

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

▶ **FILE #:** 9-SD-18-C **AGENDA ITEM #:** 17
 9-F-18-UR **AGENDA DATE:** 9/13/2018

▶ **SUBDIVISION:** OCTOBER PARK
 ▶ **APPLICANT/DEVELOPER:** VERTEX DEVELOPMENT, LLC
 OWNER(S): Vertex Development

TAX IDENTIFICATION: 130 07304 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 12059 Hatmaker Ln

▶ **LOCATION:** North side of Hatmaker Ln., west of Fretz Rd.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
 WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 24.82 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land / Town of Farragut (FAR: R-2)
 South: I-40/I-75 / Town of Farragut (FAR: R-1)
 East: Vacant land / PR (Planned Residential)
 West: Residences / A (Agricultural) & RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 83

SURVEYOR/ENGINEER: Ideal Engineering Solutions, Inc

ACCESSIBILITY: Access is via Hatmaker Ln., a local street with an 18' pavement width within a required right-of-way of 50

▶ **SUBDIVISION VARIANCES REQUIRED:** NA

STAFF RECOMMENDATION:

▶ **POSTPONE** the Concept Plan application until the November 8, 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 November 8, 2018 MPC meeting as requested by the applicant.

COMMENTS:

The applicant is proposing to subdivide a 22 acre tract (area outside of Town of Farragut) into 83 detached residential lots at a density of 3.77 du/ac. Access to the proposed subdivision will be from Hatmaker Ln. This is the sixth concept plan submitted for this site since October 12, 2006. Street A on the concept plan will provide access to the northern portion of the site that is located within the Town of Farragut. Any subdivision or development of the portion of the property that is located within the Town of Farragut is subject to review and approval by the Town of Farragut.

ESTIMATED TRAFFIC IMPACT: 873 (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.

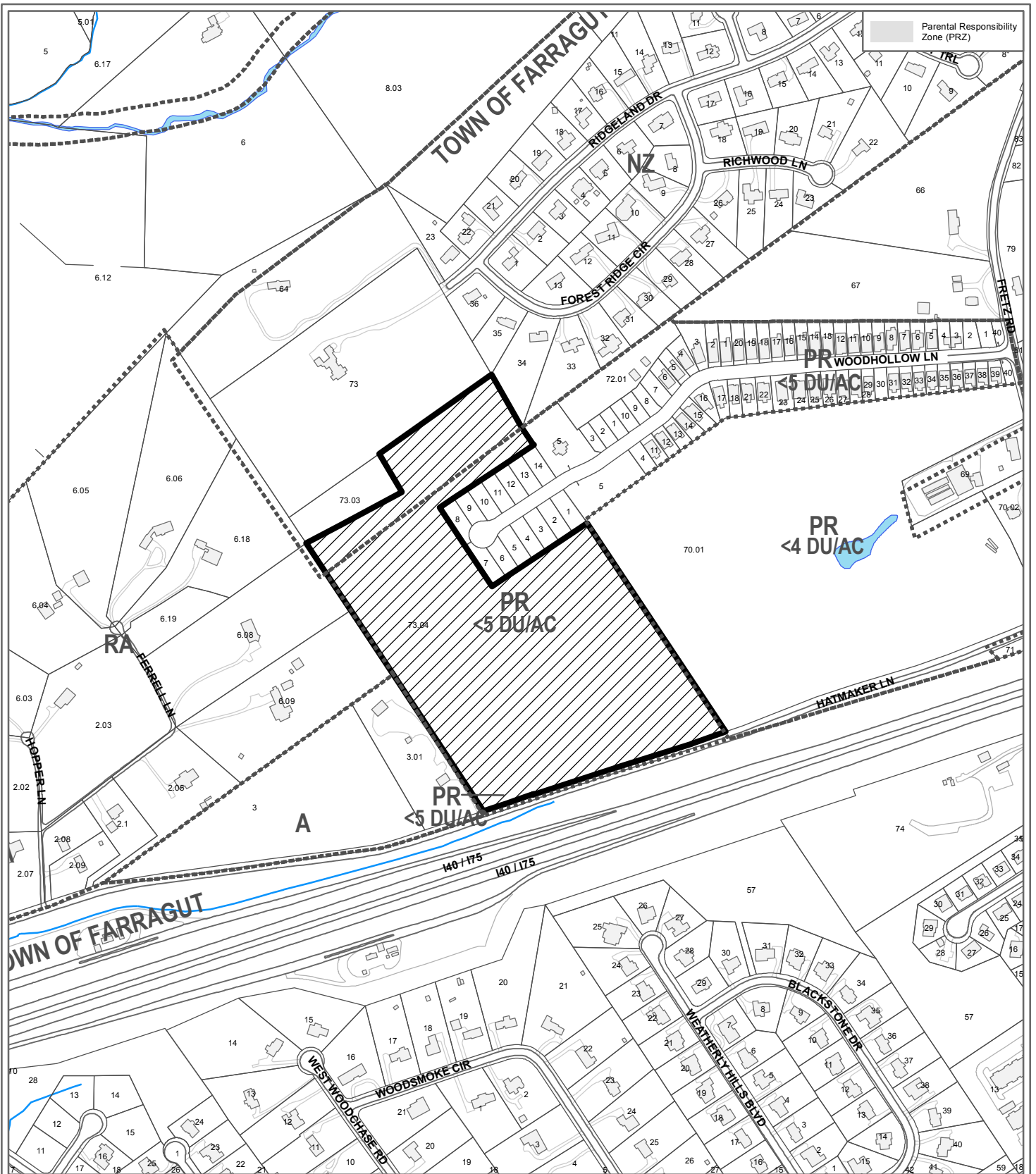
ESTIMATED STUDENT YIELD: 34 (public school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Hardin Valley Academy.

- 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.

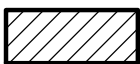
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**9-SD-18-C / 9-F-18-UR
CONCEPT PLAN/USE ON REVIEW**

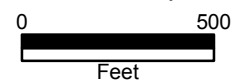
Petitioner: Vertex Development, LLC
October Park



Detached Residential Subdivision in PR (Planned Residential)

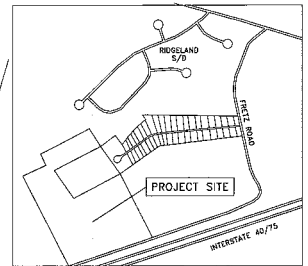
Map No: 130
Jurisdiction: County

Original Print Date: 8/15/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



SCALE: 1"=60'

MESAMA INVESTMENTS LLC
142 07001



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE PROTECTIVE DURING CONSTRUCTION.
- BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 1-865-575-3333.
- TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MANUAL ON ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
- DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH HOCK COUNTY.

PROPERTY NOTES:

- CLT 130 PARCEL 073.04
- TOTAL AREA=24.82 ACRES
- ZONING: PR (C5 DU/AC)
- NO. OF SINGLE RESIDENTIAL LOTS PROPOSED=84
- ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS EXCEPT LOTS 80 THRU 83 WITH ACCESS FROM HATWAKER LANE.
- 10' UTILITY AND DRAINAGE EASEMENTS INSIDE BOUNDARY AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF INTERIOR LOT LINES

SETBACKS:

- FRONT: 20 FT.
- SIDE: 5 FT.
- REAR: 15 FT.

UTILITY PROVIDERS:

- WATER: FIRST UTILITY DISTRICT
- SEWER: FIRST UTILITY DISTRICT
- ELECTRIC: LENOR CITY UTILITIES BOARD
- SOLID WASTE: PRIVATE HAULER
- TELEPHONE: AT&T

LEGEND:

- PROPOSED DRAINAGE LINE
- PROPOSED JUNCTION BOX
- PROPOSED DROP INLET
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER FORCE MAIN
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPERTY BOUNDARY

BEFORE YOU STOP CALL TENNESSEE "811" FOR UTILITY LOCATIONS IT'S THE LAW

SCALE: 1"=60'
17 AUG 2018

SHEET ONE

ROAD AND DRAINAGE PLAN

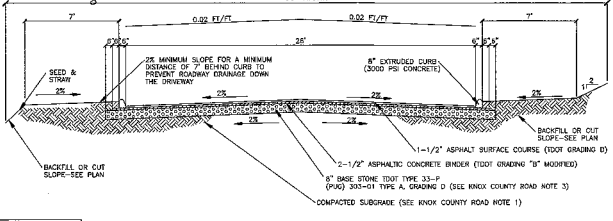
OCTOBER PARK
KNOX COUNTY, TENNESSEE

Prepared For:
Vertex Development TN, LLC
226 Castle Down Lane
Knoxville, Tennessee 37834
(865) 384-8124

Municipality:
Knox County Department of Engineering and Public Works
205 W. Baxter Avenue
Knoxville, Tennessee 37917
(865) 215-5800

IDEAL ENGINEERING SOLUTIONS INCORPORATED
Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

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KNOX COUNTY ROAD CROSS SECTION
NOT TO SCALE

9-SD-18-C / 9-F-18-UR

SHEET INDEX	ROAD AND DRAINAGE PLAN
SHEET ONE	DETAILED GRADING PLAN
SHEET TWO	EROSION CONTROL REQUIREMENTS PRIOR TO CONSTRUCTION
SHEET THREE	EROSION CONTROL REQUIREMENTS DURING CONSTRUCTION
SHEET FOUR	EROSION CONTROL REQUIREMENTS POST-CONSTRUCTION
SHEET FIVE	DRAINAGE AND EROSION CONTROL DETAILS
SHEET SIX	ROAD PROFILES
SHEET SEVEN	PAVING GEOMETRY AND DETAILS
SHEET EIGHT	DRAINAGE PROFILES
SHEET NINE	DETENTION BASIN PLAN
SHEET TEN	FOREBAY DETAILS
SHEET ELEVEN	OFF-SITE ROAD WIDENING DETAILS
SHEET TWELVE	



CONTRACTOR IS RESPONSIBLE FOR ALL TECHNICAL SHEET
Contractor shall share and agree all open cut trenches as required by State and Federal Laws and Local Ordinances. Contractor shall conform with recommendations set forth in ADG Manual of Accident Prevention in Construction, to protect the property of works to avoid excessively wide cuts in unstable material.
QUALITY SHALL BE ASSURED BY

SCALE IN FEET
0 60 120

DRIVEWAY CONNECTION
LOTS 81 THRU 84
NOT TO SCALE

SUBDIVISION - CONCEPT



Name of Applicant: Vertex Development, LLC
 Date Filed: 7/30/18 Meeting Date: 9/13/18
 Application Accepted by: Marc Payne
 Fee Amount: 1,430.00 File Number: Subdivision - Concept 95D-18-C
 Fee Amount: ~ Use on Review
 Related File Number: Development Plan 9-F-18-UR

PROPERTY INFORMATION

Subdivision Name: October Park

Unit/Phase Number: _____

General Location: Hartmaker Lane
1/2 Hartmaker Ln w/s Woodhollow Ln

Tract Size: 7.2 No. of Lots: 31

Zoning District: PR < 5

Existing Land Use: Undeveloped

Planning Sector: NW County

Growth Policy Plan Designation: Urban

Census Tract: 59.04

Traffic Zone: 222

Parcel ID Number(s): 130 07304

Jurisdiction: City Council _____th District
 County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: _____

Company: Vertex Development, LLC

Address: 226 Castle Down Lane

City: Knox State: TN Zip: 37934

Telephone: 865 384-2184

Fax: _____

E-mail: sbethel.bethel@icloud.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: David Campbell

Company: Ideal Engineering Solutions

Address: 325 Wooded Lane

City: Knox State: TN Zip: 37922

Telephone: 865 755-3575

Fax: _____

E-mail: dcamp44@tds.net

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer First Utility District

Water First Utility District

Electricity WUB

Gas Private KUB

Telephone Private

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: David Campbell

Company: As Above

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

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)

KNOXVILLE-KNOX COUNTY

M P C
 METROPOLITAN
 PLANNING
 COMMISSION
 TENNESSEE

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

Request to Postpone • Table • Withdraw

Name of Applicant: David Campbell
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 9-SD-18-C 9-F-18-UR

Date Scheduled for MPC Review: Sep 13, 2018

Date Request Filed: 7/30/18 Request Accepted by: Marc Payne

REQUEST

Postpone
 Please postpone the above application(s) until:
November 13, 2018
DATE OF FUTURE MPC PUBLIC MEETING

Table
 Please table the above application(s).

Withdraw
 Please withdraw the above application(s).

State reason for request:
Traffic Study

Eligible for Fee Refund? Yes No
 Amount: _____
 Approved by: _____
 Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT
 Name: David Campbell
 Address: 325 Wooded Ln
 City: Knox State: TN Zip: 37922
 Telephone: 605 755-3575
 Fax: _____
 E-mail: dcamp44@tds.net

PLEASE NOTE

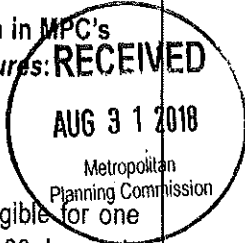
Consistent with the guidelines set forth in MPC's *Administrative Rules and Procedures*:

POSTPONEMENTS
 Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS
 Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS
 Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:
 Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.



VARIANCES REQUESTED

1. Horizontal Curve 250' to 50' at STA 0+02

Justify variance by indicating hardship: ~~Property~~ Slope constraint

2. Horizontal Curve 250' to 50' at STA 2+10

Justify variance by indicating hardship: Property shape constraint

3. Horizontal Curve 250' to 157' STA 6+08

Justify variance by indicating hardship: Property shape constraint

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: David Campbell

Address: 325 Wooded Lane

City: Knoxville State: TN Zip: 37922

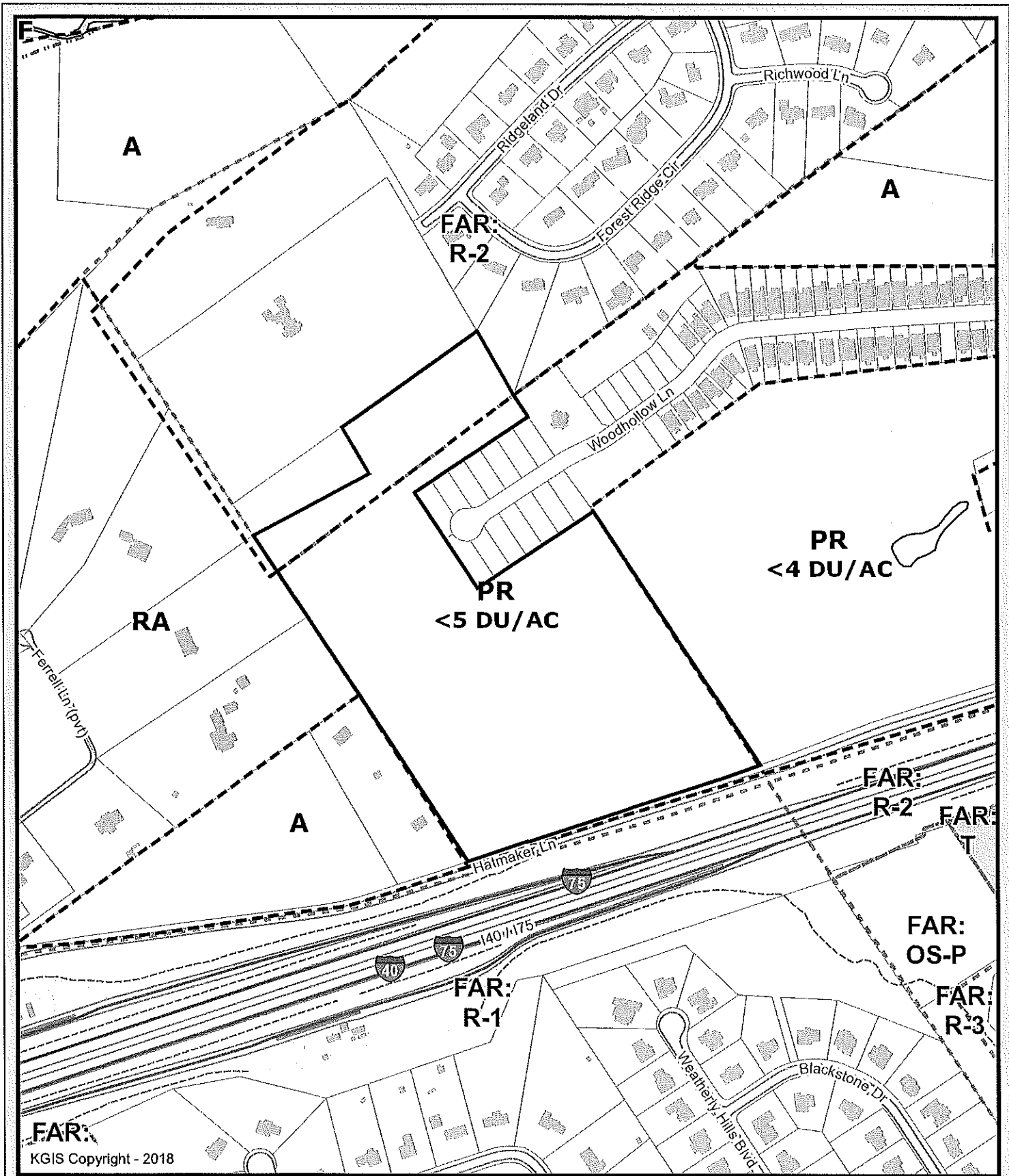
Telephone: 605 755-3575

Fax: _____

Signature: _____

Date: 9/30/18

E-mail: dcamp44@tds.net



FAR:
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Letter Portrait



Printed: 7/30/2018 at 4:11:13 PM



Knoxville - Knox County - KUB Geographic Information System

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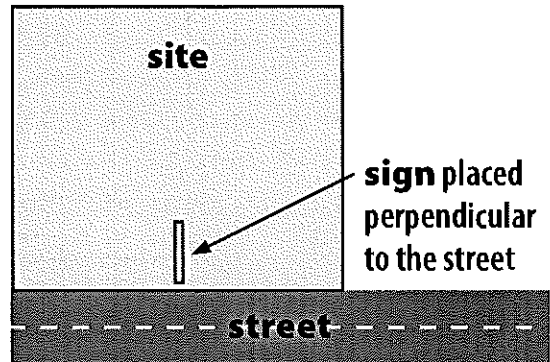
REQUIRED SIGN POSTING AGREEMENT

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:

August 29, 2018 and Sept 14, 2018
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: [Handwritten Signature]

Printed Name: David C. Campbell

Phone: 605 755-3515 Email: dcamp44@tds.net

Date: 7/30/18

MPC File Number: _____