



SUBDIVISION REPORT - CONCEPT/SPECIAL USE

► **FILE #:** 5-SC-24-C

AGENDA ITEM #: 19

5-A-24-SU

AGENDA DATE: 11/14/2024

POSTPONEMENT(S): 5/9/24, 6/13/24, 7/11/24, 8/8/24, 9/12/24, 10/3/24

► **SUBDIVISION:** MONTEREY OAKS SUBDIVISION

► **APPLICANT/DEVELOPER:** LEAH METCALF

OWNER(S): BR Investments, LLC

TAX IDENTIFICATION: 68 P C 01418

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 0 MONTEREY RD

► **LOCATION:** Northern terminus of Monterey Rd, north of Globe Dr, east side of Wilkerson Rd

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City Limits)

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek

► **APPROXIMATE ACREAGE:** 8.048 acres

► **ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

► **PROPOSED USE:** Duplex Subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
South: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
East: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
West: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

► **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: Leah Metcalf Atlas Survey & Mapping, LLC

ACCESSIBILITY: Access is via Monterey Road, a local street with a pavement width of 26 ft within a 50-ft right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** **VARIANCE: None**
ALTERNATIVE DESIGN STANDARD: None

STAFF RECOMMENDATION:

► **Approve the concept plan for 6 lots, subject to 7 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Engineering Department.
2. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
3. Connecting to sanitary sewer and meeting any other relevant utility provider requirements.
4. Before certification of the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, and/or stormwater drainage systems.
5. Placing a note on the final plat that lot 6 shall have access only via the internal street system.
6. Providing a street name that is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
7. Ensuring that the development shall not exceed the land disturbance budget of the Hillside Protection overlay or the previously disturbed area, whichever is greater.

- **Deny the special use for 5 duplexes in the RN-1 (Single-Family Residential Neighborhood) district because the development does not meet the location criteria of the One Year Plan.**

COMMENTS:

This request is for a concept plan of a 6-lot subdivision on a 8.05-acre property in the RN-1 district, with a special use request for five duplexes proposed on individual lots. Two separate duplex designs are proposed for different lots, each of which is two-stories with front-facing garages.

BACKGROUND: The property had a concept plan approved in 2006 for 18 single-family detached lots (1-SD-06-C, revision 10-SE-06-C). Between 2007-2010, significant grading work and construction of a public right-of-way, Peppercorn Lane, was completed on the site. However, it was determined that the improvements did not meet the City of Knoxville's public street standards and would not be accepted by the City as a public street. The project was abandoned at that time and the right-of-way was put back into private ownership via street closure (12-A-12-SC and 12-B-12-SC). With a change of ownership, a revised concept plan was approved for this property in 2014 (1-SB-14-C, extension 5-A-16-OB), which expired in May 2018. The current proposal uses the same road layout that was constructed previously.

VERTICAL CURVES (K VALUE): Vertical curves of a street are designed based on the Rate of Vertical Curvature, K, referred to as K value. K value expresses the abruptness of the grade change in a single value. For subdivisions in the City of Knoxville, K values shall be determined directly from the American Association of State Highway and Transportation Officials (AASHTO) reference manual "A Policy on Geometric Design of Highways and Streets". For a design speed of 25 mph, which is typical for City subdivision streets, a minimum K value of 26 is required. Two locations on the current road have a K value below 26 (on Monterey Road where it intersects Peppercorn Way and at the approach to the cul-de-sac on the south end of Peppercorn Way). The applicant has proposed an alternative design speed of 15 mph and stated that this would be appropriate for the two locations that are at a near stop and/or low speed conditions (Exhibit B). The City of Knoxville Engineering Department has approved the road design. Streetlights are proposed to mitigate the lowered sight distance on the hills.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The proposed use is consistent with the General Plan's development policy 8.1 that encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.

B. The duplexes are in compliance with the Northwest City Sector Plan's LDR (Medium Density Residential) land use classification.

C. The One Year Plan states that duplexes may be permitted in low density areas where their development will not significantly affect service demands or aesthetics of the area and these should meet one or more of the eight location criteria, as specific in p.29 of the plan. The proposed development does not seem to meet any of the specified criteria. For example, while the property has frontage along a minor collector street, Wilkerson Road, the proposed access is off of a local street, Monterey Road. It also is not in an transitional area between residential and nonresidential uses, is not in an area having a gross density over 5 du/ac, and is not part of a planned residential development despite its previous planned district.

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

A. The RN-1 zoning district is intended to accommodate low density residential neighborhoods, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings may also be allowed by special use approval.

B. The site plan and building elevations as provided conform to the dimensional standards (Article 4.3) and the Principal Use Standards (Article 9.3.J) for duplexes in the RN-1 district. The applicant submitted updated floor plan for lots 4-5 but has not changed the building footprints on the site plan. However, this minor revision can be handled during the permitting phase should the special use request is approved.

C. The property has an HP (Hillside Protection) overlay; however, almost the entirety of the HP area was disturbed previously (2010 aerial). Per the applicability rules (Article 8.9.B), this proposal is now exempt from the HP regulations as long as the disturbance does not exceed the previously disturbed area.

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

A. The proposed two-story structures would be compatible in size and scale with the neighboring single-family houses, including the two-story houses in the abutting Edith's Place subdivision.

B. The immediate vicinity is primarily characterized by single family houses. However, The Moss Creek Villas duplex development is 0.3-mile southwest of the subject site. This development was constructed under the former RP-1 district standards (2-B-94-UR) and it meets the location criteria of the One Year Plan, as the development is accessed off of Pleasant Ridge Road, a minor arterial street.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. Duplexes are compatible with the surrounding residential uses and the proposal is not anticipated to injure the value of any nearby properties.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. 11 dwelling units on this property that were previously approved for 18 houses is not expected to significantly impact traffic on surrounding streets.

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

A. There are no known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 120 (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: 1 (public school children, grades K-12)

Schools affected by this proposal: Norwood Elementary, Northwest Middle, and Powell 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.

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



Request to Postpone • Table • Withdraw

Leah Metcalf

09/11/2024

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

Date of Request

September 11, 2024

Scheduled Meeting Date

File Number(s)

5-SC-24-C & 5-A-24-SU

POSTPONE

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

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the October 3 Planning Commission Meeting.

WITHDRAW

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

TABLE

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

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

AUTHORIZATION

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

Digitally signed by Leah Metcalf
Date: 2024.09.11 14:37:33 -05'00'

Leah Metcalf

Applicant Signature

Please Print

865-248-2424

lmetcalf@atlassurveytn.com

Phone Number

Email

STAFF ONLY

Staff Signature

Shelley Gray

Please Print

09/12/2024

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



Request to Postpone • Table • Withdraw

Leah Metcalf

07/03/2024

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

Date of Request

July 11, 2024

Scheduled Meeting Date

File Number(s)

5-SC-24-C & 5-A-24-SU

POSTPONE

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

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the August 8 Planning Commission Meeting.

WITHDRAW

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

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AUTHORIZATION

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

Digitally signed by Leah Metcalf
Date: 2024.07.03 08:52:10 -05'00'

Leah Metcalf

Applicant Signature

Please Print

865-248-2424

lmetcalf@atlassurveytn.com

Phone Number

Email

STAFF ONLY

Staff Signature

Shelley Gray

Please Print

07/03/2024

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



Request to Postpone • Table • Withdraw

Leah Metcalf

05/31/2024

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

Date of Request

06/13/2024

Scheduled Meeting Date

File Number(s)

5-SC-24-C & 5-A-24-SU

POSTPONE

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

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the July 11 Planning Commission Meeting.

WITHDRAW

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

TABLE

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AUTHORIZATION

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

Digitally signed by Leah Metcalf
Date: 2024.05.30 21:20:23 -05'00'

Leah Metcalf

Applicant Signature

Please Print

865-248-2424

lmetcalf@atlassurveytn.com

Phone Number

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



Request to Postpone • Table • Withdraw

Leah Metcalf

04/30/2024

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

Date of Request

5/9/24

Scheduled Meeting Date

File Number(s)

5-SC-24-C & 5-A-24-SU

POSTPONE

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

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the June 13 Planning Commission Meeting.

WITHDRAW

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

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

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

AUTHORIZATION

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

Leah Metcalf

Digitally signed by Leah Metcalf
Date: 2024.04.30 16:01:31 -05'00'

Leah Metcalf

Applicant Signature

Please Print

865-248-2424

lmetcalf@atlassurveytn.com

Phone Number

Email

STAFF ONLY

Samuel Hague

SAMIUL HAGUE

5/1/2024

☐ No Fee

Staff Signature

Please Print

Date Paid

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: \$ 75.00

Approved by:

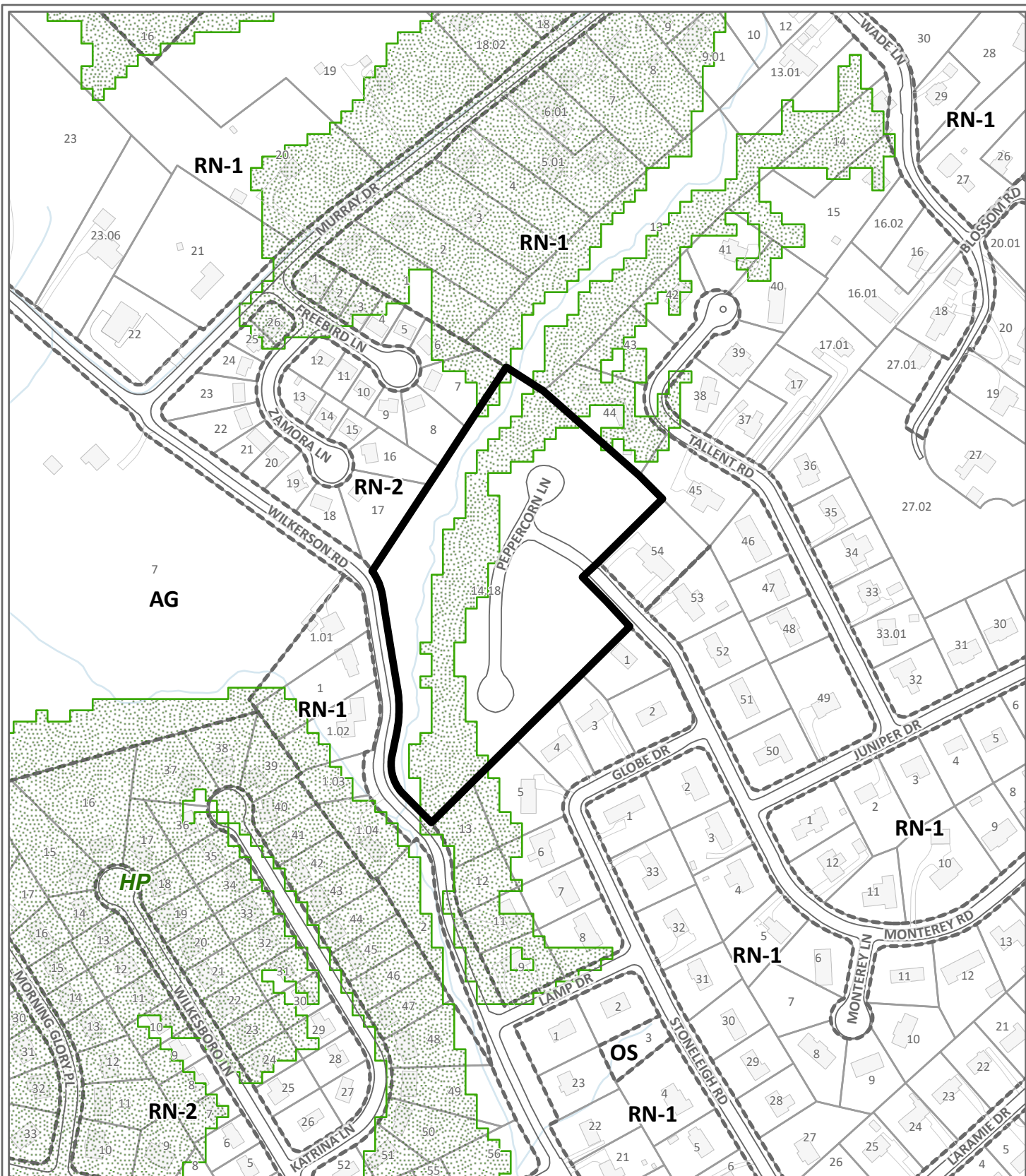
Date:

Payee Name

Payee Phone

Payee Address

October 2022



CONCEPT PLAN

5-SC-24-C

Petitioner: Leah Metcalf

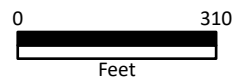


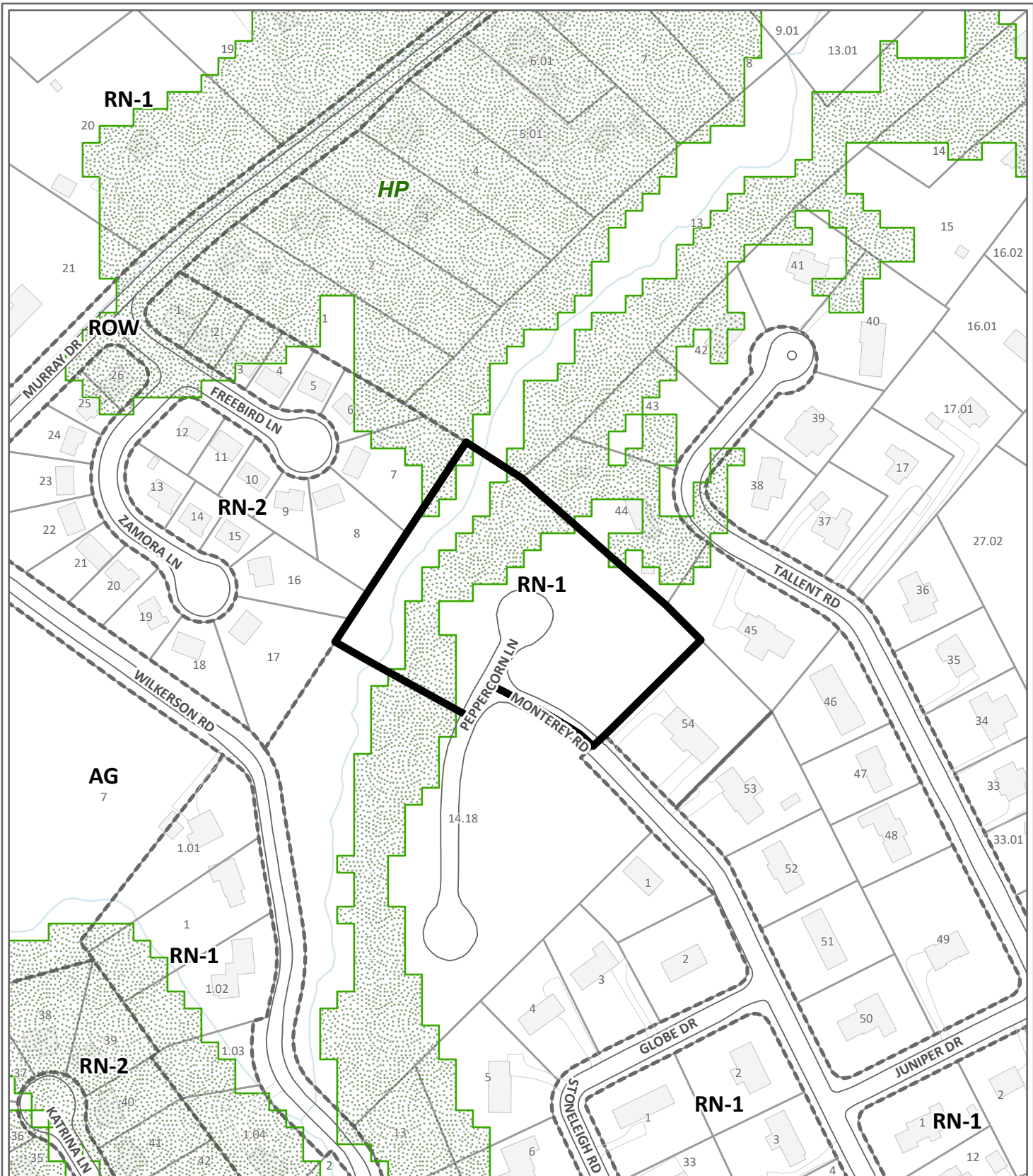
Duplexes in RN-1 in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 4/2/2024

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

Map No: 68
Jurisdiction: City





SPECIAL USE

5-A-24-SU

Petitioner: Leah Metcalf



Duplexes in RN-1 (Single-Family Residential Neighborhood), HP
(Hillside Protection Overlay)

Original Print Date: 4/15/2024
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 68
Jurisdiction: City

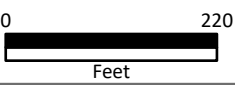
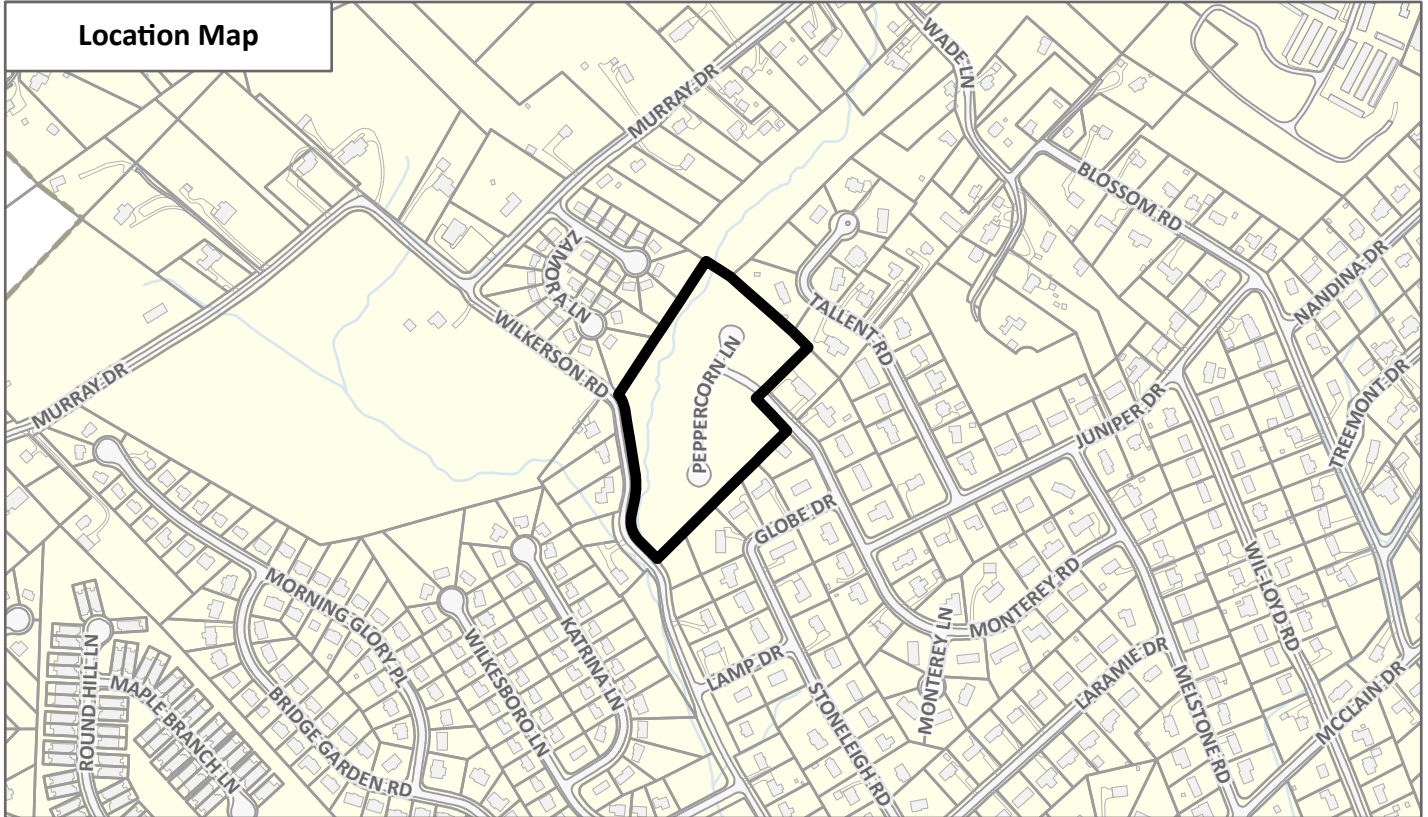


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

5-SC-24-C



Case boundary

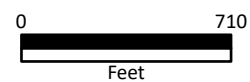
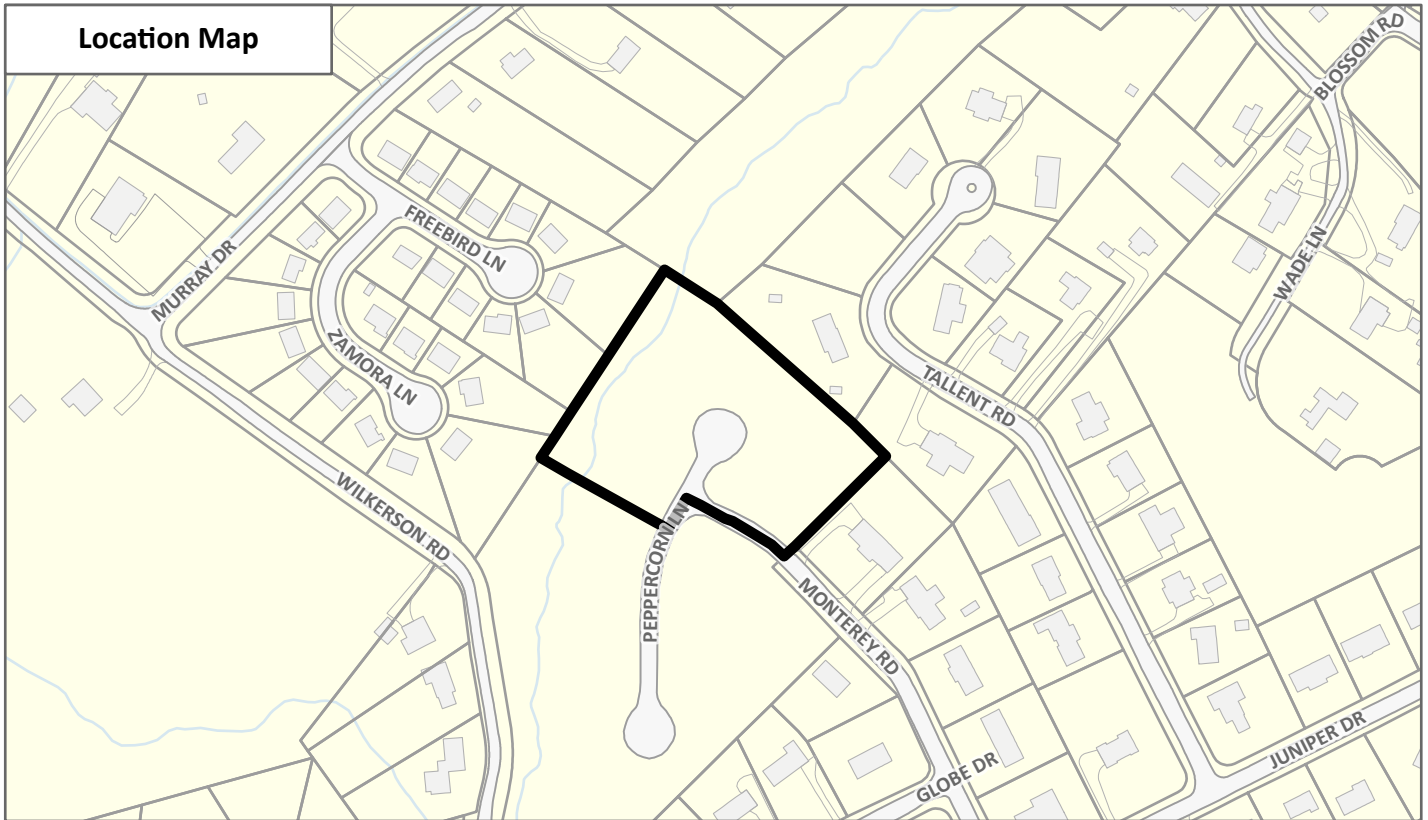


Exhibit A. Contextual Images

Location Map



Aerial Map

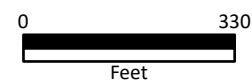


CONTEXTUAL MAPS 1

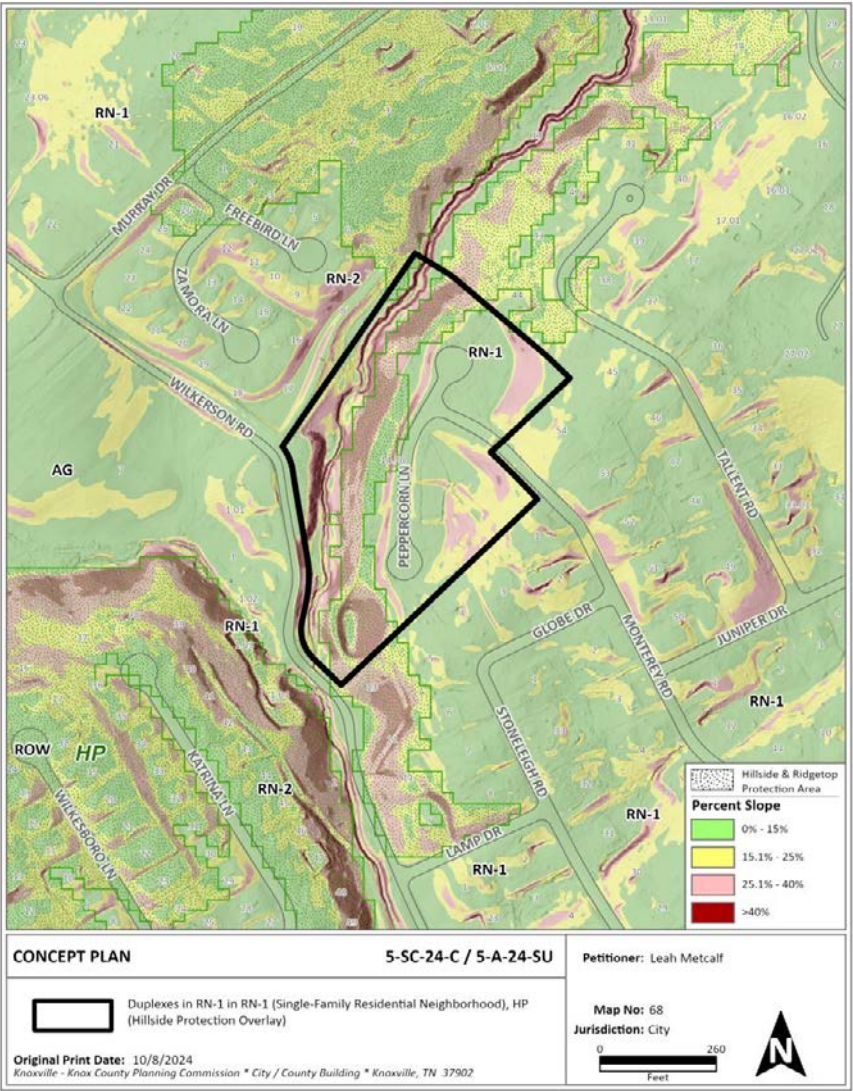
5-A-24-SU



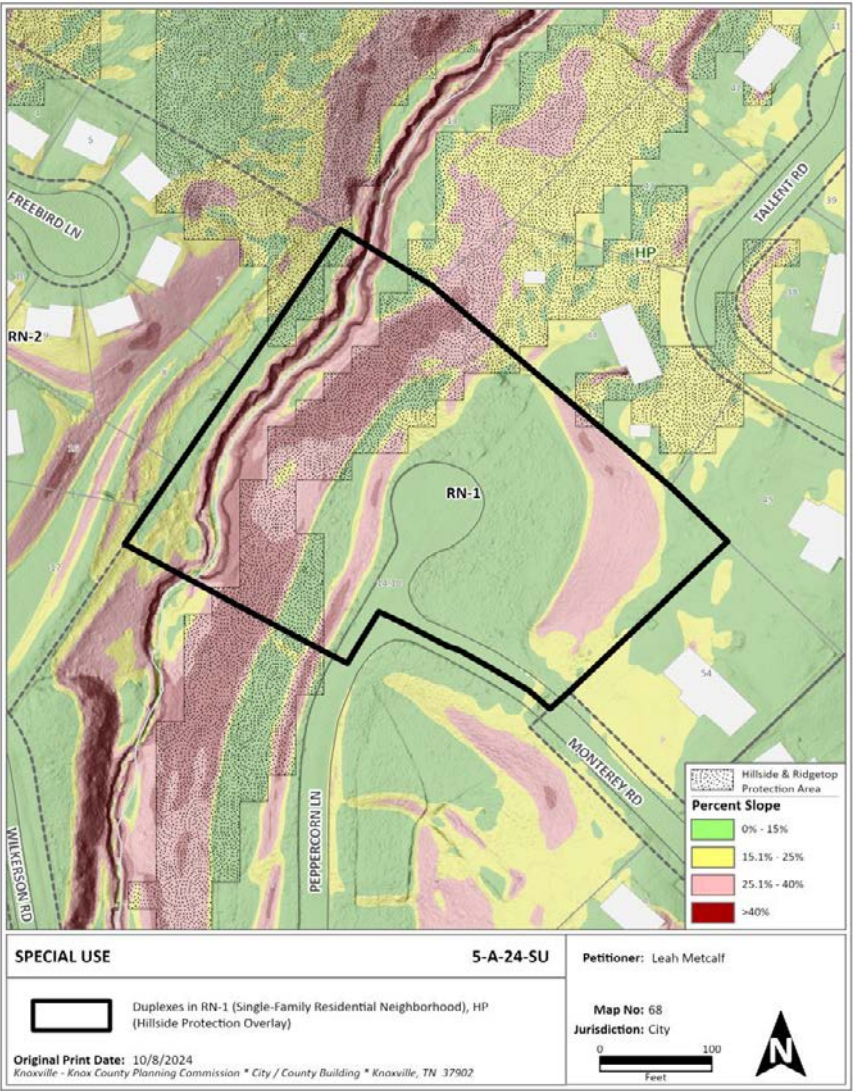
Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	350,762.5	8.1			
Non-Hillside	256,437.4	5.9	N/A		
0-15% Slope	20,885.5	0.5	100%	20,885.5	0.5
15-25% Slope	9,822.8	0.2	50%	4,911.4	0.1
25-40% Slope	28,898.7	0.7	20%	5,779.7	0.1
Greater than 40% Slope	34,718.1	0.8	10%	3,471.8	0.1
Ridgetops					
Hillside Protection (HP) Area	94,325.1	2.2	Recommended disturbance budget within HP Area	35,048.4	0.8
			Percent of HP Area	37.2%	



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	124,636.6	2.9			
Non-Hillside	93,207.7	2.1	N/A		
0-15% Slope	7,392.6	0.2	100%	7,392.6	0.2
15-25% Slope	3,407.6	0.1	50%	1,703.8	0.0
25-40% Slope	8,708.7	0.2	20%	1,741.7	0.0
Greater than 40% Slope	11,920.0	0.3	10%	1,192.0	0.0
Ridgetops					
Hillside Protection (HP) Area	31,428.9	0.7	Recommended disturbance budget within HP Area	12,030.2	0.3
			Percent of HP Area	38.3%	



NOTES

- PURPOSE OF PLAT: SUBDIVIDE LOT INTO SIX (6) LOTS AND ESTABLISH NEW ROAD.
1.1 TOTAL ACRES: 394,975 SQ. FT. OR 6.646 ACRES
- PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 68, INSERT P. GROUP C KNOX COUNTY, TN.
- SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4.1 FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON BETWEEN JULY 1, 2023 UTILIZING TOPCON HWK V6 GNSS. RECOVERIES: THE GRID COORDINATES OF THE FIXED STATIONS WERE DERIVED USING A VRS NETWORK OF TROT CORN STATIONS REFERENCED TO NAD83(2011), GEOID 18.
- TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY AND AVAILABLE TN STATE LIDAR DATA; CONTOUR INTERVAL IS TWO (2) FOOT DATUM BASED ON NAVD 88.
- THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093C0120F, DATED 05/02/2007.
- THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
- PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) NO MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. CALL 811 FOR A ONE CALL CENTER.
- SUBJECT PROPERTY IS CURRENTLY ZONED "RM-1" SINGLE FAMILY RESIDENTIAL. NEIGHBORHOOD. FOR ACCURATE INFORMATION CONCERNING ZONING EQUIPMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES: 865-515-2500.
- REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS. EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TN (RCKC).
11.1. DEED REFERENCES: INSTRUMENT NO. 201805160067542
11.2. PLAT REFERENCES: INSTRUMENT NO. 202402050037400
- SURVEY FIELD DATA COLLECTED ON JULY 1, 2023.

LEGEND

- PARCEL NO. (00)
- LOT NO. (01)
- IRON ROD COLOR (01)
- IRON ROD SET (01)
- ADJOINER PROPERTY LINE (01)
- PROPERTY LINE (01)
- FENCE LINE (01)
- OVERHEAD POWER LINE (01)
- SANITARY SEWER LINE (01)
- STORM SEWER LINE (01)
- WATER LINE (01)
- GAS LINE (01)
- CONTOUR LINE (01)
- ELECTRIC POLE (01)
- UTILITY POLE (01)
- GRV WIRE (01)
- SANITARY SEWER MANHOLE (01)
- STORM SEWER MANHOLE (01)
- CURB INLET (01)
- CLEARCUT (01)
- PIPE W/COAT (01)
- WATER METER (01)
- WATER VALVE (01)
- GAS VALVE (01)
- SOIL POST (01)

SITE DATA

PROPERTY LOCATED ON KNOX COUNTY TAX MAP 68, INSERT P. GROUP C, PARCEL 14.18

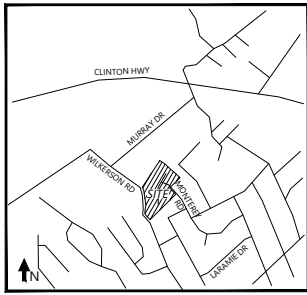
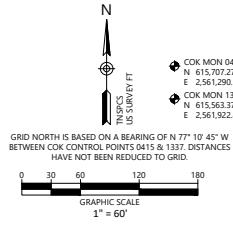
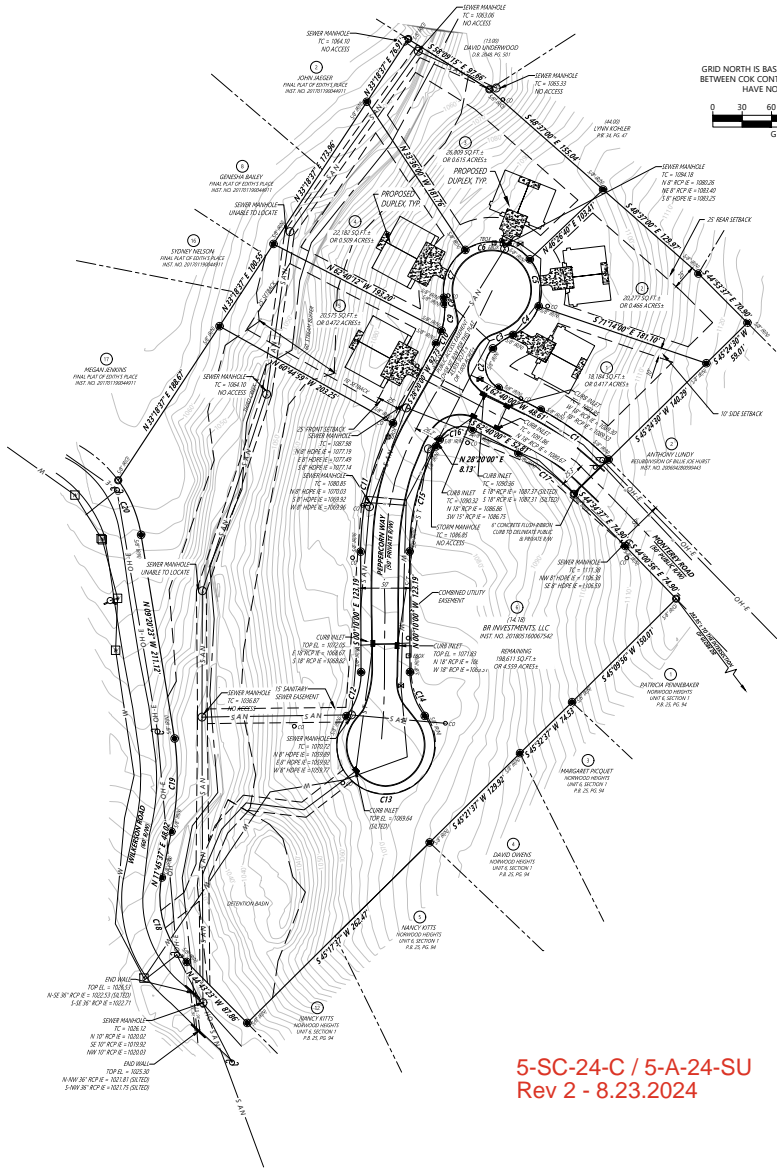
CITY: KNOXVILLE
COUNTY: KNOX
STATE: TN
DISTRICT: 6TH, 40TH WARD, CITY BLOCK 40130

SITE ADDRESS: 0 MONTEREY ROAD KNOXVILLE, TN

OWNER: BR INVESTMENTS, LLC 2301 SUNNWOOD LANE KNOXVILLE, TN 37912

SURVEYOR: LEAH METCALF, RLS ATLAS SURVEY & MAPPING, LLC 7016 MAIZE DRIVE KNOXVILLE, TN 37918 (865)248-2424

ENGINEER: RUBEN ROBERTSON, PE LRA ENGINEERING 110 TYSON BLVD, SUITE 200 ALCOA, TN 37701 (865)575-1072



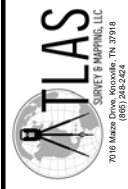
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	46.46'	275.00'	018°30'38"	N57°33'31"W
C2	42.57'	25.00'	128°01'00"	N08°59'30"W
C3	24.74'	75.00'	018°54'05"	N08°52'30"E
C4	46.52'	50.00'	040°28'13"	N41°32'44"E
C5	51.08'	50.00'	038°32'53"	N19°34'45"W
C6	73.81'	50.00'	083°39'38"	N01°43'02"W
C7	38.68'	50.00'	084°31'38"	S24°01'20"W
C8	6.31'	75.00'	004°49'13"	S08°07'00"E
C9	27.73'	75.00'	001°17'40"	S08°34'32"W
C10	14.14'	75.00'	018°48'41"	S23°39'59"W
C11	136.88'	275.00'	028°30'00"	S14°03'16"W
C12	46.26'	75.00'	038°52'00"	S18°17'30"W
C13	231.43'	50.00'	253°43'43"	N09°30'43"E
C14	46.26'	75.00'	038°52'00"	N18°36'00"W
C15	111.55'	225.00'	028°30'00"	N14°35'30"E
C16	38.84'	25.00'	089°00'52"	N22°30'00"E
C17	70.85'	225.00'	018°00'52"	S53°38'12"E
C18	50.60'	95.00'	058°29'15"	N19°58'23"W
C19	85.74'	200.00'	019°30'00"	N01°33'33"E
C20	61.85'	180.00'	029°15'15"	N02°42'23"W

5-SC-24-C / 5-A-24-SU
Rev 2 - 8.23.2024

CERTIFICATION OF CONCEPT PLAN BY REGISTERED LAND SURVEYOR

I hereby certify that I am a registered land surveyor, licensed to practice surveying under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.

By: LEAH M. METCALF, RLS Registered Surveyor No. 3430 Date: 08/23/2024



BR INVESTMENTS, LLC
2301 SUNNWOOD LANE
KNOXVILLE, TN 37912
865-208-4777

NO.	DATE	DESCRIPTION	BY	CHK	APP
1	8/23/2024	CONCEPT PLAN	LEAH M. METCALF		
2	8/23/2024	CONCEPT PLAN	RUBEN ROBERTSON		

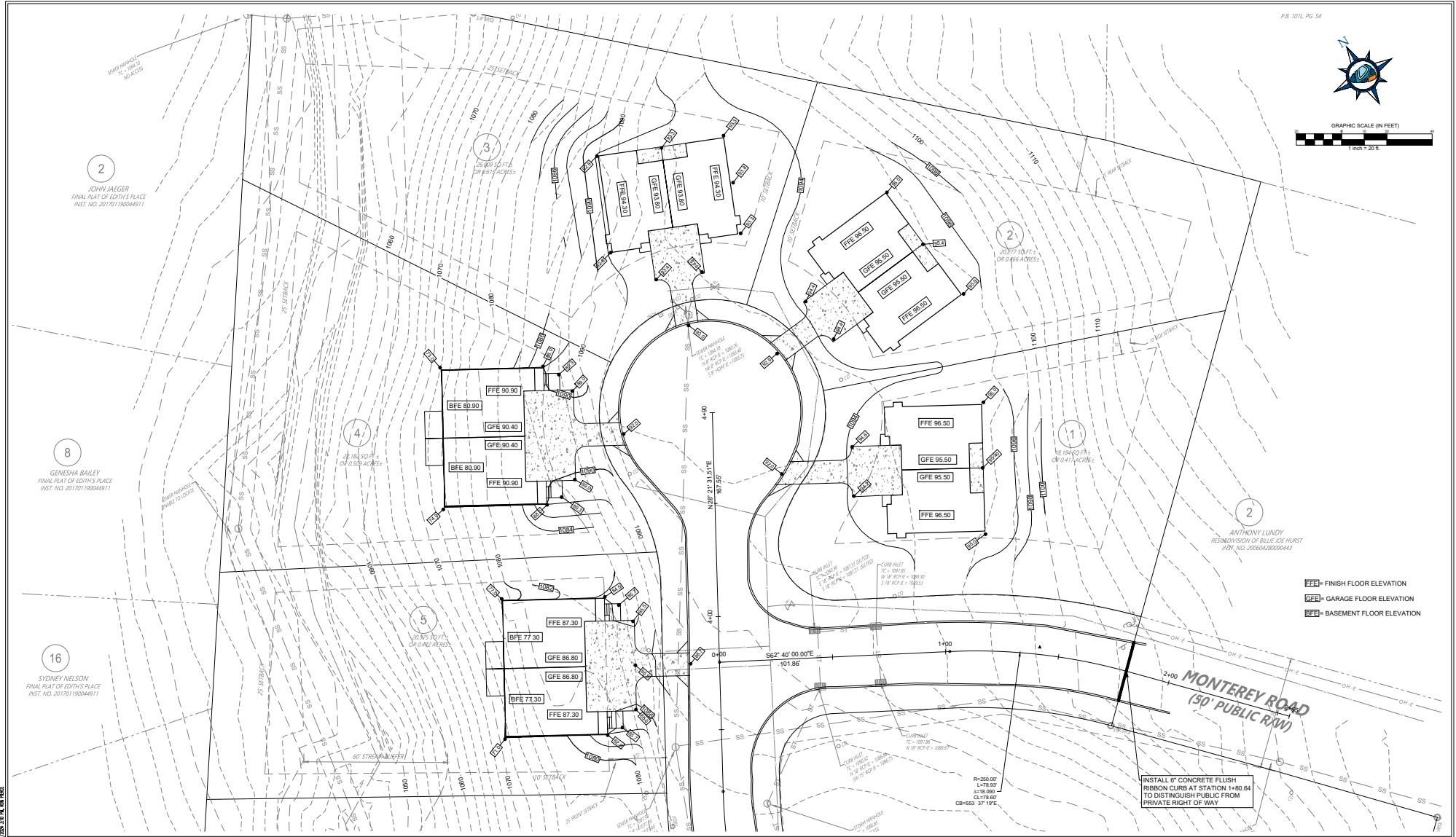
FILE # 5-SC-24-C & 5-A-24-SU
CONCEPT PLAN

MONTEREY OAKS SUBDIVISION -
PHASE 1

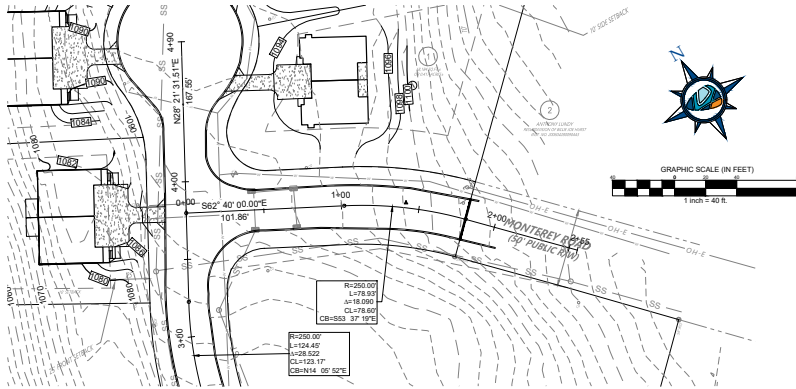
TAX MAP 68, INSERT P. GROUP C, PARCEL 14.18
KNOXVILLE, KNOX COUNTY, TN



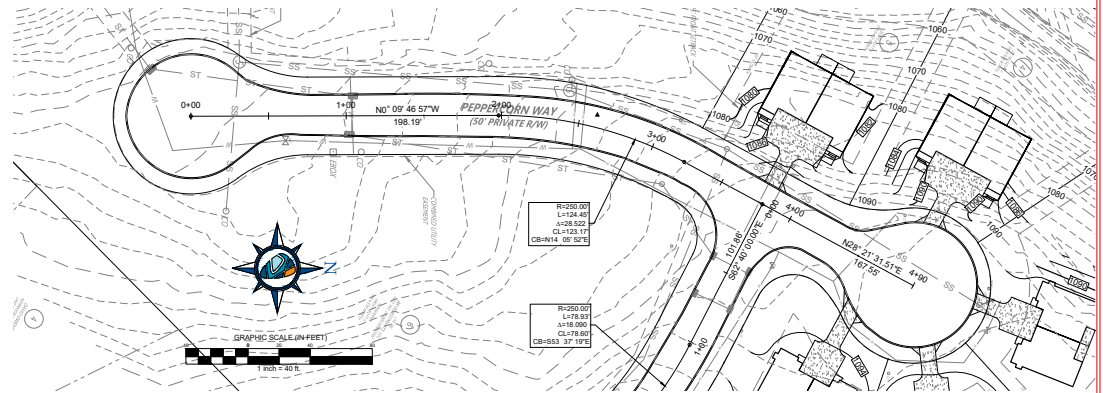
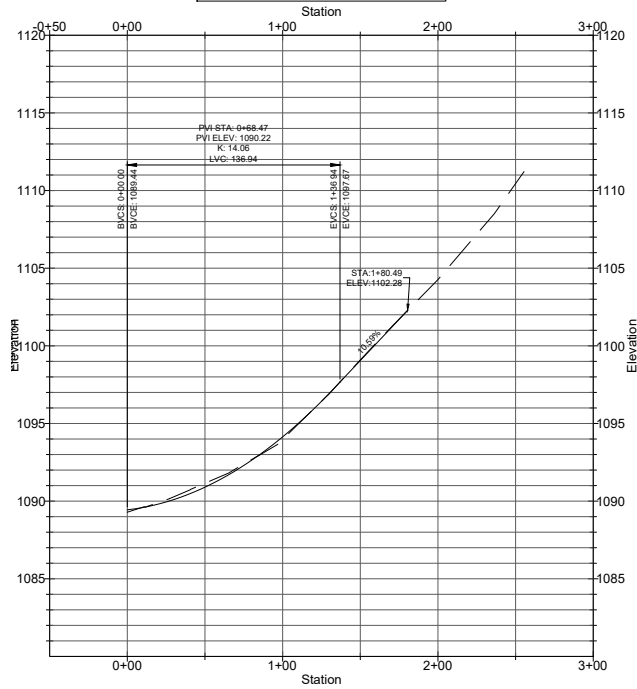
DATE: AUGUST 23, 2024
PROJECT NUMBER: 231010
SHEET NUMBER: 1 OF 1



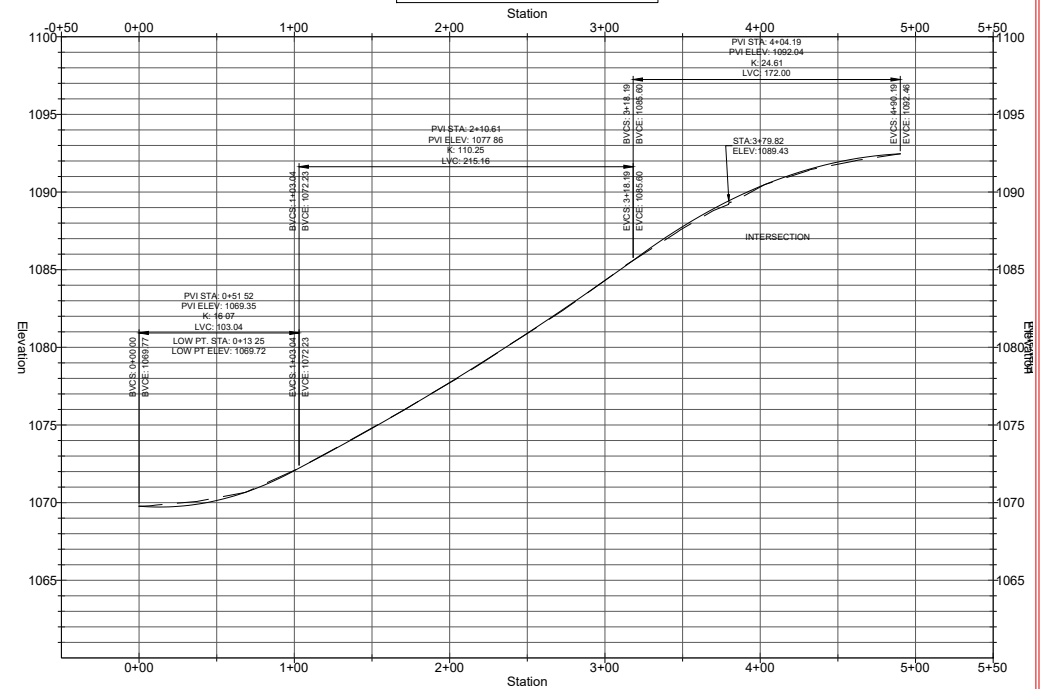
<p>LDA ENGINEERING</p>	<p>110 TYSON BLVD. SUITE 200 ALCOA, TN 37604</p>	<p>PROJECT:</p> <p>0 MONTEREY ROAD</p>	<p>SHEET TITLE:</p> <p>5-SC-24-C / 5-A-24-SU Rev 3 - 10.03.2024</p>	<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>REVISION DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REV	DATE	REVISION DESCRIPTION																<p>PROJECT NUMBER: PCL 301</p> <p>DATE: 8/21/2024</p> <p>DRAWN BY: RR</p> <p>DESIGNED BY: RR</p> <p>SHEET NUMBER:</p>
	REV	DATE	REVISION DESCRIPTION																				
<p>THIS DOCUMENT AND THE LOGO AND DESIGN ARE UNREGISTERED TRADEMARKS OF LDA ENGINEERING, INC. 8/21/2024 3:15 PM. ALL RIGHTS RESERVED.</p>																							



MONTEREY ROAD PROFILE



PEPPERCORN WAY PROFILE



LDA ENGINEERING

110 TYSON BLVD.
SUITE 200
ALCOA, TN 37604

PROJECT:

0 MONTEREY ROAD

SHEET TITLE:

5-SC-24-C / 5-A-24-SU
Rev 3 - 10.03.2024

REV	DATE	REVISION DESCRIPTION

PROJECT NUMBER: PCL 301
DATE: 8/21/2024
DRAWN BY: RR
DESIGNED BY: RR
SHEET NUMBER:

Search

GO

Duplex Plans (/plans/type/3)	
3 & 4 Plex (/plans/type/12)	
5+ Units (/plans/type/13)	
House Plans (/plans/type/1)	
Garage Plans (/plans/type/5)	
About Us (/company)	
Sample Plan (/plans/plan/bid)	

Duplex house plans, 3 bedroom townhouse plans, duplex house plans with garage, D-418



Main Floor Plan

Total FacadeArea: $457 \times 2 = 914 \times 15\% = 137.1$ sq.ft. min.

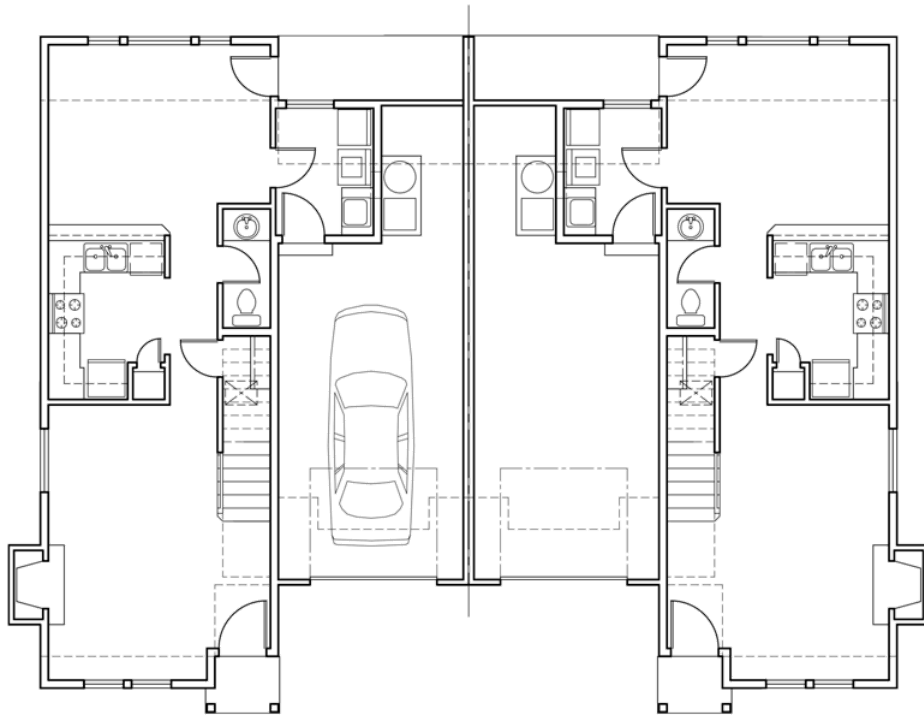
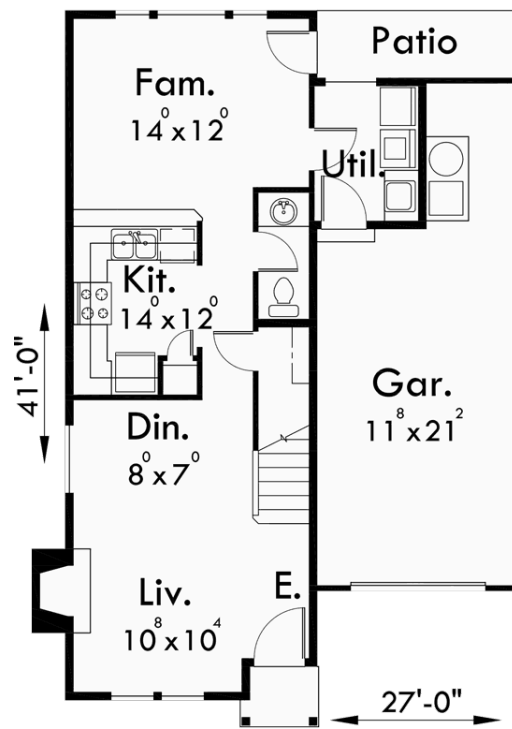
Front Door = 20 sq.ft

A: $28" \times 60" \times 4 = 46.7$ sq.ft.

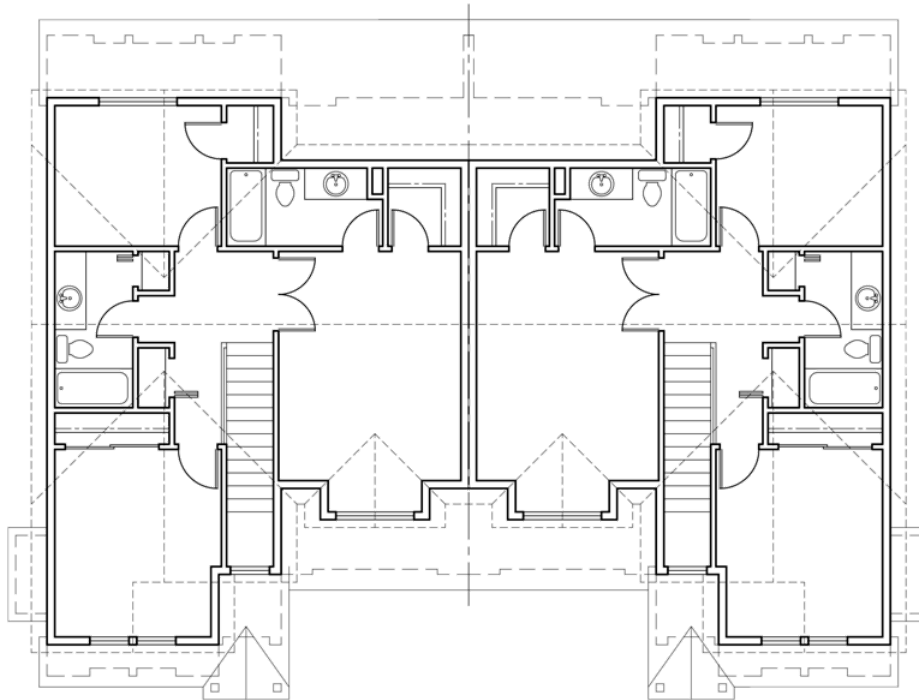
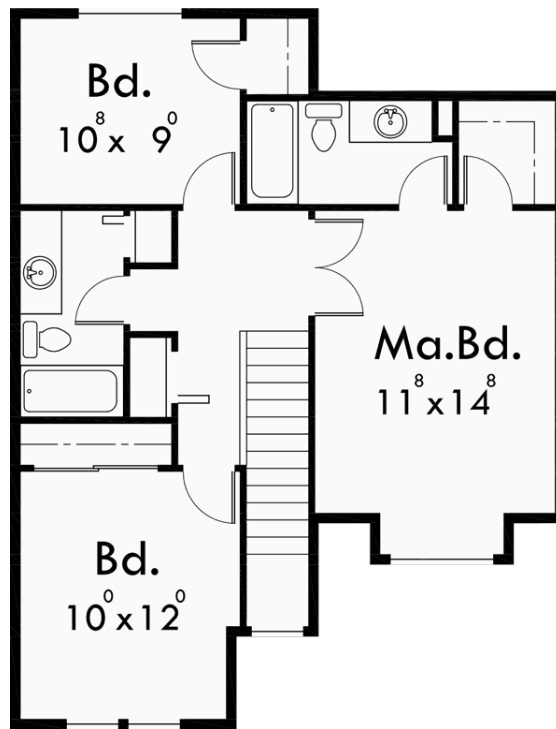
B: $28" \times 36" = 7$ sq.ft.

C: $60" \times 48" = 20$ sq.ft.

Total = $90.7 \times 2 = 181.4$ sq.ft.



Upper Floor Plan



Plan D-418



[Printable Flyer](#) (/assets/plans/385/d-418pg_duplex_house_plans_mirrored.pdf)

Total sq. ft.:	1,391
Upper Floor sq. ft.:	726
Main Floor sq. ft.:	665
Bedrooms:	3
Bathrooms:	2.5
Garage Stalls:	1
Width:	54' 0"
Depth:	41' 0"
Ridge Height:	24' 5"
Foundations Available:	Crawlspace

Search

GO

Duplex Plans (/plans/type/3)	
3 & 4 Plex (/plans/type/12)	
5+ Units (/plans/type/13)	
House Plans (/plans/type/1)	
Garage Plans (/plans/type/5)	
About Us (/company)	
Sample Plan (/plans/plan/bid)	

Discover the perfect basement duplex house plan with a two-car garage for your dream home or building project.
Elevate your living spaces today! Explore now!



Main Floor Plan

Total FacadeArea: $664 \times 2 = 1328 \times 15\% = 199.2$ sq.ft. min.

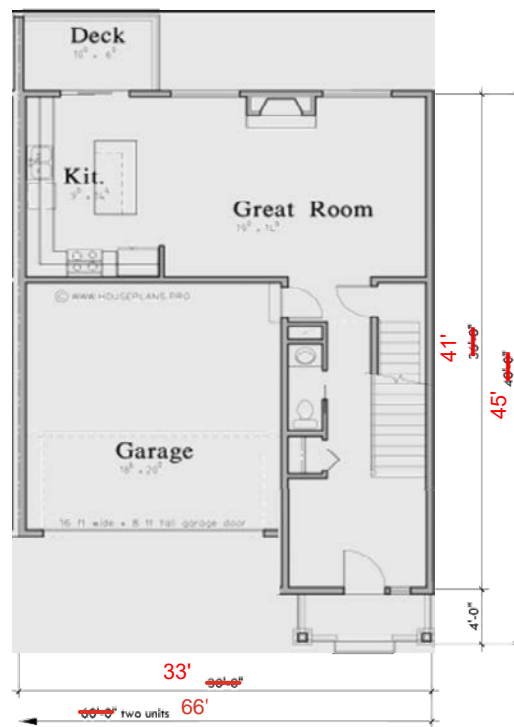
Front Door = 20 sq.ft

A: $36 \times 33 \times 2 = 16.5$ sq.ft

B: $60 \times 60 \times 2 = 50$ sq.ft.

C: $19 \times 60 \times 2 = 15.8$ sq.ft.

Total = $102.3 \times 2 = 204.6$ sq.ft.





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Leah Metcalf

Applicant Name

Affiliation

3/25/2024

Date Filed

5/9/2024

Meeting Date (if applicable)

5-SC-24-C / 5-A-24-SU

File Number(s)

CORRESPONDENCE

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

Leah Metcalf Atlas Survey & Mapping, LLC

Name / Company

7016 Maize Drive Knoxville TN 37918

Address

865-248-2424 / lmetcalf@atlassurveytn.com

Phone / Email

CURRENT PROPERTY INFO

BR Investments

Owner Name (if different)

2301 Sunnywood Ln

Owner Address

865-206-4777

Owner Phone / Email

0 MONTEREY RD

Property Address

68 P C 014 18

Parcel ID

Part of Parcel (Y/N)?

8.048 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northern terminus of Monterey Rd, east of Wilkerson Rd.

General Location

☒ City

Council District 3

**RN-1 (Single-Family Residential Neighborhood), HP
(Hillside Protection Overlay)**

Agriculture/Forestry/Vacant Land

☐ County District

Zoning District

Existing Land Use

Northwest City

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) Duplexes in RN-1			

SUBDIVISION REQUEST

Monterey Oaks Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
Phase 1	6
Unit / Phase Number	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information _____	

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☒ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$1,700.00	
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.

	Leah Metcalf	3/25/2024
Applicant Signature	Please Print	Date

Phone / Email

	BR Investments	3/25/2024
Property Owner Signature	Please Print	Date

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

Leah Metcalf

Applicant Name

Affiliation

03/21/2024

May 9, 20204

Date Filed

Meeting Date (if applicable)

File Number(s)

5-SC-24-C /
5-A-24-SU

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

Leah Metcalf

Atlas Survey & Mapping, LLC

Name

Company

7016 Maize Drive

Knoxville

TN

37918

Address

City

State

ZIP

865-248-2424

lmetcalf@atlassurveytn.com

Phone

Email

CURRENT PROPERTY INFO

BR Investments, LLC

2301 Sunnywood Ln

865-206-4777

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Monterey Rd

068PC01418

Property Address

Parcel ID

KUB

KUB

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

August 29, 2022

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

Monterey Oaks Subdivision

Proposed Subdivision Name

1

Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

6

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

ADDITIONAL REQUIREMENTS

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

Fee 1		Total
0102	\$700.00	
Fee 2		\$1,700.00
0403	\$1,000.00	
Fee 3		

AUTHORIZATION


Applicant Signature

Digitally signed by Leah Metcalf
Date: 2024.03.21 13:12:10 -05'00'

Leah Metcalf

Please Print

03/21/2024

Date

865-248-2424

Phone Number

lmetcalf@atlassurveytn.com

Email

03/25/2024, SG

03/21/2024


Property Owner Signature

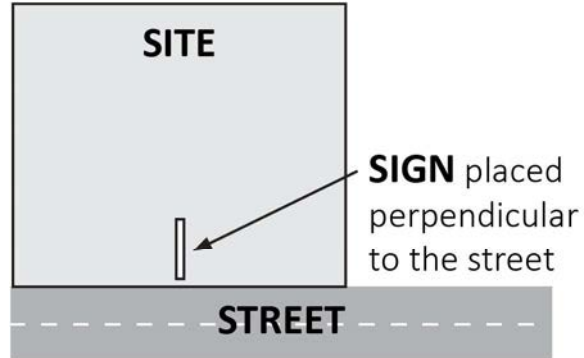
Steve Elmahdy

Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ **04/26/2024** _____ and _____ **05/10/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Leah Metcalf

Date: 03/25/2024

File Number: 5-SC-24-C & 5-A-24-SU



Sign posted by Staff



Sign posted by Applicant