



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 9-SD-24-C **AGENDA ITEM #:** 23  
9-F-24-DP **AGENDA DATE:** 9/12/2024

▶ **SUBDIVISION:** 717 W GOVERNOR JOHN SEVIER HIGHWAY

▶ **APPLICANT/DEVELOPER:** RUSSELL F. MORRIS III (WJSW LLC)

**OWNER(S):** Russell F. Morris III WJSW LLC

**TAX IDENTIFICATION:** 137 013 [View map on KGIS](#)

**JURISDICTION:** County Commission District 9

**STREET ADDRESS:** 717 W GOVERNOR JOHN SEVIER HWY

▶ **LOCATION:** North side of W. Governor John Sevier Hwy, west of W. Dick Ford Ln.

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

**FIRE DISTRICT:** Seymour Volunteer Fire Department

**WATERSHED:** Stock Creek

▶ **APPROXIMATE ACREAGE:** 9.74 acres

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

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

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Agriculture/forestry/vacant land, rural residential - RA (Low Density Residential)  
South: Single-family residential, rural residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac, A (Agricultural)  
East: Agriculture/forestry/vacant land, single-family residential - A (Agricultural)  
West: Rural residential, single-family residential - A (Agricultural)

▶ **NUMBER OF LOTS:** 34

**SURVEYOR/ENGINEER:** Jason Hunt Cannon and Cannon, Inc.

**ACCESSIBILITY:** Access is via W Governor John Sevier Highway, a major arterial street with a 45-ft pavement width within a 160-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** VARIANCE  
None.

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**

- 1) Reduce the minimum horizontal curve radius on Road 'B' from 250 ft to 100 ft at curve C1.
- 2) Reduce the minimum horizontal curve radius on Road 'B' from 250 ft to 100 ft at curve C2.

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)**

- 1. Reduce the minimum public right-of-way width from 50 ft to 40 ft for Road 'A' and Road 'B'.**
- 2. Increase the maximum intersection grade from 1 percent to 2 percent on Road 'A' at W. Governor John Sevier Highway.**
- 3. Increase the maximum intersection grade from 1 percent to 2 percent on Road 'A' at Road 'B'.**

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**STAFF RECOMMENDATION:**

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

**Approve the Concept Plan subject to 11 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) Providing sight distance easements through the horizontal curve radii less than 250 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveways that cannot be located outside the sight distance easement must have a 20 ft depth outside the sight distance easement.
- 4) Providing a Type 'C' landscape screen (Exhibit B) along the northern boundary per the zoning condition, and along the western boundary shared with parcel 137 04002.
- 5) Providing screening along the western boundary shared with Kenneth Nelson (parcel 137 039). The applicant must consult with Mr. Nelson to determine a screening plan per the zoning condition. The screening plan must be reviewed and approved by Planning staff during the design plan phase. If the applicant and Mr. Nelson cannot agree to the screening plan, a Type 'B' landscape screen must be installed (Exhibit C).
- 6) Providing a transportation impact letter (TIL) to determine whether a westbound right turn lane on W. Governor John Sevier Highway is warranted at the subdivision access point. The TIL is to be reviewed and approved by the Tennessee Department of Transportation (TDOT) during the design plan phase.
- 7) 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 completed by County crews) to make corrections deemed necessary.
- 8) Maintain a tree buffer with 50 ft of depth along the Governor John Sevier Highway frontage and install high-visibility tree protection fencing outside the critical root zone before clearing and grading activities begin per the zoning condition (7-G-24-RZ). The high visibility fencing must be maintained until the site and building construction are complete.
- 9) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 10) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 11) 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.

- **Approve the development plan for up to 34 detached residential lots, subject to 2 conditions.**

- 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting the four zoning conditions.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

**COMMENTS:**

This proposal is for a 34-lot detached residential subdivision on 9.88 acres at a density of 3.44 du/ac. In August 2024 (7-G-24-RZ), the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 4 du/ac with 4 conditions (see below). The Tennessee Department of Transportation (TDOT) is requiring a transportation impact letter (TIL) during the design plan phase to determine if a westbound right turn lane on Governor John Sevier Highway is required at the proposed entrance. If the turn lane is warranted, the existing guardrail may need to be modified to accommodate the turn lane.

## ZONING CONDITIONS

- 1) Ensuring building height within 1,000 ft of W Governor John Sevier Highway shall not exceed 35 ft per TN Code § 54-17-115.
  - 2) Preserving and protecting the critical root zone of a 50-ft tree buffer along the highway corridor per the Governor John Sevier Scenic Highway Corridor Study.
  - 3) There will be a Type 'C' landscape screen on the northern boundary of the development.
  - 4) Developer will work with property owner on western boundary (Kenneth Nelson) to develop a plan for a landscape buffer along western boundary.
- The proposed concept plan and the recommended conditions of approval address the zoning conditions.

## ALTERNATIVE DESIGN STANDARDS

The applicant requests to reduce the minimum horizontal curve radius from 250 ft to 100 ft for the two Road 'B' curves. The road is less than 1,000 ft long from the centerline of the cul-de-sacs at either end but is just over 1,000 ft to the curblin. Planning and County Engineering staff determined that the greater road length applies, which increases the radius requirement from 100 ft to 250 ft. The proposed 100 ft radius helps to reduce vehicle speeds and will not be a safety hazard with the required sight distance easements across the lots inside the curves.

## DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

### 1) ZONING ORDINANCE

PR (Planned Residential) up to 4 du/ac subject to 4 conditions (see above):

- A. The PR zone allows detached 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 (Article 5, Section 5.13.15).
- B. The proposed density is 3.44 du/ac.
- C. The four conditions of the approval are addressed on the concept plan and the recommended conditions of approval.

### 2) COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

- A. The 50-ft tree buffer along the W. Governor John Sevier Highway and the required landscape screening on the west and north boundaries are consistent with Policy 2, which is to ensure that development is sensitive to existing community character, and Policy 7, which encourages development practices that conserve and connect natural features and habitat.
- B. 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 SR (Suburban Residential) place type on the Future Land Use Map. Suburban Residential areas are appropriate for primarily single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. Single family residential is considered the primary use in the SR place type. – This proposal is consistent with the recommendations of the SR place type.
- B. The proposal conforms to the form attributes of the SR place type, which recommends building heights of 1-2 stories with front setbacks between 20-30 ft. – The maximum height is 35 ft for houses in the PR zone and the proposed front setback is 20 ft.
- C. The SR place type allows consideration of PR (Planned Residential) up to 12 du/ac as a partially related zone per the Place Type and Zoning Correspondence Matrix (Appendix H of the Comprehensive Plan). The proposed development has a density of 3.44 du/ac.

### 4) GOVERNOR JOHN SEVIER SCENIC HIGHWAY CORRIDOR STUDY

- A. The corridor study recommends a 50-ft tree protection buffer along the W. Governor John Sevier Highway frontage. A condition of the zoning is that a 50-ft tree buffer be maintained, including the critical root zone of the trees. The critical root zone is typically the drip line of the tree canopy. Staff recommends high visibility fencing be installed and maintained during construction to protect the critical root zone.

### 5) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

- A. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville and 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: 374 (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.

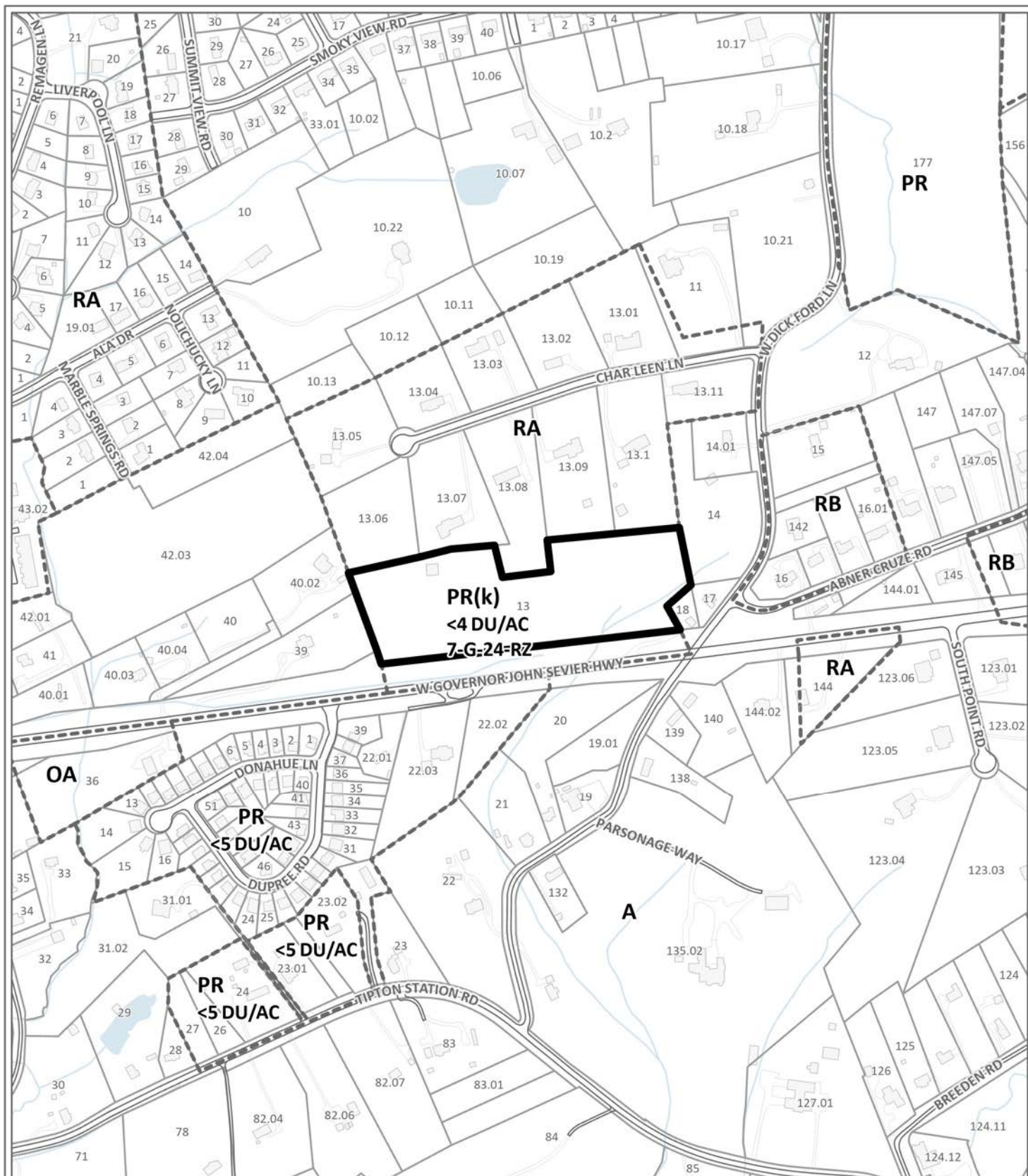
ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

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

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



CONCEPT PLAN / DEVELOPMENT PLAN

9-SD-24-C / 9-F-24-DP

Petitioner: Russell F. Morris III (WJSW LLC)

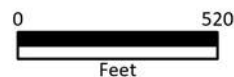


3.44 du/ac in PR(k) (Planned Residential) up to 4 du/ac

Original Print Date: 8/22/2024

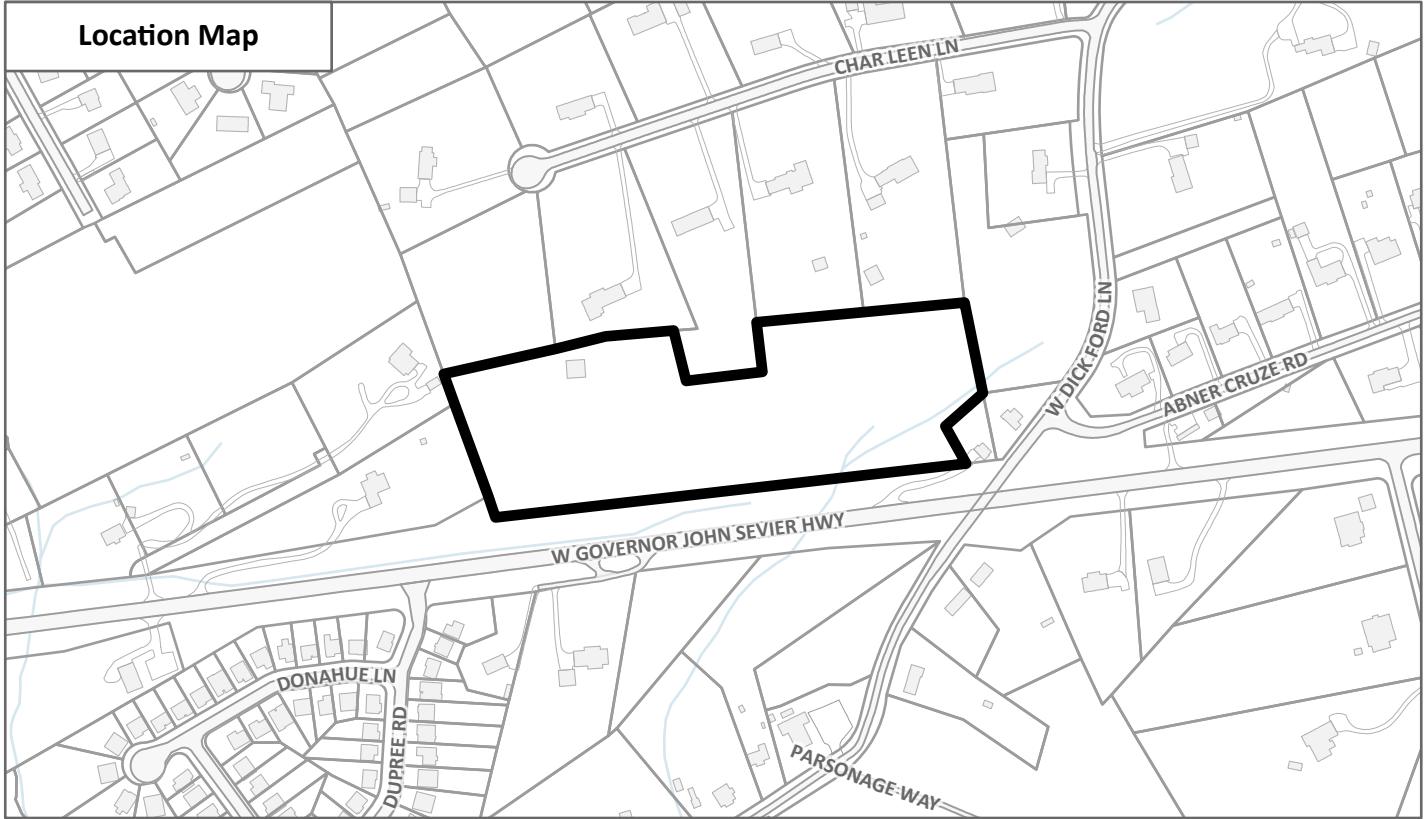
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 137  
Jurisdiction: County

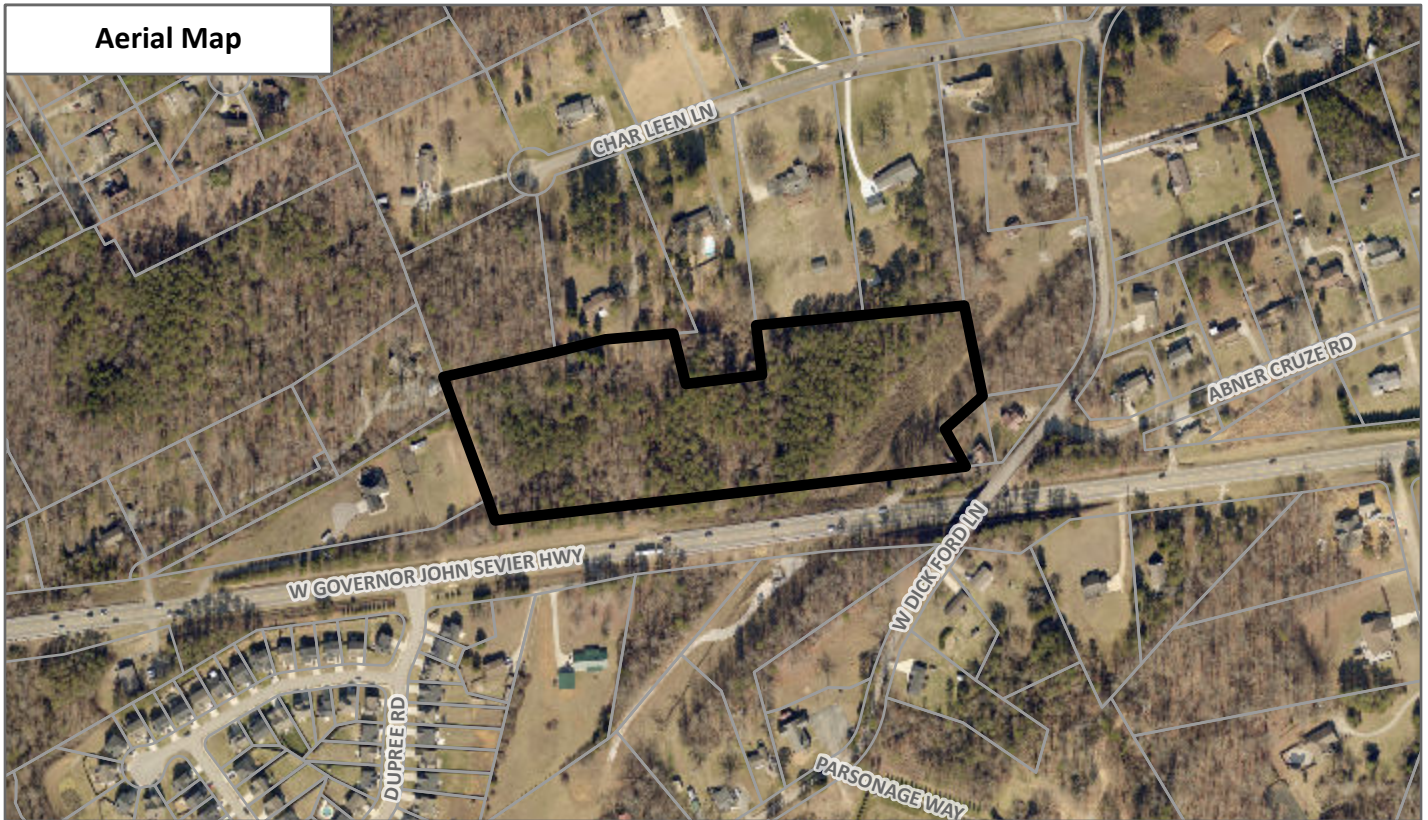


# Exhibit A. Contextual Images

Location Map



Aerial Map

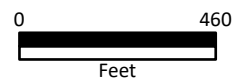


CONTEXTUAL MAPS 1

9-F-24-DP / 9-SD-24-C



Case boundary

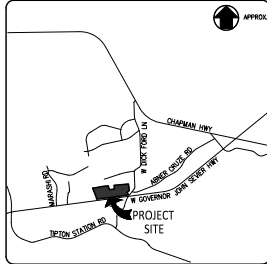
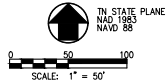


**ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:**

1. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD B FROM 250' TO 100' AT CURVE C1.
2. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD B FROM 250' TO 100' AT CURVE C2.

**ALTERNATIVE DESIGN STANDARDS TO BE APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:**

1. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD A AT GOVERNOR JOHN SEVER HWY.
2. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD A AT ROAD B.
3. REDUCE THE MINIMUM RIGHT-OF-WAY WIDTH FROM 50' TO 40' ON ROAD A.
4. REDUCE THE MINIMUM RIGHT-OF-WAY WIDTH FROM 50' TO 40' ON ROAD B.



**GENERAL NOTES:**

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY L.J. SMITH AND ASSOCIATES, INC., DATED 9/2/2009.
2. PROPERTY CONCERNED REFLECTS PARCEL 013 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 137, ZONING FOR THE PROPERTY IS (R) PLANNED RESIDENTIAL (UP TO 4 DU/AC. CONDITIONS OF PR ZONING APPROVAL:
  - THERE WILL BE A TYPE C LANDSCAPE SCREEN ON THE NORTHERN BOUNDARY OF THE DEVELOPMENT;
  - DEVELOPER WILL WORK WITH THE PROPERTY OWNER ON THE WESTERN BOUNDARY (DORNET HILLS) TO DEVELOP A PLAN FOR A LANDSCAPE BUFFER ALONG THE WESTERN BOUNDARY;
  - EXISTING BUILDING HEIGHT WITHIN 1,000 FT OF W GOVERNOR JOHN SEVER HIGHWAY SHALL NOT EXCEED 35 FT PER IN CODE § 54-17-110;
  - PRESERVING AND PROTECTING THE CRITICAL ROOT ZONE OF A 50-FT TREE BUFFER ALONG A DRIVEWAY LOCATED PER THE GOVERNOR JOHN SEVER SCenic HIGHWAY CORRIDOR STUDY.
3. OWNER: ROW LLC, 117N. RUSSELL F. MORRIS III 104 WOODMONT BLVD STE 405 NASHVILLE, TN 37205
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
5. PROPOSED IMPROVEMENTS INCLUDE 26" WIDE PUBLIC ROAD, EXTRUSION CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
6. STREAM BUFFER SHALL MEET DEED AND KNOX COUNTY REQUIREMENTS (20' AVERAGE BUFFER FROM TOP OF BANK AND 15' MINIMUM).
7. PLANS SHOWN FOR APPROVAL OF DEVELOPMENT ONLY AND CONCEPT PLAN BY PLANNING COMMISSION. FINAL CONSTRUCTION PLANS TO BE APPROVED BY KNOX COUNTY.
8. A HOMEOWNERS ASSOCIATION SHALL BE REQUIRED FOR MAINTENANCE OF COMMON AREAS.
9. APPROXIMATE LOCATION OF REQUIRED SIGHT DISTANCE EASEMENT LOCATION TO BE INCLUDED AS PART OF FINAL CONSTRUCTION DOCUMENTS. ANY LOTS WITH A SIGHT-DISTANCE EASEMENT MUST HAVE A DRIVEWAY LOCATED OUTSIDE OF THE EASEMENT OR HAVE A DRIVEWAY WIDTH OF 20 FEET BEYOND THE SIGHT-DISTANCE EASEMENT.

**PROPOSED DENSITY:**

TOTAL PROPERTY AREA	= 9.88 AC.
ALLOWED DENSITY IN PR ZONING	= 8 DU/AC
NUMBER OF PROPOSED SF DWELLING UNITS	= 34
PROPOSED DENSITY IS 34 DU/9.88 AC	= 3.44 DU/AC

**REVISIONS**

NO.	DATE	DESCRIPTION

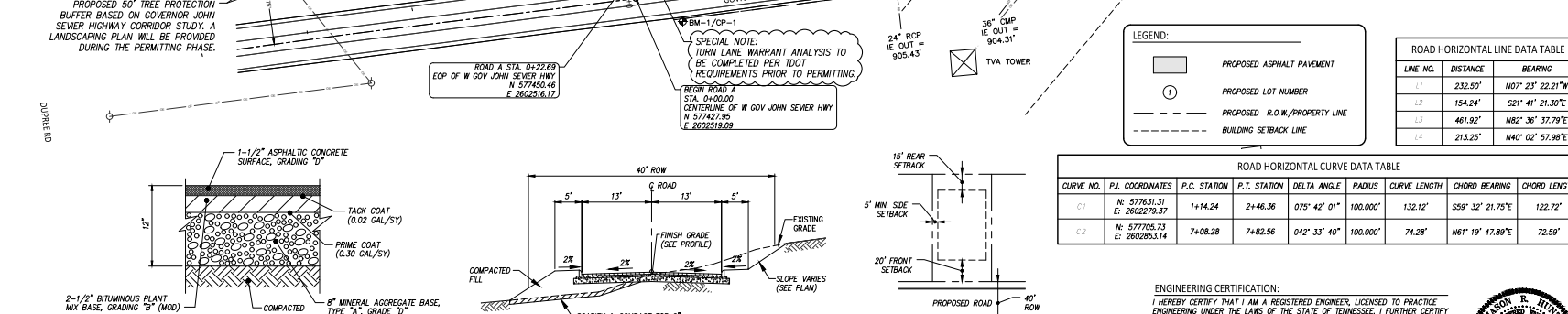
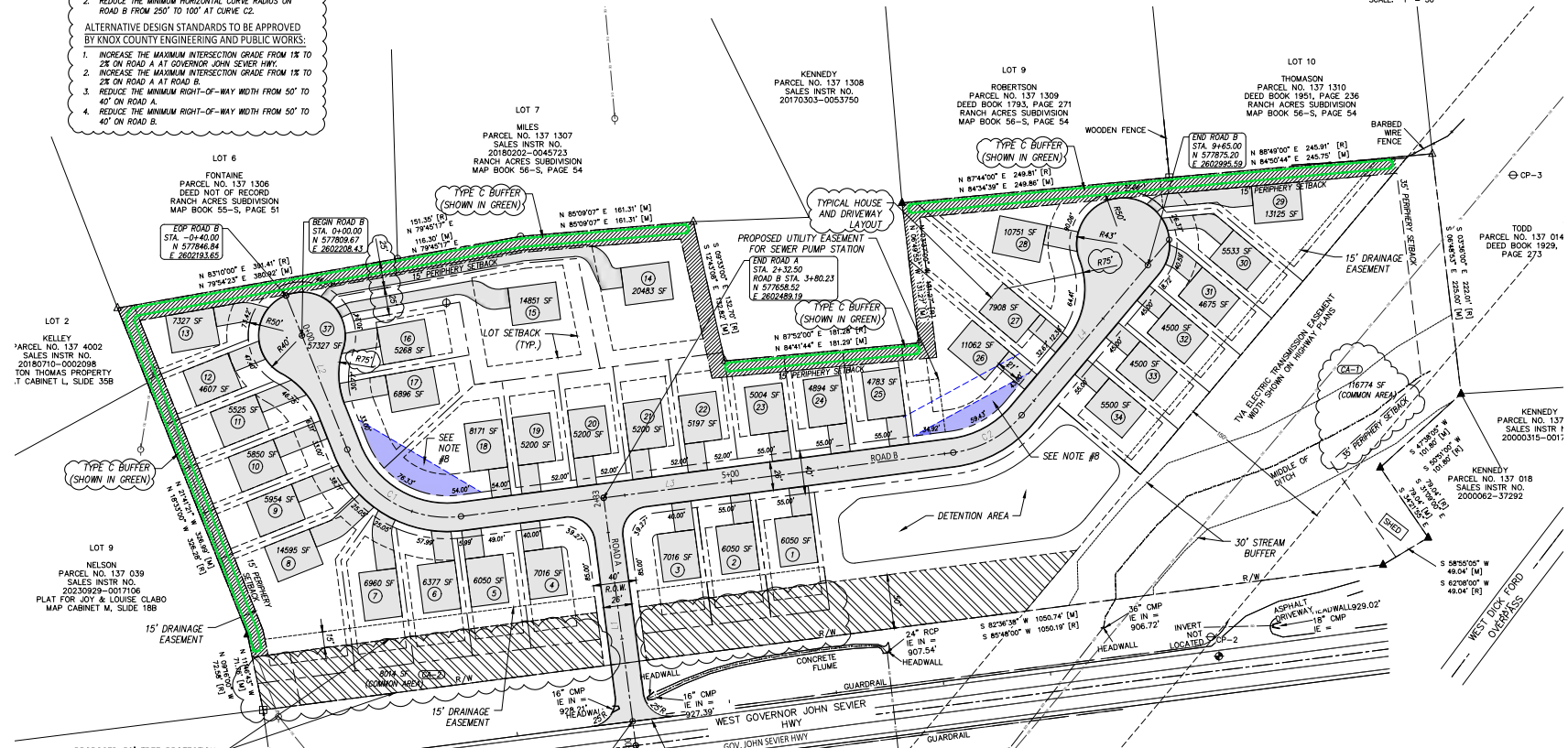
**CLIENT:** RMF DEVELOPMENT COMPANY  
104 WOODMONT BLVD, STE 405  
NASHVILLE, TN 37205

**CONCEPT PLAN**

CCI PROJECT NO. 01825-0000  
DRAWING DATE: JULY 25, 2024  
PROJ. MANAGER: J. HUNT  
DRAWN BY: C. GMS

**FILE NUMBER**  
9-5D-24-C  
9-F-24-DB

**C101**



**LEGEND:**

- (Symbol) PROPOSED ASPHALT PAVEMENT
- (Symbol) PROPOSED LOT NUMBER
- (Symbol) PROPOSED R.O.W./PROPERTY LINE
- (Symbol) BUILDING SETBACK LINE

**ROAD HORIZONTAL LINE DATA TABLE**

LINE NO.	DISTANCE	BEARING
1	232.50'	N07°23'22.21\"W
2	154.24'	S21°41'21.30\"E
3	461.92'	N82°36'37.79\"E
4	213.25'	N40°02'57.98\"E

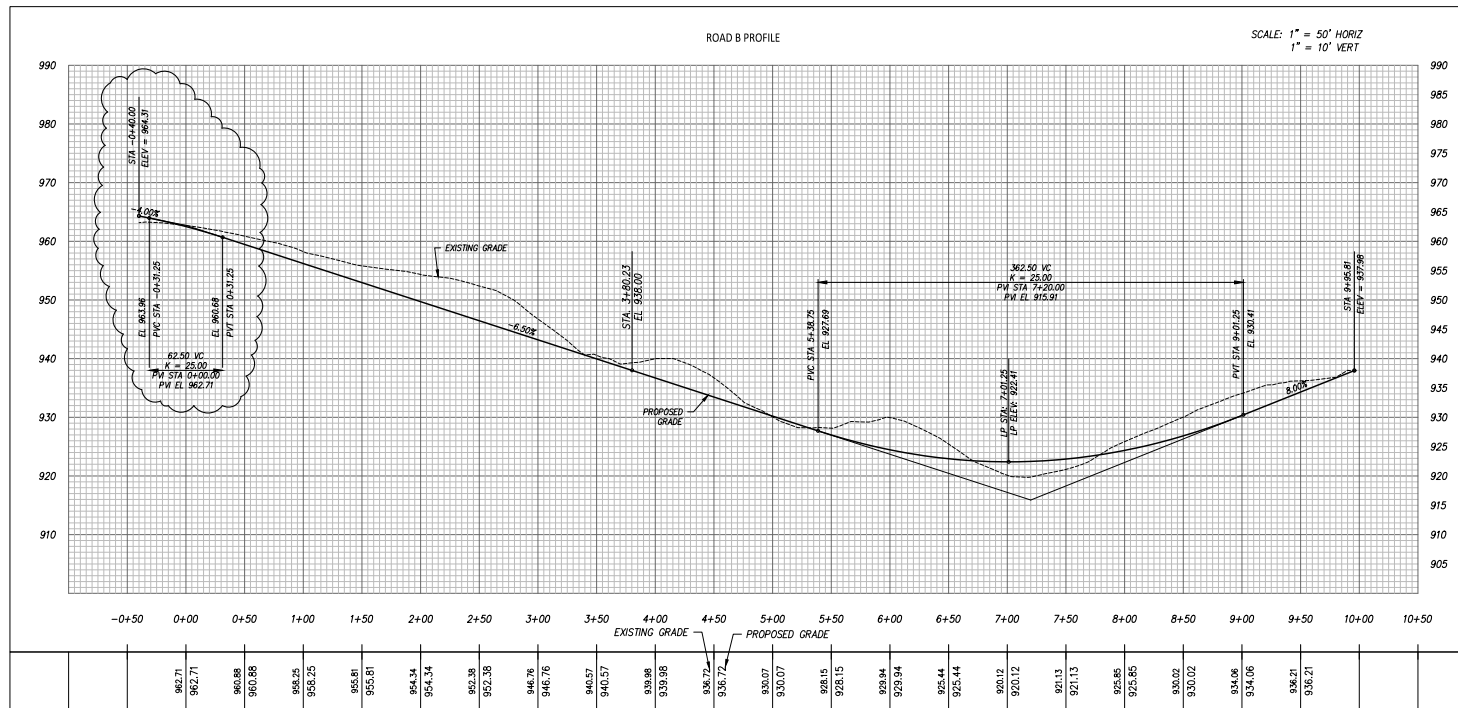
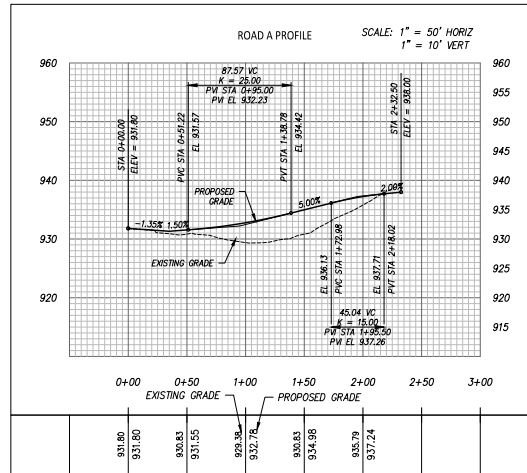
**ROAD HORIZONTAL CURVE DATA TABLE**

CURVE NO.	P.I. COORDINATES	P.C. STATION	P.T. STATION	DELTA ANGLE	RADIUS	CURVE LENGTH	CHORD BEARING	CHORD LENGTH
C1	N: 577631.31 E: 2602279.37	1+14.24	2+46.36	075°42'01\"	100.000'	132.12'	S59°32'21.75\"E	122.72'
C2	N: 577705.73 E: 2602853.14	7+08.28	7+82.56	042°33'40\"	100.000'	74.28'	N61°19'47.89\"E	72.50'

**ENGINEERING CERTIFICATION:**  
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING 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.

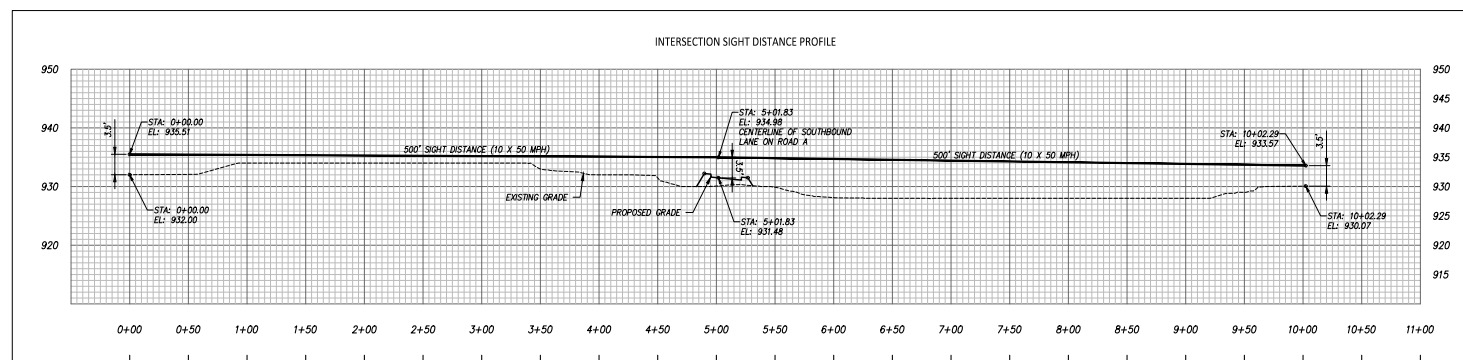
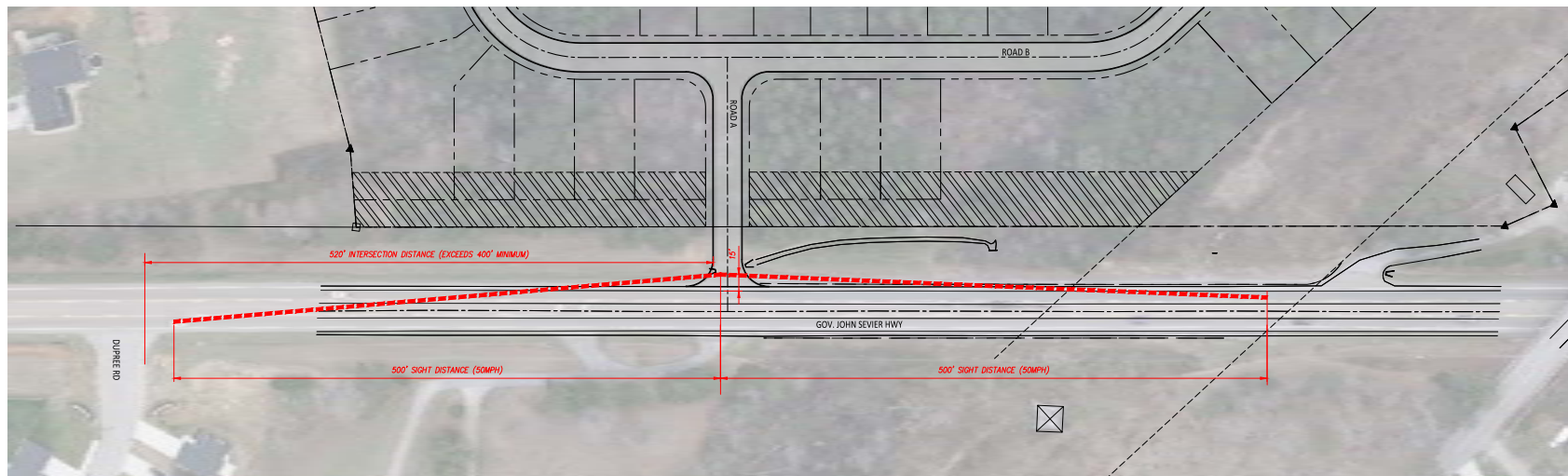
REGISTERED ENGINEER: JASON R. HUNT, P.E.  
TENNESSEE LICENSE NO.: 112,487  
DATE: 06/26/2024





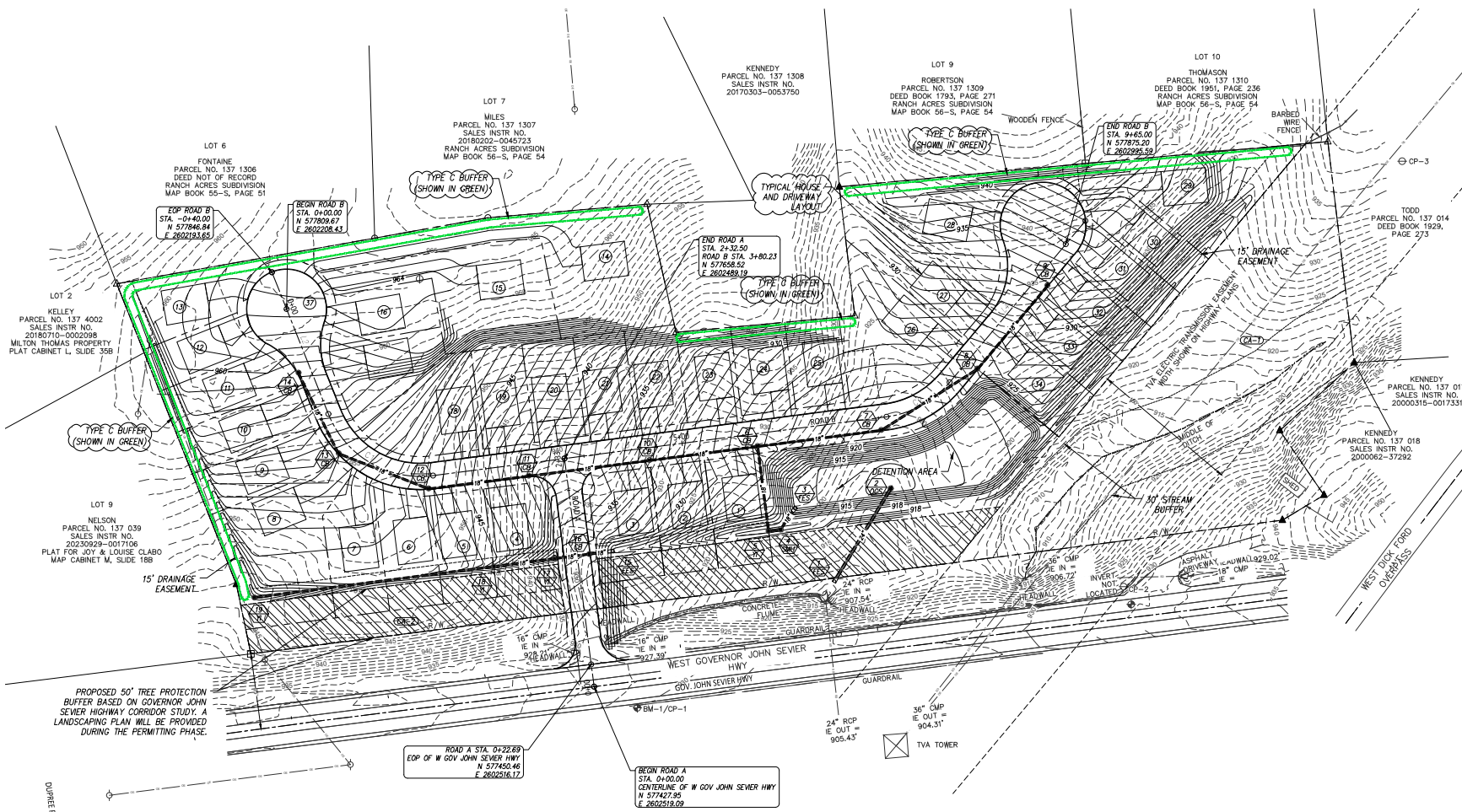
REVISIONS	DATE
<div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> <p>10025 Investment Drive, Suite 120            Knoxville, TN 37932            865.670.8555            www.ccd-corp.com</p> </div>	
<p>CLIENT: <b>RMF DEVELOPMENT COMPANY</b>            104 WOODMONT BLVD, STE 405            NASHVILLE, TN 37205</p>	
<p>PROJECT: <b>717 W GOVERNOR JOHN SEVIER HIGHWAY</b>            KNOXVILLE, TN 37920</p>	
<b>ROADWAY PROFILES</b>	
<p>CCI PROJECT NO. 01825-0000            DRAWING DATE JULY 25, 2024            PROJ. MANAGER: J. HUNT            DRAWN BY: C. ORMS</p>	
<p><b>FILE NUMBER</b>  <b>9-SD-24-C</b>  <b>9-F-24-DB</b></p>	
<b>C102</b>	





REVISIONS	DATE
 <b>10025 Investment Drive, Suite 120</b> <b>Knoville, TN 37932</b> 865.670.8555 www.ccd-corp.com	
<b>CLIENT:</b> <b>RMF DEVELOPMENT COMPANY</b> 104 WOODMONT BLVD, STE 405 NASHVILLE, TN 37205	
<b>PROJECT:</b> <b>717 W GOVERNOR JOHN SEVIER HIGHWAY</b> KNOXVILLE, TN 37920	
<b>SIGHT DISTANCE PROFILE</b>	
CCI PROJECT NO. 01825-0000 DRAWING DATE JULY 25, 2024 PROJ. MANAGER: J. HUNT DRAWN BY: C. ORMS	
<b>FILE NUMBER</b> <b>9-SD-24-C</b> <b>9-F-24-DB</b>	<b>C103</b>



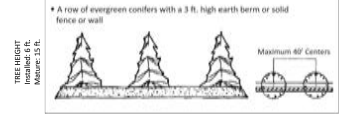
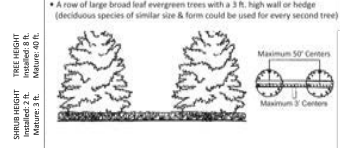
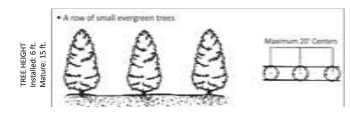


PROPOSED 50' TREE PROTECTION BUFFER BASED ON GOVERNOR JOHN SEVIER HIGHWAY CORRIDOR STUDY. A LANDSCAPING PLAN WILL BE PROVIDED DURING THE PERMITTING PHASE.

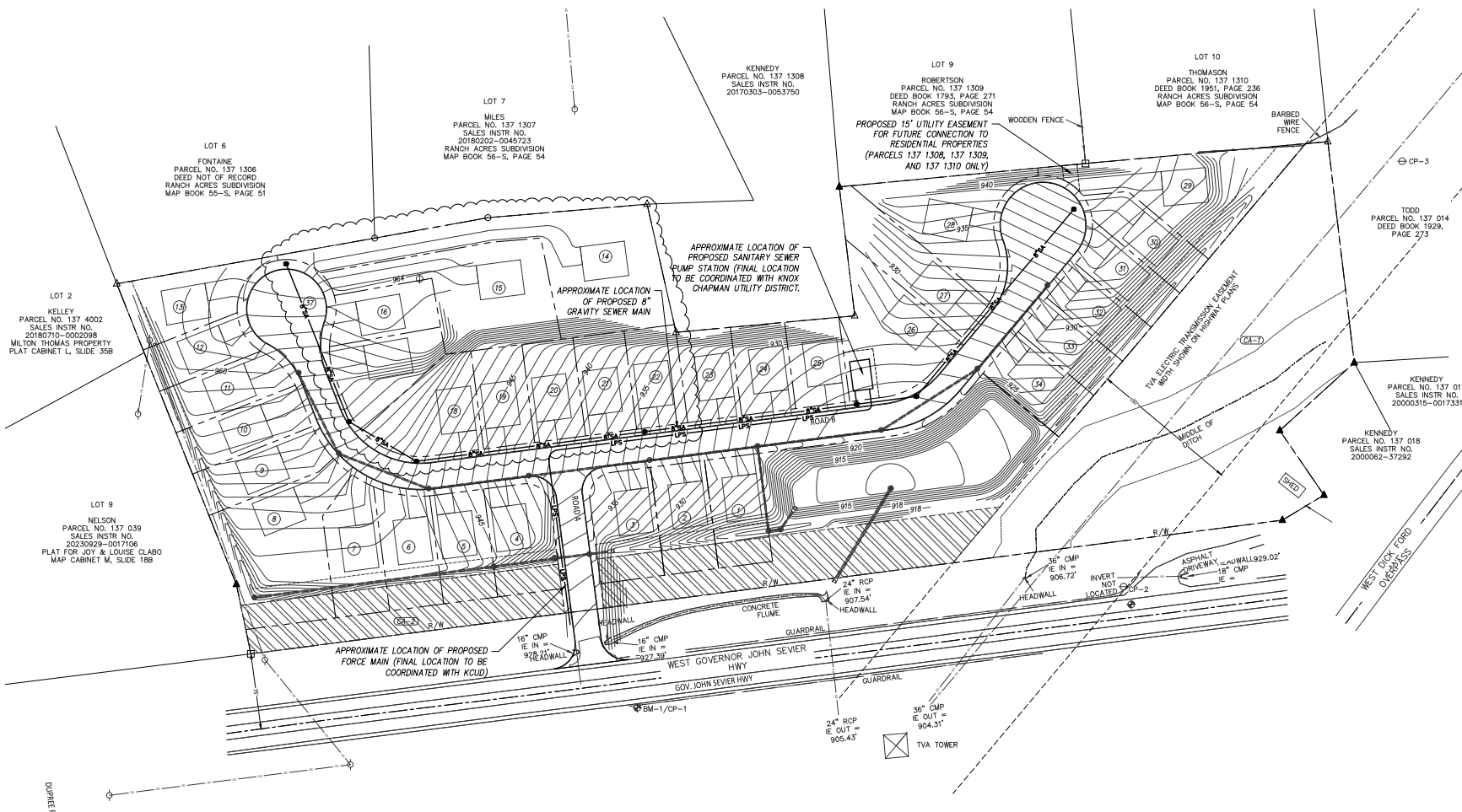
### Type "C" Screen: Partial

APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

NOTE: Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.



REVISIONS	DATE
CLIENT: <b>RMF DEVELOPMENT COMPANY</b> 104 WOODMONT BLVD, STE 405 NASHVILLE, TN 37205	
PROJECT: <b>717 W GOVERNOR JOHN SEVIER HIGHWAY</b> KNOXVILLE, TN 37920	
<b>CONCEPT GRADING AND DRAINAGE PLAN</b>	
CCI PROJECT NO. 01825-0000 DRAWING DATE: JULY 25, 2024 PROJ. MANAGER: J. HUNT DRAWN BY: C. ORMS	
<b>FILE NUMBER</b> <b>9-SD-24-C</b> <b>9-F-24-DB</b>	
<b>C201</b>	



**SPECIAL NOTE:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL SANITARY SEWER LAYOUT TO ACCOMMODATE A FUTURE CONNECTION TO THE EXISTING RESIDENTIAL PROPERTIES TO THE NORTH. FUTURE CONNECTION TO BE INSTALLED BY OTHERS AND TO BE COORDINATED WITH KNOX CHAPMAN UTILITY DISTRICT (KCUD). FUTURE CONNECTION LIMITED TO PARCELS AS NOTED AND ONLY INTENDED FOR EXISTING RESIDENTIAL PROPERTIES (NO FUTURE DEVELOPMENT). FINAL DESIGN AND LAYOUT OF SANITARY SEWER GRAVITY AND FORCE MAIN TO BE COORDINATED WITH KCUD.
- 2.

REVISIONS	DATE
	
10025 Investment Drive, Suite 120 Knoxville, TN 37932 865.670.8555 www.cc-corp.com	
CLIENT:	RMF DEVELOPMENT COMPANY 104 WOODMONT BLVD, STE 405 NASHVILLE, TN 37205
PROJECT:	717 W GOVERNOR JOHN SEVIER HIGHWAY KNOXVILLE, TN 37930
<b>CONCEPT SANITARY SEWER PLAN</b>	
CCI PROJECT NO.	01825-0000
DRAWING DATE	JULY 25, 2024
PROJ. MANAGER:	J. HUNT
DRAWN BY:	C. ORMS
<b>FILE NUMBER</b> 9-SD-24-C 9-F-24-DB	<b>C301</b>



## Type “C” Screen: Partial

**APPROPRIATE LOCATION:** Between parking lots and public streets; boundaries of industrial and office development

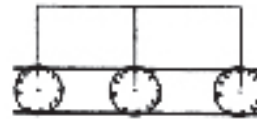
**NOTE:** Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- A row of small evergreen trees

TREE HEIGHT  
Installed: 6 ft.  
Mature: 15 ft.



Maximum 20' Centers

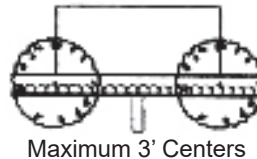


- A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge (deciduous species of similar size & form could be used for every second tree)

TREE HEIGHT  
Installed: 8 ft.  
Mature: 40 ft.



Maximum 50' Centers



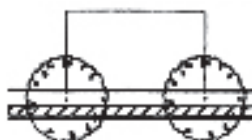
SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

- A row of evergreen conifers with a 3 ft. high earth berm or solid fence or wall

TREE HEIGHT  
Installed: 6 ft.  
Mature: 15 ft.



Maximum 40' Centers



### 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.

## 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.

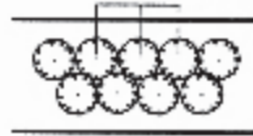
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

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

- Two offset rows of evergreen shrubs

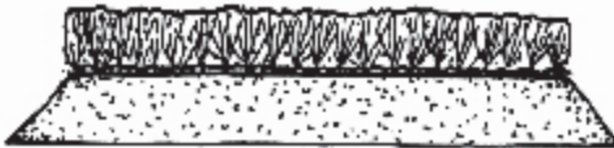


Maximum 4' Centers

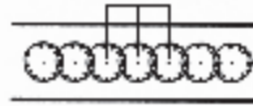


SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

- 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

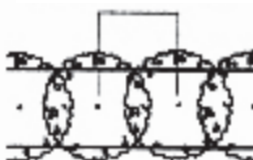


TREE HEIGHT  
Installed: 8 ft.  
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers



The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

#### Alternative Design Standards Requiring Planning Commission Approval

- Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County
- Section 3.03.E.1.e – Maximum grade of private right-of-way
- Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.H.2 – Maximum grade, public streets
- Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

#### Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

- Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.A.3.c – Right-of-way dedication, new subdivisions
- Section 3.04.F.1 – Right-of-way reduction, local streets
- Section 3.04.G.1 – Pavement width reduction, local streets
- Section 3.04.H.3 – Intersection grade, all streets
- Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones
- Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones
- Section 3.11.A.2 – Standard utility and drainage easement

*By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.*



Jason Hunt, P.E.

08/26/24

Signature

Printed Name

Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

### 1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the minimum horizontal curve radius on Road B from 250' to 100' at curve C1. Centerline distance is less than 1000'; however, we are requesting since the overall pavement length slightly exceeds 1000'.

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES  NO

Engineering Comments:

### 2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the minimum horizontal curve radius on Road B from 250' to 100' at curve C2. Centerline distance is less than 1000'; however, we are requesting since the overall pavement length slightly exceeds 1000'.

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES  NO

Engineering Comments:

### 3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the maximum intersection grade from 1% to 2% on Road A at Governor John Sevier Hwy.

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES  NO

Engineering Comments:

Increase the maximum intersection grade from 1% to 2% on Road A at Road B.

#### 4. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the maximum intersection grade from 1% to 2% on Road A at Road B.

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES  NO

Engineering Comments:

#### 5. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the minimum right-of-way width from 50' to 40' on Road A and on Road B.

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES  NO

Engineering Comments:





# 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

**Russell F. Morris III (WJSW LLC)**

Applicant Name

Affiliation

**7/29/2024**

Date Filed

**9/12/2024**

Meeting Date (if applicable)

**9-SD-24-C / 9-F-24-DP**

File Number(s)

## CORRESPONDENCE

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

**Jason Hunt Cannon and Cannon, Inc.**

Name / Company

**1025 Investment Dr Ste 120 Knoxville TN 37932**

Address

**865-770-4013 / jhunt@cci-corp.com**

Phone / Email

## CURRENT PROPERTY INFO

**Russell F. Morris III WJSW LLC**

Owner Name (if different)

**104 Woodmont Blvd Ste 405 Nashville TN**

Owner Address

**615-627-4951 / rmorris@rfmde**

Owner Phone / Email

**717 W GOVERNOR JOHN SEVIER HWY**

Property Address

**137 013**

Parcel ID

**9.74 acres**

Tract Size

Part of Parcel (Y/N)?

**Knox-Chapman Utility District**

Sewer Provider

**Knox-Chapman 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 type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>3.44 du/ac</b>	

## SUBDIVISION REQUEST

<b>717 W Governor John Sevier Highway</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	<b>34</b> Total Number of Lots Created
Additional Information	
<input checked="" 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

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$1,400.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input checked="" type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	<b>Russell F. Morris III (WJSW LLC)</b> Please Print	<b>7/29/2024</b> Date
Phone / Email		
Property Owner Signature	<b>Russell F. Morris III WJSW LLC</b> Please Print	<b>7/29/2024</b> 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](mailto: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  PA
- Rezoning

Russell F Morris III (WJSW LLC)

Owner

Applicant Name

Affiliation

07/26/2024

09/12/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

9-SD-24-C  
9-F-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

Jason Hunt

Cannon and Cannon, Inc.

Name

Company

10025 Investment Drive, Suite 120

Knoxville

TN

37932

Address

City

State

ZIP

865-770-4013

jhunt@cci-corp.com

Phone

Email

## CURRENT PROPERTY INFO

WJSW LLC

104 Woodmont Blvd, STE 405, Nashville 615-627-4951

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

717 W Governor John Sevier Hwy

137 013

Property Address

Parcel ID

Knox Chapman Utility District

Knox Chapman Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

North side of W. Governor JohnSevier Hwy, north of Tipton Station Rd

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_

- Combine Parcels    Divide Parcel

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

35 (34 + 1 Common Space)

Total Number of Lots Created

Related Rezoning File Number

## ZONING REQUEST

Zoning Change

Proposed Zoning \_\_\_\_\_

Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

Pending Plat File Number

## 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
	\$1,400.00
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



Russell F Morris III (WJSW LLC)

07/26/2024

Applicant Signature

Please Print

Date

615-627-4951

rmorris@rfmdevco.com

Phone Number

Email



Russell F Morris III (WJSW LLC)

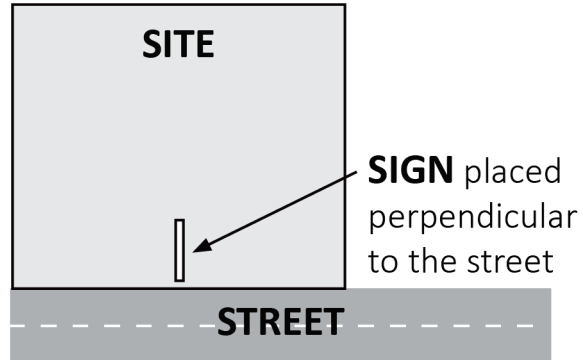
07/30/2024, SG

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: Russell F Morris III (WJSW LLC)

Date: 07/30/2024

File Number: 9-SD-24-C & 9-F-24-DP

- Sign posted by Staff
- Sign posted by Applicant