



# USE ON REVIEW REPORT

▶ **FILE #:** 4-B-26-UR

**AGENDA ITEM #:** 54

**AGENDA DATE:** 4/9/2026

▶ **APPLICANT:** WADE LOVIN

OWNER(S): Ty Calvin Herrell

TAX ID NUMBER: 66 08704

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 CATE RD

▶ **LOCATION:** West side of Cate Rd, north of Cades Bend Way

▶ **APPX. SIZE OF TRACT:** 1.86 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cate Road, a minor collector with a pavement width which varies between 14 ft and 20 ft within a right-of-way which varies between 55 ft and 60 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

▶ **ZONING:** RA(k) (Low Density Residential, with conditions)

PLACE TYPE: SR (Suburban Residential), HP (Hillside Ridgetop Protection)

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** 3 duplexes

HISTORY OF ZONING: In 2025, this property was rezoned from A (Agricultural) to RA(k) (Low Density Residential, with conditions) (6-G-25-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural), PR (Planned Residential) up to 3.5 du/ac

South: Rural residential - A (Agricultural)

East: Multifamily residential - PR (Planned Residential) up to 3.5 du/ac

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of attached and detached single family dwellings.

## STAFF RECOMMENDATION:

▶ **Approve the request for three duplexes in the RA (Low Density residential) zone, subject to 6 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Subdividing the property into separate lots as shown on the site plan and meeting all applicable requirements

of the platting process and Subdivision Regulations.

4. Including the southern property (parcel 066 08701) in the proposed access easement to ensure adequate sight distance, if deemed necessary by the Engineering and Public Works Department during the platting process.

5. Preserving a 50-ft tree buffer where canopy exists along the eastern and southern lot lines, per the rezoning condition (6-G-25-RZ), and installing a fence of at least 3'-6" in height along the western boundary of the buffer area, as depicted in the site plan.

6. 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 completed by County crews) to make corrections deemed necessary.

#### **COMMENTS:**

This request is for three duplexes on individual lots on a proposed 3-lot subdivision in the RA zone. A plat application is currently under review, and the 1.61-acre property must be subdivided before the building permit phase. The proposed subdivision will be served by a 25-ft-wide access easement with a single access point at Cate Road. Conceptual illustrations show that the one-story duplexes will be 18 ft tall, and each unit will have two bedrooms.

#### **DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10, SECTION 2)**

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

##### **1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.**

A. The property is designated with the SR (Suburban Residential) place type and is in the HP (Hillside Protection) area. Attached dwellings are considered a secondary use in the SR (Suburban Residential) place type of the property, and the proposal is consistent with the SR area's intent to provide a range of lot sizes and housing size and styles, including some small-scale attached dwellings.

B. The SR place type encourages duplexes that have the scale of a single-family home and specifies a maximum building height of 2 stories and setbacks of 20-30 ft. The proposed 1-story duplexes have an approximate building footprint of 2,800 sf, comparable with the range of nearby houses.

C. The property is entirely within the HP (Hillside Protection) area with steep slopes along the rear portion that exceed 25%. The front half of the lot has been cleared previously, and a 50-ft tree preservation buffer is provided along the eastern boundary to mitigate additional disturbance on the property.

D. The proposed tree preservation is supported by the Comprehensive Plan's Implementation Policy 7, to encourage development practices that conserve and connect natural features and habitat. The development is also consistent with Policy 2, to ensure that development is sensitive to existing community character. The area has a mix of detached and attached dwelling units, and the proposed duplexes are compatible with the surrounding development.

E. The proposed development is compatible with the subject property's location in the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development offering a wide range of housing choices.

##### **2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.**

A. The RA zone is intended to provide for residential areas with low population densities. The proposed duplexes are permitted via the Use on Review process. The proposed lots meet the minimum lot size requirement of 12,000 sf for a duplex in the RA zone.

B. The front two duplexes face Cate Road, while the rear structure utilizes the access easement to determine its front yard. The site plan and elevations as provided conform to the dimensional standards of the RA zone (Article 5.11.04 - 5.11.11) and off-street parking requirements (Article 3.50 - 3.51).

C. The rezoning of this property (6-G-25-RZ) was approved with a condition that a 50' tree buffer shall be preserved where canopy exists along the eastern and southern lot lines, as shown in Exhibit B. The development proposes a tree preservation area, partially bounded by fences to separate it from the backyards of the eastern duplexes.

##### **3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.**

A. The proposed duplexes are compatible with nearby detached dwellings and the attached condominium development to the east. The proposed 1-story structures are comparable in size and scale with the nearby

one- and two-story residential structures.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed duplexes are considered low-density residential uses and are compatible with other residential developments in the area. The proposed tree preservation area will provide a buffer between this development and the condominium development to the east.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed development will share one driveway off Cate Road, a minor collector street. Three duplexes would be a minor increase in density for the area and would not significantly impact traffic on any residential streets.

B. Although there is a blind hill to the west, the Knox County Engineering and Public Works Department has approved the sight distance certification as provided by the applicant.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

ESTIMATED TRAFFIC IMPACT: 42 (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: Karns Elementary, Karns Middle, and Karns 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. For more information on the appeal process, contact Knoxville-Knox County Planning.



# Exhibit A. Contextual Images



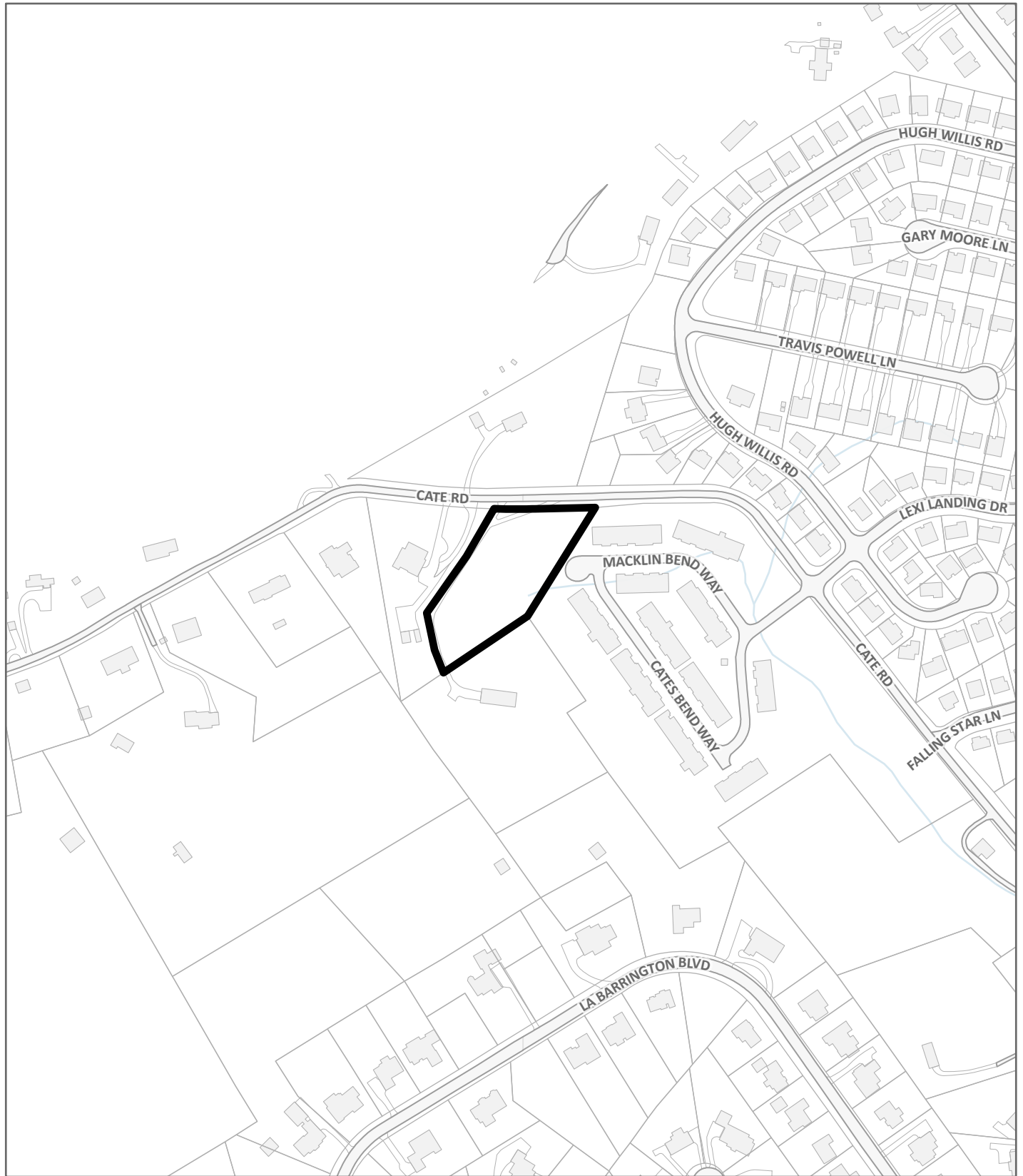
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



**LOCATION MAP**

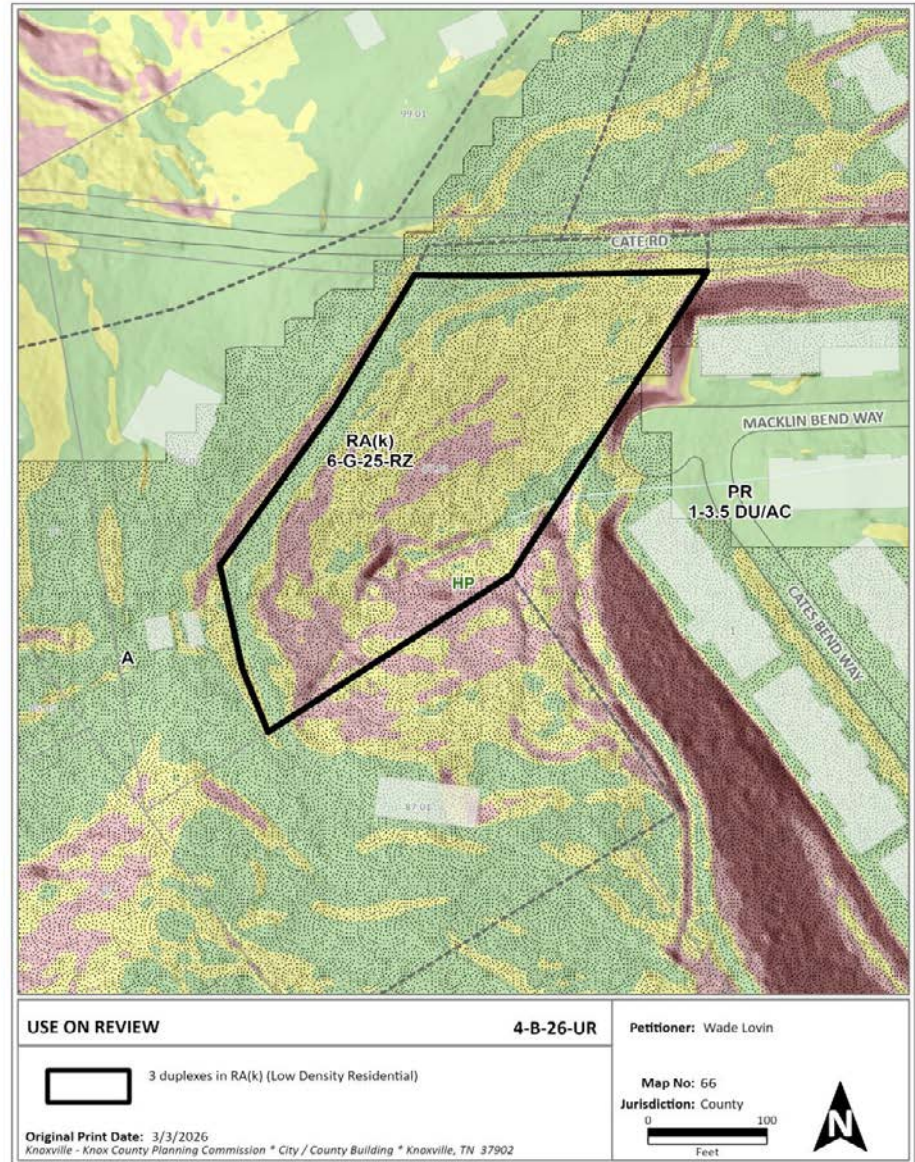
**4-B-26-UR**

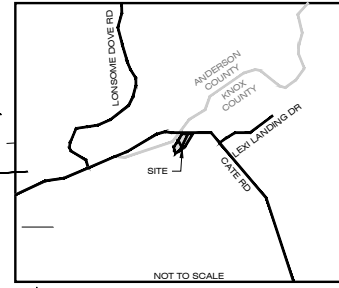
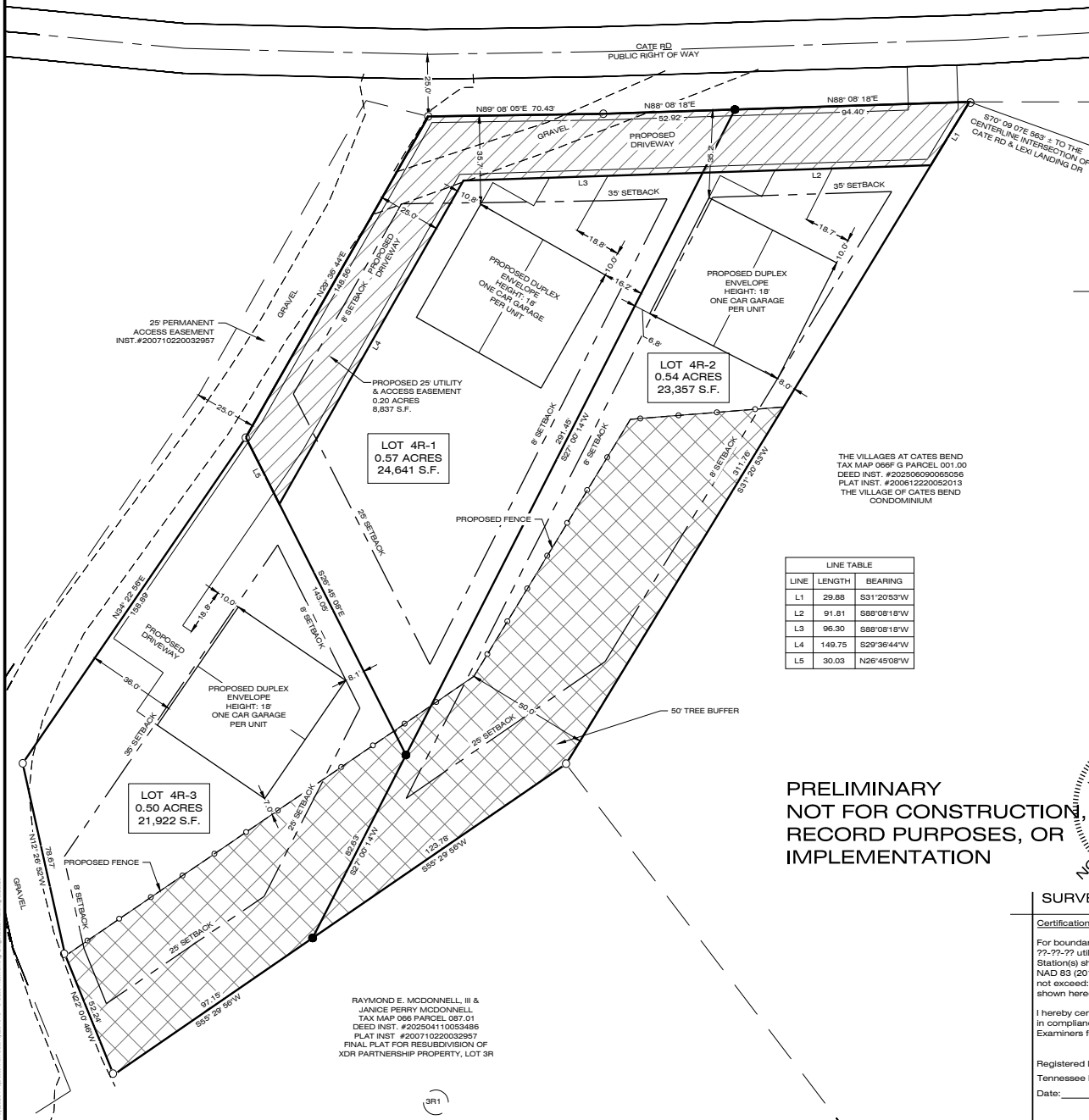


Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>1.86</b>		
Non-Hillside	0.00	N/A	
0-15% Slope	0.32	100%	0.32
15-25% Slope	1.16	50%	0.58
25-40% Slope	0.37	20%	0.07
Greater than 40% Slope	0.01	10%	0.00
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>1.86</b>	Recommended disturbance budget within HP Area (acres)	<b>0.97</b>
		Percent of HP Area	<b>52.4%</b>





**GENERAL NOTES**

- (G1) The purpose of this plat is to subdivide the property into three lots.
- (G2) Verify exact size, depth and location of all underground drainage utilities prior to construction.
- (G3) Verify current zoning with appropriate government planning agency prior to any site design and / or construction.
- (G4) This survey plat does not warrant title.
- (G5) Horizontal coordinates are on Tn State Grid (NAD83-2011), with elevations on NAVD83. Distances have not been reduced to grid.
- (G6) By graphic plotting, this property lies in Zone X on FEMA Firm Panel #47093C00115F, which bears an effective date of 5-2-07, and is not in a special flood hazard area.
- (G7) Property is zoned RA, Low Density Residential, setbacks per zoning.
- (G8) Total Lots = 3 Total Area = 1.61 acres / 69,920 s.f.

LINE	LENGTH	BEARING
L1	29.88	S31°20'53"W
L2	91.81	S88°08'18"W
L3	96.30	S88°08'18"W
L4	149.75	S29°36'44"W
L5	30.03	N26°45'08"W

**PRELIMINARY  
NOT FOR CONSTRUCTION,  
RECORD PURPOSES, OR  
IMPLEMENTATION**



**SURVEYOR'S CERTIFICATION**

Certification of Category and Accuracy of Survey  
For boundary aspects of this survey, RTK GPS positional data was observed on ??-??-?? utilizing a Carlson BRx 7 GNSS Receiver. The grid coordinated 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: 0.99999999 centered on TN97 as shown hereon.

I hereby certify that this is a Category IV survey 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 H. Wade Lovin  
Tennessee License No. 2151  
Date: \_\_\_\_\_

RAYMOND E. MCDONNELL, III &  
JANICE PERRY MCDONNELL  
TAX MAP 066 PARCEL 087.01  
DEED INST. #2022504110033486  
PLAT INST. #200710220032957  
FINAL PLAT FOR RESUBDIVISION OF  
XDR PARTNERSHIP PROPERTY, LOT 3R

MBI COMPANIES INC.  
299 N. WEISGARBER ROAD  
KNOXVILLE, TN 37919  
PHONE: (865) 584-0999  
FAX: (865) 584-5213  
WEB: mbicompanies.com



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**OWNER:**  
Ty Calvin Herrell  
540 Mariner Point Dr  
Clinton, TN 37716

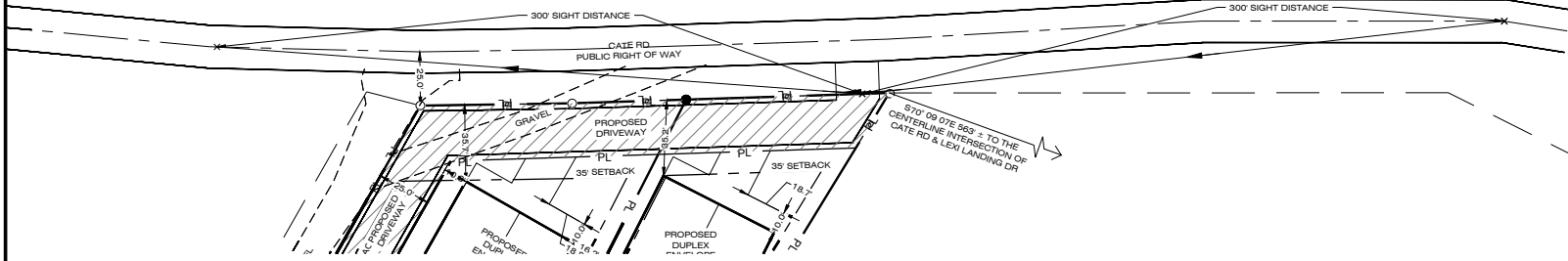
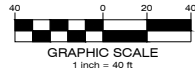
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RESUBDIVISION OF  
PLANNING SERVICE  
**LOT 4 OF THE  
SUBDIVISION PLAT OF XDR  
PARTNERSHIP PROPERTY**  
CATE RD  
KNOXVILLE, TENNESSEE

Knox County, Tn  
District: W6  
Tax Map 066 Parcel 087.04  
Deed Ref(s): Inst. # 202507310006328  
Plat Ref(s): Inst. #200307010000305

Crew Chief: B. Pate  
Drawn By: B. Myhre  
Appvd. By: W. Lovin  
Field date: 2-11-26  
Drawing date: 2-20-26  
Last Revision: 3-23-26

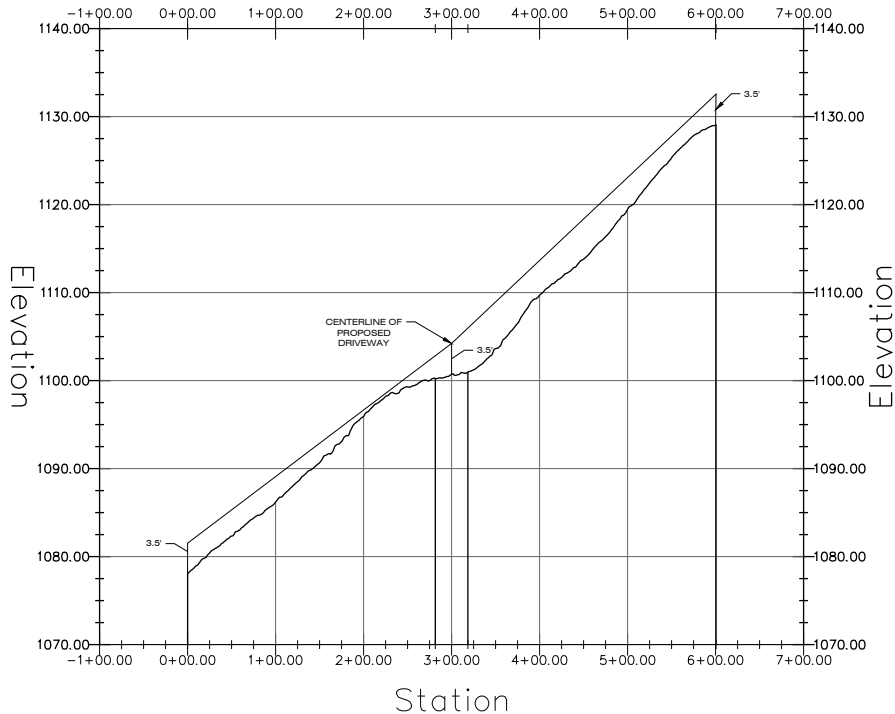
Scale: 1" = 40'  
Job No. 261015  
SHEET NO.:



**SIGHT DISTANCE CERTIFICATION**

I hereby certify that the sight distance in each direction at Cate Rd and Proposed Driveway is greater than 300'.

**Profile View of Cate Rd**  
**Horizontal: 1"=100'**  
**Vertical: 1"=10'**  
**Station**



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TN STATE GRID (NAD83 2011)

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Registered Land Surveyor H. Wade Lovin  
 Tennessee License No. 2151  
 Date: \_\_\_\_\_

**MBI**

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 299 N. WEISGARBER ROAD  
 KNOXVILLE, TN 37919  
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 Ty Calvin Herrell  
 540 Mariner Point Dr  
 Clinton, TN 37716

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PLANNING SERVICE

**LOT 4 OF THE  
 SUBDIVISION PLAT OF XDR  
 PARTNERSHIP PROPERTY**

**CATE RD  
 KNOXVILLE, TENNESSEE**

Knox County, Tn  
 District: W6  
 Tax Map 066 Parcel 087.04  
 Deed Ref(s): Inst. # 202507310006328  
 Plat Ref(s): Inst. # 200307010000305

Crew Chief: B. Pate  
 Drawn By: B. Myhre  
 Appvd. By: W. Lovin  
 Field date: 2-11-26  
 Drawing date: 2-20-26  
 Last Revision: 3-16-26

Scale: \_\_\_\_\_  
 Job No. 261015

SHEET NO.:

**1 OF 1**



Conceptual Illustrations of Proposed Duplexes