



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ FILE #: 6-SA-24-C

AGENDA ITEM #: 32

6-A-24-DP

AGENDA DATE: 6/13/2024

▶ SUBDIVISION: CATLETT ROAD SUBDIVISION

▶ APPLICANT/DEVELOPER: LEONARD DEVELOPMENT, LLC

OWNER(S): Earl Letsinger, Gary Letsinger

TAX IDENTIFICATION: 130 160

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1141 CATLETT RD

▶ LOCATION: Southeast side of Snyder Rd, west side of Catlett Rd

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Turkey Creek

▶ APPROXIMATE ACREAGE: 10.2 acres

▶ ZONING: PR(k) (Planned Residential) up to 4.68 du/ac

▶ EXISTING LAND USE: Agriculture/Forestry/Vacant Land

▶ PROPOSED USE: 33-lot single family residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential - PR (Planned Residential) up to 3 du/ac, A (Agricultural)  
South: Rural residential - A (Agricultural)  
East: Single family residential - A (Agricultural)  
West: Single family residential, agriculture/forestry/vacant - A (Agricultural)

▶ NUMBER OF LOTS: 33

SURVEYOR/ENGINEER: Chris Sharp, P.E. Urban Engineering, Inc.

ACCESSIBILITY: Access is proposed via Catlett Rd, a local street with a 20-ft pavement width within a 50-ft right-of-way.

▶ SUBDIVISION VARIANCES REQUIRED:

VARIANCE:

1. Reduce the K value from 25 to 20 between stations 1+40.22 and 3+69.02 on Road B.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Increase the grade from 1% to 1.5% at the intersection of roads A and B.  
2. Increase the grade from 1% to 2% at the intersection of road B and

**STAFF RECOMMENDATION:**

- ▶ **Approve the requested variance to reduce the K value from 25 to 20 between stations 1+40.22 and 3+69.02 on Road B, based on the following evidence of hardship.**

1. The property is somewhat irregularly shaped and is challenging topographically. The most optimum location of proposed Road B happens to coincide with the steepest part of the property with the HP (Hillside Protection) designation.
2. The shape of the property and the location of the slope with respect to the proposed road is unique to the property and has not been created by any person having an interest in the property.
3. Granting this variance will not be detrimental to public safety, health, or welfare as the proposed reduction is in compliance with the AASHTO standard, as stated by the applicant.

**Approve the concept plan subject to 7 conditions.**

1. During the design plan phase, provide a hydraulic determination of the blue line that appears on the USGS Quad Map. If this is determined as a blue line stream, appropriate buffers shall be provided. If the lot configuration changes because of any potential buffers, the revised site plan must be reviewed by Planning staff prior to approval of the design plan.
  2. Provide a note on the final plat that states the driveways of lots 5, 7, and 12 shall meet the minimum corner clearance requirement of 50' from intersecting right-of-way lines.
  3. Prior to the final plat application submission, remove the word "Road" from the subdivision name as road types cannot not be included in the subdivision name.
  4. Meeting all applicable requirements of the Knox County Engineering & Public Works Department.
  5. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
  6. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
  7. Before certification of the final plat for the subdivision, establish 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 a residential subdivision of up to 33 detached dwellings in the PR zone, subject to 1 condition.**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

**COMMENTS:**

This proposal is for a 33-lot subdivision for single-family houses on 10.2 acres at a density of 3.23 du/ac. The property was rezoned from A (Agricultural) to PR(k) (Planned Residential) up to 4.68 du/ac earlier this year (1-A-24-RZ). The (k) indicates a condition applied to the rezoning request. In this case, the condition added by the County Commission is that the density shall be limited to 4.68 du/ac. The property has frontage along Snyder Road and Catlett Road and access is provided only via Catlett Road.

**VARIANCE:**

The K value stands for Rate of Vertical Curvature, which is calculated as the length of vertical curve divided by the algebraic difference in percentage of grades. It is a design control used to measure stopping sight distance on roadways. While the Subdivision Regulations require a subdivision in Knox County to have a fixed minimum K value of 25 for local streets, the AASHTO manual "A Policy on Geometric Design of Highways and Streets" has variable standards. The proposed K value reduction is in compliance with AASHTO standards, as stated by the applicant.

**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(k) (Planned Residential) up to 4.68 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 3.23 du/ac proposed is below the 4.68 du/ac maximum that was a condition of the rezoning approval.
- C. The site layout conforms to the lot size and setback requirements of the zone.

## 2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Ensure that development is sensitive to existing community character (Policy 2). -- Detached houses will be consistent with the surrounding properties which primarily accommodate single family residences and rural residences.
- B. Create neighborhoods with a variety of housing types and amenities in close proximity (Policy 5). -- Within one mile of the property, there is a private school, Knoxville Christian School, and several community serving commercial and recreational uses along Outlet Drive and Lovell Road.

## 3) FUTURE LAND USE MAP

- A. The property has the RC (Rural Conservation) place type with the HP (Hillside Protection) designation. Single family dwellings are recommended as 'primary uses' in the RC place type.
- B. The proposed open space including easements and common areas is approximately 1.5 acres. This proposal is consistent with the recommended disturbance budget of the slope analysis.

## 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 is not in opposition to any of these criteria.

ESTIMATED TRAFFIC IMPACT: 364 (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.

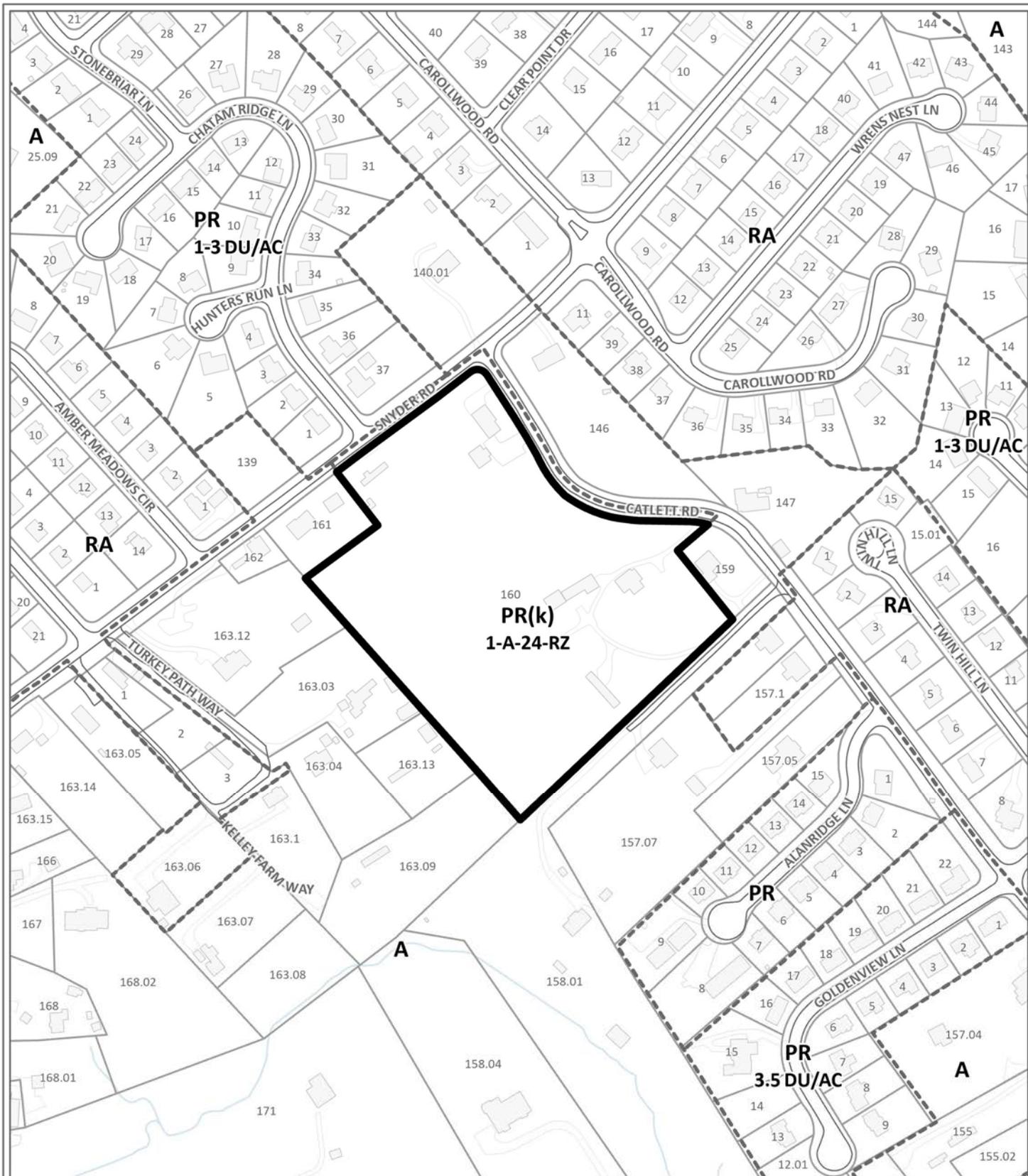
ESTIMATED STUDENT YIELD: 14 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

- 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**

**6-SA-24-C / 6-A-24-DP**

**Petitioner:** Leonard Development, LLC

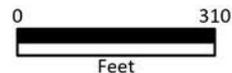


33-lot single family residential subdivision in PR(k) (Planned Residential)

**Map No:** 130  
**Jurisdiction:** County

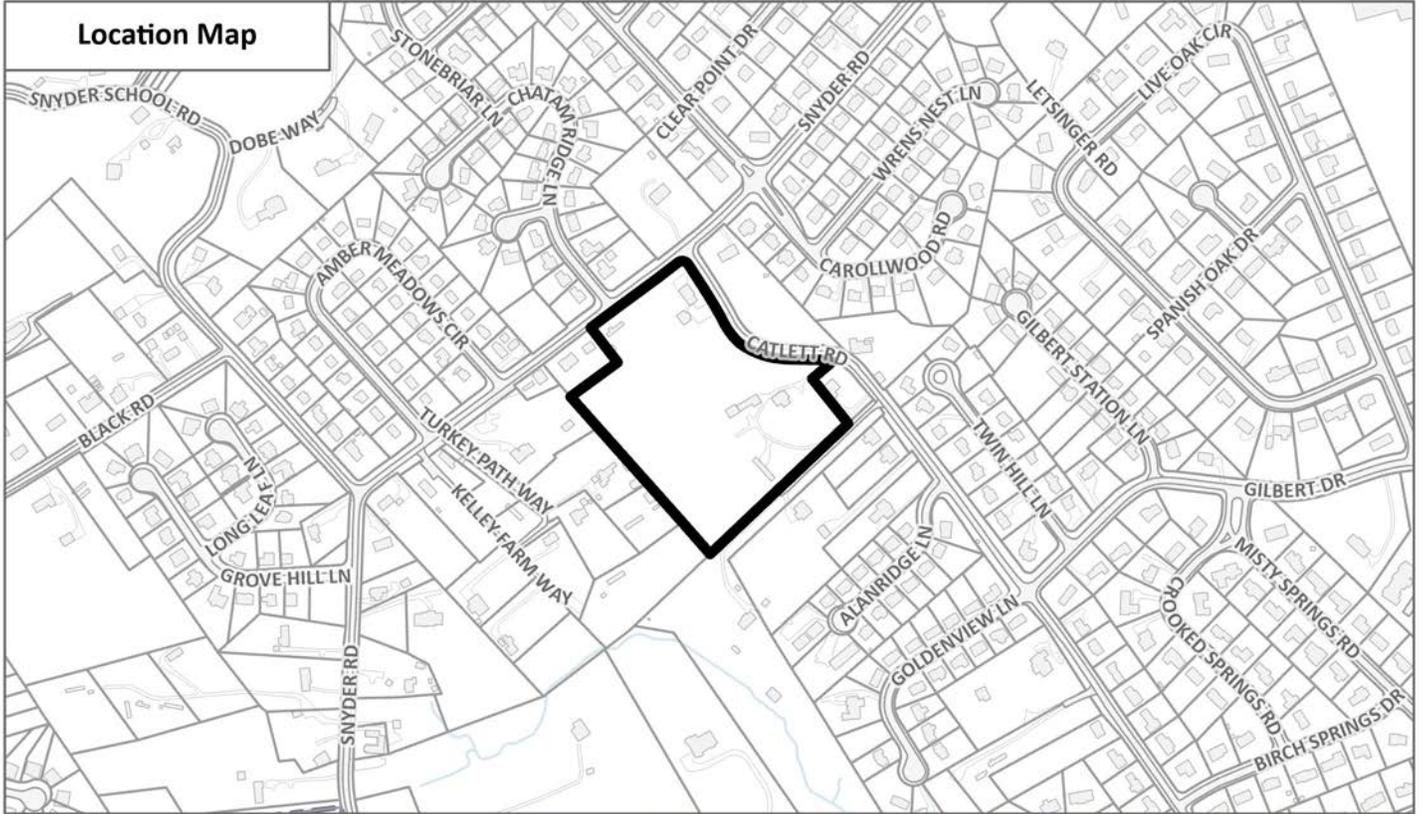
**Original Print Date:** 5/9/2024

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



# Exhibit A. Contextual Images

Location Map



Aerial Map

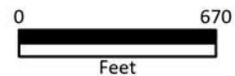


CONTEXTUAL MAPS 1

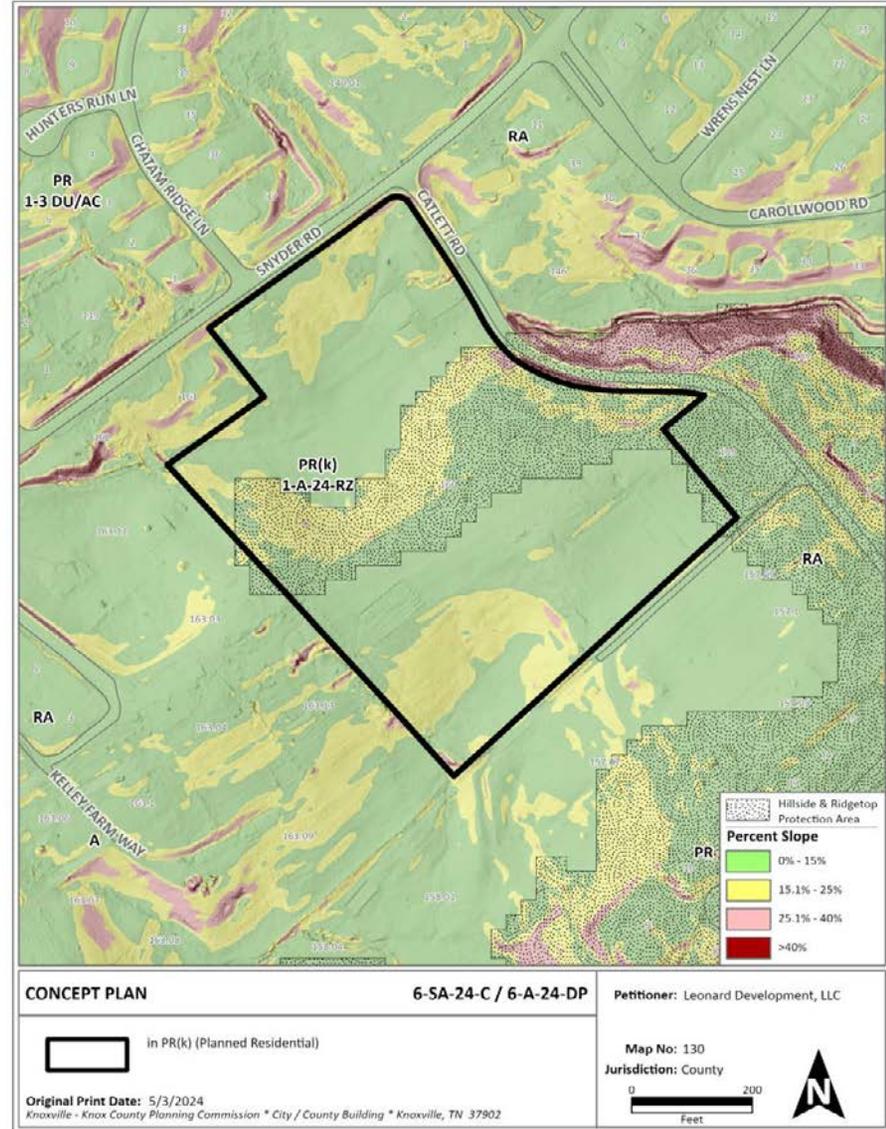
6-SA-24-C / 6-A-24-DP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>10.90</b>		
Non-Hillside	7.77	N/A	
0-15% Slope	1.73	100%	1.73
15-25% Slope	1.34	50%	0.67
25-40% Slope	0.05	20%	0.01
Greater than 40% Slope	0.00	10%	0.00
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>3.12</b>	Recommended disturbance budget within HP Area (acres)	<b>2.41</b>
		Percent of HP Area	<b>77.2%</b>



# CONCEPT PLAN

U.E.I. PROJECT NO. 2404015

# CATLETT ROAD SUBDIVISION

SITE ADDRESS: 1141 CATLETT ROAD, KNOXVILLE, TENNESSEE 37932  
TAX MAP: 130, PARCEL: 160.00



LOCATION MAP

DEVELOPER:  
**LEONARD DEVELOPMENT, LLC**  
119 WESTFIELD ROAD  
KNOXVILLE, TN 37919  
(865)970-9888

 SITE ENGINEER:  
**URBAN ENGINEERING, INC.**  
CHRIS SHARP  
10330 HARDIN VALLEY RD, #201  
KNOXVILLE, TENNESSEE 37932  
(865) 966-1924

**SPECIFICATIONS**  
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRICAL - AS DIRECTED BY LENOIR CITY UTILITIES BOARD
- GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER & SEWER - AS DIRECTED BY WEST KNOX UTILITY DISTRICT
- TELEPHONE - AS DIRECTED BY AT&T
- CABLE - AS DIRECTED BY COMCAST
- SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

## SHEET INDEX

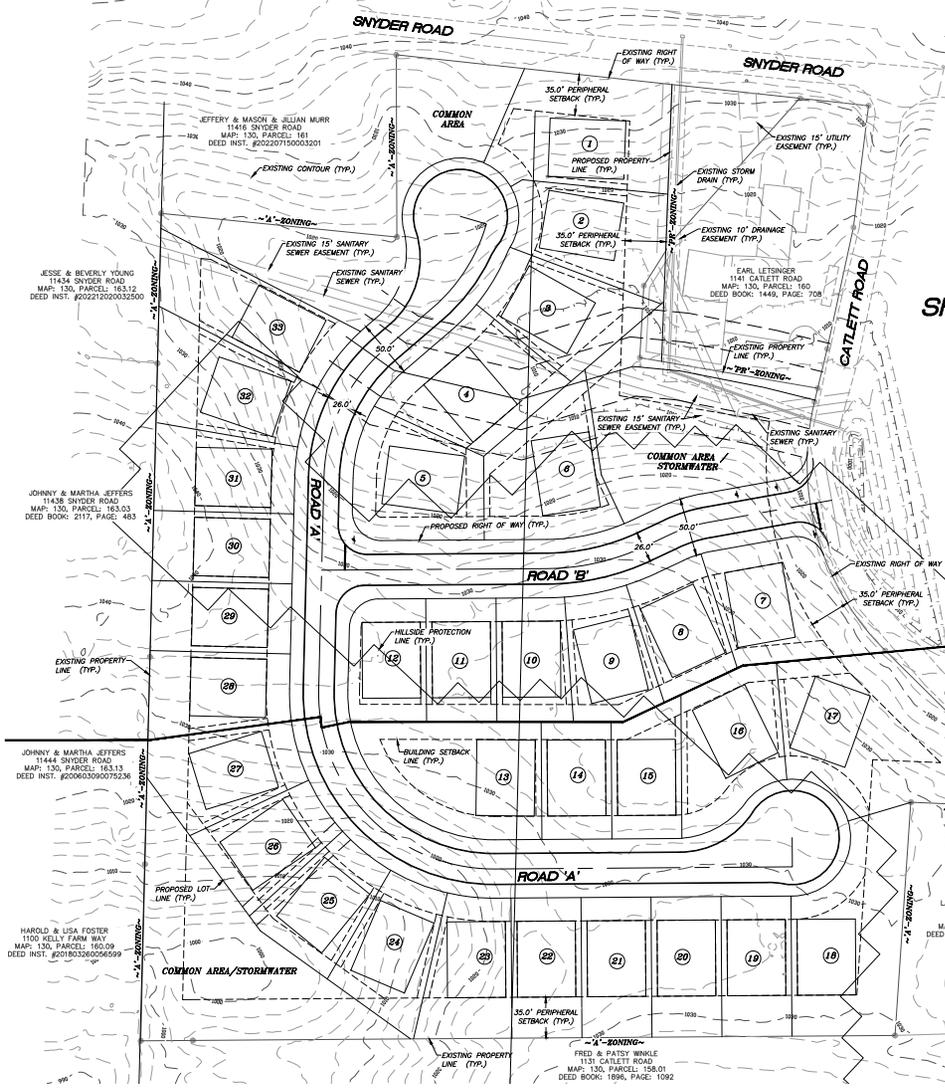
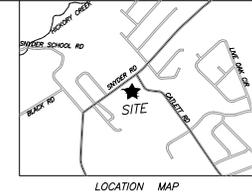
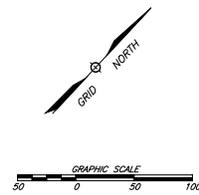
TITLE	SHEET
TITLE SHEET	C-0
KEY SHEET / TYPICAL SECTION	C-1
SITE PLAN	C-2 & C-3
ROAD PROFILES	C-4

Rev 5.21.2024

MPC FILE# 6-SA-24-C / 6-A-24-DP

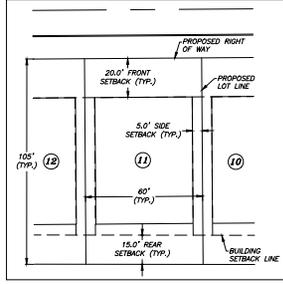
ISSUE NO.	DATE	DESCRIPTION
2	5/22/24	SUBMITAL 2

MPC FILE# 6-SA-24-C / 6-A-24-DP

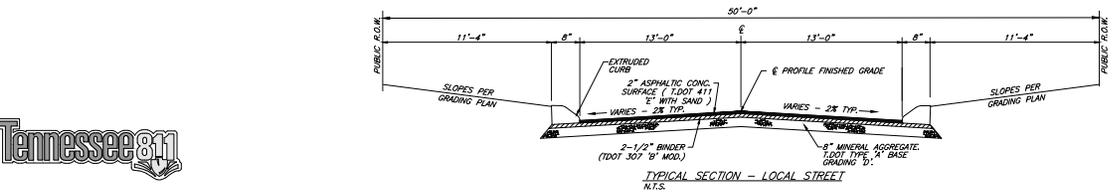


SHEET C-2

- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'TR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: HOUSES, TWENTY (20) FEET  
 PERIMETER: THIRTY FIVE (35) FEET (MINIMUM)  
 SIDE: FIVE (5) FEET  
 REAR: FIFTEEN (15) FEET
  2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER MAINS, ETC. AND CONSULTING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 10.2 ACRES.
  6. THE DEVELOPMENT PROPOSES 33 UNITS (1.2 UNITS PER ACRE).
  7. PROPOSED OPEN SPACE (INCLUDING EXERCISEYARDS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 1.56 ACRES (14.7%).
  8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
  9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
  10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
  11. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 5.21 ACRES.
  12. SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.



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 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 and described in a report filed with the Planning Commission.  
 Registered Engineer: *Christopher A. Sharp, P.E.*  
 Tennessee License No. 108984  
 Date: 5/22/2024



SHEET C-3

- ALTERNATIVE DESIGN STANDARD REQUESTS:**
1. REDUCE K VALUE FROM 25 TO 20 BETWEEN STATIONS 1+40.22 AND 3+49.02 (ROAD B)
  2. INCREASE THE CENTERLINE GRADE FROM 18 TO 2% AT THE INTERSECTION OF ROAD B AND CATLETT ROAD.
  3. INCREASE THE CENTERLINE GRADE FROM 18 TO 1.5% AT THE INTERSECTION OF ROADS A AND B.

REFERENCE:  
 DEED BOOK: 1449, PAGE: 708

REVISION	DATE	DESCRIPTION	CAS	BY
1	5/22/24	SUBMITAL 2	CAS	

KEY SHEET / TYPICAL SECTION  
**CATLETT ROAD SUBDIVISION**  
 SITE ADDRESS: 1141 CATLETT ROAD (37932)

DEVELOPER: LEONARD DEVELOPMENT, LLC  
 119 WESTFIELD ROAD  
 KNOXVILLE, TN 37919  
 (865) 970-9888

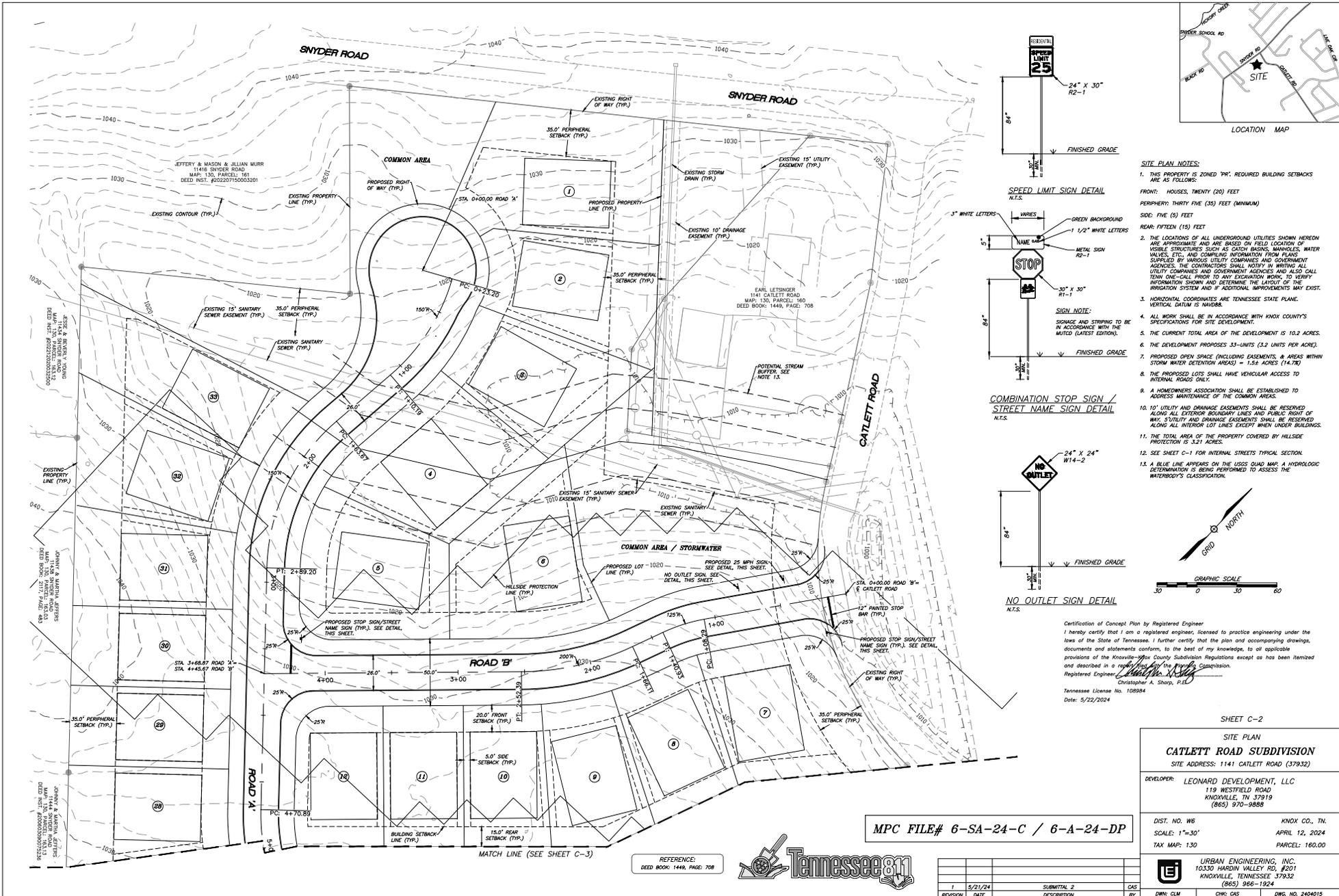
DIST. NO. W6  
 SCALE: 1"=50'  
 TAX MAP: 130

KNOX CO., TN  
 APRIL 12, 2024  
 PARCEL: 160.00

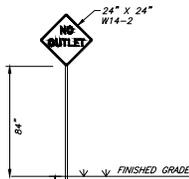
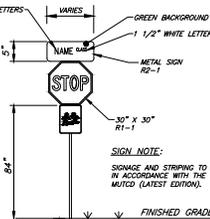
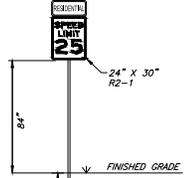
URBAN ENGINEERING, INC.  
 10330 HARDIN VALLEY RD, #201  
 KNOXVILLE, TENNESSEE 37932  
 (865) 966-1924

DWG. NO. 2404015





- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED "P", REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: HOUSES, TWENTY (20) FEET  
 PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)  
 SIDE: FIVE (5) FEET  
 REAR: FIFTEEN (15) FEET
  2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER MAINS, ETC. AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY BY WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 10.2 ACRES.
  6. THE DEVELOPMENT PROPOSES 33-UNITS (3.2 UNITS PER ACRE).
  7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 1.54 ACRES (14.7%).
  8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
  9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
  10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
  11. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 3.21 ACRES.
  12. SEE SHEET C-1 FOR INTERNAL STREETS TYPICAL SECTION.
  13. A BLUE LINE APPEARS ON THE LESS QUAD MAP. A HYDROLOGIC DETERMINATION IS BEING PERFORMED TO ASSESS THE WATERBODY'S CLASSIFICATION.



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 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 and described in a report filed with the Planning Commission.  
 Registered Engineer, *Christopher A. Sharp, P.E.*  
 Christopher A. Sharp, P.E.  
 Tennessee License No. 108894  
 Date: 5/22/2024

SHEET C-2

**SITE PLAN**  
**CATLETT ROAD SUBDIVISION**  
 SITE ADDRESS: 1141 CATLETT ROAD (37932)

DEVELOPER: LEONARD DEVELOPMENT, LLC  
 119 WESTFIELD ROAD  
 KNOXVILLE, TN 37919  
 (865) 970-9888

MPC FILE# 6-SA-24-C / 6-A-24-DP

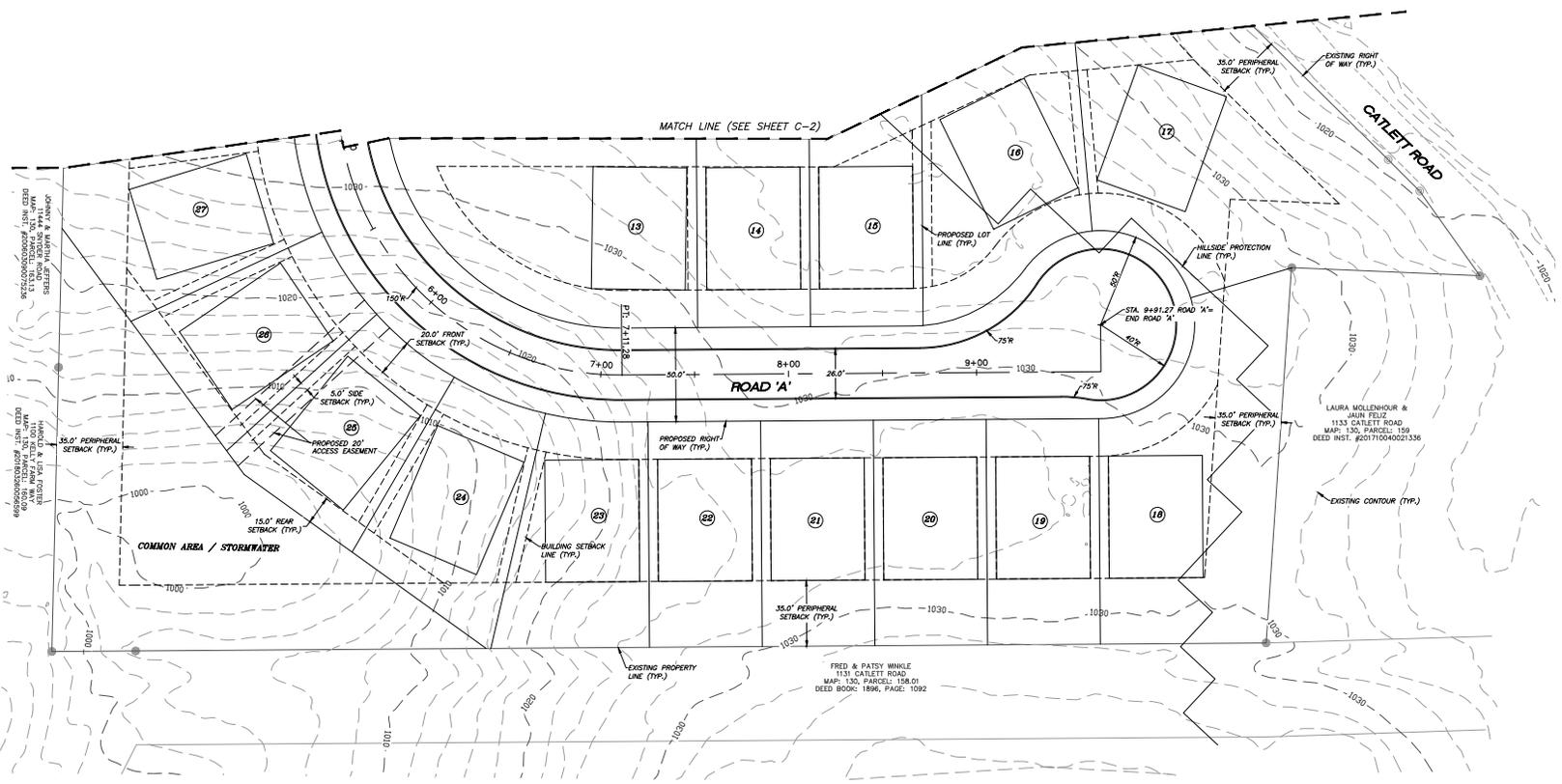
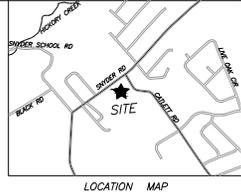
REFERENCE:  
 DEED BOOK: 1449, PAGE: 708



REVISION	DATE	DESCRIPTION	BY
1	5/21/24	SUBMITAL 2	CAS

URBAN ENGINEERING, INC.  
 10330 HARDIN VALLEY RD, #201  
 KNOXVILLE, TENNESSEE 37932  
 (865) 966-1924

DWN: CLM    CHK: CAS    DWS: NO.2404015

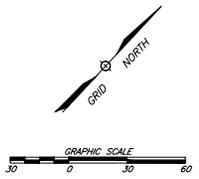


- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED "DH". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: HOUSES, TWENTY (20) FEET  
 PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)  
 SIDE: FIVE (5) FEET  
 REAR: FIFTEEN (15) FEET
  2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 10.2 ACRES.
  6. THE DEVELOPMENT PROPOSES 33-UNITS (3.2 UNITS PER ACRE).
  7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 1.58 ACRES (14.7%).
  8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
  9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
  10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. S'UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
  11. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 3.21 ACRES.
  12. SEE SHEET C-1 FOR INTERNAL STREETS TYPICAL SECTION.

JOHNNY & MURRAY, ENGINEERS  
 1100 N. W. 11TH AVENUE, SUITE 110  
 KNOXVILLE, TN 37911  
 TEL: 615-586-0000  
 FAX: 615-586-0001  
 DEED INST. #20170040021336

FRED & PATEY WINKLE  
 1131 CATLETT ROAD  
 MAP: 130, PARCELS: 158.01  
 DEED BOOK: 1836, PAGE: 1092

LAURA MULLENHOUR &  
 SAUL FELTZ  
 1133 CATLETT ROAD  
 MAP: 130, PARCELS: 159  
 DEED INST. #201710040021336



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 drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville County Subdivision Regulations except as has been itemized and described in a separate letter to the Planning Commission.  
 Registered Engineer: *Christopher A. Sharp, P.E.*  
 Christopher A. Sharp, P.E.  
 Tennessee License No. 108894  
 Date: 5/22/2024

MPC FILE# 6-SA-24-C / 6-A-24-DP

REFERENCE:  
 DEED BOOK: 1448, PAGE: 708

REVISION	DATE	DESCRIPTION	BY
1	5/21/24	SUBMITAL 2	CAS

SHEET C-3

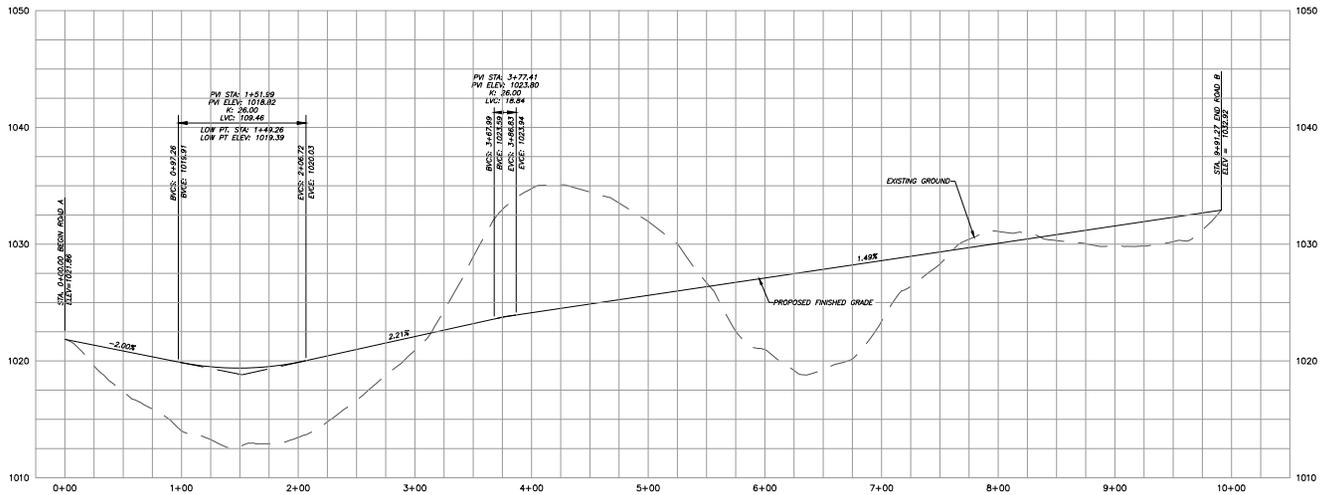
SITE PLAN  
**CATLETT ROAD SUBDIVISION**  
 SITE ADDRESS: 1141 CATLETT ROAD (37932)

DEVELOPER: LEONARD DEVELOPMENT, LLC  
 119 WESTFIELD ROAD  
 KNOXVILLE, TN 37919  
 (865) 970-9888

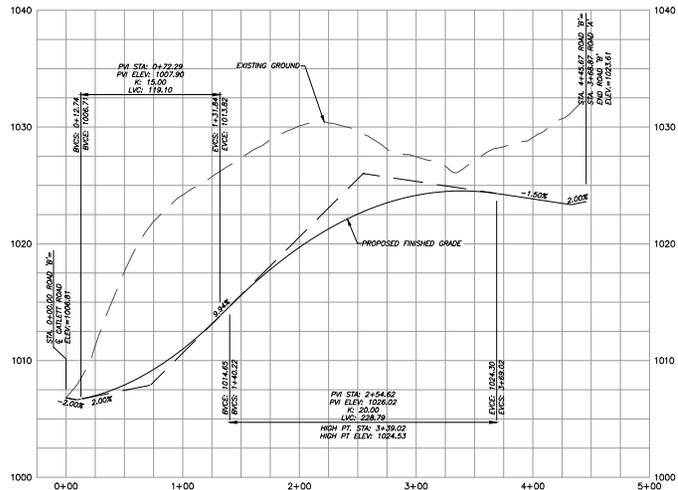
DIST. NO. W6      KNOX CO., TN.  
 SCALE: 1"=30'      APRIL 12, 2024  
 TAX MAP: 130      PARCEL: 160.00

**URBAN ENGINEERING, INC.**  
 10330 HARDIN VALLEY RD, #201  
 KNOXVILLE, TENNESSEE 37932  
 (865) 966-1924

DWN: CLM      CHW: CAS      DWS: NO.2404015



PROFILE-ROAD 'A'  
1"=50' (HORIZONTAL)  
1"=5' (VERTICAL)



PROFILE-ROAD 'B'  
1"=50' (HORIZONTAL)  
1"=5' (VERTICAL)

MPC FILE# 6-SA-24-C / 6-A-24-DP

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 drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-99th County Subdivision Regulations except as has been itemized and described in a report filed with the Property Commission.  
Registered Engineer, *Christopher A. Sharp, P.E.*  
Christopher A. Sharp, P.E.  
Tennessee License No. 108984  
Date: 5/22/2024

SHEET C-4

ROAD 'A' & 'B' PROFILE  
CATLETT ROAD SUBDIVISION  
SITE ADDRESS: 1141 CATLETT ROAD (37932)

DEVELOPER: LEONARD DEVELOPMENT, LLC  
119 WESTFIELD ROAD  
KNOXVILLE, TN 37919  
(865) 970-9888

DIST. NO. W6 KNOX CO., TN.  
SCALE: AS NOTED APRIL 12, 2024  
TAX MAP: 130 PARCEL: 160.00

URBAN ENGINEERING, INC.  
10330 HARDIN VALLEY RD, #201  
KNOXVILLE, TENNESSEE 37932  
(865) 966-1924

DWN: CLM CHK: CAS DWS: NO.2404015

REVISION	DATE	DESCRIPTION	BY
1	5/22/24	SUBMITTAL 2	CAS



The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

## HARDSHIP CONDITIONS TO BE MET:

- 1 Conditions Required:** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may, after written application, grant variations to the regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
- 2 Evidence of Hardship Required:** The Planning Commission shall not grant variations to these regulations if the purpose of the variation is solely for financial gain. The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that the following hardships are met:
  - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
  - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
  - c. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

*By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.*

**Chris Sharp**

Digitally signed by Chris Sharp  
Date: 2024.05.21 13:47:30  
-04'00'

Chris Sharp

5/21/24

Signature

Printed Name

Date

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

### **1. VARIANCE REQUESTED:**

Reduce the K value from 25 to 20 between stations 1+40.22 and 3+69.02 (Road B).

#### **Specify the hardship that would result for each of the variance criteria:**

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

The property is somewhat irregularly shaped and is challenging topographically. The K value reduction is in compliance with AASHTO standards.

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

The property is somewhat irregularly shaped and is challenging topographically. The K value reduction is in compliance with AASHTO standards.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

We are of the opinion that granting the requested variance will no adversely affect the neighborhood or neighboring properties.

#### ***To be completed by the City or County Department of Engineering, as applicable:***

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments:

Approve based on applicants justification. SE

# Alternative Design Standards

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

## Alternative Design Standards Requiring Planning Commission Approval

- Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County
- Section 3.03.E.1.e – Maximum grade of private right-of-way
- Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.H.2 – Maximum grade, public streets
- Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

## Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

- Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.A.3.c – Right-of-way dedication, new subdivisions
- Section 3.04.F.1 – Right-of-way reduction, local streets
- Section 3.04.G.1 – Pavement width reduction, local streets
- Section 3.04.H.3 – Intersection grade, all streets
- Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones
- Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones
- Section 3.11.A.2 – Standard utility and drainage easement

***By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.***

<b>Chris Sharp</b> <small>Digitally signed by Chris Sharp Date: 2024.04.19 16:43:38 -04'00'</small>	Christopher Sharp	4/19/24
Signature	Printed Name	Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

### 1. ALTERNATIVE DESIGN STANDARD REQUESTED:

~~INCREASE THE GRADE FROM 1% TO 3% AT THE INTERSECTION OF ROAD A AND SNYDER ROAD.~~

(Not required with revised site plan)

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES  NO

Engineering Comments:

~~Approve since no unsafe conditions are created. SE~~

### 2. ALTERNATIVE DESIGN STANDARD REQUESTED:

INCREASE THE CENTERLINE GRADE FROM 1% TO 1.5% AT THE INTERSECTION OF ROADS A AND B.

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES  NO

Engineering Comments:

Approve since no unsafe conditions are created. SE

### 3. ALTERNATIVE DESIGN STANDARD REQUESTED:

INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD B AND CATLETT ROAD.

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES  NO

Engineering Comments:

Approve since no unsafe conditions are created. SE



# URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS

---

May 22, 2024

Knox County Engineering and Public Works  
205 West Baxter Avenue  
Knoxville, TN 37917

And

Knoxville-Knox County Planning  
400 Main Street, Suite 403  
Knoxville, TN 37902

**Re: 6-SA-24-C / 6-A-24-DP**

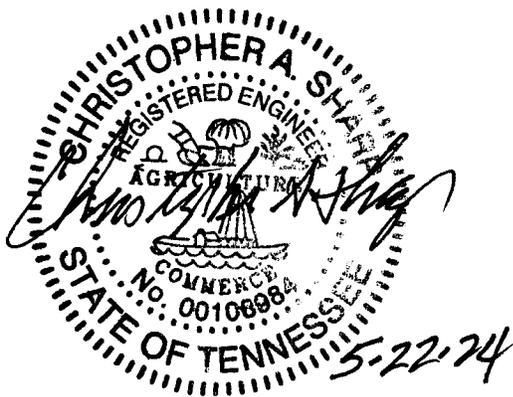
To whom it may concern:

Sight distance was evaluated for vehicles traveling along Catlett Road from the north and from the south towards the proposed site entrance. The posted speed along Catlett Road at the project site is 25 MPH. Per the Knox County Subdivision Regulations, the required minimum available sight distance is 250 feet. In both directions, the available sight distance will exceed the minimum distance.

Attached to this letter you will find line of sight profiles in both directions, along with photographs taken from the entrance location facing both directions. Please do not hesitate to contact me if you have questions or comments about this letter or attachments.

Sincerely,

Urban Engineering, Inc.



Chris Sharp, P.E.



# 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

**Leonard Development, LLC**

Applicant Name

Affiliation

**4/23/2024**

**6/13/2024**

**6-SA-24-C / 6-A-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.*

**Chris Sharp, P.E. Urban Engineering, Inc.**

Name / Company

**10330 Hardin Valley Rd. Pk. Suite 201 Knoxville TN 37932**

Address

**865-966-1924 / chris@urban-eng.com**

Phone / Email

### CURRENT PROPERTY INFO

**Earl Letsinger (% Gary Letsinger)**

**509 Herron Rd Knoxville TN 37934**

Owner Name (if different)

Owner Address

Owner Phone / Email

**1141 CATLETT RD**

Property Address

**130 160**

**10.9 acres**

Parcel ID

Part of Parcel (Y/N)?

Tract Size

**First Knox Utility District**

**First Knox Utility District**

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

**Southeast side of Snyder Rd, West side of Catlett Rd**

General Location

City **Commission District 6 PR(k) (Planned Residential) up to 4.68 du/ac**

**Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**Northwest County LDR (Low Density Residential), HP (Hillside Protection)**

**Planned Growth Area**

Planning Sector Land Use (City)/Place Type (County)

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) _____	

## SUBDIVISION REQUEST

<b>Catlett Road Subdivision</b>	Related Rezoning File Number
Proposed Subdivision Name	
<u>33</u>	<u>33</u>
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	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 Rezoning Requests		
Additional Information _____		

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$1,600.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	<b>Leonard Development, LLC</b> Please Print	<b>4/23/2024</b> Date
Property Owner Signature	<b>Earl Letsinger (% Gary Letsinger)</b> Please Print	<b>4/23/2024</b> 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

Leonard Development, LLC

Option Holder

Applicant Name

Affiliation

4/29/24

6/13/24

Date Filed

Meeting Date (if applicable)

File Number(s)

6-A-24-C  
6-A-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

Chris Sharp

Urban Engineering, Inc.

Name

Company

10330 Hardin Valley Road, Suite 201

Knoxville

TN

37932

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

### CURRENT PROPERTY INFO

Earl Letsinger (% Gary Letsinger)

509 Herron Road (37934) Knoxville, TN

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1141 Catlett Road (37932)

130 160

Property Address

Parcel ID

FUD

FUD

Sewer Provider

Water Provider

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

**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**

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_  Combine Parcels    Divide Parcel

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements \_\_\_\_\_

Related Rezoning File Number

Total Number of Lots Created

**ZONING REQUEST**

Zoning Change    Plan Amendment Change

Proposed Zoning \_\_\_\_\_

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*)

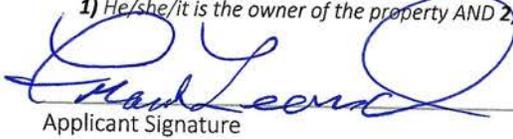
Traffic Impact Study

COA Checklist (*Hillside Protection*)

Fee 1		<b>\$1,600.00</b>
Fee 2		
Fee 3		
Total		

**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

Leonard Development, LLC

Please Print

4/17/24  
Date

865-970-9888

Phone Number

FRANK@LEONARDDEVELOPMENT.NE1

Email

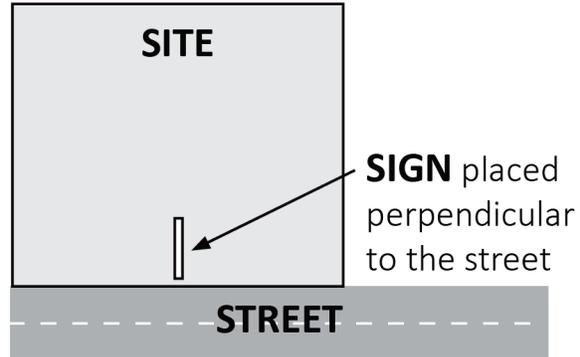
04/23/2024, SG

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:*

\_\_\_\_\_ 05/31/2024 \_\_\_\_\_ and \_\_\_\_\_ 06/14/2024 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Leonard Development, LLC

Date: 04/23/2024

File Number: 6-A-24-C & 6-A-24-DP

- Sign posted by Staff
- Sign posted by Applicant