

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

▶ **FILE #:** 12-SC-18-C **AGENDA ITEM #:** 15
 12-J-18-UR **AGENDA DATE:** 12/13/2018

▶ **SUBDIVISION:** **SPRING LAKE FARMS**

▶ **APPLICANT/DEVELOPER:** **JIM SULLIVAN**

OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 92 053 [View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 3028 Bradley Lake Ln

▶ **LOCATION:** **Northeast side of Bradley Lake Ln., southeast side of Ball Camp Pike.**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

WATERSHED: Grassy Creek

▶ **APPROXIMATE ACREAGE:** **45.08 acres**

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

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

▶ **PROPOSED USE:** **Detached Residential Subdivision**

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land - A (Agricultural)
 South: Residences and vacant land - I (Industrial) and RP-1 (Planned Residential)
 East: Residences and vacant land - A (Agricultural) and RP-1 (Planned Residential)
 West: Residences - A (Agricultural)

▶ **NUMBER OF LOTS:** **119**

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Bradley Lake Ln., a local street with 12' pavement width within a 50' right-of-way and Ball Camp Pike, a major collector street with a pavement width of 20' within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **NA**

STAFF RECOMMENDATION:

▶ **POSTPONE the Concept Plan application until the January 10, 2019 MPC meeting as requested by the applicant.**

The applicant has requested the postponement to allow time to address comments from staff and for staff review of the Traffic Impact Study.

▶ **POSTPONE the Use on Review application until the January 10, 2019 MPC meeting as requested by the**

applicant.

COMMENTS:

The applicant is proposing to develop this 45.08 acre tract with 119 detached residential lots at a density of approximately 2.64 du/ac. The proposed subdivision will have access to Bradley Lake Ln., a local street. The property also has frontage on Ball Camp Pike, a major collector street.

The Knox County Commission approved the rezoning of this property to PR (Planned Residential) at a density of up to 4 du/ac on November 19, 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.

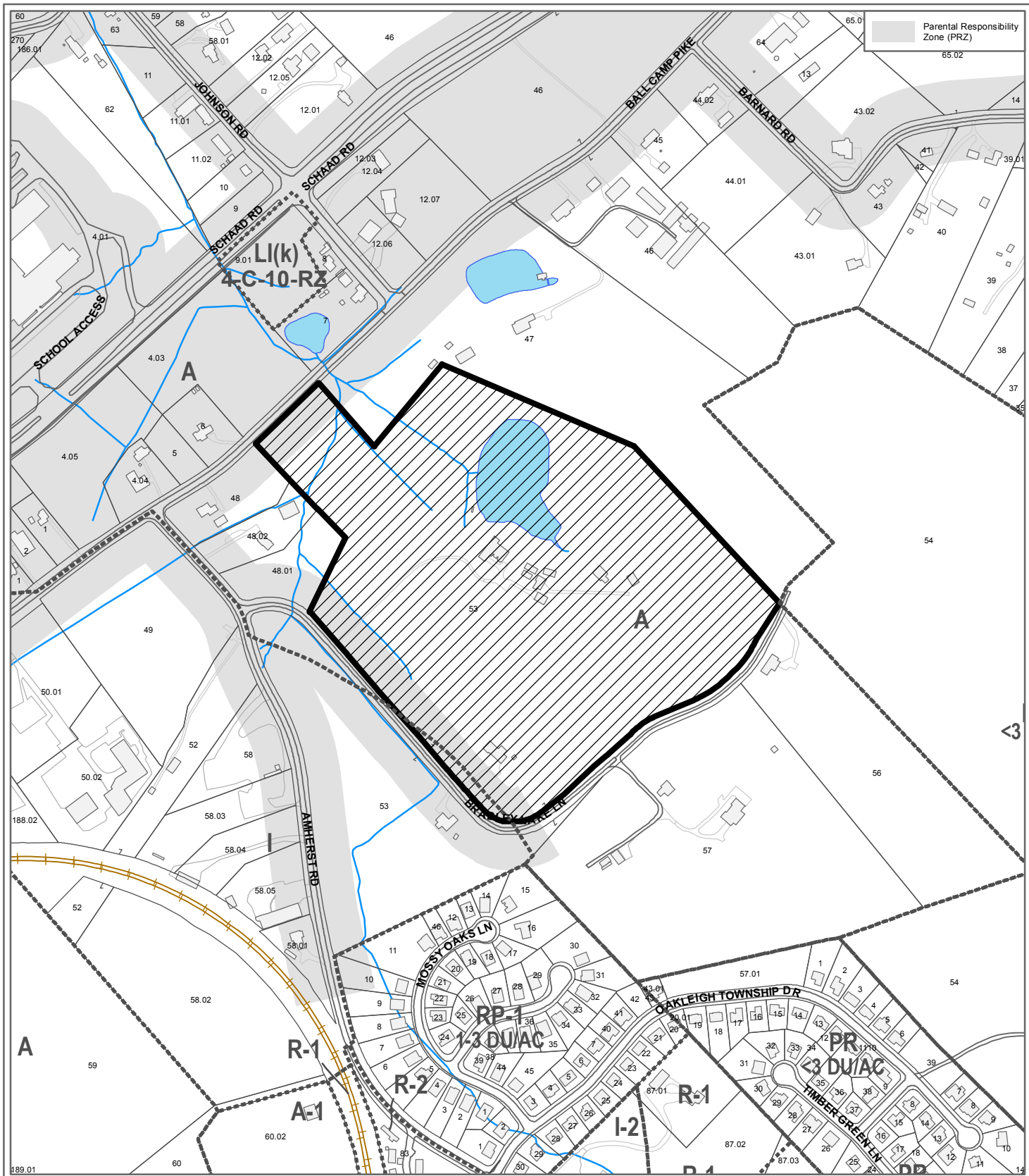
ESTIMATED STUDENT YIELD: 49 (public school children, ages 5-18 years)

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

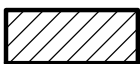
MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



Parental Responsibility Zone (PRZ)

**12-SC-18-C / 12-J-18-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Sullivan, Jim
Spring Lake Farms



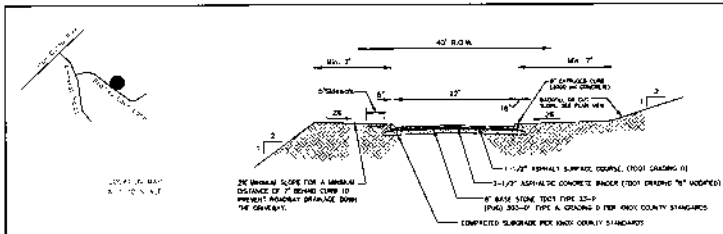
Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 11/15/2018 Revised: 12/4/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

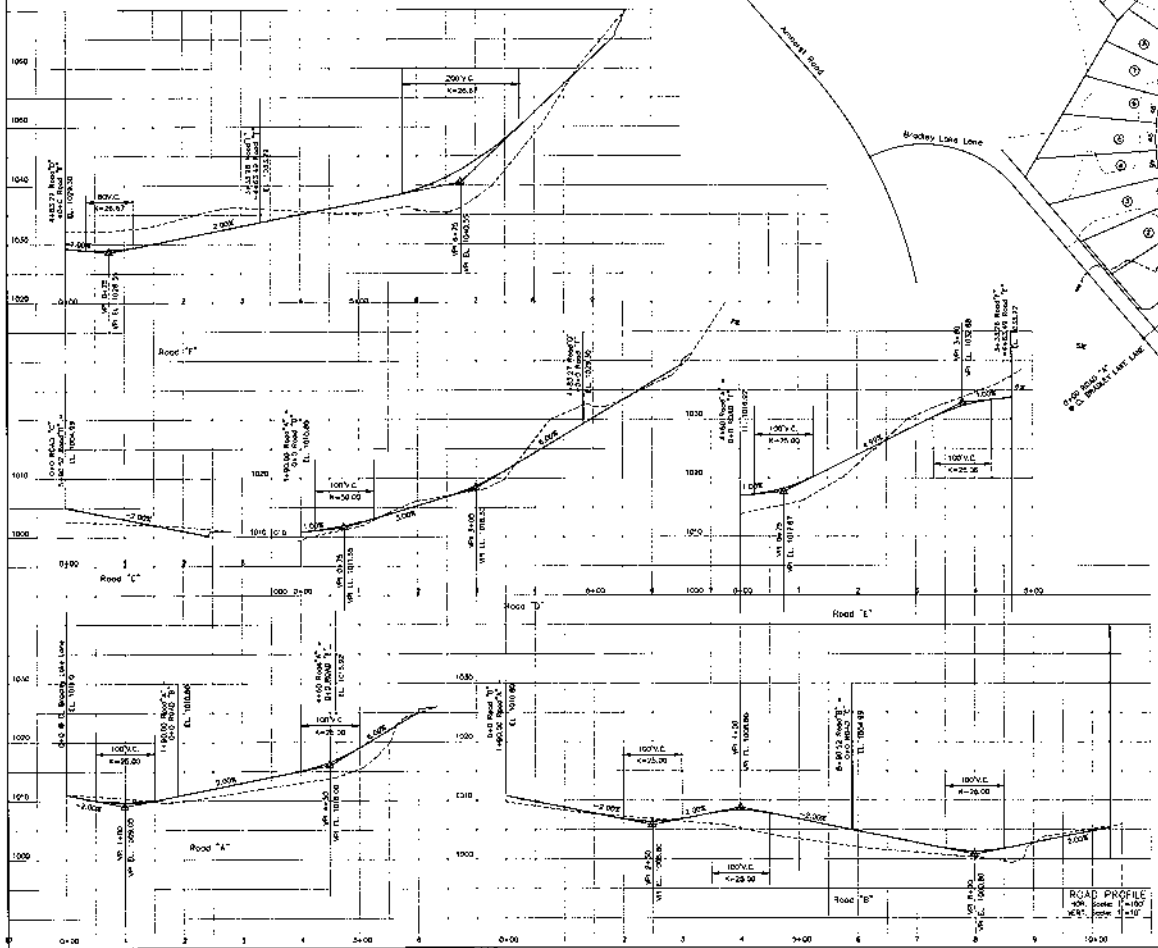
Map No: 92
Jurisdiction: County

0 500
Feet



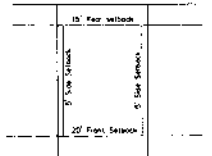


TYPICAL ROADWAY CROSS-SECTION
NTS

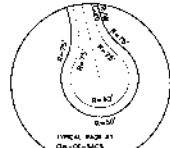


- NOTES:
1. C.L.T. MAP 092, PART OF PARCEL 053
 2. MD. OF 1915 - 110.
 3. AREA SUBDIVIDED - 45.08 ACRES
 4. THIS PROPERTY IS ZONED PR.
 5. ALL LOTS ON THIS PLAN WILL HAVE ACCESS FROM EXISTING STREET SYSTEM ONLY.
 6. 10' UTILITY & ORANGE EASEMENT AHEAD ALL ROAD LOT LINES, 7' WIDE ALL OTHER REAR/REAR LOT LINES AND EXTERIOR LOT LINES.
- NOTE: ALL INTERSECTION PAVEMENT SHALL BE 18" 100% 2" 20" ALL RETURN RADI AT O&A-DE-S&D ARE 75'

NOTE: AS SHOWN ON THIS CONCEPT PLAN, 35' SETBACKS WILL BE REQUIRED AT ALL INTERSECTIONS.



TYPICAL LOT LAYOUT
NTS



CERTIFICATION OF CONCEPT PLAN

I, the undersigned, being a duly licensed Professional Engineer in the State of Tennessee, do hereby certify that this plan and accompanying drawings, documents and information conform to all applicable provisions of the Knoxville-Gas County Subdivision Regulations (except as hereinafter limited and reserved) and a report has been filed with the Metropolitan Planning Commission.

DATE: 10/29/2018

17-5018-C / 17-5018-DR
REVISED
10/29/2018

REVISED CONCEPT PLAN & SITE PLAN
SPRING LAKE FARMS
C.L.T. MAP 092, PART OF PARCEL 053
DISTRICT 6 - KNOX CO., TENN.
SCALE: 1" = 100' OCT. 29, 2018
NOV. 26, 2018

DESIGNER:
JIM SALVENDY
2543 GREENSTONE CIR
MARIETTA, TN 37854
PH: 606-733-4

OWNER:
MICKA WHEELWRIGHT, LLC
P.O. BOX 11315
MARIETTA, TN 37859
PH: (606) 693-3326

Graphic Scale in Feet
100' 0'

12/2/2018

KnoxMPC Mail - Spring Lake Farms (12-SC-18-C / 12-J-18-UR) & Heritage Woods (12-SD-18-C / 12-L-18-UR)

12-SC-18-C-12-J-18-UR-PP-12-13-18



Tom Brechko <tom.brechko@knoxmpc.org>

Spring Lake Farms (12-SC-18-C / 12-J-18-UR) & Heritage Woods (12-SD-18-C / 12-L-18-UR)

3 messages

Tom Brechko <tom.brechko@knoxmpc.org>
To: "swd444@gmail.com" <swd444@gmail.com>

Fri, Nov 30, 2018 at 3:33 PM

*automatic
- 30 days -*

Scott,

As a follow-up to our previous discussion and your discussion with Gerald Green the other day, it is our understanding that you will be requesting that the above referenced Concept Plan applications be postponed to the Planning Commission's meeting of January 10, 2019. We have received the Traffic Impact Studies and the revised concept plans for both cases which will allow us to review both revised subdivisions for the January meeting. If you provide us with an official request for postponement, we can place the two cases on the automatic postponement list for the December 13, 2018 Planning Commission meeting.

Respectfully,
Tom Brechko

Scott Davis <swd444@gmail.com>
Reply-To: swd444@gmail.com
To: Tom Brechko <tom.brechko@knoxmpc.org>

Fri, Nov 30, 2018 at 4:18 PM

Yes sir, please postpone the two referenced items to the January MPC meeting.

Thank you.

Scott Davis
865-806-8008

[Quoted text hidden]

Tom Brechko <tom.brechko@knoxmpc.org>
To: Dori Caron <dori.caron@knoxmpc.org>

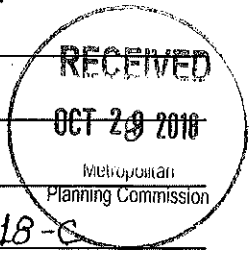
Sun, Dec 2, 2018 at 10:37 AM

FYI.

Tom
[Quoted text hidden]

SUBDIVISION - CONCEPT

Name of Applicant: Jim Sullivan
 Date Filed: 10/29/18 Meeting Date: 12/13/18
 Application Accepted by: M. Payne
 Fee Amount: 2240⁰⁰/₁₀₀ File Number: Subdivision - Concept 12-SC-18-C
 Fee Amount: 74 Related File Number: Development Plan 12-D-18-DR



PROPERTY INFORMATION

Subdivision Name: SPRING LAKE FARMS

Unit/Phase Number: _____

General Location: ON BRADLEY LAKE LN
EAST OF AMHERST RD

Tract Size: 13.93 AC No. of Lots: 58

Zoning District: Agricultural

Existing Land Use: Vacant

Planning Sector: Northwest County

Growth Policy Plan Designation: Urban

Census Tract: 4607

Traffic Zone: 212

Parcel ID Number(s): CLT MAP . 092
PART OF PARCEL 053

Jurisdiction: City Council _____ District
 County Commission 3rd District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: MESANA INVESTMENT, LLC

Company: _____

Address: PO BOX 11315

City: KNOXVILLE State: TN Zip: 37939

Telephone: (865) 693-3356

Fax: _____

E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: JIM SULLIVAN

Company: JIM SULLIVAN

Address: 2543 CREEKSTONE CIRCLE

City: MARYVILLE State: TN Zip: 37804

Telephone: (865) 406-7324

Fax: _____

E-mail: SUSIEANDJIMS@gmail.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer _____

Water _____

Electricity _____

Gas _____

Telephone _____

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: JIM SULLIVAN

Company: JIM SULLIVAN

Address: 2543 CREEKSTONE CIRCLE

City: MARYVILLE State: TN Zip: 37804

Telephone: (865) 406-7324

Fax: _____

E-mail: SUSIEANDJIMS@gmail.com

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. _____
Justify variance by indicating hardship: _____

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: Sini Sullivan

Address: 2543 Creekstone Circle

City: Maryville State: TN Zip: 37804

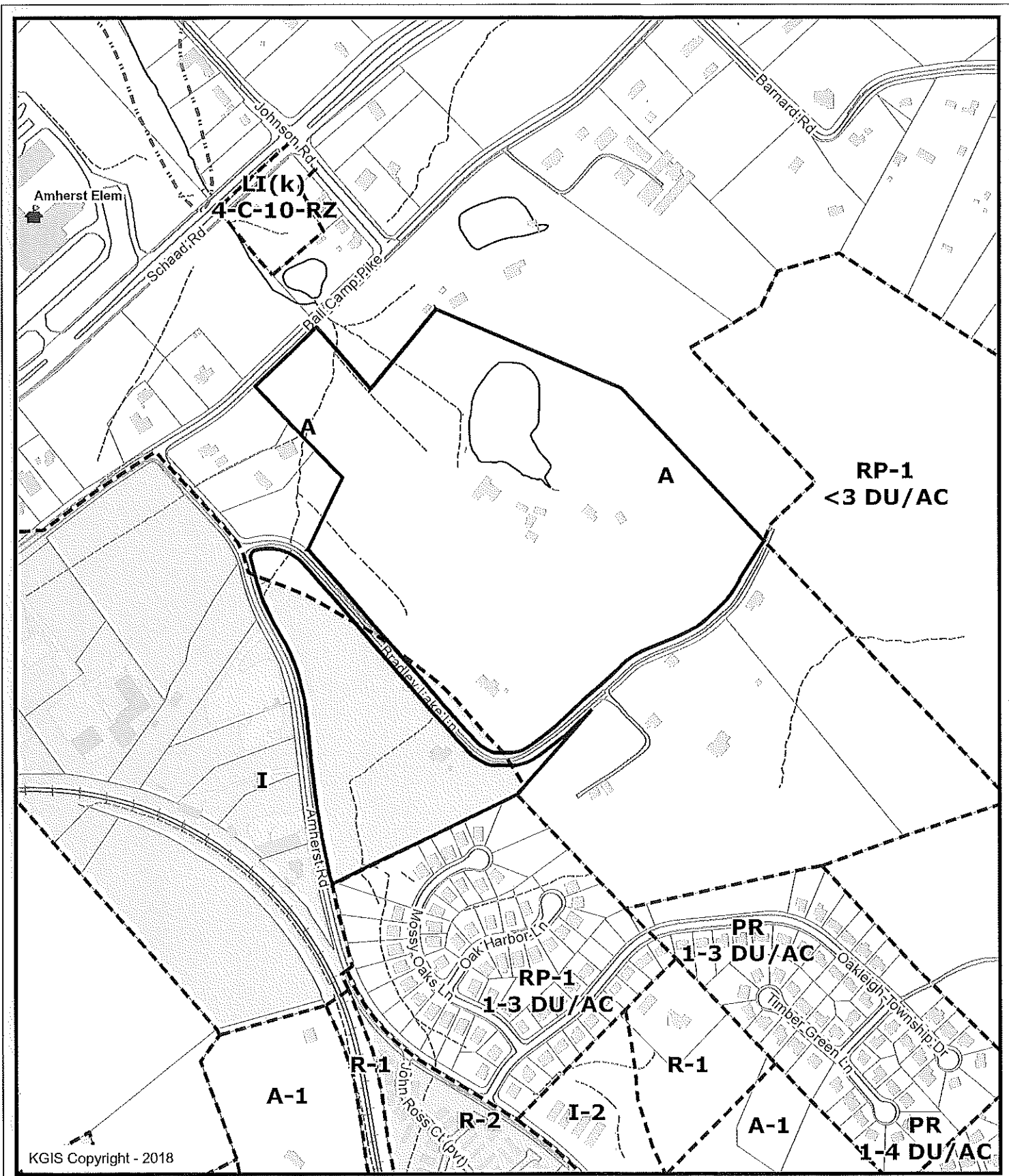
Telephone: (865) 406-7324

Signature: Sini Sullivan

Fax: _____

Date: Oct. 29, 2018

E-mail: Susi and Sini@gmail.com



KGIS Copyright - 2018

Letter Portrait

Printed: 10/29/2018 at 3:54:13 PM

Knoxville - Knox County - KUB Geographic Information System

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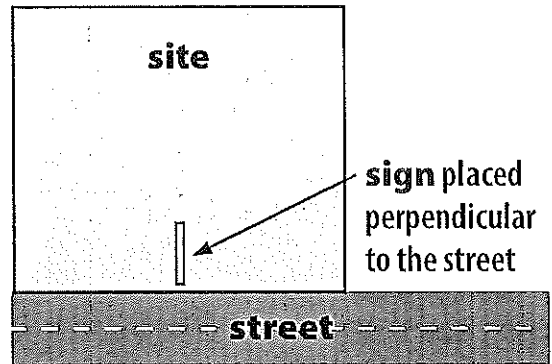
REQUIRED SIGN POSTING AGREEMENT

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 MPC Administrative Rules and Procedures.

At the time of application, MPC 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 MPC 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. MPC 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 MPC 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 MPC 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:

11/28/18 and 12/14/18
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Jim Sullivan

Printed Name: Jim Sullivan

Phone: _____ Email: _____

Date: 10/29/18

MPC File Number: 12-5C-18-C 12-J-18-C