

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 11-SA-24-C

AGENDA ITEM #: 56

11-A-24-DP

AGENDA DATE: 11/14/2024

► **SUBDIVISION:** SIMMONS' FARM, PHASE 1

► **APPLICANT/DEVELOPER:** JOSH SANDERSON (OWNER)

OWNER(S): Primos Land Company LLC

TAX IDENTIFICATION: 22 00514

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6701 ROBERTS RD

► **LOCATION:** West side of Roberts Rd, north of Washington Pk

GROWTH POLICY PLAN: Rural Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Flat Creek

► **APPROXIMATE ACREAGE:** 74.73 acres

► **ZONING:** PR (Planned Residential) < 2 du/ac

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

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - A (Agricultural)
South: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) 1-3 du/ac, A (Agricultural)
East: Agriculture/forestry/vacant land - A (Agricultural)
West: Public/quasi public land (TVA power station) - A (Agricultural)

► **NUMBER OF LOTS:** 141

SURVEYOR/ENGINEER: Wanis A. Rghebi, PE Southland Engineering Consultants, LLC

ACCESSIBILITY: Access is via Roberts Road, a major collector street with a pavement width of 20 ft within a 50-ft right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** VARIANCES
None

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

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

1. Increase the maximum intersection grade from 1% to 1.33% on Road 'A' at Road 'D'.

2. Increase the maximum intersection grade from 1% to 1.5% on Road 'D' at Roberts Road.

STAFF RECOMMENDATION:

► **Approve the Concept Plan subject to 13 conditions.**

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 4) Implementing the recommendations of the Simmons' Farm Traffic Impact Study (Cannon & Cannon, 10/28/2024) as required by Knox County Engineering and Public Works and the Tennessee Department of Transportation during the design plan phase (see Exhibit B).
- 5) Entering into a Memorandum of Understanding with Knox County Engineering and Public Works for completing off-site improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102). The County will engage the developer's TIA preparer to create an estimate to complete the left turn lane required at Roberts Roads and Washington Pike, and once the developer has submitted the corresponding funds equal to the estimate, the County will design and implement a larger project to align the northern and southern Roberts Road intersections. The cost of the improvements to E. Emory Road at the Roberts Road intersection is the developer's responsibility.
- 6) Providing a cul-de-sac at the end of Road 'A' during phase 1 of this subdivision. Knox County Engineering and Public Works may require the length of Road 'A' beyond the last (westernmost) lot. This is to be determined during the design plan phase.
- 7) Submitting a geotechnical report for review and approval by Knox County Engineering and Public Works during the design plan phase to determine if any areas shown as closed contour sinkholes on the concept plan are required to be shown on the final plat as a closed contour sinkhole with a 50 ft buffer as required by Section 3.06.B. If any building construction is proposed within the 50 ft buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability, and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50 ft buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50 ft buffer shall be designated on the final plat even if they are approved to be filled.
- 8) If the approved geotechnical report determines that a closed contour identified by Knox County Engineering and Public Works is not a sinkhole, the certification to be provided by Knox County Engineering and Public Works must be placed on the final plat and sealed by the applicant's engineer.
- 9) Certifying that the required sight distance is available along Roberts Road in both directions at the Road 'D' intersection, with documentation provided to the Knox County Department of Engineering and Public Works for review and approval during the design plan phase.
- 10) All double frontage lots must meet the requirements of Section 3.02.A.4. of the Subdivision Regulations.
- 11) Meet all applicable requirements of the Knox County Zoning Ordinance.
- 12) Meet all applicable requirements of the Knox County Department of Engineering and Public Works.
- 13) 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, private roads, and/or stormwater drainage systems.

► **Approve the development plan for up to 141 detached residential lots, subject to 2 conditions.**

- 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 2) A new development plan application must be approved by the Planning Commission before certification of a final plat or building permit(s) can be issued for the undeveloped portion of the subject property (parcel 022 00514) labeled as "future development" on the concept plan.

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 proposal is for a 141-lot detached residential subdivision on the 74.73-acre property at a density of 1.88 du/ac. The lots are clustered on 26.48 acres near the Roberts Road frontage. The property was rezoned from A (Agricultural) to PR (Planned Residential) < 2 du/ac in March 2024 (2-J-24-RZ).

TRANSPORTATION IMPACT STUDY (TIS)

The TIS studied the impact of the additional traffic at the proposed Roberts Road access points and the intersections of Washington Pike to the south and E. Emory Road to the north. The conclusions of the study are:

- 1) Install a left turn lane (50 feet storage) on E. Emory Road (SR 331) at Roberts Road intersection.
- 2) At the intersections of Roberts Road at Washington Pike, a left turn lane is warranted during the PM peak hour at the eastern intersection and during the AM peak hour at the western intersection. Due to the proximity of the eastern and western intersections of Roberts Road at Washington Pike (around 200 feet), installing left turn lanes for opposing movements would not be easily accommodated. It is recommended to realign Roberts Road to create a more traditional four-way intersection to accommodate the additional traffic associated with this development.
3. Maintain intersection corner sight distances on the site driveways by ensuring that new site signage and landscaping is appropriately located.

The County will engage the developer's TIS preparer to create an estimate to complete the left turn lane required at Roberts Roads and Washington Pike, and once the developer has submitted the corresponding funds equal to the estimate, the County will design and implement a larger project to align the northern and southern Roberts Road intersections. The cost of the improvements to E. Emory Road at the Roberts Road intersection is the developer's responsibility.

ALTERNATIVE DESIGN STANDARDS

The applicant requests to increase the maximum intersection grade from 1% to 1.33% on Road 'B' at Road 'D', and to 1.5% on Road 'D' at Roberts Road. Knox County Engineering and Public Works can approve an intersection grade of up to 2% when there is a crosswalk and 3% when there is no crosswalk.

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 2 du/ac:

- A. The PR zone allows detached 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. The proposed density is 1.88 du/ac.
- C. The property has two closed contours that must be studied during the design plan phase to determine if they are sinkholes. If they are determined to be sinkholes, the proposed lots that do not have buildable areas outside of the top of the sinkhole must be eliminated or combined with adjacent lots.

2) COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

- A. Approximately 48 acres of the site will remain undeveloped, outside the 26 acres for the house lots. This is consistent with Policy 7, to encourage development practices that conserve and connect natural features and habitat. The property does have the potential for 8 additional house lots. A new development plan application is required before any additional lots can be created or building permits used on the undeveloped area labeled "future development" on the plan.
- B. The County will leverage the funds provided by the developer for improvements at the Washington Pike intersection and implement a larger project to align the northern and southern Roberts Road intersections. This is consistent with Policy 9, to coordinate infrastructure improvements with development.

3) FUTURE LAND USE MAP

- A. The property is classified as the RL (Rural Living) place type on the Future Land Use Map. Rural Living areas are primarily made up of single family residential within a rural setting. These areas may include agriculture, open space, and some limited commercial that supports agriculture and civic uses.
- B. Single family residential on a wide range of lot sizes is a primary use in the RL place type. Primary uses are intended to be the predominant focus of the place. – The proposed single family development with varying lot

sizes is consistent with the RL place type.

C. The proposal conforms to the form attributes of the RL place type, which recommends building heights of 1-2 stories. – The maximum height is 35 ft for houses in the PR zone.

D. The RL place type allows consideration of PR (Planned Residential) up to 2 du/ac as a partially related zone per the Place Type and Zoning Correspondence Matrix (Appendix H of the Comprehensive Plan). The proposed development has a density of 1.88 du/ac.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Rural Area on the Growth Plan Map. The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning. – The proposed development is consistent with the PR zoning district.

B. Residential development in the rural area shall be limited to all of the following conditions: (a) no more than 2 dwelling units per acre; and (b) sanitary sewer, or a sewage system approved and maintained by a public utility company and public water must be available; and (c) must be on a collector road with a minimum width of 18ft pavement.—The proposed density is 1.88 du/ac, will be serviced by sanitary sewer, and is located on a collector road with a minimum pavement width of 18 ft.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

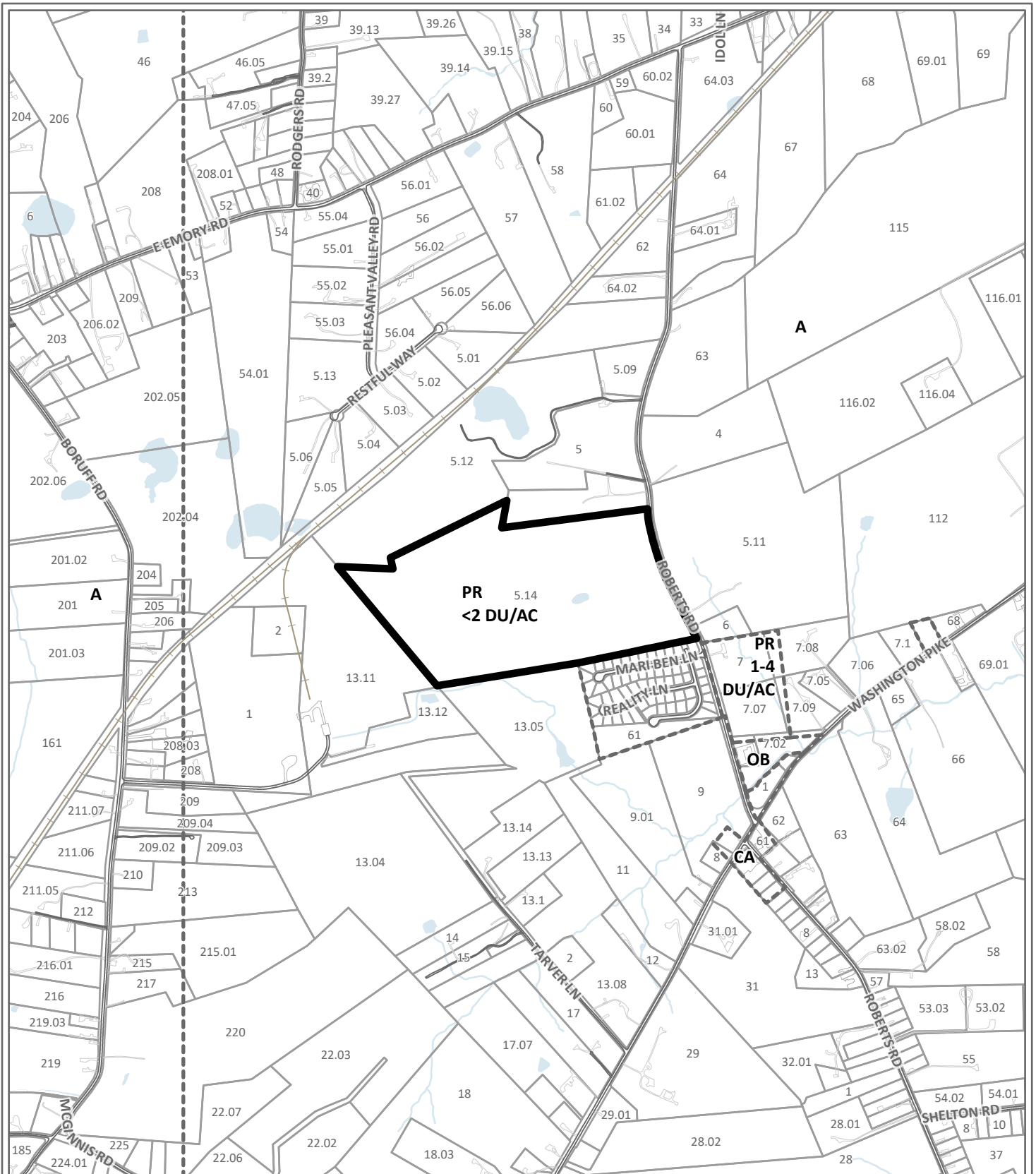
ESTIMATED STUDENT YIELD: 60 (public school children, grades K-12)

Schools affected by this proposal: Corryton Elementary, Gibbs Middle, and Gibbs High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



CONCEPT PLAN / DEVELOPMENT PLAN

11-SA-24-C / 11-A-24-DP

Petitioner: Josh Sanderson



Detached residential subdivision in PR (Planned Residential) < 2 du/ac

Original Print Date: 10/9/2024

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

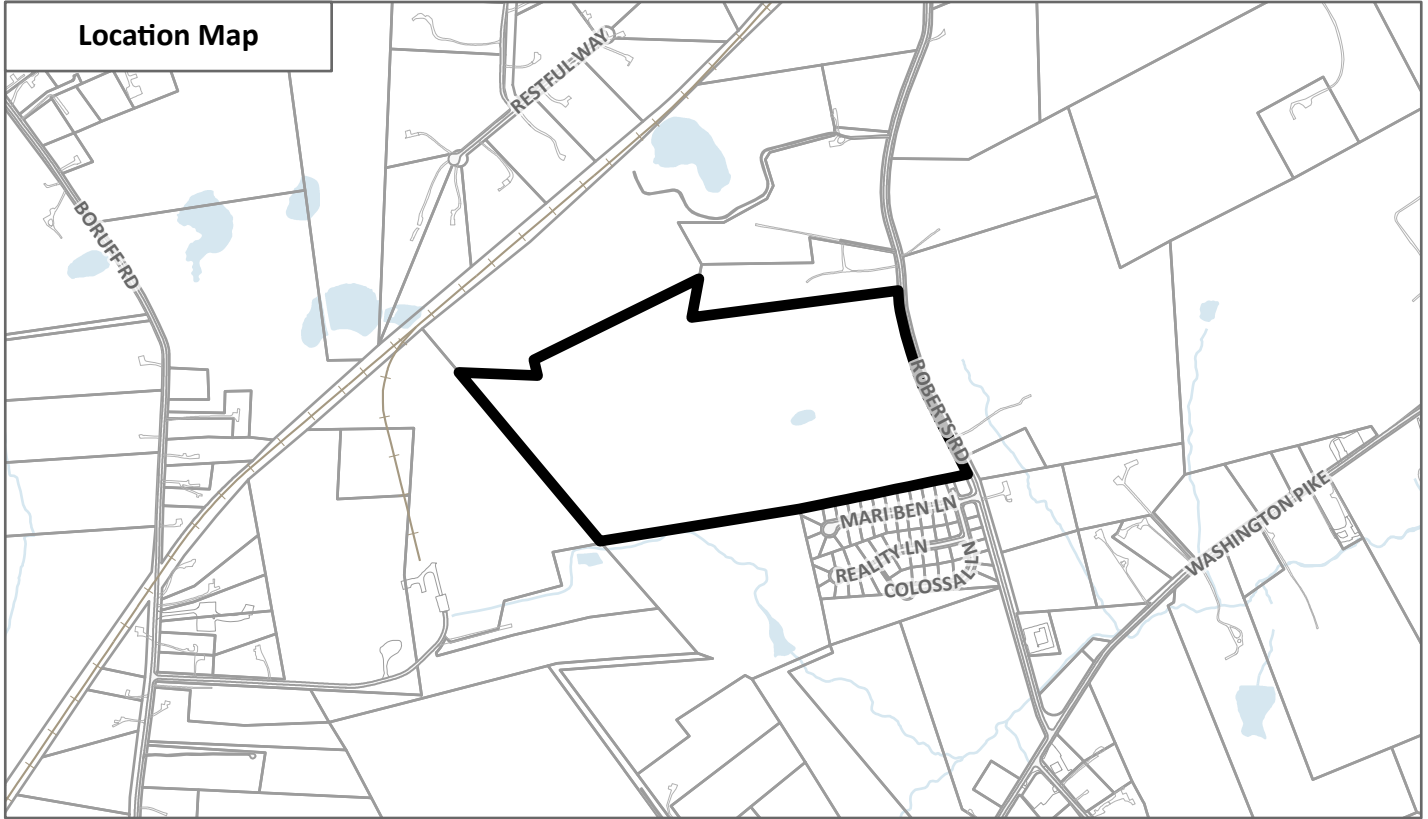
Map No: 22

Jurisdiction: County

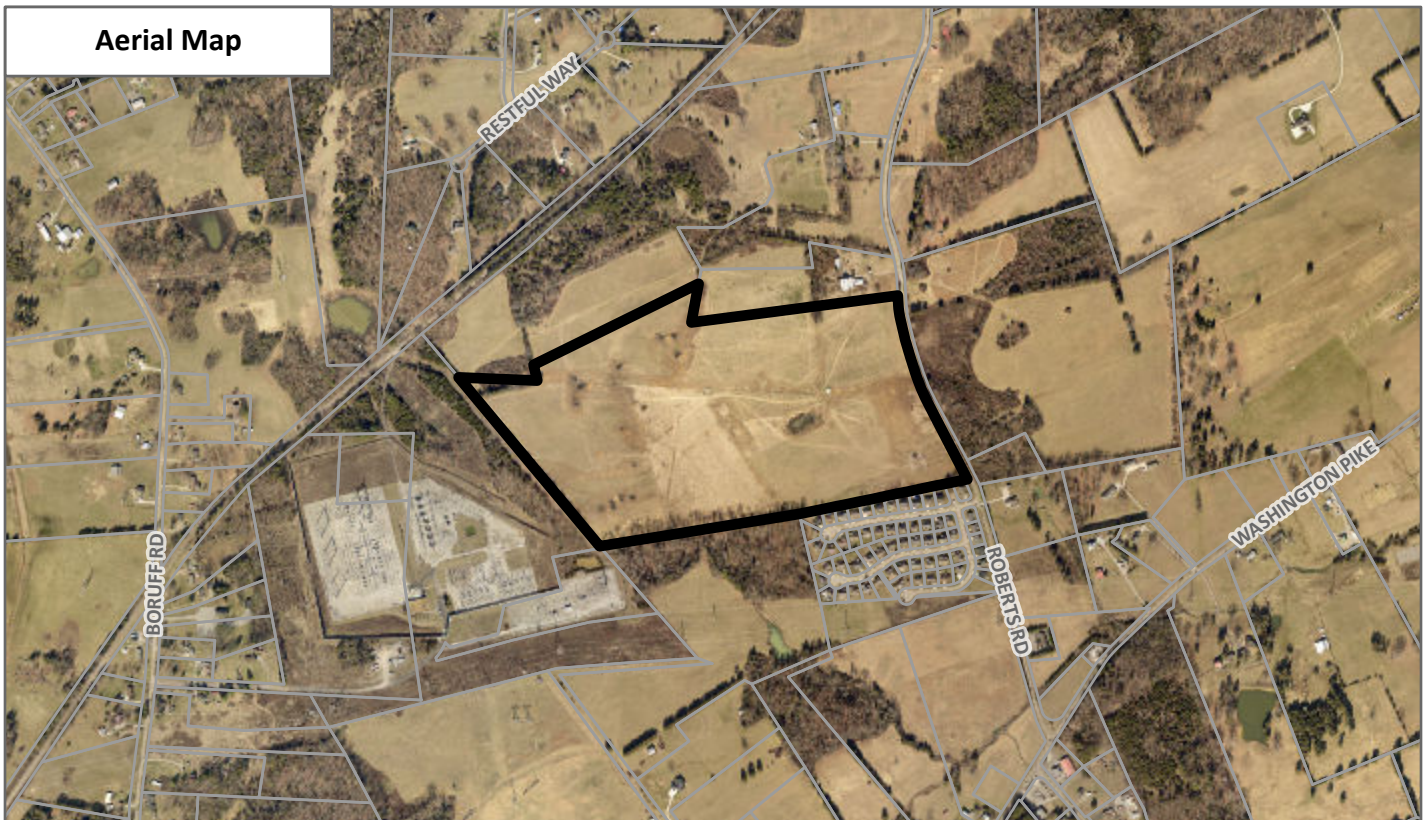


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

11-A-24-DP / 11-SA-24-C



Case boundary

0 1,000
Feet



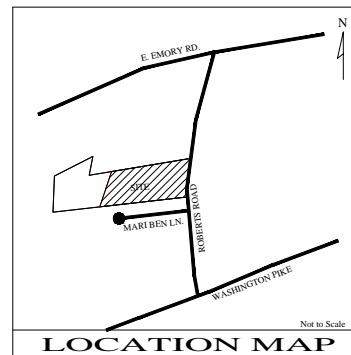
CONCEPT & DESIGN PLAN, PHASE I
FOR

PHASE I SIMMONS' FARM ON ROBERTS ROAD

CLT MAP 022, PART OF PARCEL 5.14
DISTRICT-8, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DESIGN & CONCEPT PLAN
3	ROAD PROFILES FOR A, B & C
4	ROAD PROFILES FOR D



SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wqheho@sengconsultants.com
www.southlandengineering.com

OWNER:

PRIMOS LAND COMPANY, LLC
4907 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-8582
FAX: (865) 693-9699

SITE ADDRESS:
6701 ROBERTS ROAD
CORYTON, TENNESSEE 37721



NOC: TNR137708

FILE # 11-SA-24-C
& 11-A-24-DP

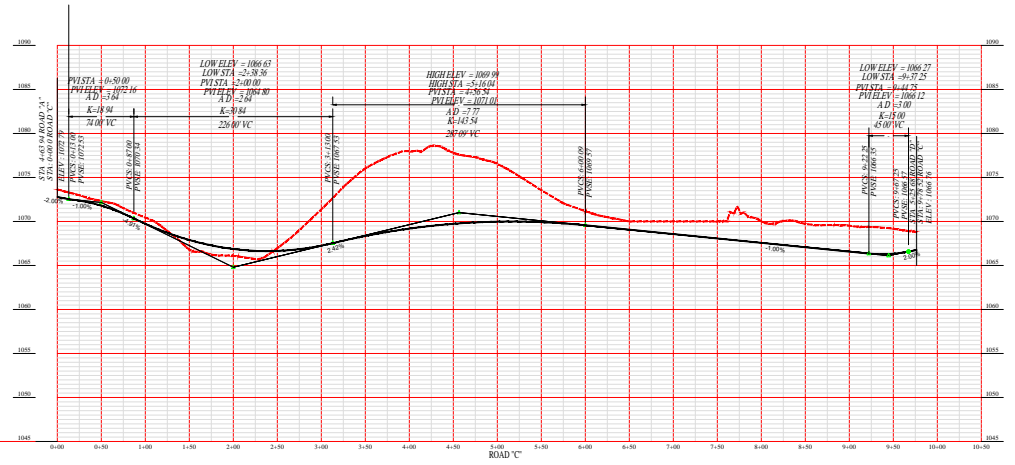
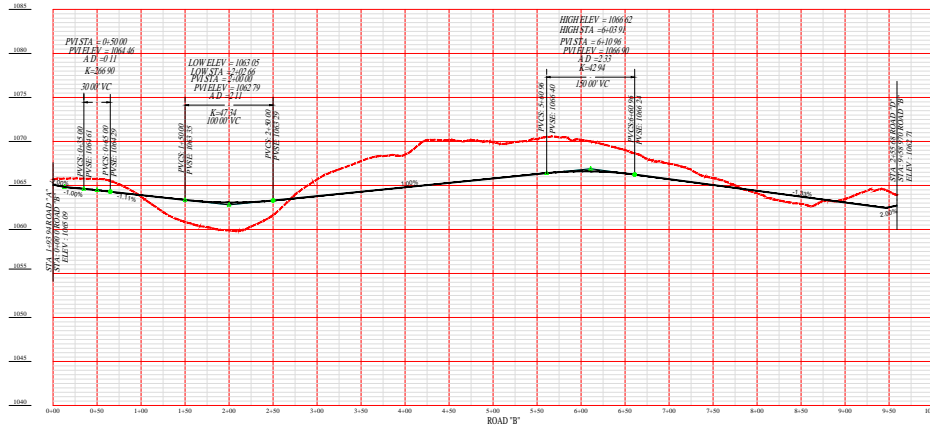
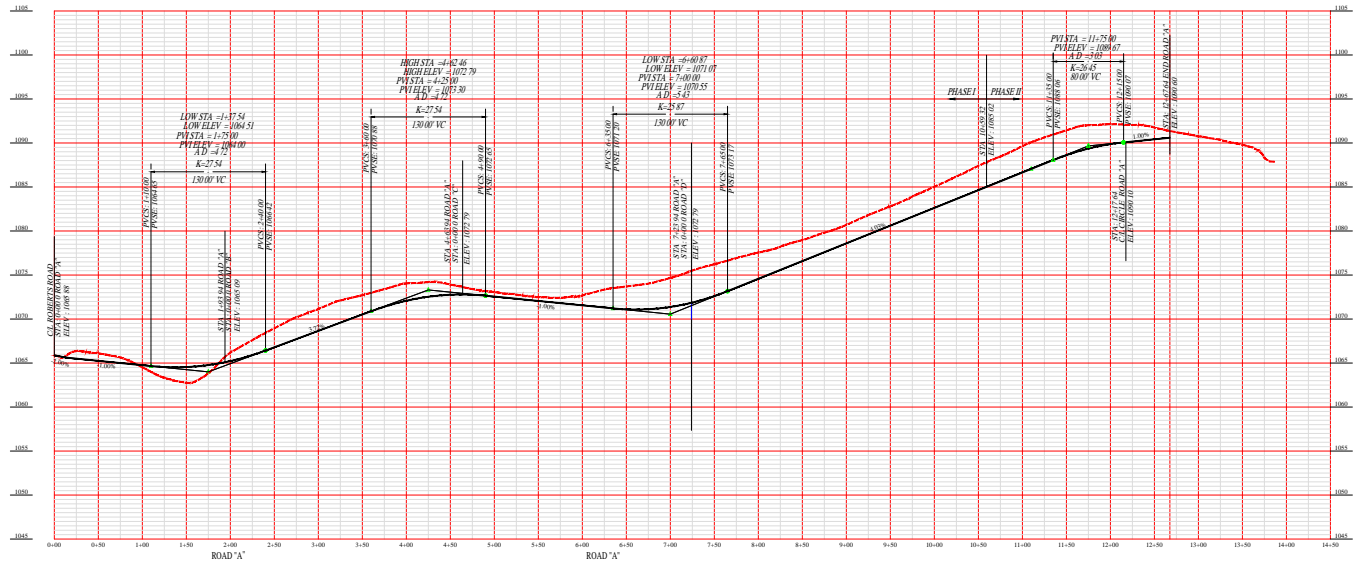
Revised: 10/31/2024
REV. 10-31-24
REV. 10-23-24
SEPTEMBER 2024

DEED INST. # 202311130024782
PLAT: 14-229

SHEET 1 OF 4 SHEETS

SLF-09-09-24-TS

NOTE:
THREE DAYS PRIOR TO ANY FURTHER
OR CONSTRUCTION CONTRACT MUST
CONTACT
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER



Revised: 10/31/2024

FILE # 11-SA-24-C
& 11-A-24-DP



SITE ADDRESS
6700 ROBERTS ROAD
CORRYTON, TENNESSEE 37721

OWNER/DEVELOPER

PRIMOS LAND COMPANY, LLC
400 BELL RD.
KNOXVILLE, TN 37931
PHONE: (865) 693-7755
FAX: (865) 693-9609

NOC: TNR137708

SCALE IN FEET
0 30 60 90 120

SCALE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'
DATE
09-09-2024

DEED REFERENCES:
INST # 2023111300247782
PLAT: 14-229

ROAD PROFILES "A", "B" & "C"
PHASE I
ROAD PROFILES PLAN FOR SIMMONS' FARM, PHASE I
ON ROBERTS ROAD
CLT MAP 022, PART OF PARCEL 5.14
DISTRICT-8, KNOX COUNTY, TENNESSEE

SFC-09-09-24-RP-SH-1

SHEET 3 OF 4 SHEETS

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
400 BELL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 693-7755
FAX: (865) 693-9609
E-MAIL: segh@segh.com
www.southlandengineers.com

DESIGNED
DRAWN
CHECKED

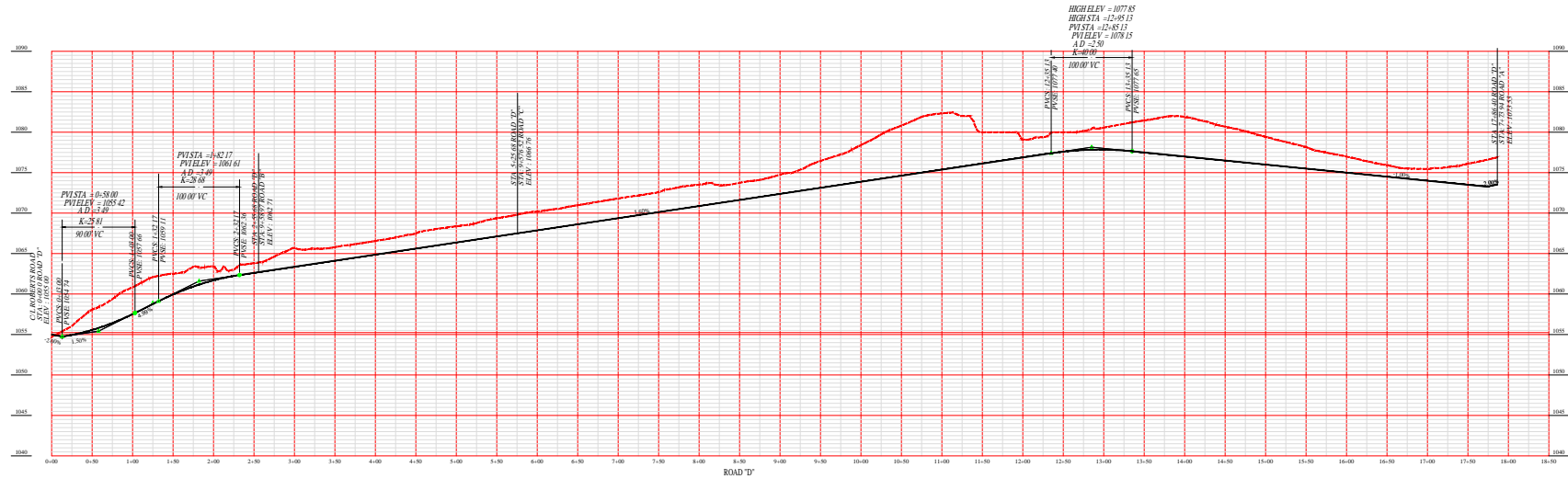
WAR
WAR
WAR

APPROVED
ENGINEER

NO.	DATE	REVISION	APP.
1	09-09-2024	BY: JLB FOR ANS/PLANNING COMMENTS	
2	10-31-2024	BY: JLB FOR ANS/PLANNING COMMENTS	

NO.	DATE	REVISION	APP.
1	09-09-2024	BY: JLB FOR ANS/PLANNING COMMENTS	
2	10-31-2024	BY: JLB FOR ANS/PLANNING COMMENTS	

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION, CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER



Revised: 10/31/2024

FILE # 11-SA-24-C
& 11-A-24-DP



SITE ADDRESS
670 ROBERTS ROAD
CUMMINGTON, TENNESSEE 37721

OWNER/DEVELOPER
PRIMOS LAND COMPANY, LLC
400 BELL RD.
KNOXVILLE, TN 37911
PHONE: (865) 693-7755
FAX: (865) 693-9699

NOC: TNR137708

SCALE IN FEET
0 50 100

SCALE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'
DATE
09-09-2024

DEED REFERENCES:
INST # 2023111300247782
PLAT: 14-229

ROAD PROFILES "D"
PHASE I
ROAD PROFILES PLAN FOR SIMMONS' FARM, PHASE I
ON ROBERTS ROAD
CLT MAP 022, PART OF PARCEL 5.14
DISTRICT 8, KNOX COUNTY, TENNESSEE

SFC-09-09-24-RP-SH-2
SHEET 4 OF 4 SHEETS

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
400 BELL ROAD
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E-MAIL: sephd@seengineering.com
www.southlandengineering.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	
CHECKED	WAR	

NO.	DATE	REVISION	APP.
1	08-18-24	REVISED FOR KNOS PLANNING COMMENTS	
2	09-24-24	REVISED FOR KNOS PLANNING COMMENTS	



Simmons' Farm TRAFFIC IMPACT STUDY – REVISION 1

ROBERTS ROAD
KNOX COUNTY, TN

CCI PROJECT NO. 01203-0003.000



11-SA-24-C
11-A-24-DP
Version 2
10/28/2024

REVISION 1 (10/28/24)

This report replaces the previous version of the traffic impact study dated 09/13/24 prepared for this project in its entirety.

PREPARED FOR:
Primos Land Company
4907 Ball Road
Knoxville, TN 37931
865.694.8582

SUBMITTED BY
CCI (Cannon & Cannon, Inc.)
10025 Investment Drive, Ste 120
Knoxville, TN 379132
865.670.8555

September
2024



1.0 EXECUTIVE SUMMARY

This report provides a summary of a traffic impact study that was performed for a proposed residential development to be located along Roberts Road in Knox County. The project site is located on the west side of Roberts Road between E. Emory Road (SR 331) and Washington Pike. The conceptual development plan for this project, Simmons' Farm, proposes a single-family residential development with up to 142 dwelling units. The project is proposed to have two primary access locations onto Roberts Road. Site Access #1 is proposed roughly 300-feet north of Mari Ben Lane and Site Access #2 is proposed roughly 900 feet north of Site Access #1.

The purpose of this study was the evaluation of the traffic operational and safety impacts of the proposed residential development upon roadways in the vicinity of the site. Of particular interest were the two access intersections mentioned above. Additionally, the intersections Roberts Road at E. Emory Road (SR 331), Roberts Road at Washington Pike (eastern intersection), and Roberts Road at Washington Pike (western intersection) were also analyzed. Appropriate intersection evaluations were conducted at these locations for existing and future conditions, both with and without traffic volumes generated from the proposed residential development, to determine the anticipated impacts and to establish recommended measures to mitigate these impacts. These evaluations included intersection capacity analyses, turn lane analyses and others as appropriate.

The primary conclusion of this study is that traffic generated from the proposed development will not have major negative impacts on the study intersections. The following listing is a summary of the improvements that are recommended to be implemented with the construction of this project:

1. Install left turn lane (50 feet storage) on E. Emory Road (SR 331) at Roberts Road intersection.
2. At the intersections of Roberts Road at Washington Pike, a left turn lane is warranted during the PM peak at the eastern intersection and during the AM peak hour at the western intersection. Due to the proximity of the eastern and western intersections of Roberts Road at Washington Pike (around 200 feet), installing left turn lanes for opposing movements would not be easily accommodated. It is recommended to realign Roberts Road to create a more traditional four-way intersection to accommodate the additional traffic associated with this development.
3. Maintain intersection corner sight distances on the site driveways by ensuring that new site signage and landscaping is appropriately located.



7.0 CONCLUSIONS & RECOMMENDATIONS

The primary conclusion of this study is that traffic generated from the proposed development will not have major negative impacts on the study intersections. The following listing is a summary of the improvements that are recommended to be implemented with the construction of this project:

1. Install left turn lane (50 feet storage) on E. Emory Road (SR 331) at Roberts Road intersection.
2. At the intersections of Roberts Road at Washington Pike, a left turn lane is warranted during the PM peak at the eastern intersection and during the AM peak hour at the western intersection. Due to the proximity of the eastern and western intersections of Roberts Road at Washington Pike (around 200 feet), installing left turn lanes for opposing movements would not be easily accommodated. It is recommended to realign Roberts Road to create a more traditional four-way intersection to accommodate the additional traffic associated with this development.
3. Maintain intersection corner sight distances on the site driveways by ensuring that new site signage and landscaping is appropriately located.

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.



Signature

WANIS A. Rghebi

Printed Name

10-31-24

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:

INTERSECTION GRADE ON "B" AT ROAD "D" FROM 1.0% TO 1.33% BECAUSE OF TOPOGRAPHY.

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Steve Elliott

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

b. INTERSECTION GRADE ON "D" AT ROBERT ROAD FROM 1.0% TO 1.50% BECAUSE OF TOPOGRAPHY AND TO GIVE K VALUE OF 24.32.

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Steve Elliott

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☐

Engineering Comments:

4. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested
(to be completed during review process): YES ☐ NO ☐

Engineering Comments:

5. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested
(to be completed during review process): YES ☐ NO ☐

Engineering Comments:



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

Josh Sanderson

Applicant Name

Owner

Affiliation

9/17/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-SA-24-C / 11-A-24-DP

File Number(s)

CORRESPONDENCE

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

Josh Sanderson Smithbilt Homes

Name / Company

4909 Ball Rd Knoxville TN 37931

Address

865-694-7756 / josh@smithbilthomes.com

Phone / Email

CURRENT PROPERTY INFO

Josh Sanderson Smithbilt Homes

Owner Name (if different)

4909 Ball Rd Knoxville TN 37931

Owner Address

865-694-7756 / josh@smithbilt

Owner Phone / Email

6701 ROBERTS RD

Property Address

22 00514

Parcel ID

Part of Parcel (Y/N)?

74.08 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Northeast Knox Utility District

Water Provider

No

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) Detached residential subdivision			

SUBDIVISION REQUEST

Simmons' Farm	Related Rezoning File Number
Proposed Subdivision Name	
Phase 1	141
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)	

1.9 du/ac

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
\$1,600.00	
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.

Josh Sanderson	9/17/2024
Applicant Signature	Date
Please Print	
Phone / Email _____	

Josh Sanderson Smithbilt Homes	9/17/2024
Property Owner Signature	Date
Please Print	



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

Josh Sanderson		Owner
Applicant Name		Affiliation
9/16/2024	11/14/2024	File Number(s) 11-SA-24-C 11-A-24-DP
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

Josh Sanderson		Smithbilt Homes	
Name		Company	
4909 Ball Road	Knoxville	TN	37931
Address	City	State	ZIP
865-694-7756	josh@smithbilthomes.com		
Phone	Email		

CURRENT PROPERTY INFO

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
6701 Roberts Road	022 00514	
Property Address	Parcel ID	
KUB	NEKUD	
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location		Tract Size
<input type="checkbox"/> City <input type="checkbox"/> County	District	Zoning District
		Existing Land Use
Planning Sector	Land Use / Place Type CITY COUNTY	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

TBD

Proposed Subdivision Name

1/1

Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

141

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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

☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)

☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1

0102

Fee 2

Fee 3

Total

\$1,600.00

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

Josh Sanderson

Please Print

9/16/2024

Date

865-680-2321

Phone Number

josh@smithbiltonhomes.com

Email



Property Owner Signature

Josh Sanderson

Please Print

09/17/2024, SG

Date Paid



Public Notice and Community Engagement

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.

11/1/2024

11/15/2024

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

Applicant Name

Date

11-SA-24-C & 11-A-24-DP

FILE NUMBER