DEVELOPMENT PLAN REPORT

FILE #: 10-B-26-DP **AGENDA ITEM #: 18**

AGENDA DATE: 10/1/2026

APPLICANT:	**LANDMARK ENGINEERS & SURVEYORS, LLC**
OWNER(S):	Byron Cooper
TAX ID NUMBER:	29 065 (PARTIAL **View map on KGIS**
JURISDICTION:	County Commission District 7
STREET ADDRESS:	5737 BROWN GAP RD (5739 BROWN GAP RD)
LOCATION:	**Southwest side of Brown Gap Rd, southeast of E Emory Rd**
APPX. SIZE OF TRACT:	**0.377 acres**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via Brown Gap Road, a minor collector with a pavement width of 18 ft within a right-of-way width that varies from 38-50 ft.
UTILITIES:	Water Source: Hallsdale-Powell Utility District
	Sewer Source: Hallsdale-Powell Utility District
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Beaver Creek
ZONING:	**PR (Planned Residential) up to 5 du/ac**
PLACE TYPE:	SR (Suburban Residential)
EXISTING LAND USE:	**Multifamily Residential**
PROPOSED USE:	**Duplex**
HISTORY OF ZONING:	In 2008 the property was part of a larger rezoning from A (Agricultural) to PR (Planned Residential), up to 5 du/ac (8-D-18-RZ)
SURROUNDING LAND USE AND ZONING:	North: Single family - A (Agricultural)
	South: Single family residential - PR (Planned Residential) up to 5 du/ac
	East: RuRal residential, single family residential - A (Agricultural)
	West: Multifamily residential - PR (Planned Residential) up to 5 du/ac
NEIGHBORHOOD CONTEXT:	The surrounding area has a primarily residential character featuring single-family and townhouse dwellings with varying lot sizes. Agricultural uses are focused along Brown Gap Road and Crippen Road to the south.

STAFF RECOMMENDATION:

Approve the development plan for a duplex, subject to 5 conditions.

1) 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.
2) Providing a Type C landscape screen along driveways on the north and south sides of the lot.
3) Adding turnarounds to driveways prior to platting.
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:

The request is for an after-the-fact approval for a 2-story duplex on Brown Gap Road, just south of E Emory Road. The applicant wishes to subdivide the existing duplex to its own on a 0.377-acre lot. The lot is part of a PR up to 5 du/ac district. The area included in this PR zone contains 4 dwelling units, for a total density is 1.47 du/ac.

For safety, the driveways are required to add turnarounds so vehicles are not required to back out onto Brown Gap Road in order to meet the Knox County Access Control Policy for collector roads. There is a condition to add a Type C landscape screen 8 ft in width along the driveways on the north and south sides of the property to buffer homes abutting the subject property.

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 5 du/ac:
A. The property is zoned PR (Planned Residential) with a density of up to 5 du/ac. The density has been met as stated above.
B. The PR zone permits duplexes. 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).

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES
A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The duplex lot with landscaping is compatible with the other residences in the area.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE
A. The property is classified as the SR (Suburban Residential) place type. Residential attached is a secondary use in the SR (Suburban Residential) place type. The 2-story duplex is similar to the adjacent single family homes and attached houses in this area of Halls.

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 request reduction does not conflict with these goals.

ESTIMATED TRAFFIC IMPACT: 16 (average daily vehicle trips)

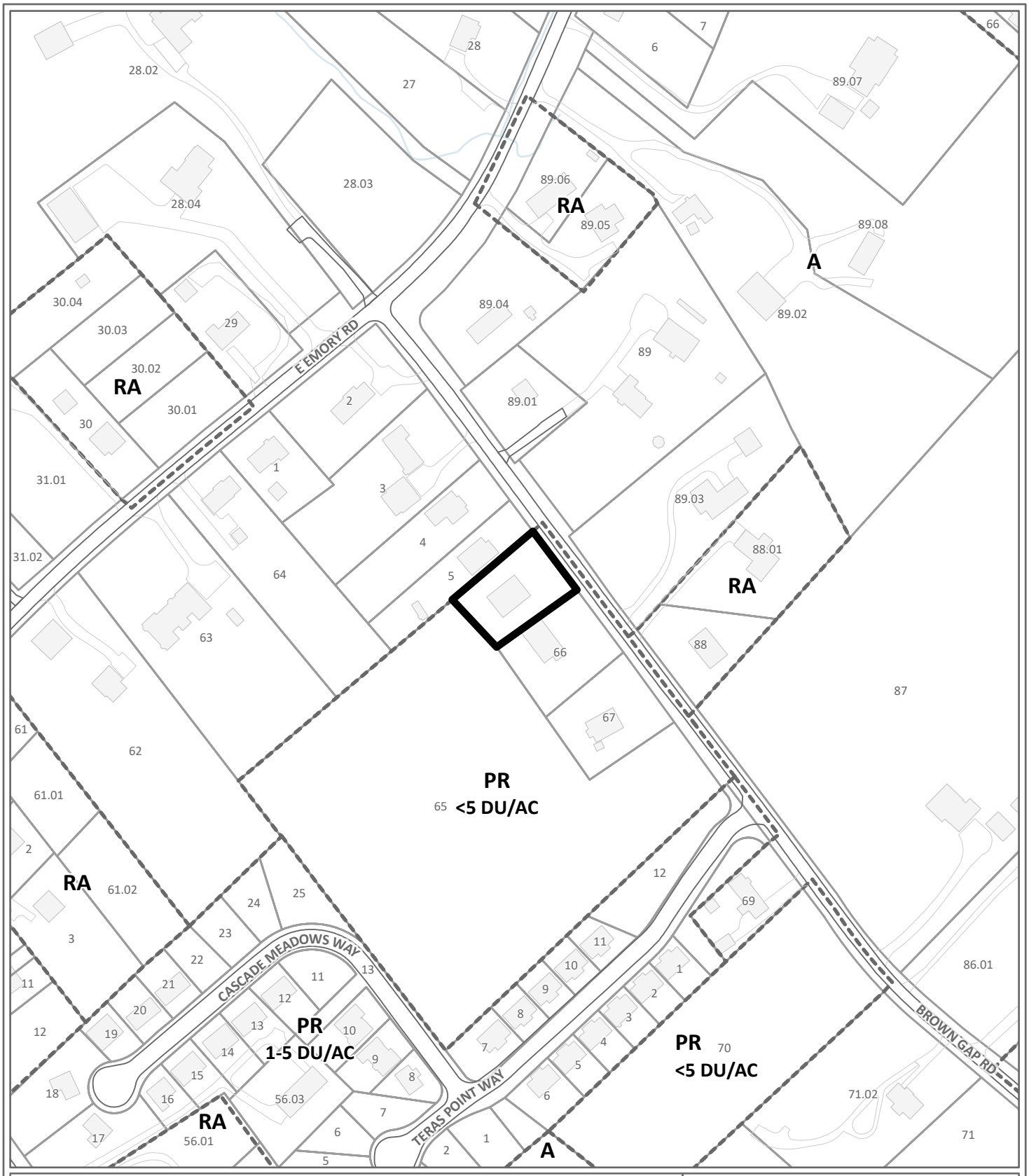
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Adrian Burnett Elementary, Halls Middle, and Gibbs 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 **10-B-26-DP**

Attached single family lot in PR (Planned Residential), <5 DU/AC

Original Print Date: 8/20/2026

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

Petitioner: Landmark Engineers & Surveyors, LLC

Map No: 29

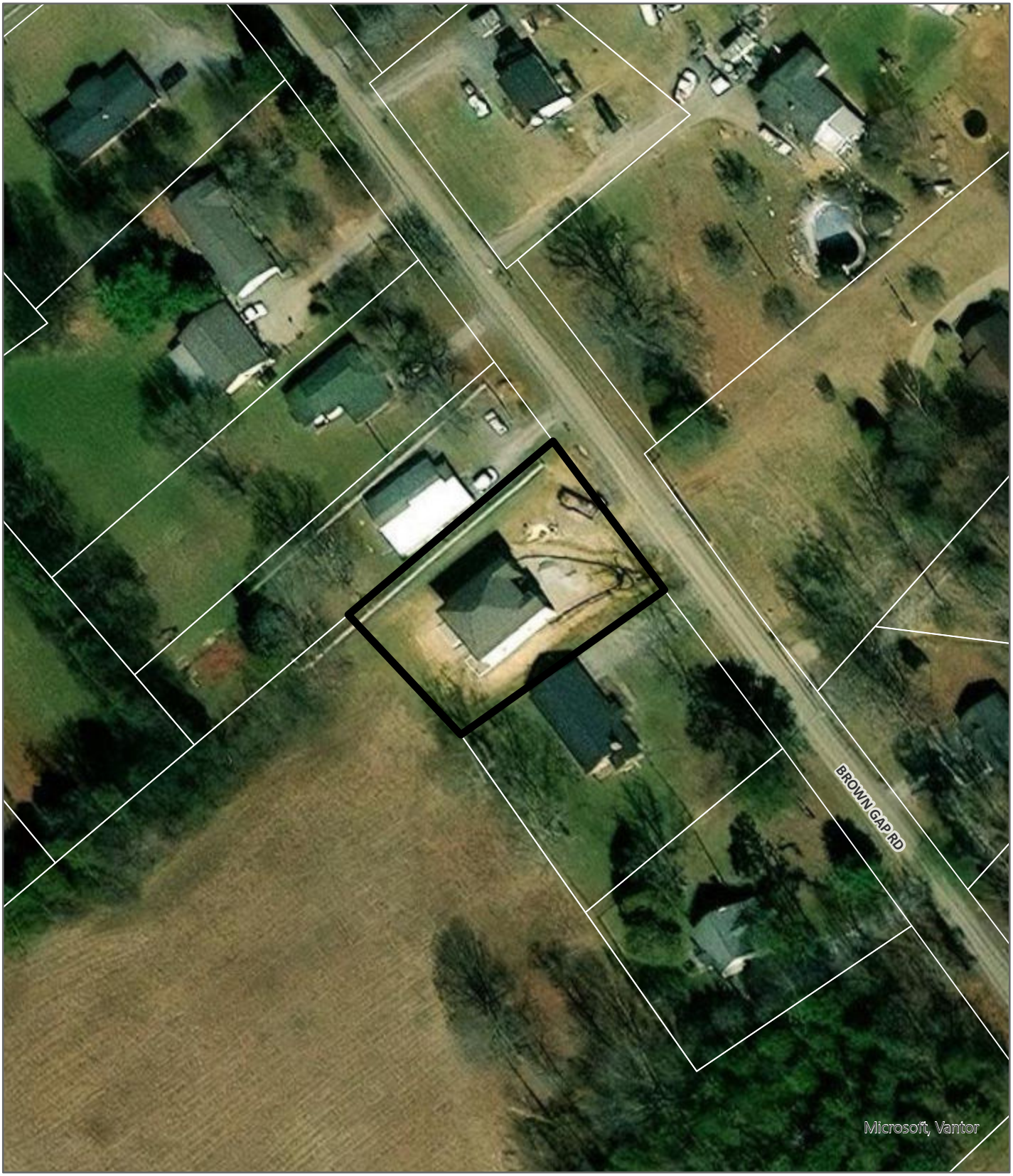
Jurisdiction: County

0 210

Feet

N

Exhibit A. Contextual Images



AERIAL MAP

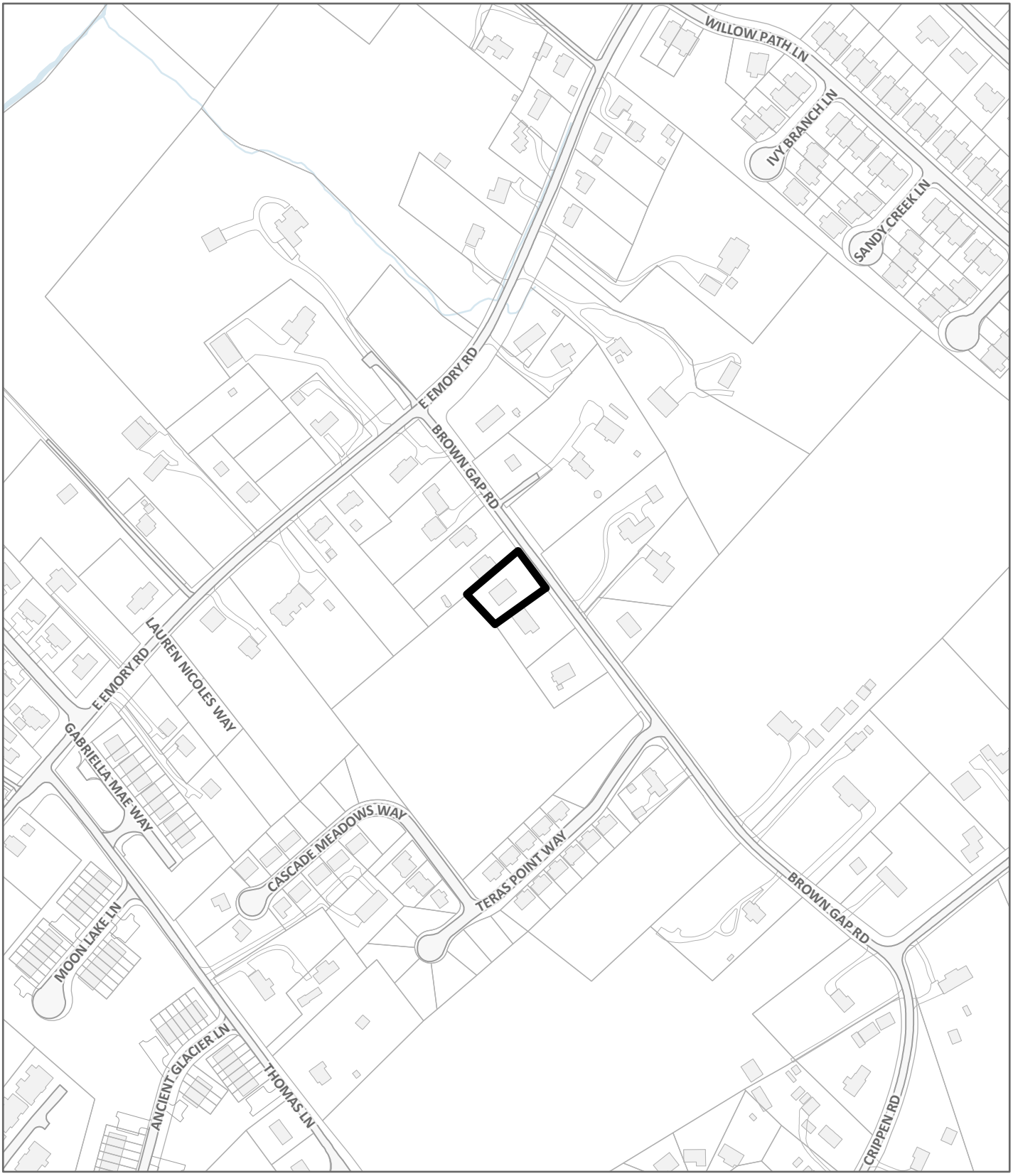
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **10-B-26-DP**

Case boundary

0 360

Feet

N

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_____

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 ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.

SIGNED: _____

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

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

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):

BYRON R. COOPER _____

DATE: _____ _____ _____

ZONING

ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED SHALL BE INDICATED AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS:

ZONING SHOWN ON OFFICIAL MAP_____

DATE:_____

BY_____

_____

KNOX COUNTY PROPERTY ASSESSOR 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___

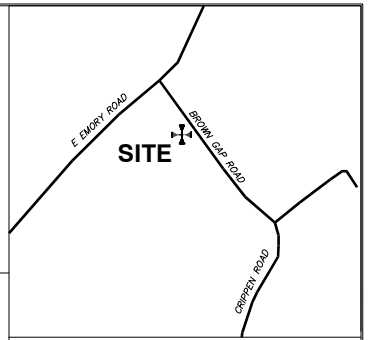
_____
ENGINEERING DIRECTOR

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING – FINAL PLAT

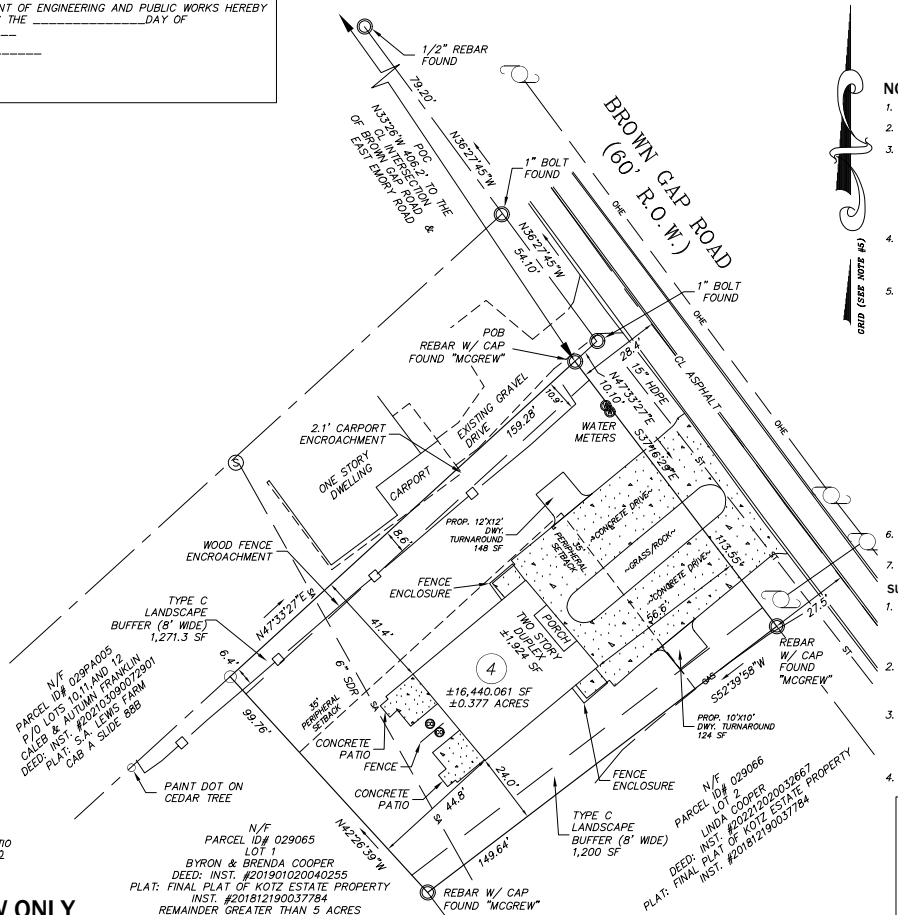
THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE 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:_____



VICINITY MAP (N.T.S.)



NOTES:

1. MONUMENTS FOUND/SET AT ALL CORNERS.
2. PROPERTIES SHOWN ON CLT MAP 29 PARCEL 65.
3. CURRENT ZONING PER THE DATE OF THIS MAP IS PR (PLANNED RESIDENTIAL ZONE).
   DEFAULT SETBACKS ARE AS FOLLOWS:
   FRONT: NOT LESS THAN 20'
   SIDE: NOT LESS THAN 5'
   REAR: NOT LESS THAN 15'
   PERIPHERY: 35'
4. UTILITY AND DRAINAGE EASEMENTS OF 5' ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES AND 10' INSIDE ALL EXTERIOR LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY.
5. BASIS OF BEARINGS:
   NORTH IS BASED ON THE TENNESSEE DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT NUMBERS 47-131-53 TO 47-131-55 WITH A BEARING OF N50°01'46"E. HORIZONTAL DATUM: NAD83 (2011). DISTANCES HAVE NOT BEEN REDUCED TO GRID.
   47-131-53 N: 646,800.9384 E: 2,585,869.5773
   47-131-55 N: 647,526.7220 E: 2,586,735.4384

   CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING CARLSON BRX6+ GPS RECEIVERS (BASE AND ROVER) AND A LEICA TCRP 1205 ROBOTIC TOTAL STATION.
   TYPE OF SURVEY: REAL TIME KINEMATIC (RTK)
   HORIZONTAL ACCURACY: 0.04 FEET
   VERTICAL ACCURACY: 0.01 FEET
   PUBLISHED CONTROL USED: THE TENNESSEE DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT #'S 47-131-53 & 47-131-55.
   GEOID MODEL: 2012B
   D.A. FACTOR:
   47-131-53: 1.0000900
   47-131-55: 1.0000900
6. LOT 4 DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE PER SURVEY REFERENCE #4.
7. PLAT CONTAINS 1 LOT WITH A TOTAL AREA OF 0.377 ACRES.

SURVEY REFERENCES:

1. PLAT TITLED "FINAL PLAT OF KOTZ ESTATE PROPERTY" BY MCGREW ENGINEERING AND SURVEYING, DATED NOVEMBER 30, 2018 AND BEING RECORDED IN PLAT INST. #201812190037784 KNOX COUNTY REGISTER OF DEEDS.
2. PLAT TITLED "S.A. LEWIS FARM" BY SEHORN AND KENNEDY, DATED MAY 29, 1925 AND BEING RECORDED IN PLAT CAB A SLIDE 88B KNOX COUNTY REGISTER OF DEEDS.
3. INSTRUMENT #201901020040255 (SUBJECT DEED) (PARCEL 65)
   INSTRUMENT #202212020032667 (DEED) (PARCEL 66)
   INSTRUMENT #202103090072901 (DEED) (PARCEL 05)
   INSTRUMENT #201412030030504 (DEED) (PARCEL 04)
4. FEMA FIRM MAP 47093C0133G EFFECTIVE AUGUST 5, 2013.

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R.O.W. RIGHT-OF-WAY
CL CENTERLINE
○ MONUMENT SET (1/2" REBAR W/CAP OR PK)
◎ MONUMENT FOUND (AS NOTED)
Ⓦ WATER METER
UTILITY POLE
N/F NOW OR FORMERLY
CO CLEANOUT

Ⓢ SANITARY SEWER MANHOLE
——— — ——— CENTERLINE (AS NOTED)
——— □ ——— WOOD FENCE LINE
—·—·—·—·— ADJOINER PROPERTY LINE
——————— PROPERTY/RIGHT-OF-WAY LINE
———OHE——— OVERHEAD ELECTRIC LINE
——— ST ——— STORM DRAIN
——— SA ——— SANITARY SEWER
———GAS——— GAS

SURVEY INFORMATION FOR THIS PLAT WAS DONE IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY _I_ 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 FOR REVIEW ONLY

TENNESSEE LICENSE NO._____

DATE:_____

CERTIFICATION OF FINAL PLAT – ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED

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 BOND OR OTHER SECURITY THAT IS POSTED TO GUARANTEE THE COMPLETION OF STREETS AND RELATED IMPROVEMENTS SHALL ALSO GUARANTEE THE INSTALLATION OF THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, AND BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

REGISTERED LAND SURVEYOR FOR REVIEW ONLY

TENNESSEE LICENSE NO._____ DATE: _____

MARK H. DRIVER
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2422

FOR REVIEW ONLY

PROPERTY BOUNDARY ENCROACHMENT NOTE:

THIS SURVEY INDICATES ONE OR MORE PROPERTY BOUNDARY ENCROACHMENTS. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.

GRAPHIC SCALE

60 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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.

CURRENT OWNER:
BYRON & BRENDA COOPER
6834 SHADOW CREEK ROAD
KNOXVILLE, TN 37918
(865) 679-6688

EXISTING & PROPOSED INFRASTRUCTURE COVERAGE TABLE

LOT AREA: 16,440.61 SF
EXISTING BUILDING: 1,924 SF
EXISTING CONCRETE: 3,938 SF
TOTAL % IMPERVIOUS AREA:
(1,924 SF + 3,938 SF)/16,440.61 SF X 100 = 35.6%

PROPOSED IMPERVIOUS AREA:
2 DRIVEWAY TURNAROUNDS (AS SHOWN):
124 SF + 148 SF = 272 SF
TOTAL % IMPERVIOUS AREA:
(1,924 SF + 3,938 SF + 272 SF)/16,440.61 SF X 100 = 37.3%

EXISTING % BUILDING LOT COVERAGE:
1,924 SF / 16,440.61 SF X 100% = 11.7%

NOTE:
THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.

BEFORE YOU DIG
STOP
CALL 811
TENNESSEE ONE CALL IT'S THE LAW

FINAL PLAT OF:
LOT 4 COOPER PROPERTY

		County	KNOX
District	E6	City	–
Parcel(s)	029065	Ward	–
	–	Block	–
Drawn By	mhd	Date	09/14/2026
Project #	25-0004	Rev. Date	–

LANDMARK ENGINEERS & SURVEYORS,LLC
CIVIL ENGINEERING
LAND SURVEYING
12400 Cypress Grove Lane ~ Knoxville, TN 37922
Phone: (865) 776-9074 E-mail: mdriver@landmarkesllc.com
www.landmarkesllc.com

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). The contact information you provide in your application may be used for that purpose. 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.*

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☐ No

☐ No, but I plan to prior to the Planning Commission meeting

9/19/2026 — Date to be Posted

10/2/2026 — Date to be Removed



Applicant Signature

BYRON R. COOPER — Applicant Name

8.5.26 — Date