



DEVELOPMENT PLAN REPORT

► **FILE #:** 2-A-25-DP

AGENDA ITEM #: 24

AGENDA DATE: 2/13/2025

► **APPLICANT:** JAVONTE COTNER

OWNER(S): Knoxville Real Estate Management LLC Javonte Cotner

TAX ID NUMBER: 103 11008

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11122 HARDIN VALLEY RD

► **LOCATION:** South side of Hardin Valley Rd, west of Berrywood Dr

► **APPX. SIZE OF TRACT:** 2.02 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Road, a minor arterial with a 36-ft pavement width within an 80-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Conner Creek

► **ZONING:** PR (Planned Residential) up to 1 du/ac

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

► **PROPOSED USE:** 2 single family lots

DENSITY PROPOSED: 0.99 du/ac

HISTORY OF ZONING: Rezoning request from PR (Planned Residential) up to 1 du/ac to PR up to 2 du/ac in 2024 was denied at County Commission (6-D-24-RZ); the TO (Technology Overlay) zone was added in 1983 (12-FF-83-RZ) then removed in 1992 (10-Y-92-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential - PR (Planned Residential, up to 4 du/ac)

South: Agriculture/forestry/vacant land, single family residential - PR (Planned Residential, up to 1 du/ac)

East: Single family residential - PR (Planned Residential, up to 1 du/ac)

West: Agricultural/forestry/vacant land - PR (Planned Residential, up to 1 du/ac), A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is characterized by single family dwelling units on small suburban lots with undeveloped land between subdivisions.

STAFF RECOMMENDATION:

► **Approve the development plan for 2 single family lots, subject to 6 conditions.**

1) The Final plat is to depict the existing 15' wide utility easement (instrument # 200108010008361). Final plat

approval is subject to all terms & conditions noted within the utility easement, per KUB.

2) The grading plan is subject to Knoxville Utility Board & West Knox Utility District approval.

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 a memorandum of understanding (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.

4) A condition will be added to the final plat for the right-of-way to be dedicated per Engineering's requirements.

5) Meeting all other applicable requirements of the Knox County Zoning Ordinance.

6) Meeting all requirements of the Knox County Department of Engineering and Public Works.

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

COMMENTS:

This proposal is to create two single family lots on Hardin Valley Rd on a 2.02-acre forested lot. The property is zoned PR up to 1 du/ac.

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 1 du/ac:

A. The property is zoned PR (Planned Residential) with a density of up to 1 du/ac. The applicant is proposing to subdivide this 2.02-acre tract into 2 lots. The PR zone allows single family homes 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 (Knox County Zoning Ordinance Article 5, Section 5.13.15).

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policy 2. Ensure that development is sensitive to existing community character. - The proposed single-family lots are similar to the other single-family residential homes in the area.

B. Implementation Policy 7. Encourage development practices that conserve and connect natural features and habitat. - The footprint of the houses will remain off of the ridge in the rear of the property.

C. Implementation Policy 9.6. Align capital improvement projects. - Current capital projects include widening Hardin Valley Road from 3 to 5 lanes. A condition will be added to the final plat for the right-of-way to be dedicated per Engineering's requirements.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as TN (Traditional Neighborhood), which calls for a walkable block pattern, a mix of housing types within the neighborhood, and neighborhood amenities such as parks and schools. The proposal is for single family homes on 1-acre lots within walking distance of Hardin Valley Schools, Pellissippi State, and a commercial node.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary 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. This proposal does not conflict with any of these stated goals.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

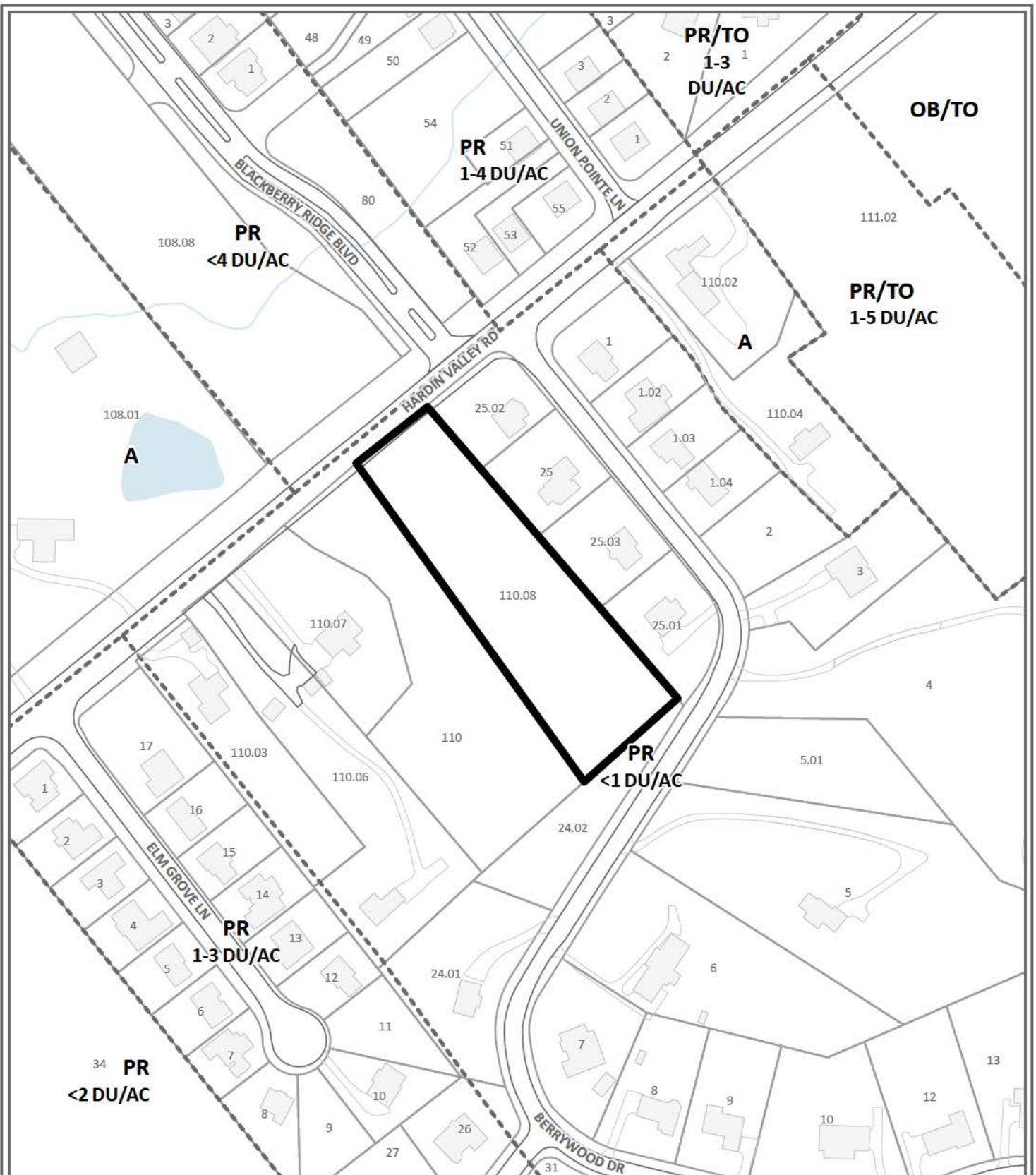
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

2-A-25-DP

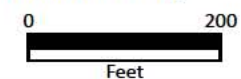
Petitioner: Javonte Cotner



Two house lots in PR (Planned Residential) up to 1 du/ac

Map No: 103

Jurisdiction: County

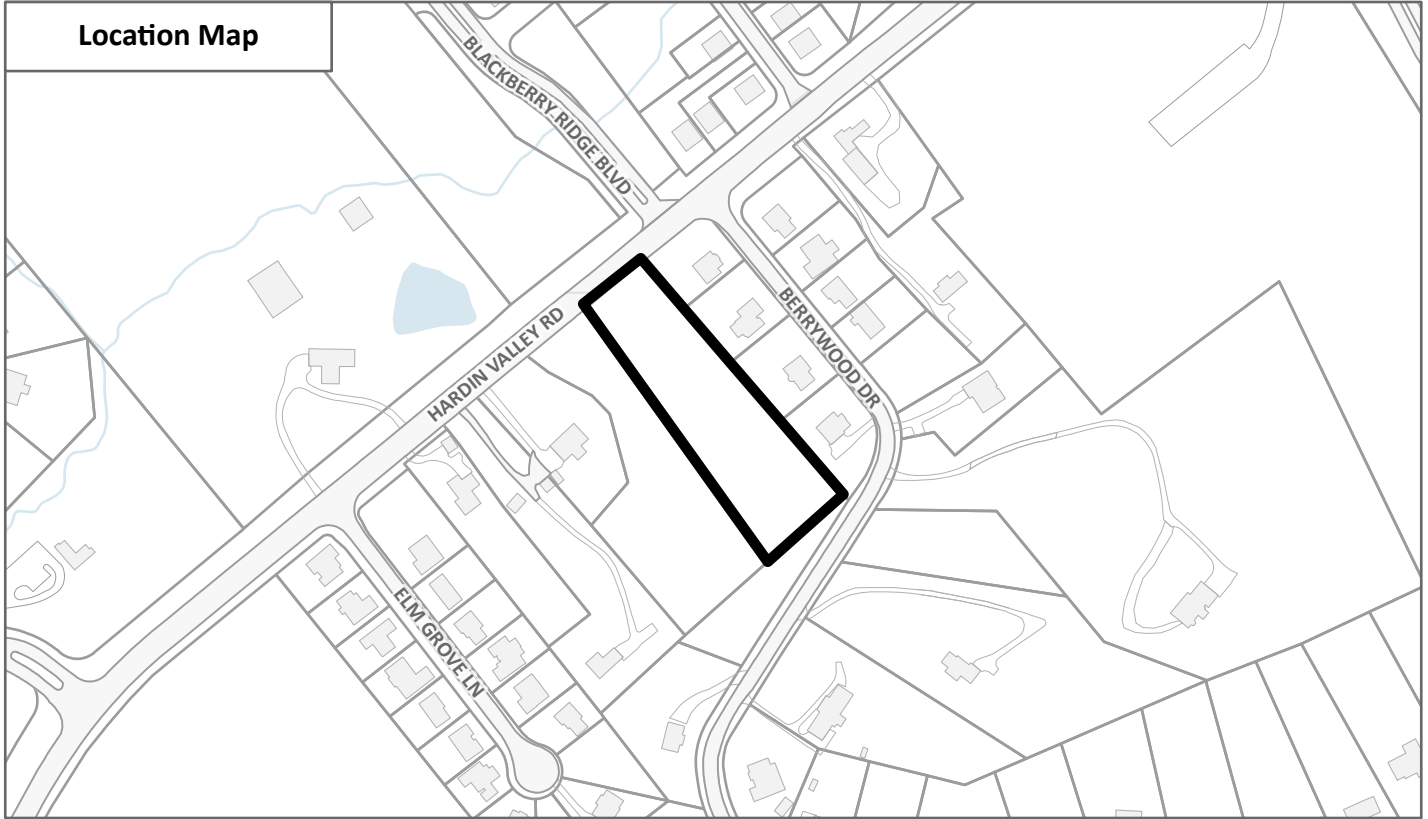


Original Print Date: 1/3/2025

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

Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

2-A-25-DP



Case boundary

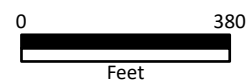
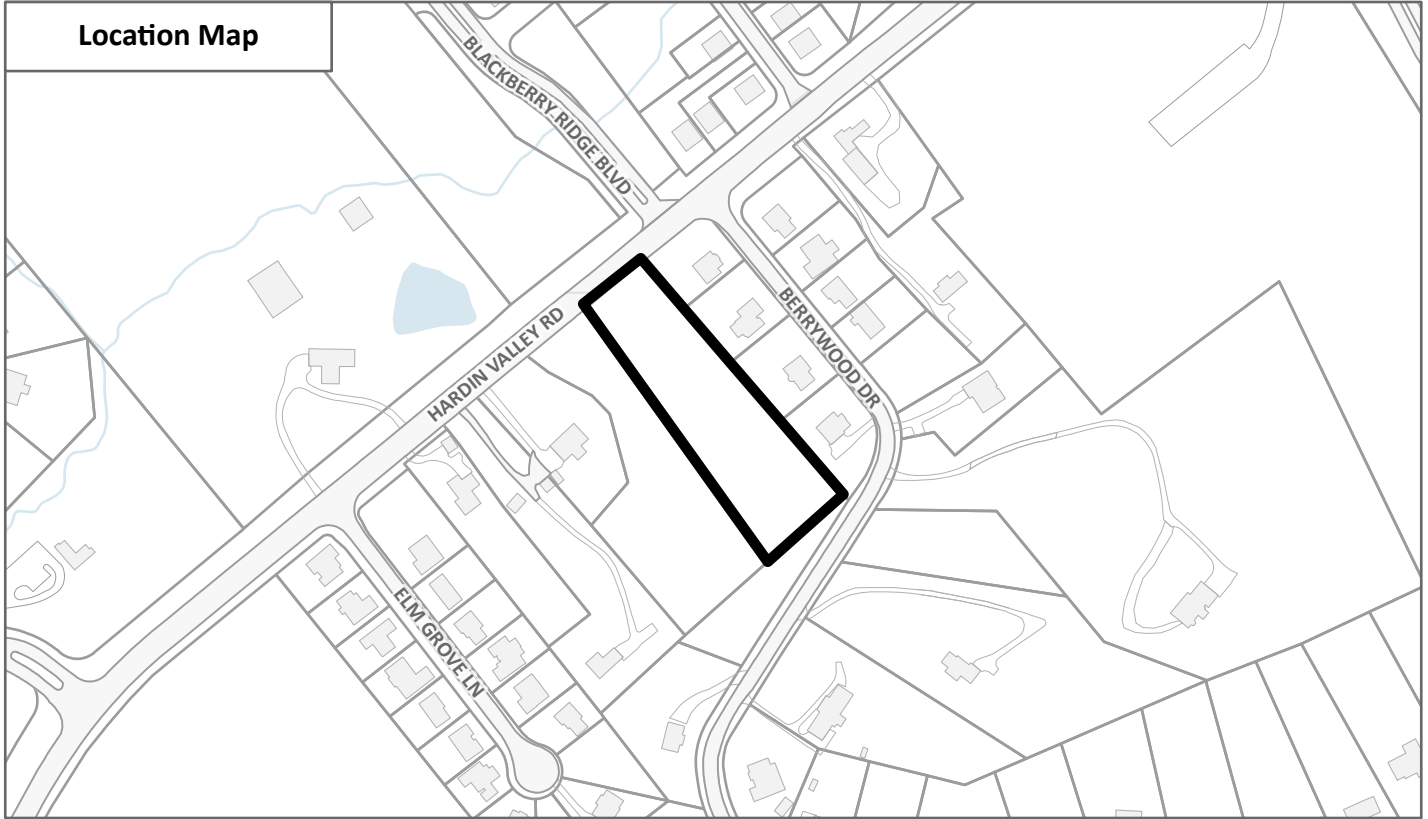


Exhibit A. Contextual Images

Location Map



Aerial Map

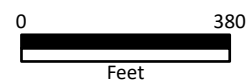


CONTEXTUAL MAPS 1

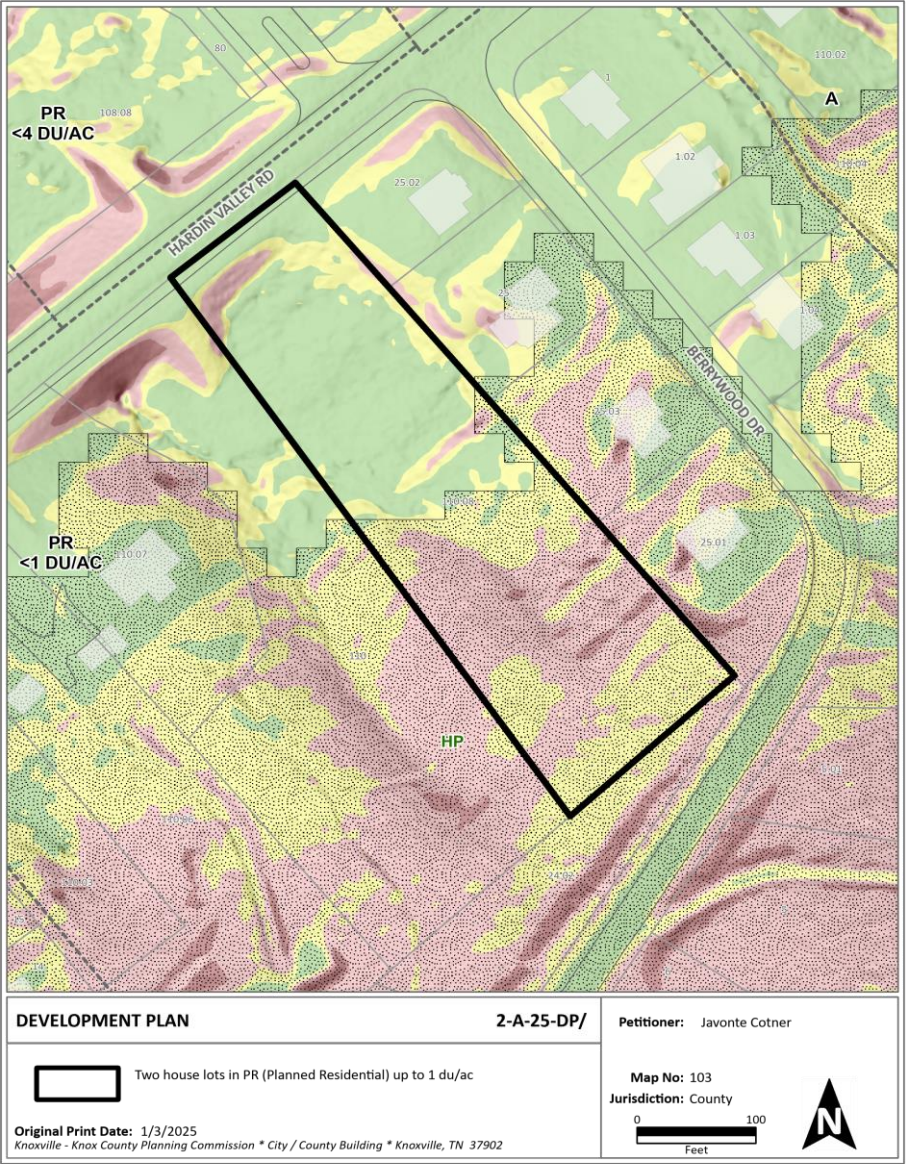
2-A-25-DP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	2.09		
Non-Hillside	0.99	N/A	
0-15% Slope	0.04	100%	0.04
15-25% Slope	0.51	50%	0.26
25-40% Slope	0.52	20%	0.10
Greater than 40% Slope	0.04	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	1.1	Recommended disturbance budget within HP Area (acres)	0.4
		Percent of HP Area	36.4%



TOTAL AREA = 2.02 ACRES

TOTAL LOTS = 2

2-A-25-DP

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON VR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDO1 GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOID09. 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.

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on

this the _____ day of _____, 20____

Engineering Director

Taxes and Assessments

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: _____

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of 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

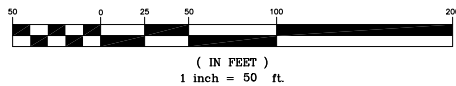
This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

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 _____

GRAPHIC SCALE



Zoning

Zoning Shown on Official Map _____

Date: _____

By _____

BEFORE YOU DIG
STOP
CALL
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

AREA TO BE DEDICATED TO PUBLIC R.O.W. 267 SF

IR(F) 1/2" REB "LSA INC NRLS 2422"

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IR(F) 1/2" REB "LSA INC NRLS 2422"

Certificate of Ownership and General Dedication

(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple 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: _____

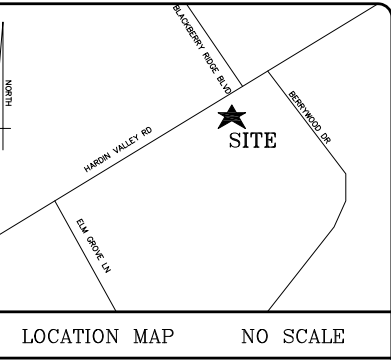
Owner Certification for Public Sewer and Water Service - Minor Subdivisions

(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: _____



SURVEYOR'S NOTES:

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "RLS 3124".
- CLT TAX MAP 103 PARCEL 110.08
- DEED REFERENCES - 202407120002205
- THIS PROPERTY IS ZONED PR-1 DU/AC MINIMUM SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 35'
PERIPHERAL: 35'
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C02330 EFFECTIVE DATE: AUGUST 5, 2013.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NSRS2007)
- THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPES). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- PROPERTY IS SUBJECT TO ALL CONDITIONS & RESTRICTIONS NOTED WITHIN INSTRUMENT #200108010008361.

Certification of Final Plat -- All Indicated Markers, Monuments and Benchmarks Set

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 except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final 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 "IV" 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: _____

OWNER/SURVEY FOR:

DEVELOPMENT PLAN OF:

RIDGELINE SURVEYS LLC
5607 TENNYSON DRIVE
KNOXVILLE, TENNESSEE 37909
865.771.7917 OFFICE@RIDGELINESURVEYS.COM

SYMBOL LEGEND	
○ IRON ROD FOUND	● IRON ROD SET
□ PROPOSED FLOWERING TREE	
LINE LEGEND	
— G —	GAS LINE
— W —	WATER LINE
— SA —	SEWER LINE
— ST —	STORM SEWER LINE
— G —	GAS LINE

Knoxville Real Estate Management
3901 Asheville Highway
Knoxville, Tennessee 37914
Phone: 865-469-4509

Property of
Knoxville Real Estate Management LLC
11122 Hardin Valley Road
District 6, Knox County, Tennessee

PROJECT NO.
35



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

Javonte Cotner

Applicant Name

10/31/2024

1/9/2025

Affiliation

File Number(s)

2-A-25-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

Cody Vitkus

Ridgeline Surveys LLC

Name

Company

5607 Tennyson Drive

Knoxville

TN

37909

Address

City

State

ZIP

865-771-7917

Phone

Email

CURRENT PROPERTY INFO

Knoxville Real Estate Management LLC

3901 Asheville Highway, Knoxville, TN 3791

865-469-4509

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

11122 Hardin Valley Road

103 110.08

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

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) **Two house lots**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☒ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1

Total

Fee 2

\$500.00

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

Javonte Cotner

Please Print

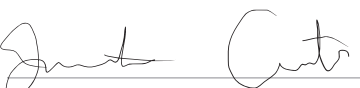
10/31/2024

Date

865-469-4509

Phone Number

Email



Property Owner Signature

Javonte Cotner

Please Print

12/20/2024, SG

Date Paid



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.

January 31, 2025

February 14, 2025

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

Applicant Signature

Javonte Cotner

Applicant Name

12/20/24

Date

2-A-25-DP

FILE NUMBER