

DEVELOPMENT PLAN REPORT

► **FILE #:** 8-B-25-DP

AGENDA ITEM #: 44

AGENDA DATE: 8/14/2025

► **APPLICANT:** DONNA TARPLEY

OWNER(S): Gary Coile

TAX ID NUMBER: 133 C B 003

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 7730 WESTLAND DR

► **LOCATION:** South side of Westland Dr, northeast of Devonshire Dr

► **APPX. SIZE OF TRACT:** 0.94 acres

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

ACCESSIBILITY: Access is via Westland Drive, a minor arterial with a pavement width of 19 ft within a 70-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Fourth Creek

► **ZONING:** PR(k) (Planned Residential) with conditions, up to 5 du/ac

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

► **PROPOSED USE:** Detached Single-Family Dwelling

HISTORY OF ZONING: This property was part of a larger rezoning from RA (Low Density Residential) to PR (Planned Residential), up to 5 du/ac in June 2008 (4-H-08-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single Family Residential Neighborhood) in the City of Knoxville, RA (Low Density Residential) in Knox County

South: Single family residential - RA (Low Density Residential)

East: Rural residential - RA (Low Density Residential)

West: Single family residential - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is comprised of a mix of attached and detached single family residential structures on suburban style lots

STAFF RECOMMENDATION:

► **Approve the development plan for a detached dwelling in the PR (k) (Planned Residential) zone, subject to 4 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. Retaining all existing trees on the site, as required by the condition of the PR (k) zone.
4. If during plat approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by this development, 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 detached dwelling on a 0.94-acre vacant property along Westland Drive.

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 (k) (Planned Residential, with conditions) up to 2 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 County Commission placed a condition on the PC zoning that all existing trees on the site shall be retained (4-H-08-RZ). The proposed location of the house does not require any tree removal. All existing trees shall be retained, as mentioned in condition 3.

C. The PR zone consists of the subject parcel and four other parcels to the east, and it is approximately 4.62 acres. The proposed density of 1.08 du/ac is well within the approved density of 5 du/ac.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is classified as the SR (Suburban Residential) place type in the Knox County Comprehensive Plan. Detached dwellings are considered a primary use in the SR place type, and the proposal is consistent with the SR area's intent to provide single-family residential development with lot sizes generally less than one acre.

B. The place type specifies a building height maximum of 2 stories and setbacks of 20-30 ft. Condition 1 stipulates that the proposed house shall meet the dimensional requirements of the PR zone.

3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - A detached house would be compatible with other single-family residences in the area.

B. Encourage development practices that conserve and connect natural features and habitat. (Implementation Policy 7) – The proposed development area was selected to ensure the preservation of all existing trees.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Area of the Growth Policy Plan. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote 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 provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is consistent with the growth policy plan.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

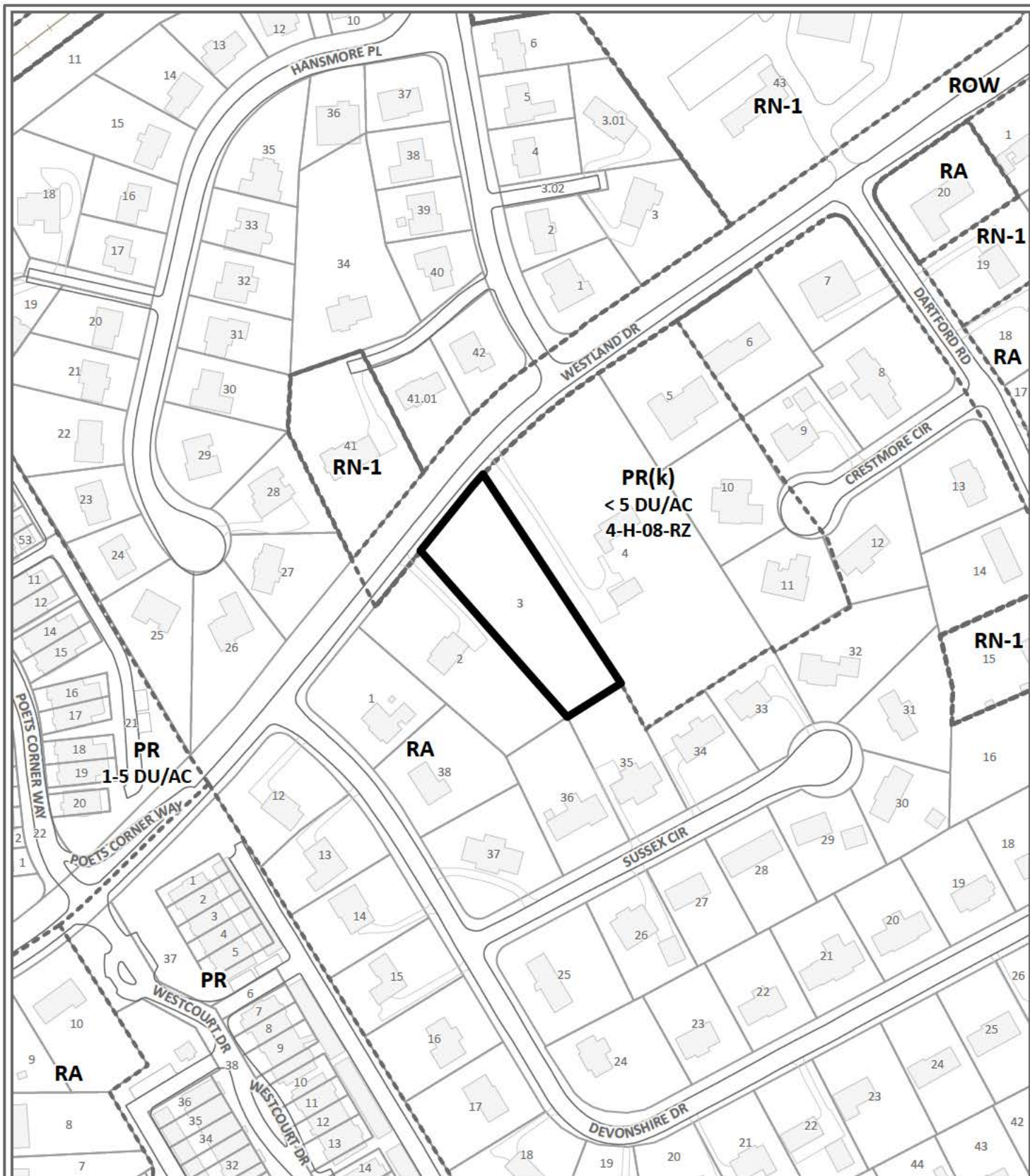
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 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 request is final, unless the action is appealed to a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.



DEVELOPMENT PLAN

8-B-25-DP



Detached Single-Family Dwelling in PR(k) (Planned Residential), < 5 DU/AC

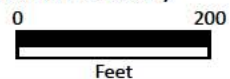
Original Print Date: 6/27/2025

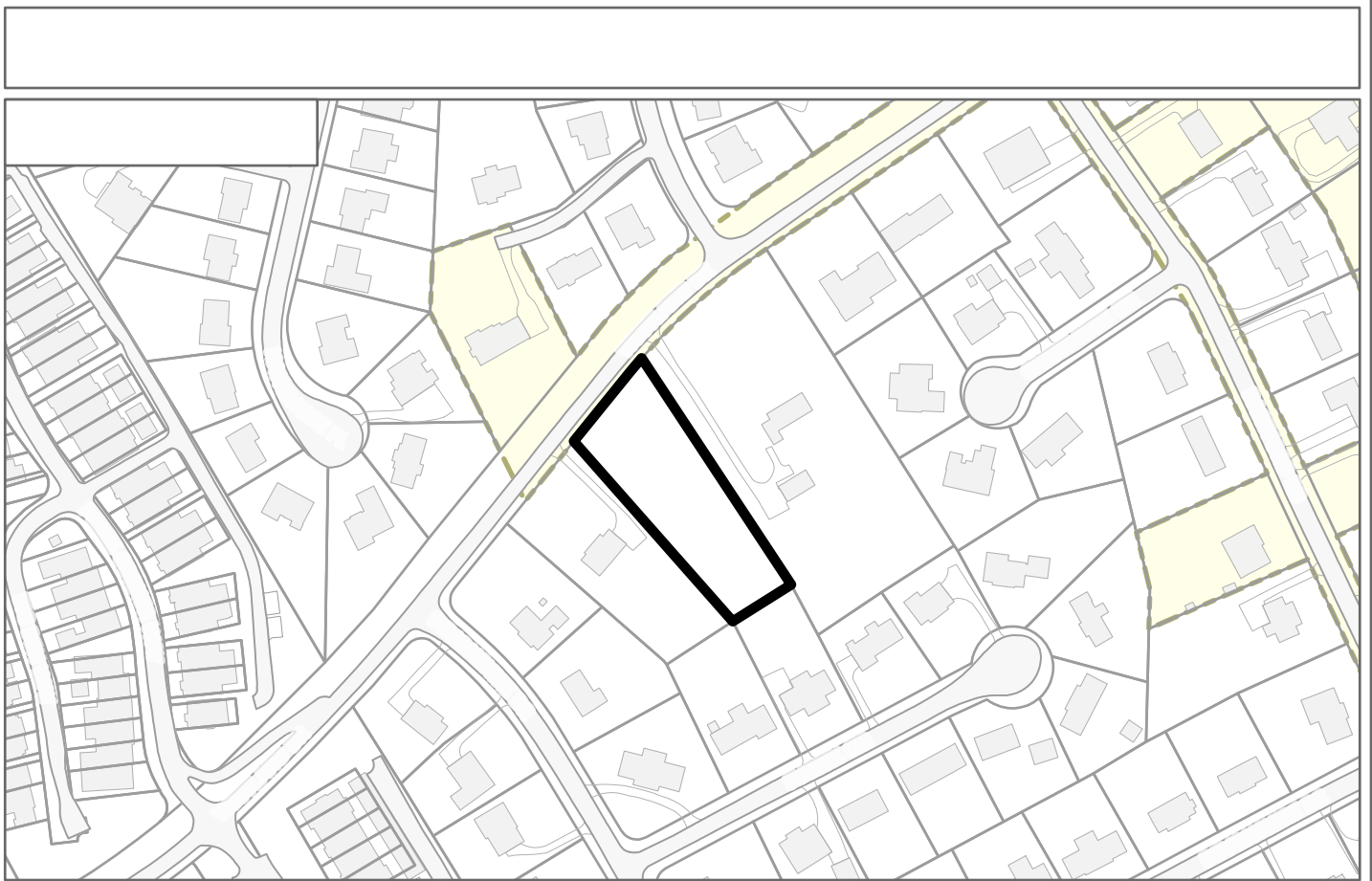
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Donna Tarpley

Map No: 133

Jurisdiction: County





**SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.

OWNER:

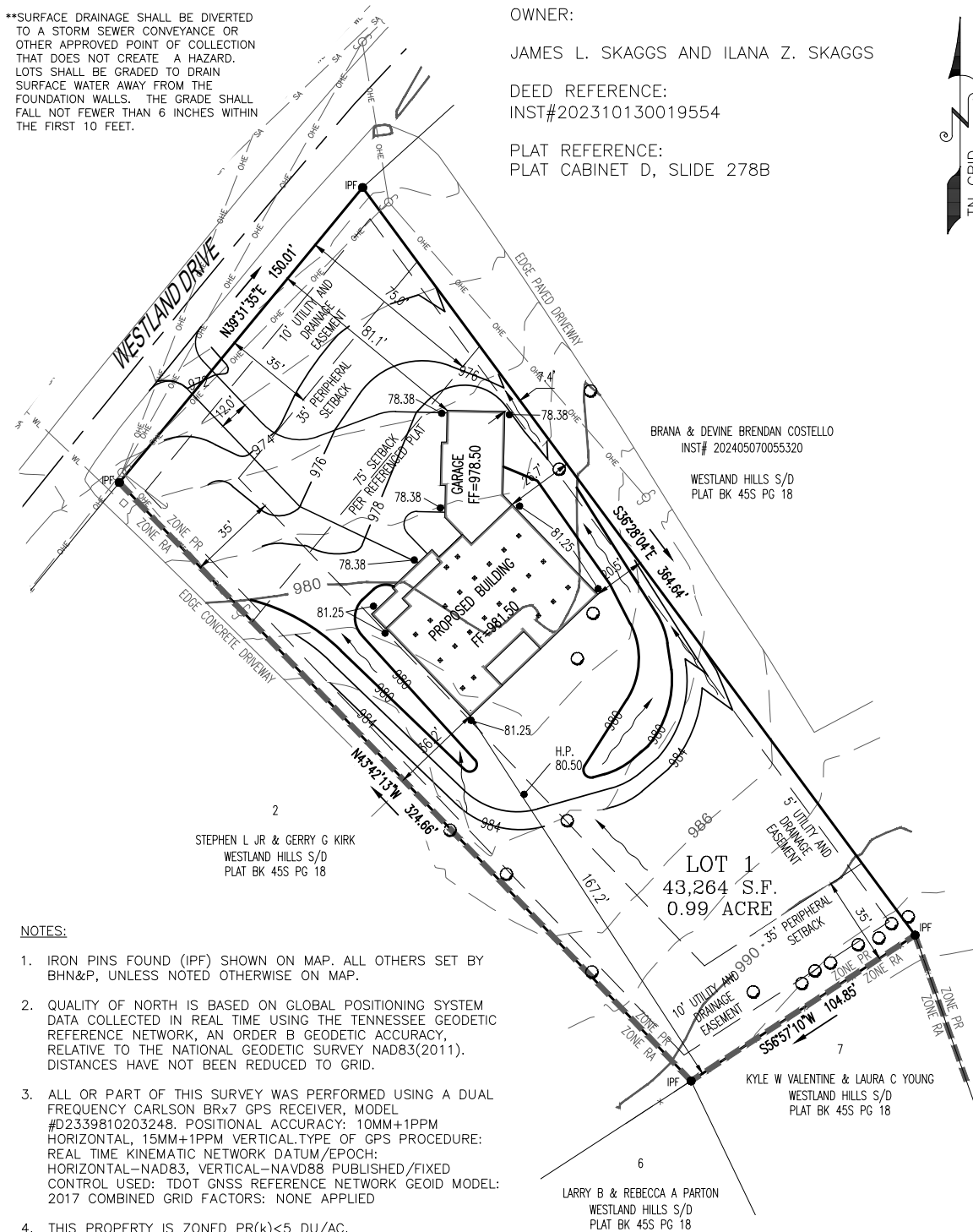
JAMES L. SKAGGS AND ILANA Z. SKAGGS

DEED REFERENCE:

INST#202310130019554

PLAT REFERENCE:

PLAT CABINET D, SLIDE 278B



NOTES:

1. IRON PINS FOUND (IPF) SHOWN ON MAP. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON MAP.
2. QUALITY OF NORTH IS BASED ON GLOBAL POSITIONING SYSTEM DATA COLLECTED IN REAL TIME USING THE TENNESSEE GEODETIC REFERENCE NETWORK, AN ORDER B GEODETIC ACCURACY, RELATIVE TO THE NATIONAL GEODETIC SURVEY NAD83(2011). DISTANCES HAVE NOT BEEN REDUCED TO GRID.
3. ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY CARLSON BRX7 GPS RECEIVER, MODEL #D2339810203248. POSITIONAL ACCURACY: 10MM+1PPM HORIZONTAL, 15MM+1PPM VERTICAL. TYPE OF GPS PROCEDURE: REAL TIME KINEMATIC NETWORK DATUM/EPOCH: HORIZONTAL-NAD83, VERTICAL-NAVD88 PUBLISHED/FIXED CONTROL USED: TDOT GNSS REFERENCE NETWORK GEOID MODEL: 2017 COMBINED GRID FACTORS: NONE APPLIED
4. THIS PROPERTY IS ZONED PR(k)<5 DU/AC.
5. THE PR ZONE DEFAULT MINIMUM SETBACK'S ARE AS FOLLOWS:
FRONT: 20'
SIDE: 5'
REAR: 15'
6. THIS PROPERTY CONTAINS 0.99 ACRE AND HAS A PHYSICAL ADDRESS OF 7730 WESTLAND DRIVE.

- IPF IRON PIN FOUND
- EXISTING TREE

8-B-25-DP
Revision 7.28.2025

PROPOSED SITE PLAN
FOR

WESTLYN HILL S/D LOT 3

TAX MAP 133C, GROUP B, PARCEL 3
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

SCALE: 1"=50' JULY 24, 2025



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473
email@bhn-p.com



25707-SP



Development Request

Subdivision ☐ Concept Plan* ☐ Final Plat

Zoning ☐ Rezoning ☐ Plan Amendment*

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

*These application types require a [pre-application consultation](#) with Planning staff.

Applicant Name <u>Donna Tarpley</u>	Affiliation <u>Schumacher Homes of Tennessee, Inc.</u>	File Number(s) 8-B-25-DP
Date Filed <u>4-15-2025</u>	Meeting Date (if applicable) <u>8/14/2025</u>	

Correspondence

All correspondence will be directed to the approved contact listed below.

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

Name <u>Donna Tarpley</u>	Company <u>Schumacher Homes of Tennessee, Inc.</u>
Address <u>11001 Parkside Dr.</u>	City <u>Knoxville</u>
State <u>TN.</u>	ZIP <u>37934</u>
Phone <u>865-344-8006</u>	Email <u>[REDACTED]</u>

Current Property Info

Property Owner Name (if different) <u>Gary Coile</u>	Property Owner Address <u>10836 Parkgate Ln.</u>	Property Owner Phone <u>865-235-4847</u>
Property Address <u>7730 Westland Dr.</u>	Parcel ID <u>133CB003</u>	
Sewer Provider <u>KUB</u>	Water Provider <u>KUB</u>	Septic (Y/N) <u>NO</u>

*MR. Coile finalized purchase of land today.

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Applied.
R-XE6PW5

Proposed Use Single family dwelling

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

Subdivision Request

Proposed Subdivision Name <u>NA.</u>		RELATED REZONING FILE NUMBER
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	
Proposed Number of Lots (total)		
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

Zoning Request

<input type="checkbox"/> Zoning Change <u>NA</u>		PENDING PLAT FILE NUMBER
Proposed Zoning	Proposed Density (units/acre, for PR zone only)	
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change		
Proposed Plan Designation(s)		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application		Previous Rezoning Requests
<input type="checkbox"/> Other (specify) _____		

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

<u>Donna Tarpley</u> Applicant Signature	<u>Donna Tarpley</u> Please Print	<u>4-15-2025</u> Date
<u>865-344-8006</u> Phone Number	<u>[REDACTED]</u> Email	
<u>Gary Wallace Coile</u> Property Owner Signature	<u>Gary Coile</u> Please Print	<u>06/16/2025, sg</u> 4/10/2025 Date Paid

Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1		FEE 2	FEE 3	TOTAL
0401	\$450.00			\$450.00

Public Notice and 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). We require applicants to acknowledge their role in this process.

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.

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.

08/01/2025

Date to be Posted

08/15/2025

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

Applicant Signature



Applicant Name

Donna Tarpley

Date

4-15-2025