



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 9-G-24-DP

AGENDA ITEM #: 29

AGENDA DATE: 9/12/2024

▶ **APPLICANT:** THOMAS WILSON, JENNIFER WILSON

OWNER(S): Thomas D. & Jennifer L. Wilson

TAX ID NUMBER: 118 156

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 9817 DUTCHTOWN RD

▶ **LOCATION:** North side of Dutchtown Rd, west of Bob Kirby Rd

▶ **APPX. SIZE OF TRACT:** 0.96 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dutchtown Road, a minor arterial with a pavement width of 40 ft within 65 ft of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

▶ **ZONING:** PR (Planned Residential) up to 5 du/ac

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

▶ **PROPOSED USE:** Attached houses

DENSITY PROPOSED: 4.2 du/ac

HISTORY OF ZONING: The property was rezoned from A (Agricultural) to PR < 5 du/ac in February 2023 (1-M-23-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) < 5 du/ac

South: Single family residential, multifamily residential - RB (General Residential), A (Agricultural)

East: Multifamily residential, agriculture/forestry/vacant land - PR (Planned Residential) < 10 du/ac (pending), RA (Low Density Residential)

West: Single family residential - PR (Planned Residential) < 5 du/ac

NEIGHBORHOOD CONTEXT: This property is located in an area with a mix of low and medium density residential uses. Webb School of Knoxville and Christian Academy of Knoxville are to the southeast and Pellissippi Parkway is to the west.

STAFF RECOMMENDATION:

▶ **Approve the development plan for up to 4 attached houses and a reduction of the peripheral setback along the eastern boundary from 35 ft to 20 ft, 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.
- 3) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into an MOU with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.
- 4) The maximum height of the attached dwellings shall be 35 feet.
- 5) Providing a type 'B' landscape screen to the rear of the dwelling units along the eastern boundary (see Exhibit B).
- 6) The peripheral setback for all external boundary lines of the subject property shall be 35 feet unless otherwise approved by the Planning Commission.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) district and the criteria for approval of a development plan.

COMMENTS:

This proposal is for 4 attached houses on a single lot (multi-dwelling development) and shares a driveway with the associated application for 8 attached houses on the adjacent property to the west (9-E-24-DP). These two developments are separate applications because they have separate ownership and they intend to keep the two properties separate.

The subject site was rezoned from A (Agricultural) to PR (Planned Residential) < 5 du/ac in February 2023 (1-M-23-RZ). The associated property was rezoned from A to PR < 5 du/ac in March 2022 (2-B-22-RZ).

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 5 du/ac:

- A) The PR zone allows houses, attached houses, and multi-dwelling developments as permitted uses. 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) This PR zone district is approved for a maximum of 5 du/ac. The proposed density is 4.2 du/ac.
- C) The maximum height is determined by the Planning Commission for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft for the attached houses, which is consistent with the maximum height allowed on surrounding properties.
- D) The peripheral setback is 35 ft, however, the planning commission may reduce it to 15 ft when the adjacent property is zoned agricultural or residential. The applicant is requesting a peripheral setback of 20 ft along all exterior lot lines except along the Dutchtown Road frontage. Staff recommends approval of the 20 ft peripheral setback along the eastern boundary only because the setback reduction along the northern and western boundary are unnecessary.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A) Screening is recommended along the eastern boundary behind the proposed structures, consistent with Policy 2, to ensure that development is sensitive to existing community character.
- B) The proposal adds attached housing to the area's housing mix, consistent with Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity. There is a large employment center to the west along Pellissippi Parkway, and an employment center and commercial services to the east along Cedar Bluff Road.
- C) The site is located in an area with existing infrastructure that supports the proposal, consistent with Policy 6, to promote attainable housing that meets the needs of the current and future residents, and Policy 9, to focus growth in areas already served by adequate infrastructure.

3) FUTURE LAND USE MAP

- A) The property is classified as the CMU (Corridor Mixed-Use) place type. CMU areas are appropriate for moderate-scale, walkable mixed-use development occurring along major corridors. These areas may incorporate office, retail, civic, residential, and community gathering spaces both vertically and horizontally and shall provide connectivity to nearby neighborhoods. – With the recommended conditions, this proposal is consistent with the intent of the CMU place type by providing residential uses.
- B) Attached residential is considered a secondary use in the CMU place type. Secondary uses are supporting or complementary land uses that are compatible with the primary use but are not the main focus of the place

type. -- The CMU place type designation surrounding this property is a small area extending to the Bob Kirby Road intersection to the east, consisting of vacant land and single-family residential. Nonresidential uses are more appropriate at the Bob Kirby Road intersection. The proposed attached houses complement the existing uses in this location and is appropriate at the edge of the CMU place type area.

C) The CMU form attributes include building heights between 2 and 5 stories, front setbacks of 20-30 ft, automobiles as a secondary mode of transportation, parking located to the side and rear of buildings, and streets promoting walkable settings. -- This proposal includes 2-story structures with pitched roofs and parking located in garages and in driveways to the side of the structures.

D) The CMU place type allows consideration of PR up to 24 du/ac. The proposed development has a density of 4.2 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A) The property is within the Planned Growth Area (PGA). The purposes of the PGA 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.

B) With the recommended conditions, this proposal is consistent with the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 53 (average daily vehicle trips)

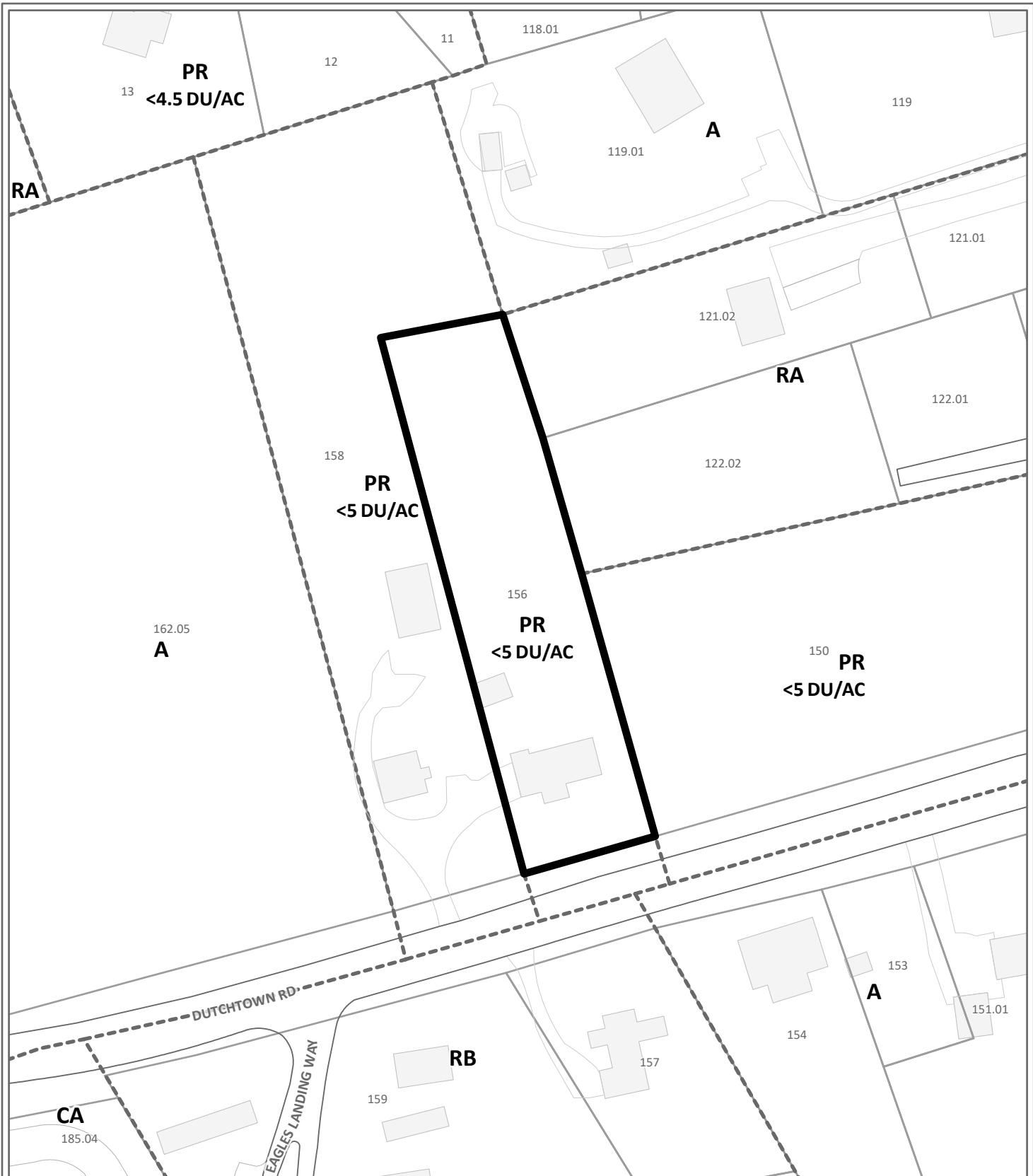
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public school children, grades K-12)

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- 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

9-G-24-DP

Petitioner: Thomas Wilson, Jennifer Wilson



Duplexes in PR (Planned Residential) < 5 du/ac

Map No: 118

Jurisdiction: County

Original Print Date: 8/8/2024

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

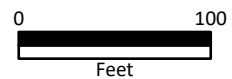
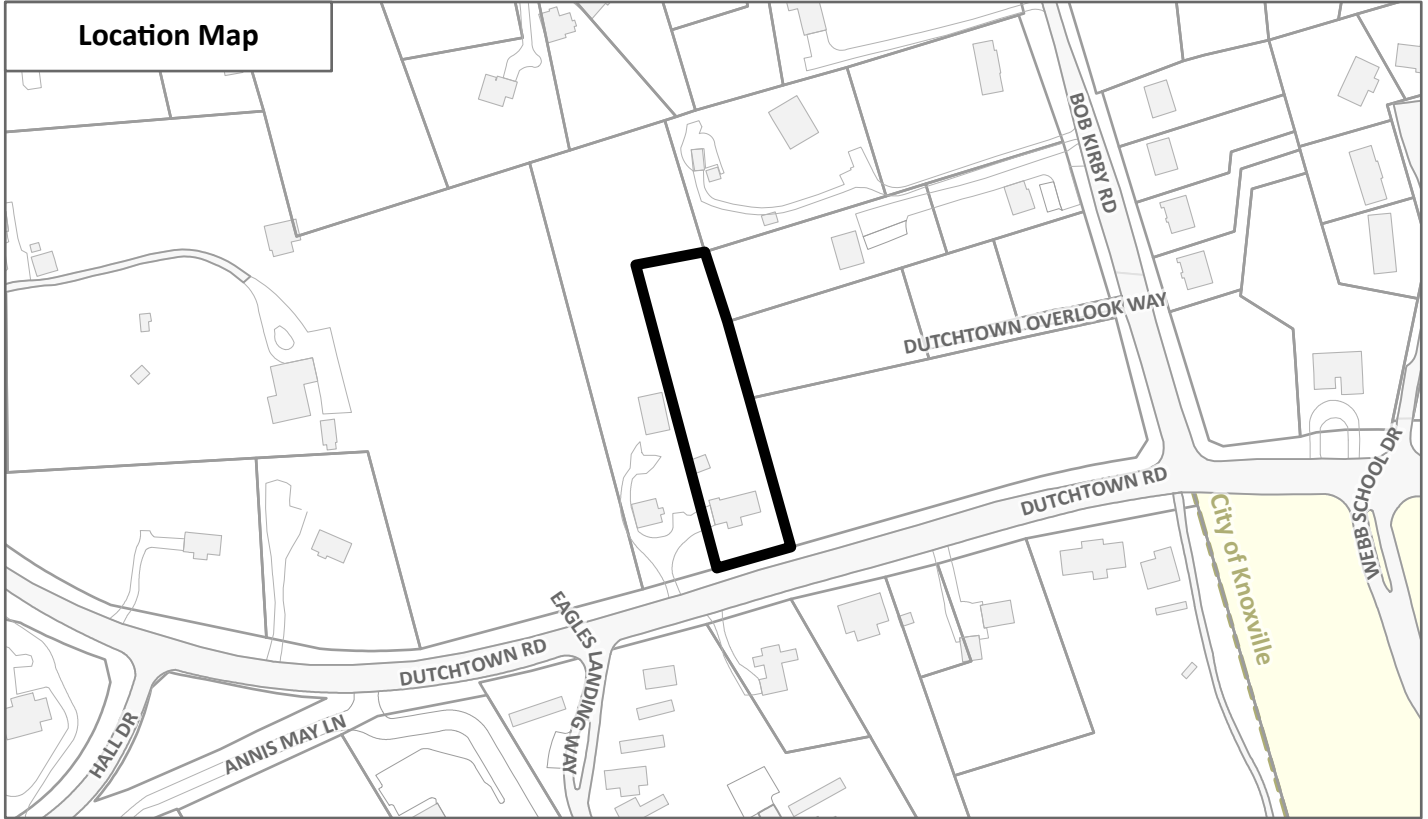


Exhibit A. Contextual Images

Location Map



Aerial Map

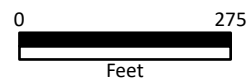


CONTEXTUAL MAPS 1

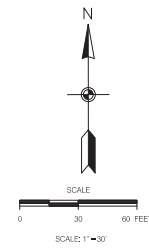
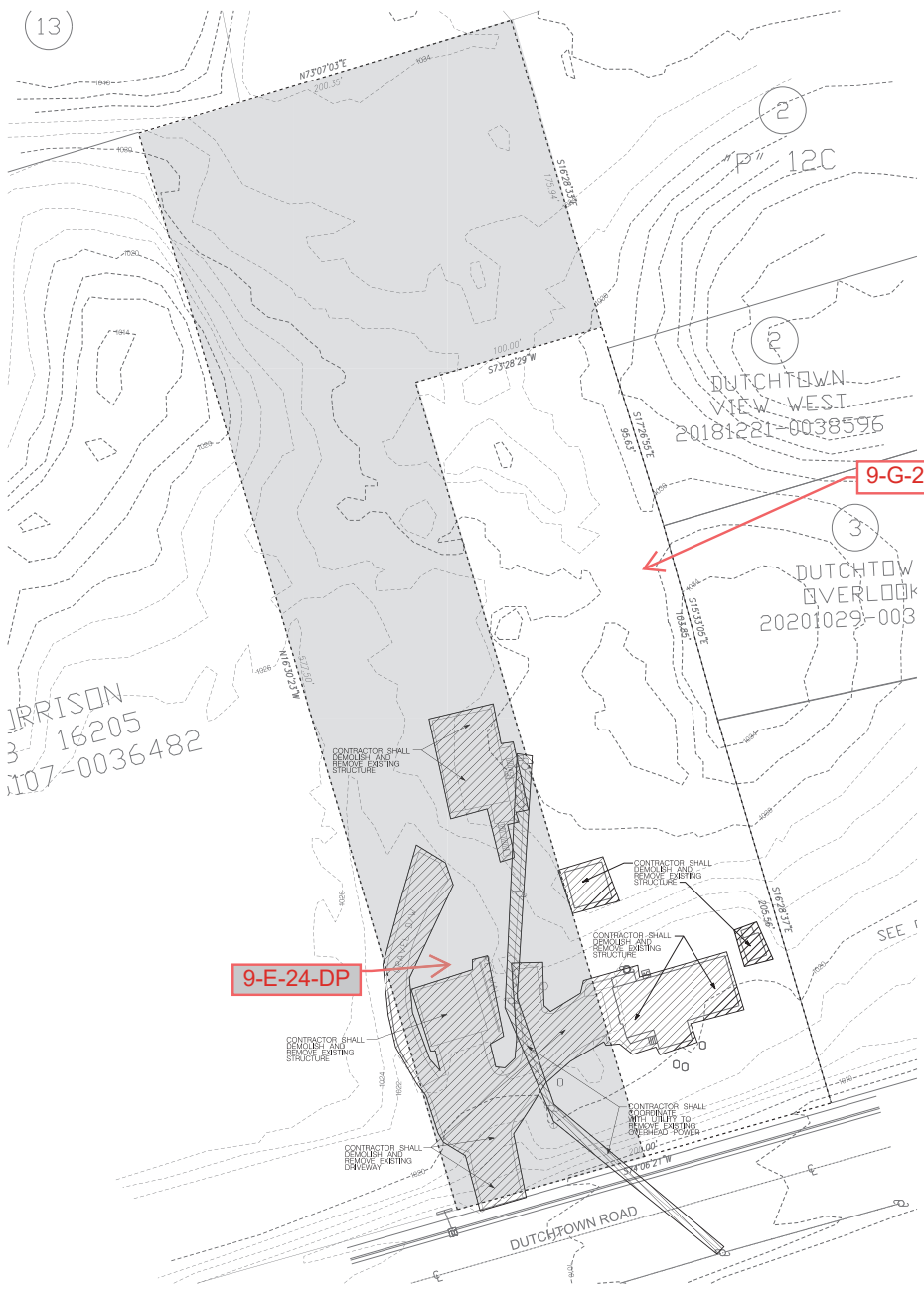
9-G-24-DP



Case boundary



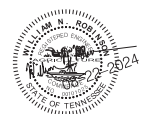
(13)



LEGEND:

EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP

WILL ROBINSON & ASSOCIATES
 1248 N. Shorewood Ln
 Carville, TN 37714
 (865) 386-4200
 will@wraclvill.com



A Site Plan for:
Norsk Villas and Wilson Apartments
 9817 and 9821 Dutchtown Road
 Knox County, TN
 9-E-24-DP and 9-G-24-DP

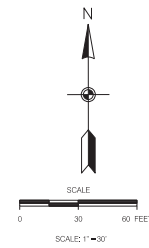
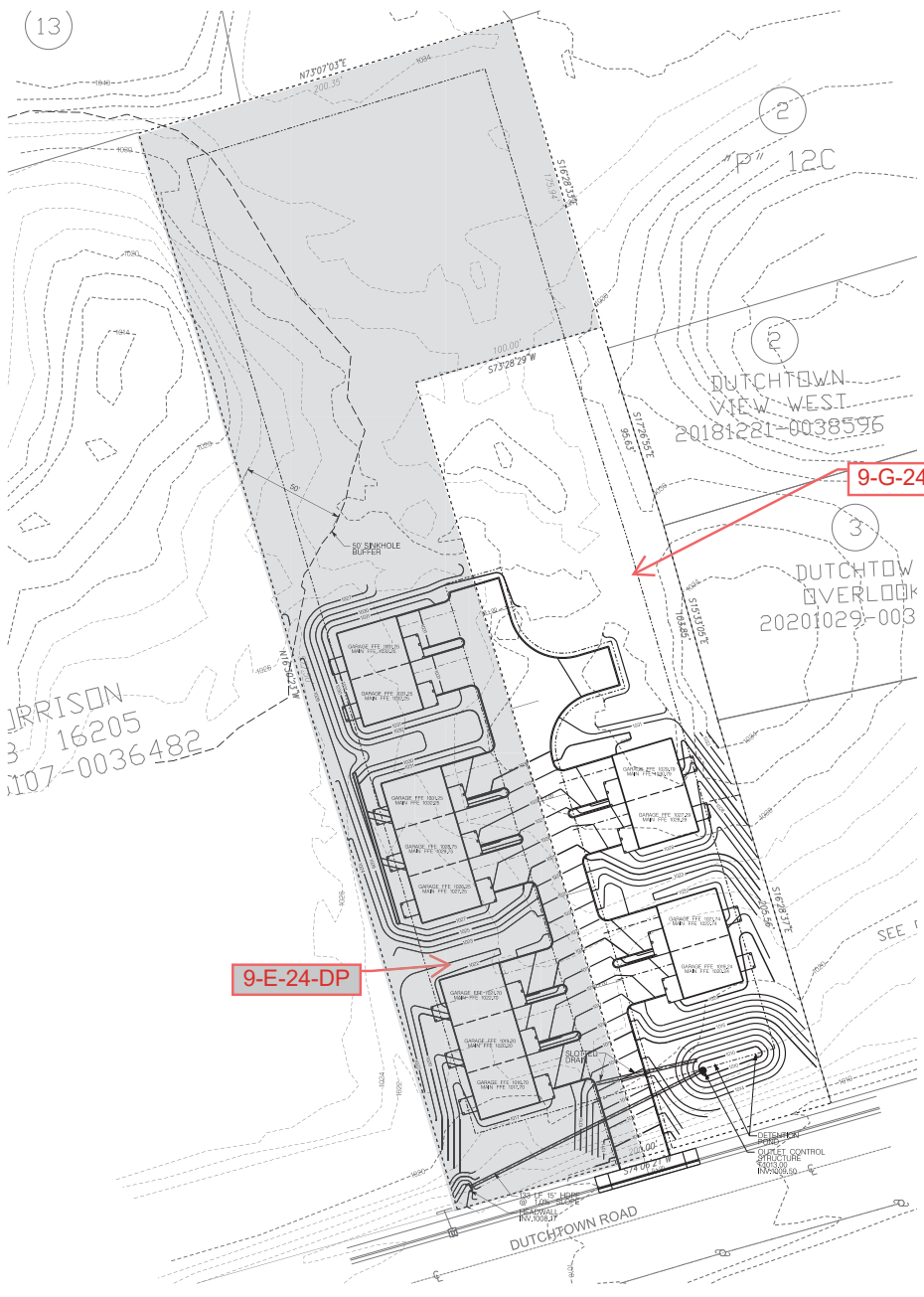
REVISIONS:

DRAWN:	WNR
CHECKED:	WNR
DATE:	08-22-2024
FILE NAME:	
PROJECT NO:	

9-G-24-DP
 Revised: 8/27/2024

PL01
 CONCEPT DEMO PLAN
 DRAWING

(13)



LEGEND:

EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
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		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP

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 will@wraenvil.com



A Site Plan for:
Norsk Villas and Wilson Apartments
 9817 and 9821 Dutchtown Road
 Knox County, TN
 9-E-24-DP and 9-G-24-DP

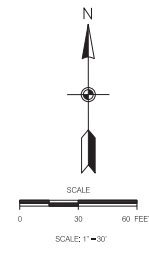
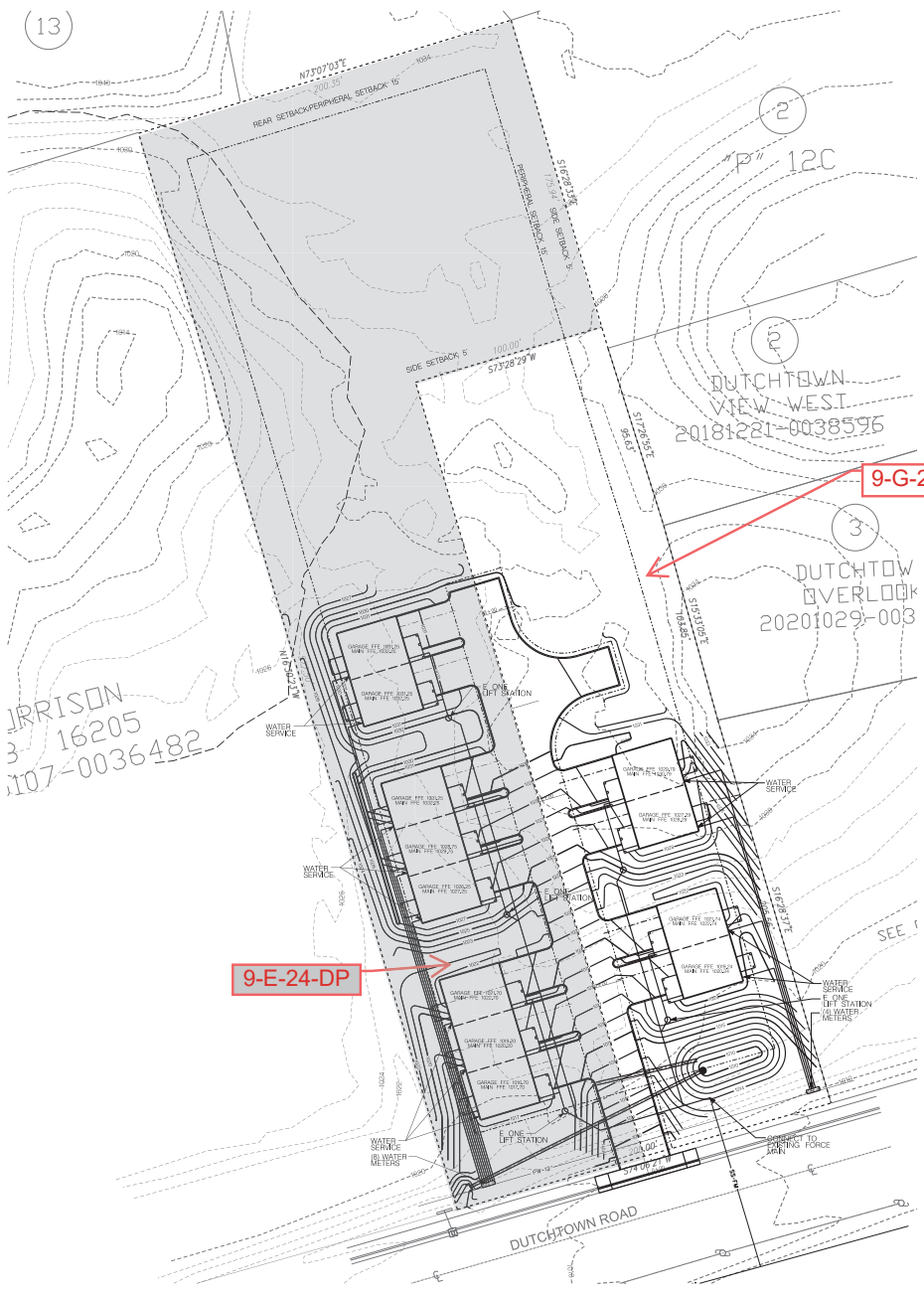
REVISIONS:

DRAWN: WNR
 CHECKED: WNR
 DATE: 08-22-2024
 FILE NAME:
 PROJECT NO:

PL03
 CONCEPT GRADING PLAN
 DRAWING

9-G-24-DP
 Revised: 8/27/2024

(13)



LEGEND:

EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
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		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP

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 1248 N. Shorewood Ln
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 will@wraenvil.com



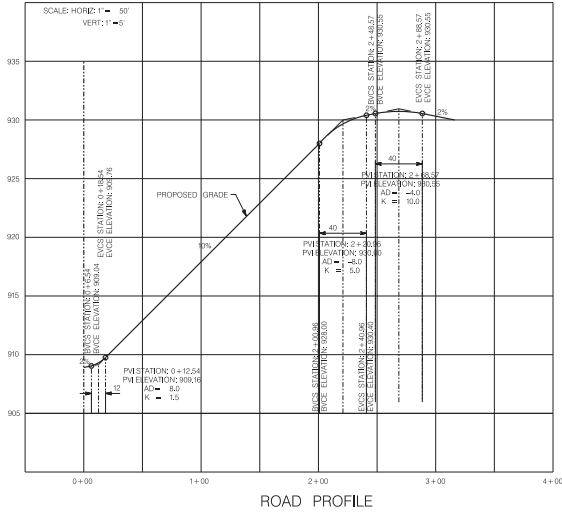
A Site Plan for:
Norsk Villas and Wilson Apartments
 9817 and 9821 Dutchtown Road
 Knox County, TN
 9-E-24-DP and 9-G-24-DP

REVISIONS:

DRAWN:	WNR
CHECKED:	WNR
DATE:	08-22-2024
FILE NAME:	
PROJECT NO.:	

9-G-24-DP
 Revised: 8/27/2024

PL04
 CONCEPT SITE UTILITY DRAWING



9-G-24-DP
Revised: 8/27/2024

**WILL ROBINSON
& ASSOCIATES**

1248 N. Shorewood Ln
Corryville, TN 37714
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will@wrobinson.com



A Site Plan for:
**Norsk Villas
and Wilson
Apartments**
9817 and 9821 Dutchtown Road
Knox County, TN
9-E-24-DP and 9-G-24-DP
ROAD PROFILE - 1

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 08-22-2024
FILE NAME:
PROJECT NO:

PL05

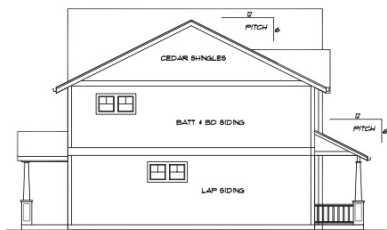
ROAD PROFILE
DRAWING





FRONT ELEVATION

SCALE 1/4" = 1'-0"



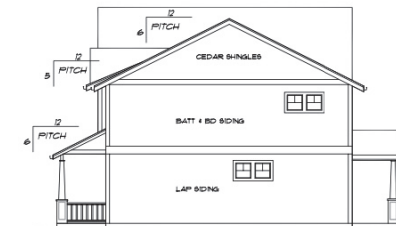
LEFT ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION

SCALE 1/8" = 1'-0"

ELEVATIONS

SCALE 1/4" = 1'-0"



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PLAN# 2802-2
NAME MONAGHAN
SHEET 04/05
DATE 3/2006
SHEET 1

9-G-24-DP
Revised: 8/27/2024

Type “B” Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

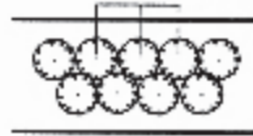
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.

- Two offset rows of evergreen shrubs

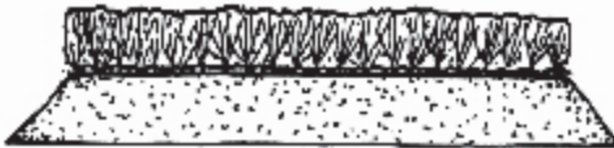


Maximum 4' Centers

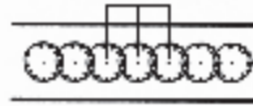


SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers



TREE HEIGHT
Installed: 8 ft.
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



Maximum 50' Centers

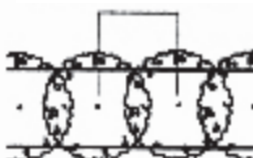


TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers





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

Thomas Wilson, Jennifer Wilson

Applicant Name

Affiliation

7/30/2024

Date Filed

9/12/2024

Meeting Date (if applicable)

9-G-24-DP

File Number(s)

CORRESPONDENCE

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

Will Robinson Will Robinson and Associates

Name / Company

1248 N. Shorewood Ln. Ln. Caryville TN 37714

Address

865-386-4201 / wendy@wracivil.com

Phone / Email

CURRENT PROPERTY INFO

Thomas D. & Jennifer L. Wilson

Owner Name (if different)

9521 Briarwood Dr Knoxville TN 37923

Owner Address

304-237-7536 / 19tw55@gmail.

Owner Phone / Email

9817 DUTCHTOWN RD

Property Address

118 156

Parcel ID

0.9 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West 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) Duplexes	

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
\$450.00	
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	Thomas Wilson, Jennifer Wilson Please Print	7/30/2024 Date
---------------------	---	--------------------------

Phone / Email

Property Owner Signature	Thomas D. & Jennifer L. Wilson Please Print	7/30/2024 Date
--------------------------	---	--------------------------

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 PA
- Rezoning

Thomas Wilson, Jennifer Wilson

Property owners

Applicant Name

Affiliation

07/26/2024

SEPTEMBER 12

File Number(s)

Date Filed

Meeting Date (if applicable)

9-G-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

Will Robinson

Will Robinson & Associates

Name

Company

1248 N Shorewood Ln

Caryville

TN

37714

Address

City

State

ZIP

865-386-4201

wendy@wracivil.com

Phone

Email

CURRENT PROPERTY INFO

Thomas Wilson and Jennifer Wilson

9521 Briarwood Drive, Knoxville, TN 37919 | 304-237-7536; 865-386-4201

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

9817 Dutchtown Rd

118 156

Property Address

Parcel ID

WKUD

WKUD

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

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

TWO DUPLEXES

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning _____

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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
	\$450.00
Fee 2	
Fee 3	

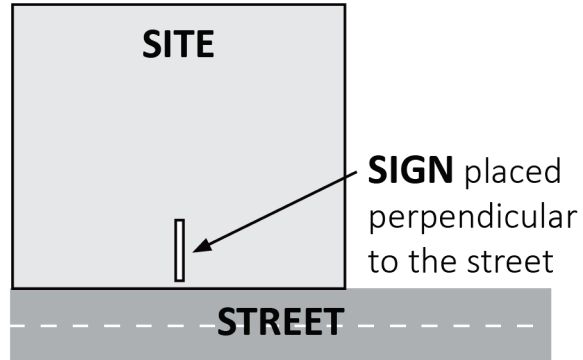
AUTHORIZATION

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

	Thomas Wilson, Jennifer Wilson	07/26/2024
Applicant Signature	Please Print	Date
304-237-7536; 865-964-8409	19tw55@gmail.com; jennifer.letsgetmoving@gmail.com	
Phone Number	Email	
	Thomas Wilson, Jennifer Wilson	Pd. 07/30/24, SG 07/26/2024
Property Owner Signature	Please Print	Date Paid

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:

_____ 08/30/2024 _____ and _____ 09/13/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Thomas Wilson & Jennifer Wilson

Date: 07/30/2024

File Number: 9-G-24-DP

- Sign posted by Staff
- Sign posted by Applicant