

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

▶ **FILE #:** 5-SA-18-C
 5-B-18-UR

AGENDA ITEM #: 10
AGENDA DATE: 5/10/2018

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

TAX IDENTIFICATION: 106 B A 001
 JURISDICTION: City Council District 3
 STREET ADDRESS: 1744 Ferd Hickey Rd

[View map on KGIS](#)

▶ **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 June 14, 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 June 14, 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 will consider the rezoning in May 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.

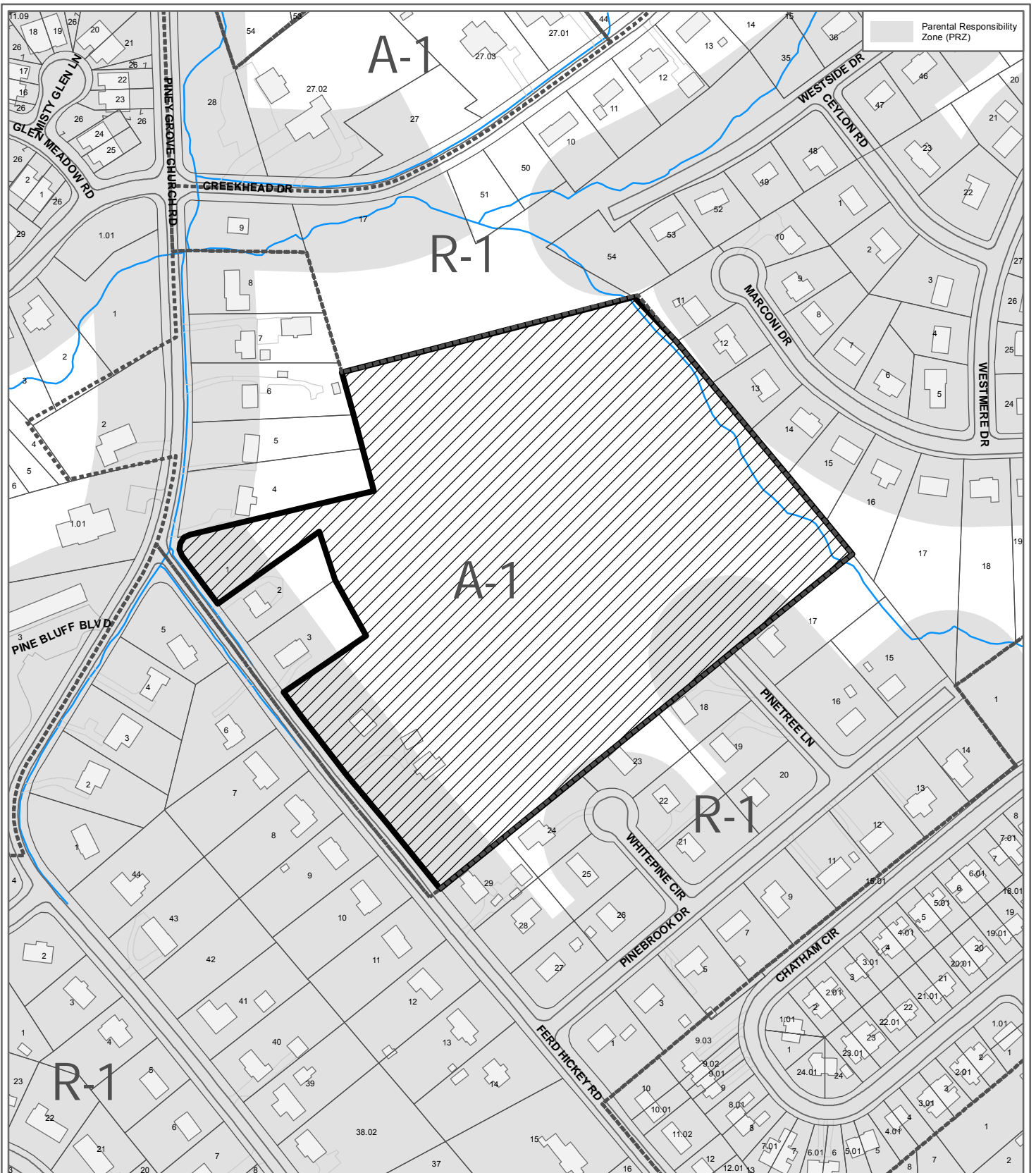
ESTIMATED STUDENT YIELD: 22 (public school children, ages 5-18 years)

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

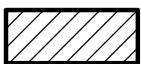
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. 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**



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

Original Print Date: 4/16/2018

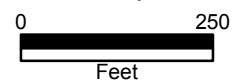
Revised:

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

Petitioner: Eagle CDI, Inc.
Bullard Farm

Map No: 106

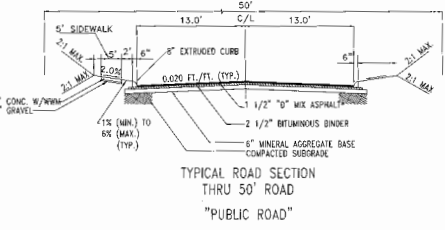
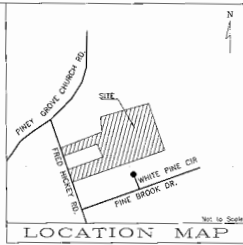
Jurisdiction: City



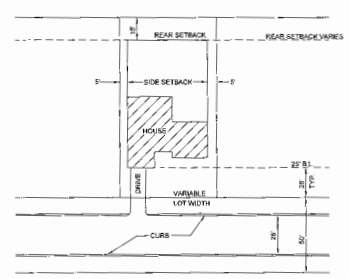


NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHIELD AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AN APPROPRIATE 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 FURTHER WORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.



- NOTES:**
- ALL DIMENSIONS AND LOCATIONS ARE SCALED AND SUBJECT TO CHANGE IN THE FIELD PLAN.
 - A 1' OF DRAINAGE GRADY AND CONSERVATION TRENCHES SHALL BE KEPT ALONG ALL EXTERIOR LOT LINES AND ROAD LINES TO EACH SIDE OF INTERIOR LOT LINES.
 - A 12" COUNTRY FURNACE SHALL BE LOCATED AT EACH END OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - ONE PROPERTY CORNER IMPROVEMENTS SHALL BE LOCATED AT EACH END OF 30' DRAINAGE AND 25' DRAINAGE LINES.
 - NO 12" DRAINAGE LINES SHALL BE INSTALLED.
 - CONTRIBUTION PROVIDED BY NEIGHBOR, WORK COUNTY CODE, DRAINAGE AND ROAD DEPARTMENTS SHALL BE BASED ON RECORDS.
 - UTILITIES:
 - WATER: UNKNOWN UTILITIES BOARD
 - SEWER: UNKNOWN UTILITIES BOARD
 - ELECTRIC: UNKNOWN UTILITIES BOARD
 - SEE: UNKNOWN UTILITIES BOARD
 - TELEPHONE: AT & T
 - THE SUBDIVISION SHALL BE A HOME OWNERS ASSOCIATION.
 - BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
 - FRONT: 25'
 - REAR: 15'
 - SIDE: 5'
 - CONSERVATION:
 - (A) REDUCED REDUCTION CENTERLINE WIDTH FROM 250' TO 120' AT STA. 6+24 TO 7+07, 10+19 TO 11+04 AND 12+15 TO 12+16 CORNER BELL LANE.
 - (B) REDUCED REDUCTION CENTERLINE WIDTH FROM 250' TO 150' AT STA. 15+29 TO 16+28 CORNER BELL LANE.
 - (C) REDUCED REDUCTION OF TANGENT FROM 50' TO 37.5' FROM STA. 16+28 TO STA. 17+00.
 - ALL RIGHTS IN THE SUBDIVISION ARE PUBLIC RIGHTS WITHIN THE 50' OF RIGHT-OF-WAY AND 20' WIDE RIGHT-OF-WAY.
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO EXTERIOR ROAD RIGHT-OF-WAY ONLY EXCEPT LOTS 1-4 LABEL.
 - HOSE ACCESS FROM EXTERIOR ROAD.
 - FOR LOTS 21-22 AND 21-23 SETBACK SHALL BE ONE FOOT ABOVE THE ROAD BERM.
 - STREET NAME EXTENSION IS SET BACK TO MATCH BERM.
 - 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

5-SA-18-C
5-B-18-UR
3/22/2018

OWNER/DEVELOPER:
EAGLE CDI, INC
P. O. BOX 756
SEYMOUR, TN 37865
PHONE: (865) 609-8874
FAX: (865) 609-8871
EMAIL: dan@eaglecdi.com

ECDI-03-14-18-CP

SHEET 1 OF 2 SHEETS

NOC:

SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 809 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE: (865) 694-7756 FAX: (865) 685-8688 E-MAIL: wrgh@seengineering.com www.southlandengineering.com	DESIGNED	WAR	APPROVED	
	ENGINEER			
	DRAWN	WAR		
	CHECKED	WAR		

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

DEED REFERENCES:	INST. # 201510220025401

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



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

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

SUBDIVISION - CONCEPT



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 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