

SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 12-SB-20-C **AGENDA ITEM #:** 16
12-C-20-UR **AGENDA DATE:** 12/10/2020

► **SUBDIVISION:** HATMAKER LN. SUBDIVISION

► **APPLICANT/DEVELOPER:** S & E PROPERTIES

OWNER(S): S & E Properties

TAX IDENTIFICATION: 141 082, 08203 & 129 16413 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Everett Rd., 0 Pine Creek Rd., & 0 Hatmaker Ln.

► **LOCATION:** East side of Everett Rd., West terminus of Hatmaker Ln., southwest of N. Campbell Station Rd., north of I-40 / I-75

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Hickory Creek

► **APPROXIMATE ACREAGE:** 69.74 acres

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

► **EXISTING LAND USE:** Residential & Vacant land

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural)
South: Interstate & Residences - Town of Farragut
East: Residences and vacant land - A (Agricultural) & RA (Low-Density Residential)
West: Residences and vacant land - A (Agricultural)

► **NUMBER OF LOTS:** 152

SURVEYOR/ENGINEER: Wanis Rghebi Southland Engineering

ACCESSIBILITY: Access is via Hatmaker Ln., a local street with approximately 18 ft pavement width within a required right-of-way of 50 ft, and Fretz Rd., a local street with approximately 15 ft pavement width within a required right-of-way of 50 ft. Hatmaker Ln right-of-way abuts the I-40 / I-75 interstate right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:**

STAFF RECOMMENDATION:

► **POSTPONE** the proposed concept plan as requested by the applicant to the January 14, 2021 Planning Commission meeting.

► **POSTPONE** the proposed development plan as requested by the applicant to the January 14, 2021

Planning Commission meeting.

COMMENTS:

The applicant is proposing to subdivide this 69.74-acre tract into 152 detached residential lots and common area at a density of 2.18 du/ac. The previous concept plan was withdrawn during the May, 14, 2020 Planning Commission meeting. This property which is zoned PR at a density of up to 3 du/ac (Low Density Residential) is located on the north side of the I-40 / I-75 interstate. The proposed subdivision is at the west end of Hatmaker Lane, a local street, and east of Everett Road, a major collector up to the Town of Farragut boundary line. The proposed subdivision would be served by a public street that continues Hatmaker Lane with access out to N Campbell Station Road by Fretz Road.

TDOT has a project in the 2034 horizon year listed in the Knoxville Regional Transportation Planning Organization Mobility Plan that may impact the rear lots along Hatmaker Lane (Road "A") of the subdivision. This project is an expansion of I-40 / I-75 from 6 to 8 lanes. The current extents of the project only reach out to N Campbell Station Road, but with a new Mobility Plan now in the works the extents and horizon year 2034 could change. The impact to lots 1-38 is possible high noise and a possible sound barrier wall with any modifications to I-40/I-75 within this area.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 62 (public school children, grades K-12)

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

- 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.



Request to Postpone • Table • Withdraw

Name of Applicant: S&E Properties

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 12-SB-20-C / 12-C-20-UR

Date Scheduled for Planning Review: December 10, 2020

Date Request Filed: Dec. 1, 2020 Request Accepted by: Tarren Barrett

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

January 14, 2021

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

To resolve some issues and answer staff comments / concerns.

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: 

PLEASE PRINT

Name: Eric Moseley

Address: 405 Montbrook Ln.

City: Knoxville State: TN Zip: 37919

Telephone: 865-454-3727

E-mail: ericmoseley@icloud.com

PLEASE NOTE

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

POSTPONEMENTS

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

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

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

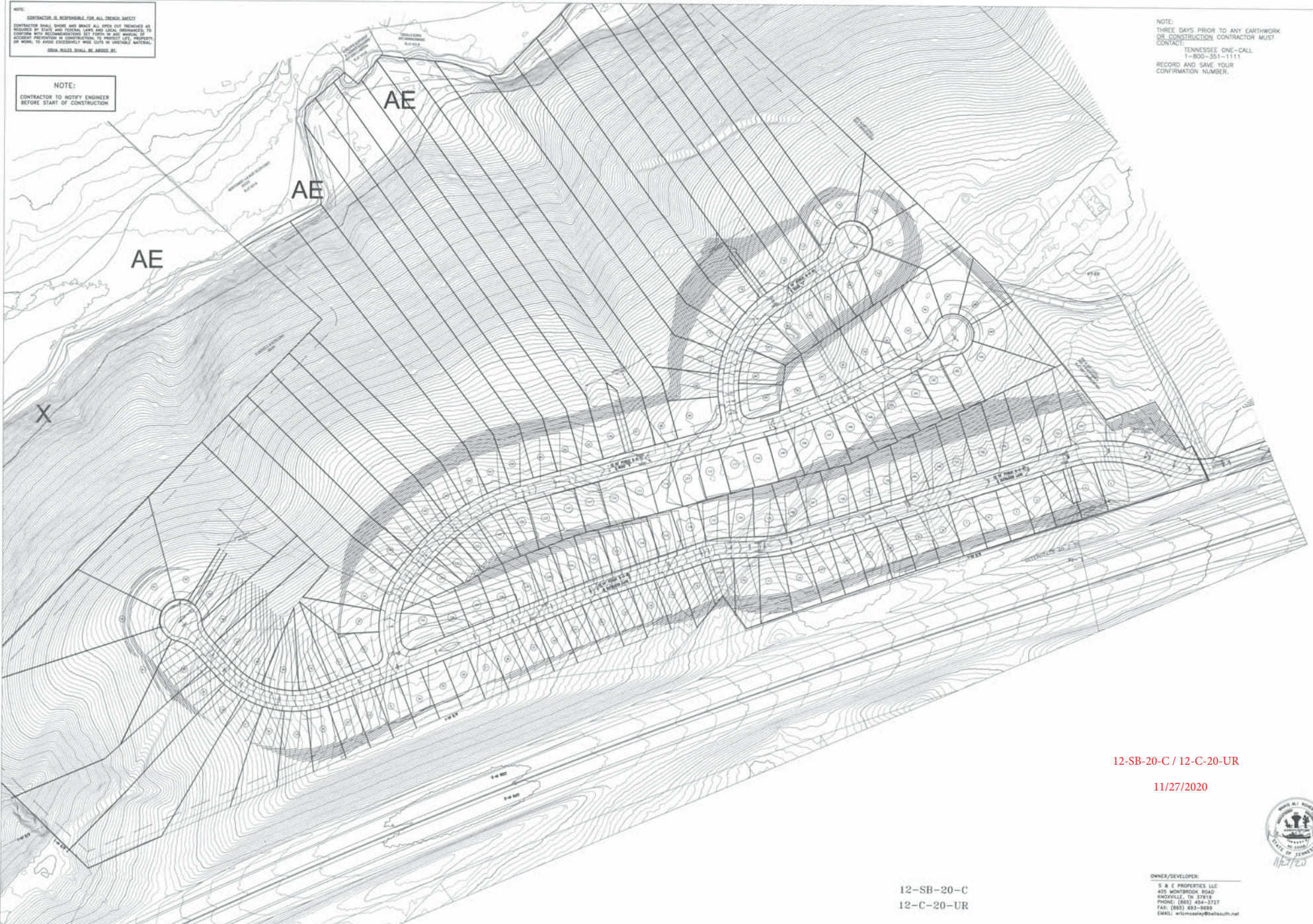
Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL FENCE SWEET
CONTRACTOR SHALL BOND AND BRACE ALL OPEN CUT SLOPES AS
REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO
PREVENT ANY ACCIDENTS OR INJURIES TO ANY PERSONS OR
PROPERTY OR TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
SLOPE RULES SHALL BE AS SHOWN.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-361-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.



12-SB-20-C / 12-C-20-UR
11/27/2020



12-SB-20-C
12-C-20-UR

OWNER/DEVELOPER:
S & E PROPERTIES LLC
400 MONTBROOK ROAD
KNOXVILLE, TN 37918
PHONE: (605) 454-3727
FAX: (605) 693-9699
EMAIL: info@southat.com

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4009 HALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (605) 694-1704
FAX: (605) 693-8899, E-MAIL: info@southat.com

DESIGNED BY WAR
DRAWN WAR
CHECKED WAR

APPROVED	
ENGINEER	
NO. DATE	REVISION



HORIZONTAL SCALE: 1" = 80'
CONTOUR INTERVAL: 2'
DATE
03-25-2020

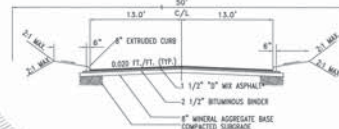
DEED REFERENCES:
DEED: INST. # 200611010038055
DEED: INST. # 200706160103590
PLAT: INST. # 201606220074816

GRADING PLAN FOR
S & E PROPERTIES LLC ON HATMAKE ROAD
CLT MAP 141, PARCELS 082 & 082.03
CLT MAP 129, PARCEL 164.13
DISTRICT 6, KNOX COUNTY, TENNESSEE

EM-03-25-20-GP
SHEET 5 OF 5 SHEETS

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY.
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO AVOID PREVENTION OF CONSTRUCTION TO PROTECT LIFE, PROPERTY, OR WORK TO AVOID EXCESSIVELY HIGH CUTS IN UNDESIRABLE MATERIAL.
SLOPE SHALL BE AS SHOWN.

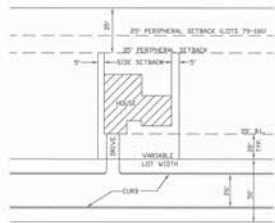
NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.



- NOTES:
1. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. THERE SHALL BE TEN (10) FEET IN BOTH FRONT AND REAR SETBACKS FROM ALL LOTTERED LOTS.
 3. LOTTERED LOTS SHALL BE SHOWN WITH A MINIMUM OF 10 FEET IN BOTH FRONT AND REAR SETBACKS FROM ALL LOTTERED LOTS.
 4. LOTTERED LOTS SHALL BE SHOWN WITH A MINIMUM OF 10 FEET IN BOTH FRONT AND REAR SETBACKS FROM ALL LOTTERED LOTS.
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 10. LOTTERED LOTS SHALL BE SHOWN WITH A MINIMUM OF 10 FEET IN BOTH FRONT AND REAR SETBACKS FROM ALL LOTTERED LOTS.



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 ON THIS CONCEPT PLAN IS TRUE AND IS BASED ON ENGINEERING PRACTICE.
ENGINEER: David A. Smith
TENNESSEE CERTIFICATE NO. 32,034



NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRUCK TRAFFIC.
CONTRACTOR SHALL SURE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO PREVENT COLLAPSE AND TO PROTECT THE PUBLIC. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIALS.
(SEE PLAT 12-C-20-UR)

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.



- NOTES:
1. ALL IMPROVEMENTS AND ADJUSTMENTS ARE SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. THERE SHALL BE TEN (10) FEET MINIMUM SETBACK FROM EXISTING AND PROPOSED ADJACENT LOTS.
 3. EXISTING AND PROPOSED ADJACENT LOTS SHALL BE IDENTIFIED BY LOT NUMBER AND BE IDENTIFIED BY LOT NUMBER AND BE IDENTIFIED BY LOT NUMBER.
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 20. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.



12-SB-20-C / 12-C-20-UR
11/27/2020

12-SB-20-C
12-C-20-UR

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE IN THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
JAMES A. B. B. B.
TENNESSEE CERTIFICATE NO. 22028



OWNER/DEVELOPER:
S & E PROPERTIES, LLC
400 MONTGOMERY ROAD
KNOXVILLE, TN 37919
PHONE: (605) 993-8888
FAX: (605) 993-8889
EMAIL: srtomson@seproperties.com

ROUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4001 BELL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 594-7766
FAX: (865) 593-9999, E-MAIL: routhland@seengineering.com

DESIGNED BY VAR
ENGINEER
CHECKED VAR

NO.	DATE	REVISION	APPROVED

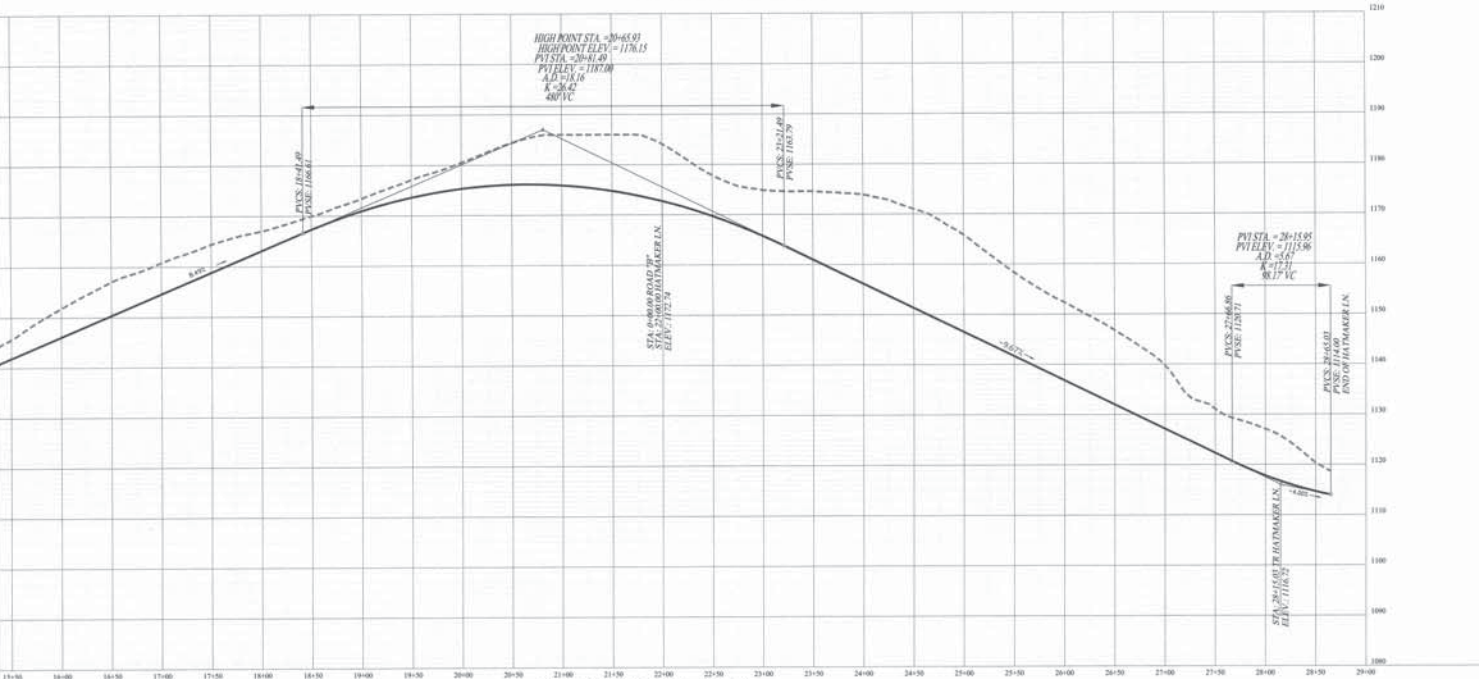
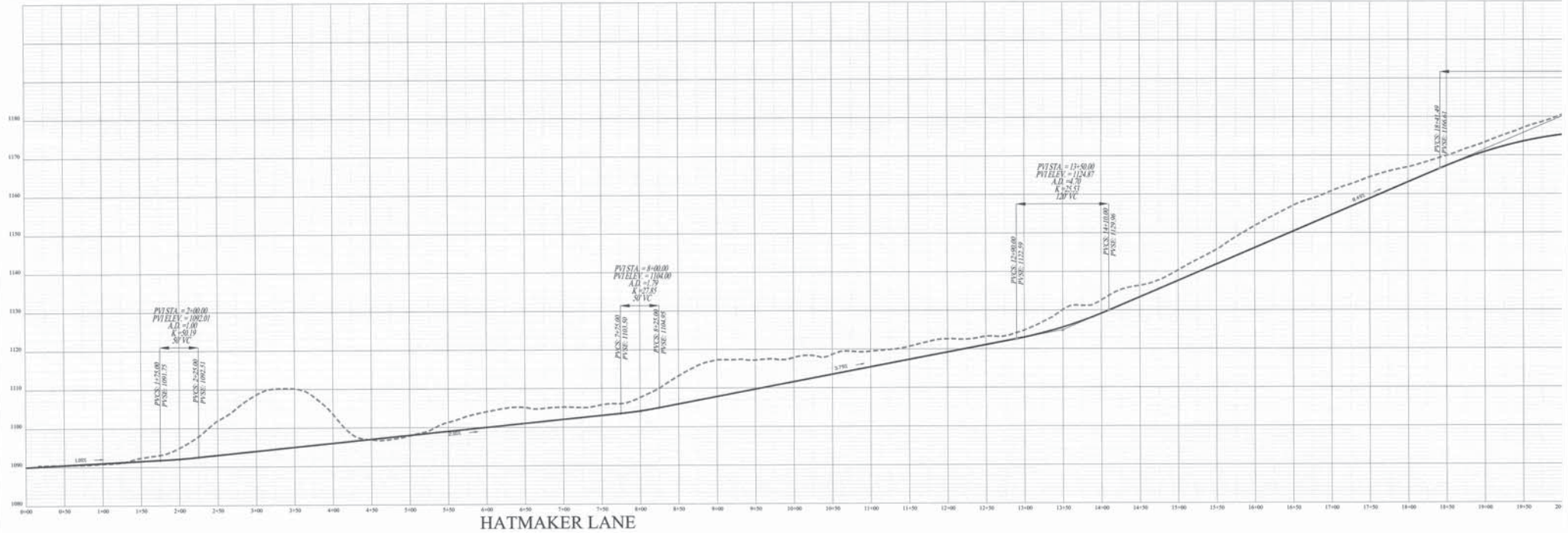


HORIZONTAL SCALE: 1" = 60'
CONTINUOUS INTERVAL: 2'
DATE: 03-25-2020

DEED REFERENCES:
DEED: INST. # 200611010038055
DEED: INST. # 200706180103590
PLAT: INST. # 201608220074816

CONCEPT PLAN FOR
S & E PROPERTIES LLC ON HATMAKE ROAD
CLT MAP 141, PARCELS 082 & 082.03
CLT MAP 129, PARCEL 16A
DISTRICT 6, KNOX COUNTY, TENNESSEE

EM-03-25-20-CP
SHEET 2 OF 5 SHEETS



12-SB-20-C / 12-C-20-UR
11/27/2020



12-SB-20-C
12-C-20-UR

OWNER/DEVELOPER:
S & E PROPERTIES LLC
405 WINDSOR ROAD
KNOXVILLE, TN 37919
PHONE: (603) 454-3727
FAX: (603) 693-8889
EMAIL: info@sandeproperties.com



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

S+E Properties

Applicant Name

Affiliation

10/26/20

Date Filed

12/10/20

Meeting Date (if applicable)

12-5B-20-C

File Number(s)

12-B-20-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☒ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Eric Moseley

Name

S+E Properties

Company

405 Montrose

Address

Knoxville

City

TN

State

37919

ZIP

454-3727

Phone

eric.moseley@icloud.com

Email

CURRENT PROPERTY INFO

S+E Properties

Owner Name (if different)

Owner Address

Owner Phone

D Everett Rd

Property Address

141-082, 141-082.03, 129-164.13

Parcel ID

STAFF USE ONLY

D Everett Rd E/s Everett Rd D/s Yarnall Rd

General Location

70 ac. +/-

Tract Size

6th

Jurisdiction (specify district above)

☐ City ☒ County

PR < 3 du/ac

Zoning District

Northwest County

Planning Sector

Ag

Sector Plan Land Use Classification

Rural

Growth Policy Plan Designation

Ag For Vac

Existing Land Use

N

Septic (Y/N)

West Knox

Sewer Provider

West Knox

Water Provider

DEVELOPMENT REQUEST☒ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

☐ Combine Parcels☐ Divide Parcel

Unit / Phase Number _____

Total Number of Lots Created _____

☒ Other (specify) 153 lots☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☐ Zoning Change _____
Proposed Zoning☐ Plan Amendment Change _____
Proposed Plan Designation(s)

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____

Pending Plat File Number

STAFF USE ONLY**PLAT TYPE**☐ Staff Review ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**☐ Design Plan Certification (*Final Plat*)☐ Use on Review / Special Use (*Concept Plan*)☐ Traffic Impact Study☐ COA Checklist (*Hillside Protection*)

Fee 1		Total
	5,090.00	
Fee 2		
	74	
Fee 3		
	74	5,090.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

Please Print

Date

Phone Number

Email

Staff Signature

Please Print

Date

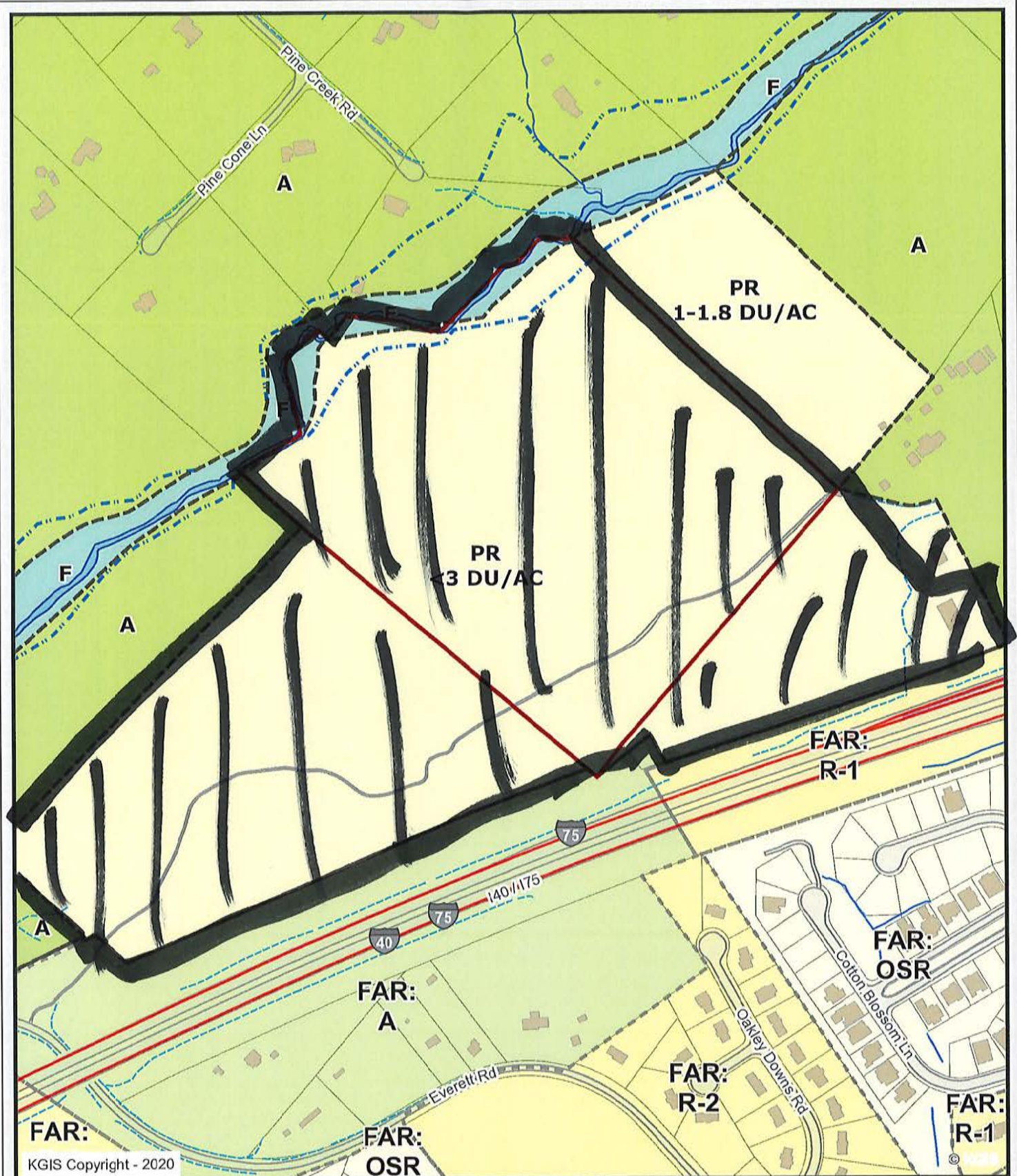
Eric Mosely

10/

ericmosely@icloud.com

Marcy Pogue

10/26/20

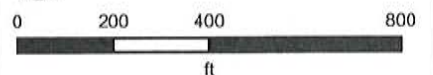


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/26/2020 at 2:00:19 PM



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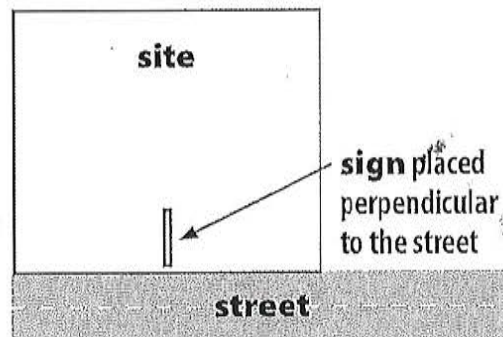
REQUIRED SIGN POSTING AGREEMENT

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:

11/25/20 and 12/11/20
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: [Signature]

Printed Name: _____

Phone: _____ Email: _____

Date: _____

File Number: 12-SB-20-C 12-B-20-UR