



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 6-SD-19-C **AGENDA ITEM #:** 10  
6-C-19-UR **AGENDA DATE:** 6/13/2019

▶ **SUBDIVISION:** OT TINDELL FARM  
▶ **APPLICANT/DEVELOPER:** TRANTANELLA CONSTRUCTION CO.  
**OWNER(S):** David Trantanella / Trantanell Construction

**TAX IDENTIFICATION:** 47 233 [View map on KGIS](#)

**JURISDICTION:** County Commission District 7

**STREET ADDRESS:** 1108 E Beaver Creek Dr

▶ **LOCATION:** South side of E. Beaver Creek Drive, West of Dry Gap Pike

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Beaver Creek

▶ **APPROXIMATE ACREAGE:** 6.59 acres

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Residences - PR (Planned Residential)  
South: Vacant land - PR (Planned Residential)  
East: Residences and vacant land - A (Agricultural)  
West: Residences - A (Agricultural)

▶ **NUMBER OF LOTS:** 31

**SURVEYOR/ENGINEER:** David Harbin

**ACCESSIBILITY:** Access is via E. Beaver Creek Dr., a major collector street with a 19' pavement width within a 50' to 60' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Reduction of vertical curve length on Road A at STA 0+80, from 203.5' to 125'.

## STAFF RECOMMENDATION:

- ▶ **POSTPONE the Concept Plan until the July 11, 2019 meeting as requested by the applicant.**  
The applicant is requesting the postponement because they will be out of Town the week of the meeting.
- ▶ **POSTPONE the Use on Review until the July 11, 2019 meeting as requested by the applicant.**

## COMMENTS:

The applicant is proposing to subdivide this 6.59 acre tract into 31 detached residential lots at a density of 4.70

du/ac. The property is located on the south side of E Beaver Creek Dr. just west of Dry Gap Pike. The subdivision will be served by a new public street which will be in alignment with Calla Crossing Ln. which is on the north side of E. Beaver Creek Dr.

ESTIMATED TRAFFIC IMPACT: 354 (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.

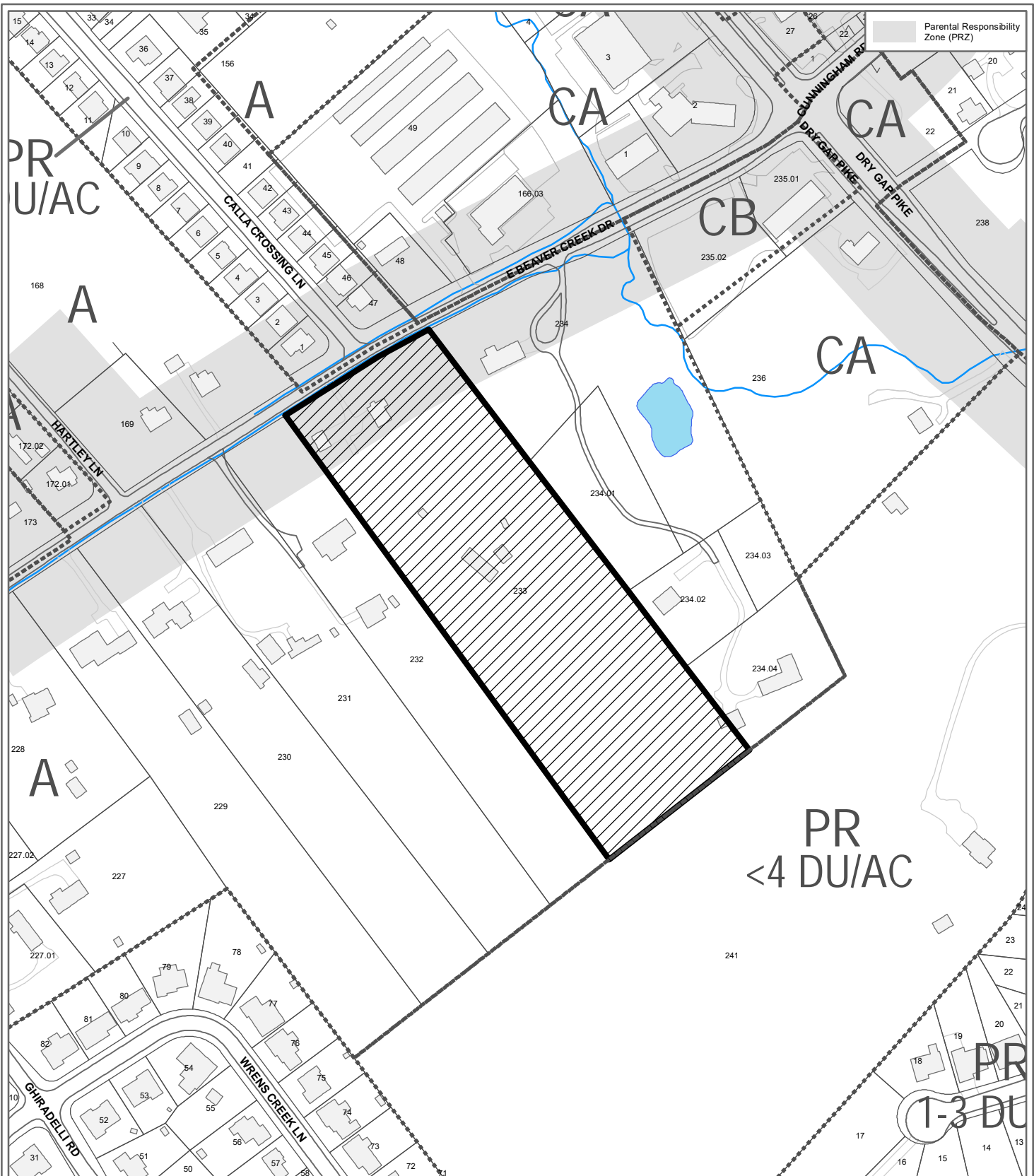
ESTIMATED STUDENT YIELD: 13 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Central 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 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.

Knoxville-Knox County Planning Commission'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.



**6-SD-19-C / 6-C-19-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential) (pending)

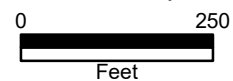
Original Print Date: 5/16/2019  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Trantabella Construction Co.  
OT Tindell Farm

Map No: 47

Jurisdiction: County



6-SD-19-C-6-C-19-UR-PP-6-13-19

**BATSON, HIMES, NORVELL & POE**

REGISTERED ENGINEERS AND LAND SURVEYORS

4334 Papermill Road

Knoxville, Tennessee 37909

Phone (865) 588-6472

Fax (865) 588-6473



June 3, 2019

Mr. Tom Brechko  
Knoxville Knox County Planning  
(KKCP)

Dear Mr. Brechko:

We request the following at the June 13, 2019 KKCP meeting:

Please postpone consideration of the following Concept/Use on Review Plan:

- Trantanella Construction Company – E. Beaver Creek Drive (6-SD-19-C & 6-C-19-UR)

Until the July 11, 2019 KKCP meeting.

Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Harbin".

David Harbin PE, RLS



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David Harbin PE, RLS

# SUBDIVISION - CONCEPT

Name of Applicant: TRANTANELLA CONSTRUCTION CO.  
 Date Filed: 4/29/19 Meeting Date: 6/13/19  
 Application Accepted by: Thomas Bacchler  
 Fee Amount: \$1430.00 File Number: Subdivision - Concept 6-SP-19-C  
 Fee Amount: -0- Related File Number: Development Plan 6-C-19-OR

**PROPERTY INFORMATION**

Subdivision Name: OT TINDELL FARM  
1108 E Beaver Creek Dr, West of  
Dry Gap Pike  
 Unit/Phase Number: 1  
 General Location: SOUTH SIDE OF E-BEAVER  
CREEK DR, WEST OF DRY GAP PIKE  
 Tract Size: 6.59AC No. of Lots: 31  
 Zoning District: AGRICULTURE PR pending  
 Existing Land Use: RURAL RESIDENTIAL  
 Planning Sector: NORTH COUNTY LDR  
 Growth Policy Plan Designation: PLANNED GROWTH

Census Tract: 62.07  
 Traffic Zone: 247  
 Parcel ID Number(s): 047 parcel 233  
 Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 7th District

**AVAILABILITY OF UTILITIES**

List utility districts proposed to serve this subdivision:  
 Sewer HPVD  
 Water HPVD  
 Electricity KUB  
 Gas KUB  
 Telephone FRONTIER

**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: DAVID TRANTANELLA  
 Company: TRANTANELLA CONSTRUCTION CO.  
 Address: 8001 CONNER RD  
 City: POWELL State: TN Zip: 37849  
 Telephone: (865) 938-7200  
 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**PROJECT SURVEYOR/ENGINEER**

PLEASE PRINT  
 Name: DAVID HARBIN  
 Company: BATSON, HIMES, NORVELL & POE  
 Address: 4334 PAPERMILL DRIVE  
 City: KNOXVILLE State: TN Zip: 37909  
 Telephone: 865-588-6472  
 Fax: \_\_\_\_\_  
 E-mail: harbin@gmail.com

**APPLICATION CORRESPONDENCE**

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

PLEASE PRINT  
 Name: DAVID HARBIN  
 Company: BATSON, HIMES, NORVELL & POE  
 Address: 4334 PAPERMILL DRIVE  
 City: KNOXVILLE State: TN Zip: 37909  
 Telephone: 865-588-6472  
 Fax: \_\_\_\_\_  
 E-mail: harbin@bhn-p.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: \_\_\_\_\_

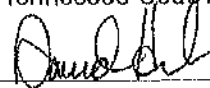
7. \_\_\_\_\_

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.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

4/26/19

PLEASE PRINT

Name: DAVID HARBIN

Address: 4334 PAPER MILL DRIVE

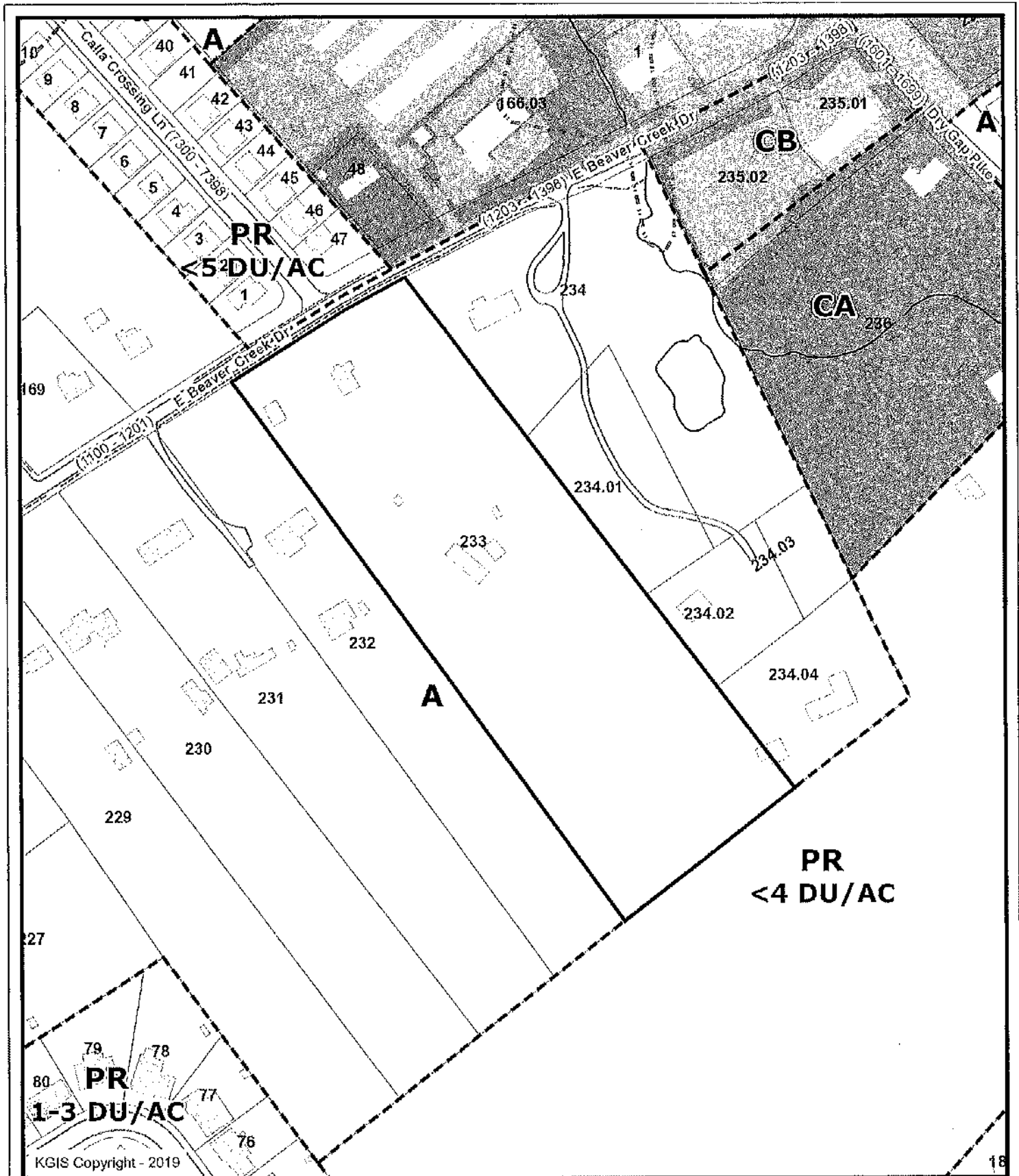
City: KNOXVILLE State: TN Zip: 37909

Telephone: 865-588-6472

Fax: \_\_\_\_\_

E-mail: harbin@gmail.com

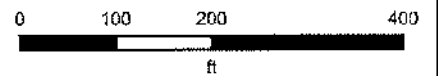




Letter Portrait



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Knoxville - Knox County - KUB Geographic Information System

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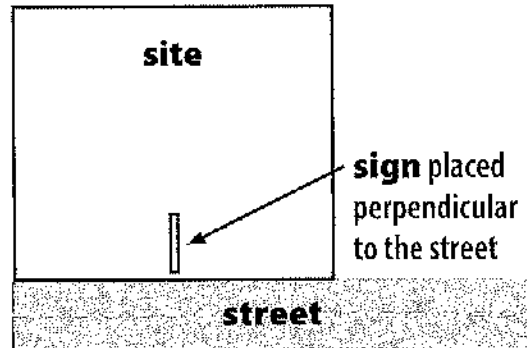
## REQUIRED SIGN POSTING AGREEMENT

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 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, 2019 and June 13, 2019  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Kathy Patterson

Printed Name: Kathy Patterson

Phone: 865-588-6472 Email: kpatterson@bhn-p.com

Date: 4/29/19

File Number: 6-SD-19-C / 6-C-19-UR