

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

▶ **FILE #:** 7-SD-18-C  
 7-E-18-UR

**AGENDA ITEM #:** 12  
**AGENDA DATE:** 7/12/2018

▶ **SUBDIVISION:** AUTUMN WALK, PHASE 5  
 ▶ **APPLICANT/DEVELOPER:** B & B BUILDERS  
 OWNER(S): Jason Baker

TAX IDENTIFICATION: 47 PART OF 247  
 JURISDICTION: County Commission District 7  
 STREET ADDRESS: 1528 Dry Gap Pike

[View map on KGIS](#)

▶ **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 August 9, 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 August 9, 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.

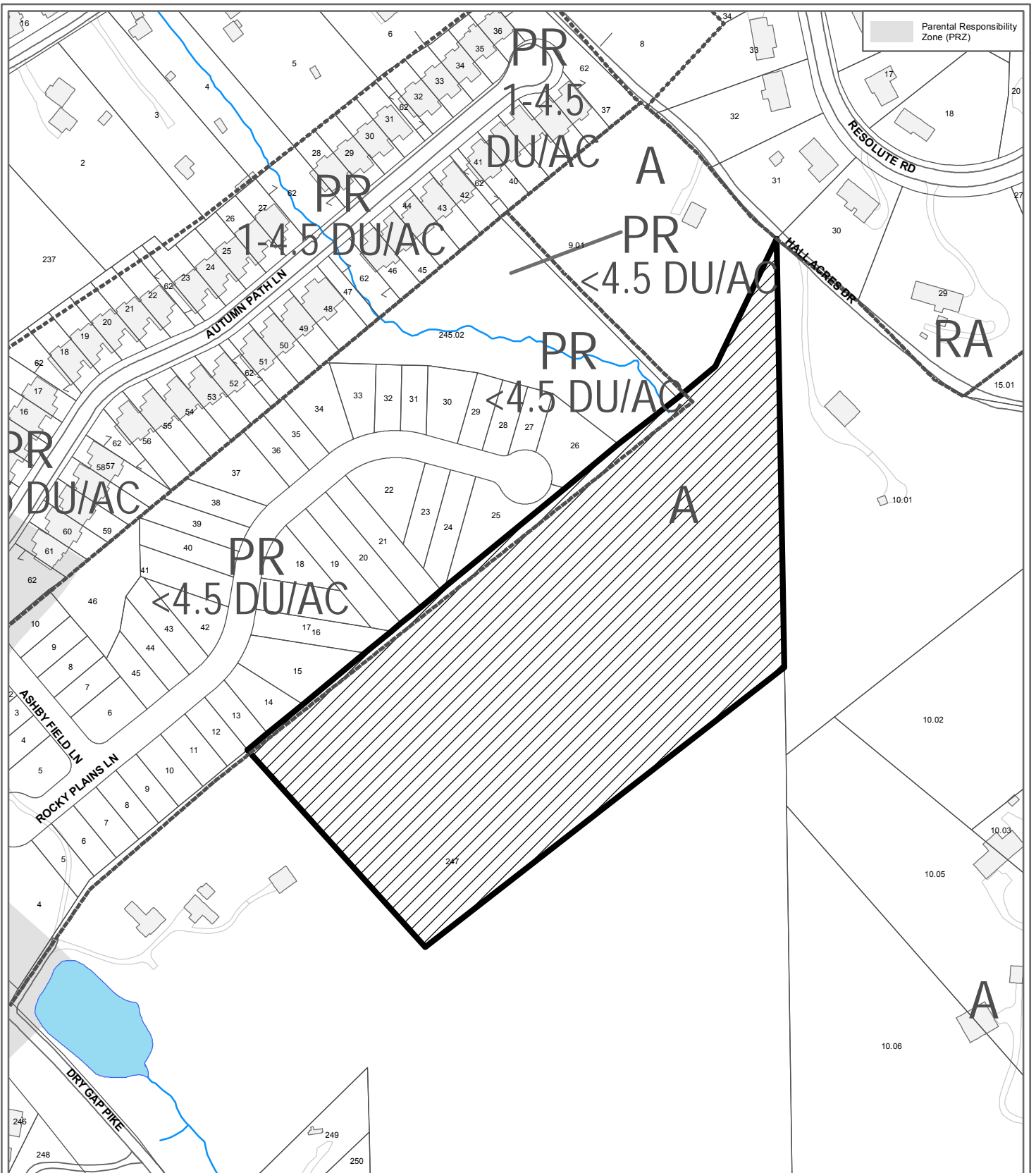
ESTIMATED STUDENT YIELD: 2 (public school children, ages 5-18 years)

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



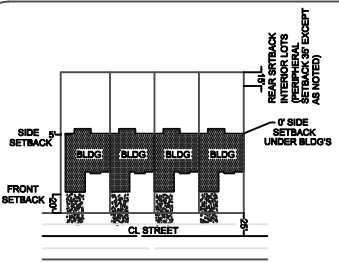
Attached Residential Subdivision in PR (Planned Residential) pending

Map No: 47  
Jurisdiction: County

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



PLAT: 200501100055079

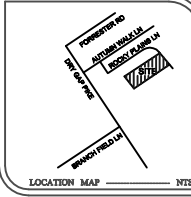
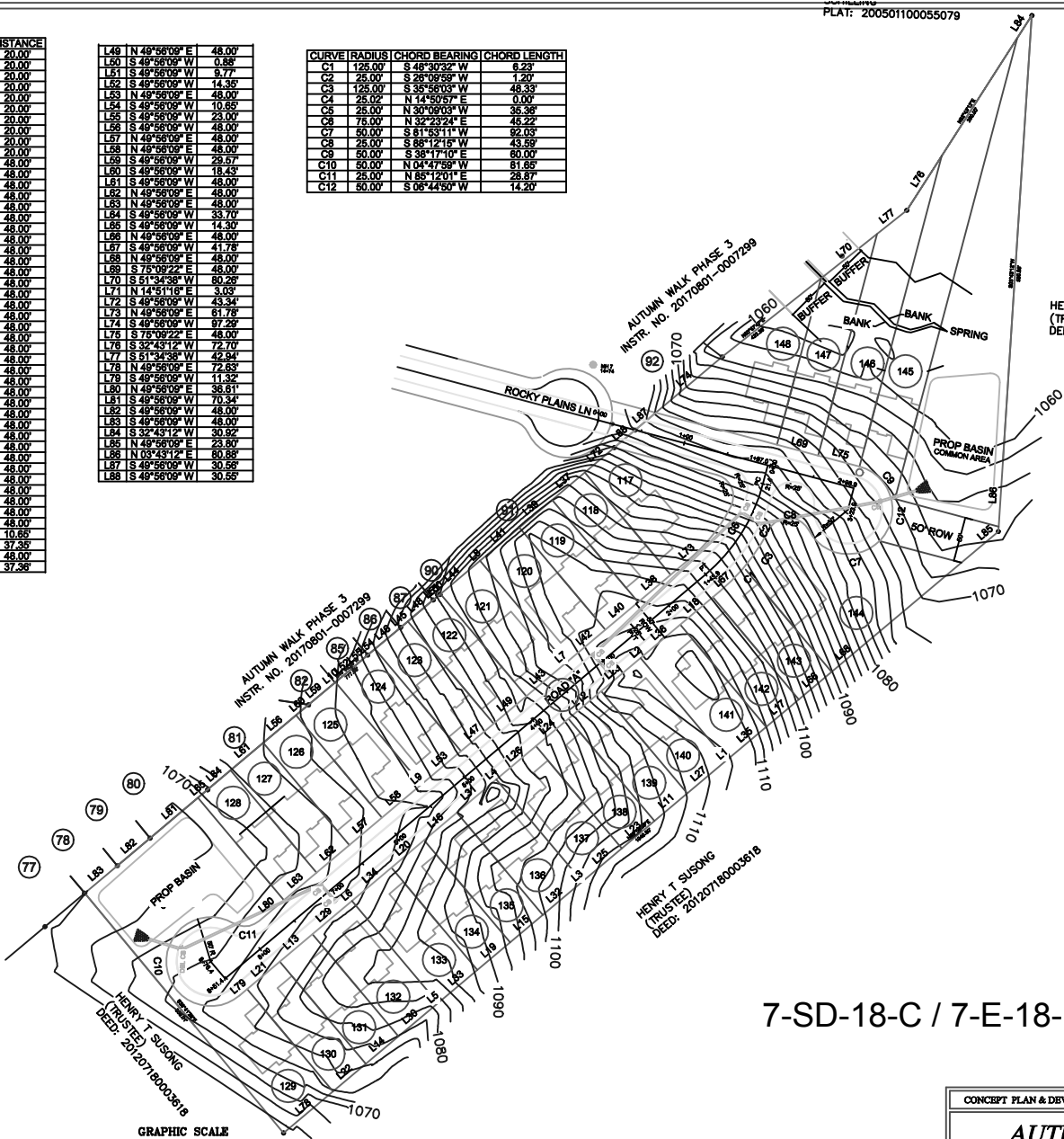


TYPICAL LOT LAYOUT

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°51'16" 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 49°56'09" W	72.70
L77	N 37°34'12" E	42.04
L78	N 49°56'09" E	72.83
L79	S 49°56'09" W	11.32
L80	N 49°56'09" E	36.81
L81	S 49°56'09" W	70.34
L82	N 49°56'09" E	48.00
L83	S 49°56'09" W	48.00
L84	N 32°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	S 48°30'22" W	8.28
C2	S 28°09'59" W	1.20
C3	S 35°56'03" W	48.39
C4	N 14°56'09" E	0.07
C5	N 30°09'03" W	35.36
C6	N 32°23'24" E	45.22
C7	S 81°53'11" W	92.03
C8	S 86°12'16" W	43.59
C9	S 89°11'10" W	80.07
C10	N 04°47'58" W	81.85
C11	N 85°12'01" E	28.87
C12	S 06°44'50" W	14.20



- LEGEND**
- @ BM SURVEY BENCH MARK
  - @ BM PHONE MANHOLE
  - @ BM WATER MANHOLE
  - @ BM STORM DRAIN MANHOLE
  - @ CB CURB BASH
  - @ SP SERVICE POLE
  - @ CP POWER POLE
  - @ HW HIGHWAY
  - @ FH FIRE HYDRANT
  - @ FV FRETION VALVE
  - @ MW METER WELL
  - @ WM WATER METER
  - @ LS LIGHT SIGN
  - @ CO CLEAOUT
  - @ EL ELECTRIC BOX
  - @ SF STRIP PIPE
  - @ M M GAS METER
  - @ FL FLOOR LINE
  - @ RD (OLD) ROAD (OLD)
  - @ RD (NEW) ROAD (NEW)
  - @ CP CORRUGATED METAL PIPE
  - @ RC REINFORCED CONCRETE PIPE
  - @ W WATER LINE
  - @ E GAS LINE
  - @ EE OVERHEAD ELECTRIC
  - @ UE UNDERGROUND ELECTRIC
  - @ PE OVERHEAD PHONE LINE
  - @ UP UNDERGROUND PHONE LINE
  - @ UU UNDERGROUND UTILITY LINE
  - @ UH UNDERGROUND UTILITY LINE
  - @ M METAL MANHOLE

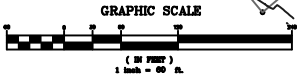


**CONCEPT DEVELOPER**  
 Richard E. Lemay  
 1000  
 Knoxville, Tennessee 37918  
 615-521-1000

Scale:  
 1" = 40'

- SITE UTILITIES**
- SANITARY SEWER : BALLBLADE POWER
  - WATER : NORTHBAST 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: 29159718-000618
  - 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.
  - NEIGHBORS 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' SHEET: 5521-CP5

# 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 Ln 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