

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

▶ **FILE #:** 9-SA-17-C  
 9-D-17-UR

**AGENDA ITEM #:** 15  
**AGENDA DATE:** 9/14/2017

▶ **SUBDIVISION:** AVIAN FOREST  
 ▶ **APPLICANT/DEVELOPER:** IRON FORGE, LLC  
 OWNER(S): Iron Forge, LLC

TAX IDENTIFICATION: 26 044, 049 & 050

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 702 E Raccoon Valley Dr

▶ **LOCATION:** Southeast side of E. Raccoon Valley Dr., southwest of Raccoon Woods Rd.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Bull Run

▶ **APPROXIMATE ACREAGE:** 36.89 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural)  
 South: Vacant land - A (Agricultural)  
 East: Residences and vacant land - RA (Low Density Residential)  
 West: Residences and vacant land - A (Agricultural)

▶ **NUMBER OF LOTS:** 103

SURVEYOR/ENGINEER: Ingram, Gore, & Associates, LLC

ACCESSIBILITY: Access is via E. Raccoon Valley Dr. a major arterial street with a 22' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** NA

**STAFF RECOMMENDATION:**

▶ **POSTPONE** until the October 12, 2017 MPC meeting as requested by the applicant.

▶ **POSTPONE** until the October 12, 2017 MPC meeting as requested by the applicant.

**COMMENTS:**

The applicant is proposing to develop this 36.89 acre tract into 103 detached residential lots at a density of 2.79 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) at a density of up to

3.5 du/ac by Knox County Commission on June 26, 2017.

The applicant has requested a postponement in order to complete a Traffic Impact Study and to address comments from staff.

ESTIMATED TRAFFIC IMPACT: 1065 (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.

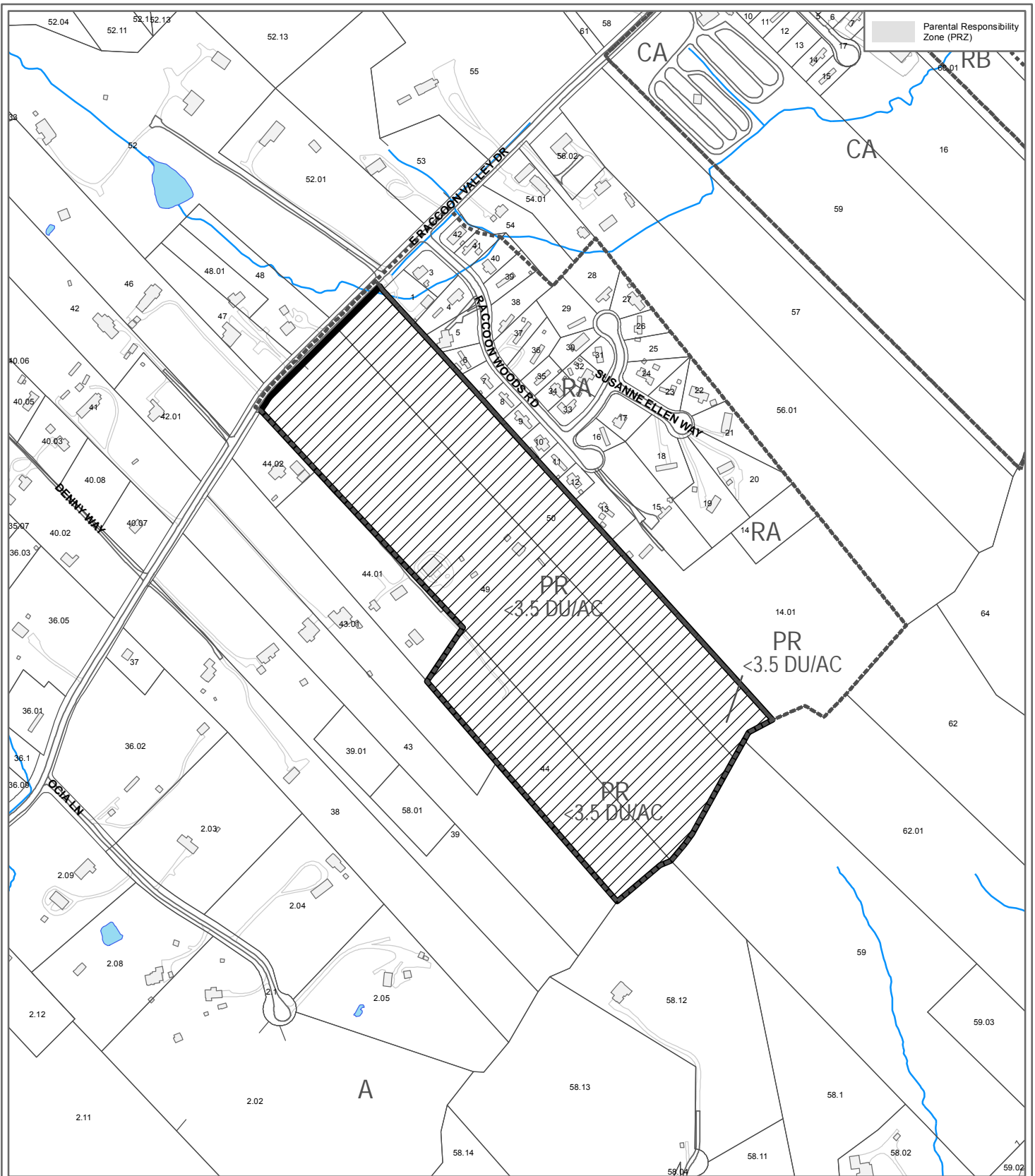
ESTIMATED STUDENT YIELD: 42 (public school children, ages 5-18 years)

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

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

MPC'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.

MPC'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.



**9-SA-17-C / 9-D-17-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential)

Original Print Date: 8/15/2017  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

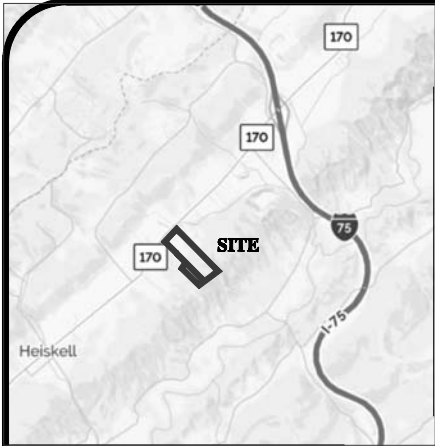
Revised:

Petitioner: Iron Forge, LLC  
Avian Forest

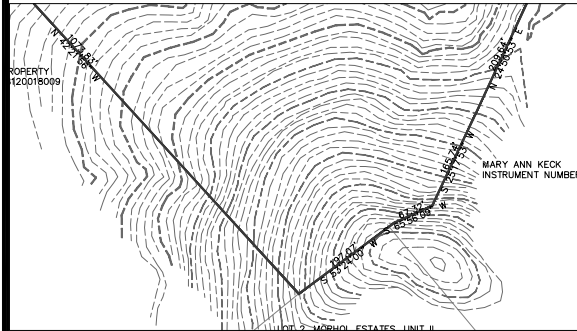
Map No: 26  
Jurisdiction: County



# CONCEPT/USE ON REVIEW FOR AVIAN FOREST SUBDIVISION



LOCATION MAP N.T.S.



- NOTES
- 1-ELECTRIC POWER AVAILABLE ALONG RACCOON VALLEY ROAD BY KUB.
  - 2-WATER AVAILABLE ALONG RACCOON VALLEY ROAD BY HALLSDALE POWELL UTILITY.
  - 3-SANITARY SEWER AVAILABLE AT THE CORNER OF PROPOSED LOT 6 BY HALLSDALE POWELL UTILITY.
  - 4-TELEPHONE AVAILABLE ALONG RACCOON VALLEY ROAD BY SOUTHCENTRAL BELL TELEPHONE.
  - 5-AN INJECTION WELL PERMIT IS NEEDED FROM TDEC TO MAKE ANY ALTERATIONS TO EXISTING SINK HOLE.
  - 6-ALL DISTANCES ARE APPROXIMATE AND SUBJECT TO CHANGE.
  - 7-ALL NEW PROPOSED ROADS TO BE PUBLIC ROADS, WITH A 50 FOOT RIGHT WAY, 8-BOUNDARY AS PER DECED.
  - 9-FOPO AS PER KNOX COUNTY GIS.
  - 10-ENTRANCE PERMIT TO BE OBTAINED FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION.
  - 11-ALL WORK TO BE PERFORMED IN ACCORDANCE WITH KNOX COUNTY HIGHWAY DEPARTMENT, THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDO), AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC).
  - 12-THIS SUBDIVISION CONTAINS 36.89 ACRES DIVIDED INTO 95 LOTS.
  - 13-THIS PROPERTY IS ZONED P13.5.

PROPERTY OWNER  
DARRELL & BETTY CLARK  
702 E. RACCOON VALLEY ROAD  
HEISKELL, TN 37754

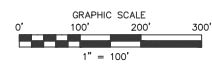
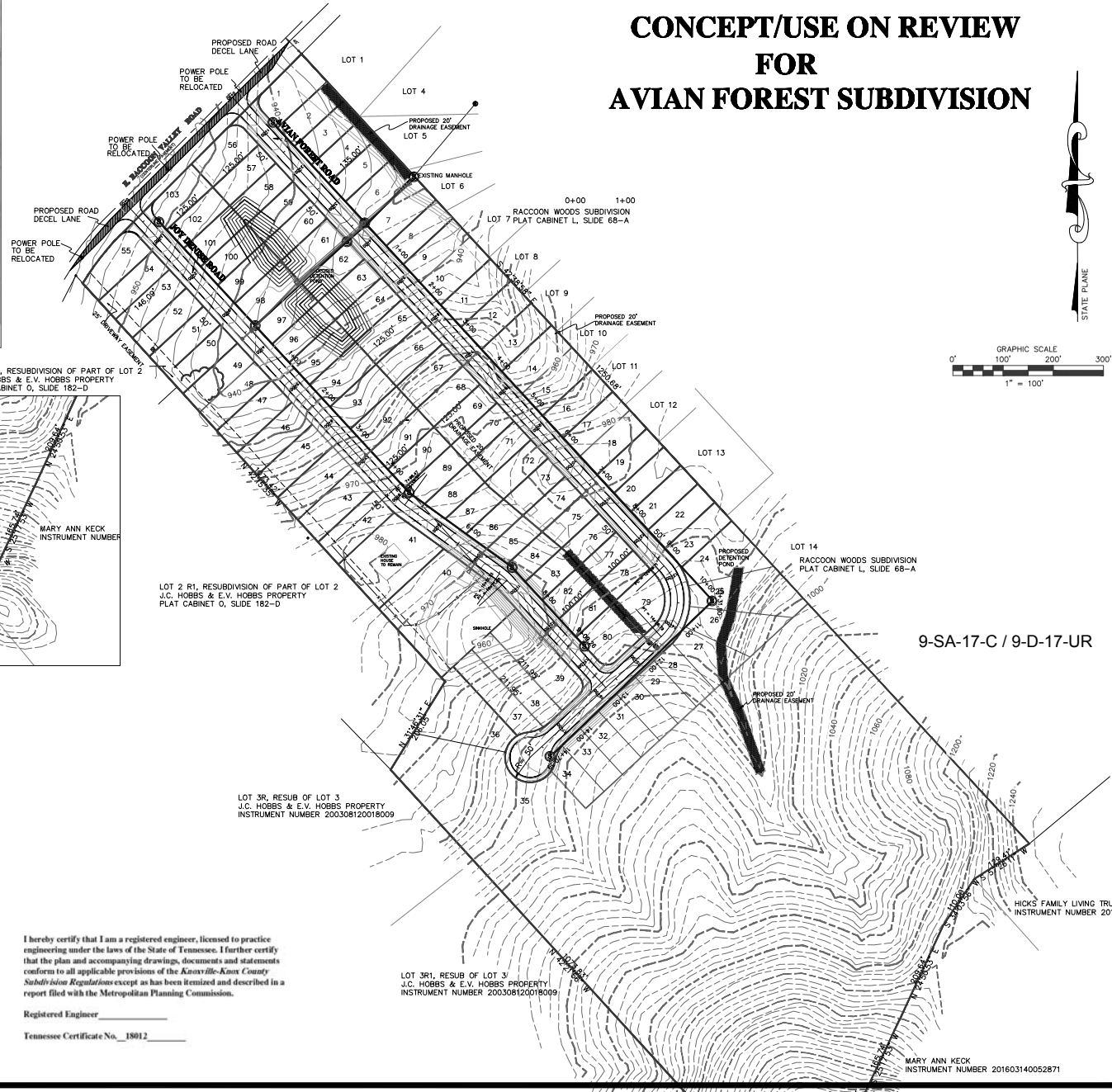
TAX INFORMATION  
TAX MAP 26, PARCELS 44, 49, & 50

DEED BOOK 2082 PAGE 390  
DEED BOOK 2201 PAGE 337  
INSTRUMENT NUMBER 20160531006923

DEVELOPER  
IRON FORGE, LLC  
P. O. BOX 10  
KODAK, TN 37764  
865-680-4227

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 all applicable provisions of the *Knoxville-Knox County Subdivision Regulations* except as has been amended and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer \_\_\_\_\_  
Tennessee Certificate No. 18012 \_\_\_\_\_



PROPOSED AVIAN FOREST SUBDIVISION  
RACCOON VALLEY ROAD  
HEISKELL, TENNESSEE



9-SA-17-C / 9-D-17-UR

INGRAM, GORE & ASSOCIATES, LLC  
7540 GARY WHITE ROAD  
CORRYTON, TN 37221  
(865) 216-9355  
dennis.gore@yahoo.com

ALL RIGHTS RESERVED  
THIS DRAWING IS THE PROPERTY OF INGRAM, GORE & ASSOCIATES, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART. THIS DRAWING SHALL NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF INGRAM, GORE & ASSOCIATES, LLC.

DATE: 7-31-2017  
SHEET: 1 OF 2  
AS SHOWN

MARY ANN KECK  
INSTRUMENT NUMBER 201603140052871

# SUBDIVISION - CONCEPT



Name of Applicant: Iron Forge, LLC

Date Filed: 7/31/2017

Meeting Date: 9/14/2017

Application Accepted by: Man Payne

Fee Amount: \$3590<sup>00</sup>/<sub>100</sub> File Number: Subdivision - Concept 9-5A-17-C

Fee Amount: \_\_\_\_\_ Related File Number: Development Plan 9-D-17-UR

**PROPERTY INFORMATION**

Subdivision Name: AVIAN FOREST

Unit/Phase Number: \_\_\_\_\_

General Location: 1/2 E Raccoon Valley Drive  
due West of Raccoon Woods Rd.

Tract Size: 36.89 No. of Lots: 103

Zoning District: 7

Existing Land Use: Vacant

Planning Sector: LDR

Growth Policy Plan Designation: PLANNED GROWTH

Census Tract: 61.02

Traffic Zone: \_\_\_\_\_

Parcel ID Number(s): MAP 26, PARCELS 44, 49, 50

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 7th District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: BILLY EVANS

Company: IRON FORGE, LLC

Address: P. O. BOX 10

City: KOPDAK State: TN Zip: 37764

Telephone: 865-660-4227

Fax: \_\_\_\_\_

E-mail: bevans@southerndesigngroup.net

**PROJECT SURVEYOR/ENGINEER**

PLEASE PRINT

Name: DENNIS N. GORE

Company: INGRAM, GORE, & ASSOCIATES, LLC

Address: 7540 GARY WHITE ROAD

City: CORRYTON State: TN Zip: 37721

Telephone: 865-216-9355

Fax: \_\_\_\_\_

E-mail: dennis.gore@yahoo.com

**AVAILABILITY OF UTILITIES**

List utility districts proposed to serve this subdivision:

Sewer HALLSDALE POWELL UTILITY

Water HALLSDALE POWELL UTILITY

Electricity KUB

Gas NONE

Telephone POWELL

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: BILLY EVANS

Company: IRON FOGE, LLC

Address: P. O. BOX 10

City: KODAK State: TN Zip: 37764

Telephone: 865-660-4227

Fax: \_\_\_\_\_

E-mail: bevans@southerndesigngroup.net

**TRAFFIC IMPACT STUDY REQUIRED**

No  Yes

**USE ON REVIEW**  No  Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): \_\_\_\_\_

**VARIANCE(S) REQUESTED**

No  Yes (If Yes, see reverse side of this form)

**VARIANCES REQUESTED**

1. LENGTH OF VERTICAL CURVE ON JOY DENISE ROAD AT STATION 1+00 FROM 150 FEET TO 75 FEET DUE TO  
Justify variance by indicating hardship: TOPOGRAPHIC CONSTRAINTS

2. LENGTH OF VERTICAL CURVE ON JOY DENISE ROAD AT STATION 4+00 FROM 500 FEET TO 300 FEET DUE TO  
Justify variance by indicating hardship: TOPOGRAPHIC CONSTRAINTS

3. LENGTH OF VERTICAL CURVE ON JOY DENISE AT STATION 8+00 FROM 332.75 FEET TO 300 FEET DUE TO  
Justify variance by indicating hardship: TOPOGRAPHIC CONSTRAINTS

4. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

5. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

6. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

7. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: BILLY EVANS

Address: P. O. BOX 10

City: KODAK State: TN Zip: 37721

Telephone: 865-660-4227

Fax: \_\_\_\_\_

Signature: *Billy Evans mg*

Date: 31 JULY 2017

E-mail: bevans@southerndesigngroup.net