



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 10-A-24-DP

AGENDA ITEM #: 27

AGENDA DATE: 10/3/2024

▶ **APPLICANT:** RYAN LYNCH
OWNER(S): Homestead Land Holdings, LLC

TAX ID NUMBER: 133 J A 008 [View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 8205 NUBBIN RIDGE DR

▶ **LOCATION:** North side of Nubbin Ridge Dr, southwest of Dowry Ln

▶ **APPX. SIZE OF TRACT:** 1.66 acres

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

ACCESSIBILITY: Access is via Nubbin Ridge Drive, a major collector street with a pavement width of 18 ft within a 50-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Tennessee River

▶ **ZONING:** PR (Planned Residential) up to 6 du/ac

▶ **EXISTING LAND USE:** Single Family Residential

▶ **PROPOSED USE:** 4-lot subdivision

HISTORY OF ZONING: In 2019, a rezoning request from RA to PR at 5 du/ac was withdrawn for this property (5-F-19-RZ) before the Planning Commission meeting, and it was rezoned from RA to PR at 6 du/ac in 2023 (7-R-23-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 4 du/ac
South: Single family residential - A (Agricultural), RA (Low Density Residential)
East: Single family residential - PR (Planned Residential) up to 4 du/ac
West: Agriculture/forestry/vacant land - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area predominantly comprises single family residential dwellings on lots smaller than 0.5 acres.

STAFF RECOMMENDATION:

▶ **Approve the development plan for 4 detached houses on individual lots, and a peripheral setback reduction to 25' along all exterior boundaries, as depicted on the site plan, subject to 6 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all requirements of the Knox County Department of Engineering and Public Works, including but not limited to, verifying during the platting phase that the proposed driveway has the required sight distance.

3. During the platting phase, adding a note on the plat that all lots shall have vehicular access to interior road system only.
4. During the platting phase, adding a note on the plat that these lots are created for single family houses.
5. Meeting all relevant utility requirements.
6. If during plat 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 with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.

COMMENTS:

This request is for a 4-lot subdivision for detached houses with an access easement providing access to all four lots.

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 6 du/ac:

A. The PR zone allows detached dwellings as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B. The proposed density for the subject parcel is 2.23 du/ac, which is well below the approved density of up to 6 du/ac.

C. The Planning Commission has the authority to reduce the 35-ft peripheral setback to not less than 15 ft when adjacent to residential zones. The applicant is requesting a peripheral setback of 25 ft, as shown on the site plan. The adjoining White Oaks subdivision to the north (plat # 199806260000289) and Heritage Place subdivision to the east (plat # 199707240000470) have 35-peripheral boundaries. The adjoining flag lot to the west has its 'flag stem' along the western boundary. Staff recommends approval of the setback reduction because this should have minimal impact on adjacent properties.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

B. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The proposed plan with detached houses on large lots would be compatible with other single-family residences in the area.

A. Improve safety for all users. (Policy 12) – The road in front of the property has a slope going uphill towards the west. The proposal for a shared driveway and its location towards the crest of the hill should be consistent with the above policy. Note # 10 on the plan states that the sight distance meets the standards. This would be further verified during the platting phase, as mentioned in condition # 2.

3) FUTURE LAND USE MAP

A. The property is classified as the SR (Suburban Residential) place type, which allows the consideration of the PR zone with up to 12 du/ac as a partially related zone. The proposed development has a density of 2.23 du/ac.

B. 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 that are generally less than one acre.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-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: 52 (average daily vehicle trips)

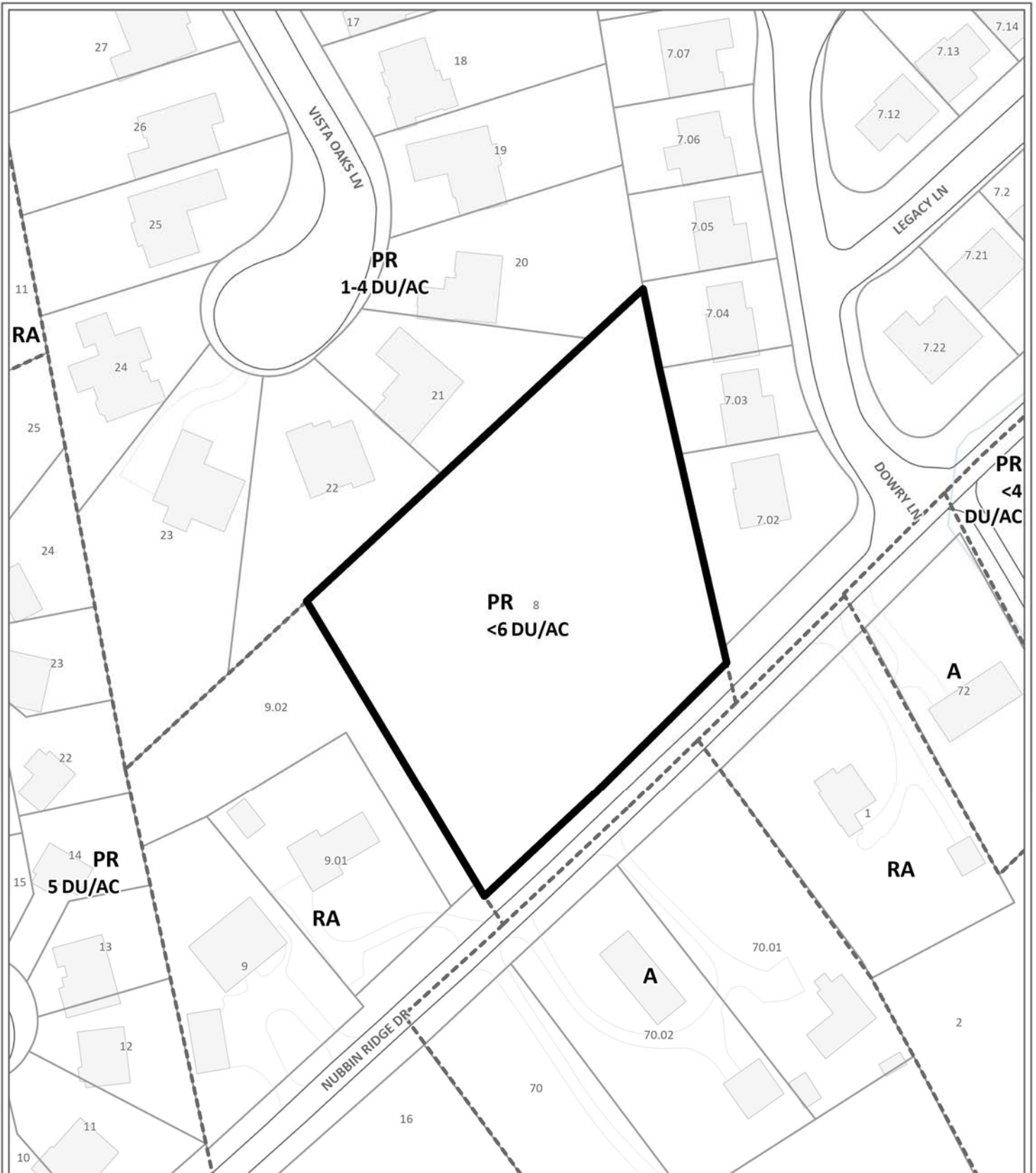
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Rocky Hill Elementary, Bearden Middle, and West 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.

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

10-A-24-DP

Petitioner: Ryan Lynch



4-lot subdivision in PR (Planned Residential)

Map No: 133

Jurisdiction: County

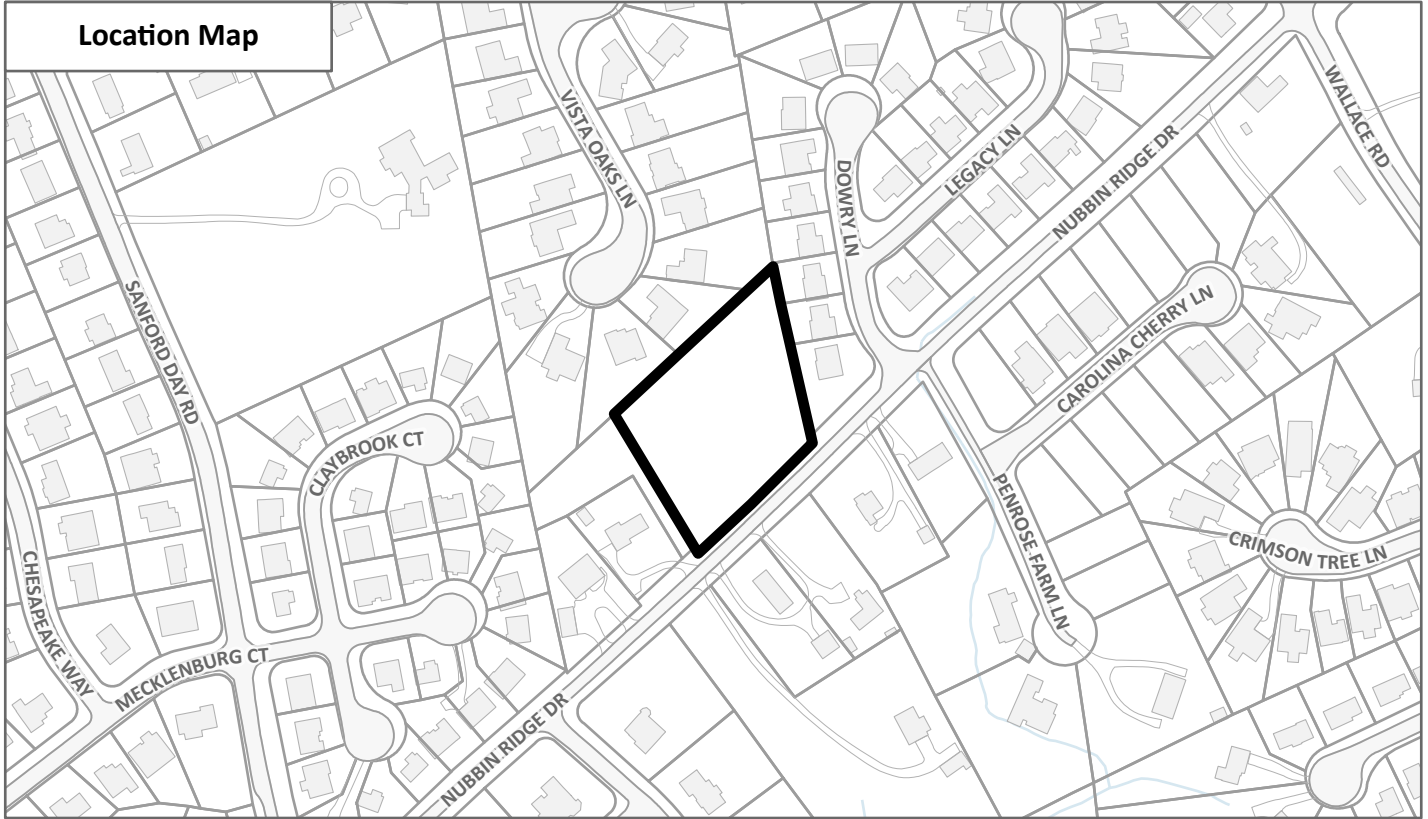
Original Print Date: 9/5/2024

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



Exhibit A. Contextual Images

Location Map



Aerial Map

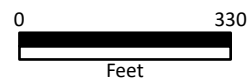


CONTEXTUAL MAPS 1

10-A-24-DP



Case boundary





TOTAL AREA = 1.68 ACRES
TOTAL LOTS = 4

Zoning
Zoning Shown on Official Map _____
Date: _____
By: _____

Addressing Department Certification
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.
Signed: _____
Date: _____

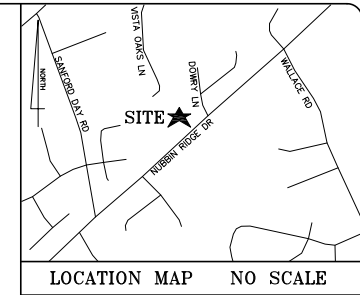
Taxes and Assessment
This is to certify that all property taxes and assessments due on this property have been paid.
City Tax Clerk: Signed: _____
Date: _____
Knox County Trustee: Signed: _____
Date: _____

Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby approves this plat on _____ day of _____ 20____.

Engineering Director

Certificate of Ownership and General Dedication
I, We, the undersigned owner(s) of the property shown herein, hereby adopt this (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I (we, we and the owner(s) in the shape of the property and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.
Owner(s) Printed Name: _____
Signature(s): _____
Date: _____

Owner Certification for Public Sewer and Water Service - Minor Subdivisions
I, We, the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.
Owner(s) Printed Name: _____
Signature(s): _____
Date: _____



GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER. TOPCON VN NETWORK ROVER. DUAL FREQUENCY WAS USED (L1/L2). GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TROT (GPS NETWORK NAD83/NSRS2007) VERTICAL DATUM IS REAL. GEODESIC PRECISION OF THE GPS WORK. RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

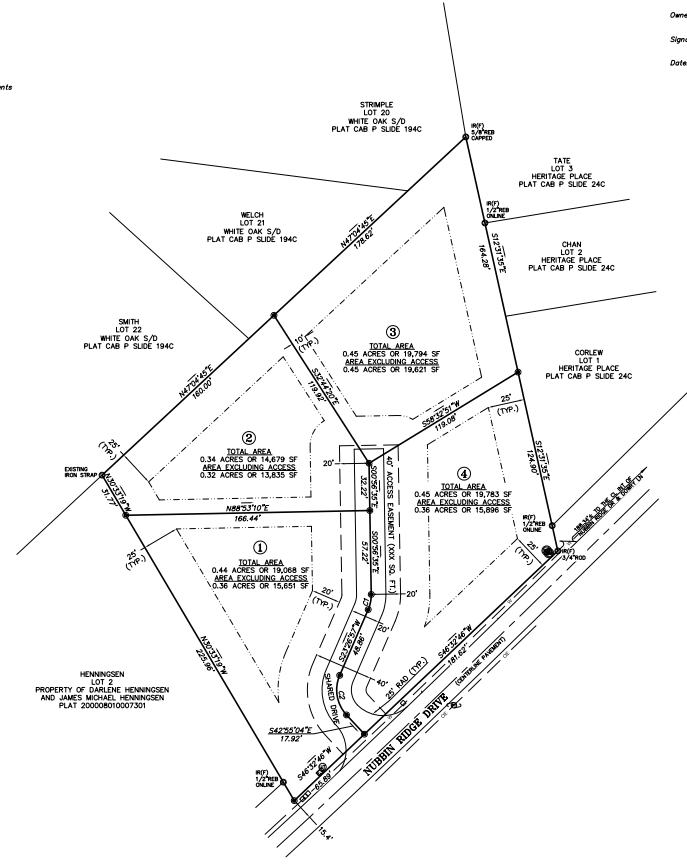
SYMBOL LEGEND	
	IRON ROD (SIZE&TYPE)
	FIBEROPTIC MARKER
	IRON ROD SET
	UTILITY VAULT
	WATER METER
	POWER/TELE. POLE
	MAILBOX
LINE LEGEND	
	POWER/TELE. LINE
	WATER LINE

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions
This is to certify that the subdivision shown herein is approved subject to the installation of a public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.
It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider _____
Authorized Signature for Utility _____ Date _____

Certification of Approval of Public Water System - Minor Subdivisions
This is to certify that the subdivision shown herein is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.
It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider _____
Authorized Signature for Utility _____ Date _____



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	10.63	25.00	S114°18'W 10.55
C2	28.99	25.00	S92°26'54"E 27.39

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks
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 this plat and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations as well as has been itemized, described and justified in a report filed with the Planning Commission, or for variations and waivers which have been approved as identified on this plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the _____ day of _____ 20____.

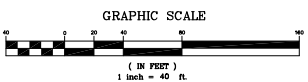
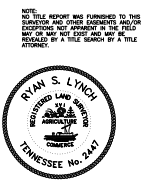
Registered Land Surveyor _____
Tennessee License No. _____
Date: _____

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "TY" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

Certification of the Accuracy of Survey
Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.
Registered Land Surveyor _____
Tennessee License No. _____
Date: _____



Planning Staff Certification of Approval for Recording - Final Plat
This is to certify that the subdivision plot shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plot, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code Annotated the approval of this plat by the Planning Commission shall not be deemed to constitute or affect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.
Signed: _____
Date: _____

10-A-24-DP

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



REVISIONS	
DRAWN BY: C. VITKUS	1 FINAL PLAT 05/07/2024
CHECKED BY: R. LYNCH	2 DEVELOPMENT PLAN 08/07/2024
APPROVED BY: R.S.L.	3 PS COMMENTS 09/11/2024
SCALE: 1"=40'	4 REV LOT CONFIGURATION 9/16/24
DATE: 05/18/2023	5
	6

OWNER/SURVEY FOR:
Homestead Land Holdings LLC
132 Sherlake Drive
Knoxville, Tennessee 37932
Phone: (865) 966-8700

DEVELOPMENT PLAN OF:
Homestead Land Company Addition
on Nubbin Ridge Drive
District 6, Knox County, Tennessee

PROJECT NO.
4785-1



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

Ryan Lynch

Applicant Name

Affiliation

8/12/2024

Date Filed

10/3/2024

Meeting Date (if applicable)

10-A-24-DP

File Number(s)

CORRESPONDENCE

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

Ryan S. Lynch Lynch Surveys, LLC

Name / Company

4405 Coster Rd. Rd. Knoxville TN 37912

Address

865-584-2630 / rlynch@lynchsurvey.com

Phone / Email

CURRENT PROPERTY INFO

Homestead Land Holdings, LLC

Owner Name (if different)

132 Sherlake Dr Knoxville TN 37930

Owner Address

865-966-8700 / rnrackley@rackl

Owner Phone / Email

8205 NUBBIN RIDGE DR

Property Address

133 J A 008

Parcel ID

1.66 acres

Tract Size

Part of Parcel (Y/N)?

First Knox Utility District

Sewer Provider

First Knox Utility District

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 checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) 4-lot 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)	

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	Ryan Lynch Please Print	8/12/2024 Date
---------------------	-----------------------------------	--------------------------

Phone / Email		
Property Owner Signature	Homestead Land Holdings, LLC Please Print	8/12/2024 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

Ryan Lynch

Land Surveyor

Applicant Name

Affiliation

8/7/2024

10/03/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

10-A-24-DP

CORRESPONDENCE

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

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

Ryan Lynch

Lynch Surveys LLC

Name

Company

4405 Coster Road

Knoxville

TN

37912

Address

City

State

ZIP

865-584-2630

rlynch@lynchsurvey.com

Phone

Email

CURRENT PROPERTY INFO

Homestead Land Holdings LLC

132 Sherlake Dr, Knoxville, TN 37932

865-966-8700

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8205 Nubbin Ridge Road

133J A 008

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Combine Parcels
 Divide Parcel
 Unit / Phase Number _____ Total Number of Lots Created _____

Other (specify) _____

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
0402	\$500.00	
Fee 2		\$500.00
Fee 3		

AUTHORIZATION


 Applicant Signature

Ryan Lynch

8/7/2024

Please Print

Date

865-584-2630

rlynch@lynchsurvey.com

Phone Number

Email

08/12/2024, SG


 Property Owner Signature


 Please Print

8/9/24
Date

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.

9/20/2024

10/4/2024

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

- Yes No
- No, but I plan to prior to the Planning Commission meeting

RYAN LYNCH

Digitally signed by RYAN LYNCH
Date: 2024.08.12 16:01:14 -04'00'

Ryan S. Lynch

08/12/2024

Applicant Signature

Applicant Name

Date

10-A-24-DP

FILE NUMBER