

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 6-F-16-UR

**AGENDA ITEM #:** 37

**AGENDA DATE:** 6/9/2016

▶ **APPLICANT:** MARK HAWKINS

OWNER(S): Hawk Commercial Properties

TAX ID NUMBER: 67 H A 006

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7327 Old Clinton Pike

▶ **LOCATION:** Southwest side of Old Clinton Pike, northwest side of Tilbury Way.

▶ **APPX. SIZE OF TRACT:** 2.96 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Old Clinton Pike, a minor collector street with a 19' pavement width within a 50' - 60' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** RB (General Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Mobile Home Park

9.12 du/ac

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land and residences / RB (General Residential)

South: Condominium development / RB (General Residential)

East: Residence and apartments / RB (General Residential)

West: Powell Levi Park / A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located in an area that includes a mix of detached residences and multi-dwelling developments just west of the commercial development along Clinton Highway.

**STAFF RECOMMENDATION:**

▶ **WITHDRAW** as requested by the applicant.

**COMMENTS:**

The applicant was requesting approval of a mobile home park on a 2.96 acre tract with a total of 27 leasable spaces for single-wide mobile homes. A mobile home park can be considered in the RB (General Residential) zoning district through the use on review process.

ESTIMATED TRAFFIC IMPACT: 373 (average daily vehicle trips)

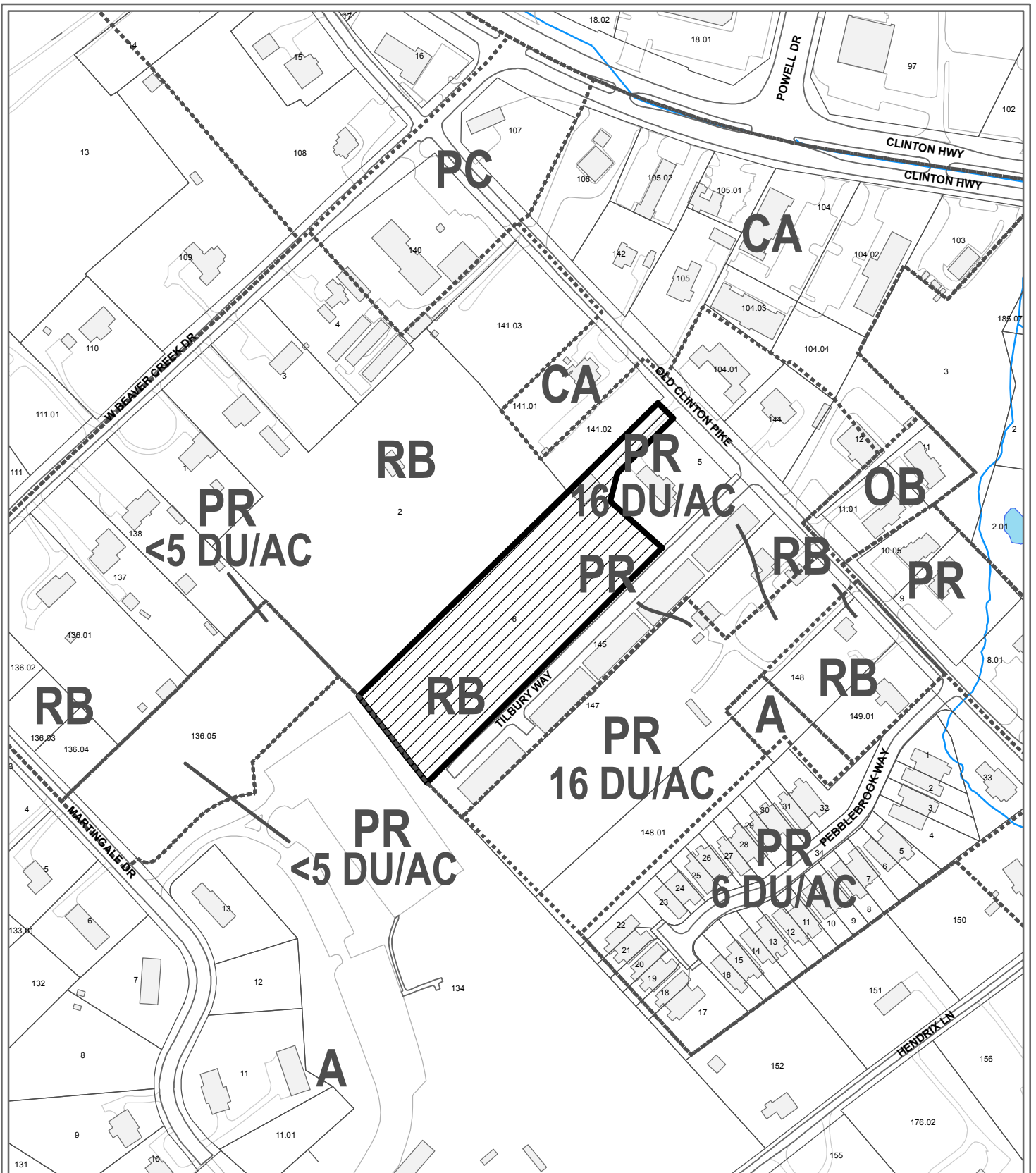
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 12 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Karns High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this 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. Appellants have 30 days to appeal an MPC decision in the County.



**6-F-16-UR  
USE ON REVIEW**

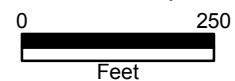


Mobile Home Park in RB (General Residential)

Petitioner: Hawkins, Mark

Map No: 67

Jurisdiction: County



Original Print Date: 5/16/2016

Revised:

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

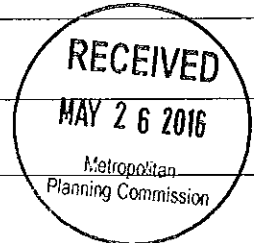
# Request to Postpone • Table • Withdraw

Name of Applicant: MARK HAWKINS  
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 6-F-16-UR

Date Scheduled for MPC Review: 6-9-16

Date Request Filed: 5-28-16 Request Accepted by: \_\_\_\_\_



**REQUEST**

**Postpone**  
Please postpone the above application(s) until:

\_\_\_\_\_  
DATE OF FUTURE MPC PUBLIC MEETING

**Table**  
Please table the above application(s).

**Withdraw**  
Please withdraw the above application(s).

**State reason for request:**  
PLAN CHANGE.

**Eligible for Fee Refund?**     Yes     No  
Amount: \_\_\_\_\_  
Approved by: \_\_\_\_\_  
Date: \_\_\_\_\_

**PLEASE NOTE**

Consistent with the guidelines set forth in MPC's  
*Administrative Rules and Procedures:*

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

**TABLINGS**  
Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

**WITHDRAWALS**  
Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC 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 by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.

**APPLICATION AUTHORIZATION**

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

Signature: [Signature]

PLEASE PRINT  
Name: Richard Lemay  
Address: 10806 Kingston Pike  
City: Knoxville State: TN Zip: 37934  
Telephone: 671-0183  
Fax: 671-0213  
E-mail: rlemay@kmpyassociates.com



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] MPC /Variance Old Clinton Pike**

1 message

**Susan Petersen** <suepete123@comcast.net>

Sat, May 28, 2016 at 11:50 AM

Reply-To: suepete123@comcast.net

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Recently a variance sign was placed on Old Clinton Pike. Whoever owns the property is attempting to get a trailer park on property in a residential area behind the property at 7327 Old Clinton Pike.

Besides the fact that we have enough traffic already in the area, the thought of more is unnecessary.

No matter how nice the trailers, in 6 months to a year, they become undesirable, especially if they are renters. They do not take pride in their property, nor in many cases have the financial means to take care of their properties. This will cause the values of the properties nearby to decline.

We urge you to decline the use of this property for a trailer park. Our neighbors and I are strongly opposed.

Sincerely,  
David and Susan Petersen  
Pebblebrook Way

Sent from my iPad

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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## [MPC Comment] STOP THE TRAILER PARK AT 7327 Old Clinton Pike

1 message

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**Jerry L** <boylowe@gmail.com>  
Reply-To: boylowe@gmail.com  
To: commission@knoxmpc.org

Thu, May 26, 2016 at 4:00 PM

I live on Tilbury Street just down from the proposed Trailer Park.

I am very opposed to this development. I just purchased my home and have several concerns.

1. The value of my home will decrease.
2. It's a very quiet street which is why I moved there.
3. Increased traffic proposes more risk and noise.

I know you are receiving a great deal of push back from the neighborhood. Please listen and do not allow the development to happen.

Regards,  
Jerry L.

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Property behind 7327 Old Clinton Pike,Knoxville, TN 37921**

2 messages

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**tracy borhart** <tracyborhart@att.net>  
Reply-To: tracyborhart@att.net  
To: commission@knoxmpc.org

Wed, May 25, 2016 at 4:57 PM

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

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**tracy borhart** <tracyborhart@att.net>  
Reply-To: tracyborhart@att.net

Wed, May 25, 2016 at 5:04 PM

To: commission@knoxmpc.org, tracy borhart &lt;tracyborhart@att.net&gt;

To Whom It May Concern:

I received news today of a proposed trailer park that will back up to my back yard. I AM VERY MUCH OPPOSED TO THIS IDEA. This is a nice neighborhood and we don't need that element in our back yard. Another thing, I do not want my property values going down and I don't want crime in my neighborhood. I am VERY concerned about this. There is already too much traffic in this area. Feel free to call me if you require additional information or if you have any questions.

Remember one thing, we voted you in and we can vote you out if you do not listen to the VOICE of the people.

Sincerely,

Tracy Borhart  
3776 Tilbury Way  
Knoxville, TN 37921  
[619-820-3059](tel:619-820-3059) - cell

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