



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 4-SD-24-C

AGENDA ITEM #: 25

4-F-24-DP

AGENDA DATE: 4/11/2024

► **SUBDIVISION:** BODAK LLC ON NORTHSORE DRIVE

► **APPLICANT/DEVELOPER:** BODAK, LLC

OWNER(S): Landview

TAX IDENTIFICATION: 169 008

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 0 S NORTHSORE DR

► **LOCATION:** South side of S Northshore Dr, west side of Harvey Rd

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Turkey Creek

► **APPROXIMATE ACREAGE:** 4.68 acres

► **ZONING:** PR (Planned Residential) up to 3 du/ac

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

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND
USE AND ZONING: North: Single family residential - PR (Planned Residential) at up to 3 du/ac
South: Agriculture/forestry/vacant - A (Agricultural)
East: Public/quasi public land (church), single family residential,
agriculture/forestry/vacant land - A (Agricultural)
West: Residential subdivision in Loudon County

► **NUMBER OF LOTS:** 14

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

ACCESSIBILITY: Access is via S Northshore Dr, a minor arterial with a pavement width of 18.5 ft within a 70-ft right-of-way, and Harvey Rd, a minor collector with a pavement width of 19 ft within a 52-ft right-of-way.

► **SUBDIVISION VARIANCES
REQUIRED:** VARIANCES
None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX
COUNTY PLANNING COMMISSION APPROVAL
None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS APPROVAL
None

STAFF RECOMMENDATION:

► Approve the concept plan subject to 5 conditions.

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. During the design plan phase, verify that the driveway of lot 1 has the required 100-ft corner clearance according to Article 3.51.02.C of the zoning ordinance. Change in the driveway location or approval of any necessary BZA variance shall be required if this cannot be verified.
3. During the design plan phase, confirm that the corner radii of lot 1 and common area 1 meets all applicable requirements of the subdivision regulations, including Section 3.04.J.2 and Section 3.04.N. All paved surfaces of the proposed public road must be within the public right-of-way.
4. Meeting all applicable requirements of the Knox County Engineering and Public Works department.
5. Before certification of the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, and/or stormwater drainage systems.

► Approve the development plan for up to 14 detached houses on individual lots and a peripheral setback reduction to 15' along the eastern boundaries of lots 7-10 and common area 3, 20' along the western boundaries of lots 1- 4 and common area 2, and 25' along the rear and south side of the property, as shown on the site plan, subject to 1 condition.

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

COMMENTS:

This is a 14-lot subdivision on approximately 4.68 acres with access from Northshore Drive and Harvey Road. There is a blue line stream running through the property, essentially splitting the development into two parts. There are 12 lots with frontage on the proposed internal public right-of-way off of Northshore Drive, and 2 lots with frontage on Harvey Rd.

The subject parcel was part of a larger 24-acre rezoning to PR with up to 3 du/ac (2-L-03-RZ), which included The Oaks subdivision to the north across Northshore Drive. The Oaks subdivision was approved for 56 units on 19 acres (4-L-03-UR), which yielded a density of 2.95 du/ac. This plan proposes a density of 3 du/ac on approximately 4.68 acres.

The property boundaries run along the center of Northshore Drive and Harvey Road as no right-of-way was ever dedicated for these public roads. Since there are no established road lines here, the 35' peripheral boundary is measured from a distance of 20' from the street centerlines, according to Article 3.30.03 of the zoning ordinance.

There are existing sewer easements that run through the property (along the marked 'sewer line to be abandoned'), which are not shown on the concept plan. These easements would either need to be released or be shown on the final plat before the plat can be certified.

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 detached dwellings 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. The proposed density for the subject parcel is 3 du/ac. The effective density for the 24-acre larger development that includes the Oaks subdivision is less than 3 du /ac.

C. The Planning Commission has the authority to reduce the 35-ft peripheral setback to not less than 15 ft when adjacent to residential zones. The applicant is requesting a peripheral setback of 15 ft to 25 ft, as shown on the site plan. Staff recommends approval because this should have minimal impact on adjacent properties.

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) – Detached houses will be consistent with the surrounding properties.

3) SOUTHWEST COUNTY SECTOR PLAN

A. The property has the LDR (Low Density Residential) land use classification, which allows consideration of up to 5 du/ac. The proposed development has a density of 3 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.

ESTIMATED TRAFFIC IMPACT: 165 (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.

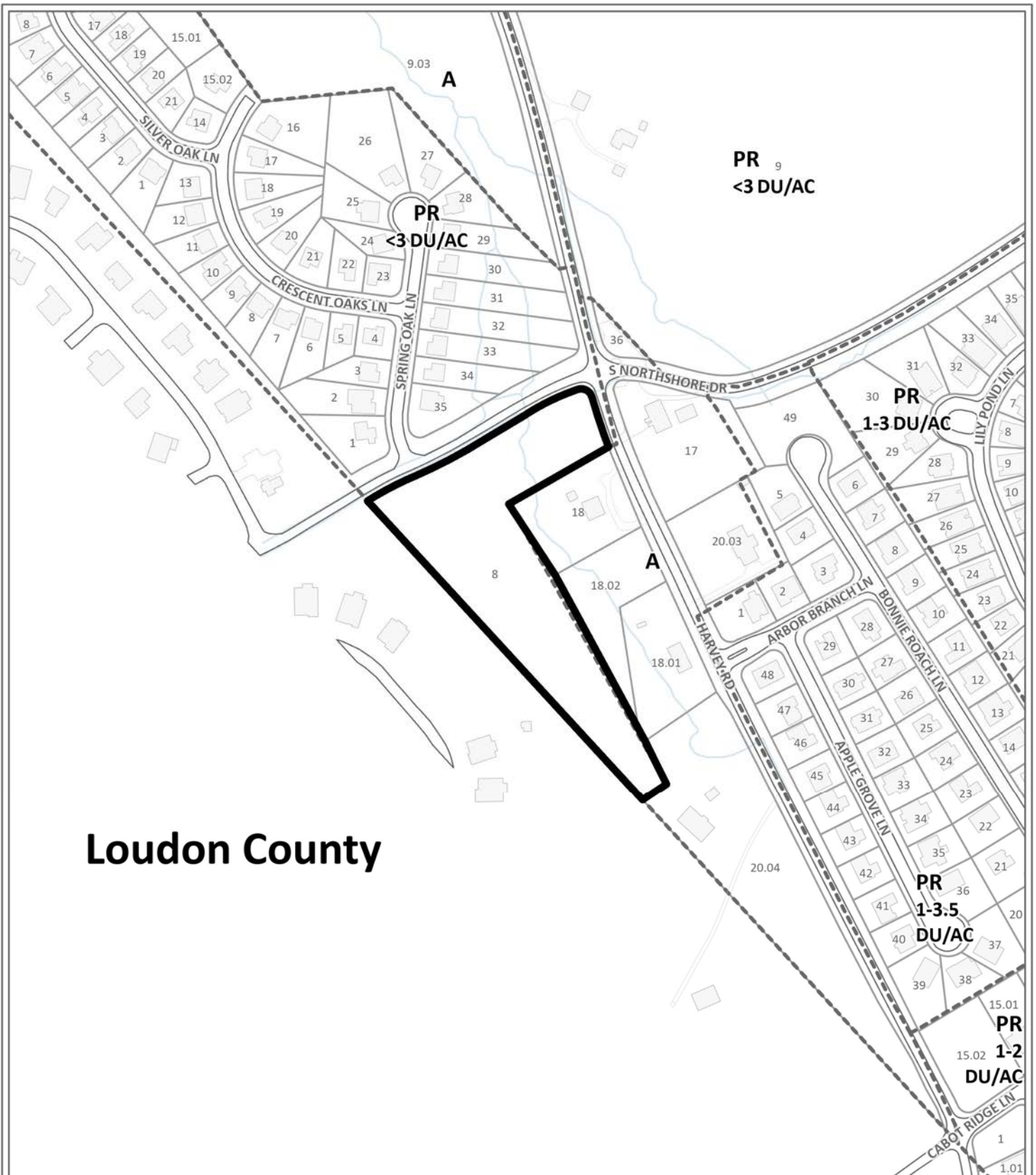
ESTIMATED STUDENT YIELD: 6 (public school children, grades K-12)

Schools affected by this proposal: Northshore Elementary, Farragut Middle, and Farragut 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 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.

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).



CONCEPT PLAN / DEVELOPMENT PLAN

4-SD-24-C / 4-F-24-DP

Petitioner: Bodak, LLC



Detached residential subdivision in PR (Planned Residential)

Original Print Date: 3/15/2024

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

Map No: 169
Jurisdiction: County

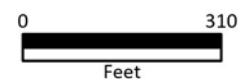
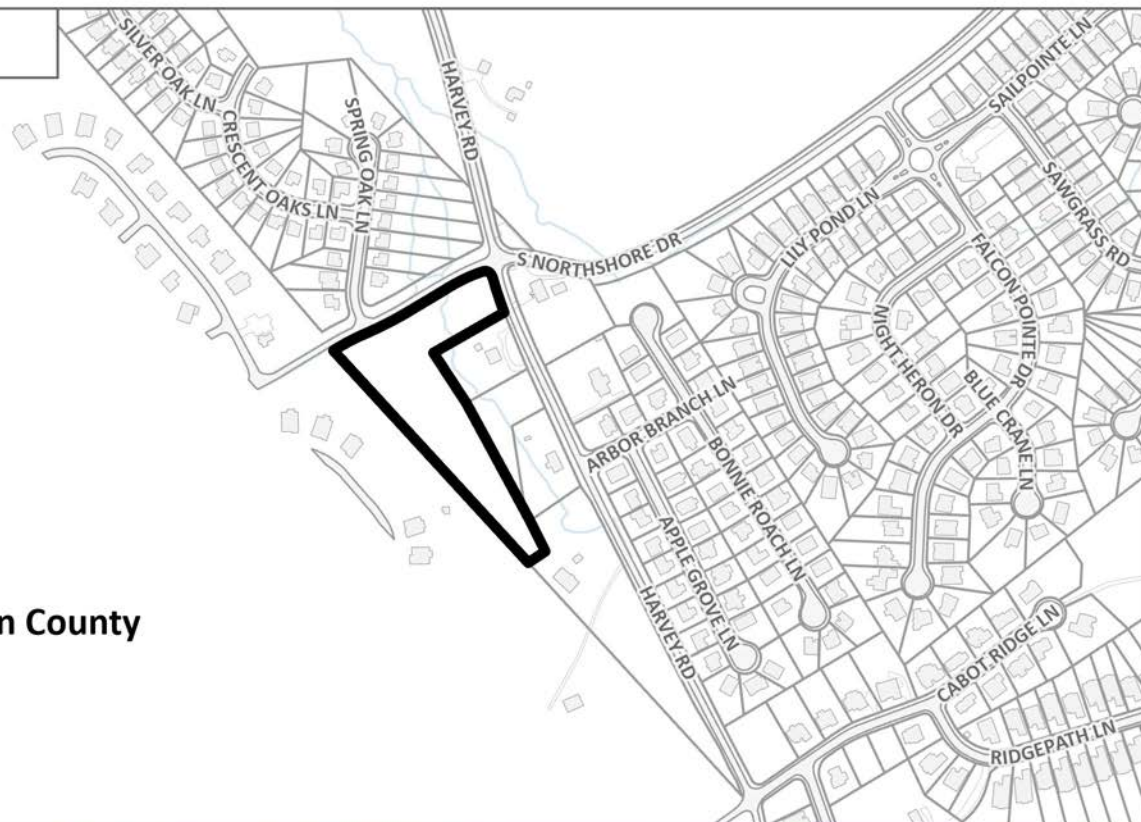


Exhibit A. Contextual Images

Location Map

Loudon County



Aerial Map



CONTEXTUAL MAPS 1

4-SD-24-C / 4-F-24-DP



Case boundary



4-SD-24-C
4-F-24-DP
4/3/2024

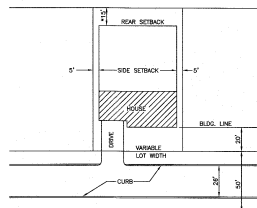
NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE: CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

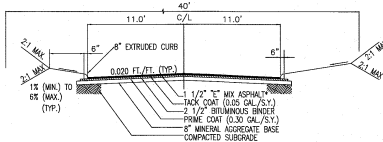
OSHA RULES SHALL BE ABIDED BY.

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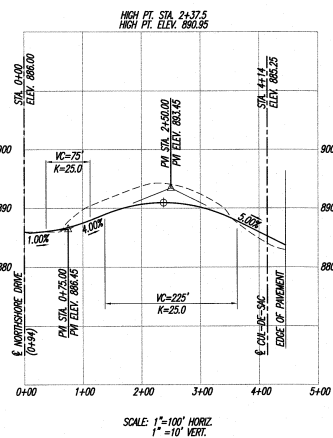
TYPICAL LOT LAYOUT

NTS
* UNLESS CONTROLLED BY A 15'/25' PERIPHERAL SETBACK
(SEE MAP FOR LOCATIONS)

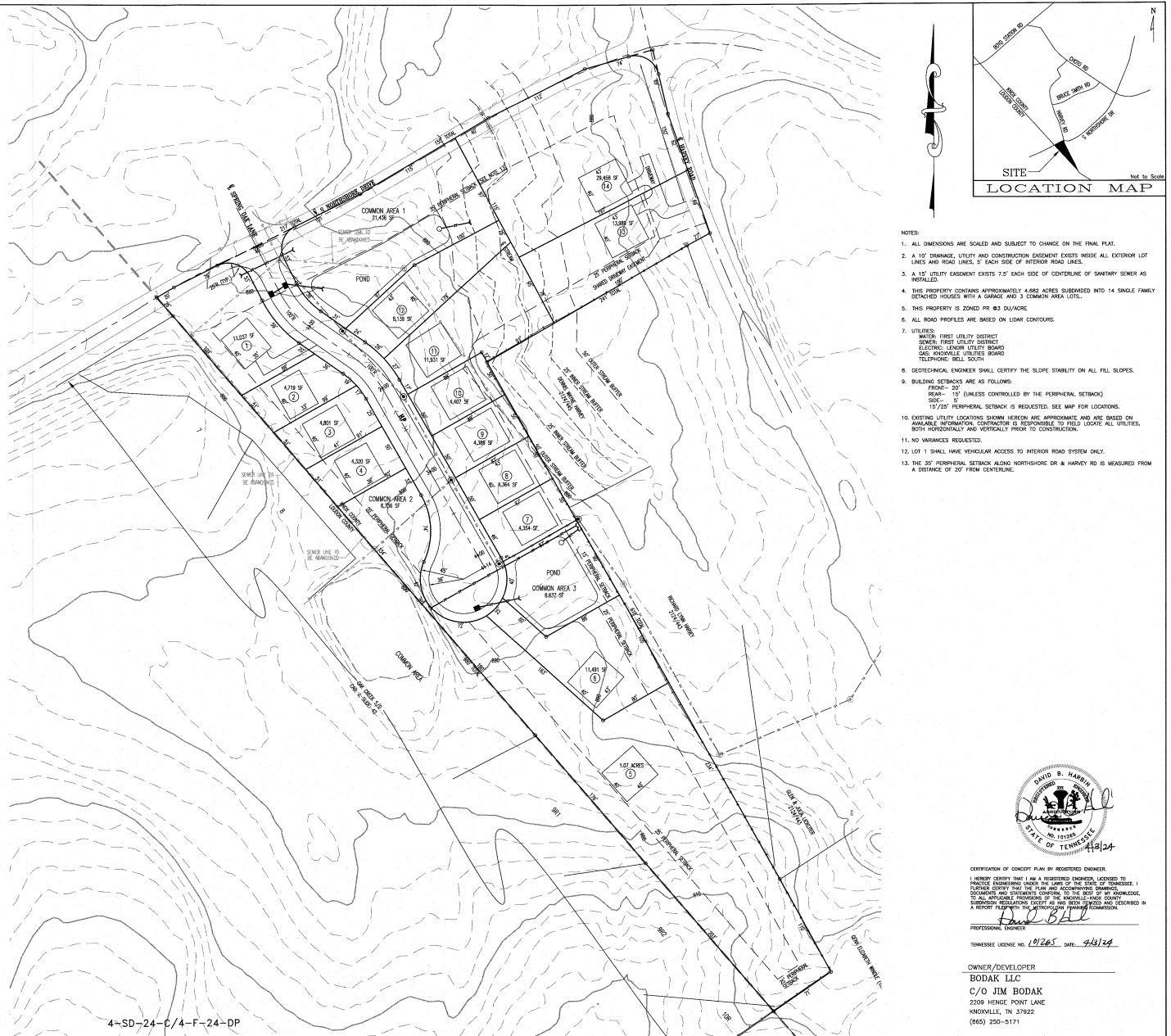


TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"

* "D" MIX REQUIRED IF ROAD GRADE IS 10% OR GREATER



4-SD-24-C/4-F-24-DF



NOTES:

1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
2. ALL UTILITY DRAINAGE, UTILITY AND CONSTRUCTION EXCAVATION EXCEPT ANY EXIST. EXTERIOR LOT LINES AND ROAD LINES 5' TO 10' FROM THE CENTERLINE OF INTERIOR ROAD LINES.
3. A 15' UTILITY EASEMENT UTILITY 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4. THIS PROPERTY CONTAINS APPROXIMATELY 4.88 ACRES SUBDIVIDED INTO 14 SINGLE FAMILY DETACHED HOUSES WITH A GARAGE AND 3 COMMON AREA LOTS.
5. THIS PROPERTY IS ZONED RP #3 DUA/RM.
6. ALL ROAD PROFILES ARE BASED ON LOCAL COUNTURNS.
7. UTILITIES:
 - A. WATER: FIRST UTILITY DISTRICT
 - B. SEWER: FIRST UTILITY DISTRICT
 - C. ELECTRIC: LINCOLN UTILITY BOARD
 - D. GAS: KNOXVILLE UTILITY BOARD
 - E. TELEPHONE: BELL SOUTH
8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
9. BUILDING SETBACKS ARE AS FOLLOWS:
 - FRONT - 20'
 - REAR - 15' (UNLESS CONTROLLED BY THE PERIPHERAL SETBACK)
 - SIDE - 10' / 12.5' PERCENT SETBACK IS REQUESTED; SEE MAP FOR LOCATIONS.
10. EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE AND ARE BASED ON INFORMATION CONTAINED ON RECORD PLANS AND RECORD SURVEYS. FIELD LOCATE ALL UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO CONSTRUCTION.
11. NO VARIANCES REQUESTED.
12. 1" = 10' SINK HOLE VISUAL ACCESS TO NEIGHBOR ROAD SYSTEM ONLY.
13. USE OF PERIPHERAL SETBACK ALONG NORTHEASTERN & HARTLEY RD IS MEASURED FROM A DISTANCE OF 20' FROM FRONT YARD.



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 EXHIBITS, DOCUMENTS AND STATEMENTS CONFORM, TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBURBAN REGIONAL DEVELOPMENT ACT HAS BEEN REVIEWED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

Daniel B. Ball

PROFESSIONAL ENGINEER

TENNESSEE LICENSE NO. 107265 DATE: 4/13/24

OWNER/DEVELOPER
BODAK LLC
C/O JIM BODAK
2209 HENGE POINT LANE
KNOXVILLE, TN 37922
(865) 250-5171

25572-C

SHEET 1 OF 1 SHEET(S)
Q:\25572\25572-C3.DWG



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

DESIGNED	DRH
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DRAWN _____

CHECKED _____

1	3/25/24	KKCP COMMENTS
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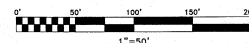
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100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2' INTERVAL

DATE
2/21/24

DEED REFERENCES: INSTR. #200307020001693



CONCEPT PLAN & ROAD PROFILE FOR
BODAK LLC ON NORTHSORE DRIVE
TAX MAP 169 PARCEL 8
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

OWNER/DEVELOPER
BODAK LLC
C/O JIM BODAK
2209 HENGE POINT LANE
KNOXVILLE, TN 37922
(865) 250-5171



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

Bodak, LLC

Applicant Name

Affiliation

2/26/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-SD-24-C / 4-F-24-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

Landview

Owner Name (if different)

2209 Henge Point Lane Knoxville TN 37922

Owner Address

865-250-5171

Owner Phone / Email

0 S NORTSHORE DR

Property Address

169 008

Parcel ID

4.36 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

South side of S. Northshore Dr, west side of Harvey Rd

General Location

☐ City

Commission District 5

PR (Planned Residential)

Agriculture/Forestry/Vacant Land

☒ 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

Bodak LLC on Northshore Drive	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	14
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
\$900.00	
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.

	Bodak, LLC	2/26/2024
Applicant Signature	Please Print	Date

	Landview	2/26/2024
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

BODAK, LLC
Applicant Name

Affiliation

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

DAVID Harbin
Name

BATSON Himes NOVELL + POE
Company

4334 Papermill Rd
Address

Knoxville
City

TN
State

37909
ZIP

865-588-6472
Phone

harbin@bhn-p.com
Email

CURRENT PROPERTY INFO

2209 Henge Point Lane
Knoxville, TN 37922
Property Owner Name (if different) Property Owner Address Property Owner Phone
865-250-5711

NORTHSHORE Drive
Property Address

TAX MAP 169 Parcel 8
Parcel ID

FUD
Sewer Provider

FUD
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

May 1, 2023

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

Proposed Subdivision Name _____

Related Rezoning File Number _____

Unit / Phase Number _____

☐ Combine Parcels☒ Divide Parcel14 LOTS
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

☐ 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

Please Print

Date

865-588-6472

Phone Number

harbin@bhn-p.com

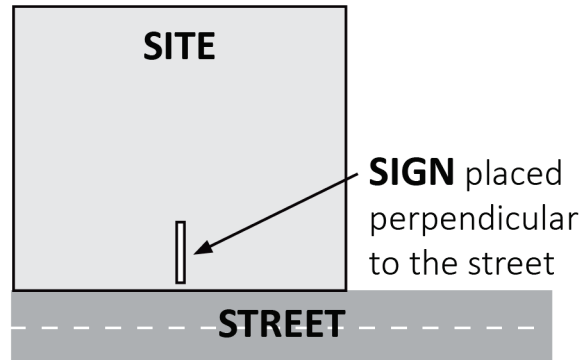
Email

Property Owner Signature

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:

_____ March 26, 2024 _____ and _____ April 12, 2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Bodak, LLC

Date: 02/26/2024

File Number: 4-SD-24-C_4-F-24-DP



Sign posted by Staff



Sign posted by Applicant