



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 2-E-24-DP

AGENDA ITEM #: 43

AGENDA DATE: 2/8/2024

▶ **APPLICANT:** SHINING STAR PROPERTIES LLC

OWNER(S): Shining Star Properties LLC

TAX ID NUMBER: 92 22

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 2834 BARNARD RD

▶ **LOCATION:** North side of Barnard Rd, west of Sood Rd

▶ **APPX. SIZE OF TRACT:** 2.29 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Barnard Road, a local street with 16 ft of pavement width within a 52-ft right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** PR (Planned Residential) up to 4.5 du/ac

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** 4 additional lots in an existing subdivision

DENSITY PROPOSED: 2.27 du/ac.

HISTORY OF ZONING: The property was rezoned from A to PR up to 4.5 du/ac in 2022. (Case 6-H-22-RZ)

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, multifamily residential - PR (Planned Residential) up to 12 du/ac

South: Single family residential - RA (Low Density Residential)

East: Multifamily residential, single family residential - RA (Low Density Residential), PR (Planned Residential) up to 12 du/ac

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

NEIGHBORHOOD CONTEXT: The surrounding area consists of single family detached houses on a range of lot sizes and a multifamily development to the northeast.

STAFF RECOMMENDATION:

▶ **Approve the development plan for an additional 4 lots, subject to 5 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) Connection 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).

5) Limiting the access to one access point in addition to the existing driveway to lot 1.

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:

This is a request for 4 additional lots for residential homes. Access will be off of Bernard Road. To limit the number of curb cuts on the route, access to all new lots will be accessible via a Shared Permanent Access Easement with a hammerhead turnaround.

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

A. The PR (Planned Residential) zone is intended to provide flexible options for residential development. The proposed lots meet the PR zone's intent for residential development. The PR zone for this property has a maximum density of 4.5 du/ac. The proposed development yields a density of 2.27 du/ac.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. General Plan Policy 9.3 Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. This development is within scale and compatibility to the surrounding development.

3) NORTHWEST COUNTY SECTOR PLAN

A. The land use classification for this property is LDR (Low Density Residential) which allows consideration of density up to 5 du/ac in the Urban Growth Boundary.

B. The proposed subdivision is consistent with the sector plan as the proposed density is below the maximum allowed.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban 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: 64 (average daily vehicle trips)

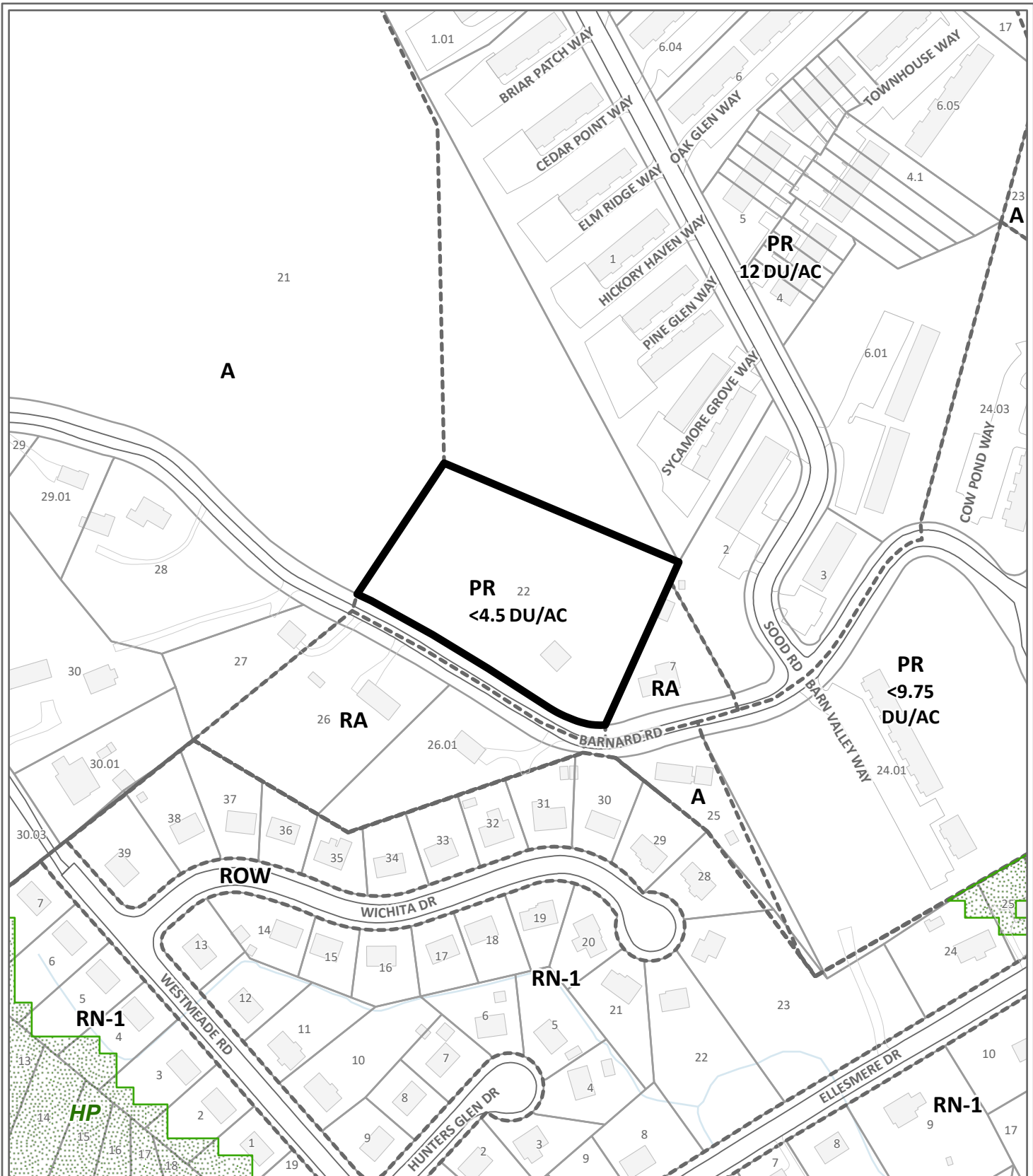
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public school children, grades K-12)

Schools affected by this proposal: Amherst Elementary, Northwest Middle, and Karns 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

2-E-24-DP

Petitioner: Shining Star Properties LLC



Reference Plat submission; File #7-OO-23 in PR (Planned Residential)

Map No: 92
Jurisdiction: County

Original Print Date: 1/8/2024
 Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902

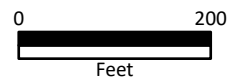
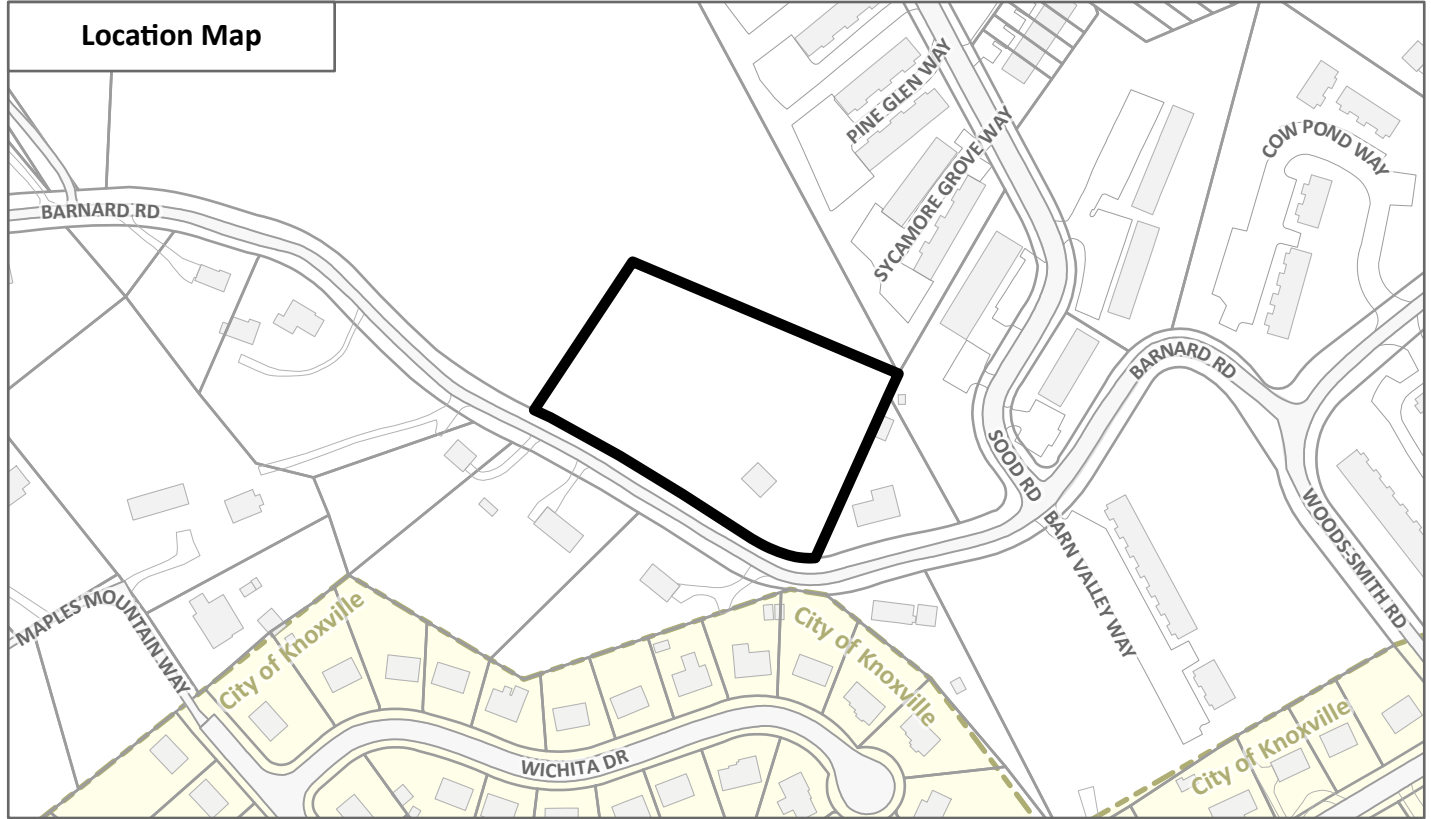


Exhibit A. Contextual Images

Location Map



Aerial Map

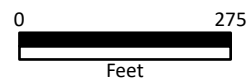


CONTEXTUAL MAPS 1

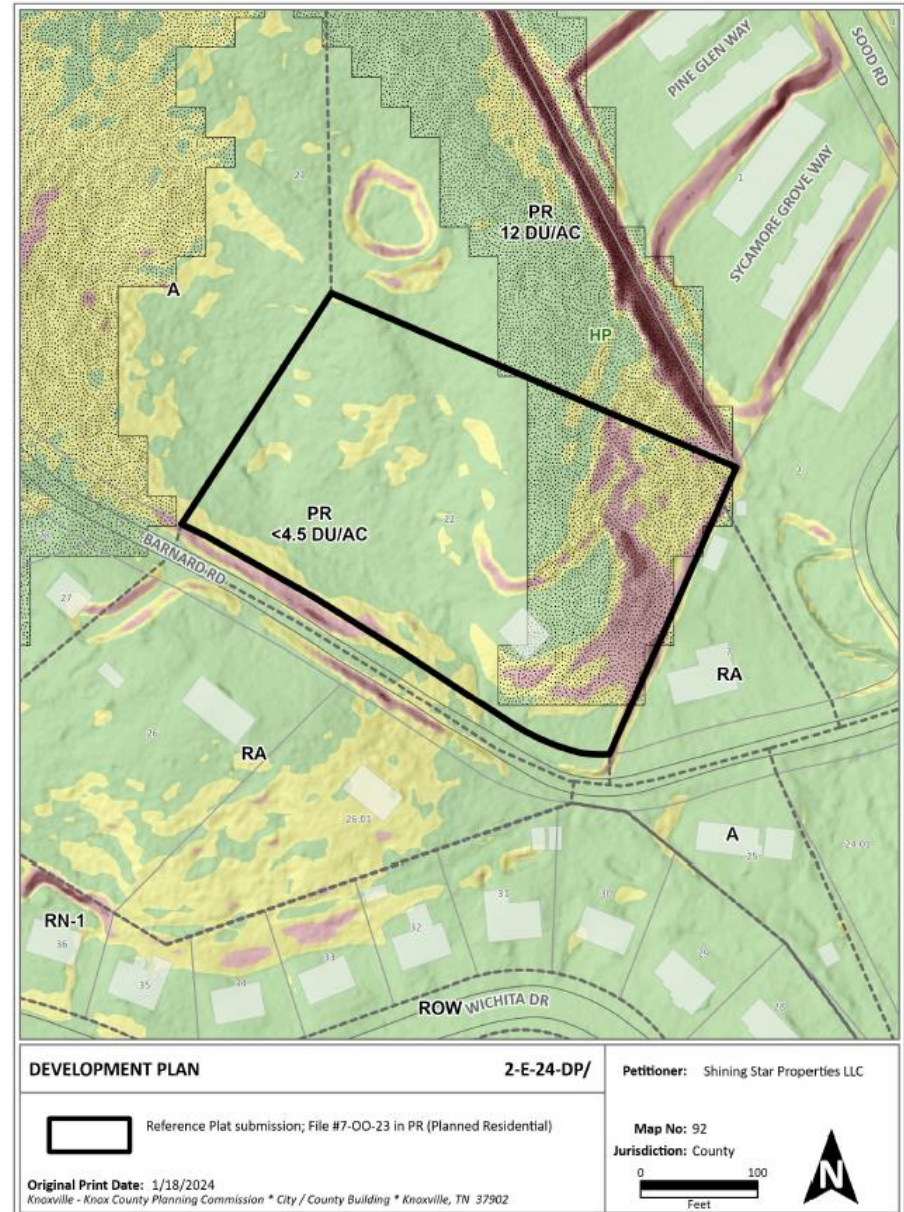
2-E-24-DP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	2.3		
Non-Hillside	1.5	N/A	
0-15% Slope	0.3	100%	0.3
15-25% Slope	0.3	50%	0.2
25-40% Slope	0.2	20%	0.0
Greater than 40% Slope	0.0	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	0.8	Recommended disturbance budget within HP Area (acres)	0.4
		Percent of HP Area	57.2%



DEVELOPMENT PLAN

2-E-24-DP/

Petitioner: Shining Star Properties LLC



Reference Plat submission; File #7-00-23 in PR (Planned Residential)

Map No: 92
Jurisdiction: County

Original Print Date: 1/18/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Certification of Ownership and 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 as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name: Shining Star Properties, LLC

Signature(s): _____

Date: _____

Owner Certification for Public Sewer and Water Service – Minor Subdivisions
 (I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name: Shining Star Properties, LLC

Signature(s): _____

Date: _____

Certification of Addressing Department
 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.

Signed: _____

Date: _____

Certification of Taxes and Assessments
 This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk Signed: _____ Date: _____

Knox County Trustee Signed: _____ Date: _____

Planning Staff Certification of Approval for Recording – Final Plat – All Indicated Markers, Monuments, and Benchmarks Set.
 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 13-3-405 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.

Signed: _____

Date: _____

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 itemized, 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 21st day of July, 2023.

Registered Land Surveyor: *Timothy Howell*

Tennessee License No. 2263

Date: 7/24/2023

Certification of Category and Accuracy of Survey
 I hereby certify that this is a Category I survey and the ratio of predation of the unadjusted survey is not less than 1:10,000 as shown hereon and that said 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: *Timothy Howell*

Tennessee License No. 2263

Date: 7/24/2023

Map/zone(s) Zoned: Corrected by me that smooth the neighbour's benchmark, and all the people don't say Amen.

Certification of Zoning
 Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:
 Zoning Shown on Official Map: _____

Date: _____

By: _____

Certification of Approval of Public Water System – Minor Subdivisions
 This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider: _____

Authorized Signature for Utility Date: _____

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on this _____ day of _____, 20__

Engineering Director: _____

Certification of Approval of Public Sanitary Sewer System – Minor Subdivisions
 This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider: _____

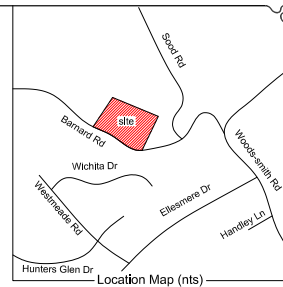
Authorized Signature for Utility Date: _____

Knox County Property Assessor

John R. Whitbread

Date: _____

By: _____



- Legend:**
- ▲ Existing Iron Pin
 - ▲ Set 1/2" Iron Pin
 - Tree
 - Calculated Point
 - Sewer Manhole
 - Utility Pole
 - Water Meter
 - Power Transformer
 - ▨ Pavement
 - ▨ Concrete
 - ▨ Decking
 - ▨ Structure
- Property Boundary**
- Centerline
 - 35' peripheral setback

Zoned: PR(k) <4.5 DU/AC
 2.195 acres divided into 5 lots
 Building Setbacks:
 35' Peripheral Boundary
 20' Front
 5' Sides
 15' Rear

1. There shall be utility and drainage easements ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way (including joint Permanent Easements). Easements of five (5) feet in width shall be provided along both sides of all interior lot lines and on the inside of all other exterior lot lines.
2. Site distance meets or exceeds the county requirements for all lots (at any access point) shown hereon (based on 15' from edge of pavement and 3.25' above the centerline of the road, to see an object 3.5' above the centerline of the road at a minimum of 300').
3. Turn-around driveways required for each lot
4. Minimal disturbance area: removal of "mature" trees is restricted.
5. Title option not provided. Other easements, encroachments, etc. may exist and not be shown.

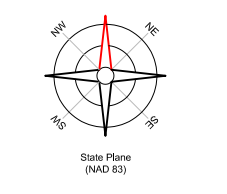
All or part of this survey was performed using a dual frequency Sokkia GRC3 GPS base receiver.
 Positional accuracy: 5mm+0.5 ppm horizontal, 10mm+0.5ppm vertical.
 Type of GPS field procedure: Real Time Kinematic Network
 Datum/EPOCH: Horizontal - NAD 83, Vertical - NAVD 1988
 Published/field control used: Knoxville Control Grid
 Gauss Model: 2017
 Combined grid factors: None used.



TIMOTHY J. HOWELL
 REGISTERED LAND SURVEYOR
Timothy Howell
 TENNESSEE NO. 2263

Timothy J Howell, RLS 2263
 (865) 742-2557
 1707 N Ridge Ct
 Sevierville, TN 37862
 tim@tnlds.com

Final Plat of
Barnard View



Owner
 Shining Star Properties, LLC
 PO Box 23124
 Knoxville, TN 37933
 865-387-9750

Showing property of same
 Located in the D5 Civil District of Knox County, Tennessee.
 Tax Map 92 Parcel 22.00
 For source of title see 202109200023233
 July 24, 2023

Project: OHW	Drawing: Barnard 2834R2
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File #: 2-E-24-DP

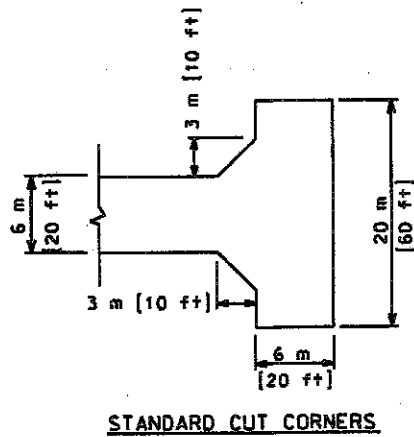
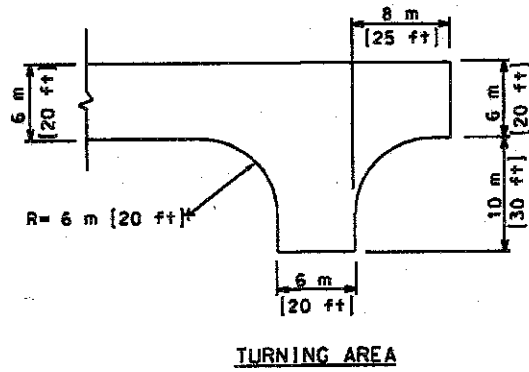
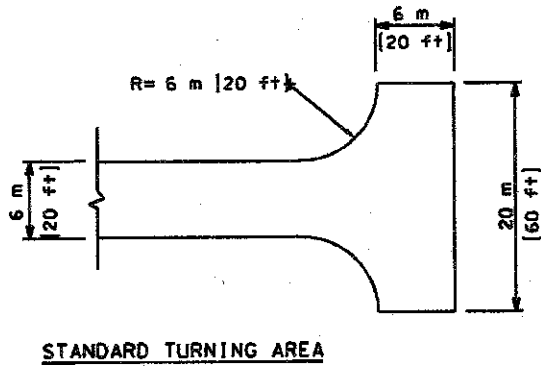


Exhibit 5-9. Alley Turnarounds



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

Shining Star Properties LLC

Applicant Name

Affiliation

1/3/2024

Date Filed

2/8/2024

Meeting Date (if applicable)

2-E-24-DP

File Number(s)

CORRESPONDENCE

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

Timothy J. Howell TNLDS

Name / Company

105 Long Springs Rd #G Sevierville TN 37876

Address

865-742-2557 / info@tnlds.com

Phone / Email

CURRENT PROPERTY INFO

Shining Star Properties LLC

Owner Name (if different)

918 Garrison Ridge Blvd Knoxville TN 37922

Owner Address

865-387-9750

Owner Phone / Email

2834 BARNARD RD

Property Address

92 22

Parcel ID

Part of Parcel (Y/N)?

2.29 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

West of Sood Road, North of Barnard Road

General Location

City

Commission District 3

PR (Planned Residential) up to 4.5 du/ac

Rural Residential

Count

District

Zoning District

Existing Land Use

Northwest County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

Urban Growth Area (Outside City Limit

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) Reference Plat submission; File #7-00-23	

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	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	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$500.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input checked="" type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

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	Shining Star Properties LLC Please Print	1/3/2024 Date
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Phone / Email	Shining Star Properties LLC	1/3/2024
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

Shining Star Properties LLC
Applicant Name

Saad Kado
Affiliation

7-30-2023
Date Filed

February 8, 2024
Meeting Date (if applicable)

File Number(s)

~~7-00-23~~
2-E-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

Timothy J. Howell

Name

TNLDS

Company

105 Long Springs Rd #9
Address

Sevierville

City

TN

State

37876

ZIP

865-742-2557
Phone

info@TNlds.com
Email

CURRENT PROPERTY INFO

Shining Star Properties
Property Owner Name (if different)

918 Garrison Ridge Blvd

Property Owner Address

Knoxville TN 37922

865-387-9750

Property Owner Phone

2834 Barnard Rd. Knoxville, TN 37921
Property Address

092 022

Parcel ID

KUB
Sewer Provider

KUB
Water Provider

N
Septic (Y/N)

STAFF USE ONLY

W. of Sood Rd, N. of Barnard Rd.

General Location

2.195 ac.

Tract Size

City County 3
District

PR(k) <4.5 DU/AC (6-H-22-RZ) RR

Zoning District

Existing Land Use

Northwest County

LDR/HP

Urban Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Shining Star

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel **5**

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number
6-H-22-RZ

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

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
- Use on Review / Special Use (*Concept Plan*)
- Traffic Impact Study
- COA Checklist (*Hillside Protection*)

Fee 1		Total
0202	\$500	
Fee 2		
0208	\$200	\$700
Fee 3		\$1200.00
0402	\$500.00	

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

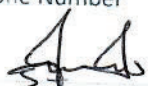

Applicant Signature

Saad Kado
Please Print

7-30-2023
Date

865-387-9750
Phone Number

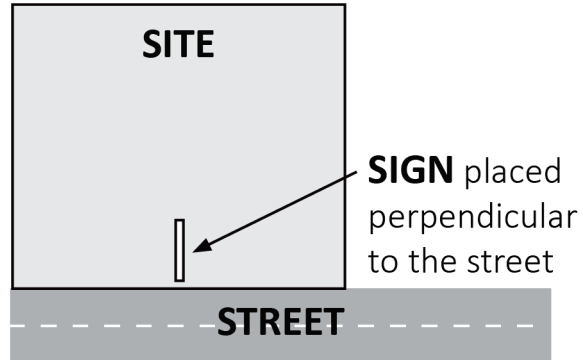
SaadKado@gmail.com
Email


Property Owner Signature

Shining STAR properties
Please Print

7/31 SS / 01/03/2024, SG
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:

_____ 01/26/2023 _____ and _____ 02/09/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Shining Star Properties LLC

Date: 01/03/2024

File Number: 2-E-24-DP

- Sign posted by Staff
- Sign posted by Applicant