



USE ON REVIEW REPORT

▶ **FILE #:** 12-A-23-UR **AGENDA ITEM #:** 40
POSTPONEMENT(S): 12/14/2023 **AGENDA DATE:** 1/11/2024
▶ **APPLICANT:** JUSTIN SATTERFIELD
OWNER(S): Justin & Joy Satterfield

TAX ID NUMBER: 28 E J 003,004,005 **[View map on KGIS](#)**
JURISDICTION: County Commission District 7
STREET ADDRESS: 0 HARRELL LN (4608 HARRELL LN)
▶ **LOCATION:** North side of Harrell Ln, northeast of Skylark Rd.
▶ **APPX. SIZE OF TRACT:** 1.03 acres
SECTOR PLAN: North County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Harrell Lane, an unstriped local street with 25 ft of pavement width within a 52-ft right-of-way.
UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District
WATERSHED: Beaver Creek

▶ **ZONING:** RA (Low Density Residential)
▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land
▶ **PROPOSED USE:** 3 duplex structures on individual lots

HISTORY OF ZONING: A rezoning request from A to RA was withdrawn by the applicant prior to Planning Commission action (11-E-01-RZ). In 2022, the property was rezoned from A to RA (1-C-22-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 5 du/ac
South: Single family residential, rural residential - RA (Low Density Residential)
East: Single family residential - A (Agricultural)
West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The area is primarily comprised of single family residential neighborhoods off of side streets and large, undeveloped tracks off of Harrell Lane to the south.

STAFF RECOMMENDATION:

- ▶ **Approve the request for 3 duplexes as identified on the development plan, subject to 4 conditions.**
1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including, but not limited to, providing a driveway depth to accommodate a second parking space as required for each dwelling unit.
 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

3. Preserving the landscaping buffer along Harrell Lane outside of the SPAE and along the rear property lines. If the trees cannot be preserved, provide a Type C landscaping buffer.
4. Adding a plat note to establish that lot 1R will not have access to Harrell Lane.

With the conditions noted, this plan meets the requirements for approval of 3 duplexes in the RA (Low Density Residential) zone and the other general criteria for approval of a use on review.

COMMENTS:

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The North County Sector Plan designates this property as LDR (Low Density Residential) land use. The proposed duplexes are consistent with this land use classification, as they are considered a low density type of development.

B. This proposal is consistent with the General Plan's Policy 9.3, the intent of which is to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The duplexes are one story and will be similar in design and height to the surrounding neighborhood.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The RA (Low Density Residential) zone is intended to provide for residential areas with low population densities. The RA zone permits duplexes as a use permitted on review.

B. The total lot area is 1.03 acres. Each of the three lots meet the 12,000 sq ft minimum lot size for a duplex in the RA zone.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The surrounding neighborhood is comprised of detached homes with a mix of masonry and vinyl finishes. The proposed duplexes are of similar height, scale, materials and character.

B. Preserving the existing trees when possible on the north and south of the property will limit future erosion control and preserve the existing vegetation as a buffer for the adjacent single family houses. If the trees cannot be preserved, a Type C buffer is recommended (see condition # 3).

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed duplexes are considered low-density residential uses and are compatible with other low-density residential uses.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Traffic volume in this neighborhood will not be substantially increased as a result of the proposed development. The duplexes will share a single access point along Harrell Lane, limiting the number of driveway connections.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. The nature of development in the surrounding area is not such as to pose a potential hazard to the proposed use or to create an undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 76 (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: Halls Elementary, Halls Middle, and Halls 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 request is final, unless the action is appealed to the Knox County Commission. The date of the Knox County Commission hearing will depend on when the appeal application is filed.



Request to Postpone • Table • Withdraw

Justin Satterfield

11/30/2023

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

December 14, 2023

Scheduled Meeting Date

12-A-23-UR

File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the January 11, 2024 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

Justin Satterfield

Please Print

865-803-7938

justinsat55@gmail.com

Phone Number

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

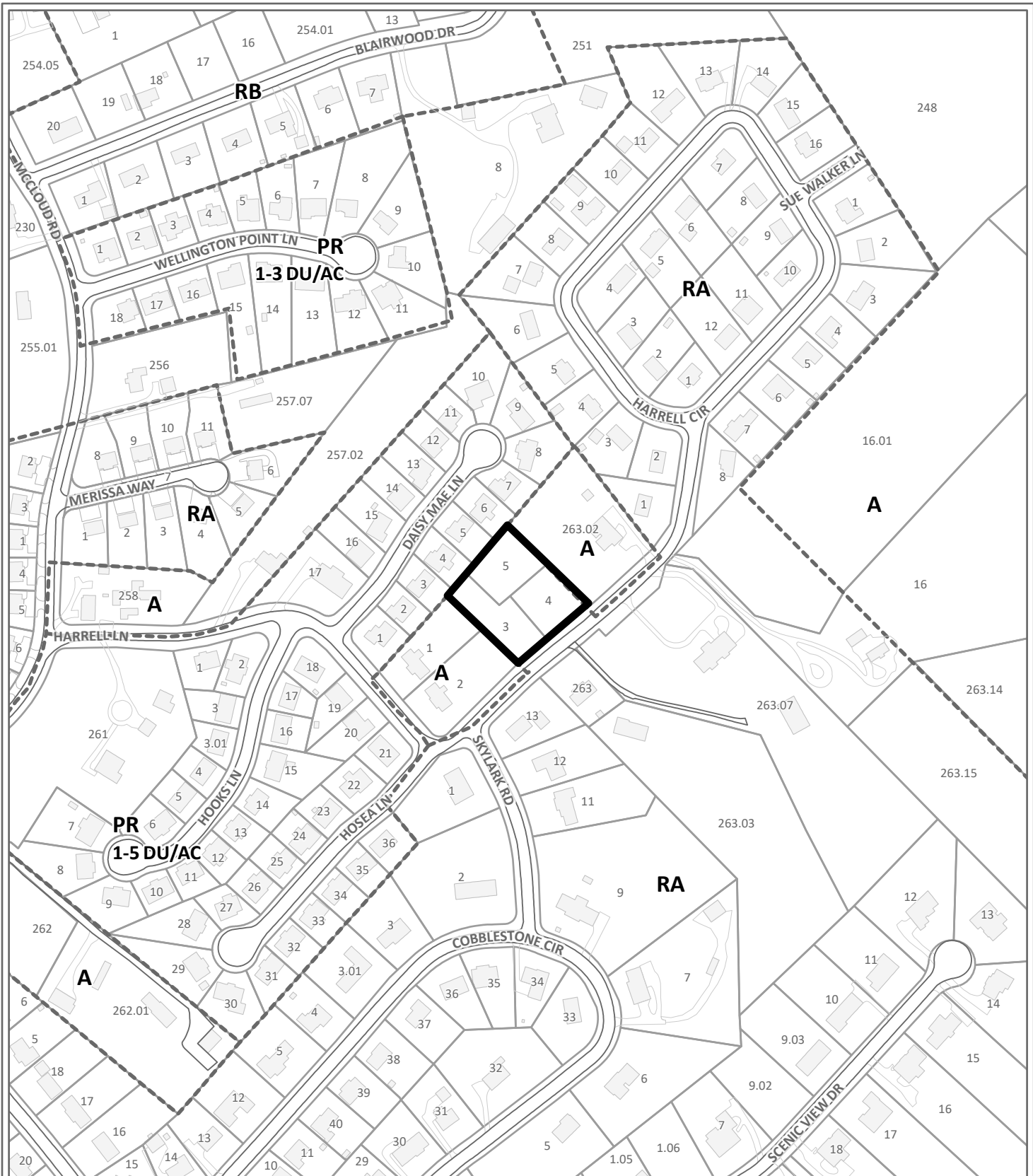
Date:

Payee Name

Payee Phone

Payee Address

October 2022



USE ON REVIEW

12-A-23-UR

Petitioner: Justin Satterfield



in RA (Low Density Residential)

Map No: 28

Jurisdiction: County

Original Print Date: 11/13/2023

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

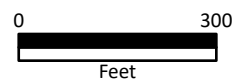
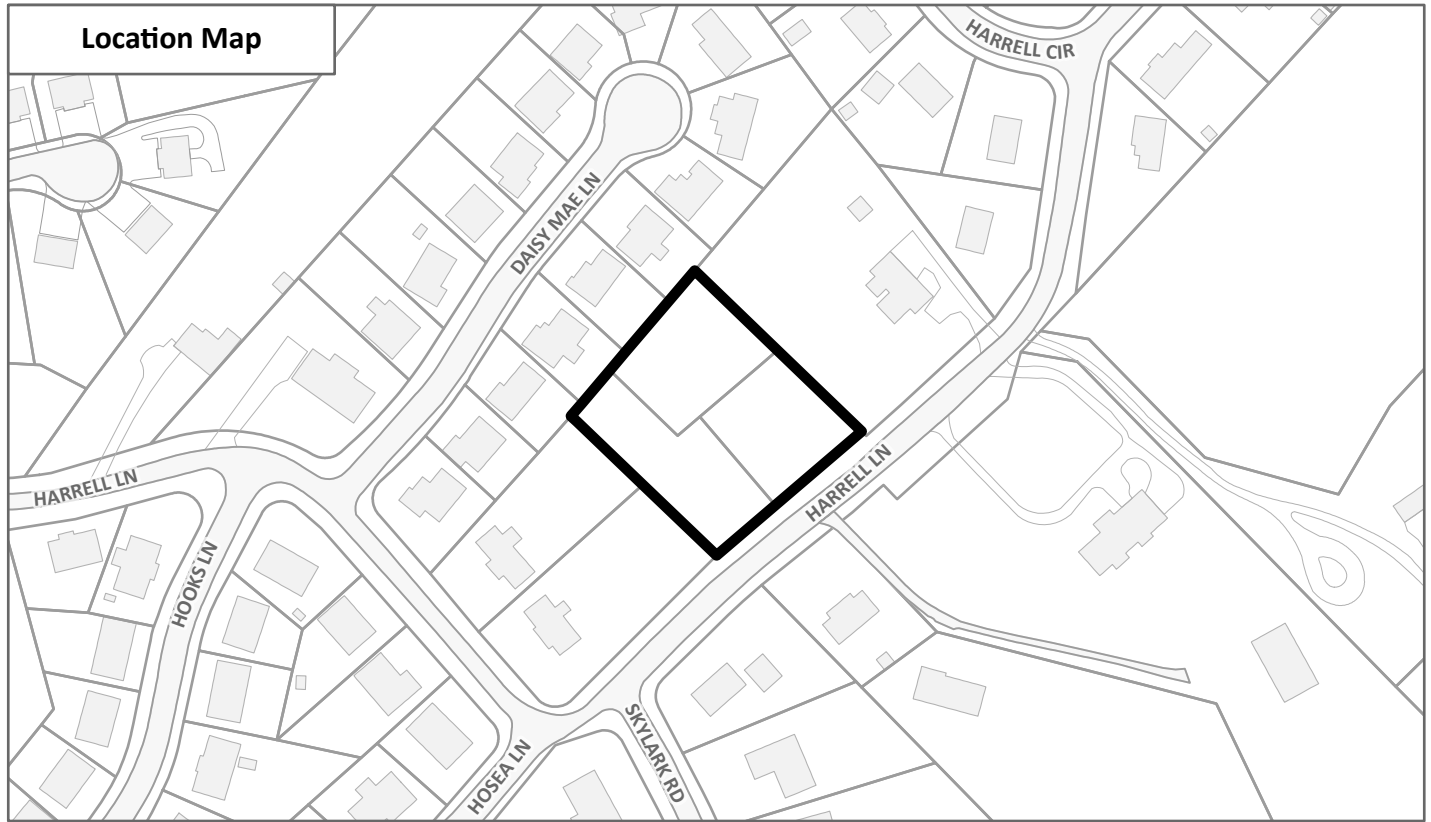


Exhibit A. Contextual Images

Location Map



Aerial Map

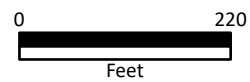


CONTEXTUAL MAPS 1

12-A-23-UR



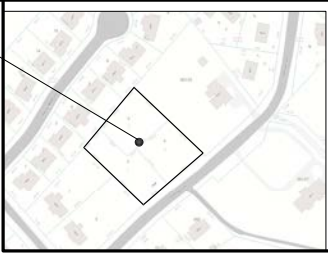
Case boundary





NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
DEMOLITION OR CONSTRUCTION, THE
CONTRACTOR MUST CONTACT TENNESSEE
ONE-CALL AT 1-800-361-1111
CONTRACTOR IS RESPONSIBLE TO RECORD
AND SAVE CONFIRMATION NUMBER.

SITE



LOCATION MAP NTS

LEGEND

- EXISTING IRON PIN FOUND
- IRON PIN SET (5" REBAR W/ CAP)
- WATER METER
- MANHOLE
- ⊕ POWER TELEPHONE
- GUY WIRE

- NOTES:
- EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGC&A.
 - STANDARD UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. 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.
 - ALL PINS ARE 5" UNLESS SHOWN DIFFERENTLY.

CLT MAP: 028
PARCEL: 263.01
DEED REFERENCE: 202106010098776
PLAT: I-70A

NUMBER OF LOTS: 3
TOTAL AREA: 1.03 ACRES
44,707 SF
PROPERTY ZONED: RA

OWNERS: JUSTIN AND JOY SATTERFIELD
5301 SALEM CHURCH ROAD
KNOXVILLE, TN 37939
CONTACT: JUSTIN SATTERFIELD
PHONE: 865-803-7938

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LN, KNOXVILLE, TN 37938
(865) 847-5999
621 WALL ST, SEVIERVILLE, TN 37862
(865) 429-4683



DAISY MAE LANE

DAISY'S LANDING S/D
PLAT: 200109250023631
LOTS 3 THRU 6

LOT 3R
15,129 SF TOTAL
3,046 SF SPAE ESMT
12,083 SF REMAINDER

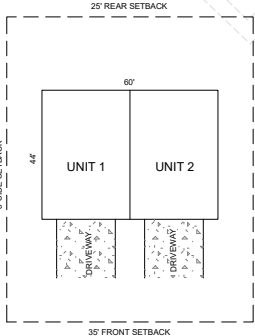
APRIL ATWELL & LARRY GRAHAM
DEED: 202301100039218

LOT 1
CLYDE SWEET
BILLY G. & PATTY M. YORK
DEED: 201509030014969
PLAT: 200104270073487

LOT 1R
13,339 SF

LOT 2R
16,240 SF TOTAL
2,812 SF SPAE ESMT
13,428 SF REMAINDER

LOT 2
CLYDE SWEET
JASON P. & DARLENE H. CLARK
DEED: 201612020035228
PLAT: 200104270073487



TYPICAL UNITS LAYOUT



NO.	DATE	DESCRIPTION	BY	CHKD.

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, SEVIERVILLE, TENNESSEE

SIGMON C. COBURN PROPERTY
HARRELL LANE, KNOXVILLE, TN

USE ON REVIEW
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=20'	NO. 1
DRAWN BY	DATE	FILE NO.	OF 1 SHEETS
SOH	12-21-2023	21298	









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

Justin Satterfield

Applicant Name

Affiliation

10/12/2023

Date Filed

12/14/2023

Meeting Date (if applicable)

12-A-23-UR

File Number(s)

CORRESPONDENCE

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

Robert G. Campbell, PE Robert G. Campbell and Associates

Name / Company

7523 Taggart Ln. Ln. Knoxville TN 37938

Address

865-947-5996 / rcampbell@rgc-a.com

Phone / Email

CURRENT PROPERTY INFO

Justin & Joy Satterfield

Owner Name (if different)

5301 Salem Church Rd Knoxville TN 37938

Owner Address

865-803-7938

Owner Phone / Email

0 HARRELL LN / 4608 HARRELL LN

Property Address

28 E J 003,004,005

Parcel ID

1.03 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Harrell Ln, Northeast of Skylar Rd.

General Location

City **Commission District 7 RA (Low Density Residential)**

County District

Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

North County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

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) _____		

6.18 du/ac

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
\$450.00	
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: Justin Satterfield Please Print 10/12/2023 Date

Phone / Email _____

Property Owner Signature: Justin & Joy Satterfield Please Print 10/12/2023 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

Justin Satterfield

TN

Applicant Name

Affiliation

10/09/2023

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

Robert G. Campbell

Robert G. Campbell & Associates

Name

Company

7523 Taggart lane

Knoxville

TN

37938

Address

City

State

ZIP

865-947-5996

rcampbell@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Justin Satterfield

5301 Salem church rd, Knoxville, TN 73938

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4608 Harrell Ln

3, 4 & 5, clt map 28

Property Address

Parcel ID

Hallsdale Powell

Hallsdale Powell

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

NW of Harrell Ln, SE of Cmcloud Rd

General Location

Tract Size

- City
- County

District

Zoning District

Existing Land Use

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

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

SUBDIVISION REQUEST

Sigmon C Coburn Property

Proposed Subdivision Name

Related Rezoning File Number

Combine Parcels
 Divide Parcel
 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

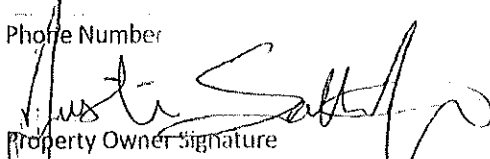
- Design Plan Certification (Final Plat)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

	Fee 1	Total
Fee 2		
Fee 3		

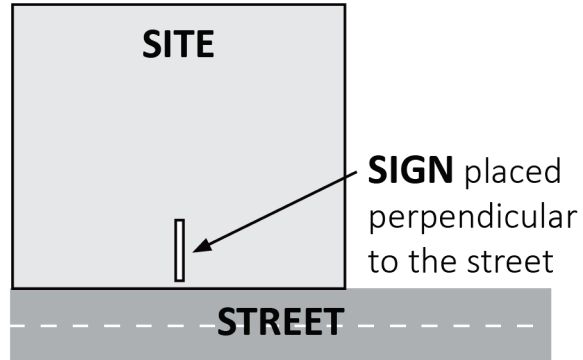
DECLARATION

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 _____

Phone Number _____ Email _____
 Property Owner Signature  Justin Satterfield 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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Justin Satterfield

Date: 10/12/2023

File Number: 12-A-23-UR

- Sign posted by Staff
- Sign posted by Applicant