



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 6-SC-19-C **AGENDA ITEM #:** 8
POSTPONEMENT(S): 6/13/2019, 7/11/2019 **AGENDA DATE:** 8/8/2019

▶ **SUBDIVISION:** DADZIE SQUARE

▶ **APPLICANT/DEVELOPER:** PETER & THERESA DADZIE
OWNER(S): Peter & Theresa Dadzie

TAX IDENTIFICATION: 80 C A 028 [View map on KGIS](#)
JURISDICTION: City Council District 5
STREET ADDRESS: 5115 Tillery Rd

▶ **LOCATION:** Southwest side of Tillery Road, West side of Paris Road, West of Bradshaw Garden Drive

SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
WATERSHED: Third Creek

▶ **APPROXIMATE ACREAGE:** 5.042 acres

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - R-1 (Low Density Residential) & RP-1 (Planned Residential)
South: Residences - R-1 (Low Density Residential)
East: Residences - R-1 (Low Density Residential)
West: Residences - RP-1 (Planned Residential)

▶ **NUMBER OF LOTS:** 15
SURVEYOR/ENGINEER: Jay Lewis / LandTech,LLC
ACCESSIBILITY: Access is via Paris Rd., a local street with an 18' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** NA

STAFF RECOMMENDATION:

▶ **POSTPONE the Concept Plan until the September 12, 2019 meeting as requested by the applicant.**
The applicant is requesting the postponement to allow additional time to address staff comments.

COMMENTS:

The applicant is proposing to subdivide this 5.042 acre site into 15 lots at a density of 2.98 du/ac.. The property is zoned R-1 (Low Density Residential) which allows detached residential lots with a minimum lot size requirement of 7,500 square feet. Access will be provided to the subdivision by a public street with access out to Paris Rd., a local street that connects to Tillery Rd.

ESTIMATED TRAFFIC IMPACT: 182 (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: 5 (public school children, grades K-12)

Schools affected by this proposal: Norwood Elementary, Northwest Middle, and Powell High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

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



**6-SC-19-C
CONCEPT PLAN**

Subdivision: Dadzie Square

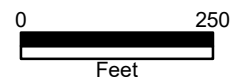


Approval of Concept Plan

Original Print Date: 5/16/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 80
 Jurisdiction: City





6-SC-19-C-PP-8-8-19

Tom Brechko <tom.brechko@knoxplanning.org>

Postpone MPC meeting for Dadzie Square (6-SC-19-C)

Jay Lewis <jay@landtechco.com>
Reply-To: Jay Lewis <jay@landtechco.com>
To: Tom Brechko <tom.brechko@knoxplanning.org>

Fri, Jul 12, 2019 at 10:08 AM

Tom,

We will need to postpone the MPC meeting for the Dadzie Square project, MPC File No. 6-SC-19-C, until the **September 12, 2019** meeting.

Let me know if you have any questions.

Thanks!

Jay

=====
James J. Lewis, Jr, PE*, LS*
LandTech Engineering & Surveying
P. O. Box 5412
100 McCamey Road
Knoxville, Tennessee 37928

Phone: (865) 978-6510
Fax: (865) 978-6523
Email: jay@landtechco.com
Web: www.landtechco.com

**Licensed Professional Engineer in TN & VA
Licensed Land Surveyor in TN, VA, NC, MD & DC

[Quoted text hidden]

6/28/2019

Knoxville, Knox County Planning Man Postpone MPC Meeting for Dadzie Square (6-SC-19-C)
6-SC-19-C-PP-7-11-19



Tom Brechko <tom.brechko@knoxplanning.org>

request 30 days

Postpone MPC meeting for Dadzie Square (6-SC-19-C)

Jay Lewis <jay@landtechco.com>
Reply-To: Jay Lewis <jay@landtechco.com>
To: Tom Brechko <tom.brechko@knoxplanning.org>

Fri, Jun 28, 2019 at 10:43 AM

Tom,

We will need to postpone the MPC meeting for the Dadzie Square project, MPC File No. 6-SC-19-C, until the August 8, 2019 meeting.

Let me know if you have any questions.

Thanks!

Jay

=====
James J. Lewis, Jr, PE*, LS*
LandTech Engineering & Surveying
P. O. Box 5412
100 McCamey Road
Knoxville, Tennessee 37928

Phone: (865) 978-6510
Fax: (865) 978-6523
Email: jay@landtechco.com
Web: www.landtechco.com

**Licensed Professional Engineer in TN & VA
Licensed Land Surveyor in TN, VA, NC, MD & DC

5/28/2019

Knoxville - Knox County Planning - Mail - Postpone MPC Meeting for Dadzie Square (6-SC-19-C)

6-SC-19-C-PP-6-13-19




Planning

KNOXVILLE | KNOX COUNTY

- automatic -

Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902



 6-SC-19-C_comments.docx
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Jay Lewis <jay@landtechco.com>
Reply-To: Jay Lewis <jay@landtechco.com>
To: Tom Brechko <tom.brechko@knoxplanning.org>
Cc: Curtis Williams <cmwilliams@knoxvilletn.gov>

Tue, May 28, 2019 at 8:15 AM

Tom,

We would like to postpone the MPC meeting for the Dadzie Square project, MPC File No. 6-SC-19-C, until the July 11, 2019 meeting.

[Quoted text hidden]

[Quoted text hidden]

Jay Lewis <jay@landtechco.com>
Reply-To: Jay Lewis <jay@landtechco.com>
To: Tom Brechko <tom.brechko@knoxplanning.org>

Tue, May 28, 2019 at 8:18 AM

Tom,

One other question, when is the deadline to post the MPC public meeting sign at the property for the July 11 meeting?

Thanks!

Jay

=====

James J. Lewis, Jr, PE*, LS*
LandTech Engineering & Surveying
P. O. Box 5412
100 McCamey Road
Knoxville, Tennessee 37928

Phone: (865) 978-6510
Fax: (865) 978-6523
Email: jay@landtechco.com
Web: www.landtechco.com

*Licensed Professional Engineer in TN & VA

SUBDIVISION - CONCEPT



Name of Applicant: Peter & Theresa Dadzie
 Date Filed: April 29, 2019 Meeting Date: June 13, 2019
 Application Accepted by: Janner Reed
 Fee Amount: \$980 File Number: Subdivision - Concept 6-SC-19-C
 Fee Amount: _____ Related File Number: Development Plan _____

PROPERTY INFORMATION

Subdivision Name: Dadzie Square Subdivision
 Unit/Phase Number: _____
 General Location: 5115 Tillery Rd, Knoxville TN
sw/s Tillery Rd, w/s Paris Rd w of
 Tract Size: 5.042 Ac. Bradshaw No. of Lots: 16
 Zoning District: R-1 Garden Dr.
 Existing Land Use: Residential (Rural)
 Planning Sector: Northwest City / LDR
 Growth Policy Plan Designation: City

Census Tract: 39.01
 Traffic Zone: 152
 Parcel ID Number(s): 80C-A-28 080CA028
block 41350
 Jurisdiction: City Council 5 District
 County Commission _____ District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:
 Sewer KUB
 Water KUB
 Electricity KUB
 Gas KUB
 Telephone Not known

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: Peter & Theresa Dadzie
 Company: _____
 Address: 1818 Tillery Rd
 City: Knoxville State: TN Zip: 37912
 Telephone: (865) 455-8767
 Fax: _____
 E-mail: peterdadzie1@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
 Name: Jay Lewis
 Company: LandTech, LLC
 Address: 100 McCamey Rd
 City: Knoxville State: TN Zip: 37918
 Telephone: (865) 978-6510 ext 102
 Fax: (865) 978-6523
 E-mail: jay@landtechco.com

APPLICATION CORRESPONDENCE

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

PLEASE PRINT
 Name: Jay Lewis
 Company: LandTech, LLC
 Address: 100 McCamey Rd
 City: Knoxville State: TN Zip: 37918
 Telephone: (865) 978-6510 ext 102
 Fax: (865) 978-6523
 E-mail: jay@landtechco.com

VARIANCES REQUESTED

1. _____
Justify variance by indicating hardship: _____

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: Peter Dadzie

Address: 1818 Tillery Rd

City: Knoxville State: TN Zip: 37912

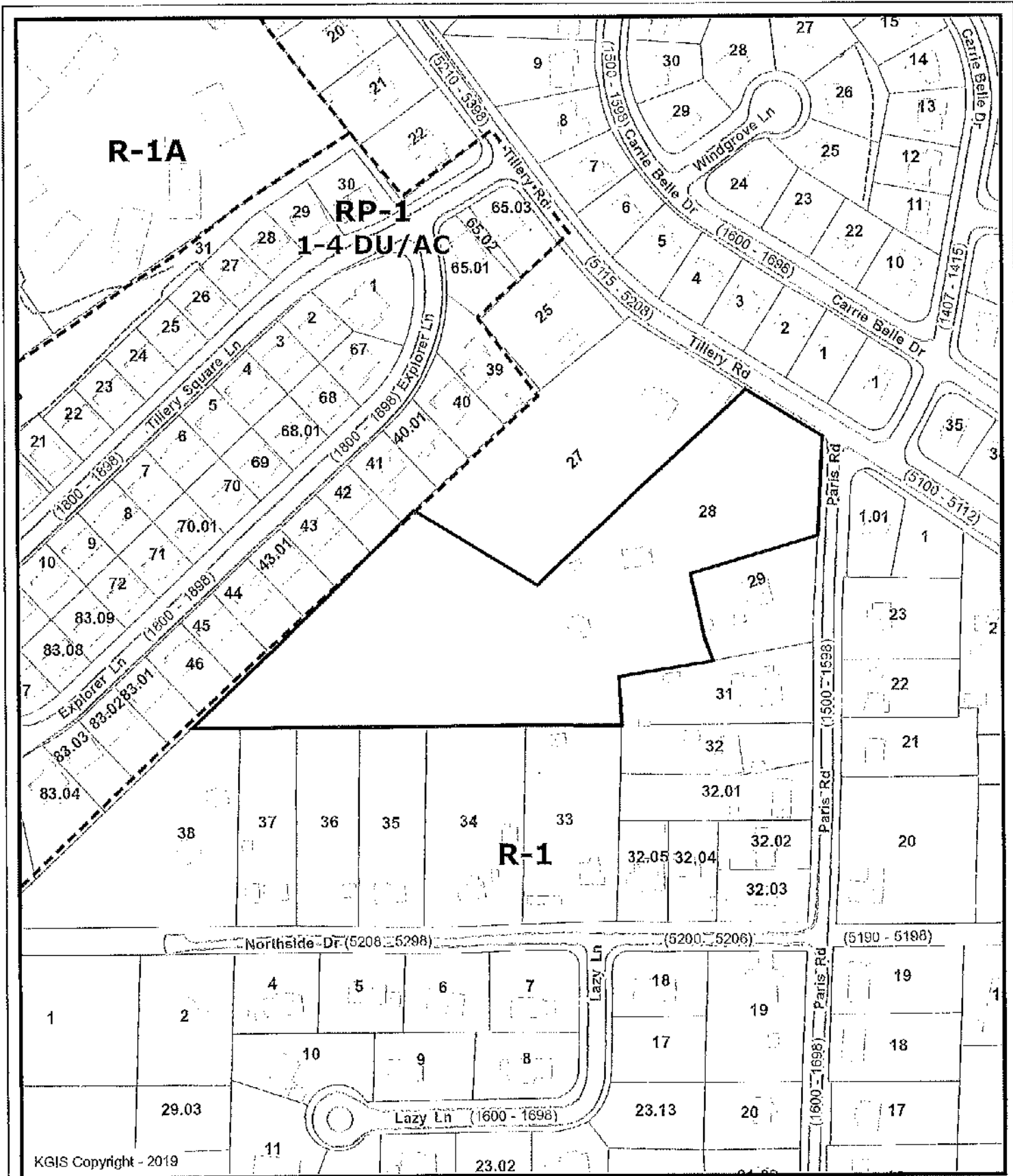
Telephone: (865) 455-8767

Fax: _____

E-mail: peterdadzie1@gmail.com

Signature: 

Date: April 29, 2019

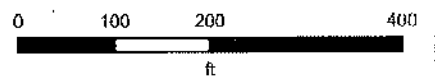


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Letter Portrait



Printed: 4/29/2019 at 12:01:47 PM



Knoxville - Knox County - KUB Geographic Information System

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Knoxville Utilities Board

April 12, 2019

Jay Lewis
c/o Landtech, LLC
100 McCamey Rd
Knoxville, TN 37918

Re: 5115 Tillery Rd

Dear Mr. Lewis:

This letter is in response to your request concerning utility service availability. For the location referenced above, the following utilities are available:

Electric Service	<i>Available</i>
Gas Service	<i>Available</i>
Water Service	<i>Available</i>
Wastewater Service	<i>Available: Please read details below regarding wastewater service.</i>

While utility service(s) may be available, a KUB representative will need to discuss with you whether the existing infrastructure can accommodate your specific utility needs. If existing utility facilities are not adequate, additional facilities may need to be installed to meet the needs of the location and/or proposed development. The cost to install or upgrade utility facilities may require a Contribution in Aid of Construction ("CIAC") by the customer. (Please note that changes to current lot lines and re-platting of parcels could affect the availability of utility services.)

Utility services will be provided after a formal request for service has been made, any easements necessary to extend facilities are acquired, any CIAC monies have been received, and as soon as construction schedules and material availability permits. Services will be furnished in accordance with KUB's standard Rules and Regulations and standard service policies.

If wastewater service is available, please note the following requirement. For multiple single family residential or multi-family residential, commercial, governmental or industrial developments, a Wastewater Capacity Review Application must be submitted for each new project. Capacity must be reserved to help ensure service is available upon completion of the project. Forms to submit Wastewater Capacity Review Applications are available at www.kub.org.

For questions, additional information, or to establish service with KUB, please contact (865) 558-2555.

Sincerely,

John Piotrowski
Manager, New Service



TRANSMITTAL COVER SHEET

April 29, 2019

To:
MPC
400 Main St, Suite 403
Knoxville, TN 37902
Phone: (865) 215-2500

Project: Dadzie Square Subdivision
RE: Subdivision Concept Plan
Deliver By: Hand Deliver

NO. COPIES	DESCRIPTION
10	Concept plan of Dadzie Square Subdivision
1	MPC application
1	MPC review fee check (\$980)
1	KUB utility service availability letter

REMARKS:

Subdivision concept plan for property located at 5115 Tillery Rd, Knoxville, TN; Parcel ID: 80C-A-28

LandTech Engineering & Surveying

Jay Lewis, PE, LS

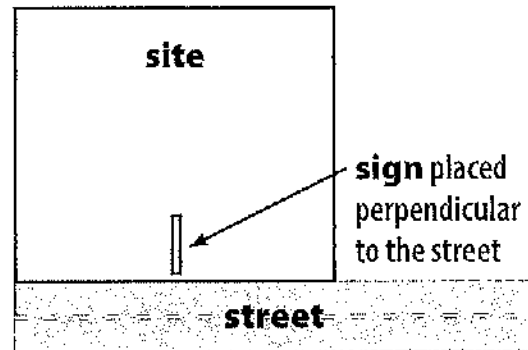
REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

May 29 and June 14
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Preston Smith

Printed Name: Preston Smith

Phone: (865) 978-6510 ext 101 Email: preston@landtech.co.com

Date: 4/29/19

File Number: 6-5C-19-C