SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

FILE #: 12-SB-20-C
12-C-20-UR
AGENDA ITEM #: 16
AGENDA DATE: 12/10/2020

SUBDIVISION: HATMAKER LN. SUBDIVISION
APPLICANT/DEVELOPER: S & E PROPERTIES
OWNER(S): S & E Properties

TAX IDENTIFICATION: 141 082, 08203 & 129 16413
JURISDICTION: County Commission District 6
STREET ADDRESS: 0 Everett Rd., 0 Pine Creek Rd., & 0 Hatmaker Ln.
LOCATION: East side of Everett Rd., West terminus of Hatmaker Ln., southwest of N. Campbell Station Rd., north of I-40 / I-75
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Rural Area
WATERSHED: Hickory Creek
APPROXIMATE ACREAGE: 69.74 acres

ZONING: PR (Planned Residential)
EXISTING LAND USE: Residential & Vacant land
PROPOSED USE: Detached residential subdivision
SURROUNDING LAND USE AND ZONING:
North: Residences - A (Agricultural)
South: Interstate & Residences - Town of Farragut
East: Residences and vacant land - A (Agricultural) & RA (Low-Density Residential)
West: Residences and vacant land - A (Agricultural)

NUMBER OF LOTS: 152
SURVEYOR/ENGINEER: Wanis Rghebi Southland Engineering
ACCESSIBILITY: Access is via Hatmaker Ln., a local street with approximately 18 ft pavement width within a required right-of-way of 50 ft, and Fretz Rd., a local street with approximately 15 ft pavement width within a required right-of-way of 50 ft. Hatmaker Ln right-of-way abuts the I-40 / I-75 interstate right-of-way.

SUBDIVISION VARIANCES REQUIRED:

STAFF RECOMMENDATION:

POSTPONE the proposed concept plan as requested by the applicant to the January 14, 2021 Planning Commission meeting.

POSTPONE the proposed development plan as requested by the applicant to the January 14, 2021
The applicant is proposing to subdivide this 69.74-acre tract into 152 detached residential lots and common area at a density of 2.18 du/ac. The previous concept plan was withdrawn during the May, 14, 2020 Planning Commission meeting. This property which is zoned PR at a density of up to 3 du/ac (Low Density Residential) is located on the north side of the I-40 / I-75 interstate. The proposed subdivision is at the west end of Hatmaker Lane, a local street, and east of Everett Road, a major collector up to the Town of Farragut boundary line. The proposed subdivision would be served by a public street that continues Hatmaker Lane with access out to N Campbell Station Road by Fretz Road.

TDOT has a project in the 2034 horizon year listed in the Knoxville Regional Transportation Planning Organization Mobility Plan that may impact the rear lots along Hatmaker Lane (Road "A") of the subdivision. This project is an expansion of I-40 / I-75 from 6 to 8 lanes. The current extents of the project only reach out to N Campbell Station Road, but with a new Mobility Plan now in the works the extents and horizon year 2034 could change. The impact to lots 1-38 is possible high noise and a possible sound barrier wall with any modifications to I-40/I-75 within this area.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 62 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

- 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.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.
# Request to Postpone • Table • Withdraw

**Name of Applicant:** S&E Properties

**Original File Number(s):** 12-SB-20-C / 12-C-20-UR

**Date Scheduled for Planning Review:** December 10, 2020

**Date Request Filed:** Dec. 1, 2020 **Request Accepted by:** Tarren Barrett

## REQUEST

- [x] Postpone
  - Please postpone the above application(s) until: 
    - January 14, 2021
  - **DATE OF FUTURE PUBLIC MEETING**

- [ ] Table
  - Please table the above application(s).

- [ ] Withdraw
  - Please withdraw the above application(s).

**State reason for request:**
To resolve some issues and answer staff comments / concerns.

**Eligible for Fee Refund?** 
- [ ] Yes 
- [x] No

**Amount:**

**Approved by:**

**Date:**

## APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant’s authorized representative.

**Signature:**

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## PLEASE NOTE

Consistent with the guidelines set forth in Planning’s Administrative Rules and Procedures:

### POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Monday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

### TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

### WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30 p.m. on the Monday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

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**PLEASE PRINT**

**Name:** Eric Moseley

**Address:** 405 Montbrook Ln.

**City:** Knoxville **State:** TN **Zip:** 37919

**Telephone:** 865-454-3727

**E-mail:** ericmoseley@icloud.com
Development Request

DEVELOPMENT
- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION
- Concept Plan
- Final Plat

ZONING
- Plan Amendment
- SP
- OYP
- Rezoning

Applicant Name: S+E Properties

Date Filed: 12/26/20
Meeting Date (if applicable): 12/10/20

Affiliation: File Number(s)
- 1234-2A-C
- 1234-20-UR

CORRESPONDENCE
All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Name: Eric Moseley
Company: S+E Properties
Address: 405 Montebello
City: Knoxville
State: TN
ZIP: 37919
Phone: 454-3727
Email: eric.moseley@icloud.com

CURRENT PROPERTY INFO

Owner Name (if different): S+E Properties
Owner Address: 141-082, 141-082.03, 129-164.13
Owner Phone:

Property Address: O Everett Rd
Parcel ID:

STAFF USE ONLY

General Location: 70 ac. +/-
Jurisdiction (specify district above): County
Zoning District: PR < 3 dw/acre
Planning Sector: Agriculture
Sector Plan Land Use Classification: Vacant
Growth Policy Plan Designation: Rural
Existing Land Use: Ag
Septic (Y/N): N
Sewer Provider: West Knox
Water Provider: West Knox
DEVELOPMENT REQUEST

☑ Development Plan  ☑ Use on Review / Special Use  ☑ Hillside Protection COA

☐ Residential  ☐ Non-Residential

Home Occupation (specify) ________________________________

Other (specify) ________________________________________

SUBDIVISION REQUEST

Proposed Subdivision Name ________________________________

☑ Other (specify)  153 105

☐ Combine Parcel(s)  ☑ Divide Parcel

Unit / Phase Number ________________________________

Total Number of Lots Created _________________________

☑ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Proposed Zoning ________________________________

☐ Plan Amendment Change

Proposed Plan Designation(s) __________________________

Proposed Density (units/acre) _________________________

Previous Rezoning Requests __________________________

☑ Other (specify) ____________________________________

STAFF USE ONLY

PLAT TYPE

☐ Staff Review  ☑ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders  ☑ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat)

☐ Use on Review / Special Use (Concept Plan)

☐ Traffic Impact Study

☐ COA Checklist (Hillside Protection)

AUTHORIZATION

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

Applicant Signature ____________________________

Please Print Eric Mosely _______________________

Phone Number ____________________________

Date 10/1

Staff Signature ____________________________

Please Print

Email eric.mosely@icloud.com ____________________________

Date 10/26/20
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of $10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

11/25/20 and 12/11/20

(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature:

Printed Name:

Phone: Email:

Date:

File Number: 12-5B-20-C 12-B-20-UR

REVISED MARCH 2019