



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 11-A-23-DP

AGENDA ITEM #: 33

AGENDA DATE: 11/9/2023

▶ **APPLICANT:** DAVID HURST

OWNER(S): Peter Medlyn

TAX ID NUMBER: 144 071.4, 071.5

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 9900 GEORGE WILLIAMS RD (9902 GEORGE WILLIAMS RD)

▶ **LOCATION:** Southeast side of George Williams Rd, northeast of Pellissippi Pkwy

▶ **APPX. SIZE OF TRACT:** 2.19 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via George Williams Road, a major collector street with a 28-ft pavement width within a 70-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

▶ **ZONING:** PR (Planned Residential) up to 2 du/ac

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

▶ **PROPOSED USE:** Detached residential subdivision

DENSITY PROPOSED: 1.37

HISTORY OF ZONING: In 1984, this property was rezoned from A (Agricultural) to RA (Low Density Residential) (6-H-84-RZ). In 2007, it was rezoned from RA to PR (Planned Residential) up to 5 du/ac, but this was not recorded (12-H-07-RZ). In 2023, the property was rezoned from RA to PR up to 2 du/ac (4-E-23-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant - A (Agricultural)

South: Pellissippi Parkway right-of-way - ROW (Right-of-Way)

East: Agriculture/forestry/vacant, rural residential - PR (Planned Residential) up to 2.5 du/ac

West: Pellissippi Parkway right-of-way - ROW (Right-of-Way)

NEIGHBORHOOD CONTEXT: This residential area is in southwest Knox County, northeast of Pellissippi Parkway. It is comprised of single family homes in subdivisions and on large independent lots among forested hillside.

STAFF RECOMMENDATION:

▶ **Approve the development plan for an additional single-family lot, as depicted in the attached plan, subject to 4 conditions.**

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

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

- 3) Connections to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 4) Provision of addresses consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

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

COMMENTS:

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

1) ZONING ORDINANCE

PR (Planned Residential) up to 2 du/ac:

A. The PR zone allows houses, attached houses, duplexes, and multidwelling developments as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve a development plan before permits can be issued (Article 5.13.15).

B. This PR zone is approved for a maximum of 2 dwelling units per acre. The proposed subdivision and addition of a single-family dwelling to the two existing single-family lots brings the total density to 1.37 du/ac.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. Policy 9.3: Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. - The footprint of the proposed dwelling is similar in scale to adjacent residential developments sharing access to George Williams Road. The addition of a single-family home will not have a significant impact on the surrounding residential area.

3) SOUTHWEST COUNTY SECTOR PLAN

A. The land use classification for this property is LDR (Low Density Residential), which permits PR zoning with a density up to 5 du/ac.

B. The property is within the HP (Hillside Protection) area, which provides guidance on disturbance limitations to preserve steep slopes and ridges. The site plan demonstrates consideration of undisturbed slopes by limiting development to the front of the newly proposed third lot.

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.

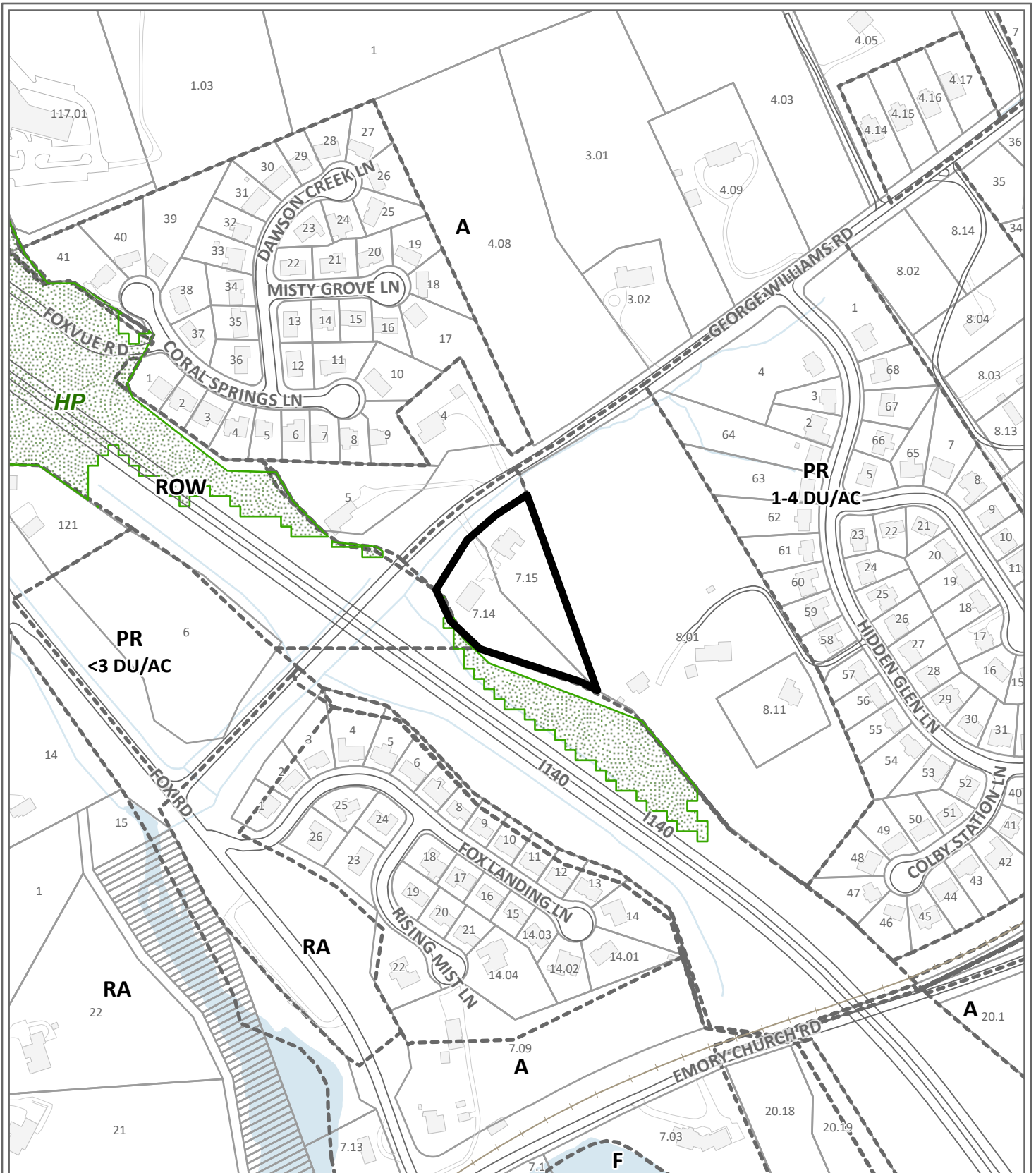
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden 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

11-A-23-DP

Petitioner: David Hurst



Detached residential subdivision in PR (Planned Residential)

Original Print Date: 10/4/2023

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

Map No: 144
Jurisdiction: County

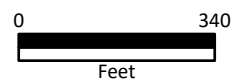
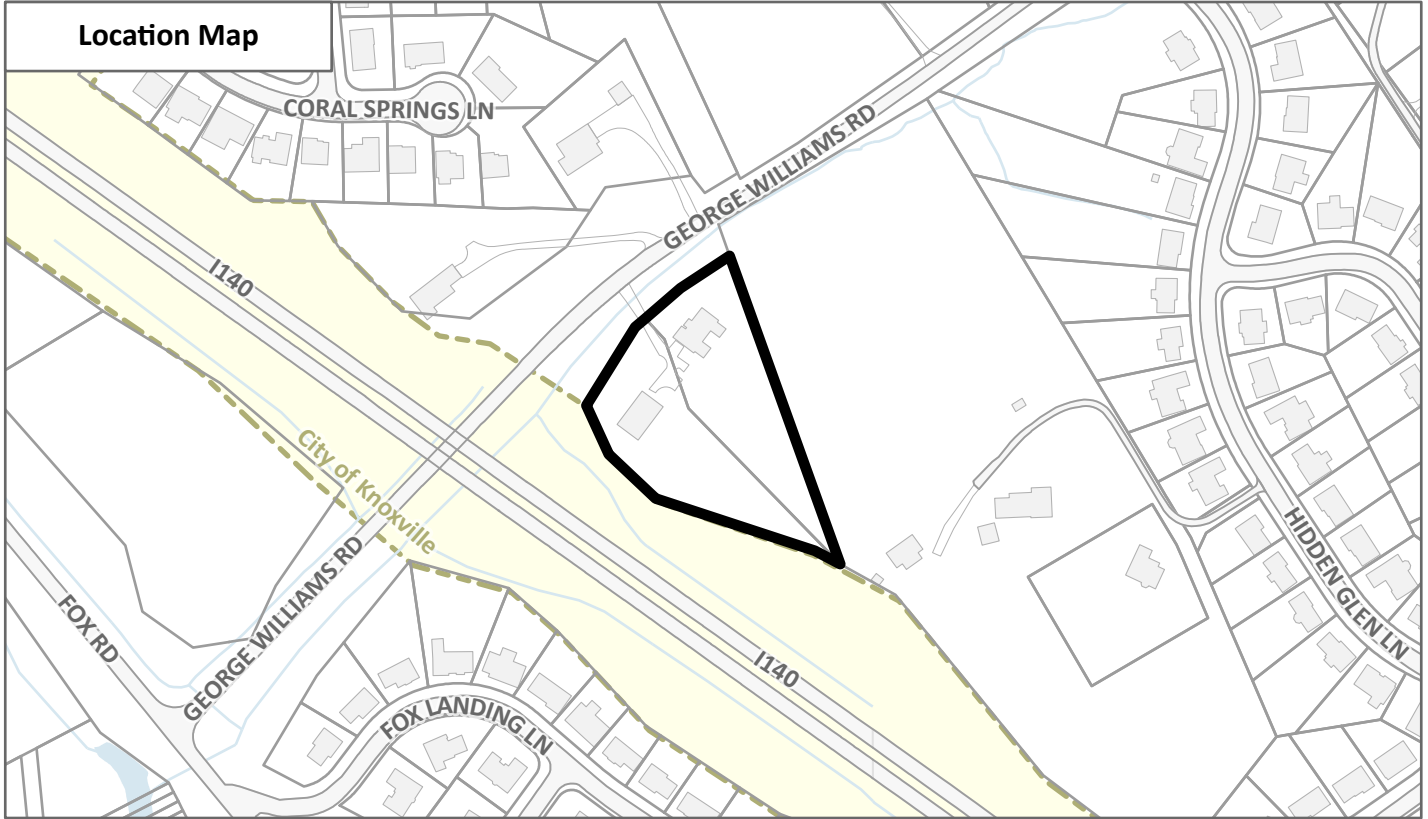


Exhibit A. Contextual Images

Location Map



Aerial Map

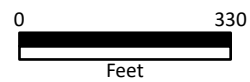


CONTEXTUAL MAPS 1

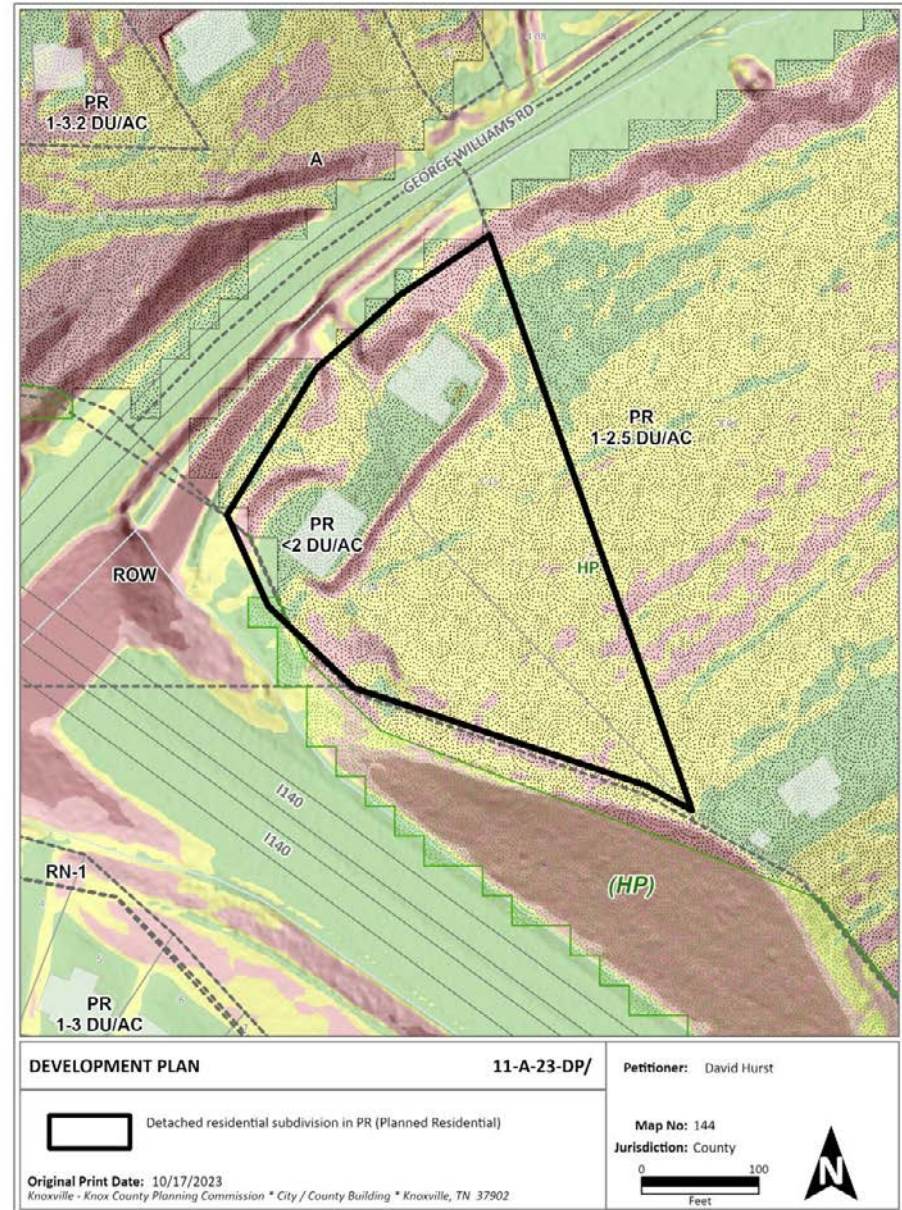
11-A-23-DP



Case boundary

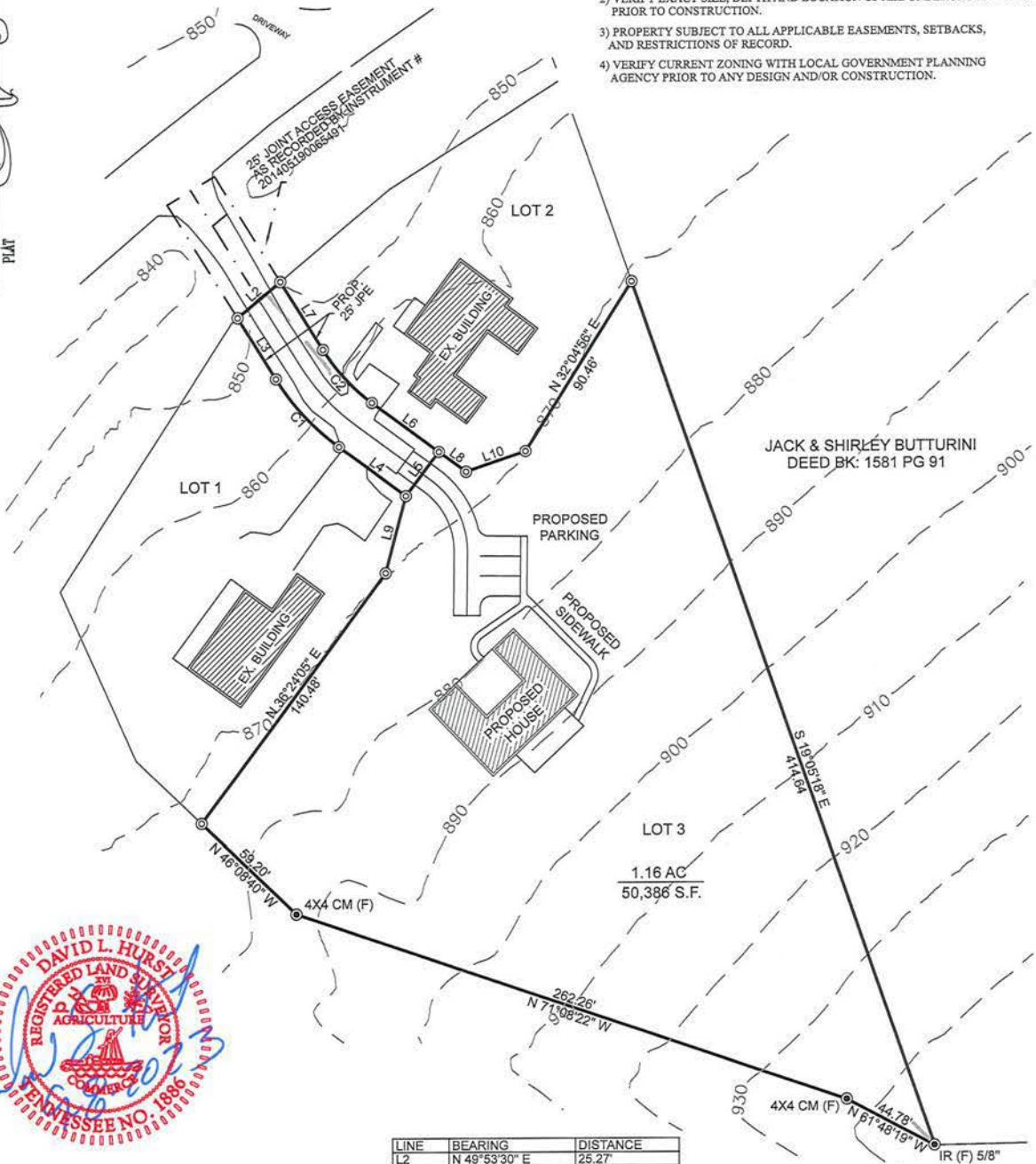


CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	2.2		
Non-Hillside	0.0	N/A	
0-15% Slope	0.4	100%	0.4
15-25% Slope	1.3	50%	0.7
25-40% Slope	0.3	20%	0.1
Greater than 40% Slope	0.1	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	2.2	Recommended disturbance budget within HP Area (acres)	1.2
		Percent of HP Area	53.8%



NOTES

- 1) CORNER MONUMENTS AS SHOWN
- 2) VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 3) PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, AND RESTRICTIONS OF RECORD.
- 4) VERIFY CURRENT ZONING WITH LOCAL GOVERNMENT PLANNING AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.



I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON. A TITLE OPINION WAS NOT FURNISHED TO THIS SURVEYOR AND EASEMENTS SHOWN AND OR NOT APPARENT IN THE FIELD MAY OR MAY NOT BE DISCOVERED BY A TITLE SEARCH BY A TITLE ATTORNEY.

David L. Hurst
 SURVEYOR
 DAVID L. HURST
 TENNESSEE REGISTRATION NUMBER 1886

LINE	BEARING	DISTANCE
L2	N 49°53'30" E	25.27'
L3	S 31°46'27" E	32.67'
L4	N 53°16'13" W	37.68'
L5	S 36°43'47" W	25.00'
L6	S 53°16'13" E	37.68'
L7	S 31°46'27" E	36.33'
L8	S 53°16'13" E	15.30'
L9	S 14°47'21" W	36.19'
L10	S 70°54'31" W	28.43'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	112.50'	42.21'	41.96'	N 42°31'20" W
C2	87.50'	32.83'	32.64'	S 42°31'20" E



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 CONSULTING ENGINEERS
 KNOXVILLE & SEVIERVILLE, TENNESSEE
 621 Wall Street
 Sevierville, Tennessee 37862
 Phone: (865) 429-4683 FAX: (865) 429-4684

PROPOSED DEVELOPMENT PLAN
LOT 3
G. WILLIAMS PROPERTY
 CITY OF KNOXVILLE, TENNESSEE
 CIVIL DISTRICT: 06, KNOX COUNTY, TENNESSEE
 ADDRESS: 9902 GEORGE WILLIAMS RD
 TAX MAP: 144 PARCEL: 007.14 & 007.15
 DEED REFERENCE: INST # 2022082613257
 PLAT REFERENCE: INST # 201405190065491
 SCALE: 1" = 50' DATE: 09-08-2023

PROJ NO: 23095

Certificate of Ownership and General Dedication.

I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as my, our plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I, am, we are the owner(s) in fee simple of the property, and the property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner: TIPTON MEDLYN GP
 Signature(s): _____ Date: _____

State of Tennessee, County of Knox
 On this _____ day of _____, 20____, I, _____, to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
 Witness my hand and notarial seal, this day and year above.
 Notary _____
 My Commission expires _____

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signature: _____
 Date: _____

Zoning
 Zoning Shown on Official Map _____

Date: _____
 By: _____

Certification of the Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.
 Registered Land Surveyor _____
 Tennessee License No. _____
 Date: _____

City of Knoxville Department of Engineering
 The Knoxville Department of Engineering hereby approves this plan on this the _____ day of _____, 20____.

Engineering Director _____

Owner Certification for Public Sewer and Water Service - Minor Subdivisions
 This is to certify that all property taxes and assessments due on this property have been paid.
 City Tax Clerk: Signature: _____ Date: _____
 Knoxville Trustee: Signature: _____ Date: _____

Owner: TIPTON MEDLYN GP
 Signature(s): _____ Date: _____

Taxes and Assessments
 This is to certify that all property taxes and assessments due on this property have been paid.
 City Tax Clerk: Signature: _____ Date: _____
 Knoxville Trustee: Signature: _____ Date: _____

Certification of Approval of Public Water System - Minor Subdivisions

This is to certify that the subdivision shown herein is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

Utility Provider
 Authorized Signature for Utility _____ Date: _____

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

This is to certify that the subdivision shown herein is approved subject to the installation of a public sanitary sewer and treatment facilities, and that such installation shall be in accordance with State and local regulations.

Utility Provider
 Authorized Signature for Utility _____ Date: _____

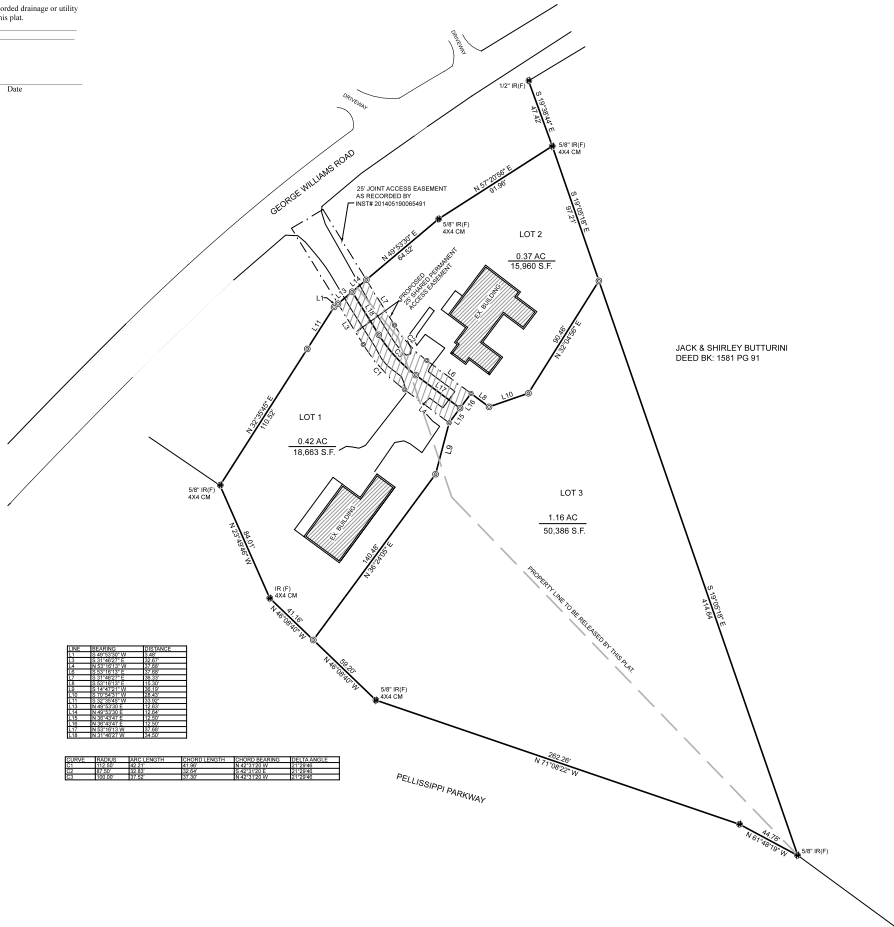
Planning Staff Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-2-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signature: _____
 Date: _____

Certification of No Recorded Easements
 This is to certify that there are no known recorded drainage or utility easements on lot lines being eliminated on this plat.
 Registered Land Surveyor _____
 Tennessee License No. _____
 Date: _____

Knox County Property Assessor _____ Date: _____



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- RECORDED DATA
- REINFORCED CONC PIPE
- CORRUGATED METAL PIPE
- LANDSCAPE AREA
- HANDICAP PARKING
- NO REGULAR PARKING SPACES
- CONCRETE AREA
- STOP-RIP
- UTILITY POLE
- AIR CONDITIONER PAD
- LIGHT STANDARD
- WATER VALVE
- WATER METER
- HYDRANT
- CURB INLET
- TELEPHONE MANHOLE
- IRRIGATION VALVE
- AUTOMATIC SPRINKLER
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- WATER MANHOLE
- CLEAN-OUT
- FIRE MAN
- ELECTRIC BOX
- KILLAR POLE
- GREASE TRAP



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



OWNER:
 TIPTON MEDLYN GP
 1129 NORTH 65TH AVE.
 KNOXVILLE, TN 37917

- NOTES**
- CORNER MONUMENTS AS SHOWN
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, AND RESTRICTIONS OR RECORDS.
 - VERIFY CURRENT ZONING WITH LOCAL GOVERNMENT PLANNING AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.



Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set
 I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville, Knox County Subdivision Regulations except as has been amended, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 1st day of December, 2021.
 Registered Land Surveyor _____
 Tennessee License No. 1886
 Date: _____

I HEREBY CERTIFY THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10000 AS SHOWN HEREIN.
 NO TITLE OPINION WAS FURNISHED TO THIS SURVEYOR AND EASEMENTS WERE KNOWN AND APPEAR ON THE FIELD MAP OR MAY NOT BE DISCOVERED BY A TITLE SEARCH BY A TITLE ATTORNEY.
 SURVEYOR
 DAVID L. HURST
 TENNESSEE REGISTRATION NUMBER 106

ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 CONSULTING ENGINEERS
 KNOXVILLE & SEVIERVILLE, TENNESSEE
 621 Wall Street
 Sevierville, Tennessee 37862
 Phone: (865) 429-4683 FAX: (865) 429-4684



RE-SUBDIVISION OF
 LOT 1 & 2
 PROPERTY OF
G. WILLIAMS PROPERTY
 CITY OF KNOXVILLE, TENNESSEE
 6th CIVIL DISTRICT, KNOX COUNTY, TENNESSEE
 TAX MAP: 144 PARCEL: 714
 ADDRESS: 9900 & 9902 GEORGE WILLIAMS RD
 DEED REFERENCES: DEED BK 20220428 PG 13257
 PLAT REFERENCE: 201405190058491
 APPROVED BY: D. HURST
 DRAWN BY: D. HURST
 FIELD DATE: 06-09-2023
 DRAWING DATE: 06-23-2023
 LAST REV. DATE: 10-23-2023
 SCALE: 1" = 40'
 PROJECT NUMBER: 23095



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 Hurst

R.L.S.

Applicant Name

Affiliation

09/11/2023

11/05/2023

Date Filed

Meeting Date (if applicable)

File Number(s)

11-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 Hurst

Robert G Campbell & Associates

Name

Company

621 Wall Street

Sevierville

TN

37862

Address

City

State

ZIP

865-748-8515

david.hurst@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Peter Medlyn

PO Box 69 Seymour, TN 37865

865-599-2322

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

9900 & 9902 George Williams Road

144 00714; 144 00715

Property Address

Parcel ID

FUD

FUD

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

SE of George Williams Road, NW of Emory Church Road

1.95 acres

General Location

Tract Size

City County
District

5 PR, 2 du/ac
Zoning District

SR
Existing Land Use

Southwest County

LDR, HP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation



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 Hurst

Applicant Name

Affiliation

9/11/2023

Date Filed

11/9/2023

Meeting Date (if applicable)

11-A-23-DP

File Number(s)

CORRESPONDENCE

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

David Hurst Robert G. Campbell and Associates

Name / Company

221 Wall St Sevierville TN 37862

Address

865-429-4683 / David.Hurst@RGC-A.com

Phone / Email

CURRENT PROPERTY INFO

Peter Medlyn

Owner Name (if different)

PO Box 69 Seymour TN 37865

Owner Address

865-599-2322

Owner Phone / Email

9900 GEORGE WILLIAMS RD / 9902 GEORGE WILLIAMS RD

Property Address

144 00714, 00715

Parcel ID

2.19 acres

Tract Size

Part of Parcel (Y/N)?

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of George Williams Rd, northeast of Pellissippi Pkwy

General Location

City

Commission District 5

PR (Planned Residential)

Single Family Residential

County District

Zoning District

Existing Land Use

Southwest County

Planning Sector

LDR (Low Density Residential)

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) Detached residential subdivision	

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) _____

1.37

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
\$500.00	
Fee 2	
Fee 3	

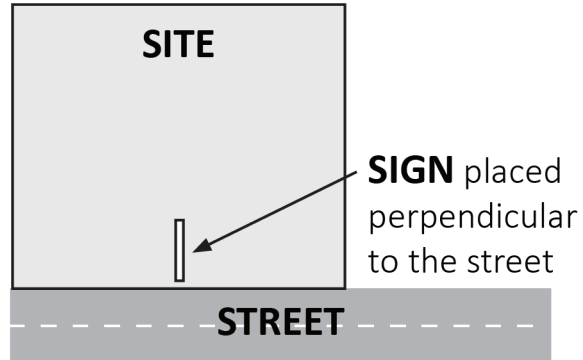
AUTHORIZATION

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	David Hurst Please Print	9/11/2023 Date
---------------------	------------------------------------	--------------------------

Property Owner Signature	Peter Medlyn Please Print	9/11/2023 Date
--------------------------	-------------------------------------	--------------------------

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:

_____ 10/27/2023 _____ and _____ 11/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: David Hurst

Date: 09/11/2023

File Number: 11-A-23-DP

- Sign posted by Staff
- Sign posted by Applicant