

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

▶ **FILE #:** 12-SD-18-C **AGENDA ITEM #:** 16
 12-L-18-UR **AGENDA DATE:** 12/13/2018

▶ **SUBDIVISION:** HERITAGE WOODS

▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN

OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 144 PART OF 03001 & 154 001

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 1296 Heritage Lake Blvd

▶ **LOCATION:** South end of Heritage Lake Blvd., south of Westland Dr.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Sinking Creek

▶ **APPROXIMATE ACREAGE:** 42.91 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

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

▶ **NUMBER OF LOTS:** 133

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Heritage Lake Blvd, a local street with 26' pavement width within a 50' right-of-way with access out to Westland Dr., a minor arterial street.

▶ **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 42.91 acre tract with 133 detached residential lots at a density of approximately 3.1 du/ac. The proposed subdivision will have access to Heritage Lake Blvd, a local street with access out to Westland Dr., a minor arterial street at two separate locations.

The Knox County Commission approved the rezoning of this property to PR (Planned Residential) at a density of 1-5 du/ac in 1999.

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.

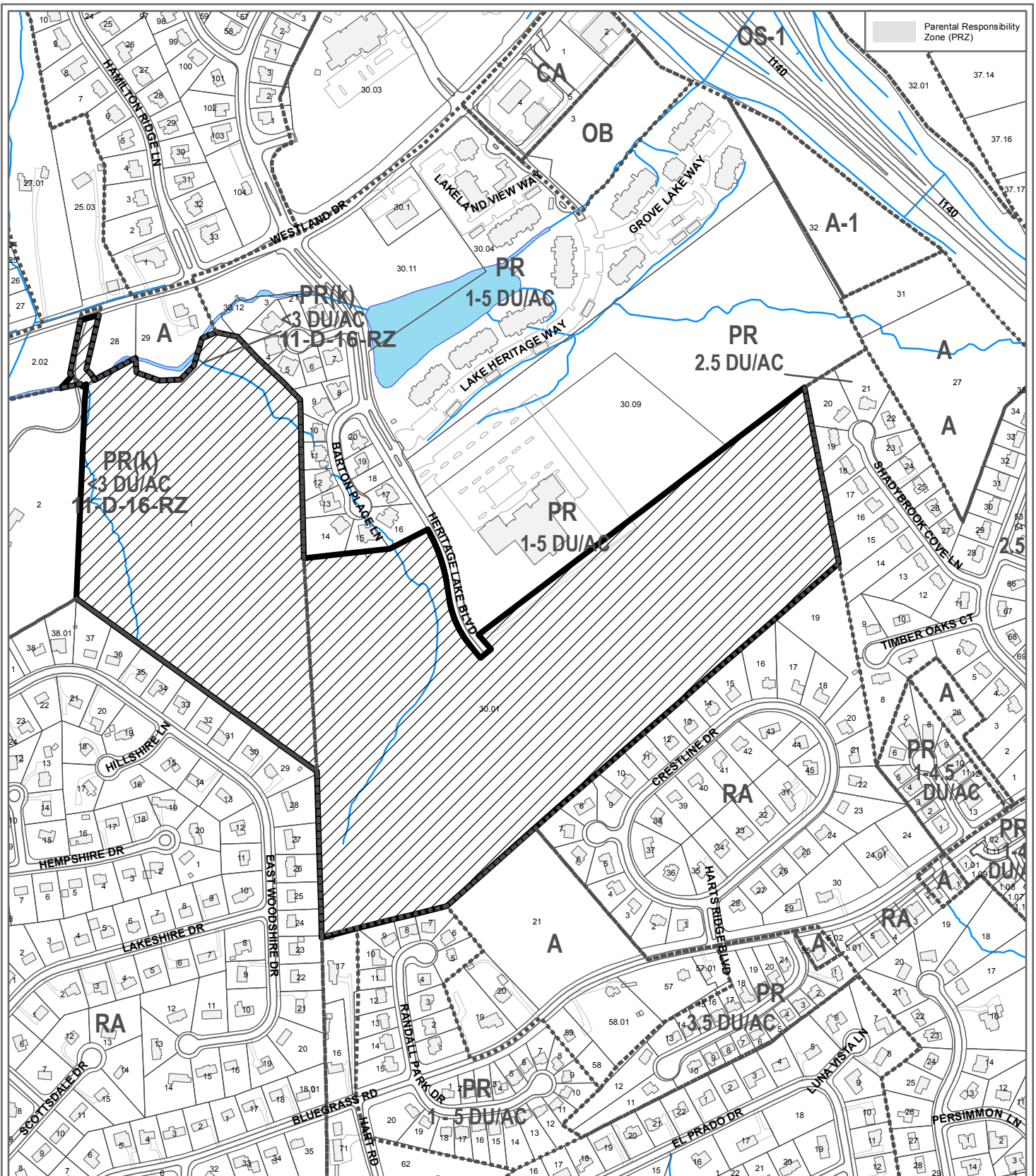
ESTIMATED STUDENT YIELD: 55 (public school children, ages 5-18 years)

Schools affected by this proposal: Northshore Elementary, West Valley Middle, and Bearden 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.



**12-SD-18-C / 12-L-18-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

Petitioner: Sullivan, Jim
Heritage Woods

Map No: 144

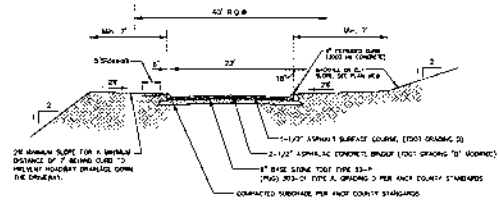
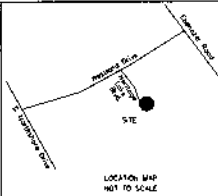
Jurisdiction: County

Original Print Date: 11/15/2018

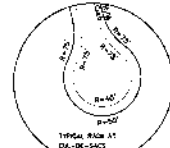
Revised: 12/4/2018

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



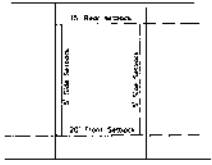


TYPICAL ROADWAY CROSS-SECTION
N.T.S.

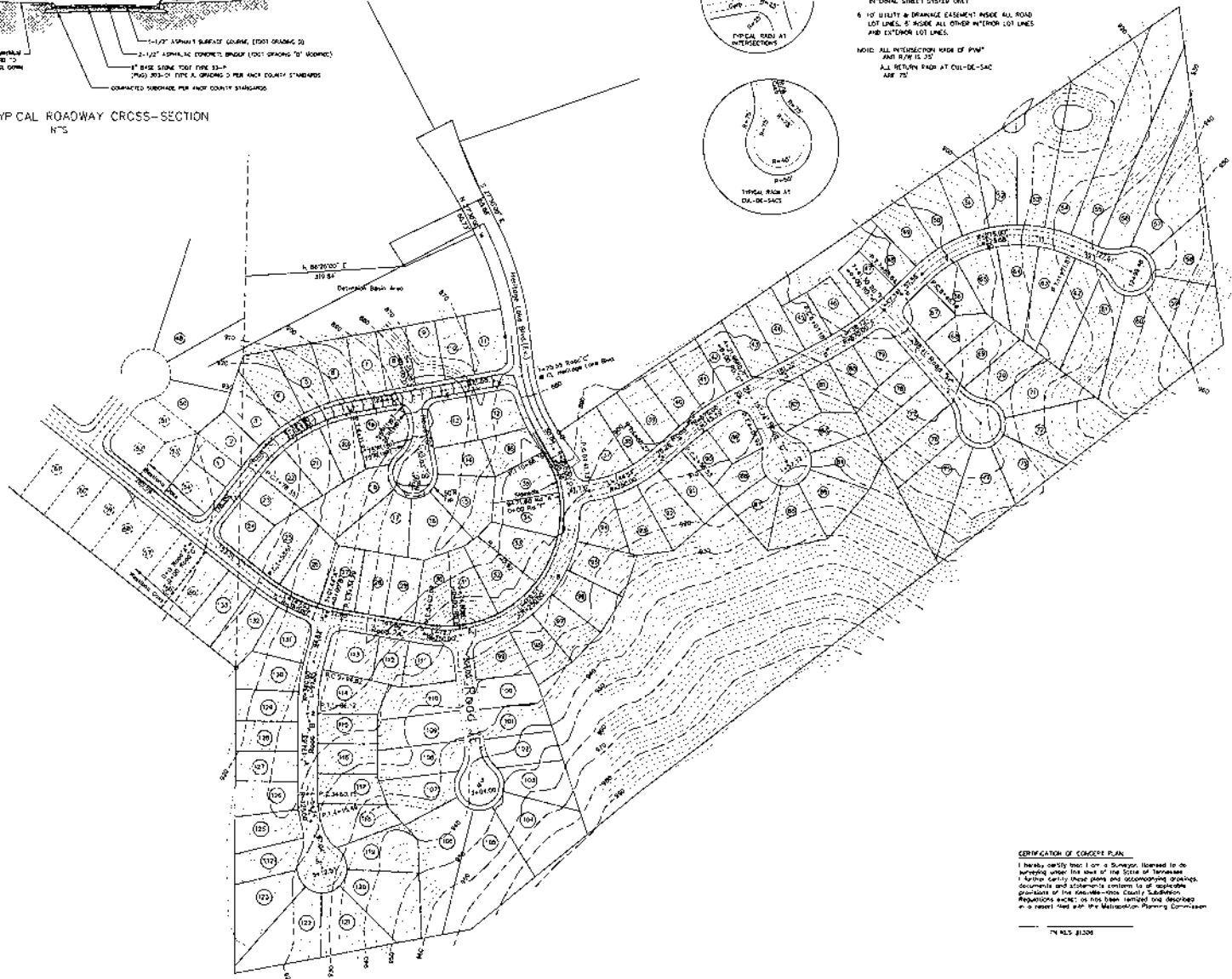


- NOTES:
1. CLT MAP 144, PARCEL 003.01
 2. CLT MAP 154, PART OF PARCEL 001
 3. NO. OF LOTS - 152
 4. AREA SHOWN - 42.91 ACRES
 5. THIS PROPERTY IS ZONED PR
 6. ALL LOTS ON THIS PLAT WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY
 7. TO QUALIFY AS DRAINAGE EASEMENT UNDER ALL ROAD LOT LINES, 5' WIDE ALL OTHER WITHIN LOT LINES AND EXTERIOR LOT LINES.
- NOTE: ALL INTERSECTION WIDE OF 15' AND R/W IS 25'
ALL RETURN ROAD AT CURVE-DE-SAC ARE 20'

NOTE: All setbacks are controlled by 25' setbacks unless otherwise specified.



TYPICAL LOT LAYOUT
N.T.S.

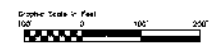


CERTIFICATION OF CONCEPT PLAN
I hereby certify that I am a Surveyor licensed to do surveying under the laws of the State of Tennessee. Further, I certify that these plans and accompanying drawings, documents and statements conform to all applicable provisions of the Tennessee Uniform Land Use Code. Reproduction hereof, in any form, without the signature of the Surveyor is prohibited.

74 925 81208

DESIGNED BY
JIM SULLIVAN
7045 CRESTVIEW CIR
MEMPHIS, TN 38120
PH. 901-242-1244

OWNER:
HERSHE INVESTMENTS, LLC
P.O. BOX 11215
KNOXVILLE, TN 37930
PH. (615) 693-3288



12-30-18-C/10-2-18-02
REVISED
8/1/2018
REVISED CONCEPT PLAN & SITE PLAN
HERITAGE WOODS
CLT MAP 144, PARCEL 003.01
& CLT MAP 154, PART OF PARCEL 001
DISTRICT 6 - KNOX CO., TENN.
SCALE: 1"=100' NOV. 26, 2018

12-SD-18-C - 12-L-18-UR - PP 12-13-18

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



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> Fri, Nov 30, 2018 at 3:33 PM
To: "swd444@gmail.com" <swd444@gmail.com>

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> Fri, Nov 30, 2018 at 4:18 PM
Reply-To: swd444@gmail.com
To: Tom Brechko <tom.brechko@knoxmpc.org>

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> Sun, Dec 2, 2018 at 10:37 AM
To: Dori Caron <dori.caron@knoxmpc.org>

FYI.

Tom
[Quoted text hidden]

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
www.knoxmpc.org

SUBDIVISION - CONCEPT

Name of Applicant: Jim Sullivan
Date Filed: 10/29/18 Meeting Date: 12-13-18
Application Accepted by: Sherry Michienzi
Fee Amount: \$2510⁰⁰ File Number: Subdivision - Concept 12-SD-18-C
Fee Amount: _____ Related File Number: Development Plan 12-L-18-UR

PROPERTY INFORMATION

Subdivision Name: Heritage Woods
Unit/Phase Number: _____
General Location: Westland Drive
west of Bellissippi Parkway
Tract Size: 13.79± No. of Lots: 67
Zoning District: PR 1-5 dufac
Existing Land Use: Ag For Vac
Planning Sector: Southwest County
Growth Policy Plan Designation: Planned Growth
Census Tract: 57.08
Traffic Zone: 2.33
Parcel ID Number(s): 144 pt of 03201
Jurisdiction: City Council _____ District
 County Commission 5 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Scott Davis
Messua Investments
Company: Messua Investments
Address: PO Box 11315
City: Knoxville State: TN Zip: 37939
Telephone: 865-806-8008
Fax: 693-7465
E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
Name: Jim Sullivan
Company: _____
Address: 2543 Creekestown Circle
City: Maryville State: TN Zip: 37804
Telephone: 406-7329
Fax: _____
E-mail: susie and Jim S @ Gmail

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:
Sewer FWD
Water FWD
Electricity LCUR
Gas KUR
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)

APPLICATION CORRESPONDENCE

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

PLEASE PRINT
Name: Jim Sullivan
Company: same as above
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____
Fax: _____
E-mail: _____

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: Jim Sullivan

Address: 9200 25th other side

City: _____ State: _____ Zip: _____

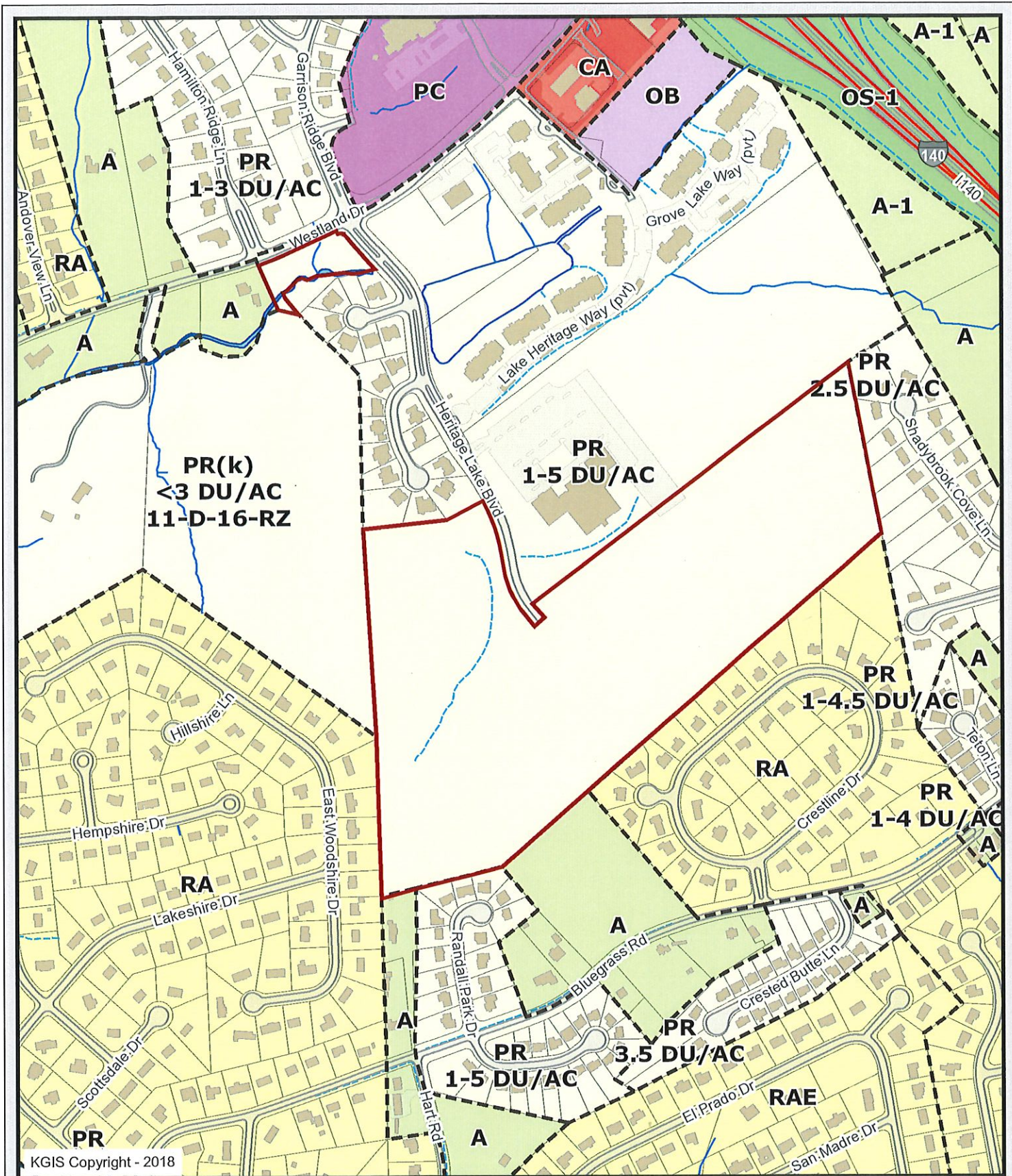
Telephone: _____

Fax: _____

E-mail: _____

Signature: Jim Sullivan

Date: Oct-29-2018

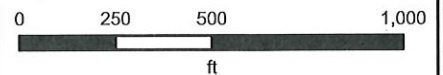


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/30/2018 at 8:36:14 AM



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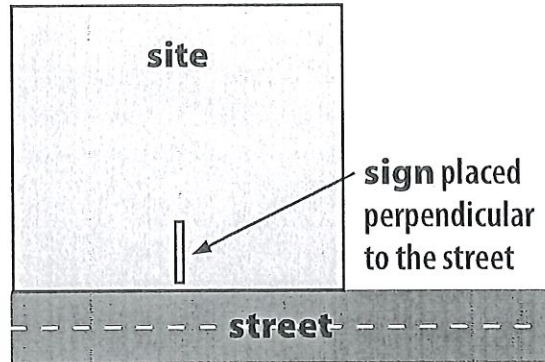
REQUIRED SIGN POSTING AGREEMENT

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:

Nov 28th and Dec 14th
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Jim Sullivan

Printed Name: Jim Sullivan

Phone: 806-8008 Email: _____

Date: 10-30-18

MPC File Number: 12-SD-18-C / 12-L-18-WR