



# SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 6-SC-19-C **AGENDA ITEM #:** 11  
 POSTPONEMENT(S): 6/13/2019, 7/11/2019 **AGENDA DATE:** 9/12/2019

▶ **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:**

▶ **WITHDRAW** the Concept Plan as requested by the applicant.

**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

Map No: 80  
Jurisdiction: City



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



6-SC-19-C-WD-9-12-19

Sherry Michienzi <sherry.michienzi@knoxplanning.org>

**Fwd: Withdraw Concept Plan Review Application for Dadzie Square (6-SC-19-C)**

1 message

**Dori Caron** <dori.caron@knoxplanning.org>  
To: Sherry Michienzi <sherry.michienzi@knoxplanning.org>



Sat, Aug 24, 2019 at 10:31 AM

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

From: **Tom Brechko** <tom.brechko@knoxplanning.org>  
Date: Sat, Aug 24, 2019, 10:15 AM  
Subject: Fwd: Withdraw Concept Plan Review Application for Dadzie Square (6-SC-19-C)  
To: Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

FYI

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

From: **Jay Lewis** <jay@landtechco.com>  
Date: Mon, Aug 12, 2019 at 8:59 AM  
Subject: Withdraw Concept Plan Review Application for Dadzie Square (6-SC-19-C)  
To: Tom Brechko <tom.brechko@knoxplanning.org>

Tom,

We would like to withdraw our Concept Plan Review application for the Dadzie Square subdivision, planning services file number 6-SC-19-C.

We will be submitting an Final Plat application for administrative review, showing 3 lots per our meeting/discussion on Friday Aug 9.

Let me know if you have any questions.

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](mailto:jay@landtechco.com)  
Web: [www.landtechco.com](http://www.landtechco.com)

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

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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  
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*\*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  
148K

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



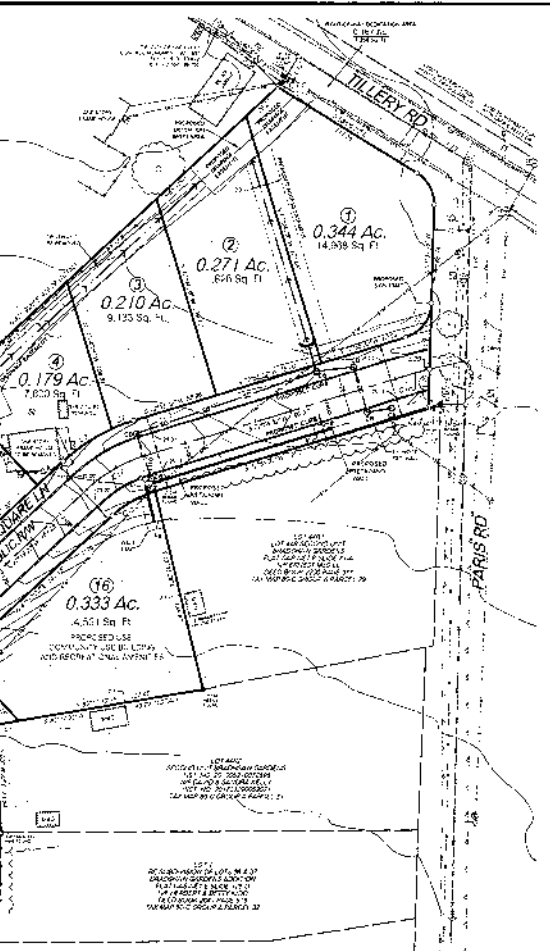
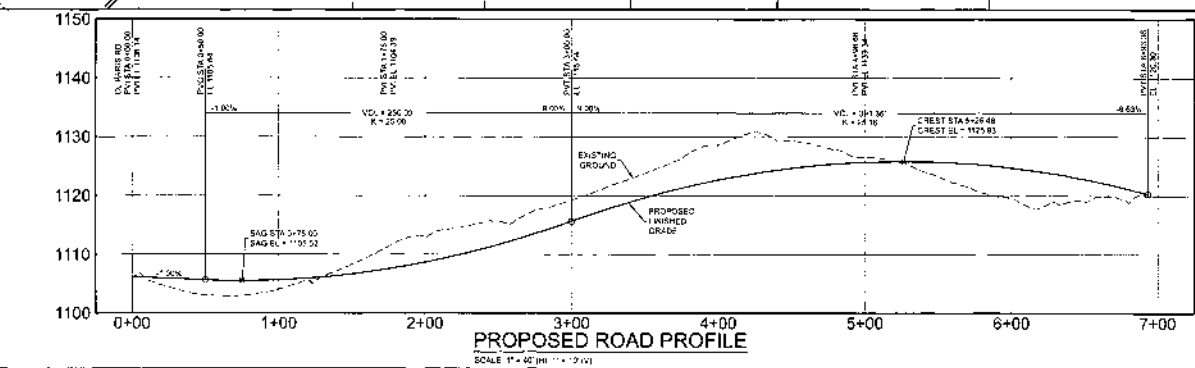
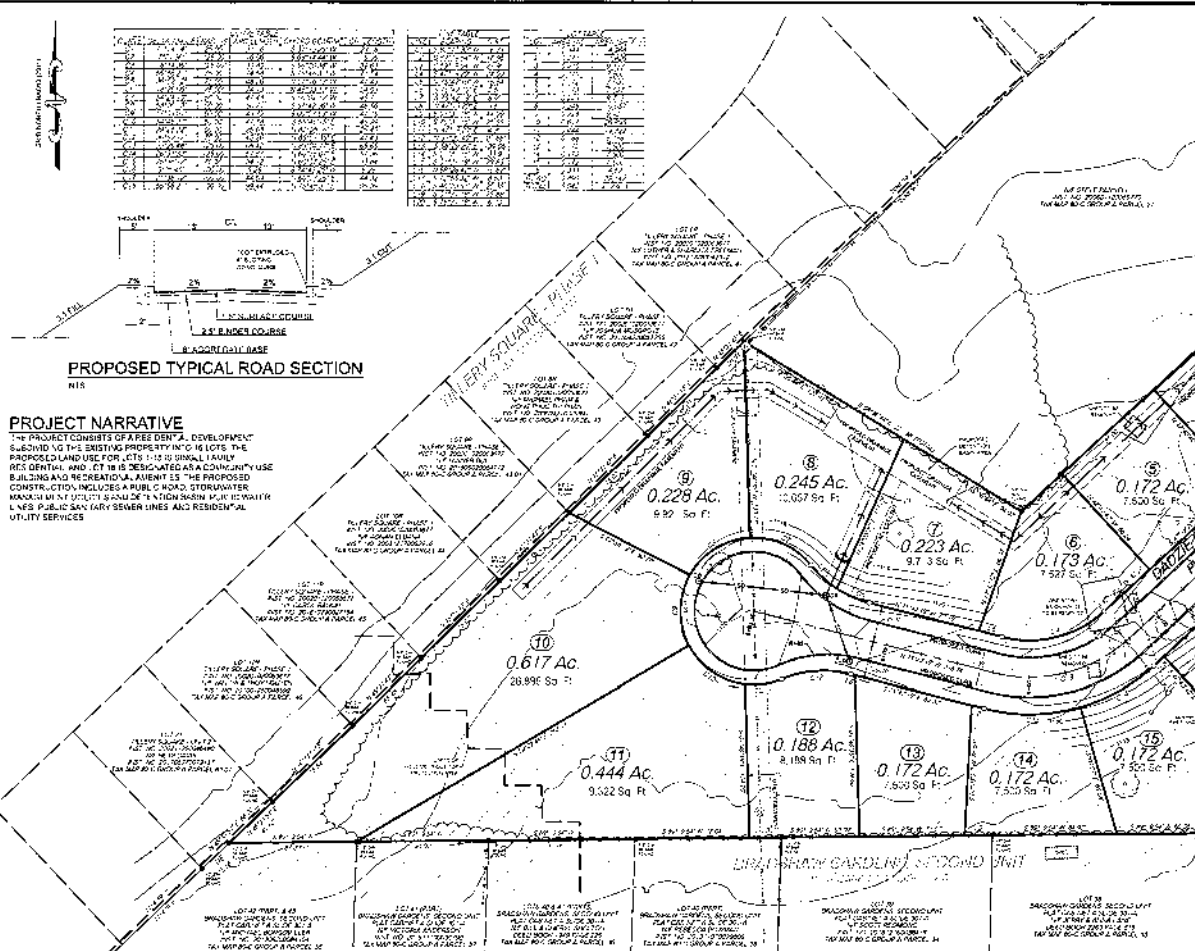
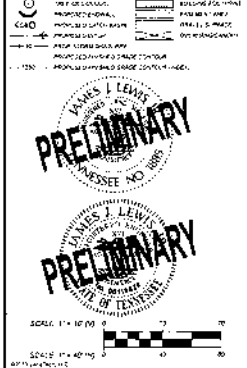
**Site Location Map**  
 The project is located on the southeast corner of the intersection of Tillery Road and Paris Road. The site is bounded by Tillery Road to the north, Paris Road to the east, and the proposed Bradshaw Gardens Second Unit to the south and west.

**Professional Engineer's Statement**  
 I, the undersigned, a duly licensed Professional Engineer in the State of Tennessee, do hereby certify that I am the author of the plans and specifications herein and that I am a duly qualified and experienced engineer in the field of civil engineering. I have prepared these plans and specifications in accordance with the laws and regulations of the State of Tennessee and the rules and regulations of the Board of Professional Engineers of the State of Tennessee. I am not providing any services which require a license other than that of a Professional Engineer in the State of Tennessee.

**PROJECT NARRATIVE**  
 THE PROJECT CONSISTS OF A RESIDENTIAL DEVELOPMENT SITUATED ON THE EXISTING PROPERTY IN 16 LOTS. THE PROPOSED LAND USE FOR LOTS 1-15 IS SINGLE-FAMILY RESIDENTIAL AND LOT 16 IS DESIGNATED AS COMMUNITY USE BUILDING AND RECREATIONAL. ADJACENT TO THE PROPOSED CONSTRUCTION INCLUDES A PUBLIC ROAD, STEADY-STATE MANHOLE NETWORK, SANITARY MAINLINE, PUBLIC WATER LINES, PUBLIC SANITARY SEWER LINES AND RESIDENTIAL UTILITY SERVICES.

**LEGEND**

1. AREA PROPERTY	1. PROPOSED DRIVE
2. AREA ROAD RIGHT-OF-WAY	2. PROPOSED DRIVE
3. AREA ROAD CENTERLINE	3. PROPOSED DRIVE
4. AREA ROAD CENTERLINE	4. PROPOSED DRIVE
5. AREA ROAD CENTERLINE	5. PROPOSED DRIVE
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25. AREA ROAD CENTERLINE	25. PROPOSED DRIVE
26. AREA ROAD CENTERLINE	26. PROPOSED DRIVE
27. AREA ROAD CENTERLINE	27. PROPOSED DRIVE
28. AREA ROAD CENTERLINE	28. PROPOSED DRIVE
29. AREA ROAD CENTERLINE	29. PROPOSED DRIVE
30. AREA ROAD CENTERLINE	30. PROPOSED DRIVE



RECEIVED  
 APR 29 2019  
 Planning Dept.  
 Knoxville, TN

MPC FILE NO. **6-SC-19-C**

CONCEPT PLAN OF  
**DADDIE SQUARE SUBDIVISION**  
 BEING A SUBDIVISION OF LOTS 21, 22 & 24-28 OF  
**BRADSHAW GARDENS, SECOND UNIT**  
 TAX MAP 30-C GROUP 4 PARCEL 28  
 BLOCK 41330, WARD #1, CITY OF KNOXVILLE,  
 9th CITY DISTRICT  
**KNOX COUNTY, TENNESSEE**  
 DATE OF SURVEY: APRIL 24, 2019

DWNS: RLS  
 Date: 3/16/19  
 Title: 6-SC-19-C  
 Peter & Cheryl Dulon  
 1818 Tillery Rd  
 Knoxville, TN 37912  
 (865) 491-5767

**LAND CIVIL ENGINEERING & LAND SURVEYING**  
**TECH**  
 180 McCombs Blvd  
 Knoxville, TN 37912  
 (865) 978-6510  
 (865) 978-6523  
 info@landtech.com



# 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

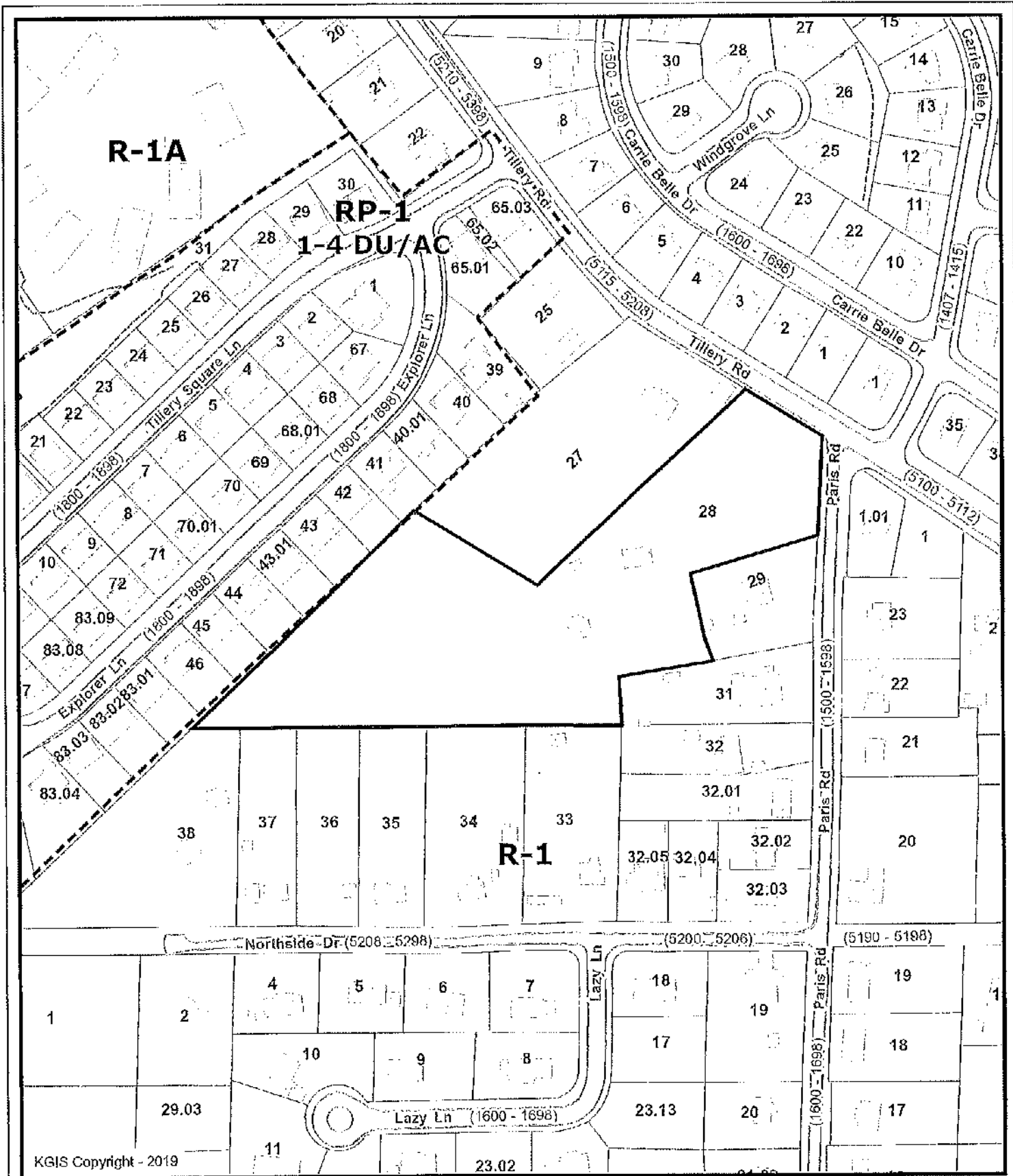
Telephone: (865) 455-8767

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

E-mail: peterdadzie1@gmail.com

Signature: 

Date: April 29, 2019

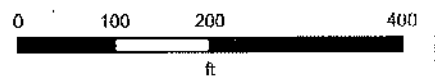


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### Letter Portrait



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	Available
Gas Service	Available
Water Service	Available
Wastewater Service	Available: Please read details below regarding wastewater service.

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](http://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

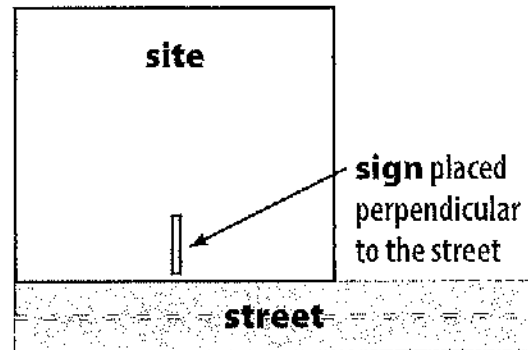
## REQUIRED SIGN POSTING AGREEMENT

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