

# Report of Staff Recommendation

File No.: 6-C-24-TOB

**Applicant:** ARCIP HOROBET  
**Request:** BUILDING PERMIT  
**Meeting Date:** 8/5/2024

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**Address:** 0 Pellissippi Pkwy.  
**Map/Parcel Number:** 118 071  
**Location:** South side of Bob Gray Rd, west side of Pellissippi Pkwy  
**Existing Zoning:** PR (k) (Planned Residential) up to 10 du/ac  
**Proposed Zoning:** N/A  
**Existing Land Use:** Agriculture/forestry/vacant land  
**Proposed Land Use:** Attached houses  
**Appx. Size of Tract:** 9.87 acres  
**Accessibility:** Access is via Bob Gray Rd, a major collector street with 20 ft of pavement width within 48 ft of right-of-way. Access is also via Boyington Dr, a local street with 26 ft of pavement width within 50 ft of right-of-way.  
**Surrounding Zoning and Land Uses:**  
North: RA (Low Density Residential), TO (Technology Overlay) - Rural residential  
South: PR (Planned Residential) up to 12 du/ac, TO (Technology Overlay) - Multifamily residential  
East: Pellissippi Parkway right-of-way  
West: RA (Low Density Residential), TO (Technology Overlay) - Single family residential

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**Comments:**

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**Design Guideline  
Conformity:**

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**Waivers and Variances  
Requested:**

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**Staff Recommendation:**

Postpone the building plans 30 days until the September 12, 2024 meeting as requested by the applicant.



# Request to Postpone • Table • Withdraw

Horobet on Bob Gray

6-28-24

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

Date of Request

July 11, 2024

Scheduled Meeting Date

File Number(s)

6-SB-24-C; 6-E-24-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 August 8, 2024 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- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting.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.

Applicant Signature

Benjamin C. Mullins

Please Print

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

## STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



# Request to Postpone • Table • Withdraw

Arcip Horobet

5/23/24

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

Date of Request

6/13/24

Scheduled Meeting Date

File Number(s)

6-C-24-TOB, 6-SB-24-C, 6-E-24-DP

## POSTPONE

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

Postpone the above application(s) until the July Planning Commission Meeting.

## WITHDRAW

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## AUTHORIZATION

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

David Harbin

Applicant Signature

Please Print

865-588-6472

harbin@bhn-p.com

Phone Number

Email

## STAFF ONLY

Whitney Warner

☐ No Fee

Staff Signature

Please Print

Date Paid

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

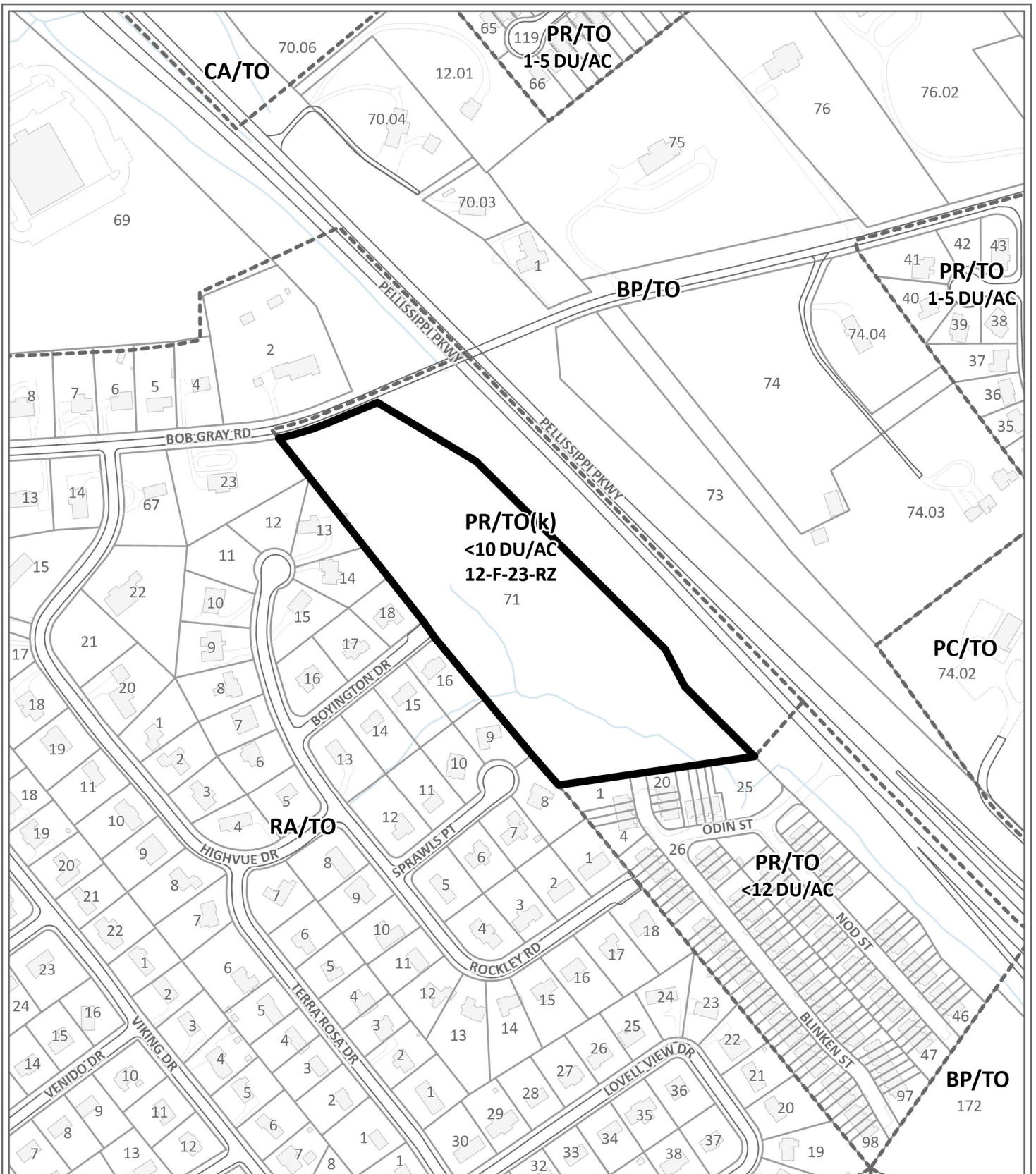
Payee Name

Payee Phone

Payee Address

October 2022





# **CERTIFICATE OF APPROPRIATENESS**

**6-C-24-TOB**

**Petitioner:** Arcip Horobet



Purpose of Request: Building Permit - New Construction

**Original Print Date:** 5/3/2024

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

**Map No:** 118

**Jurisdiction:** County





NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK  
OR CONSTRUCTION CONTRACTOR MUST  
CONTACT:  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR CONFIRMATION  
NUMBER.

NOTE:

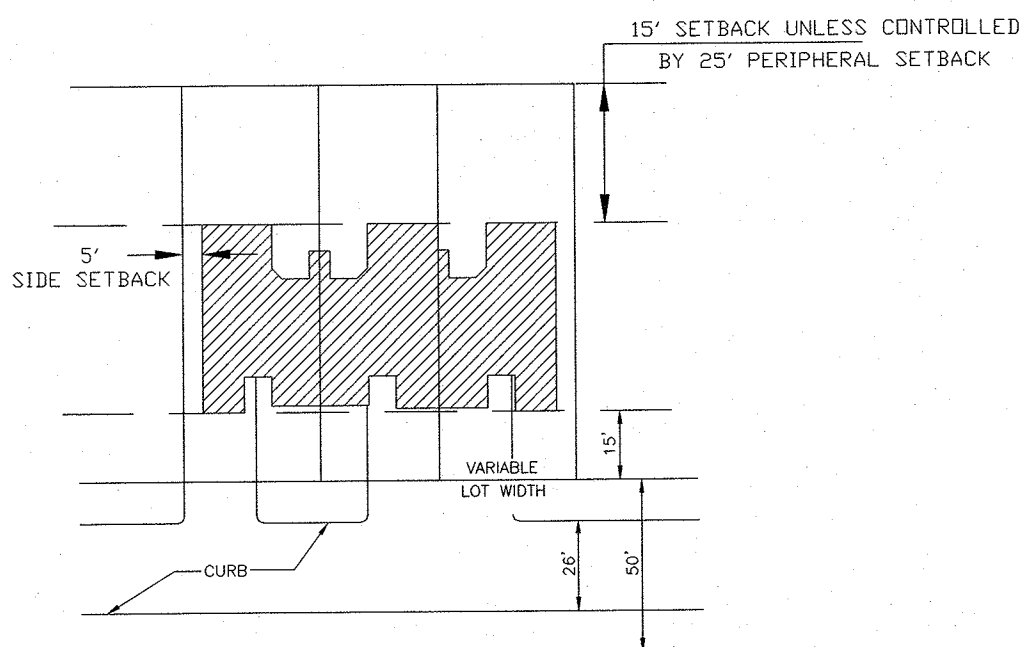
CONTRACTOR TO NOTIFY ENGINEER  
BEFORE START OF CONSTRUCTION

NOTE:

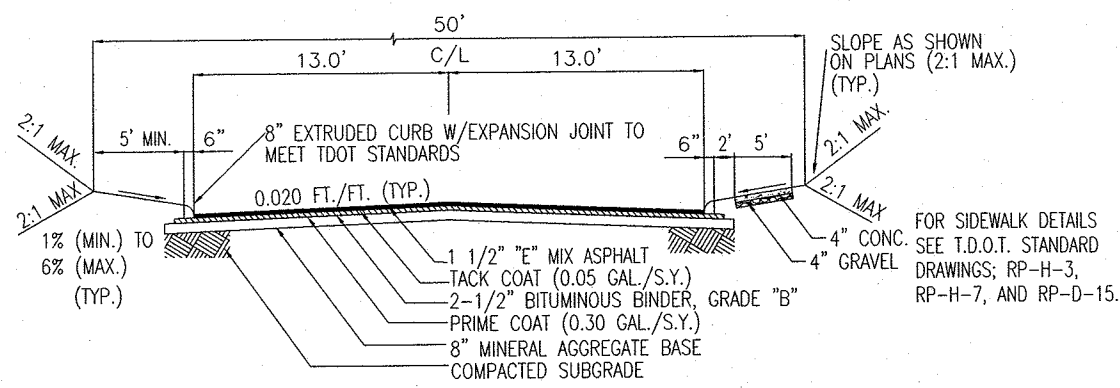
CONTRACTOR IS RESPONSIBLE FOR  
ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND  
BRACE ALL OPEN CUT TRENCHES AS  
REQUIRED BY STATE AND FEDERAL  
LAWS AND LOCAL ORDINANCES; TO  
CONFORM WITH RECOMMENDATIONS  
SET FORTH IN AGC MANUAL OF  
ACCIDENT PREVENTION IN  
CONSTRUCTION; TO PROTECT LIFE,  
PROPERTY, OR WORK; TO AVOID  
EXCESSIVELY WIDE CUTS IN  
UNSTABLE MATERIAL.

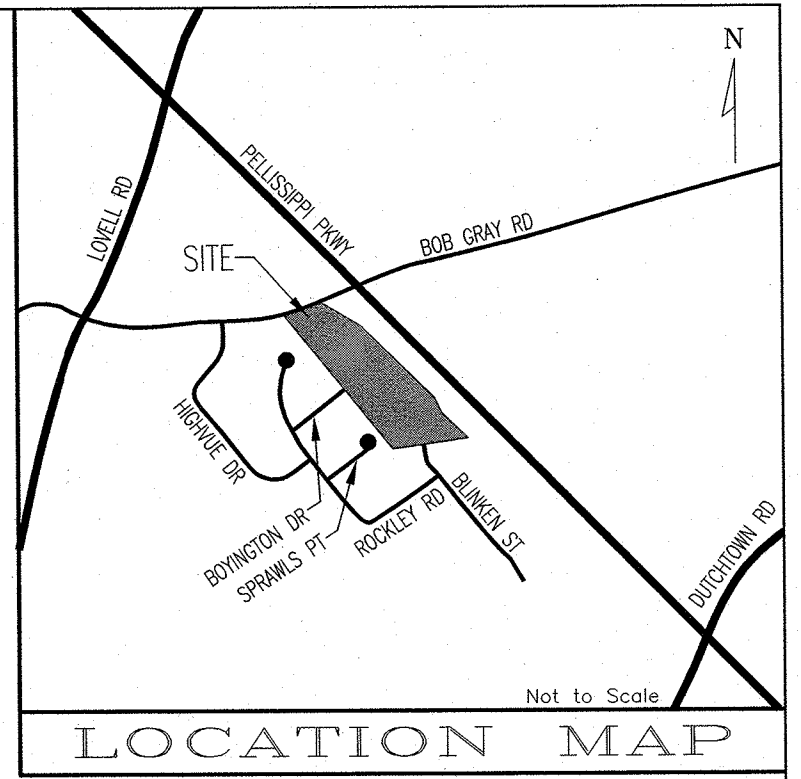
OSHA RULES SHALL BE ABIDED BY.



TYPICAL LOT LAYOUT  
FOR SINGLE FAMILY ATTACHED



TYPICAL ROAD SECTION  
THRU 50' ROAD  
"PRIVATE ROAD"



NOTES:

- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
- A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
- A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
- THIS PROPERTY CONTAINS APPROXIMATELY 9.870 ACRES SUBDIVIDED INTO 94 SINGLE FAMILY ATTACHED LOTS AND 9 COMMON AREAS.
- THIS PROPERTY IS ZONED PRC 10 DU/AC.
- ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
- UTILITIES:  
WATER: WEST KNOX UTILITY DISTRICT  
SEWER: WEST KNOX UTILITY DISTRICT  
ELECTRIC: KUDB  
GAS: KUB  
TELEPHONE: BELLSOUTH
- GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
- BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT- 15'  
REAR- 15'  
SIDE- 5' (0' UNDER BUILDINGS)
- EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
- ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING IS AS FOLLOWS:  
a) ROADWAY GRADE FROM 12% TO 15% FROM STA 0+90 TO 4+94 ROAD "A"  
b) VERTICAL CURVE LENGTH FROM 267' TO 165', STA 0+90 ROAD "A" (K VALUE FROM 25 TO 15.5)  
c) FROM 1.00% TO 4.32% STA 0+10 TO STA 0+90 ROAD "A"  
d) FROM 1.00% TO 3.00% STA 0+13 TO STA 0+50 ROAD "B"  
e) FROM 1.00% TO 3.00% STA 1+50 TO STA 2+12 ROAD "B"  
f) FROM 1.00% TO 3.00% STA 1+13 TO STA 0+45 ROAD "D"  
g) FROM 1.00% TO 2.00% STA 0+13 TO STA 2+99 ROAD "E"



CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER.

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN 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 REMITTED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

PROFESSIONAL ENGINEER

TENNESSEE LICENSE NO. 25915 DATE: 4/17/24

OWNER/DEVELOPER

ARCIP HOROBET

3105 W. GALLAHUE FERRY RD.  
KNOXVILLE, TN 37932  
PHONE: (865) 607-1167



BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
email@bhn-p.com

DESIGNED DBH

DRAWN TPD

CHECKED DBH

NO. DATE

REVISION

APPR. NO. DATE

REVISION

APPR.

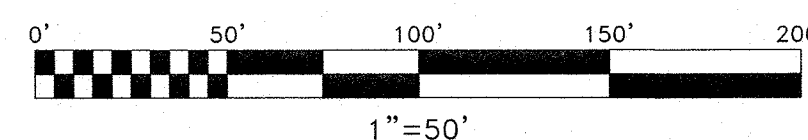
SCALE

HORIZONTAL: 1" = 50'  
VERTICAL: 2" = 10'

DATE

4/17/24

DEED REFERENCE: INSTR. #202402010036844



CONCEPT & DEVELOPMENT PLAN FOR  
HOROBET ON BOB GRAY ROAD

TAX MAP118 PARCEL 71  
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25545-SP

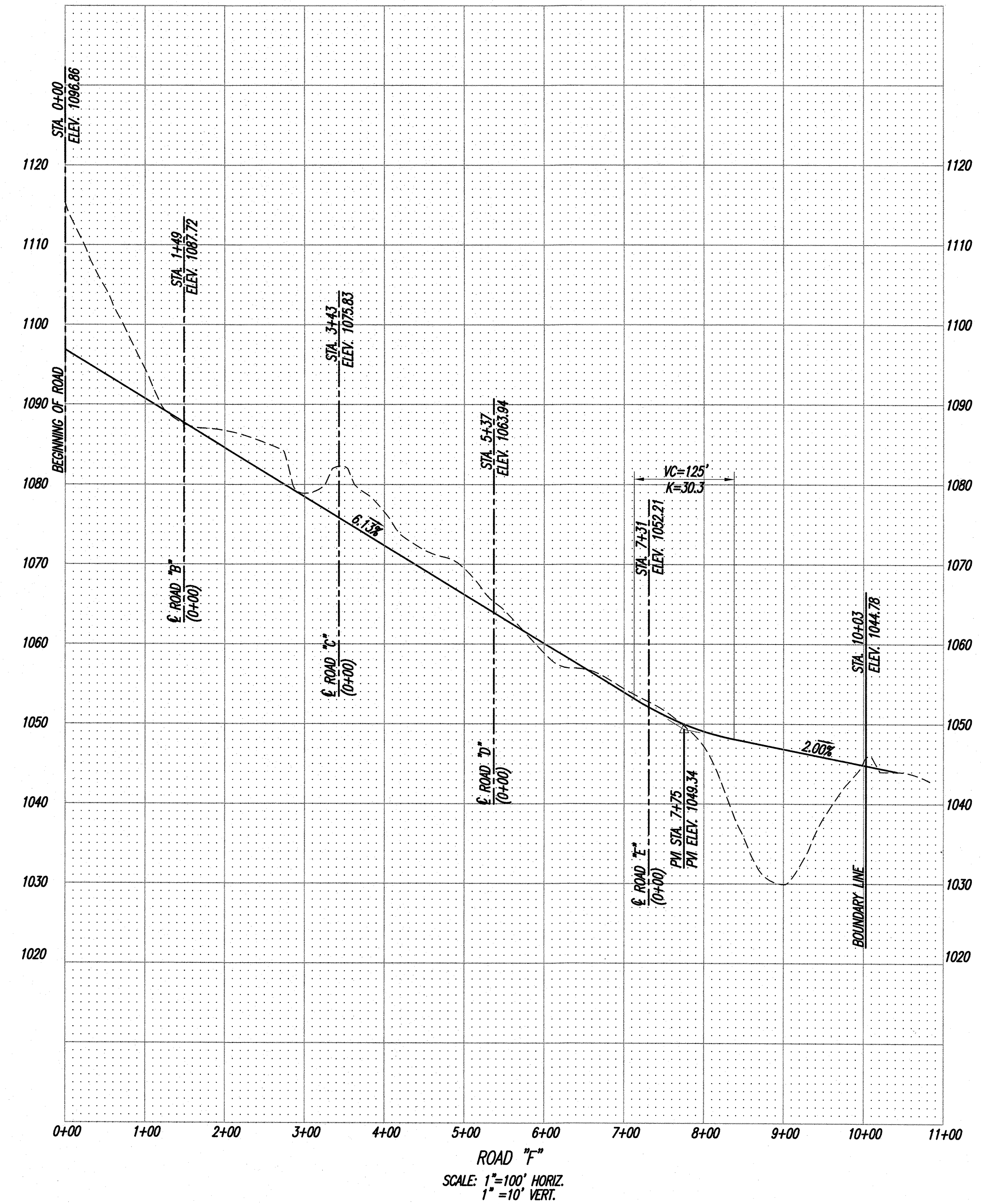
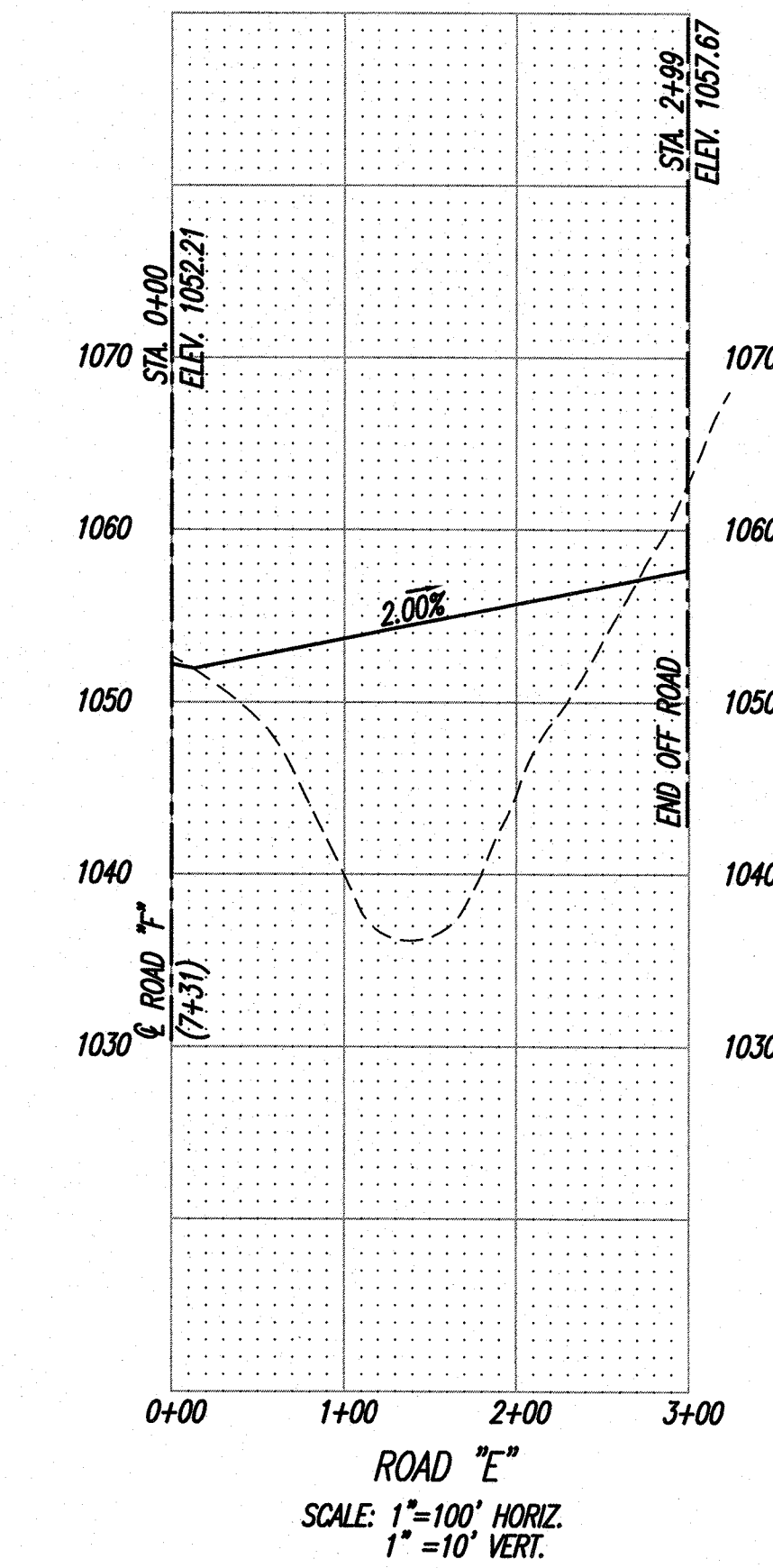
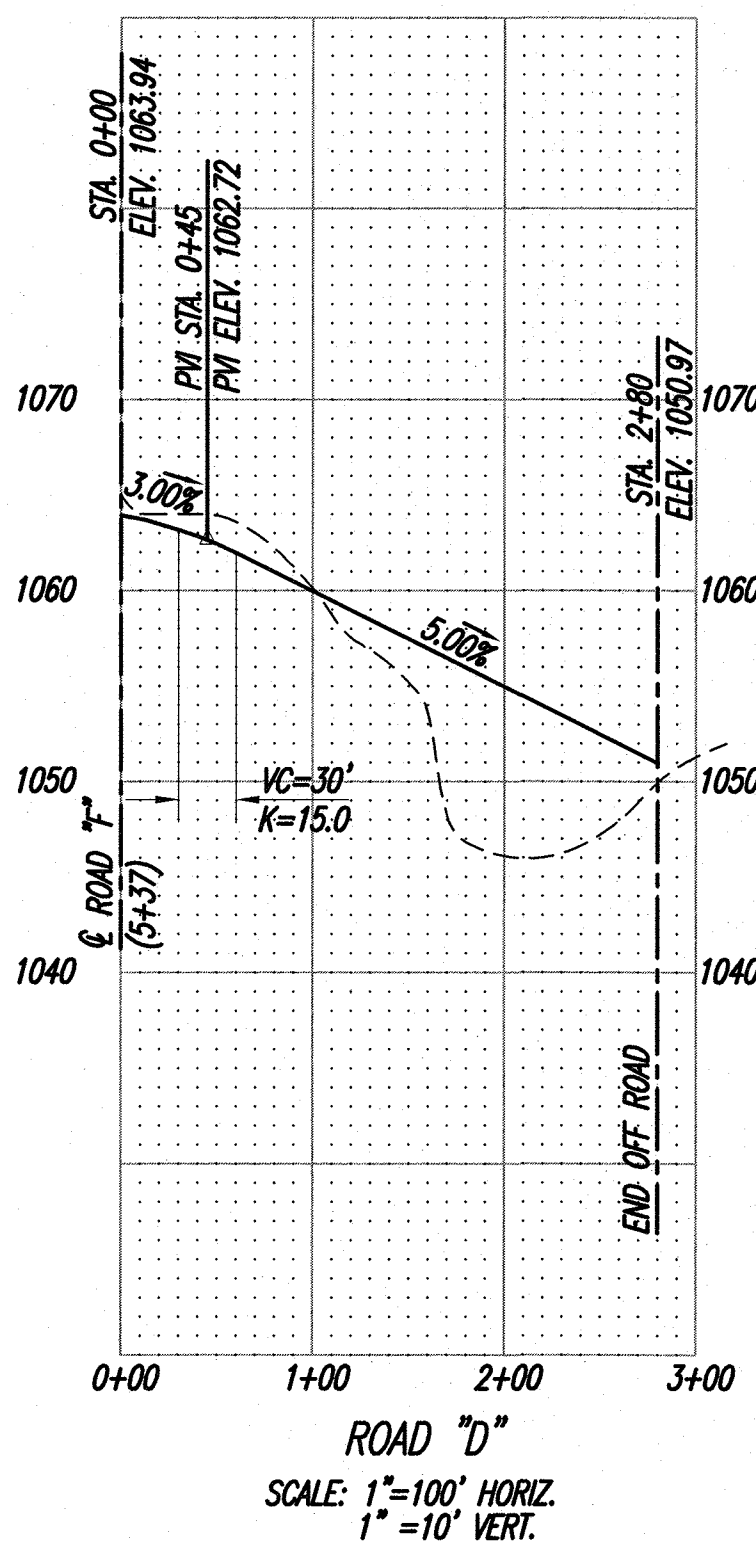
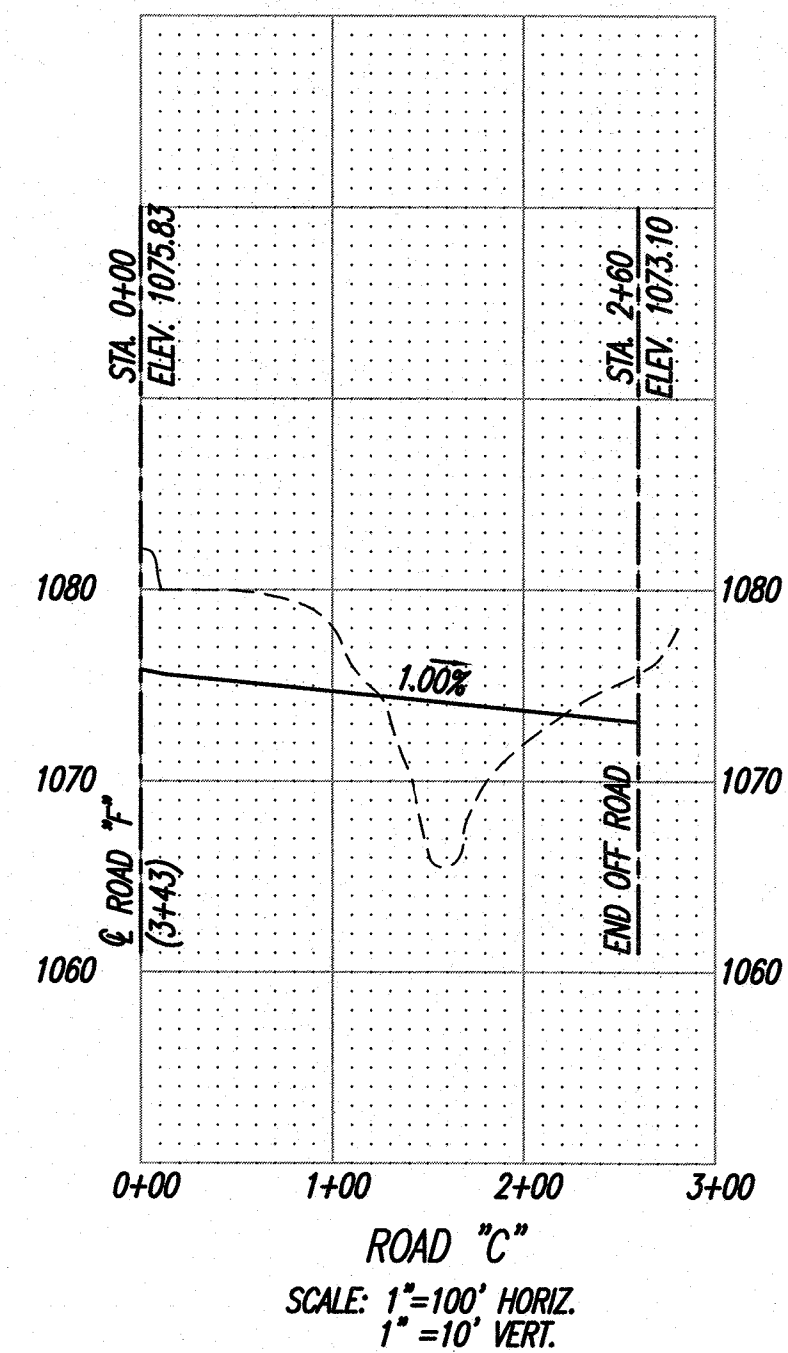
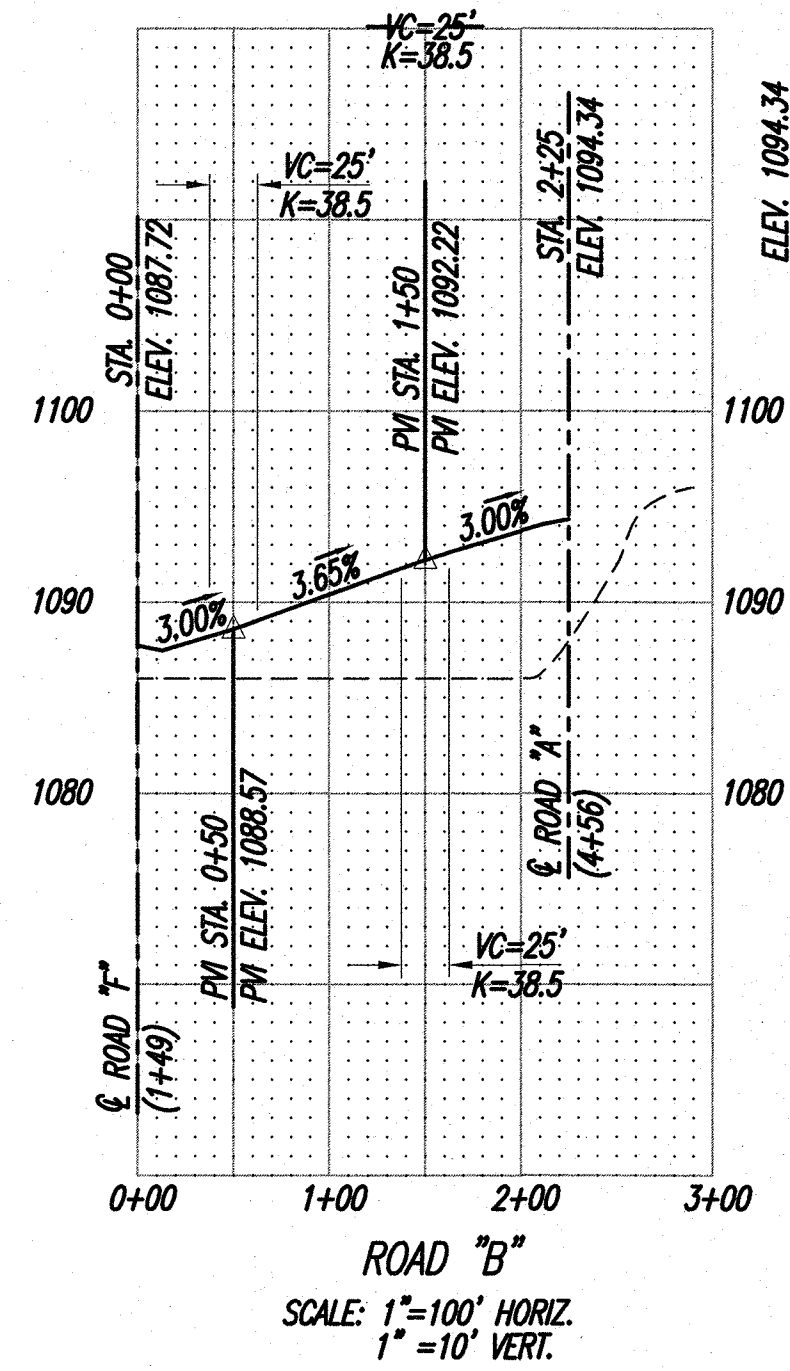
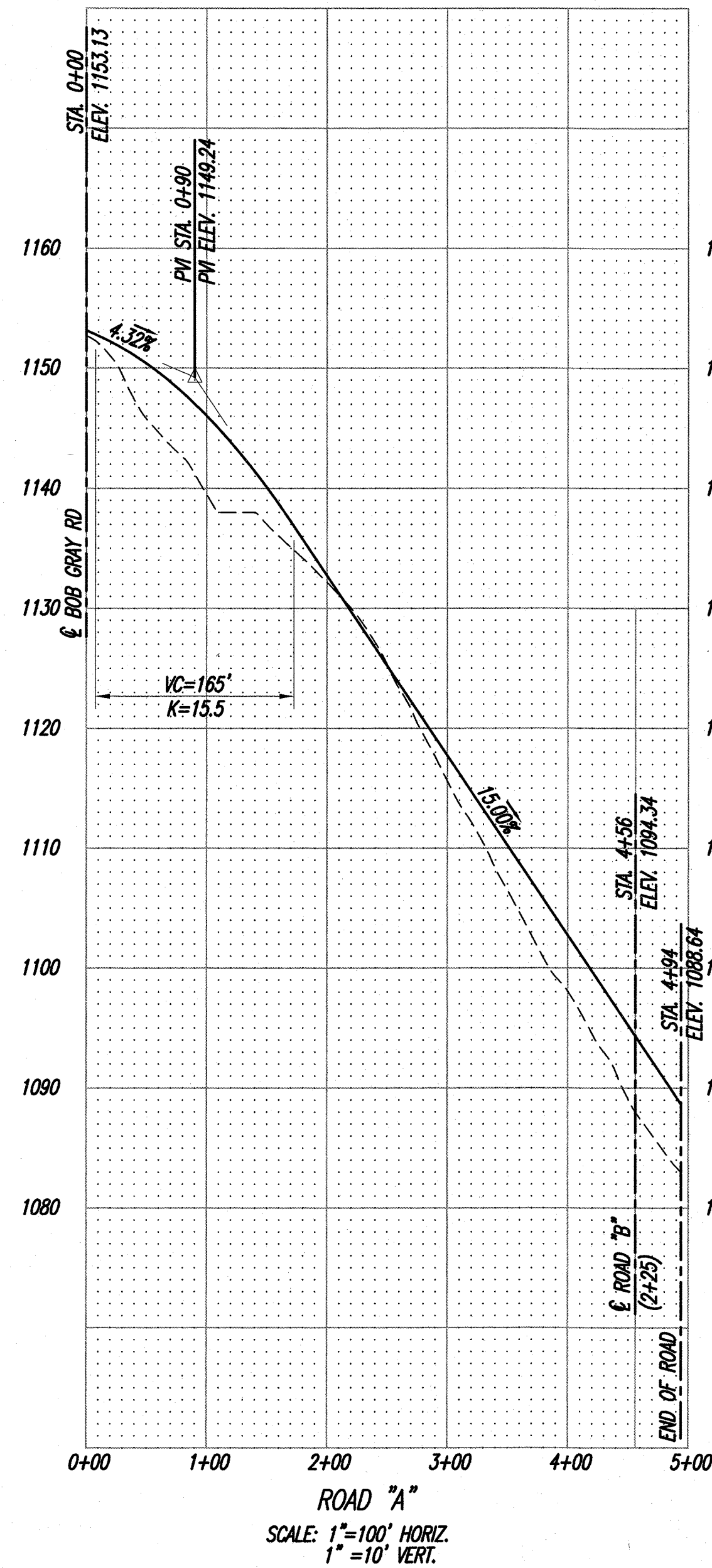
SHEET 1

OF

3 SHEET(S)

Q:\25545\25545-C.DWG





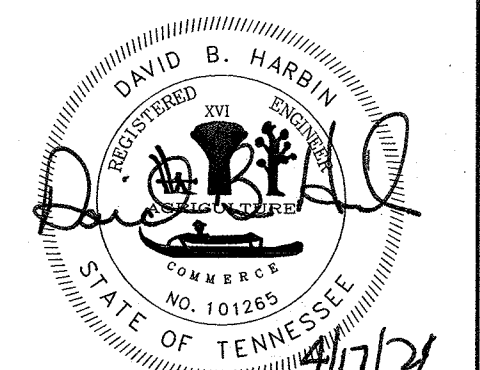
BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
email@bhn-p.com

DESIGNED DBH  
DRAWN TPD  
CHECKED DBH

NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

DATE  
4/17/24

ROAD PROFILES FOR  
HOROBET ON BOB GRAY ROAD  
TAX MAP118 PARCEL 71  
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE



25545-RP

SHEET 2 OF 3 SHEET(S)

Q:\25545\25545-C.DWG



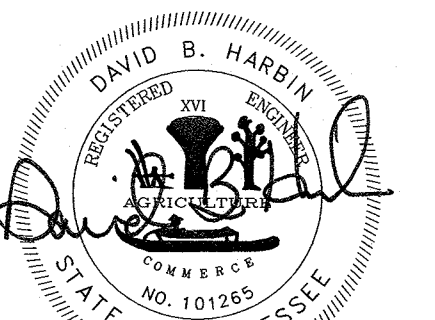
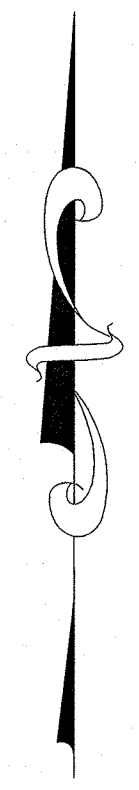
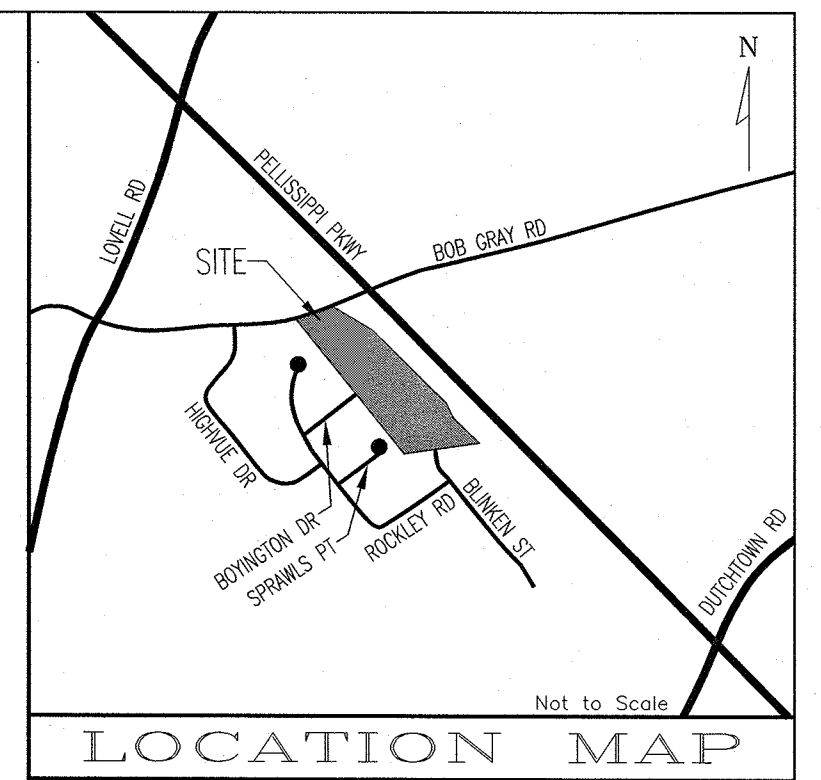
RECORD AND SAVE YOUR CONFIRMATION  
NUMBER.

CONTRACTOR TO NOTIFY ENGINEER  
BEFORE START OF CONSTRUCTION

CONTRACTOR IS RESPONSIBLE FOR  
ALL TRENCH SAFETY

OSHA RULES SHALL BE ABIDED BY.

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OWNER/DEVELOPER  
ARCIP HOROBET  
3105 W. GALLAHER FERRY RD.  
KNOXVILLE, TN 37932  
PHONE: (865) 607-1167

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SHEET 3 OF 3 SHEET(S)

Q:\25545\25545-C.DWG



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DRAWN TPD

CHECKED DBH

NO.	DATE
-----	------

REVISION

	APPR.
--	-------

NO.	DATE
-----	------

REVISION

APPR.

SCALE  
HORIZONTAL: 1" = 50'  
VERTICAL: 2' INTERVAL

DATE  
4/17/24

A graphic scale bar with markings at 0', 50', 100', 150', and 200'. Below the bar, the text "1"=50'" is displayed.

GRADING & DRAINAGE PLAN FOR  
HOROBET ON BOB GRAY ROAD

TAX MAP118 PARCEL 71  
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE





- |  |  |  |
|--|--|--|
| <input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION        | <input type="checkbox"/> REZONING        | <input type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION | <input type="checkbox"/> SIGNAGE         | <input type="checkbox"/> BOARD REVIEW          |
| <input type="checkbox"/> BUILDING PERMIT - GRADING PLAN            | <input type="checkbox"/> ZONING VARIANCE |  |

Arcep Horobet

PUBLISHED APPLICANT NAME - no individuals on behalf of -

6-C-24-TOB

04/29/2024

DATE FILED

6/13/24

MEETING DATE (IF APPLICABLE)

~~6-C-24-C~~  
~~6-F-24-OP~~

FILE NUMBER

## CORRESPONDENCE

Correspondence related to this application will be directed to the contact listed below.

- ☐ APPLICANT ☐ OWNER ☐ OPTION HOLDER ☒ SURVEYOR ☒ ENGINEER ☐ ARCHITECT/LANDSCAPE ARCHITECT ☐ ATTORNEY

DAVID HARBIN

NAME

BATSON Himes Norvell +POE

COMPANY

4334 PAPER MILL RD

ADDRESS

KNOXVILLE

CITY

TN

STATE

37909

ZIP

865-588-6472

PHONE

mike@bhn-p.com  
harbin@bhn-p.com

EMAIL

## CURRENT PROPERTY INFO

- ☐ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

OWNER NAME - if different -

3105 W Galbraith Ferry Rd  
KNOXVILLE, TN 37932

OWNER ADDRESS

865-607-1167

OWNER PHONE/EMAIL

0 Pellissippi Pkwy - southside of Bob Gray Rd, west side of Pellissippi

PROPERTY ADDRESS

118 071

PARCEL ID(S)

N

PART OF PARCEL? (Y/N)

9.87 acres

TRACT SIZE

## STAFF USE ONLY

- ☐ CITY ☒ COUNTY

South side of Bob Gray Rd, west side of Pellissippi Pkwy

GENERAL LOCATION

3rd

DISTRICT

PR up to 10 du/ac

ZONING

SMR (Suburban Mixed Residential)

SECTOR PLAN  
LAND USE CLASSIFICATION

n/a

PLANNING SECTOR

Agriculture/forestry/vacant

EXISTING LAND USE



## REQUEST

### BUILDING PERMIT

- ☐ NEW CONSTRUCTION  
☐ EXPANSION OR RENOVATION  
☐ GRADING PLAN

- ☐ REZONING  
☐ SIGNAGE  
☐ ZONING VARIANCE

### PLAN MATERIALS:

- ☐ DEVELOPMENT PLAN  
☐ BUILDING ELEVATIONS  
☐ FLOOR PLAN  
☐ LANDSCAPE PLAN  
☐ SIGNAGE PLAN  
☐ OFF-STREET PARKING

☐ OTHER:

WAIVERS OR VARIANCES REQUESTED? ☐ YES ☐ NO

ADMINISTRATIVE REVIEW: ☐ LIGHTING ☐ LANDSCAPING PLAN

## RENOVATION OR EXPANSION

### SUMMARY OF WORK TO BE PERFORMED:

New townhouse development

## ZONING VARIANCE

### SUMMARY OF ZONING VARIANCE REQUEST:

## REZONING

REZONE FROM: \_\_\_\_\_

TO: \_\_\_\_\_

SECTOR PLAN AMENDMENT FROM: \_\_\_\_\_

TO: \_\_\_\_\_

## SIGNAGE

- ☐ YARD SIGN  
AREA: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_  
FINISH: \_\_\_\_\_
- ☐ BUILDING SIGN  
AREA: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_  
FINISH: \_\_\_\_\_
- ☐ OTHER SIGN  
AREA: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_  
TYPE: \_\_\_\_\_

## STAFF USE ONLY

- ☐ TTCDA Checklist  
☐ Property Owners/Option Holders

CODE

FEE

1102 / \$450

CODE

FEE

TOTAL

\$450.00

## AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.

David B Harbin  
APPLICATION AUTHORIZED BY

SURVEYOR  
AFFILIATION

4.30.24  
DATE

865-588-6472  
PHONE NUMBER

harbin@bhn-p.com, mike@bhn-p.com  
EMAIL

Michelle Portier  
STAFF SIGNATURE

Michelle Portier  
PRINT NAME

04/29/2024, SG  
DATE PAID