

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

► **FILE #:** 7-SF-18-C
7-K-18-UR

AGENDA ITEM #: 14
AGENDA DATE: 7/12/2018

► **SUBDIVISION:** BERRY PATCH FARMS SUBDIVISION

► **APPLICANT/DEVELOPER:** BRYAN PETETT

OWNER(S): Bryan Petett

TAX IDENTIFICATION: 28 13801 & 225

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4407 McCloud Rd

► **LOCATION:** Northwest side of McCloud Rd., southwest of Medaris Dr.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 44 acres

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

► **EXISTING LAND USE:** Agricultural/vacant land

► **PROPOSED USE:** Detached Residential Subdivision

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

► **NUMBER OF LOTS:** 116

SURVEYOR/ENGINEER: Sterling Engineering

ACCESSIBILITY: Access is via McCloud Rd., a minor collector street with a 20' pavement width within a 50' 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 44 acre tract with 116 detached residential lots at a density of 2.64 du/ac. The proposed subdivision will have access to McCloud Rd., a minor collector street.

The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 3.5 du/ac on March 8, 2018 (3-C-18-RZ). The Knox County Commission approved the rezoning to PR (Planned Residential) at a density of up to 3.5 du/ac on April 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.

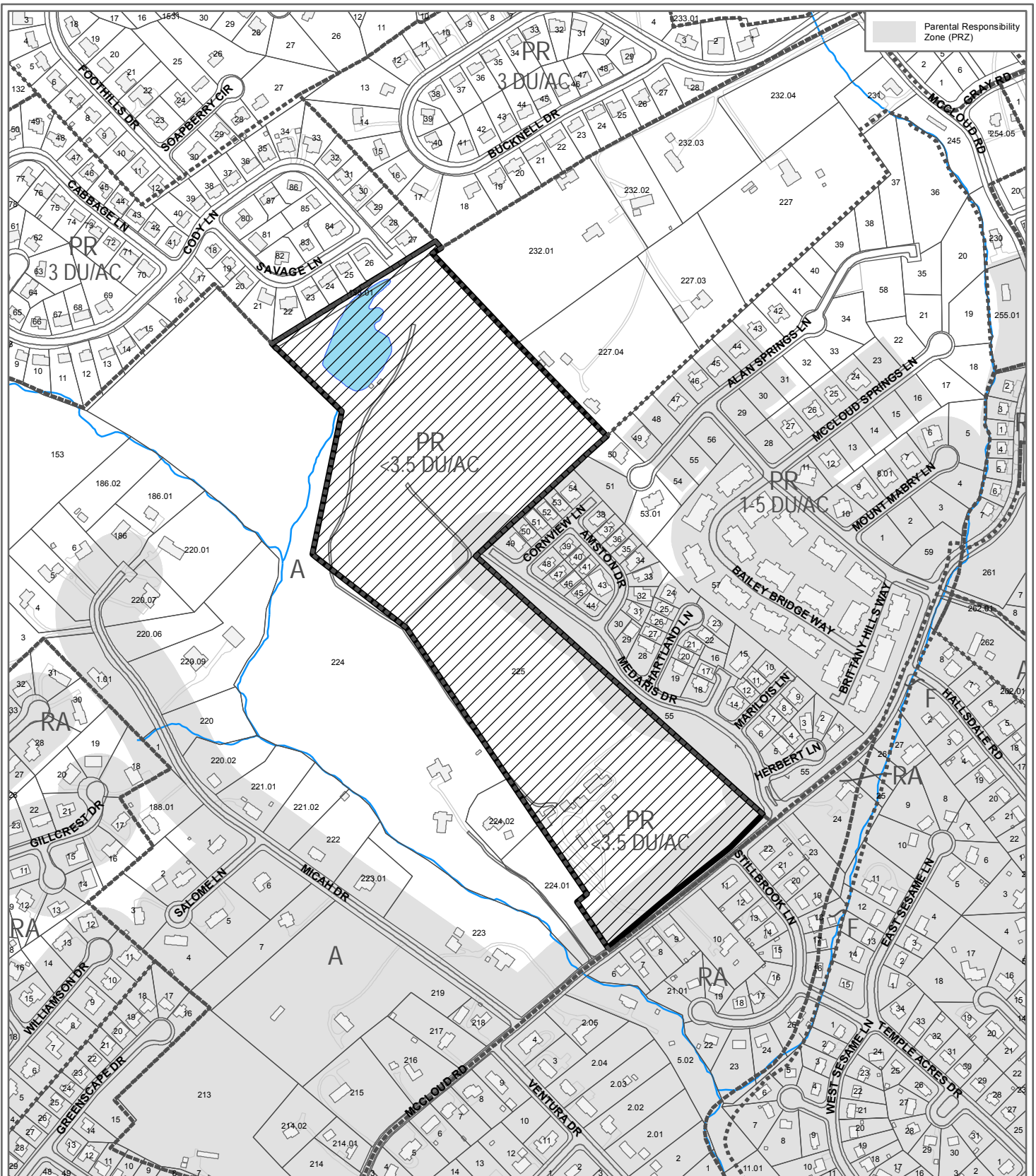
ESTIMATED STUDENT YIELD: 48 (public school children, ages 5-18 years)

Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls 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-SF-18-C / 7-K-18-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

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

Revised:

Petitioner: Petett, Bryan
Berry Patch Farms Subdivision

Map No: 28

Jurisdiction: County

0 500
Feet



☒ **Use on Review** ☐ **Development Plan**Name of Applicant: BRYAN PETETTDate Filed: 5/29/18 Meeting Date: 7/12/18Application Accepted by: BmsseanFee Amount: \$3980 File Number: Development Plan 7-SF-18-CFee Amount: \$18900 File Number: Use on Review 7-K-18-UR**PROPERTY INFORMATION**NW side McCLOUD Rd, NE of Micah Dr.Address: 4407 M^CCLOUD ROADGeneral Location: ADJACENT TOPETERSON PLACETract Size: 44 AC. No. of Units: 116Zoning District: PR LESS THAN 3.5 du/ac.Existing Land Use: AGRICULTUREPlanning Sector: NORTH COUNTY LDRSector Plan Proposed Land Use Classification: LDR~~SINGLE FAMILY (MAX 3.5 du/ac.)~~Growth Policy Plan Designation: PLANNED GROWTHCensus Tract: 62.02Traffic Zone: 185Parcel ID Number(s): 028 225 & 13801Jurisdiction: ☐ City Council ☐ District☒ County Commission 7 District**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: BRYAN PETETT

Company: _____

Address: 1448 HIRST CIRCLECity: KNOX CITY State: TN Zip: 37772Telephone: 865-604-9936

Fax: _____

E-mail: bpetett@gmail.com**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: DERICK JONESCompany: STERLING ENGINEERING.Address: 1020 WILLIAM BLOUNT DRIVECity: MARYVILLE State: TN Zip: 37801Telephone: 865-984-3905

Fax: _____

E-mail: sdjones@sterling.us.com**APPROVAL REQUESTED**☒ **Development Plan:** ☒ Residential ☐ Non-Residential☐ **Home Occupation** (Specify Occupation)☐ **Other** (Be Specific)**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, whose signatures are included on the back of this form.

Signature: _____

PLEASE PRINT

Name: S. DERICK JONESCompany: STERLING ENGINEERING.Address: 1020 WILLIAM BLOUNT DRIVECity: MARYVILLE State: TN Zip: 37801Telephone: 865-984-3905E-mail: sdjones@sterling.us.com

(If more space is required attach additional sheet.)

Name

Address

City

State

Zip

Owner

Option

Name Joe D. Fox
JOE D FOX

Address • City • State • Zip
7722 Hill Rd Knoxville TN 37938

Owner	Option
<u>✓</u>	

Bryan Peffett

1448 Hirst Cir Lenoir City TN 37772

Figure 1 consists of two line graphs. The left graph shows a linear increase in the rate of reaction with temperature. The right graph shows a sharp increase in the rate of reaction with temperature, leveling off at higher temperatures.