



DEVELOPMENT PLAN REPORT

► **FILE #:** 9-E-25-DP

AGENDA ITEM #: 19

AGENDA DATE: 9/11/2025

► **APPLICANT:** STEVEN W ABBOTT JR

OWNER(S): Lan Nguyen

TAX ID NUMBER: 28 01702

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8216 NORRIS FRWY

► **LOCATION:** North side of Norris Freeway, east of Platinum Dr

► **APPX. SIZE OF TRACT:** 2.2 acres

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via a proposed access easement with a 40-ft right-of-way entered from Norris Freeway, a state-owned minor arterial with 24 ft of pavement width within a right-of-way width that varies from 210-245 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

► **ZONING:** PR(k) (Planned Residential) up to 2 du/ac with conditions

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

► **PROPOSED USE:** 4-lot subdivision of detached single family dwellings

DENSITY PROPOSED: 1.82 du/ac

HISTORY OF ZONING: In 2025 the property was rezoned from A (Agricultural) to PR (k) (Planned Residential, with conditions) with a density of up to 2 du/ac (4-H-25-RZ).

SURROUNDING LAND USE AND ZONING: North: Rural residential - A (Agricultural)

South: Norris Freeway - RA (Low Density)

East: Residential) Rural residential - A (Agricultural)

West: Multifamily residential - PR (Planned Residential) up to 4 du/ac

NEIGHBORHOOD CONTEXT: This area comprises a mix of single family houses and duplex developments within subdivisions, houses on large 1+ acre lots, and forested vacant lands. Nearby amenities include a commercial node and the Halls schools located within two miles to the southeast.

STAFF RECOMMENDATION:

► Postpone the application for 30 days to be heard at the October 2, 2025 Planning Commission meeting as requested by the applicant.

ESTIMATED TRAFFIC IMPACT: 52 (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: 2 (public school children, grades K-12)

Schools affected by this proposal: Copper Ridge Elementary, Halls Middle, and Halls 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.



Request to Postpone • Table • Withdraw

Steven W Abbott Jr

08/25/25

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

9/11/2025

Scheduled Meeting Date

File Number(s)

9-E-25-DP

POSTPONE

☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the October 2nd, 2025 Planning Commission Meeting.

WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Steven W. Abbott Jr.
Applicant Signature

Steven W. Abbott Jr

Please Print

865.256.2677

Phone Number

survmap@tds.net

Email

STAFF ONLY

Shelley Gray
Staff Signature

Shelley Gray

Please Print

08/26/2025

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

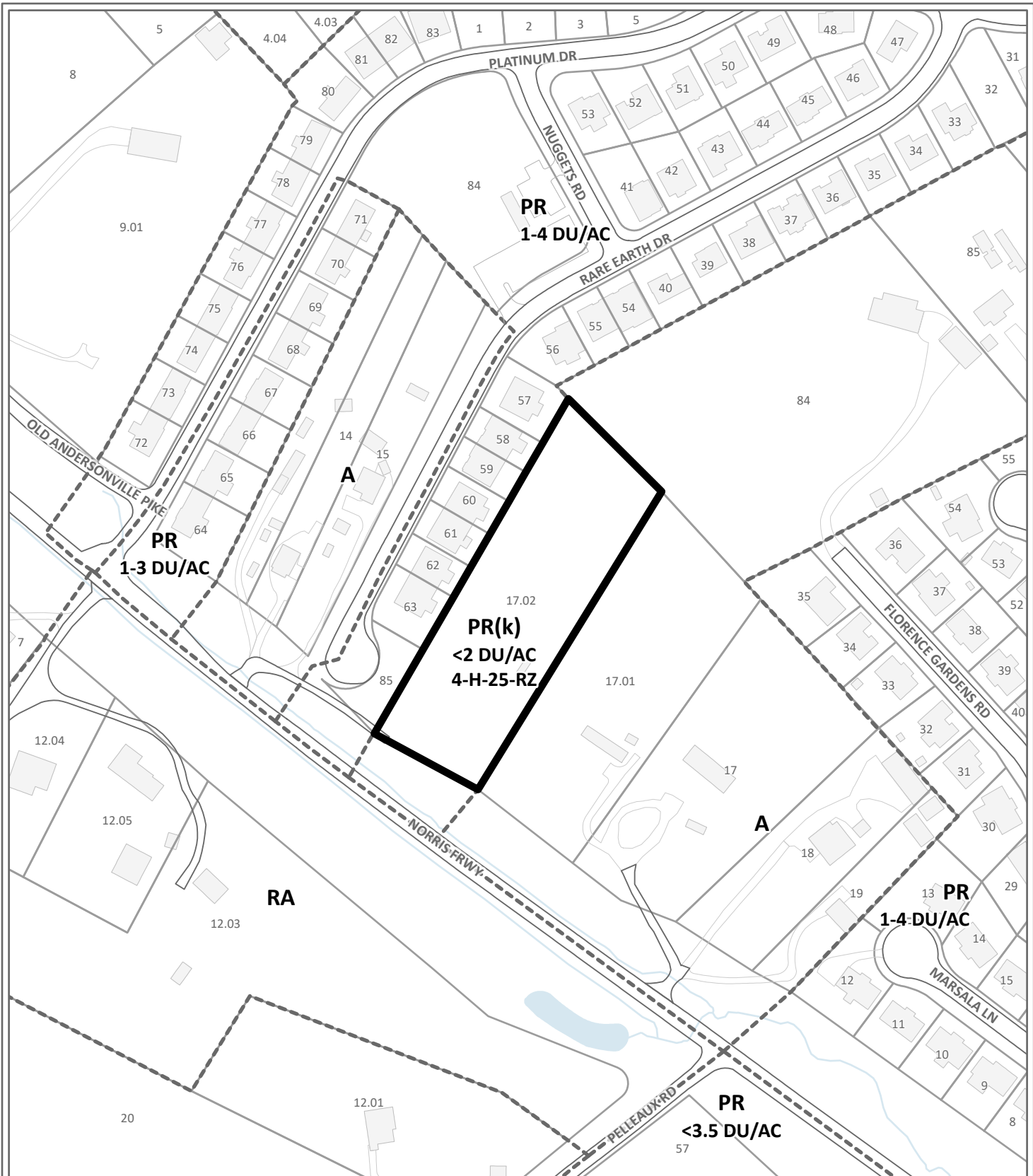
Date:

Payee Name

Payee Phone

Payee Address

October 2022



DEVELOPMENT PLAN

9-E-25-DP



4-lot subdivision of detached single family dwellings in PR(k) (Planned Residential), <2 DU/AC

Original Print Date: 8/14/2025

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

Petitioner: Steven W Abbott Jr

Map No: 28

Jurisdiction: County

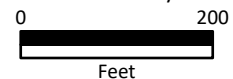
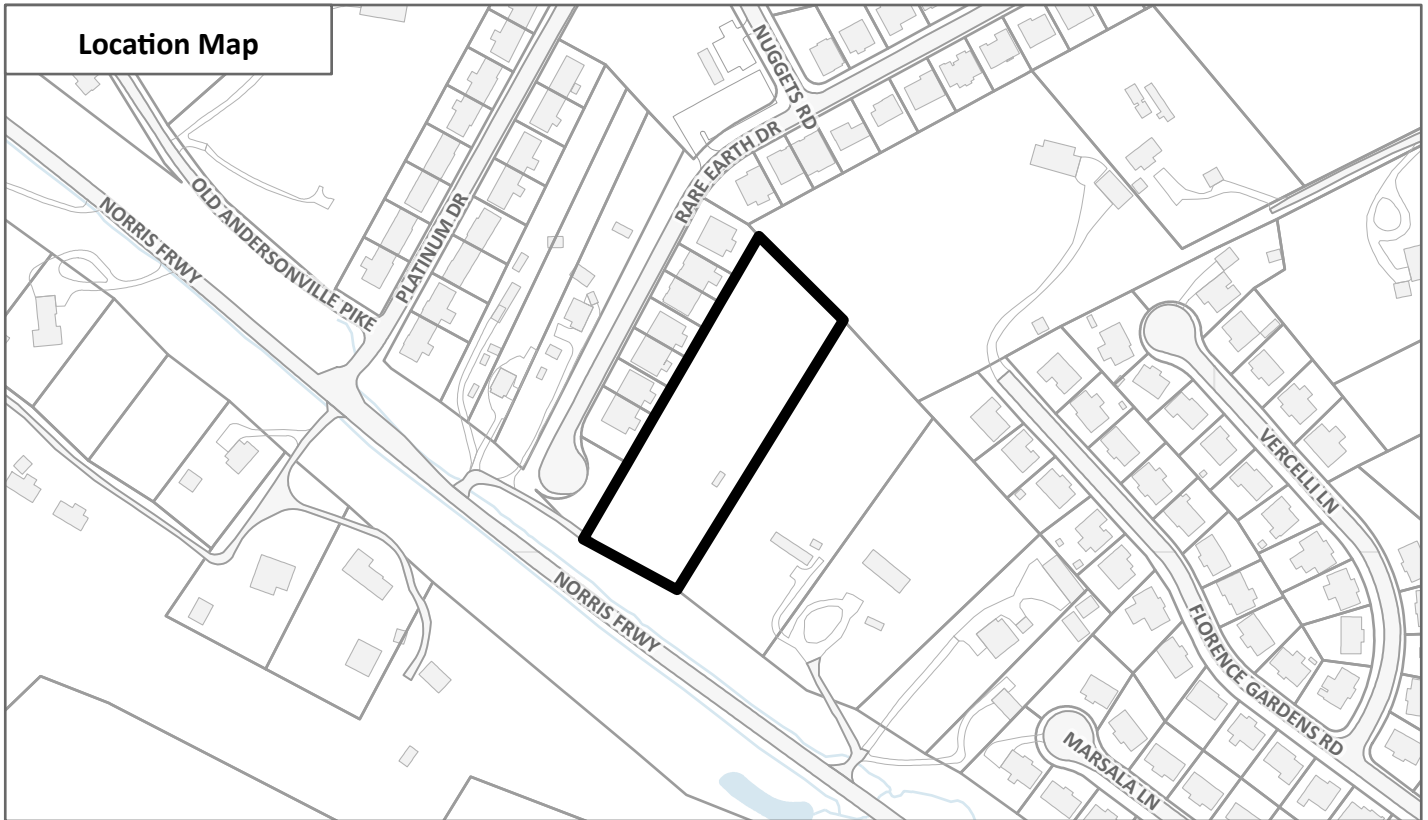


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

9-E-25-DP



Case boundary

0 340
Feet



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: Lan Nguyen Signature(s): _____ Date: _____

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. 2029 _____ Date: _____

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. 2029 _____ 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 _____

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: Lan Nguyen Signature(s): _____ Date: _____

Zoning

Zoning Shown on Official Map _____ Date: _____ By _____

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed: _____ Date: _____

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 _____

Planning Staff Certification of Approval for Recording – Final Plat

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knoxville County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____ Date: _____

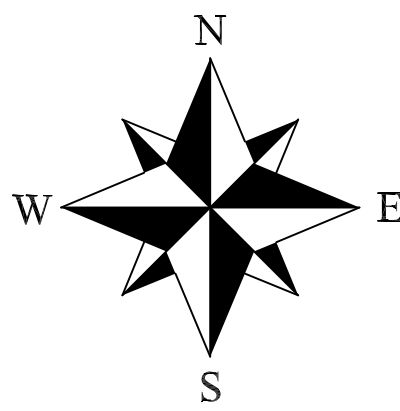
Taxes and Assessments

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: _____

GRID NORTH(NAD83)2011

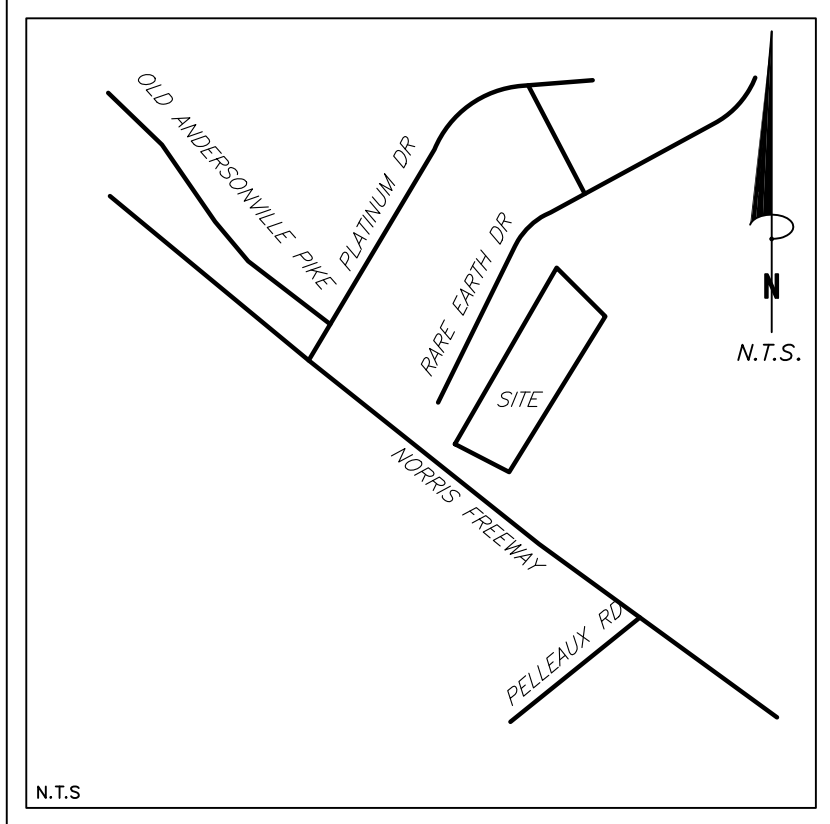


LEGEND

These standard symbols will be found in the drawing.

— E —	OVERHEAD ELECTRIC LINE
— SS —	SEWER LINE
⊙	SEWER MANHOLE
⊕	UTILITY POLE

VICINITY MAP



FILE#

For boundary aspects of this survey, RTK GPS positional data was observed on/between the dates of 05-02-2025 utilizing a Carlson BRX7 dual frequency receivers. The grid coordinates of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010), Geoid 18. Positional accuracy of the GPS vectors does not exceed: H 0.05', V 0.10' Combined Grid Factor: 1.000 centered on Fixed Station 1 N:650,096.310' E: 2,571,623.460' as shown hereon. I hereby certify that this is a Category IV survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.

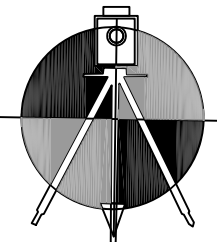
Registered Land Surveyor _____

Tennessee License No. _____ Date: _____



NOTES:

- PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOTS 3 INTO FOUR LOTS.
- IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- TOTAL NUMBER OF 4 LOTS, TOTAL ACREAGE 41,929 SQUARE FEET OR 0.963 ACRES.
- PROPERTY IS ZONED RB. SEE KNOX COUNTY PLANS REVIEW FOR SETBACKS AND USE.
- THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEMA SPECIAL FLOOD HAZARD RATE MAP 47093C0144F AND FOUND THAT THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA(S) X. EFFECTIVE DATE MAY 2nd, 2007.
- REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN(10') FEET N WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAY(INCLUDING JOINT PERMANENT EASEMENTS). 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.
- A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.



ABBOTT LAND SURVEYING LLC
STEVEN W. ABBOTT JR, RLS
1109 E. WOODSHIRE DRIVE
KNOXVILLE, TN 37922
OFFICE: (865) 671-1149
EMAIL: survmap@tds.net

OWNER
LAN NGUYEN
10832 PACKGATE LANE
KNOXVILLE, TN 37934
PHONE: (901) 315-0579

RESUB. OF LOT 3 OF
NELLIE MILES ESTATE S/D

DEED REFERENCE: 202411050024704
WARD: _____ DISTRICT: 6th
TAX MAP: 028 GROUP: _____ PARCEL(S): 017.02
LOT: 3 NELLIE MILES ESTATE S/D
LOCATION: 8216 NORRIS FREEWAY
PLAT REF: 200207010000346

DRAWN BY: SWA

SCALE: 1" = 40'

DATE: 07/07/2025

JOB NUMBER

496925

9-E-25-DP
submitted 7/29/2025

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.

Steven W. Abbott Jr.

Surveyor

Applicant Name

Affiliation

July 7th, 2025

N/A

File Number(s)

Date Filed

Meeting Date (if applicable)

9-E-25-DP

Correspondence

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

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

Steven W. Abbott Jr

Abbott Land Surveying, LLC

Name

Company

1109 E. Woodshire Dr

Knoxville

TN

37922

Address

City

State

ZIP

865.671.1149

Phone

Email

Current Property Info

Lan Nguyen

10832 Packgate Ln Knoxville, TN 37934

901.315.0579

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8216 Norris Freeway

028 0170 2

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

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

Subdivision Request

RESBUB. OF LOT 3 OF NELLIE MILES ESTATE S/D

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

4

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

Proposed Number of Lots (total)

☐ Other (specify) _____

Specify if requesting: ☐ Variance ☐ Alternative design standard

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

Zoning Request

PENDING PLAT FILE NUMBER

☐ Zoning Change

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ 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

Steven W. Abbott Jr.

Applicant Signature

Steven W. Abbott Jr

Print Name / Affiliation

07/07/2025

Date

865.671.1149

Phone Number

Email

Property Owner Signature

Lan Nguyen

Please Print

07/27/2025, SG

Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1		FEE 2		FEE 3		TOTAL
0402	\$500.00					\$500.00

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.

08/29/2025

09/12/2025


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

Lan Ngiyen

Applicant Name

Date