

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

▶ **FILE #:** 5-SA-18-C
 5-B-18-UR

AGENDA ITEM #: 11
AGENDA DATE: 6/14/2018

POSTPONEMENT(S): 5/10/2018

▶ **SUBDIVISION:** BULLARD FARM
 ▶ **APPLICANT/DEVELOPER:** EAGLE CDI, INC.
 OWNER(S): Dan Mitchell

TAX IDENTIFICATION: 106 B A 001

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 1744 Ferd Hickey Rd

▶ **LOCATION:** East side Ferd Hickey Rd., southeast of Piney Church Rd.

SECTOR PLAN: Northwest County

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

WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 17.5 acres

▶ **ZONING:** RP-1 (Planned Residential) pending

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area is primarily developed with low to medium density residential uses under A-1, R-1, R-1A and RP-1 zoning.

▶ **NUMBER OF LOTS:** 53

SURVEYOR/ENGINEER: SEC, LLC

ACCESSIBILITY: Access is via Ferd Hickey Rd., a local street with 21' of pavement width within 50' of right-of-way, and Pinetree Ln, a local street with 26' of pavement width within 50' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

- 1) Reduce centerline radius on Dorothy Bell Lane from 250' to 125' at STA 6+34 to 7+97, 10+19 to 11+94, and 12+75 to 13+99.
- 2) Reduce centerline radius on Dorothy Bell Lane from 250' to 150' at STA 15+59 to 16+28.
- 3) Reduce tangent on Dorothy Bell Lane from 50' to 37' at STA 16+28 to 17+20.
- 4) Reduce K value on Dorothy Bell Lane from 25 to 20 at STA 0+90.35 to 3+92.50.

STAFF RECOMMENDATION:

▶ **POSTPONE** the Concept Plan application until the July 12, 2018 MPC meeting as requested by the applicant.

The applicant has requested the postponement to allow time to address comments from staff.

- **POSTPONE the Use on Review application until the July 12, 2018 MPC meeting as requested by the applicant.**

COMMENTS:

The applicant is proposing to develop this 17.5 acre tract with 53 detached residential lots (3.02 du/ac). The proposed subdivision will have access to Ferd Hickey Rd. and could have access to Pinetree Ln. if feasible based on grades.

MPC recommended rezoning this property from A-1 to RP-1 up to 4 du/ac in April 2018 (4-L-18-RZ) and City Council postponed consideration from May 11, 2018 until June 5, 2018.

ESTIMATED TRAFFIC IMPACT: 578 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

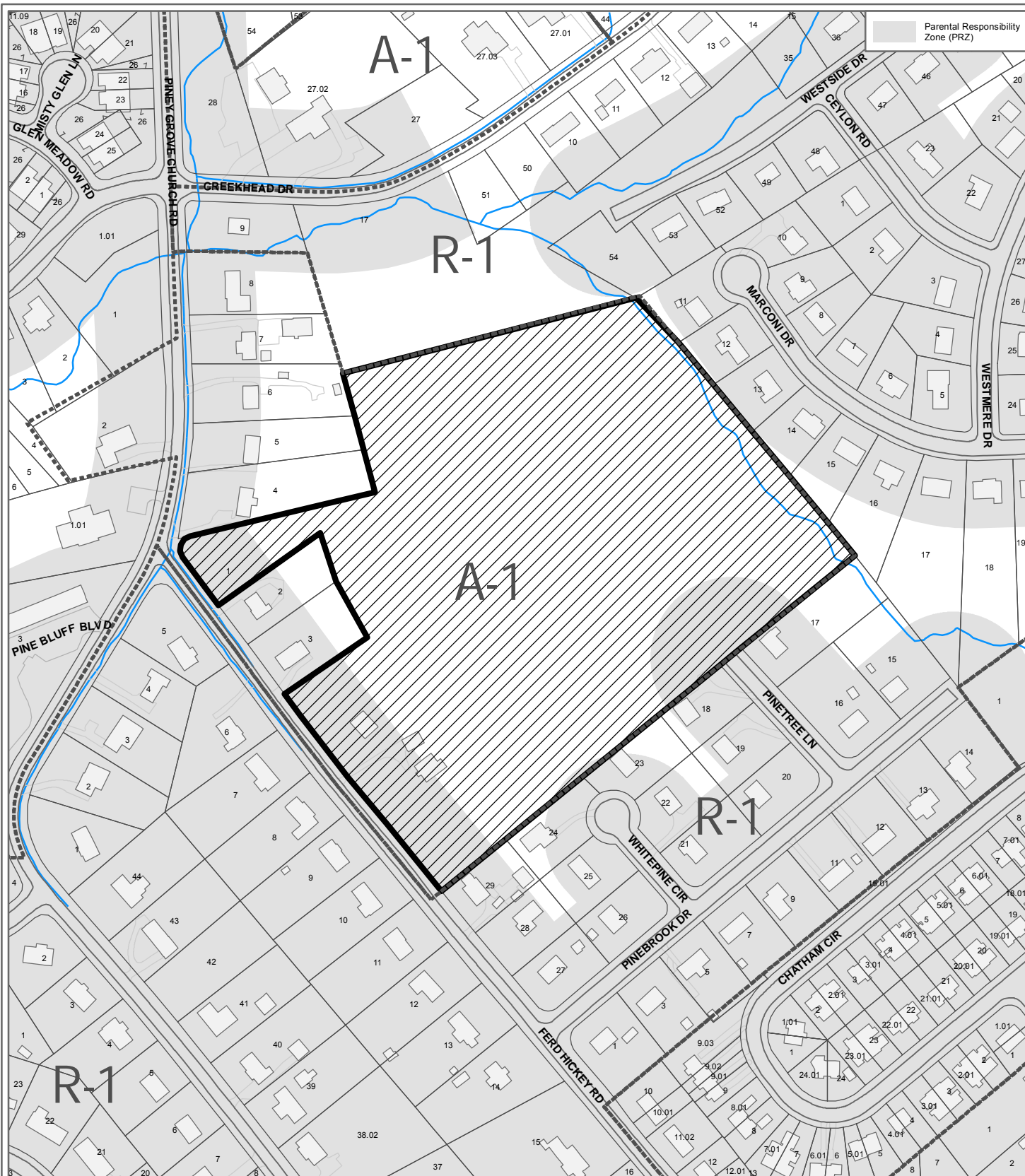
ESTIMATED STUDENT YIELD: 22 (public school children, ages 5-18 years)

Schools affected by this proposal: West Hills Elementary, Bearden 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.

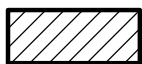
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



**5-SA-18-C / 5-B-18-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Eagle CDI, Inc.
Bullard Farm

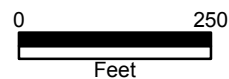


Detached residential subdivision in RP-1 (Planned Residential) pending

Original Print Date: 4/16/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

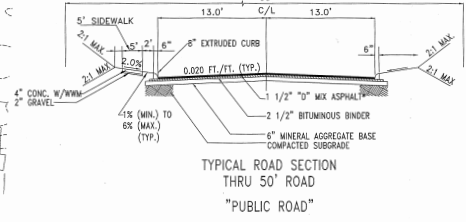
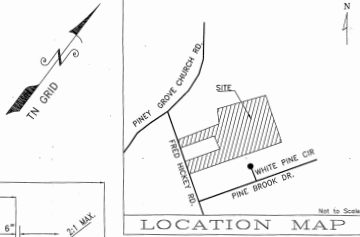
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 106
Jurisdiction: City



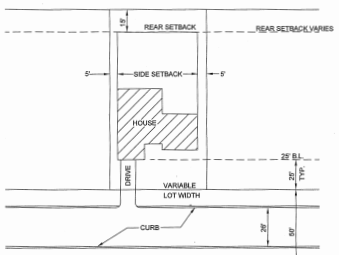


NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ASCE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL. OSHA RULES SHALL BE ABIDED BY.



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

- NOTES:
1. ALL DIMENSIONS AND AREAS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' ORANGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXISTING LOT LINES AND ROAD LINES 5' EACH SIDE OF EXISTING LOT LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF DOROTHY BELL LANE AS INDICATED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 1.500 ACRES AND IS SUBDIVIDED INTO 52 SINGLE FAMILY LOTS.
 5. RP-1 ZONING IS IN FULL FORCE.
 6. CONDITIONS PROVIDED BY KNOXVILLE, WOOD COUNTY COS, BOUNDARY AND ROAD PROFILES ARE BASED ON KGL.
 7. UTILITIES:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRIC: KNOXVILLE UTILITIES BOARD
SEE KNOXVILLE UTILITIES BOARD TELEPHONE AT A T
 8. THE SUBDIVISION HAS A HOME OWNERS ASSOCIATION.
 9. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT: 25'
SIDE: 15'
REAR: 15'
 10. MINIMUM REQUIREMENTS:
a) REQUEST REDUCTION CENTERLINE RADIUS FROM 250' TO 125' AT STA. 6+24 TO 7+07, 10+19 TO 11+04, AND 12+17 TO 12+48, DOROTHY BELL LANE.
b) REQUEST REDUCTION CENTERLINE RADIUS FROM 250' TO 150' AT STA. 15+59 TO 16+28, DOROTHY BELL LANE.
c) REQUEST REDUCTION OF TRANSIT FROM 50' TO 37.5' FROM STA. 16+28 TO STA. 17+20.
d) REQUEST REDUCTION OF 4' RADIUS FROM 25.0 TO 20.0 IN THE ROAD PROFILE AT STA. 16+28 TO 3+02.30, DOROTHY BELL LANE.
 11. BARRIER REDUCTION OF 4' RADIUS FROM 25.0 TO 20.0 IN THE ROAD PROFILE AT STA. 16+28 TO 3+02.30, DOROTHY BELL LANE.
 12. ALL ROADS IN THE SUBDIVISION ARE PUBLIC ROADS WITH 50' RIGHT-OF-WAY AND 25' WIDE PAVEMENT.
 13. VEHICLE ACCESS FOR ALL LOTS IS LIMITED TO REAR ROAD SYSTEM ONLY EXCEPT LOTS 1-4 SHALL HAVE ACCESS FROM REAR ROAD.
 14. FOR LOTS 21-22 AND 27-28 SET SHALL BE ONE FOOT ABOVE THE POND BEING.
 15. EACH WARE ELEVATION IS SET BASED ON MASH BY DESIGN.
 16. THE LANDSCAPE SHALL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.



TYPICAL LOT LAYOUT
1" = 40'



CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.

ENGINEER
TENNESSEE CERTIFICATE NO.
SITE ADDRESS:
1744 FRED HICKEY ROAD
KNOXVILLE, TENNESSEE 37909
OWNER/DEVELOPER:
EAGLE CDL INC
P. O. BOX 756
SEYMOUR, TN 37865
PHONE: (865) 609-8874
FAX: (865) 609-6811
EMAIL: ecdl@eagledcd.com

NOC:

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
809 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9899
E-MAIL: wrghib@seengineering.com
www.southlandengineering.com

DESIGNED	APPROVED
WAR	ENGINEER
DRAWN	WAR
CHECKED	WAR

SCALE
HORIZONTAL: 1" = 50'
CONTOUR INTERVAL: 2'
DATE
3-14-2017

DEED REFERENCES:
INST. # 201510220025401
SCALE IN FEET
0 50 100

CONCEPT PLAN
BULLARD FARM SUBDIVISION
ON FRED HICKEY ROAD
CLT MAP 1068A, PARCEL 001
CITY BLOCK 46860, CITY OF KNOXVILLE
DISTRICT 5, KNOX COUNTY, TENNESSEE

ECDI-03-14-18-CP
SHEET 1 OF 2 SHEETS

1"=50'

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KnoxMPC Mail - Fwd: Schaad Road (4-SA-18-C) and Bullard Farm (5-SA-18-C)
5-SA-18-C-PP-6-14-18



Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Fwd: Schaad Road (4-SA-18-C) and Bullard Farm (5-SA-18-C)

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org> Fri, Jun 1, 2018 at 9:08 AM
To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

This is a request to postpone the two cases until the July 12, 2018 MPC meeting.

----- Forwarded message -----

From: **Wanis Rhegbi** <wrghebi@sengconsultants.com>
Date: Fri, Jun 1, 2018 at 8:29 AM
Subject: Schaad Road (4-SA-18-C) and Bullard Farm (5-SA-18-C)
To: Mike Reynolds <mike.reynolds@knoxmpc.org>

Hi Mike, I hope you are doing great, please postpone these two projects to July meeting.

Thanks

Wanis Rghebi, MBA, M.S., B.S.M.E., P.E., R.L.S., CPESC, CPSWQ, CFM

Hydrologist, Hydraulic Engineer

Professional Engineer (Alabama, Tennessee)
Chief Civil Engineer/Management

Certified Flood Plain Manager

Southland Engineering Consultants, LLC

4909 Ball Road

Knoxville, TN 37931

Phone: 865-694-7756

Fax: 865-693-9699

<mailto:wrghebi@sengconsultants.com>

www.southlandengineeringusa.com

5/2/2018

KnoxMPC Mail Fwd: 4-SA-18-C (Schaad Rd.) & 5-SA-18-C/5-B-18-UR (Bullard Farm)

5-SA-18-C-5-B-18-UR_PP-5-10-18
Gmail
by Google

Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Fwd: 4-SA-18-C (Schaad Rd.) & 5-SA-18-C/5-B-18-UR (Bullard Farm)

1 message



Mike Reynolds <mike.reynolds@knoxmpc.org> Wed, May 2, 2018 at 8:02 AM
To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

This 30 day postponement request includes two different applications; 4-SA-18-C (Schaad Road Development) and 5-SA-18-C / 5-B-18-UR (Bullard Farm - Eagle CDI, Inc.).

----- Forwarded message -----

From: **Wanis Rhegbi** <wrghebi@sengconsultants.com>
Date: Tue, May 1, 2018 at 5:32 PM
Subject: Re: 4-SA-18-C (Schaad Rd.) & 5-SA-18-C/5-B-18-UR (Bullard Farm)
To: Mike Reynolds <mike.reynolds@knoxmpc.org>

Mike please postpone Schaad Road and Bullard Farm for next MPC meeting
Thanks
Sent from my iPhone

On May 1, 2018, at 4:30 PM, Mike Reynolds <mike.reynolds@knoxmpc.org> wrote:

Wanis,

Please send me a postponement request for both of these projects.

Thanks! Mike

Michael Reynolds, AICP
Senior Planner

Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

p 865-215-3827
f 865-215-2068

M P C

METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

SUBDIVISION - CONCEPT

RECEIVED

MAR 22 2018

Metropolitan
Planning Commission

Name of Applicant: Eagle CDI, INC

Date Filed: 3-22-18 Meeting Date: 5-10-18

Application Accepted by: Sherry Michienzi

Fee Amount: \$2090⁰⁰ File Number: Subdivision - Concept 5-SA-18-C

Fee Amount: _____ Related File Number: Development Plan (5-B-18-UR)

PROPERTY INFORMATION

Subdivision Name: Bullard Farms S/D
on E Fred Hickey Rd

Unit/Phase Number: 1

General Location: on Fred Hickey Rd
South of Piney Grove church Rd
east

Tract Size: 17.50± No. of Lots: 53

Zoning District: A-1

Existing Land Use: vacant

Planning Sector: Northwest County

Growth Policy Plan Designation: _____

Census Tract: 46.15

Traffic Zone: 217

Parcel ID Number(s): 1060BA001

Jurisdiction: City Council 3 District
 County Commission _____ District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUB

Water KUB

Electricity KUB

Gas KUB

Telephone AT&T

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: Dan Mitchell

Company: Eagle CDI, INC

Address: P.O. Box 756

City: SEYMOUR State: TN Zip: 37865

Telephone: 865-609-8874

Fax: 865-609-6811

E-mail: Dan@eaglecdi.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: WANIS A. Rghebi

Company: SEC, LLC

Address: 4909 Ball Rd

City: KNOXVILLE State: TN Zip: 37931

Telephone: 865-693-9756

Fax: 865-693-9699

E-mail: wrghebi@sengconsultants.com

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: _____

Company: _____

Address: Same as above

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

VARIANCES REQUESTED

1. Justify variance by indicating hardship: Reduce @ Reduce from 250' to 125' at Stations 6+34 7+97 & 10+19 to 11+94 and 12+75 to 13+99.

2. Justify variance by indicating hardship: Reduce @ Radius from 250' to 150' at Sta. 8+59 to 16+28

3. Justify variance by indicating hardship: Reduce tangent from 50' to 37' at Station 16+28 to 17+20

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: Dan Mitchell

Address: P.O. Box 756

City: Seymour State: TN Zip: 37865

Telephone: 865-609-8871

Signature:  President Eagle Creek

Fax: 865-609-6811

Date: 3/21/2018

E-mail: Dan@eaglecreek.com