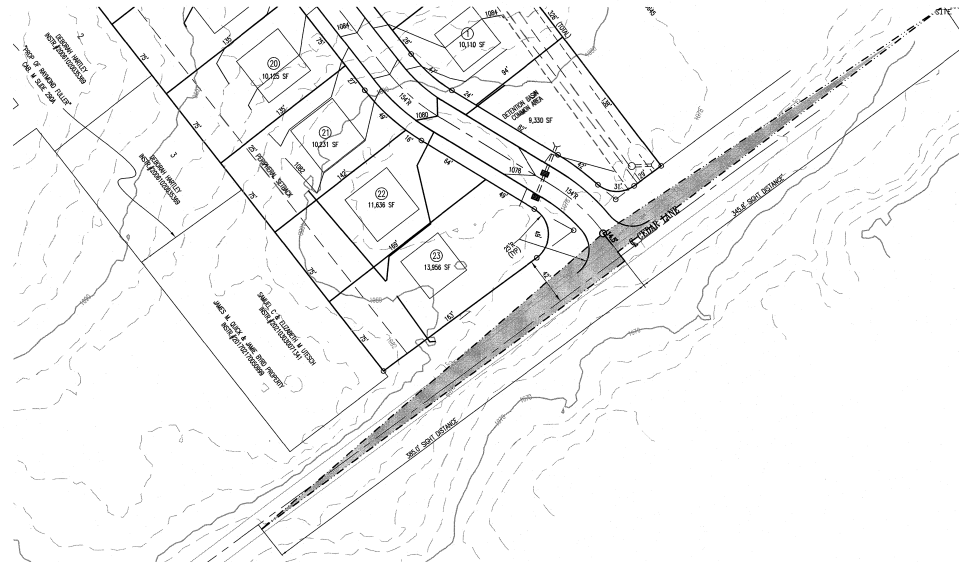
DESIGNED	DBH								
DRAWN	XXX								
CHECKED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
		3	4/26/23	REVISED ENTRANCE TO MEET ENGINEERING REQ'S					
		2	4/4/23	REVISED PER PLANNING COMMENTS					
		1	3/22/23	REVISED PER PLANNING COMMENTS					

SCALE:
1"=50'
DATE
2/14/23



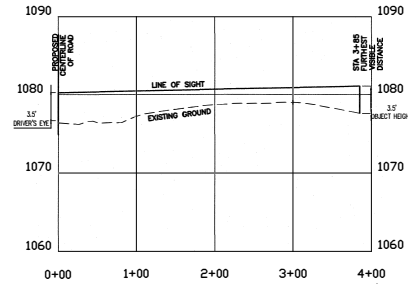
CONCEPT PLAN FOR
JW CONSTRUCTION ON CEDAR LANE
TAX MAP 581H PARCELS 34.01 & 34.02
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE
36TH WARD, CITY OF KNOXVILLE, CITY BLOCK #36170

SHEET 1 OF 2 SHEET(S)
25480-C
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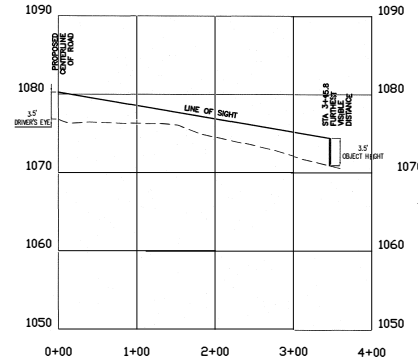
LOCATION MAP

- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THE PROPERTY CONTAINS APPROXIMATELY 1.03 ACRES SUBDIVIDED INTO 24 SINGLE FAMILY LOTS AND 2 COMMON AREAS.
 5. THIS PROPERTY IS ZONED RN-1.
 6. ALL ROAD PROFILES ARE BASED ON LIAR CONTOURS.
 7. UTILITIES:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T SOUTHEAST
 8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 9. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.



**SIGHT DISTANCE PROFILE
LOOKING RIGHT**

INTERSECTION SITE DISTANCE DATA:
CASE: R1 LEFT TURN FROM STOP
POSTED SPEED LIMIT:
30 MPH FROM WEST (V)
ASSUMPTIONS:
GRADE: 4.3%
7.5s TIME GAP
USING AASHTO TABLE 9-7:
DESIGN ISD= 335 FT
PROVIDED ISD= 385.0 FT



**SIGHT DISTANCE PROFILE
LOOKING LEFT**

INTERSECTION SITE DISTANCE DATA:
CASE: R1 RIGHT TURN FROM STOP
POSTED SPEED LIMIT:
30 MPH FROM EAST (V)
ASSUMPTIONS:
GRADE: 4.3%
7.5s TIME GAP
USING AASHTO TABLE 9-7:
DESIGN ISD= 335 FT
PROVIDED ISD= 345.8 FT

4-SB-23-C



CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER:
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TENNESSEE. I HAVE REVIEWED THE PLAN AND THE INFORMATION SUBMITTED TO ME AND I AM Satisfied THAT THE INFORMATION SUBMITTED TO ME IS TRUE AND CORRECT TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-INDIAN COUNTY SUBDIVISION PLANNING CODE. ALL NECESSARY FEES AND SECURES IN A REPORT TO THE CITY OF KNOXVILLE PLANNING COMMISSION.

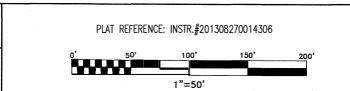
PROFESSIONAL ENGINEER
DAVID B. HARN
TENNESSEE LICENSE NO. 101245 DATE: 4/26/23

OWNER/DEVELOPER
JW CONSTRUCTION
C/O JEFF WILLIAMS
4823 CRIPPEN ROAD
KNOXVILLE, TN 37918
PHONE: (865) 388-0788

4-SB-23-C
Revised: 4/26/2023

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERHILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	DBH								
DRAWN	XXX	3	4/26/23	REVISED ENTRANCE TO MEET ENGINEERING REQ'S					
CHECKED	DBH	2	4/4/23	REVISED PER PLANNING COMMENTS					
		1	3/27/23	REVISED PER PLANNING COMMENTS					
		NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.



CONCEPT PLAN FOR
JW CONSTRUCTION ON CEDAR LANE
TAX MAP 581H PARCELS 34.01 & 34.02
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE
36TH WARD, CITY OF KNOXVILLE, CITY BLOCK #36170

25480-C
SHEET 2 OF 2 SHEET(S)
C:\25480\25480-C-4-19-23.DWG



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

JW Construction

Applicant Name Affiliation

2/24/2023 **4/13/2023** **4-SB-23-C**
 Date Filed Meeting Date (if applicable) 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

Jeff Williams JW Construction **4923 Crippen Rd Knoxville TN 37918** **865-389-0788**
 Owner Name (if different) Owner Address Owner Phone / Email

0 CEDAR LN / 1607 CEDAR LN
 Property Address

58 I H 034.02,034.01 **7.61 acres**
 Parcel ID Part of Parcel (Y/N)? Tract Size

Knoxville Utilities Board **Knoxville Utilities Board**
 Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

North side of Cedar Lane, east of Lyndell Rd
 General Location

City **Council District 4** **RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)** **Single Family Residential, Agriculture/Forestry/Vacant Land**
 County District Zoning District Existing Land Use

North City **LDR (Low Density Residential), HP (Hillside Protection)** **N/A (Within City Limits)**
 Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input 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) _____	

SUBDIVISION REQUEST

JW Construction on Cedar Lane	Related Rezoning File Number
Proposed Subdivision Name	
_____	24
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	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

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
\$1,150.00	
Fee 2	
Fee 3	

AUTHORIZATION

JW Construction	2/24/2023
Applicant Signature	Date
Please Print	

Phone / Email

Jeff Williams JW Construction	2/24/2023
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

JW CONSTRUCTION C/O JEFF WILLIAMS
Applicant Name

Affiliation

2-23-23
Date Filed

Meeting Date (if applicable)

File Number(s)
4-SB-23-C

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 HINES NOVELL + POE
Company

4334 PAPERMILL DR
Address

KNOXVILLE
City

TN
State

37909
ZIP

605-588-6472
Phone

harbin@bhn-p.com
Email

CURRENT PROPERTY INFO

1607 & 0

Property Owner Name (if different)

4923 CRIPPEN RD
KNOXVILLE, TN 37919
Property Owner Address

865-389-0788
Property Owner Phone

1607 & 0 CEDAR LANE
Property Address

TAX MAP 5814
Parcel ID

PARCEL 34.01 & 34.02

KUB
Sewer Provider

KUB
Water Provider

NO
Septic (Y/N)

STAFF USE ONLY

North side of Cedar Lane, east of Lynndell Rd
General Location

7.639 acres
Tract Size

City County
4th District

RN-1 and HP
Zoning District

Single family residential, Vacant
Existing Land Use

North City
Planning Sector

LDR & HP
Sector Plan Land Use Classification

N/A
Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential
 Home Occupation (specify) _____

Related City Permit Number(s) _____

Other (specify) _____

SUBDIVISION REQUEST

JW Construction on Cedar Lane
 Proposed Subdivision Name

Related Rezoning File Number _____

Unit / Phase Number Combine Parcels Divide Parcel **24 LOTS**
 Total Number of Lots Created

- Other (specify) _____
 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 _____

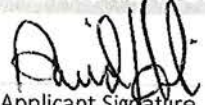
Other (specify) _____

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	0102	Concept Plan
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 2	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	Fee 3	\$1,150

MR

AUTHORIZATION


 Applicant Signature

DAVID HARBIN
 Please Print

2-22-23
 Date

805-588-1472
 Phone Number

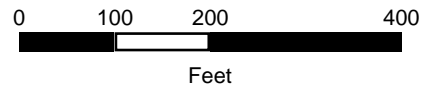
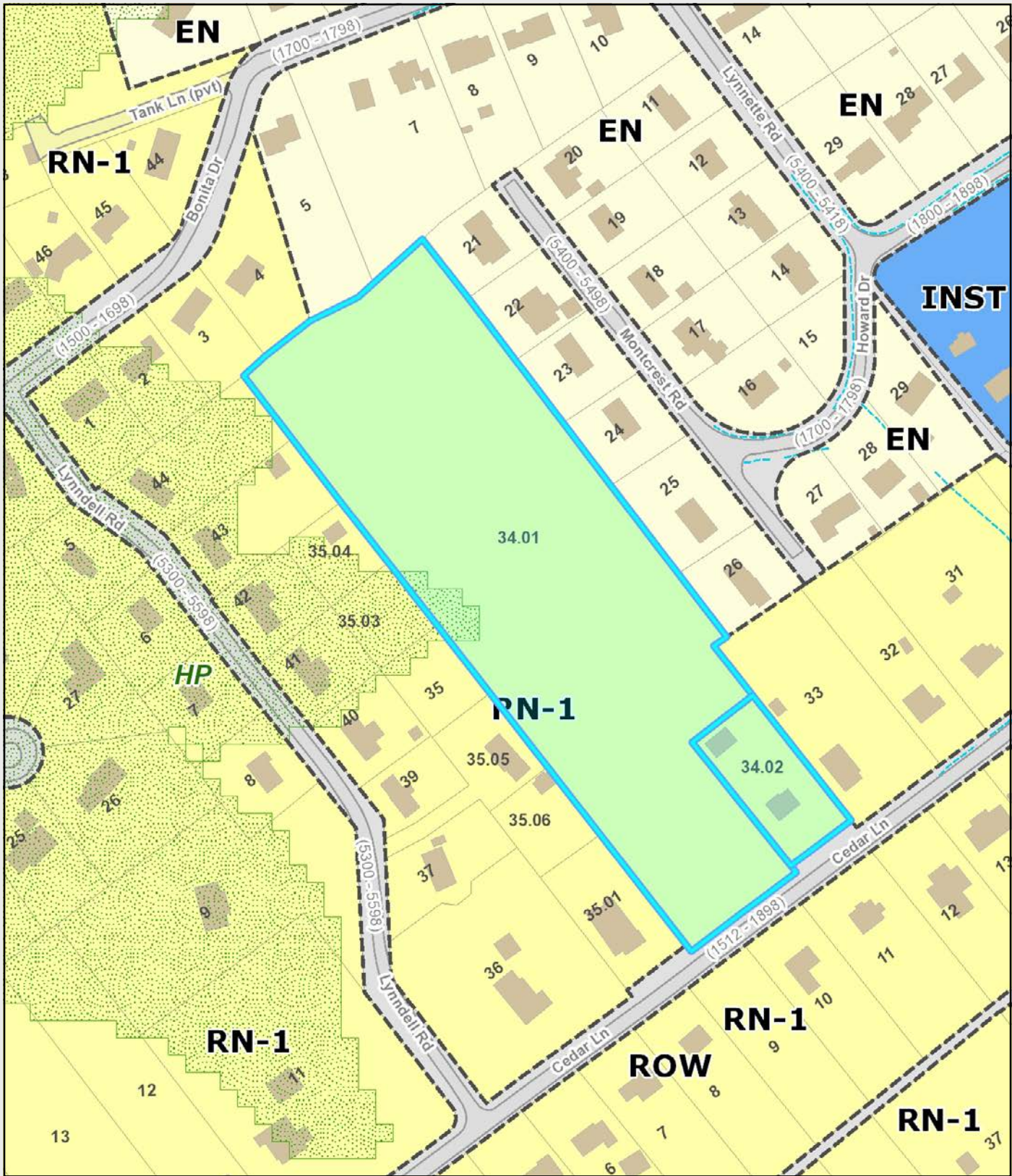
harbin@bhn-p.com
 Email


 Property Owner Signature

Carl Chadwell - Managing Member
Jeff Williams
 Please Print

2-22-23
 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.

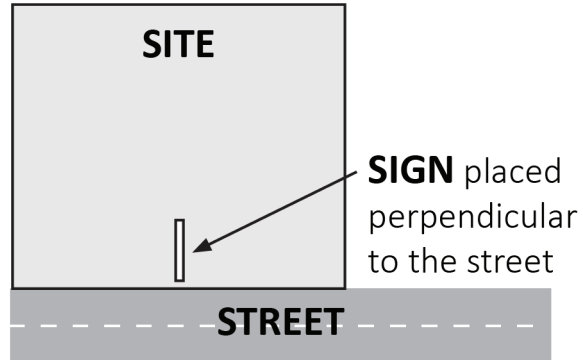


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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:

_____ March 31, 2022 _____ and _____ April 14, 2022 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: JW Construction

Date: 2/24/2023

File Number: 4-SB-23-C

- Sign posted by Staff
- Sign posted by Applicant