

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

▶ **FILE #:** 7-SD-18-C **AGENDA ITEM #:** 13
 7-E-18-UR **AGENDA DATE:** 8/9/2018

POSTPONEMENT(S): 7/12/2018

▶ **SUBDIVISION:** AUTUMN WALK, PHASE 5

▶ **APPLICANT/DEVELOPER:** B & B BUILDERS

OWNER(S): Jason Baker

TAX IDENTIFICATION: 47 PART OF 247

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1528 Dry Gap Pike

▶ **LOCATION:** East end of Rocky Plains Ln., east of Dry Gap Pike

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 11.53 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Autumn Walk Subdivision/residences - PR (Planned Residential)
 South: Vacant land - A (Agricultural)
 East: Residence - A (Agricultural)
 West: Residence - A (Agricultural)

▶ **NUMBER OF LOTS:** 32

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access to Autumn Walk Subdivision is via Dry Gap Pk., a collector street with a pavement width of 19' to 22' within a right-of-way that varies in width from 40' to 80'. This proposed phase of the Subdivision will be provided access via an internal link with Rocky Plains Ln. which is a public street with a pavement width of 26' within a 50' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** NA

STAFF RECOMMENDATION:

▶ **POSTPONE** the Concept Plan application until the September 13, 2018 MPC meeting as requested by the applicant.

The applicant has requested the postponement to allow time to complete the required Traffic Impact Study.

▶ **POSTPONE** the Use on Review application until the September 13, 2018 MPC meeting as requested by

the applicant.

COMMENTS:

The applicant is proposing to develop this 11.53 acre tract with 32 attached residential lots as an additional phase of Autumn Walk Subdivision. This phase of the Subdivision will connect to Rocky Plains Ln. an existing public street within the Subdivision. The Subdivision is served by only one street connection out to Dry Gap Pk.

The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 4.5 du/ac on June 14, 2018 (6-J-18-RZ). The Knox County Commission will considered the rezoning request on July 23, 2018.

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.

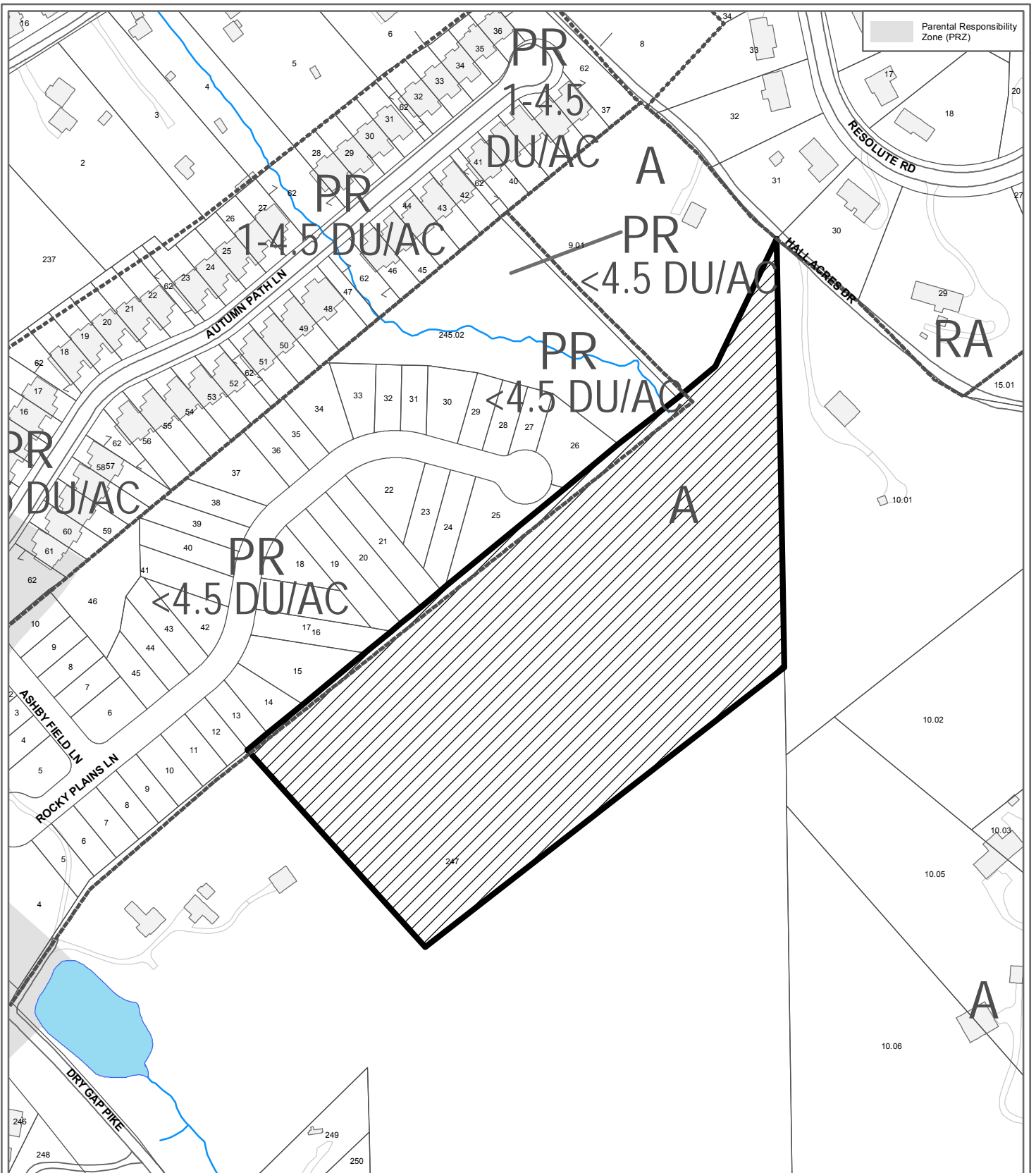
ESTIMATED STUDENT YIELD: 2 (public school children, ages 5-18 years)

Schools affected by this proposal: Brickey-McCloud Elementary, Halls Middle, and Central 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.



**7-SD-18-C / 7-E-18-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: B & B Builders
Autumn Walk, Phase 5



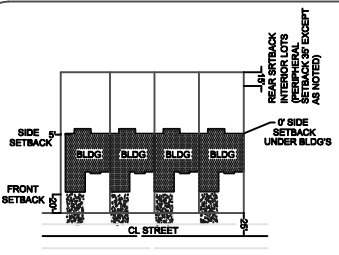
Attached Residential Subdivision in PR (Planned Residential) pending

Map No: 47
Jurisdiction: County

Original Print Date: 6/20/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



PLAT: 200501100055079

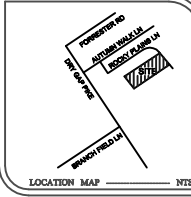
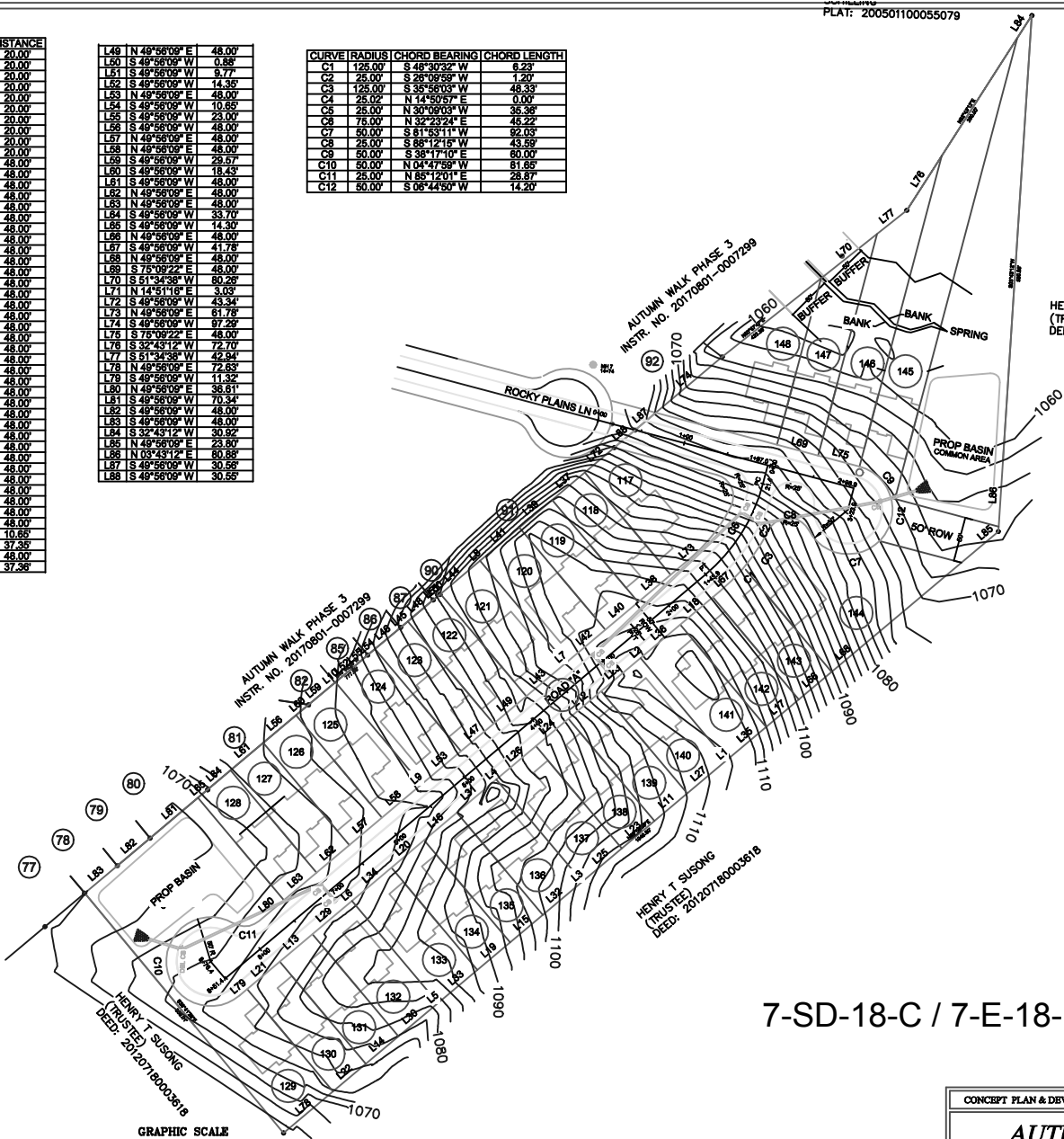


TYPICAL LOT LAYOUT

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 49°56'09" E | 20.00 |
| L2 | S 49°56'09" W | 20.00 |
| L3 | N 49°56'09" E | 20.00 |
| L4 | S 49°56'09" W | 20.00 |
| L5 | N 49°56'09" E | 20.00 |
| L6 | S 49°56'09" W | 20.00 |
| L7 | N 49°56'09" E | 20.00 |
| L8 | S 49°56'09" W | 20.00 |
| L9 | N 49°56'09" E | 20.00 |
| L10 | S 49°56'09" W | 20.00 |
| L11 | N 49°56'09" E | 48.00 |
| L12 | S 49°56'09" W | 48.00 |
| L13 | N 49°56'09" E | 48.00 |
| L14 | S 49°56'09" W | 48.00 |
| L15 | N 49°56'09" E | 48.00 |
| L16 | S 49°56'09" W | 48.00 |
| L17 | N 49°56'09" E | 48.00 |
| L18 | S 49°56'09" W | 48.00 |
| L19 | N 49°56'09" E | 48.00 |
| L20 | S 49°56'09" W | 48.00 |
| L21 | N 49°56'09" E | 48.00 |
| L22 | S 49°56'09" W | 48.00 |
| L23 | N 49°56'09" E | 48.00 |
| L24 | S 49°56'09" W | 48.00 |
| L25 | N 49°56'09" E | 48.00 |
| L26 | S 49°56'09" W | 48.00 |
| L27 | N 49°56'09" E | 48.00 |
| L28 | S 49°56'09" W | 48.00 |
| L29 | N 49°56'09" E | 48.00 |
| L30 | S 49°56'09" W | 48.00 |
| L31 | N 49°56'09" E | 48.00 |
| L32 | S 49°56'09" W | 48.00 |
| L33 | N 49°56'09" E | 48.00 |
| L34 | S 49°56'09" W | 48.00 |
| L35 | N 49°56'09" E | 48.00 |
| L36 | S 49°56'09" W | 48.00 |
| L37 | N 49°56'09" E | 48.00 |
| L38 | S 49°56'09" W | 48.00 |
| L39 | N 49°56'09" E | 48.00 |
| L40 | S 49°56'09" W | 48.00 |
| L41 | N 49°56'09" E | 48.00 |
| L42 | S 49°56'09" W | 48.00 |
| L43 | N 49°56'09" E | 48.00 |
| L44 | S 49°56'09" W | 48.00 |
| L45 | N 49°56'09" E | 10.85 |
| L46 | S 49°56'09" W | 27.35 |
| L47 | N 49°56'09" E | 48.00 |
| L48 | S 49°56'09" W | 37.38 |

| | | |
|-----|---------------|-------|
| L49 | N 49°56'09" E | 48.00 |
| L50 | S 49°56'09" W | 0.86 |
| L51 | N 49°56'09" E | 9.77 |
| L52 | S 49°56'09" W | 14.35 |
| L53 | N 49°56'09" E | 48.00 |
| L54 | S 49°56'09" W | 10.85 |
| L55 | N 49°56'09" E | 23.00 |
| L56 | S 49°56'09" W | 48.00 |
| L57 | N 49°56'09" E | 48.00 |
| L58 | S 49°56'09" W | 48.00 |
| L59 | N 49°56'09" E | 29.67 |
| L60 | S 49°56'09" W | 18.43 |
| L61 | N 49°56'09" E | 48.00 |
| L62 | S 49°56'09" W | 48.00 |
| L63 | N 49°56'09" E | 48.00 |
| L64 | S 49°56'09" W | 33.70 |
| L65 | N 49°56'09" E | 14.30 |
| L66 | S 49°56'09" W | 48.00 |
| L67 | N 49°56'09" E | 41.78 |
| L68 | S 49°56'09" W | 48.00 |
| L69 | N 49°56'09" E | 48.00 |
| L70 | S 51°34'36" W | 80.28 |
| L71 | N 14°51'18" E | 3.03 |
| L72 | S 49°56'09" W | 43.34 |
| L73 | N 49°56'09" E | 81.78 |
| L74 | S 49°56'09" W | 97.25 |
| L75 | N 75°09'22" E | 48.00 |
| L76 | S 75°09'22" E | 48.00 |
| L77 | N 37°34'12" E | 42.04 |
| L78 | S 37°34'12" E | 72.83 |
| L79 | N 49°56'09" E | 11.32 |
| L80 | S 49°56'09" W | 36.81 |
| L81 | N 49°56'09" E | 70.34 |
| L82 | S 49°56'09" W | 48.00 |
| L83 | N 49°56'09" E | 48.00 |
| L84 | S 37°43'12" E | 30.92 |
| L85 | N 49°56'09" E | 23.07 |
| L86 | S 03°43'12" E | 80.88 |
| L87 | N 49°56'09" E | 30.58 |
| L88 | S 49°56'09" W | 30.55 |

| CURVE (RADIUS) | CHORD BEARING | CHORD LENGTH |
|----------------|----------------------|--------------|
| C1 | 128.00 S 48°30'22" W | 8.28 |
| C2 | 25.00 S 28°09'58" W | 1.20 |
| C3 | 128.00 S 35°56'03" W | 48.39 |
| C4 | 25.00 N 14°56'09" E | 0.97 |
| C5 | 25.00 N 30°09'03" W | 35.36 |
| C6 | 75.00 N 32°23'24" E | 45.22 |
| C7 | 50.00 S 81°53'11" W | 92.03 |
| C8 | 25.00 S 86°12'18" W | 43.59 |
| C9 | 50.00 S 38°11'10" E | 80.07 |
| C10 | 50.00 N 04°47'58" W | 81.85 |
| C11 | 25.00 N 88°12'01" E | 28.87 |
| C12 | 50.00 S 06°44'50" W | 14.20 |



- LEGEND**
- @ BM SURVEY BEER MANHOLE
 - @ BM PHONE MANHOLE
 - @ BM WATER MANHOLE
 - @ BM STORM DRAIN MANHOLE
 - @ BM CURB MARK
 - @ SP SERVICE POLE
 - @ TP POWER POLE
 - @ W WIRE
 - @ FH FIRE HYDRANT
 - @ F PROVISION VALVE
 - @ W WATER METER
 - @ L LIGHT METER
 - @ CO CLEAFOUT
 - @ EL ELECTRIC BOX
 - @ SF STRONG PIPE
 - @ M GAS METER
 - @ FL FLOOR LINE
 - @ IRD IRON ROD (OLD)
 - @ IRD IRON ROD (NEW)
 - @ CP CORRUGATED METAL PIPE
 - @ R REINFORCED CONCRETE PIPE
 - @ W WATER LINE
 - @ E OVERHEAD ELECTRIC
 - @ U UNDERGROUND ELECTRIC
 - @ P UNDERGROUND PHONE LINE
 - @ UP UNDERGROUND PHONE LINE
 - @ U UNDERGROUND UTILITY LINE
 - @ U UNDERGROUND UTILITY LINE
 - @ M METAL MANHOLE

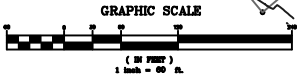


CONCEPT DEVELOPER
 Richard E. Lemay
 1505 RAYTON DRIVE
 KNOXVILLE, TENNESSEE 37918
 865-755-4220

Sheet
 7-SD-18-C

- SITE UTILITIES**
- SANITARY SEWER : BALLBLADE POWERLINE
 - WATER : NORTHEAST KNOX
 - ELECTRIC : E.U.B.
 - GAS : E.U.B.
 - TELEPHONE : BELLCORP
 - CABLE : COMCAST

- SITE NOTES**
- CORNER MONUMENTS AS SHOWN HEREON
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
 - A 12' UTILITY AND DRAINAGE EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS), EASEMENTS OF (8) FEET IN WIDTH EXIST ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES, (EXCEPT UNDER BUILDINGS)
 - DEED REFERENCE: 29159718-000018
 - PROPERTY SHOWN ON CLT 947, PART OF PARCEL 20
 - PROPERTY ZONED: PR
 - TOTAL AREA OF SUBDIVISION: 11.88 ACRES (PR ZONING) 9.86 ACRES
 - TOTAL PROPOSED LOTS: 82
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 - BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
 - ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
 - COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
 - A PROP 20' DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF STORM PIPES AS INSTALLED.
 - A PROP 15' UTILITY EASEMENT TO BE 7.5' EITHER SIDE OF WATER LINES AND SEWER LINES AS INSTALLED.



LeMAY AND ASSOCIATES
 CONSULTING ENGINEERS
 PH: 865-671-0183 FAX: 865-671-0213
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37934

7-SD-18-C / 7-E-18-UR

CONCEPT PLAN & DEVELOPMENT PLAN SHEET 1 OF 2

AUTUMN WALK PHASE 5
 DISTRICT B6 * KNOX COUNTY * TENNESSEE * 1528 DRY GAP PIKE
 PROPERTY SHOWN ON CLT 471, GROUP C, PARCEL 245

DEVELOPER:
 B & B BUILDERS, INC.
 1505 RAYTON DRIVE
 KNOXVILLE, TENNESSEE 37918
 865-755-4220

APPROVED BY: REL DATE: 08/28/08 MOST RECENT REVISION: SCALE: 1" = 60' 5521-CF5

7-SD-18-C - 7-E-18-UR - PP 7-12-18

KNOXVILLE-KNOX COUNTY
MPC
METROPOLITAN
PLANNING
COMMISSION
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
www.knoxmpc.org

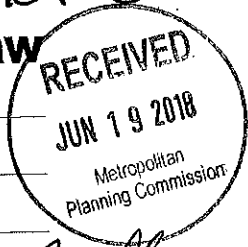
Request to Postpone • Table • Withdraw

Name of Applicant: B + B Builders
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 7-SD-18-C / 7-E-18-UR

Date Scheduled for MPC Review: July 12

Date Request Filed: 6-15-18 Request Accepted by: Thomas Buckle



| | |
|---|--|
| <p align="center">REQUEST</p> <p><input checked="" type="checkbox"/> Postpone Please postpone the above application(s) until: <u>Aug 9, 2018</u> <small>DATE OF FUTURE MPC PUBLIC MEETING</small></p> <p><input type="checkbox"/> Table Please table the above application(s).</p> <p><input type="checkbox"/> Withdraw Please withdraw the above application(s).</p> <hr/> <p>State reason for request:</p> <hr/> <p>Eligible for Fee Refund? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Amount: _____ Approved by: _____ Date: _____</p> <hr/> <p align="center">APPLICATION AUTHORIZATION</p> <p>I hereby certify that I am the property owner, applicant, or applicant's authorized representative.</p> <p>Signature: <u>[Signature]</u></p> <p>PLEASE PRINT Name: <u>Richard Lemay</u> Address: <u>10816 Kingston Pike</u> City: <u>Knoxville</u> State: <u>Tn</u> Zip: <u>37934</u> Telephone: <u>671-0183</u> Fax: <u>671-0213</u> E-mail: <u>rlamay@lemayassociates.com</u></p> | <p align="center">PLEASE NOTE</p> <p>Consistent with the guidelines set forth in MPC's <i>Administrative Rules and Procedures:</i></p> <p>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.</p> <p>TABLINGS Any item requested for tabling must be acted upon by MPC before it can be officially tabled.</p> <p>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.</p> <p>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.</p> |
|---|--|

SUBDIVISION - CONCEPT

Name of Applicant: B+B Builders
Date Filed: 4-30-18 Meeting Date: July 12, 2018
Application Accepted by: Thomas Bauckho
Fee Amount: \$1460.00 File Number: Subdivision - Concept 7-SD-18-C
Fee Amount: — Related File Number: Development Plan 7-E-18-4R

PROPERTY INFORMATION

Subdivision Name: Autumn Walk
Unit/Phase Number: 5
General Location: End Rocky Plains hwy
East of Unit 4
Tract Size: _____ No. of Lots: 32
Zoning District: PR pending
Existing Land Use: VACANT
Planning Sector: N. County
Growth Policy Plan Designation: _____

Census Tract: 02-08
Traffic Zone: 192
Parcel ID Number(s): PART 047-247

Jurisdiction: City Council _____ District
 County Commission EC District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:
Sewer Hallsdale Powell
Water Hallsdale Powell
Electricity FLUB
Gas FLUB
Telephone Bell South

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)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Jason Bator
Company: B+B Builders
Address: 1505 Paxton Dr
City: Knoxville State: TN Zip: 37918
Telephone: 755-4220
Fax: _____
E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
Name: Richard LeMay
Company: LeMay Axi Associates
Address: 10816 Kingston Pk
City: Knoxville State: TN Zip: 37934
Telephone: 671-0183
Fax: 671-0213
E-mail: r.lemay@lemayassociates.com

APPLICATION CORRESPONDENCE

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

PLEASE PRINT
Name: Surveyor
Company: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____
Fax: _____
E-mail: _____

VARIANCES REQUESTED

1. Horizontal Curve Spacing 250' to 200'
Justify variance by indicating hardship: Topography + geometry

2. _____
Justify variance by indicating hardship: _____

3. _____
Justify variance by indicating hardship: _____

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: Richard Lemay

Address: 70808 Kingston Pike

City: Knoxville State: TN Zip: 37934

Telephone: 671-0183

Fax: 671-0213

E-mail: rlemay@lemayassociates.com

Signature: [Signature]

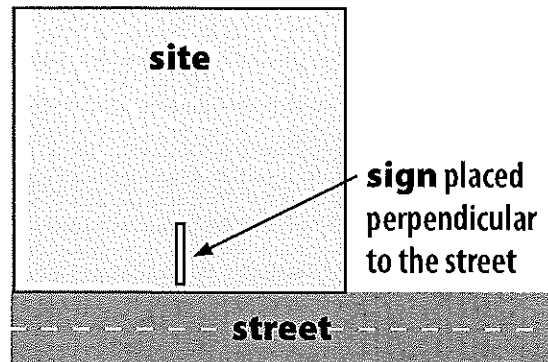
Date: 4-30-18

REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. MPC staff will provide a sign to post on the property at the time of application.

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. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign must be posted no later than **two weeks prior** to the scheduled MPC or BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC or BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. 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 MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

I hereby agree to post the sign provided on the subject property on or before

June 27, 2018

consistent with the guidelines provided above; and to **remove the sign within one week after** the MPC or BZA decision.

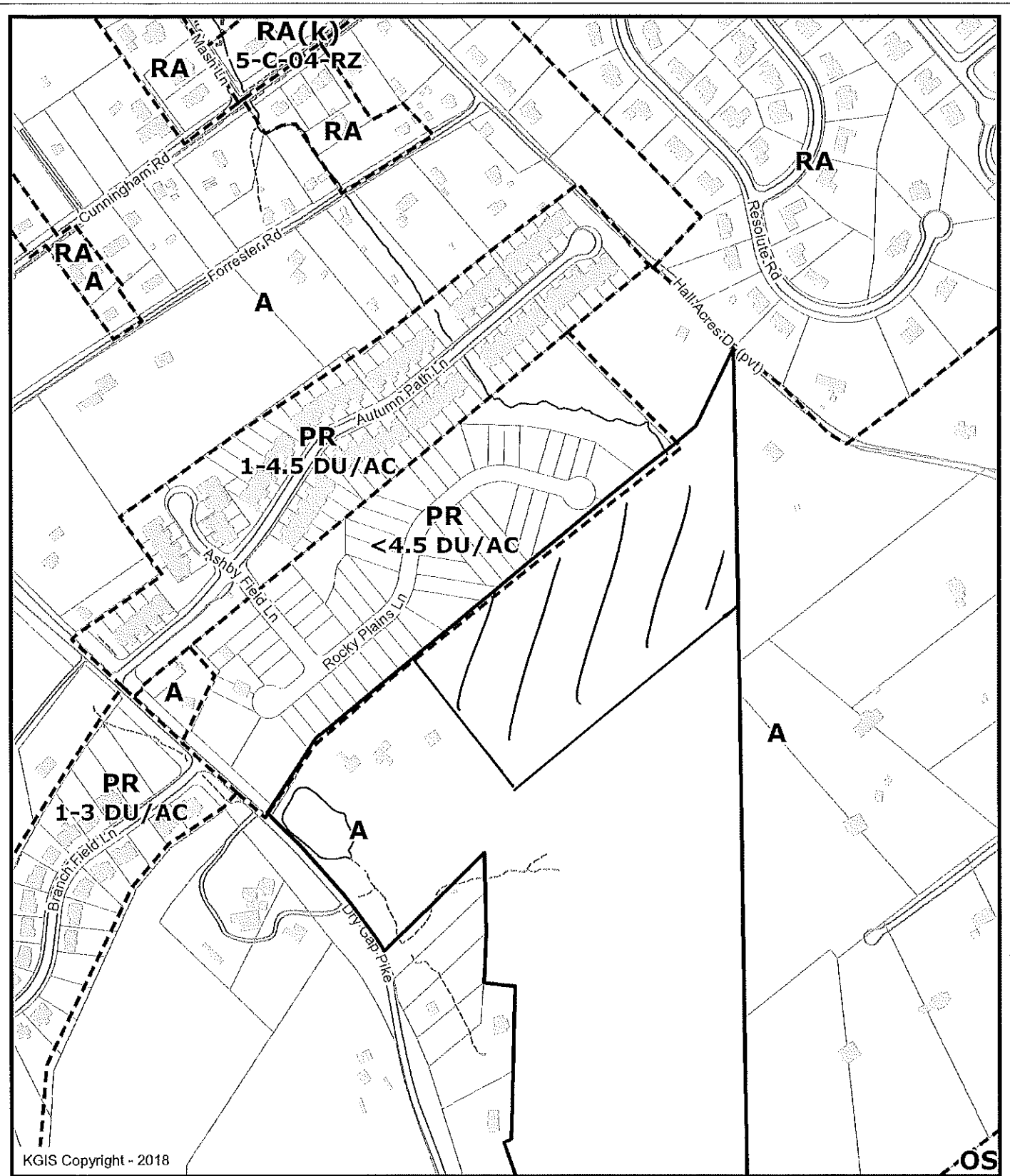
Signature: _____

Printed Name: _____

Date: _____

MPC or BZA File Number: _____

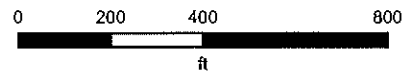
7-SD-18-C / 7-E-18-UR



Letter Portrait

Printed: 5/29/2018 at 11:35:15 AM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.