

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 11-SI-24-C

AGENDA ITEM #: 63

11-L-24-DP (REVISED)

AGENDA DATE: 11/14/2024

► **SUBDIVISION:** EBENEZER SUBDIVISION

► **APPLICANT/DEVELOPER:** SCOTT SMITH (OWNER)

OWNER(S): Scott Smith S&E Properties, LLC

TAX IDENTIFICATION: 132 037 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 EBENEZER RD

► **LOCATION:** East side of Ebenezer Rd, north of Rosemont Blvd

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

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Ten Mile Creek

► **APPROXIMATE ACREAGE:** 33.14 acres

► **ZONING:** PR(k) (Planned Residential) up to 4 du/ac

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

► **PROPOSED USE:** Reduction of the peripheral setback along the north property boundary, modification of the temporary turnarounds, and additional stormwater retention pond

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, rural residential - RAE (Exclusive Residential), OB (Office, Medical, and Related Services), PC (Planned Commercial)

South: Single family residential - PR (Planned Residential)

East: Single family residential, multifamily residential - RAE (Exclusive Residential), PR (Planned Residential)

West: Agriculture/forestry/vacant land, office - OB (Office, Medical, and Related Services), OA (Office Park)

► **NUMBER OF LOTS:** 106

SURVEYOR/ENGINEER: Aaron Gray Ardurra

ACCESSIBILITY: Access is via Ebenezer Road, a minor collector street with a 23-ft pavement width within a 50-ft right-of-way.

► **SUBDIVISION VARIANCES**

REQUIRED:

VARIANCES

1. Allow a T-turnaround in lieu of a cul-de-sac at the termination of Road 'B'.

2. Increase the maximum grade through the T-turnaround of Road 'B' from 10% to 13.8%.

3. Allow a T-turnaround in lieu of a cul-de-sac at the termination of Road 'A'.

4. Increase the maximum grade through the T-turnaround of Road 'A' from 10% to 11.75%.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Increase the maximum road grade from 12 percent to 13.8 percent for Road 'B'.

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 2% on Road 'B' at Road 'A'.

STAFF RECOMMENDATION:

- **Variance #1 - Approve the variance to allow a T-turnaround in lieu of a cul-de-sac of Road 'B' per Concept Plan condition #3.**
- A. The utilization of T-turnarounds on these stub streets will allow for future access to the adjacent properties.**
 - B. The properties to the north must use Road 'A' and/or Road 'B' for access if they are developed in the future per the condition of their rezoning. The**
 - C. The granting of the variance will not be detrimental to public safety, health, or welfare because the turnarounds meet the American Association of State Highway and Transportation Officials (AASHTO) standards for emergency service providers.**

Variance #2 - Approve the variance to increase the maximum grade through the T-turnaround of Road 'B' from 10% to 13.80%

- A. The increase in road grade is due to the topography of the existing property. The proposed increase in slope will also allow the road to better accommodate a future connection to the property north of the project.**
- B. The unique topography of the property and future road extension is the basis for the request (reference description in Item 'A' above).**
- C. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood**

Variance #3 - Deny the variance to allow a T-turnaround in lieu of a cul-de-sac of Road 'A', leaving in place the previous approval of a temporary cul-de-sac, because the conditions regarding the uncertainty of this road being extended in the future have not changed.
(See the attached variance form for the applicant's justification for approval.)

Variance #4 – Deny the variance to increase the maximum grade through the T-turnaround of Road 'A' from 10 % to 11.75% based on the recommendation for variance #3, leaving in place the previous approval to increase the road grade through the cul-de-sac on Road 'A' to 11.75%.
(See the attached variance form for the applicant's justification for approval.)

Approve the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the revisions to the concept plan of Ebenezer Subdivision (6-SD-24-C) subject to 3 conditions.

- 1) Meeting the conditions of approval for concept plan 6-SD-24-C as presented in Exhibit B, except for replacing condition #10 with condition #2 below.
- 2) Providing a temporary cul-de-sac at the northern terminus of Road 'A' and a temporary T-turnaround at the terminus of Road 'B'. The public right-of-way may remain 50 ft wide through the turnarounds, with any portion of the paved surface outside of the right-of-way being in an easement per the requirements of Knox County Engineering and Public Works during the design plan phase. When the road is extended into the adjacent property, the curbing and pavement can be removed outside the extended roadway when the standard 26 ft wide paved and curbed road cross section is installed, and, if needed, the adjacent residential driveways are extended to the new curb line. The cost of these modifications and extensions is the sole responsibility of the person(s) extending the road.

3) The T-turnaround at the Road 'B' terminus must be adequate for emergency service providers to turn around, per the requirements of Knox County Engineering and Public Works. A turning template must be provided during the design plan phase.

► **Approve the revision to the development plan (6-H-24-DP) to reduce the peripheral setback from 35 ft to 15 ft along the northeast boundary as shown on the development plan, subject to 1 condition.**

1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.

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 request is for minor modifications to the previously approved Ebenezer Subdivision concept plan (6-SD-24-C) and the associated development plan (6-H-24-DP). The modifications are listed below and are highlighted in Exhibit C. All other elements of the previous concept plan remain in effect.

Modifications:

- 1) Changing the temporary cul-de-sac turnarounds at the end of Roads 'A' and 'B' to temporary T-turnarounds that meet AASHTO requirements. – NOTE: If approved, the turnaround(s) must be adequate for emergency service providers to turn around per the requirements of Knox County Engineering and Public Works (County EPW) during the design plan phase.
- 2) A new retention pond on the side of the property, to the rear of lots 83-88.
- 3) An emergency access driveway for adjacent property to the northwest. This access will only be used by emergency services. —NOTE: Approval by the Planning Commission is not formally required for this access driveway but is listed to explain its purpose.
- 4) The retention ponds along the Ebenezer Road frontage, on either side of the entrance road, have been moved further away from the Ebenezer Road right-of-way to allow for future road improvements, if needed.

VARIANCES

The applicant requests a T-turnaround instead of a cul-de-sac at Road 'A' and Road 'B' termini. These turnarounds are meant to be temporary because these are stub streets that will allow future access to the adjacent properties to the north. During the original application review for this concept plan (6-SD-24-C / 6-H-24-DP), staff opposed the temporary T-turnaround because there was uncertainty about whether the adjacent properties would use these stub streets. They were zoned RAE (Exclusive Residential) and with access to Grospoint Drive in the Suburban Hills subdivision. In September 2024, the County Commission rezoned the adjacent lots north of Road 'B' to PR (Planned Residential) with a condition prohibiting access to Grospoint Drive once the properties are redeveloped. Because of this condition, there is more certainty that Road 'B' will be extended into the adjacent sites. However, the property to the north of Road 'A' was not rezoned and retains access to Grospoint Drive if it is redeveloped. Because of the remaining uncertainty, staff is recommending denial of the T-turnaround on Road 'A'.

The applicant also requests two variances to increase the maximum grade through the T-turnarounds from 10 percent to 11.75 percent on Road 'A' and 13.8 percent on Road 'B'. The same variances were approved in June 2024 with the original concept plan; however, they were for cul-de-sacs instead of T-turnarounds. Staff support the request for Road 'B' because it will make the continuation of this road smoother once it is extended to the adjacent site. Otherwise, there will be a dip in the road where the turnaround was removed and will cause additional grading to install the turnaround and subsequently extend the road into the adjacent property. Staff recommend denial of the variance for Road 'A' based on the denial recommendation of the T-turnaround. If denied, the previously approved variance to increase the road grade through the cul-de-sac will remain in place.

ALTERNATIVE DESIGN STANDARDS

In June 2024, the Planning Commission approved the same alternative design standard request to increase the maximum road grade from 12 percent to 13.8 percent on Road 'B'. The proposed road grade will allow for less grading and comply with access standards for emergency services. There is also a request to increase the intersection grade from 1 percent to 2 percent for Road 'B' at Road 'A'. The intersection grade is approved by Knox County Engineering and Public Works, not the Planning Commission.

These are listed for reapproval because they are on the same road as one of the T-turnarounds. The alternative design standards for Road 'C' do not have to be reapproved because the road design has not changed.

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 4 du/ac subject to 6 conditions:

A) The requested modifications are consistent with the PR zone and the 6 zoning conditions listed below.

Zoning conditions (case number 1-D-24-RZ):

- (1) Will not reduce the 35-ft peripheral setback adjacent to Briarglen or Suburban Hills,
- (2) No stub-outs (connections) to Briarglen or Suburban Hills (Subdivisions),
- (3) 6-ft Green Giants to be (a) as close to 3 ft off the property line as allowed by site conditions (along the shared property line with the Briarglen Subdivision), (b) neighbors can pay the difference between 6 ft and 8 ft, and (c) 12-ft off-center,
- (4) Traffic study at the expense of the developer,
- (5) The entrance will be from Ebenezer Road, and
- (6) Include a landscape plan.

2) COMPREHENSIVE PLAN – SR (SUBURBAN RESIDENTIAL) PLACE TYPE

A) Single family (detached) residential subdivisions are considered a primary use in the SR (Suburban Residential) place type, and the proposal is consistent with the intent of providing a range of lot sizes, is located within bikeable proximity to neighborhood commercial areas, and is accessed from a collector street.

B) The turnarounds at the termini of Road 'A' and Road 'B' will have right-of-way stub-outs to the adjacent properties to the north.

3) COMPREHENSIVE PLAN – POLICIES A) The turnarounds at the termini of Road 'A' and Road 'B' will have right-of-way stub-outs to the adjacent properties to the north. This is consistent with Policies 11.2 and 14, which recommend limiting cul-de-sacs (dead-end streets) to provide greater connectivity and redundancy in the travel network rather than a single point.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A) The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. – The proposed development meets the relevant standards of the Growth Policy Plan.

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

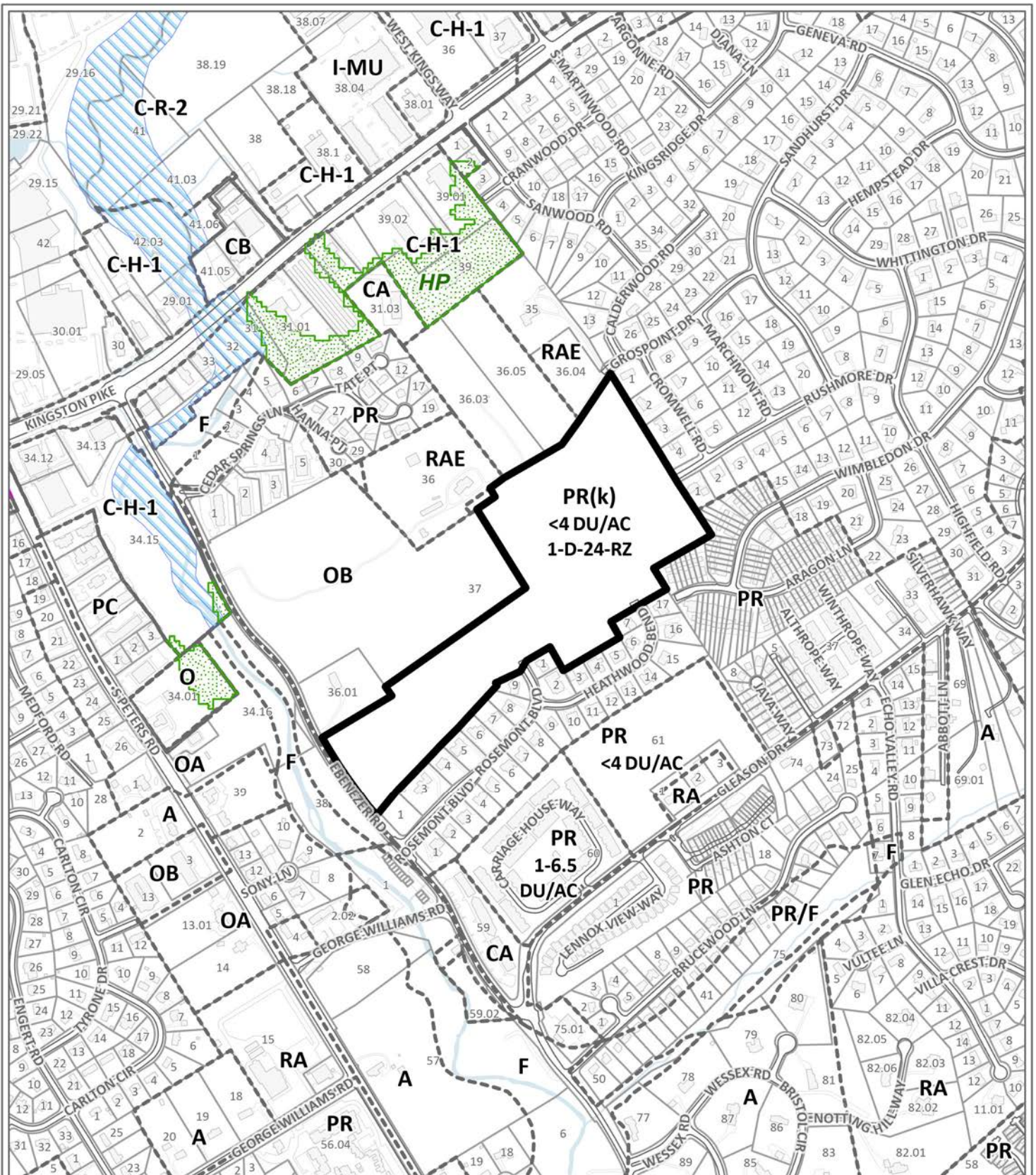
ESTIMATED STUDENT YIELD: 44 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden 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-SI-24-C / 11-L-24-DP

Petitioner: Scott Smith



Reduction of the peripheral setback along the north property boundary in PR(k) (Planned Residential) up to 4 du/ac

Original Print Date: 10/14/2024

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

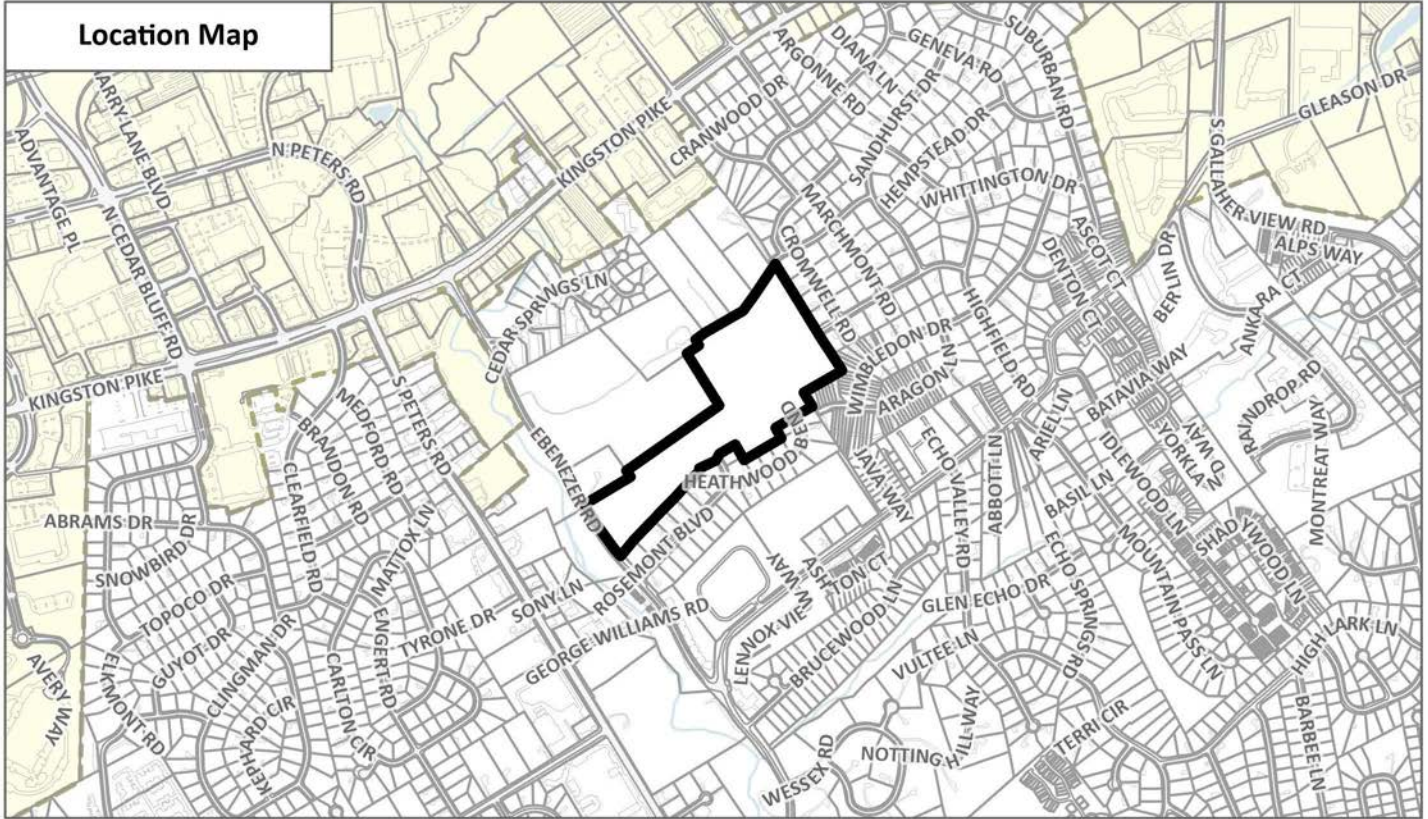
Map No: 132

Jurisdiction: County



Exhibit D. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

11-SI-24-C / 11-L-24-DP



Case boundary



October 28, 2024 11:54 AM View: 100% Scale: 1"=100' Plot Size: 11.4" x 24.0" Plot Scale: 1"=100'

GENERAL NOTES:

1. THE BOUNDARY DATA WAS TAKEN FROM KGIS
2. PROPERTY CONCERNED REFLECTS PARCELS 130 037 AS SHOWN IN KNOX COUNTY CLT MAP 132. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL PARCEL AREA = 56.395 AC.

OWNER: ANDERSON WILLIAM E ANDERSON KENNETH LYNN BROWN
NANCY A DEBORO JULIA A TRUSTEE
300 EBENEZER ROAD
KNOXVILLE, TN 37923
3. BUILDING SETBACKS ARE 20-FT. IN FRONT, 5-FT. ON SIDE, AND 15-FT. IN REAR. THE PERIPHERAL SETBACK IS 35-FT EXCEPT ALONG NORTH PROPERTY LINE WHERE IT IS 15-FT.
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS AND PROHIBITED FROM ROSEMONT BLVD, HEATHERWOOD BEND, AND RUSHMORE DR
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
6. PROPOSED IMPROVEMENTS INCLUDE: 26" WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV

PROPOSED DENSITY:

TOTAL PAR AREA:	33.14 AC.
TOTAL PROPOSED UNITS:	106 UNITS
TOTAL PROPOSED DENSITY:	3.20 UNITS/AC.

UTILITY OWNERS:

WATER & SEWER

FIRST UTILITY DISTRICT
122 DURWOOD RD
KNOXVILLE, TN 37922
CONTACT: MR. EDWIN DEYTON
OFFICE PHONE: 865.966.9741

GAS

KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37959-9017
CONTACT: MR. CHRIS MCCORMICK
OFFICE PHONE: 865.558.2123

ELECTRIC

KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37959-9017
CONTACT: MR. CHRIS MCCORMICK
OFFICE PHONE: 865.558.2123

TELEPHONE

AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MS. VICKIE DAILY
OFFICE PHONE: 865.539.8571

LEGEND:

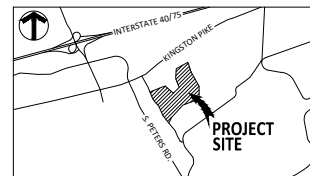
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LOT NUMBER
	PROPOSED PROPERTY/ROW BOUNDARY
	EXISTING ROW LINE
	ROAD CENTERLINE
	EXISTING OVERHEAD POWER
	EXISTING NATURAL GAS
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER

HORIZONTAL CURVE DATA TABLE						
CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT LENGTH
C1	ROAD A	578,898.2724	2,538,333.3516	19°55'03"	250.00	43.90
C2	ROAD A	578,950.8758	2,538,562.7569	33°35'37"	468.00	141.27
C3	ROAD A	579,481.8681	2,539,066.5009	16°09'40"	250.00	35.49
C4	ROAD A	580,016.3046	2,539,979.3475	90°00'00"	250.00	392.70

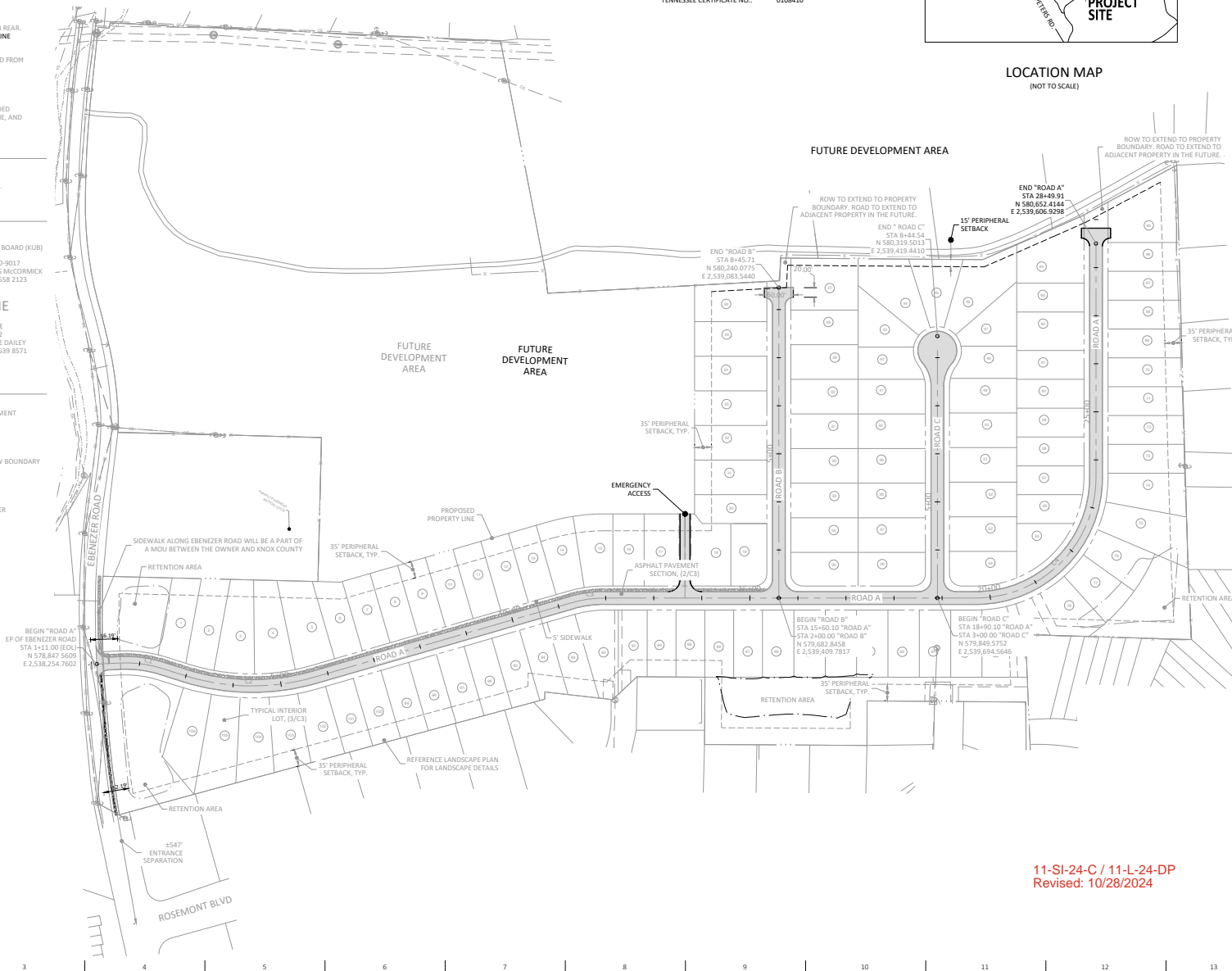
ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I HAVE PREPARED THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND SPECIFICATIONS TO CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DISCLOSED IN MY REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: AARRON M. GRAY
TENNESSEE CERTIFICATE NO.: 0108410



LOCATION MAP
(NOT TO SCALE)



11-SI-24-C / 11-L-24-DP
Revised: 10/28/2024

0 100 200
SCALE FEET

2160 Lakeside Centre Way, Suite 201
Knoxville, TN 37922
Phone: (865) 690-6419
www.ardurra.com

S&E PROPERTIES
405 MONTBROOK LANE
KNOXVILLE, TN 37919

CONTACT: MR. ERIC MOSELY
EMAIL: ERICMOSELY@S&EPROPERTIES.COM
TELEPHONE NO: 865.539.1112

NO.	DATE	REVISION
1	10/28/24	CONCEPT PLAN
2	10/28/24	CONCEPT PLAN
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100	10/28/24	CONCEPT PLAN

CONCEPT PLAN OF EBENEZER SUBDIVISION
300 EBENEZER ROAD (PARCEL 130 037)
KNOXVILLE, TN 37923

CONCEPT PLAN
PLANNING FILE NUMBERS: 11-SI-24-C / 11-L-24-DP

JOB NO: 330029
DATE: 09/25/24

C0.00

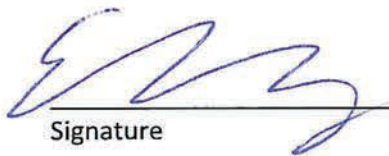
CONCEPT PLAN
10/25/2024

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.



Signature



Printed Name

10/28/24

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:

Utilize a T-turnaround in lieu of a cul-de-sac at the termination of Road "A" and 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 proposed development is adjacent to another parcel to the north. The utilization of T-turnarounds will allow for access to this parcel in the future.

- 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 proposed development is adjacent to another parcel to the north. The utilization of T-turnarounds will allow for access to this parcel in the future.

- 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.

To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

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:

T turnarounds must be adequate for emergency service providers to turn around.
Turning template needs to be provided during permitting.

Steve Elliott

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.

2. VARIANCE REQUESTED:

Increase the maximum slope through the proposed T-turnaround of Road "A" to 11.75%

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 increase in road slope is due to the topography of the existing property. The proposed increase in slope will also allow the road to better accommodate a future connection to the property north of the project.

- 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 unique topography of the property and future road extension is the basis for the request (reference description in Item "A" above).

- 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.

To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

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 justifications.

Steve Elliott

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.

3. VARIANCE REQUESTED:

Increase the maximum slope through the proposed T-turnaround of Road "B" to 13.80%

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 increase in road slope is due to the topography of the existing property. The proposed increase in slope will also allow the road to better accommodate a future connection to the property north of the project.

- 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 unique topography of the property and future road extension is the basis for the request (reference description in Item "A" above).

- 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.

To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

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.

Steve Elliott

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

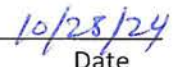
Section 3.04.H.3 – Intersection grade, all streets

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
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 intersection grade from 1% to 2% on Road "B" at the intersection of Road "A"

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:

Increase the intersection grade from 1% to 2% on Road "C" at the intersection of Road "A"

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:

June 13, 20241:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on June 13, 2024, at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

A Ms. Karyn Adams	Ms. Nancy Barger	A Mr. Miles Biggs
Ms. Tamara Boyer	Mr. Louis Browning	Mr. Logan Higgins
A Mr. Tim Hill, Chair	Mr. John Huber	Mr. Richard Levenson
Ms. Amy Midis	Mr. Chris Ooten, Vice Chair	Ms. Katie Overton
A Ms. Marité Pérez	Mr. Nathaniel Shelso	Mr. Eddie Smith

A – Absent from the meeting

2. APPROVAL OF JUNE 13, 2024 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF MAY 9, 2024 MINUTES

APPROVED ON CONSENT

Item No.**File No.**

at the rear portion of the property with the HP (Hillside Protection) designation and a powerline easement that informs the lot configuration.

2. The shape of the property and the location of the slope is unique to the property and has not been created by any person having an interest in the property.

3. Granting of this variance is not anticipated to be detrimental to public safety, health, or welfare. The proposed reduction is supported by the Knox County Engineering & Public Works Department.

Approve the requested alternative design standards as recommended by the Knox County Engineering and Public Works Department.

Approve the concept plan subject to 11 conditions

TABLED EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

6-F-24-DP

Proposed use: 70-lot single family subdivision in PR (Planned Residential) up to 3 du/ac District.

2. STAFF RECOMMENDATION

Approve the development plan for a residential subdivision for up to 70 detached dwellings in the PR zone, based on the acreage on the final plat, subject to 2 conditions.

TABLED EARLIER IN THE MEETING

35. EBENEZER SUBDIVISION

Concept plan conditions

start on page 21 Speaking today:

Benjamin Mullins, 550 W. Main St. Ste. 500, Knoxville, TN 37902

A. CONCEPT SUBDIVISION PLAN

6-SD-24-C

0 Ebenezer Road / Parcel ID 132 037 (part of), Commission District 3.

1. STAFF RECOMMENDATION

Item No.

File No.

Postpone the concept plan to the July 11, 2024, Planning Commission meeting because the application does not address all conditions of the zoning approval.

2. **MOTION (SMITH) AND SECOND (BARGER) WERE MADE TO APPROVE THE REQUESTED VARIANCE TO INCREASE THE MAXIMUM SLOPE THROUGH THE CUL-DE-SAC OF ROAD A FROM 10 PERCENT TO 11.75 PERCENT, BASED ON THE EVIDENCE OF HARDSHIP PRESENTED BY THE APPLICANT:**
 - A. THE INCREASE IN ROAD SLOPE IS DUE TO THE TOPOGRAPHY OF THE EXISTING PROPERTY. THE PROPOSED INCREASE IN SLOPE WILL ALSO ALLOW THE ROAD TO BETTER ACCOMMODATE A FUTURE CONNECTION TO THE PROPERTY NORTH OF THE PROJECT.**
 - B. THE UNIQUE TOPOGRAPHY OF THE PROPERTY AND FUTURE ROAD EXTENSION IS THE BASIS FOR THE REQUEST (REFERENCE DESCRIPTION IN ITEM "A" ABOVE).**
 - C. THE PURPOSE OF THE VARIANCE IS NOT BASED EXCLUSIVELY UPON A DESIRE FOR FINANCIAL GAIN, BUT IS A RESULT OF THE PHYSICAL ATTRIBUTES OF THE PROPERTY.**
 - D. TO OUR KNOWLEDGE, THE VARIANCE WILL NOT BE A DETRIMENT TO PUBLIC SAFETY, HEALTH, OR WELFARE, OR BE INJURIOUS TO OTHER PROPERTIES AND IMPROVEMENTS IN THE NEIGHBORHOOD.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

3. **MOTION (SMITH) AND SECOND (BARGER) WERE MADE TO APPROVE THE REQUESTED VARIANCE TO INCREASE THE MAXIMUM SLOPE THROUGH THE CUL-DE-SAC ON ROAD B FROM 10 PERCENT TO 13.80 PERCENT, BASED ON THE EVIDENCE OF HARDSHIP PRESENTED BY THE APPLICANT.**
 - E. THE INCREASE IN ROAD SLOPE IS DUE TO THE TOPOGRAPHY OF THE EXISTING PROPERTY. THE PROPOSED INCREASE IN SLOPE WILL ALSO ALLOW THE ROAD TO BETTER ACCOMMODATE A FUTURE CONNECTION TO THE PROPERTY NORTH OF THE PROJECT.**
 - F. THE UNIQUE TOPOGRAPHY OF THE PROPERTY AND FUTURE ROAD EXTENSION IS THE BASIS FOR THE REQUEST (REFERENCE DESCRIPTION IN ITEM "A" ABOVE).**
 - G. THE PURPOSE OF THE VARIANCE IS NOT BASED EXCLUSIVELY UPON A DESIRE FOR FINANCIAL GAIN, BUT IS A RESULT OF THE PHYSICAL ATTRIBUTES OF THE PROPERTY.**
 - H. TO OUR KNOWLEDGE, THE VARIANCE WILL NOT BE A DETRIMENT TO PUBLIC SAFETY, HEALTH, OR WELFARE, OR BE INJURIOUS TO OTHER PROPERTIES AND IMPROVEMENTS IN THE NEIGHBORHOOD.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

4. MOTION (SMITH) AND SECOND (BARGER) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS BASED ON THE JUSTIFICATION PROVIDED BY THE APPLICANT AND RECOMMENDATIONS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

Start of concept plan
conditions of approval

5. MOTION (SMITH) AND SECOND (BARGER) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 14 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) MEETING THE CONDITIONS OF THE PR (PLANNED RESIDENTIAL) ZONING DISTRICT FOR THE SUBJECT PROPERTY (FILE # 1-D-24-RZ). THE CONDITIONS ARE LISTED IN THE COMMENTS BELOW.
 - 4) THE REQUIRED LANDSCAPE SCREENING MUST BE INSTALLED BEFORE BUILDING PERMITS FOR HOME CONSTRUCTION ARE ISSUED OR A BOND PROVIDED PER THE REQUIREMENTS OF KNOX COUNTY ENGINEERING AND PUBLIC WORKS TO ENSURE INSTALLATION. IF THE DEVELOPMENT IS PHASED, THIS REQUIREMENT IS FOR EACH PHASE INDEPENDENTLY. THIS DOES NOT PRECLUDE THE ISSUANCE OF A SINGLE BOND FOR ALL REQUIRED LANDSCAPING IF REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS OR OTHERWISE AGREED UPON DURING THE DESIGN PLAN PHASE.
 - 5) EXTEND THE PUBLIC RIGHT-OF-WAY OF ROSEMONT BOULEVARD AND HEATHWOOD BEND FOR THE EXISTING CURBING AND PAVEMENT THAT EXTEND ONTO THE SUBJECT PROPERTY. THE RIGHT-OF-WAY AT THE END OF HEATHWOOD BEND MUST BE LARGE ENOUGH TO ACCOMMODATE A LARGER TURNAROUND TO BE CONSTRUCTED BY KNOX COUNTY.

Conditions continued

Conditions continued

6) IMPLEMENTING THE RECOMMENDATIONS OF THE EBENEZER ROAD SUBDIVISION TRANSPORTATION IMPACT STUDY (TIS) BY ARDURRA, 5/28/2024, AS REVISED AND APPROVED BY PLANNING, KNOX COUNTY ENGINEERING AND PUBLIC WORKS, CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING, AND TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) STAFF (SEE EXHIBIT B). A MEMORANDUM OF UNDERSTANDING WITH KNOX COUNTY ENGINEERING AND PUBLIC WORKS FOR COMPLETING THESE ROAD IMPROVEMENTS IS REQUIRED PER CHAPTER 54, ARTICLE V OF THE KNOX COUNTY CODE (ORD. O-23-4-102). ALL OFFSITE IMPROVEMENTS ARE TO BE PAID FOR BY THE DEVELOPMENTS OUTLINED IN THE TIS (EBENEZER SUBDIVISION AND APARTMENT COMPLEX). THE PERCENTAGE OF COST THE APPLICANT (EBENEZER SUBDIVISION) IS RESPONSIBLE FOR WILL BE DETERMINED DURING THE DESIGN PLAN PHASE. DURING PERMITTING, KNOX COUNTY ENGINEERING AND PUBLIC WORKS WILL DETERMINE HOW MANY DWELLINGS MAY BE PERMITTED PRIOR TO THE ROAD IMPROVEMENTS BEING IMPLEMENTED. ADDITIONAL IMPROVEMENTS MAY BE REQUIRED IF ADDITIONAL TRAFFIC IS GENERATED THAN WAS ACCOUNTED FOR BY THE TIS.

7) CERTIFYING THAT THE REQUIRED SIGHT DISTANCE IS AVAILABLE ALONG EBENEZER ROAD IN BOTH DIRECTIONS AT THE ROAD 'A' INTERSECTION DURING THE DESIGN PLAN PHASE.

8) SUBMITTING A GEOTECHNICAL REPORT OF THE CLOSED CONTOUR ON THE SITE TO BE REVIEWED AND APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS DURING THE DESIGN PLAN PHASE. IF IT IS NOT A SINKHOLE, THE CERTIFICATION TO BE PROVIDED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS MUST BE PLACED ON THE FINAL PLAT. IF IT IS A SINKHOLE, THE AREA SHOWN AS A CLOSED CONTOUR MUST BE SHOWN ON THE FINAL PLAT WITH A 50-FT BUFFER AS REQUIRED BY SECTION 3.06.B. OF THE SUBDIVISION REGULATIONS. 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 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.

9) PROVIDING THE RIGHT-OF-WAY STUB-OUTS AT THE NORTHERN TERMINI OF ROAD A AND ROAD B, AS SHOWN ON THE CONCEPT PLAN, AND NOTIFICATION OF FUTURE CONNECTION PER SECTION 3.04.C.2 OF THE SUBDIVISION REGULATIONS.

Conditions continued

Item No.

File No.

Conditions continued

10) PROVIDING TEMPORARY CUL-DE-SACS AT THE NORTHERN TERMINI OF ROAD A AND ROAD B. THE PUBLIC RIGHT-OF-WAY MAY REMAIN 50 FT WIDE THROUGH THE CUL-DE-SACS, WITH ANY PORTION OF THE PAVED SURFACE OUTSIDE OF THE RIGHT-OF-WAY BEING IN AN EASEMENT PER THE REQUIREMENTS OF KNOX COUNTY ENGINEERING AND PUBLIC WORKS DURING THE DESIGN PLAN PHASE. WHEN THE ROAD IS EXTENDED INTO THE ADJACENT PROPERTY, THE CURBED RADII AND PAVEMENT OF THE CUL-DE-SACS CAN BE REMOVED IF THE STANDARD 26 FT WIDE PAVED AND CURBED ROAD CROSS SECTION IS INSTALLED AND THE ADJACENT RESIDENTIAL DRIVEWAYS ARE EXTENDED TO THE NEW CURB LINE. THE COST OF THESE MODIFICATIONS AND EXTENSIONS IS THE SOLE RESPONSIBILITY OF THE PERSON(S) EXTENDING THE ROAD.

Replace condition #10 with condition #2 of the revised concept plan, case file 11-SI-24-C, removing references to cul-de-sacs and curbed radii.

11) THE RETENTION PONDS ALONG EBENEZER ROAD MUST BE LOCATED SO AS NOT TO IMPEDE THE FUTURE WIDENING OF EBENEZER ROAD. THE LOCATION OF THE PONDS IS TO BE DETERMINED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS DURING THE DESIGN PLAN PHASE.

12) MEETING ALL APPLICABLE REQUIREMENTS OF THE KNOX COUNTY ZONING ORDINANCE, INCLUDING BUT NOT LIMITED TO, THE INTERSECTION SPACING REQUIREMENTS OF ARTICLE 3, SECTION 3.51.02.C. OF THE KNOX COUNTY ZONING ORDINANCE.

13) MEETING ALL APPLICABLE REQUIREMENTS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS, THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING, AND TDOT.

14) 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.

End of concept plan conditions of approval **MOTION CARRIED 10-1 (NO: HIGGINS). APPROVED**

B. DEVELOPMENT PLAN

6-H-24-DP

Proposed use: Detached residential subdivision in PR(k) (Planned Residential) up to 4 du/ac District.

2. STAFF RECOMMENDATION

Postpone the development plan to the July 11, 2024, Planning Commission meeting because the application does not address all conditions of the zoning approval.

3. MOTION (SMITH) AND SECOND (BARGER) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR A RESIDENTIAL SUBDIVISION WITH UP TO 113 DETACHED DWELLINGS, SUBJECT TO ONE CONDITION:

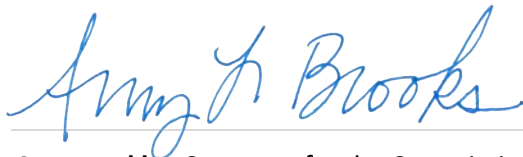
Item No.**File No.**

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY
PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 5:04
P.M.



Prepared by: Dallas DeArmond



Approved by: Secretary for the Commission



Approved by: Chair

NOTE: Please see individual staff reports for conditions of approval and the staff recommendation.

October 28, 2024 11:58 AM C:\Users\jmc\OneDrive\Documents\11-SI-24-C\11-L-24-DP\11-SI-24-C\11-L-24-DP.dwg

GENERAL NOTES:

1. THE BOUNDARY DATA WAS TAKEN FROM KGIS
2. PROPERTY CONCERNED REFLECTS PARCELS 130 037 AS SHOWN IN KNOX COUNTY CLT MAP 132. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL PARCEL AREA = 56.395 AC.
3. BUILDING SETBACKS ARE 20-FT. IN FRONT, 5-FT. ON SIDE, AND 15-FT. IN REAR. THE PERIPHERAL SETBACK IS 35-FT. EXCEPT ALONG NORTH PROPERTY LINE WHERE IT IS 15-FT.
4. ROSEMONT BLVD, HEATHERWOOD REND, AND RISHMORE DR
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
6. PROPOSED IMPROVEMENTS INCLUDE: 26" WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV

PROPOSED DENSITY:

TOTAL PR AREA: 33.14 AC.
TOTAL PROPOSED UNITS: 106 UNITS
TOTAL PROPOSED DENSITY: 3.20 UNITS/AC.

UTILITY OWNERS:

WATER & SEWER
FIRST UTILITY DISTRICT
122 DURWOOD RD
KNOXVILLE, TN 37922
CONTACT: MR. EDWIN DEYTON
OFFICE PHONE: 865.966.9741

GAS
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MCCORMICK
OFFICE PHONE: 865.558.2123

ELECTRIC
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MCCORMICK
OFFICE PHONE: 865.558.2123

TELEPHONE
AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MS. VICKIE DAILEY
OFFICE PHONE: 865.539.8571

LEGEND:

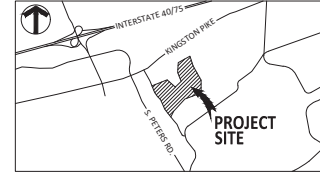
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LOT NUMBER
	PROPOSED PROPERTY/ROW BOUNDARY
	EXISTING ROW LINE
	ROAD CENTERLINE
	EXISTING OVERHEAD POWER
	EXISTING NATURAL GAS
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER

HORIZONTAL CURVE DATA TABLE							
CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT	LENGTH
C1	ROAD A	578,898.2724	2,538,333.3516	19°55'03"	250.00	43.90	86.91
C2	ROAD A	578,950.8758	2,538,562.7569	33°35'37"	468.00	141.27	274.40
C3	ROAD A	579,481.8681	2,539,066.5009	16°09'40"	250.00	35.49	70.52
C4	ROAD A	580,016.3046	2,539,979.3475	90°00'00"	250.00	250.00	392.70

ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND SPECIFICATIONS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-BYRON COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: AARON M. GRAY
TENNESSEE CERTIFICATE NO.: 0108410



LOCATION MAP
(NOT TO SCALE)

EXHIBIT C

Moved retention ponds further away from Ebenezer Road

New retention pond

11-SI-24-C / 11-L-24-DP
Revised: 10/28/2024



S&E PROPERTIES
405 MONTBROOK LANE
KNOXVILLE, TN 37919

CONTACT: MR. ERIC MOSELY
EMAIL: ERICMOSELY@BELLSOUTH.COM
TELEPHONE NO.: 865.539.1112

NO.	DATE	REVISION
1	10/28/24	REVISED FOR RMC COMMENTS
2	10/28/24	REVISED FOR RMC COMMENTS
3	10/28/24	REVISED FOR RMC COMMENTS
4	10/28/24	REVISED FOR RMC COMMENTS
5	10/28/24	REVISED FOR RMC COMMENTS
6	10/28/24	REVISED FOR RMC COMMENTS
7	10/28/24	REVISED FOR RMC COMMENTS
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74	10/28/24	REVISED FOR RMC COMMENTS
75	10/28/24	REVISED FOR RMC COMMENTS
76	10/28/24	REVISED FOR RMC COMMENTS
77	10/28/24	REVISED FOR RMC COMMENTS
78	10/28/24	REVISED FOR RMC COMMENTS
79	10/28/24	REVISED FOR RMC COMMENTS
80	10/28/24	REVISED FOR RMC COMMENTS
81	10/28/24	REVISED FOR RMC COMMENTS
82	10/28/24	REVISED FOR RMC COMMENTS
83	10/28/24	REVISED FOR RMC COMMENTS
84	10/28/24	REVISED FOR RMC COMMENTS
85	10/28/24	REVISED FOR RMC COMMENTS
86	10/28/24	REVISED FOR RMC COMMENTS
87	10/28/24	REVISED FOR RMC COMMENTS
88	10/28/24	REVISED FOR RMC COMMENTS
89	10/28/24	REVISED FOR RMC COMMENTS
90	10/28/24	REVISED FOR RMC COMMENTS
91	10/28/24	REVISED FOR RMC COMMENTS
92	10/28/24	REVISED FOR RMC COMMENTS
93	10/28/24	REVISED FOR RMC COMMENTS
94	10/28/24	REVISED FOR RMC COMMENTS
95	10/28/24	REVISED FOR RMC COMMENTS
96	10/28/24	REVISED FOR RMC COMMENTS
97	10/28/24	REVISED FOR RMC COMMENTS
98	10/28/24	REVISED FOR RMC COMMENTS
99	10/28/24	REVISED FOR RMC COMMENTS
100	10/28/24	REVISED FOR RMC COMMENTS

CONCEPT PLAN OF EBENEZER SUBDIVISION
300 EBENEZER ROAD (PARCEL 130 037)
KNOXVILLE, TN 37923
CONCEPT PLAN
PLANNING FILE NUMBERS: 11-SI-24-C / 11-L-24-DP

JOB NO:	330.029
DATE:	08/25/24
C0.00	
CONCEPT PLAN 10/25/2024	



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

Scott Smith

Applicant Name

Owner

Affiliation

10/2/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-SI-24-C / 11-L-24-DP

File Number(s)

CORRESPONDENCE

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

Scott Smith S&E Properties, LLC

Name / Company

405 Montbrook Lane Knoxville TN 37919

Address

865-567-5111 / ssmith@volrealty.com

Phone / Email

CURRENT PROPERTY INFO

Scott Smith S&E Properties, LLC

Owner Name (if different)

405 Montbrook Lane Knoxville TN 37919

Owner Address

865-567-5111 / ssmith@volreal

Owner Phone / Email

0 EBENEZER RD

Property Address

132 037 (part of)

Parcel ID

Part of Parcel (Y/N)?

33.14 acres

Tract Size

First Knox Utility District

Sewer Provider

First 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) Reduction of the peripheral setback along the north property boundary			

SUBDIVISION REQUEST

Ebenezer Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	106
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)	

3.2 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
\$500.00	
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	Scott Smith	10/2/2024
	Please Print	Date

Phone / Email

Property Owner Signature	Scott Smith S&E Properties, LLC	10/2/2024
	Please Print	Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Scott Smith

Applicant Name

Affiliation

9/30/2024

11/14/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

- ☐ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Scott Smith

S&E Properties

Name

Company

405 Monbrook Lane

Knoxville

TN

37919

Address

City

State

ZIP

(865) 567-5111

ssmith@volrealty.com

Phone

Email

CURRENT PROPERTY INFO

S&E Properties

405 Montbrook Lane, Knoxville, TN 37919 (865) 567-5111

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Ebenezer Road

132 037

Property Address

Parcel ID

FUD

FUD

N

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) Single family residential

Related City Permit Number(s)

Other (specify) Reduction of the peripheral setback to 15 ft along the north boundary

SUBDIVISION REQUEST

Ebenezer Road Subdivision

Related Rezoning File Number

Proposed Subdivision Name

106

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

Total Number of Lots Created

☐ Other (specify) Revision to previously approved concept plan (6-SD-24-C)

☐ 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

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



Scott Smith

9/30/24

Applicant Signature

Please Print

Date

(865) 567-5111

ssmith@volrealty.com

Phone Number

Email

Same as above

Property Owner Signature

Please Print

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.

11/01/2024

~~10-26-24~~

Date to be Posted

11/15/2024

~~10-9-24~~

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-SI-24-C & 11-L-24-DP

FILE NUMBER