



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 11-SK-24-C

AGENDA ITEM #: 65

11-E-24-DP

AGENDA DATE: 11/14/2024

► **SUBDIVISION:** CONCEPT PLAN AND USE ON REVIEW FOR MAGNOLIA WOOD

► **APPLICANT/DEVELOPER:** BENCHMARK ASSOCIATES, INC. (CONSULTANT)

OWNER(S): SS Home Builders, LLC

TAX IDENTIFICATION: 154 066

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 1760 Garland Rd.

► **LOCATION:** North of the corner of Garland and Hart Road

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Rural Metro

WATERSHED: Tennessee River

► **APPROXIMATE ACREAGE:** 5.33 acres

► **ZONING:** PR (Planned Residential) up to 2.5 du/ac

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

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 3 du/ac
South: Single family residential - PR (Planned Residential) up to 5 du/ac
East: Single family residential, multifamily residential - A (Agricultural), RA (Low Density Residential), PR (Planned Residential) up to 2.5 du/ac
West: Single family residential - PR (Planned Residential) up to 2.5 du/ac

► **NUMBER OF LOTS:** 5

SURVEYOR/ENGINEER: Benjamin J. Moorman Benchmark Associates, Inc.

ACCESSIBILITY: Access is via Garland Road, an unstriped local road with a pavement width of 17 ft within a 47-60 ft right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** None.

STAFF RECOMMENDATION:

► **Approve the Concept Plan subject to 9 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. 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.

4. 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.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Certifying that the required sight distance is available along Garland Rd in both directions, with documentation provided to the Knox County Engineering and Public Works for review and approval during the design plan phase.
7. Passive uses can be reviewed and approved by Planning staff in the Common Area.
8. Paved area of the cul-de-sac shall have a radius of not less than 40 ft.
9. Providing 30 ft buffer of non-disturbance on both sides of the stream during the design plan phase.

► **Approve the development plan for up to 5 single-family lots and a peripheral setback reduction to 25 ft along the northern and western property lines as shown on the development plan, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Provide a 15-ft Type A landscape screen along the boundary lines adjacent to residential lots (Exhibit B). Existing trees that remain can count toward this requirement.

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:

The applicant is proposing to subdivide this 4.61-acre tract into 5 single family residential lots at Hart Rd and Garland Rd.

The paved area of the cul-de-sac shall have a radius of not less than 40 ft per Subdivision Regulation 3.04.K.3.a. The plan is showing a 38 ft radius. A variance form has not been filled out, so a variance has not been requested. This approval is for a 40 ft radius.

The applicant may add a gazebo in the common area. It is not shown on the plan. Passive uses such as the gazebo can be reviewed and approved by the planning staff during the design plan phase.

This proposal will disturb most of the property. 30-ft non-disturbance stream buffers along both sides of the stream will be required. The recommended disturbance budget within the 1.31 acre Hillside Protection area is 0.7 acres. Some of the Hillside Protection area has been previously disturbed. The property lines adjacent to residential lots will establish a 15-ft vegetated buffer. Any existing vegetation that remains can count towards the requirement.

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) 2.5 du/ac

A. The PR zone allows single family 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 (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The property is part of a PR zone with a density of up to 2.5 du/ac. The proposed lots bring the density to 1.29 du/ac.

C. The applicant is requesting a reduction of the peripheral boundary from 35 ft to 25 ft along the western and northern property lines adjacent to residential lots. The Planning Commission has the authority to reduce the peripheral boundary to 15 ft.

2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. (2 and 2.1) Ensure that development is sensitive to existing community character and create buffer standards. - Most of the perimeter is lined with trees and the proposal includes a 15-ft vegetated buffer along lot lines adjacent to residential lots.

3) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property's place type is SR (Suburban Residential), consisting of predominantly single-family

subdivisions with lots smaller than one acre. - The proposed lot sizes range from 0.51 to 0.77 acres like the large and small single-family residential subdivisions in the area.

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 meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 64 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

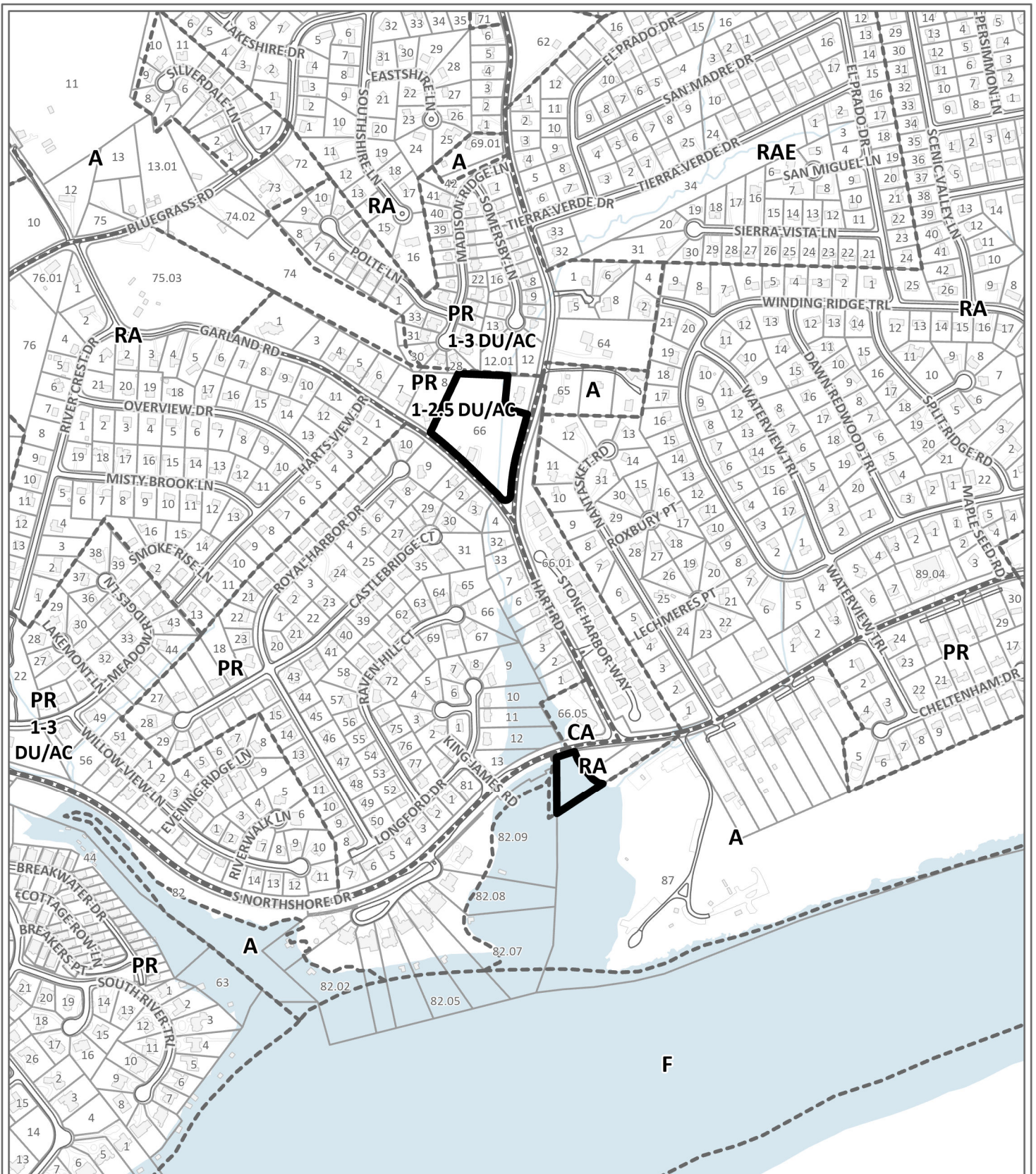
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Northshore 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).



DEVELOPMENT PLAN

11-E-24-DP

Petitioner: Benchmark Associates, Inc.



Subdivide 5.00 +/- acre tract into 5 residential lots at 2.5 du/ac. in PR
(Planned Residential) up to 2.5 du/ac

Original Print Date: 10/9/2024

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

Map No: 154

Jurisdiction: County

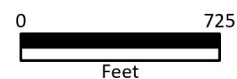
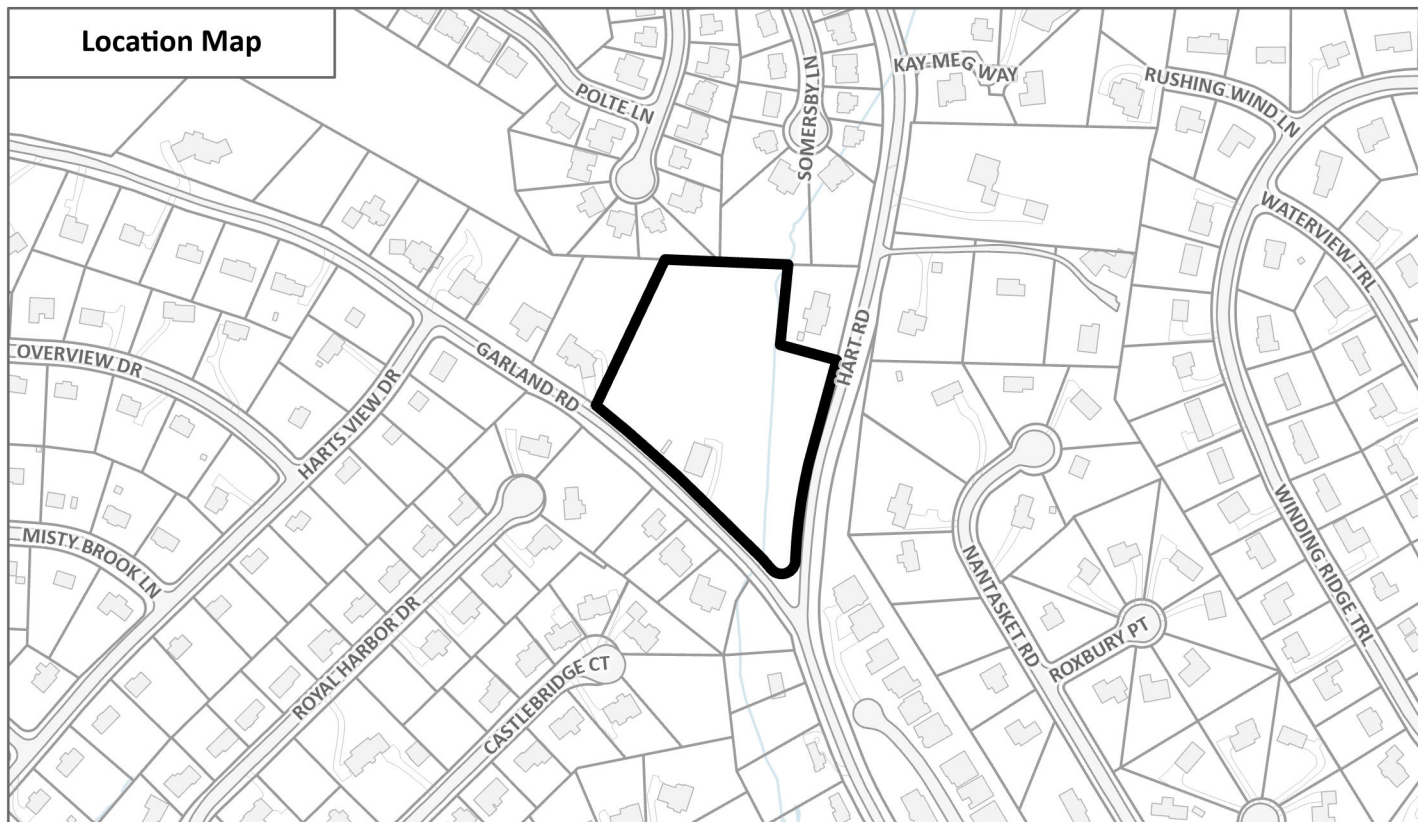
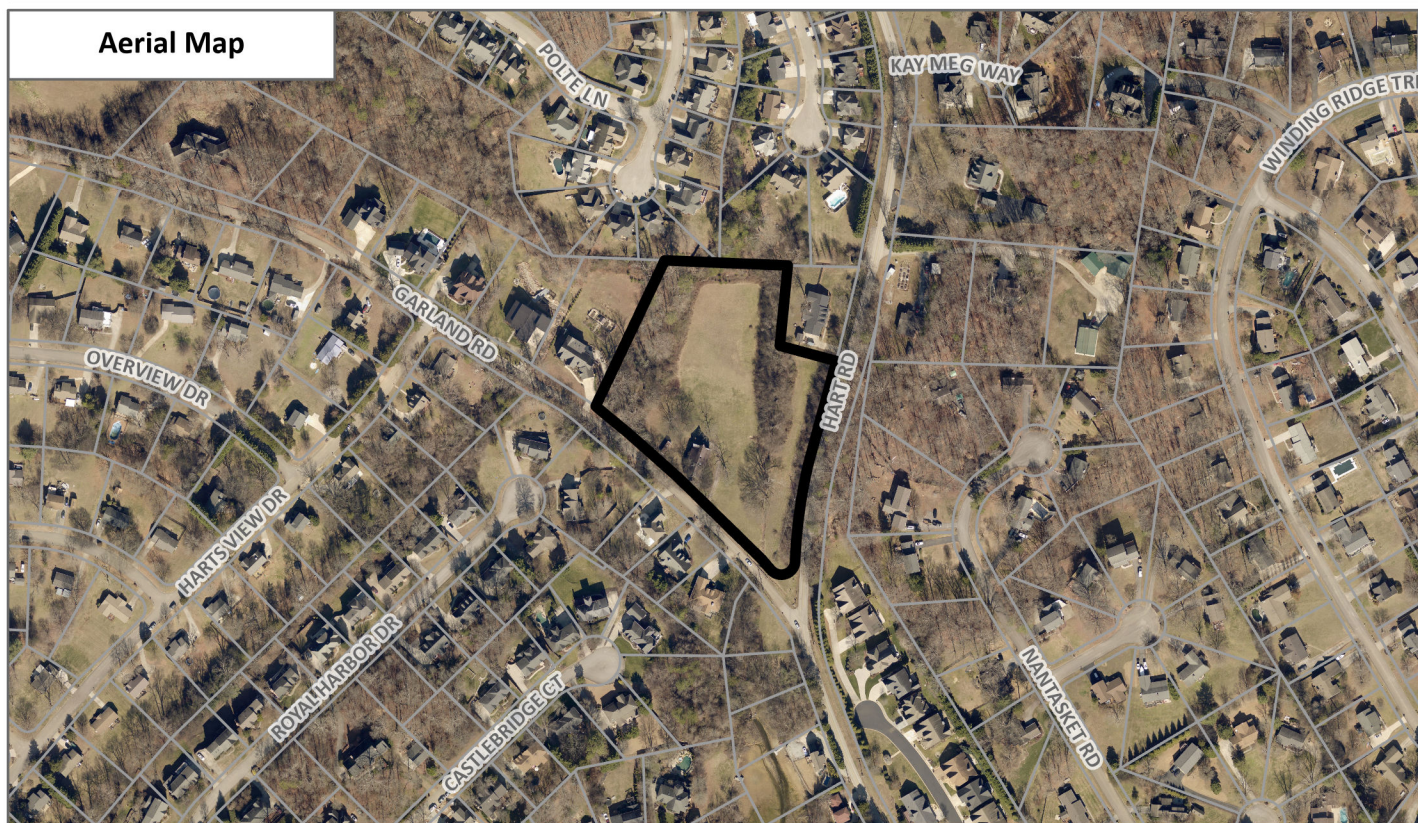


Exhibit A. Contextual Images

Location Map



Aerial Map

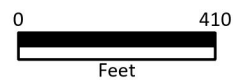


CONTEXTUAL MAPS 1

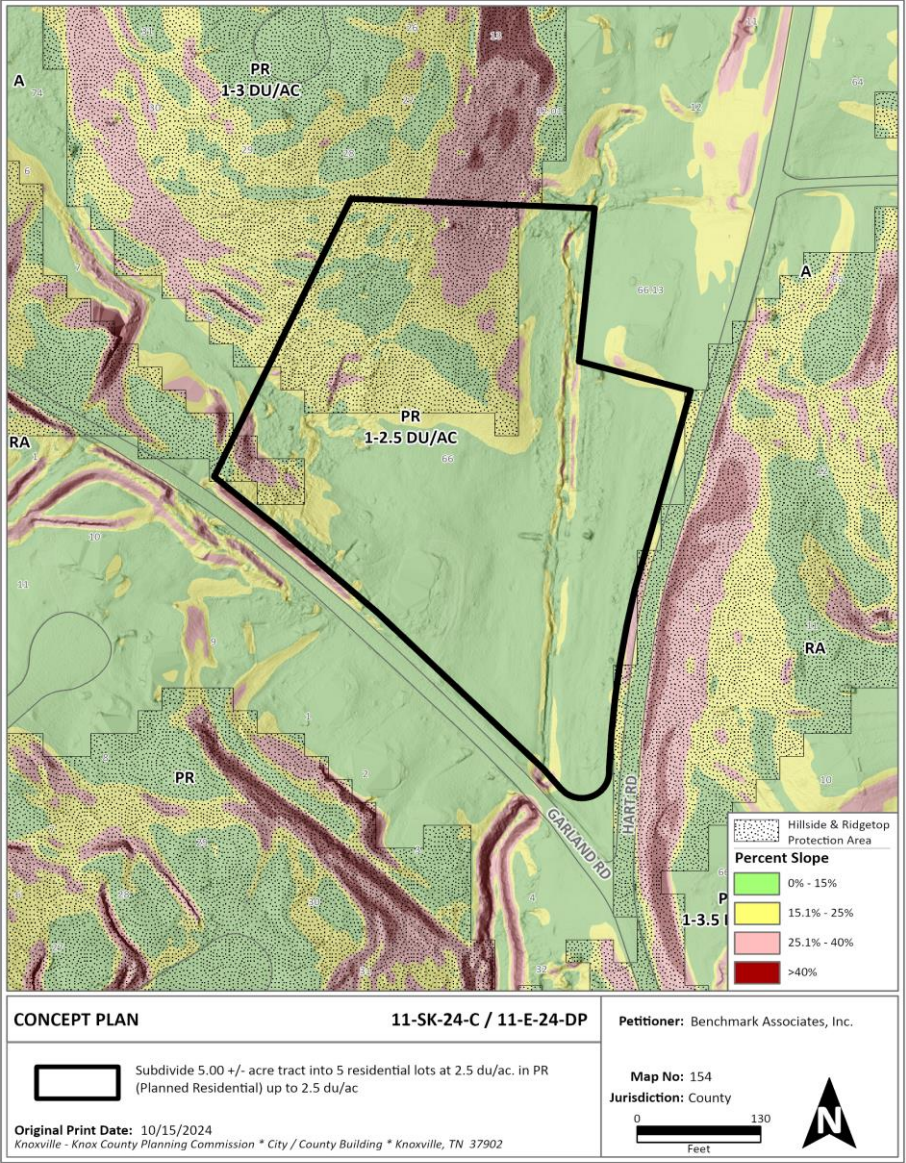
11-SK-24-C / 11-E-24-DP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	4.38		
Non-Hillside	3.08	N/A	
0-15% Slope	0.29	100%	0.29
15-25% Slope	0.75	50%	0.37
25-40% Slope	0.26	20%	0.05
Greater than 40% Slope	0.01	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	1.31	Recommended disturbance budget within HP Area (acres)	0.7
		Percent of HP Area	54.8%





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

Benchmark Associates, Inc.

Consultant

Applicant Name

Affiliation

9/30/2024

11/14/2024

11-E-24-DP / 11-SK-24-C

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.

Benjamin J. Moorman Benchmark Associates, Inc.

Name / Company

P.O. Box 23892 Knoxville TN 37933

Address

865-692-4090 / bmoorman@bma-ls.com

Phone / Email

CURRENT PROPERTY INFO

SS Home Builders, LLC

1728 Garland Rd Knoxville TN 37922

865-389-2245

Owner Name (if different)

Owner Address

Owner Phone / Email

1760 GARLAND RD

Property Address

154 066

5.33 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

First Knox Utility District

First Knox Utility District

No

Sewer Provider

Water Provider

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

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	

0.94 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
\$1,000.00	
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.

	Benchmark Associates, Inc.	9/30/2024
Applicant Signature	Please Print	Date

Phone / Email

	SS Home Builders, LLC	9/30/2024
Property Owner Signature	Please Print	Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ PA
☐ Rezoning

Benchmark Associates, Inc.

Consultant

Applicant Name

Affiliation

26 September 2024

14 November 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

CORRESPONDENCE

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

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

Benjamin J. Moorman

Benchmark Associates, Inc.

Name

Company

PO Box 23892

Knoxville

Tennessee

37933

Address

City

State

ZIP

865-692-4090

bmoorman@bma-ls.com

Phone

Email

CURRENT PROPERTY INFO

SS Home Builders, LLC

1728 Garland Road, Knoxville, TN 37922

865-389-2245

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1760 Garland Road, Knoxville, TN 37922

154 Portion of 066.00

Property Address

Parcel ID

FUD

FUD

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

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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

Magnolia Wood

Proposed Subdivision Name

N/A

☐ Combine Parcels

☒ Divide Parcel

Unit / Phase Number

5

Total Number of Lots Created

☒ Other (specify) **Concept Plan**

☒ Attachments / Additional Requirements **CONCEPT PLAN**

Related Rezoning File Number

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

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



Applicant Signature

Benchmark Associates, Inc.

Please Print

26 September 2024

Date

865-692-4090

Phone Number

bmoorman@bma-ls.com

Email


Property Owner Signature

SS Home Builders, LLC

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

~~02 NOVEMBER 2024~~

Date to be Posted

15 NOVEMBER 2024

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

Georgina A. Moorme for BENJAMIN ASSOCIATES, LLC 30 SEPTEMBER 2024

Applicant Signature

Applicant Name

Date

11-E-24-DP

FILE NUMBER