DEVELOPMENT PLAN REPORT

FILE #: 11-E-26-DP **AGENDA ITEM #: 47**

AGENDA DATE: 11/12/2026

APPLICANT:	**LANCE STANDEFER**
OWNER(S):	Lance Standefer
TAX ID NUMBER:	90 081 **View map on KGIS**
JURISDICTION:	County Commission District 6
STREET ADDRESS:	10108 COWARD MILL RD
LOCATION:	**South side of Coward Mill Rd, east of Sycamore Creek Ln**
APPX. SIZE OF TRACT:	**3.96 acres**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via Coward Mill Road, a minor collector with 15-19 ft of pavement width within a right-of-way width that varies from 55-57 ft.
UTILITIES:	Water Source: West Knox Utility District
	Sewer Source: West Knox Utility District
FIRE DISTRICT:	Karns Fire Department
WATERSHED:	Beaver Creek
ZONING:	**PR (Planned Residential) up to 2.5 du/ac**
PLACE TYPE:	SR (Suburban Residential), HP (Hillside Ridgetop Protection)
EXISTING LAND USE:	**Rural Residential**
PROPOSED USE:	**2 single family lots**
DENSITY PROPOSED:	0.51 du/ac
HISTORY OF ZONING:	In 2018 the property was part of a larger rezoning from I (Industrial) to PR (Planned Residential) up to 2.5 du/ac (4-F-18-RZ).
SURROUNDING LAND USE AND ZONING:	North: Rural residential - A (Agricultural)
	South: Industrial - I (Industrial)
	East: Public/quasi public (TN Veterans' Home) - I (Industrial)
	West: Single family residential - PR (Planned Residential) up to 3.5 du/ac
NEIGHBORHOOD CONTEXT:	The surrounding area features single family houses on individual lots and in subdivisions interspersed with forested slopes. There is an industrial, commercial, and wholesale node that bounds both sides of the railroad that runs 0.12 miles to the south.

STAFF RECOMMENDATION:

- **Approve the development plan for 2 single-family house lots, subject to 5 conditions.**

1) Establishing a shared driveway easement on the final plat.
2) Verifying that all flag stems are at least 25 ft in width on the final plat.

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 as caused by the development, 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) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
5) 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 development plan is for two single family lots with a shared driveway on 3.9 acres in the PR zone.

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):
A. The PR zone permits single-family houses. 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 3.9-acre property is within a 2.5 du/ac PR zoning district with a proposed density of 0.51 du/ac.

2) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE
A. The property is classified as SR (Suburban Residential) and HP (Hillside Protection). The SR place type recommends primarily single family residential development with lot sizes generally less than one acre. The plan shows two single-family lots on 3.9 acres. The lots were cleared when the existing house was built. Since the lots have been previously disturbed, they are considered exempt from the HP land disturbance recommendations.

3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES
A. The proposed plan is supported by Implementation Policy 2, to ensure that development is sensitive to existing community character. The existing single family home and new single family lot are compatible with the other single-family residences in the area.

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. The proposed plan does not conflict with these goals.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

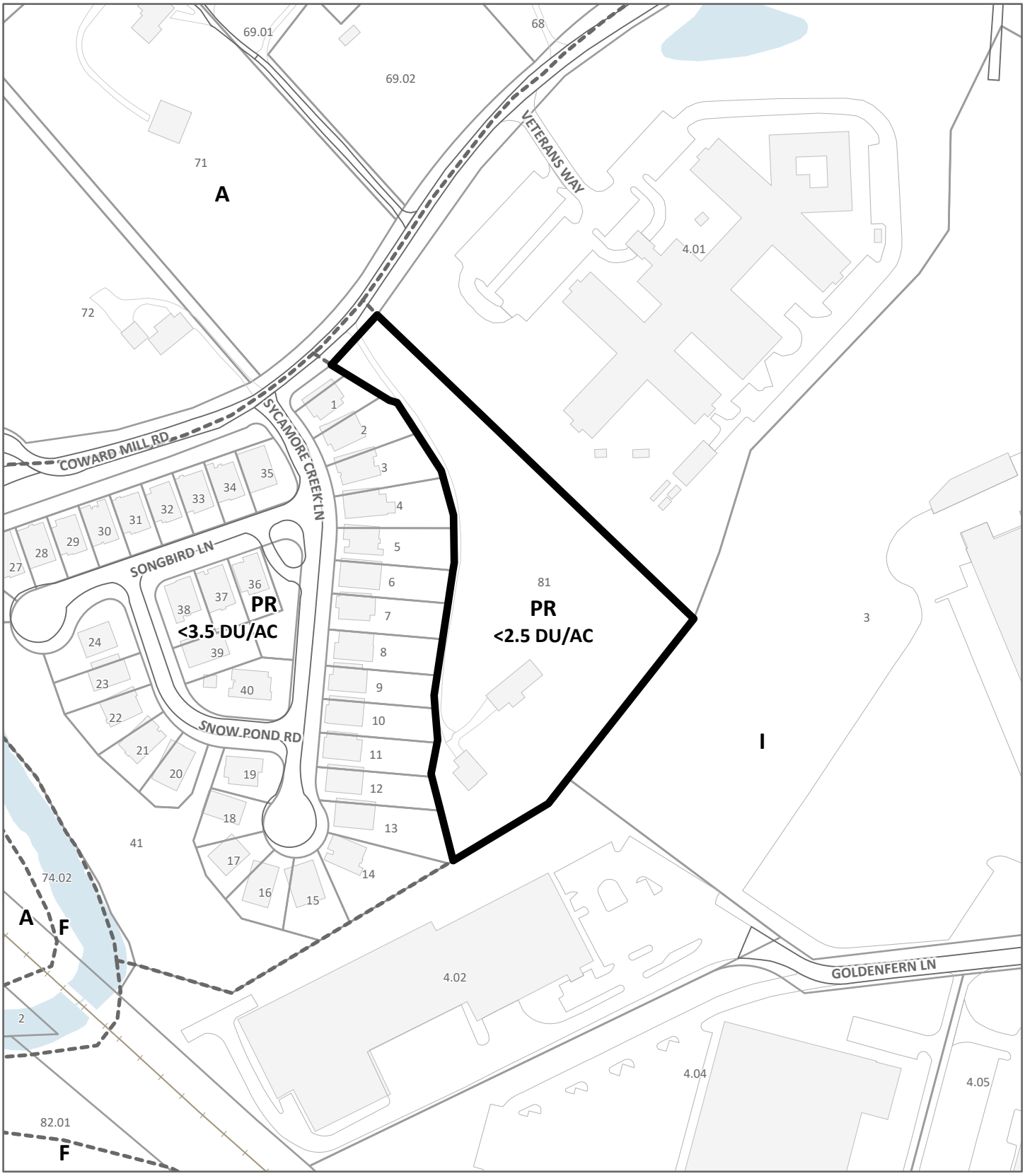
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



DEVELOPMENT PLAN **11-E-26-DP**

2 single family lots in PR (Planned Residential), <2.5 DU/AC

Original Print Date: 10/1/2026

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

Petitioner: Lance Standefer

Map No: 90

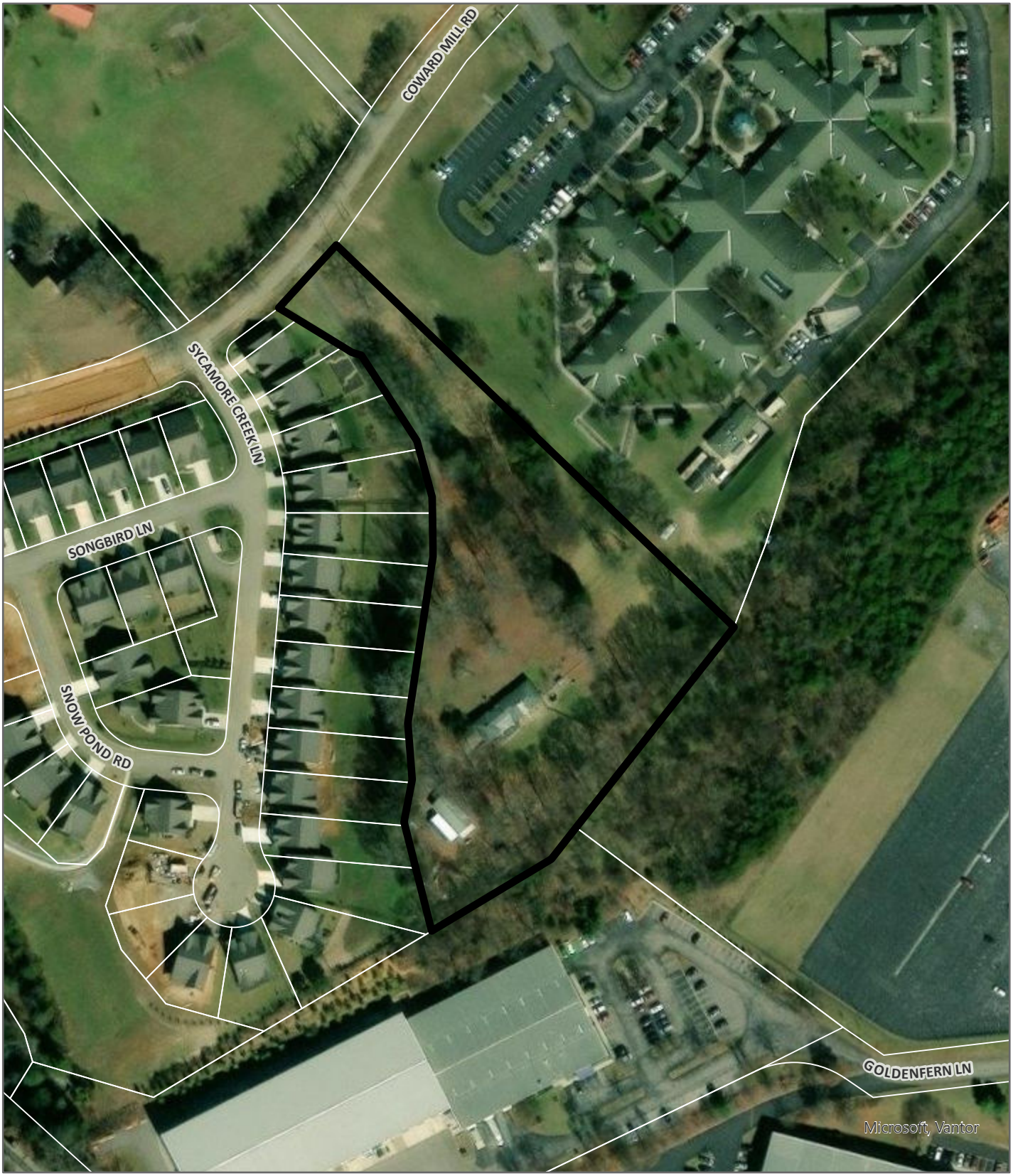
Jurisdiction: County

0 210

Feet

N

Exhibit A. Contextual Images



AERIAL MAP

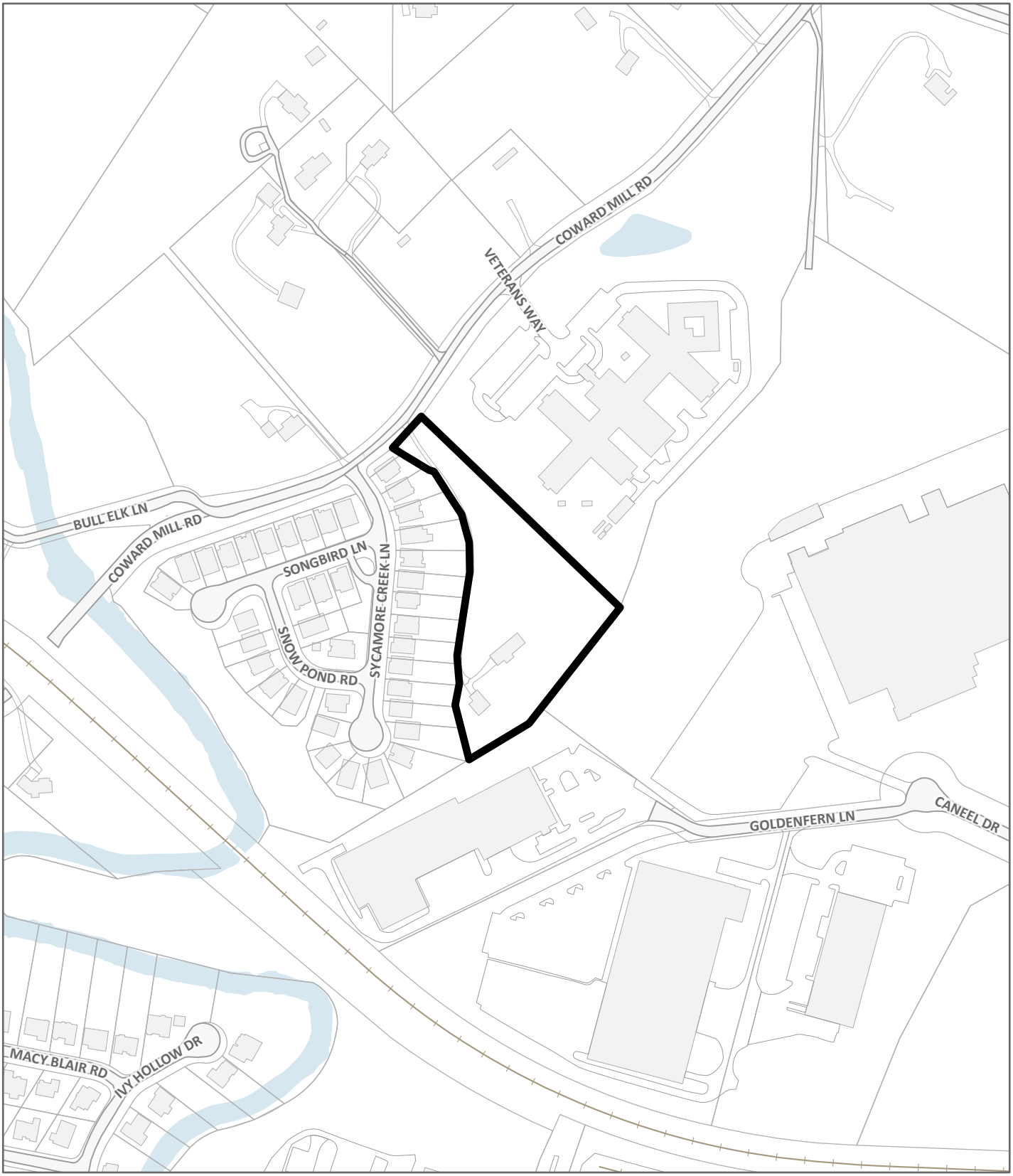
Case boundary

0 180

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **11-E-26-DP**

Case boundary

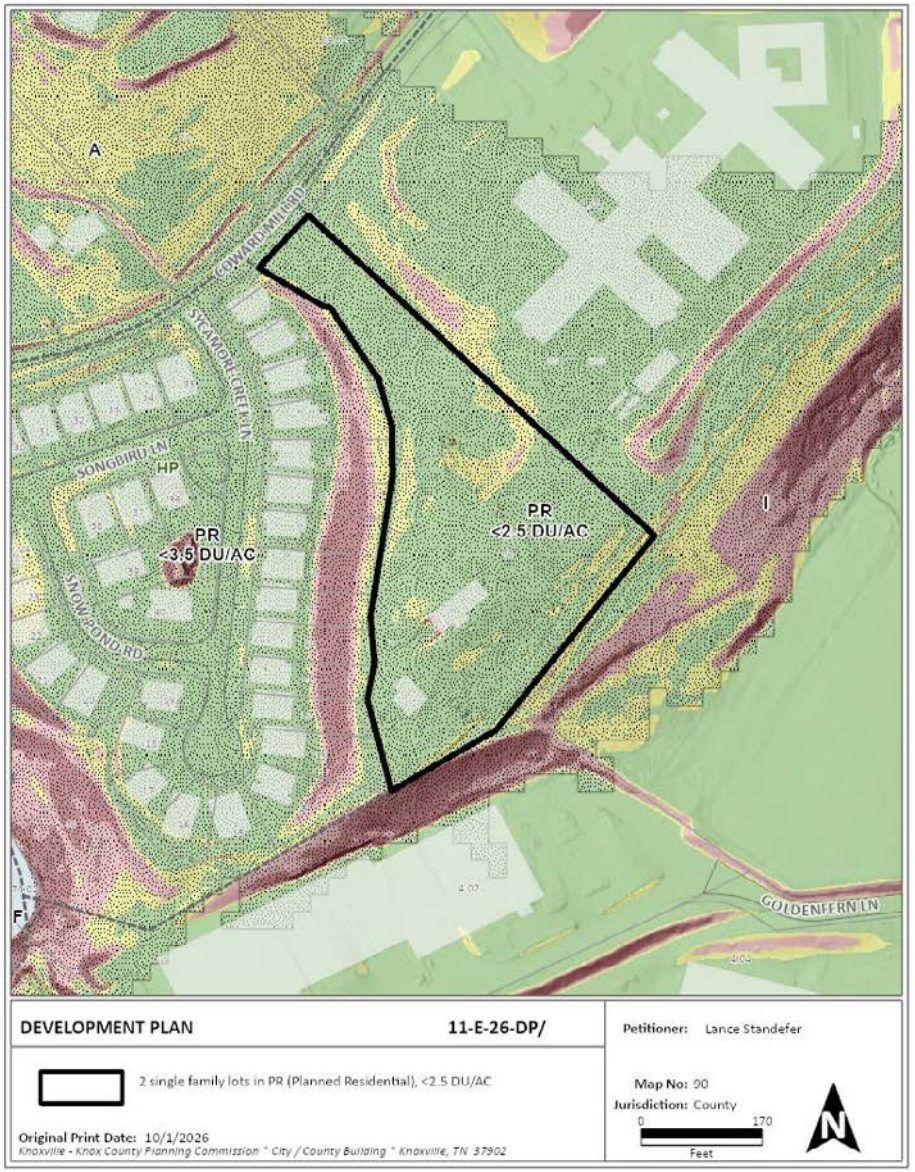
0 360

Feet

N

Staff - Slope Analysis
Case: 11-E-26-DP

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	**3.956**		
Non-Hillside	0.000	N/A	
0-15% Slope	3.425	100%	3.425
15-25% Slope	0.482	50%	0.241
25-40% Slope	0.048	20%	0.010
Greater than 40% Slope	0.001	10%	0.000
Ridgetops			
Hillside Protection (HP) Area	3.956	Recommended disturbance budget within HP Area (acres)	**3.676**
		Percent of HP Area	**92.9%**



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

Megan A. Theaker Signature: _____ 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: _____

Certification of Approval of Public Sanitary Sewer System - Minor Subdivision
This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewer, 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 Subdivision
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:_____

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

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

Signed: _____

Date: _____

Zoning
Zoning Shown on Official Map: _____
Date: _____
By: _____

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:_____

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 Knox 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:_____

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: _____

Certificate of Survey Accuracy
I hereby certify that to the best of my knowledge and belief this a true and accurate survey of the property shown heron, that this is a Class I Boundary Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ration of precision is greater than or equal to 1:10,000

Registered Land Surveyor _____
Tennessee License No. 2807 Date: _____

Certification of No Recorded Easements.
This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.
Registered Land Surveyor_____
Tennessee License No._____
Date:_____



Copyright 2026

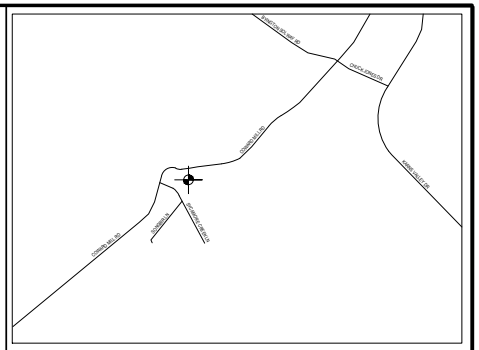
NORTH IS BASED ON BEARINGS CITED IN DEED INSTRU: 20210325-0078232

Curve Table (Chord Distance & Bearing)			
Curve #	DIST	BEARING	RADIUS
C1	46.06	N46°17'50"E	440.4
C2	12.84	N42°27'54"E	440.4
C3	12.89	N40°47'28"E	440.4
C4	32.41	N37°50'37"E	440.4

Line Table		
Line #	Length	Direction
L1	79.92'	S34°42'45"E
L2	26.41'	S68°33'58"E
L3	25.93'	S15°32'16"W
L4	129.08'	S37°16'22"E
L5	47.49'	S35°33'52"W
L6	133.70'	N14°04'55"W
L7	50.33'	N08°44'31"E
L8	76.76'	N03°44'32"W
L9	72.92'	N01°17'48"W
L10	59.87'	N15°16'58"W
L11	10.81'	N14°31'30"W
L12	124.40'	N32°57'34"W
L13	12.63'	N72°29'50"W
L14	12.69'	N59°21'13"W
L15	64.55'	N58°33'30"W
L16	26.81'	N58°34'19"W
L17	20.83'	S46°10'09"E
L18	38.56'	N65°34'11"W
L19	79.25'	N34°42'45"W

Additional Notes+
1. The purpose of this plat is to create two lots from one lot.
2. Setbacks:
   Front: 20' feet
   Side: 5 feet
   Rear: 15'
   Peripheral : 35 feet

FILE #11-E-26-DP



VICINITY MAP

RESUBDIVISION OF ALL OF LOT 3 THEDA SMITH ESTATE SUBDIVISION

DEED INSTRUMENT 20210325-0078232
PLAT INSTRUMENT 20200108-0045446
PARCEL ID. 090 081
SIXTH CIVIL DISTRICT
KNOX COUNTY
27 OCTOBER 2026

MONUMENTS (FOUND)
MONUMENTS (SET)
UTILITY POLE
TREE
MISC SET POINT
BUILDING
BOUNDARY LINE
ADJOINING LOT LINES (NOT SURVEYED)
CENTER LINE ROAD
EASEMENT
CHAIN LINK FENCE
OVERHEAD ELECTRIC LINE
ACCESS EASEMENT

SCALE: 1"=80'

Feet
80 0 80 160
1:960

Notes:
1. Plat Instrument No: 20200108-0045446
2. Deed Instrument No: 20210325-0078232
3. Zoned: PR < 2.5 DU/AC
4. Setback per required zoning
5. Total Area: 173,142 SqFt / 4.0 Acres into 2 lots
6. Zone "X" per FEMA Map 47093C0232F, effective date: 5/02/2007
7. Standard Drainage and Utility Easements:
   These required utility and drainage easements shall be ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way and 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. No easements are required where zero lot line setbacks have been approved. Per recorded Plat Instrument # 20200108-00455446 as recorded in the Registers Office for Knox County, TN.
8. This survey was done in accordance to the State of Tennessee Minimum Standards of Practice
9. All set pins consist of ½" rebar.

Client
Lance Standefer
10180 Coward Mill Road
Knoxville, TN 37931
(865)414-0713

LAND SURVEYOR
John Scott Stanley
619 Glen Willow Drive
Knoxville TN, 37934
(865) 675-0175

PROJECT NUMBER:	CMK20260529	REV: -	BY: Carol Miller
FILE NAME:	Coward Mill Rd Plat Knox Co R3.dwg	DATE:	Friday, November 6, 2026

Planning
KNOXVILLE | KNOX COUNTY

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.*

10/31/2026
Date to be Posted

11/13/2026
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

Lance Standefer
Applicant Name

9-21-2026
Date

FILE NUMBER