



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)

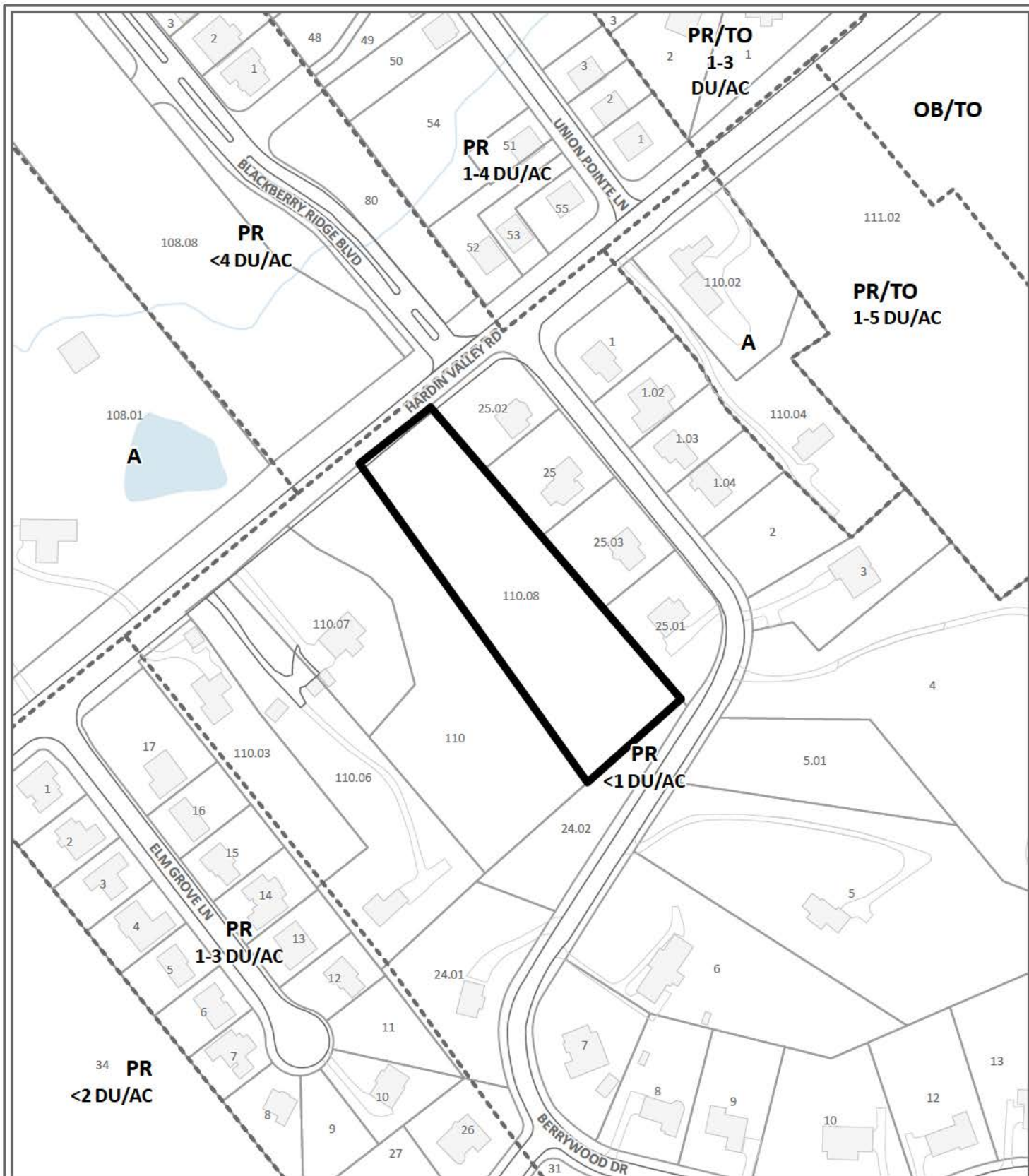
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

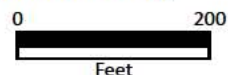
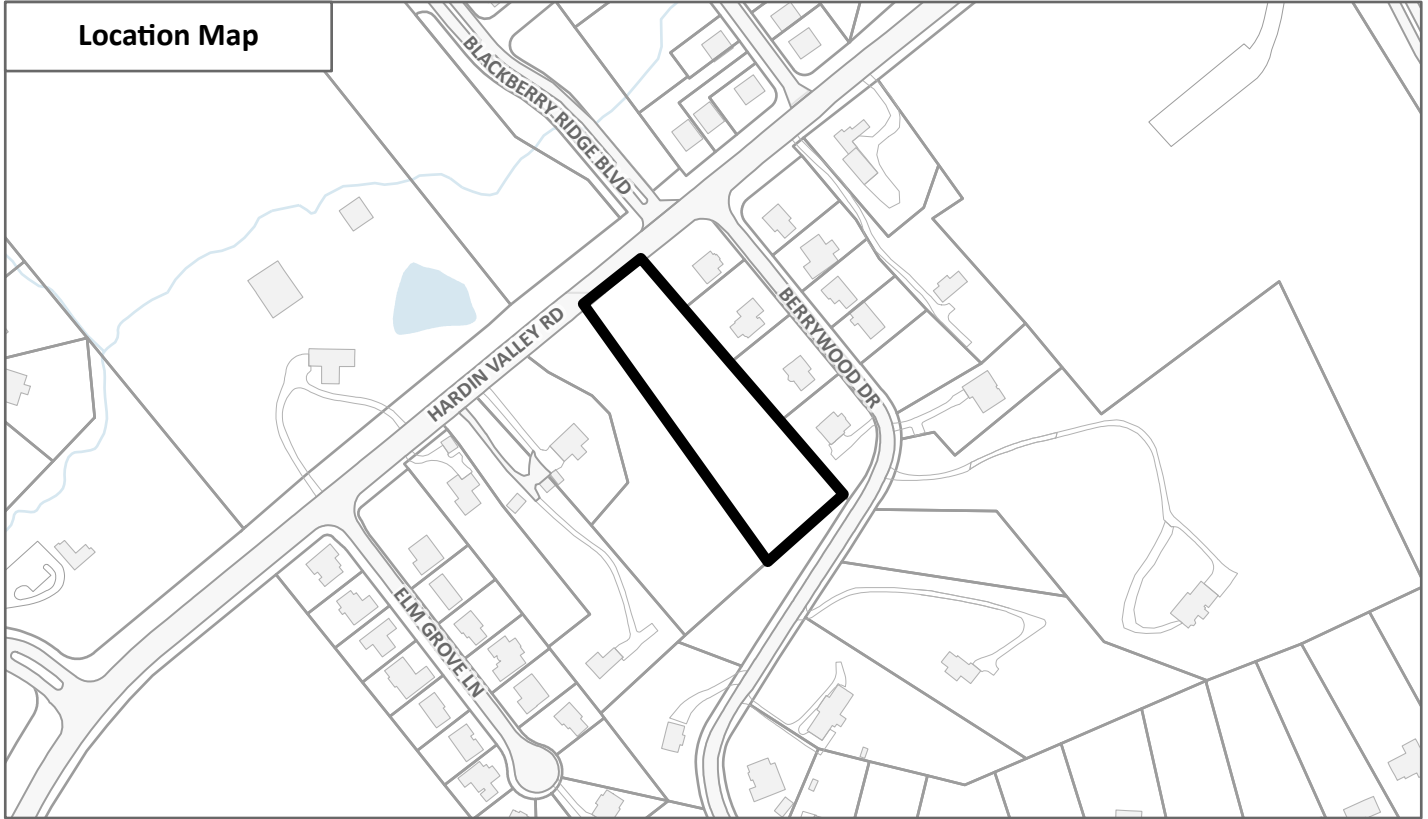
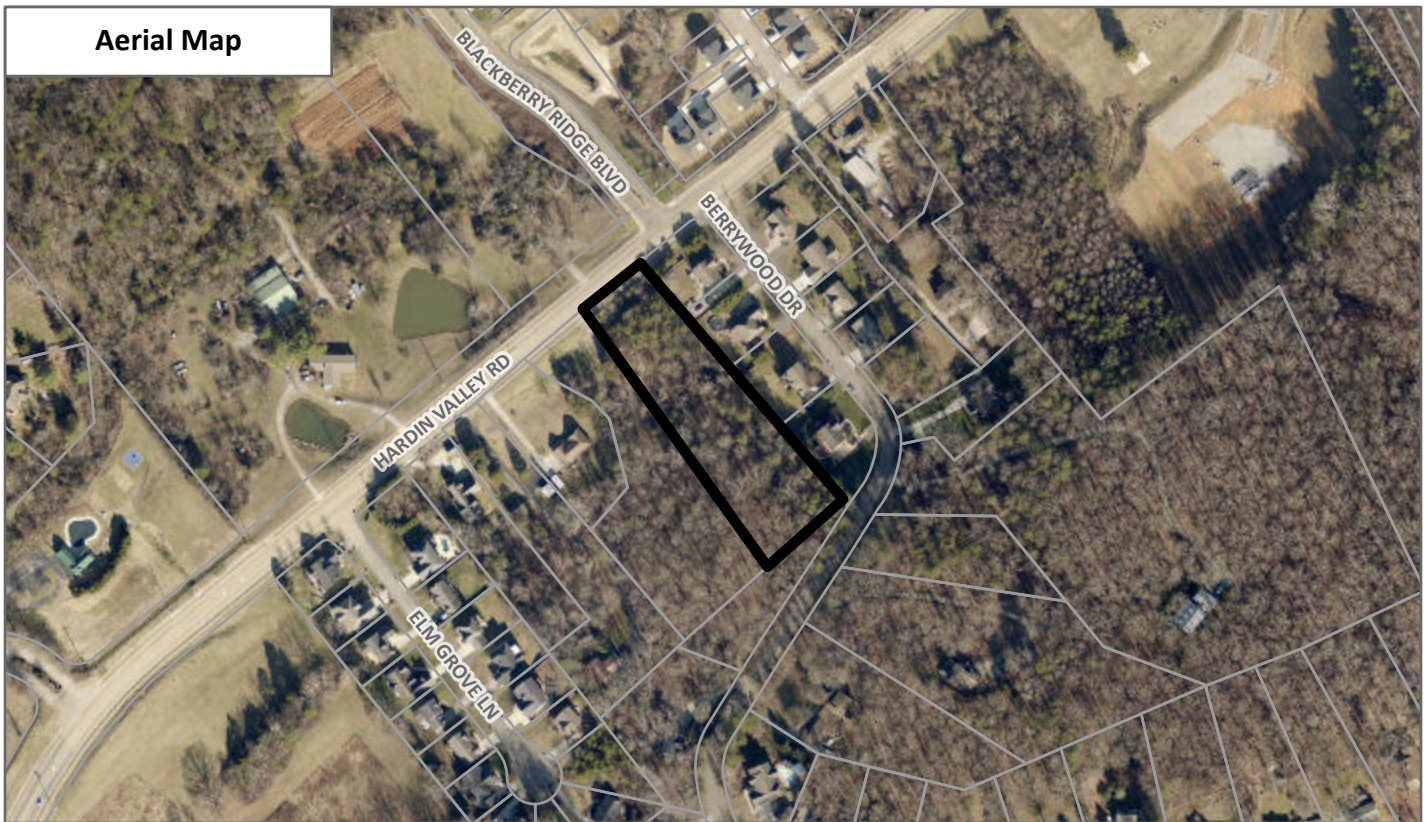


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

2-A-25-DP



Case boundary

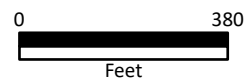
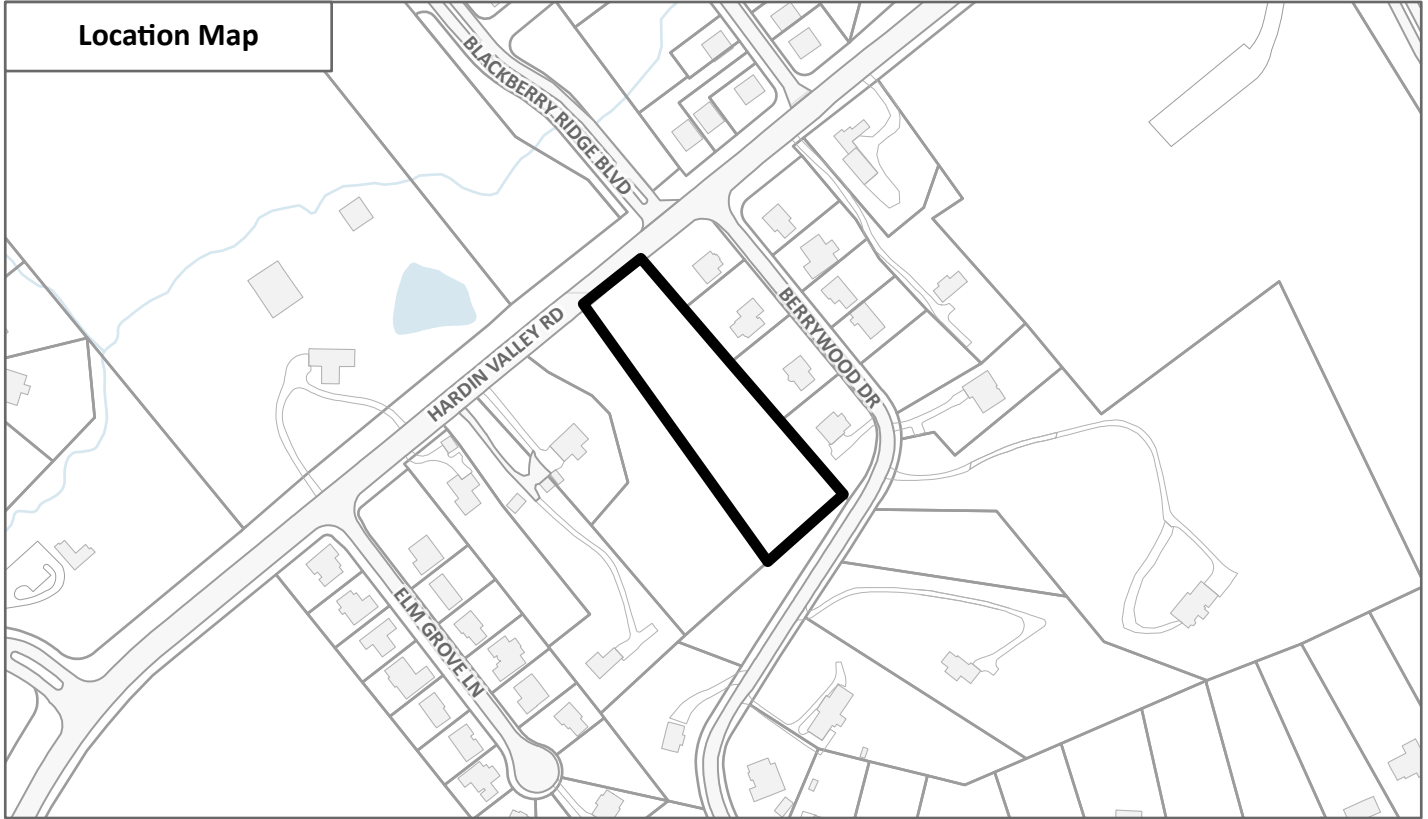
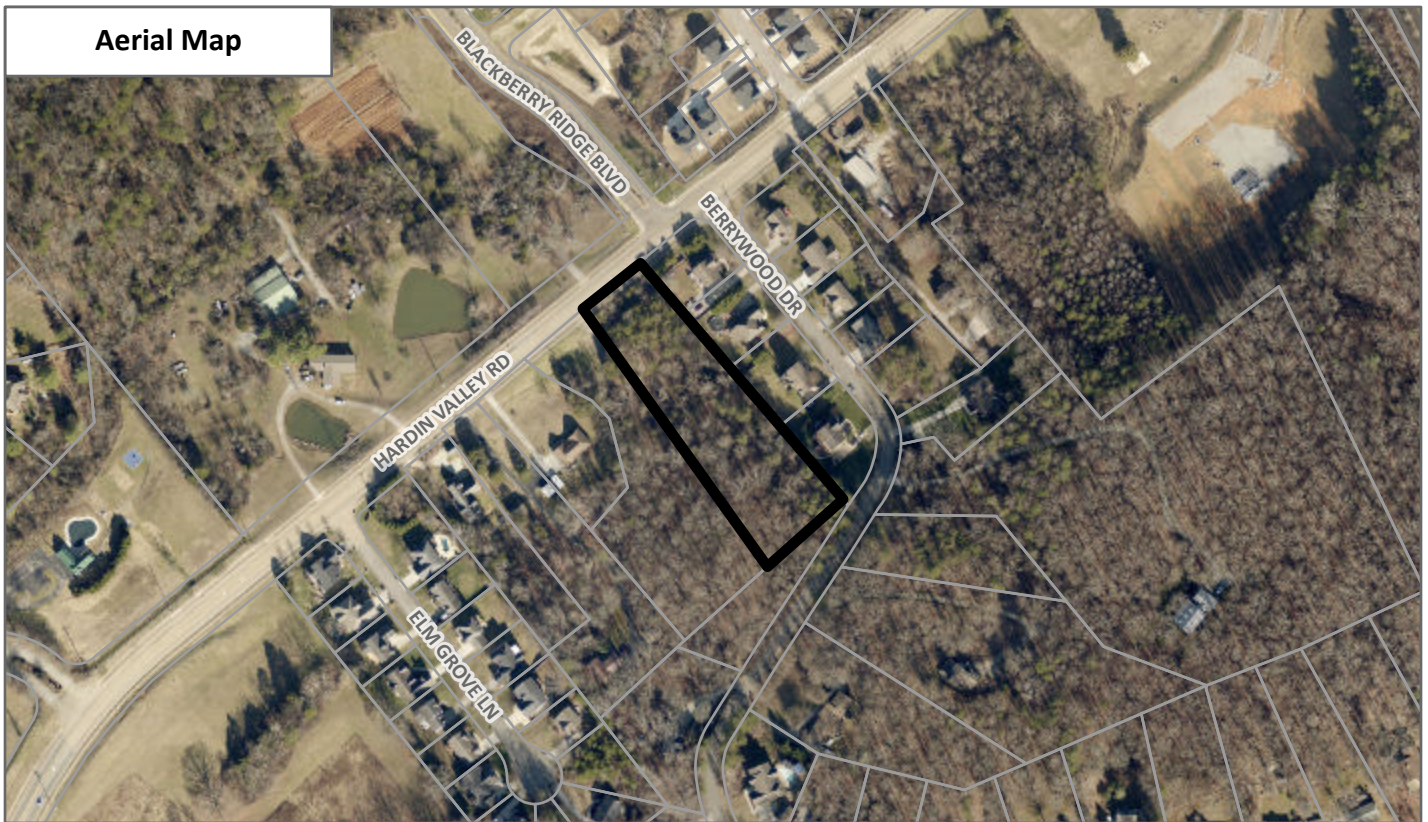


Exhibit A. Contextual Images

Location Map



Aerial Map

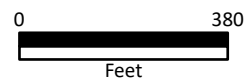


CONTEXTUAL MAPS 1

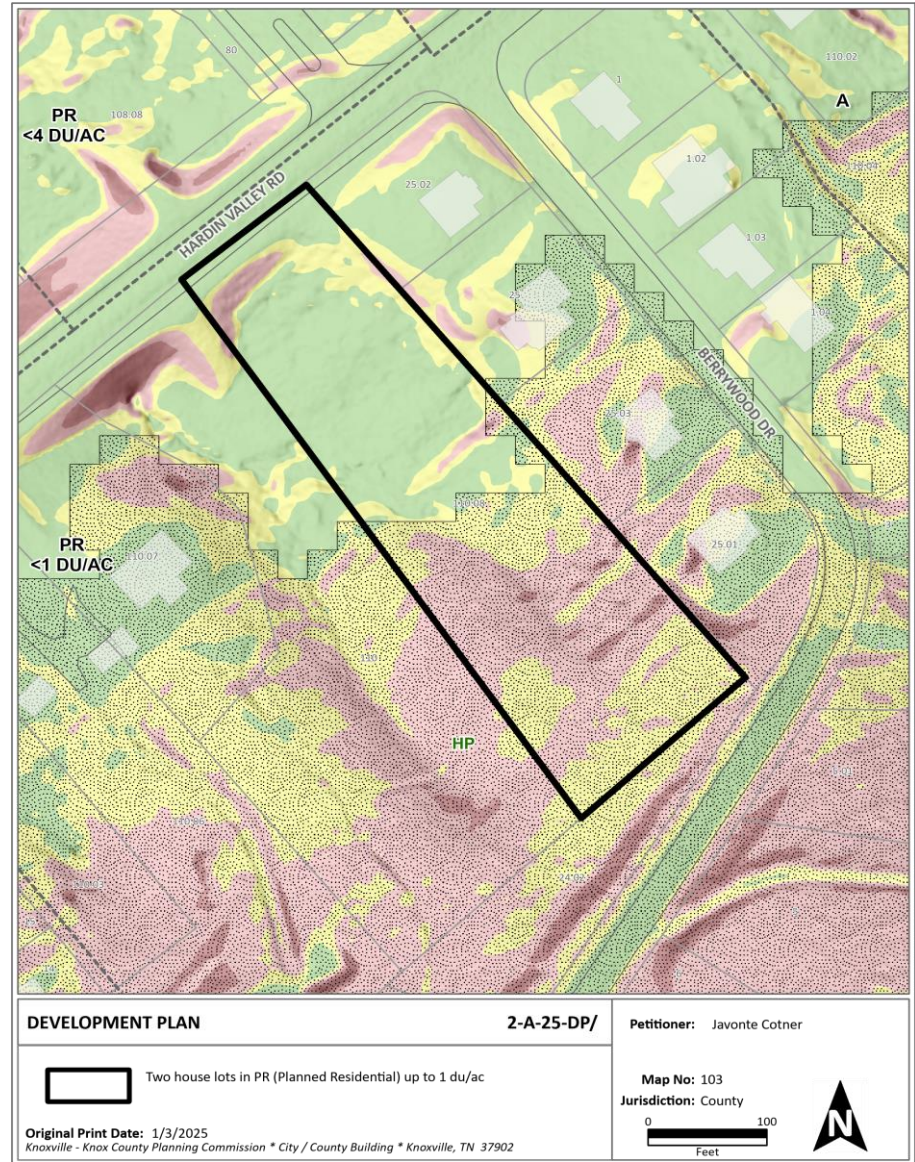
2-A-25-DP



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

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NSRS2007

GPS SURVEY NOTE: ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER...

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...

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

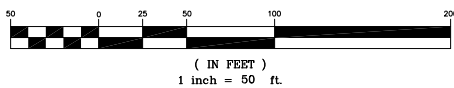
This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

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: _____



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...

Owner(s) Printed Name: _____

Signature(s): _____

Date: _____

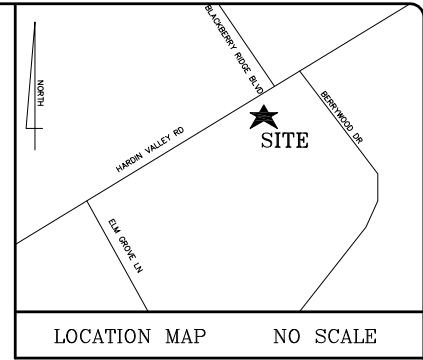
Owner Certification for Public Sewer and Water Service - Minor Subdivisions

(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:

- 1. 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".

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...

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:

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

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

Table with 2 columns: SYMBOL LEGEND and LINE LEGEND. Includes entries for IRON ROD FOUND, IRON ROD SET, PROPOSED FLOWERING TREE, GAS LINE, WATER LINE, SEWER LINE, STORM SEWER LINE, and GAS LINE.

Table with 2 columns: REVISIONS and STAFF COMMENTS. Includes entries for DRAWN BY, CHECKED BY, APPROVED BY, SCALE, and DATE.

NOTE: NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.



(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

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 OYP
- Rezoning

Javonte Cotner

Applicant Name		Affiliation
10/31/2024	1/9/2025	File Number(s) 2-A-25-DP
Date Filed	Meeting Date (if applicable)	

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	[REDACTED]		
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
<input type="checkbox"/> City <input type="checkbox"/> 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) _____

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

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

10/31/2024

Please Print

Date

865-469-4509

Phone Number

Email


Property Owner Signature

Javonte Cotner

12/20/2024, SG

Please Print

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