



# DEVELOPMENT PLAN REPORT

▶ **FILE #:** 12-B-24-DP

**AGENDA ITEM #:** 43

**AGENDA DATE:** 12/12/2024

▶ **APPLICANT:** **TIM AND WYNTER MANIS**

OWNER(S): Tim and Wynter Manis

TAX ID NUMBER: 98 071

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 2310 DRINNEN RD

▶ **LOCATION:** **East side of Drinnen Rd, south of Campbell Road**

▶ **APPX. SIZE OF TRACT:** **26.59 acres**

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Drinnen Rd, a local street with 16 ft of pavement width within 40 ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: French Broad

▶ **ZONING:** **PR (Planned Residential) 0.5**

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

▶ **PROPOSED USE:** **Single-family house**

DENSITY PROPOSED: 0.04 du/ac

HISTORY OF ZONING: None noted

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

South: Rural residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 0.5 du/ac

East: Agriculture/forestry/vacant land - A (Agricultural)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This is a rural area with mostly large forested and agricultural tracts with some single family subdivisions.

## STAFF RECOMMENDATION:

▶ **Approve the development plan for one single-family residence, 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 Drinnen Rd on a 26.7-acre forested lot. The property is zoned PR up to 0.5 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 0.5 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 0.5 du/ac. The proposed density is 0.04 du/ac.

**2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES**

A. Ensure that development is sensitive to existing community character. - The proposed single-family residence is similar to the other rural residential properties and single-family residential subdivisions in the area.

**3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE**

A. The property is classified as RL (Rural Living). Rural Living areas are primarily made up of single family residential development within a rural setting. These areas may include agriculture, open space, and some limited commercial that supports agriculture and civic uses. One single family house on a 26.7 acre wooded lot meets the intent of the Rural Living place type.

**4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN**

A. The property is within the Rural Area. The Growth Policy Plan states that the Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The zoning on the property is PR up to 0.5 du/ac. The proposed house is permitted in the PR zone and will increase the 93 acre district's density to 0.15 du/ac.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

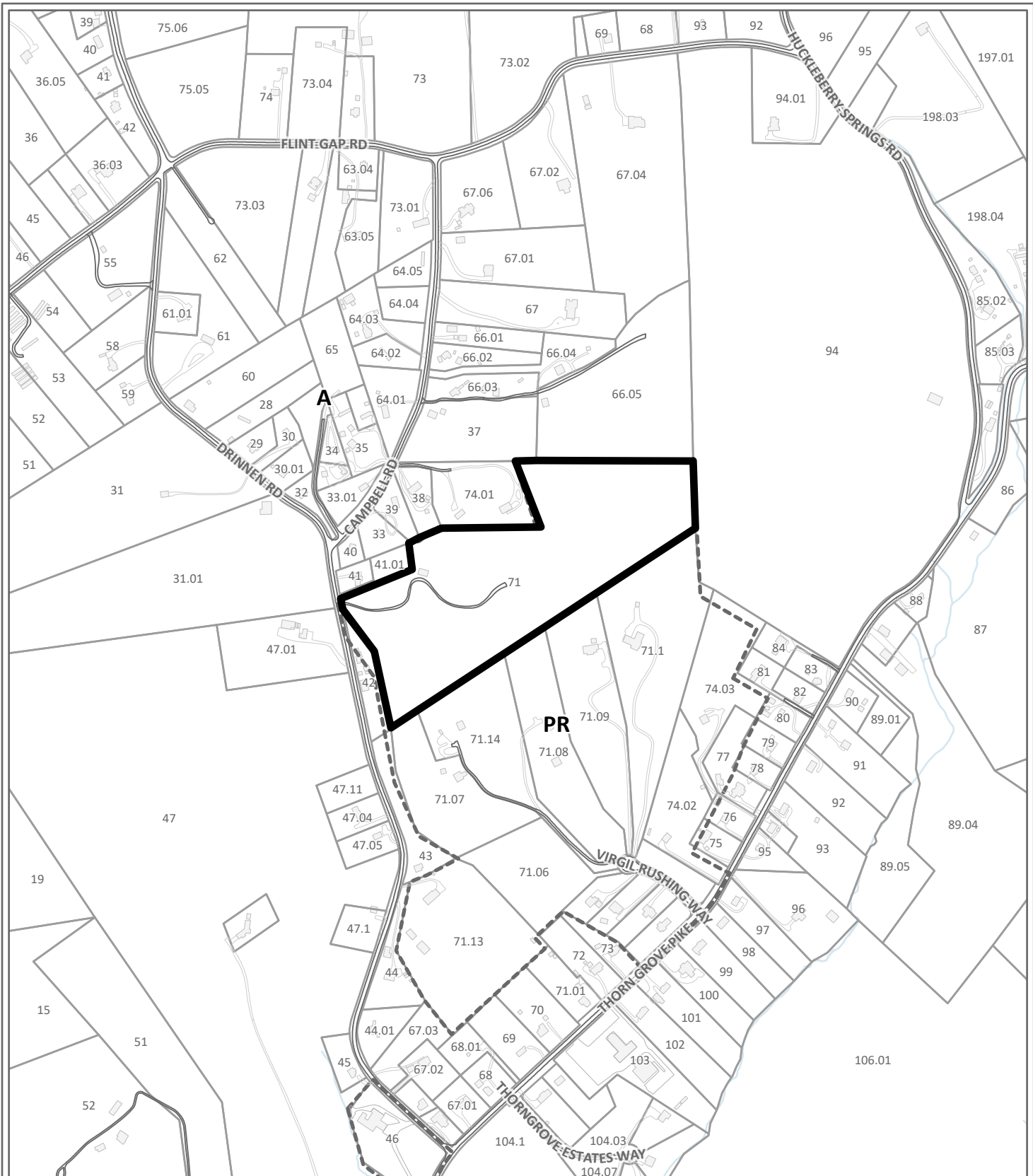
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

**12-B-24-DP**

**Petitioner:** Tim and Wynter Manis



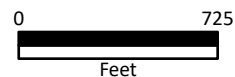
Single-family house in PR (Planned Residential)

**Original Print Date:** 11/1/2024

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

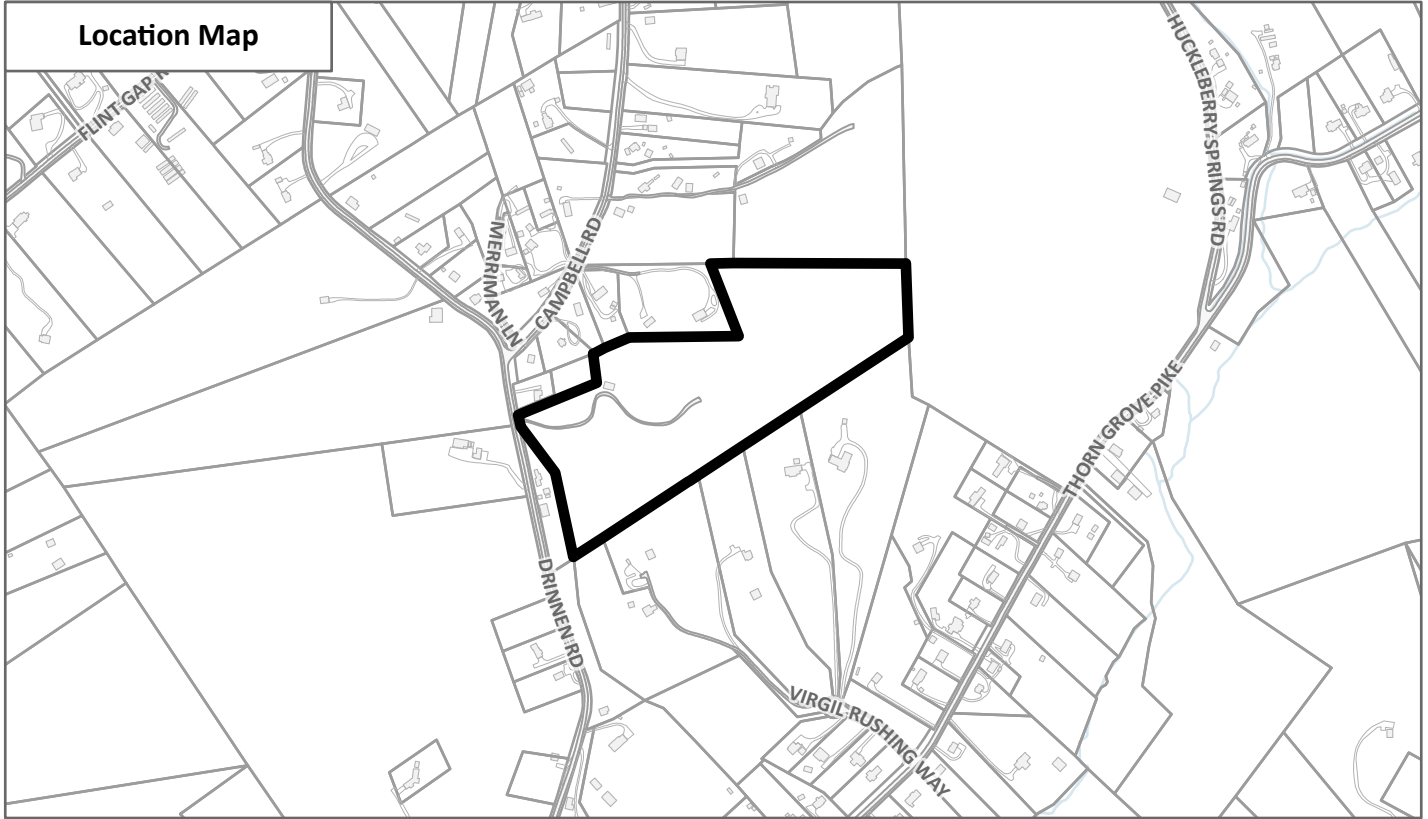
**Map No:** 98

**Jurisdiction:** County

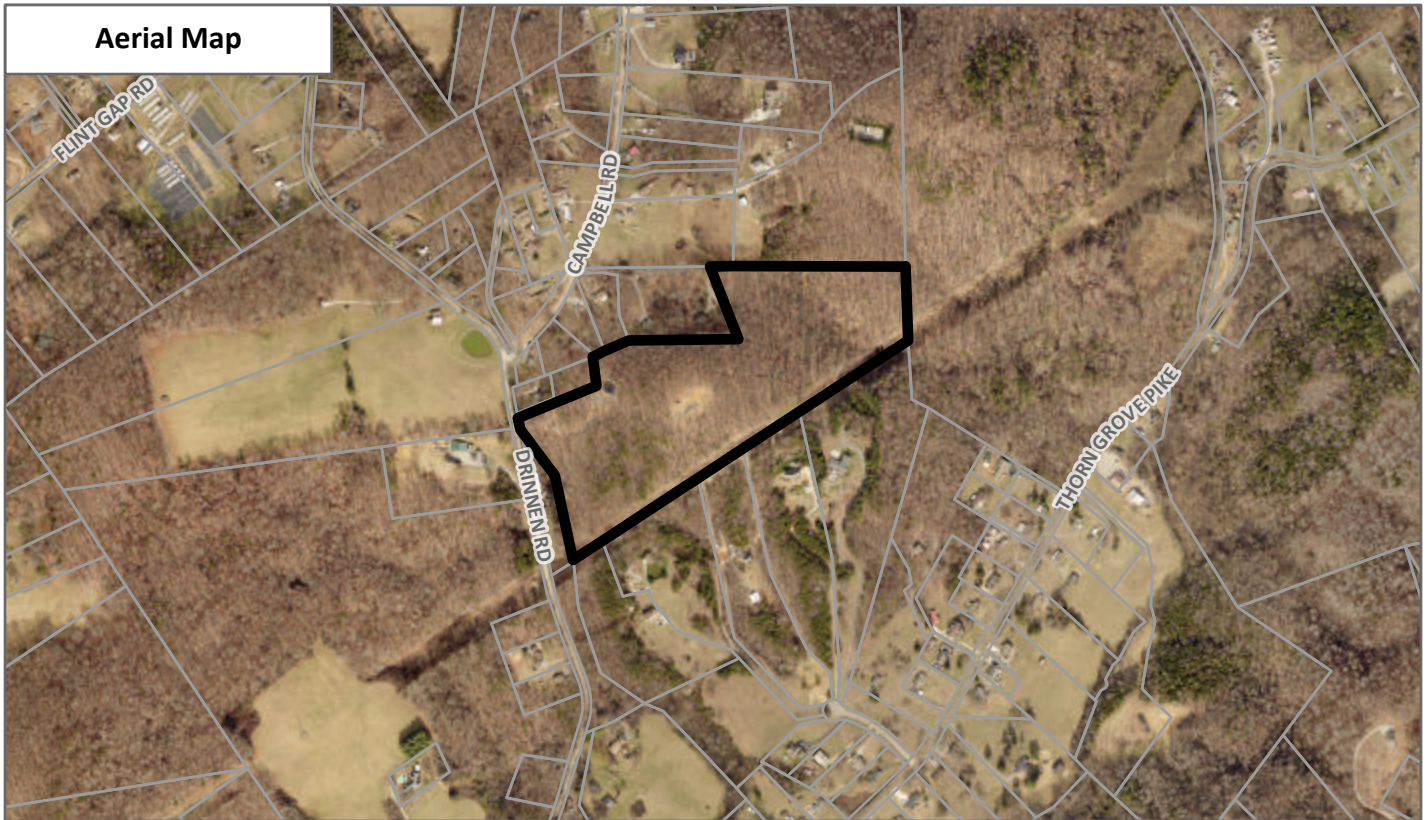


# Exhibit A. Contextual Images

Location Map



Aerial Map

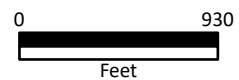


CONTEXTUAL MAPS 1

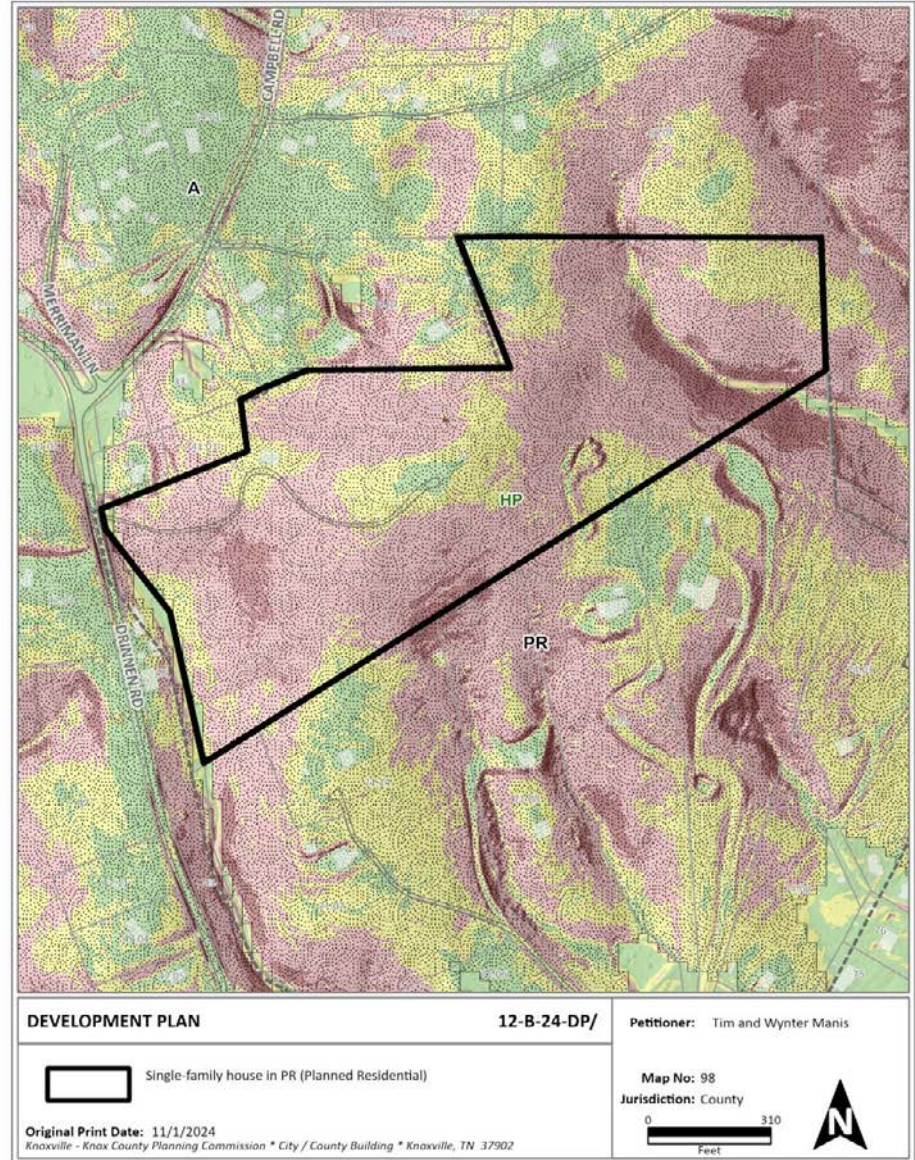
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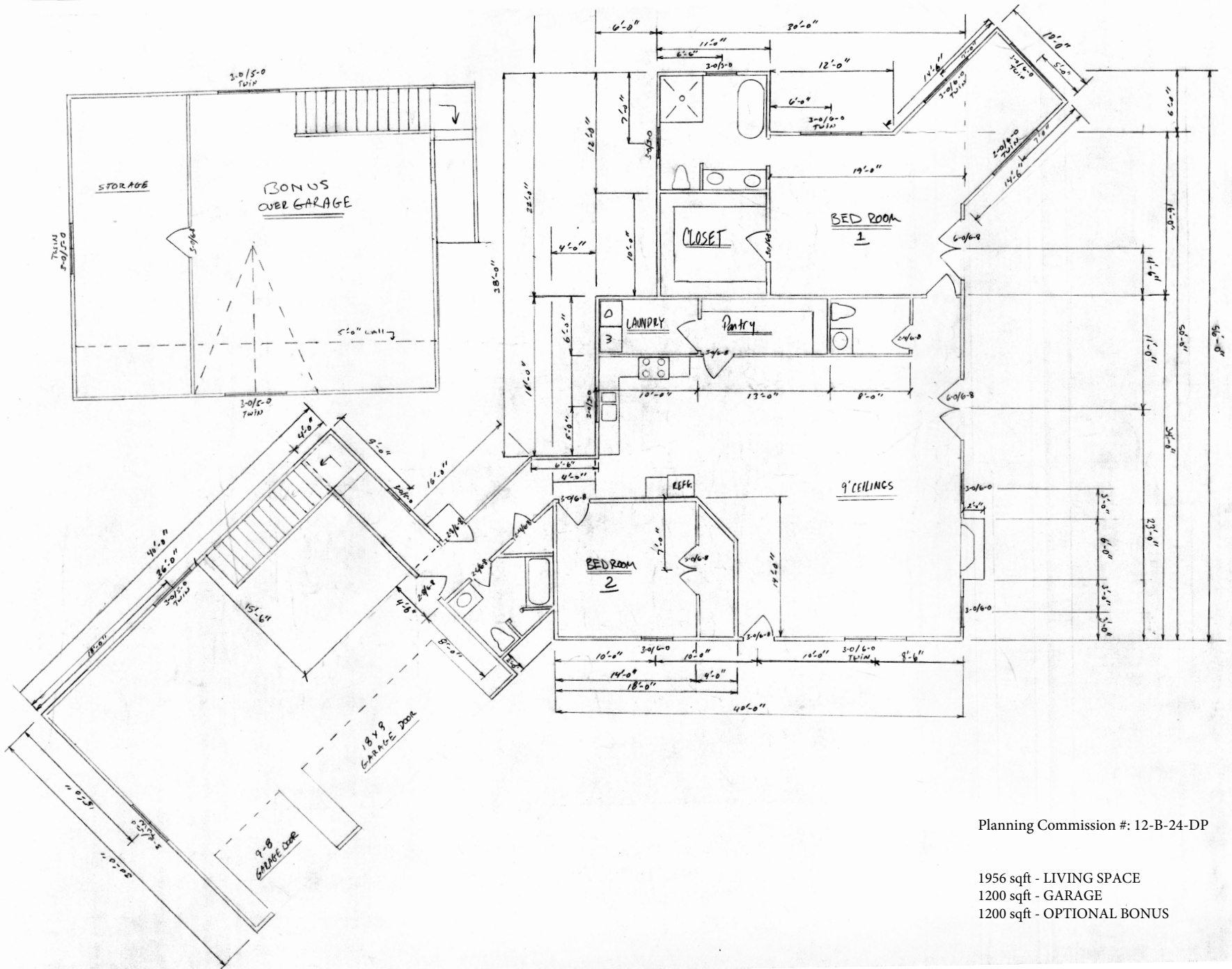


Case boundary



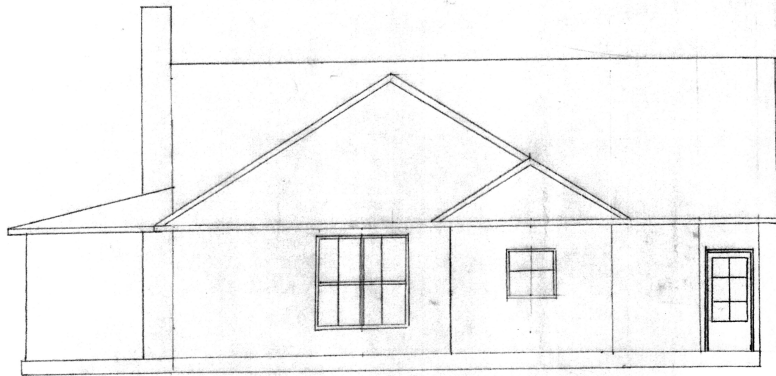
CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>26.6</b>		
Non-Hillside	0.3	N/A	
0-15% Slope	1.0	100%	1.0
15-25% Slope	6.2	50%	3.1
25-40% Slope	17.1	20%	3.4
Greater than 40% Slope	2.0	10%	0.2
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>26.3</b>	Recommended disturbance budget within HP Area (acres)	<b>7.7</b>
		Percent of HP Area	<b>29.3%</b>



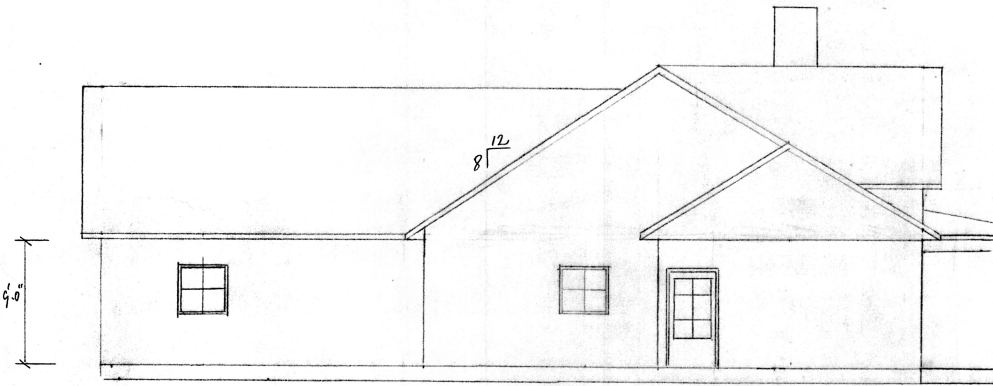


Planning Commission #: 12-B-24-DP

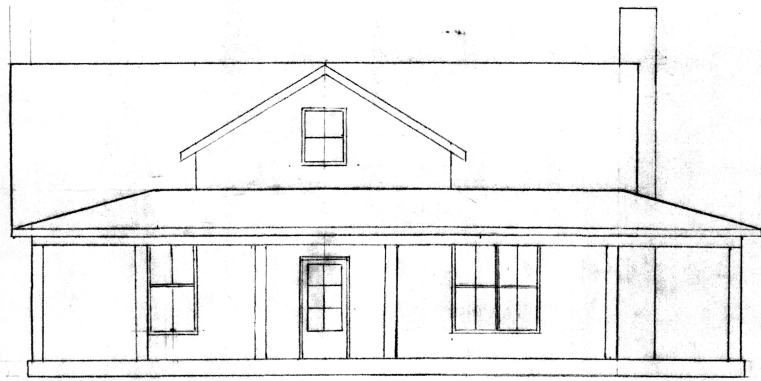
1956 sqft - LIVING SPACE  
 1200 sqft - GARAGE  
 1200 sqft - OPTIONAL BONUS



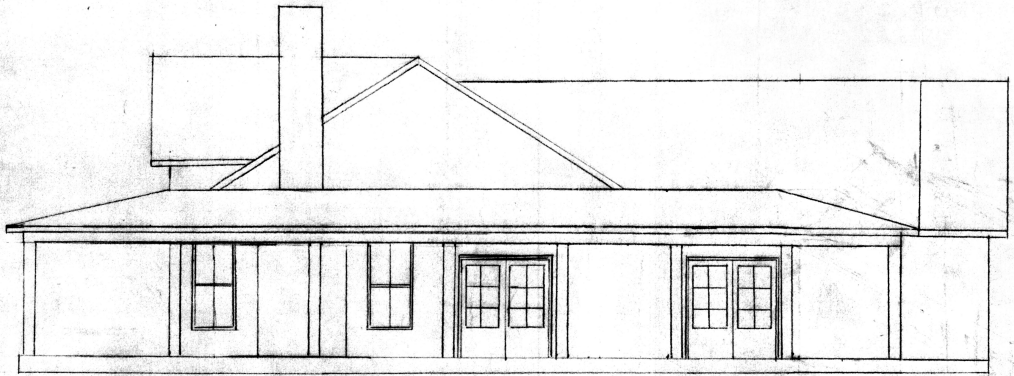
BACK



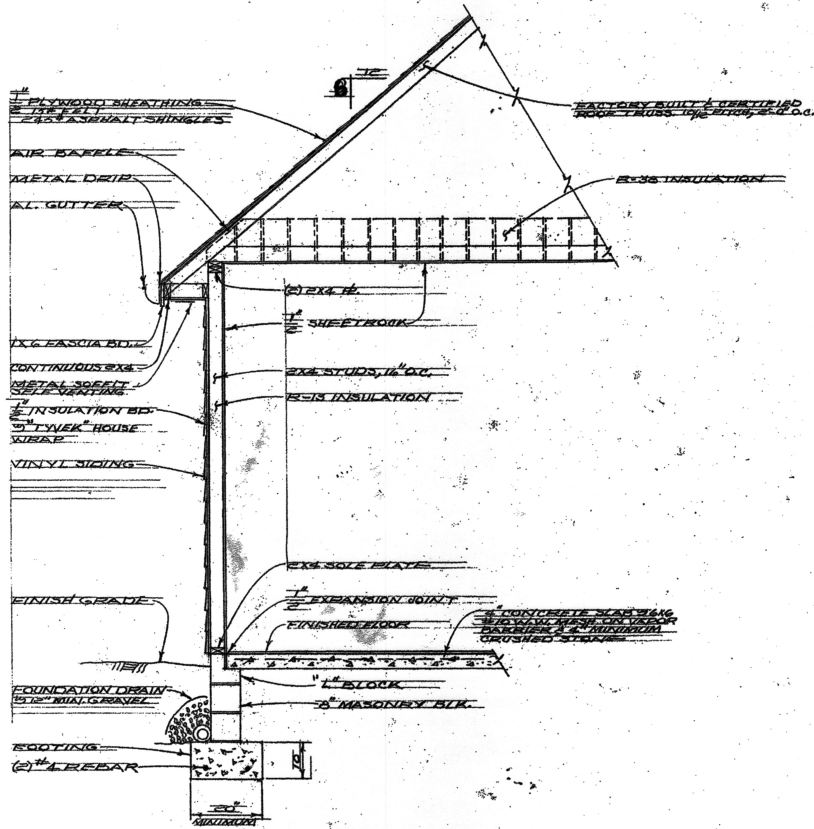
LEFT SIDE



FRONT



RIGHT SIDE



TYPICAL WALL SECTION

SCALE 3/8" = 1'-0"

4		
MATERIALS LIST		
SCALE 3/8" = 1'-0"	APPROVED BY	DRAWN BY R.D.M.
DATE 10-31-18		
TYPICAL WALL SECTION		
DRAWING NUMBER		

SHEET 4 OF 4





# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

### Tim and Wynter Manis

Applicant Name Affiliation

**10/23/2024**

**12/12/2024**

**12-B-24-DP**

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.*

- Applicant     Owner     Option Holder     Surveyor     Engineer     Architect

### Tim and Wynter Manis

Name / Company

**380 Cherokee Cv Rutledge TN 37861**

Address

**865-850-6211 / wmmmanis@comast.net**

Phone / Email

### CURRENT PROPERTY INFO

**Tim and Wynter Manis**

**380 Cherokee Cv Rutledge TN 37861**

**865-850-6211 / wmmmanis@com**

Owner Name (if different)

Owner Address

Owner Phone / Email

**2310 DRINNEN RD**

Property Address

**98 071**

**26.59 acres**

Parcel ID

Part of Parcel (Y/N)?

Tract Size

**Knoxville Utilities Board**

**Knoxville Utilities Board**

**No**

Sewer Provider

Water Provider

Septic (Y/N)

### COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

## 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) <b>Single-family house</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
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 Rezoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request  
 Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1	Total
<b>\$450.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

**By signing below, 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. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.**

Applicant Signature	<b>Tim and Wynter Manis</b> Please Print	<b>10/23/2024</b> Date
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Phone / Email

Property Owner Signature	<b>Tim and Wynter Manis</b> Please Print	<b>10/23/2024</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
  - PA
- Rezoning

Tim & Wynter Manis

Applicant Name

Affiliation

Oct. 23, 2024

Date Filed

Dec. 12, 2024

Meeting Date (if applicable)

File Number(s)

12-B-24-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

Tim & Wynter Manis

Name

Company

380 Cherokee Cove Rutledge, TN 37861

Address

City

State

ZIP

865-850-6211

Phone

wmmanis@comcast.net

Email

## CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2310 Drinnen Rd.

Property Address

098 071

Parcel ID

N/A

Sewer Provider

KUB

Water Provider

Yes

Septic (Y/N)

County; PR Zone

## COMMUNITY ENGAGEMENT

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**DEVELOPMENT REQUEST**

Development Plan     Use on Review / Special Use     Hillside Protection COA  
 Residential     Non-Residential  
 Home Occupation (specify) N/A - Personal Single Family dwelling  
 Other (specify) One personal single family dwelling

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_  
 Combine Parcels     Divide Parcel    Total Number of Lots Created \_\_\_\_\_  
 Unit / Phase Number \_\_\_\_\_  
 Other (specify) \_\_\_\_\_  
 Attachments / Additional Requirements \_\_\_\_\_

Related Rezoning File Number

**ZONING REQUEST**

Zoning Change    Proposed Zoning \_\_\_\_\_  
 Plan Amendment Change    Proposed Plan Designation(s) \_\_\_\_\_  
 Proposed Density (units/acre) \_\_\_\_\_    Previous Rezoning Requests \_\_\_\_\_  
 Other (specify) \_\_\_\_\_

Pending Plat File Number

**STAFF USE ONLY**

**PLAT TYPE**  
 Staff Review     Planning Commission

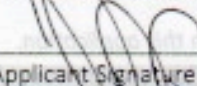
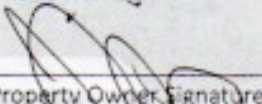
**ATTACHMENTS**  
 Property Owners / Option Holders     Variance Request  
 Amendment Request (Comprehensive Plan)

**ADDITIONAL REQUIREMENTS**  
 Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1	Total
Fee 2	\$450.00
Fee 3	

**AUTHORIZATION**

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature:     Print Name / Affiliation: Tim A Manis    Date: 10-23-2024  
 Phone Number: 865-850-6211    Email: Wmmanis@comcast.net  
 Property Owner Signature:     Please Print: Tim A. Manis    Date Paid: 10/23/2024, SG



## Sign Posting and Removal

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.

**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.

## Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

11/29/2024

12/13/2024

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes  No

No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Tim Manis

Applicant Name

10/23/24

Date

12-B-24-DP

FILE NUMBER