



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 1-SE-20-C  
1-I-20-UR

**AGENDA ITEM #:** 22  
**AGENDA DATE:** 1/9/2020

▶ **SUBDIVISION:** PITTMAN ESTATES

▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN

**OWNER(S):** Mesana Investments, LLC

**TAX IDENTIFICATION:** 129 142, 14213 [View map on KGIS](#)

**JURISDICTION:** County Commission District 6

**STREET ADDRESS:** 0 Buttermilk Rd.

▶ **LOCATION:** **South side of Buttermilk Road, east of Graybeal Road, west of Marietta Church Road.**

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Rural Area

**WATERSHED:** Hickory Creek

▶ **APPROXIMATE ACREAGE:** 26.84 acres

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

▶ **EXISTING LAND USE:** 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) & RA (Low Density Residential)  
West: Residences and vacant land - A (Agricultural)

▶ **NUMBER OF LOTS:** 70

**SURVEYOR/ENGINEER:** Jim Sullivan

**ACCESSIBILITY:** Access is via Buttermilk Rd., a minor collector street with an 18' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:**

1. Reduce the intersection radii for the right-of-way for Road A at Buttermilk Road, from 25' to 0'.
2. Reduce minimum K-value from K= 25 to K= 16 for Road "A" at STA 0+10 to STA 2+02.

**WAIVER REQUIRING PLANNING COMMISSION APPROVAL:**

1. Increase maximum road grade from 12% to 15% for Road "A" from STA 1+06 to STA 8+00.

**APPROVED WAIVER BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS:**

1. Intersection grade waiver for Road A at Buttermilk Road, from 1% up

to 3%.

2. Intersection grade waiver for Road B at Road A, from 1% up to 3%.

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**STAFF RECOMMENDATION:**

- **APPROVE variances 1 and 2 and waiver 1 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances and waiver will not create a traffic hazard.**

**APPROVE the Concept Plan subject to 8 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Prior to design plan approval, the surveyor will have to certify that a minimum of 300' of sight distance exists and can be maintained at the subdivision entrance onto Buttermilk Rd. in both directions along Buttermilk Rd. Any sight distance easement across adjoining property that would be needed to maintain the minimum sight distance requirements shall be obtained and recorded prior to approval of a final plat for this subdivision.
4. Identifying the sinkhole/closed contour and 50' buffer area that is located near the cul-de-sac turnaround area for Road C on the final plat.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Any additional subdivision/development of the site will require the submission of a traffic impact analysis with the application.
7. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the storm water system, common area and any other commonly held assets.
8. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

- **APPROVE the development plan for up to 70 detached residential dwellings on individual lots subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan and use on review in the PR zoning district.

**COMMENTS:**

The applicant is proposing to subdivide a 26.92 acre tract on the south side of Buttermilk Rd. into a detached residential subdivision with a total of 70 lots. The concept plan while including the street layout for the entire subdivision is only including the subdivision of 70 lots with an additional 43 lots (based on lot numbers) to be subdivided in the future.

Staff will be meeting with the applicant to discuss density limitations for the site and the impact that may have on future development.

The sinkhole/closed contour and 50' buffer area that is located near the cul-de-sac turnaround area for Road C will need to be shown on the final plat. This feature will impact the future layout of lots in that area.

A traffic impact analysis is not required for the subdivision at this time. Any additional subdivision/development of the site will require the submission of a traffic impact analysis with the application.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 2.2 du/ac is consistent in use and density with the approved zoning of the property. Other subdivision development in the area has occurred at similar densities.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor collector street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this site for low density residential use. The PR zoning for the property will allow consideration of up to 2.5 du/ac. The proposed subdivision with a density of 2.2 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 749 (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.

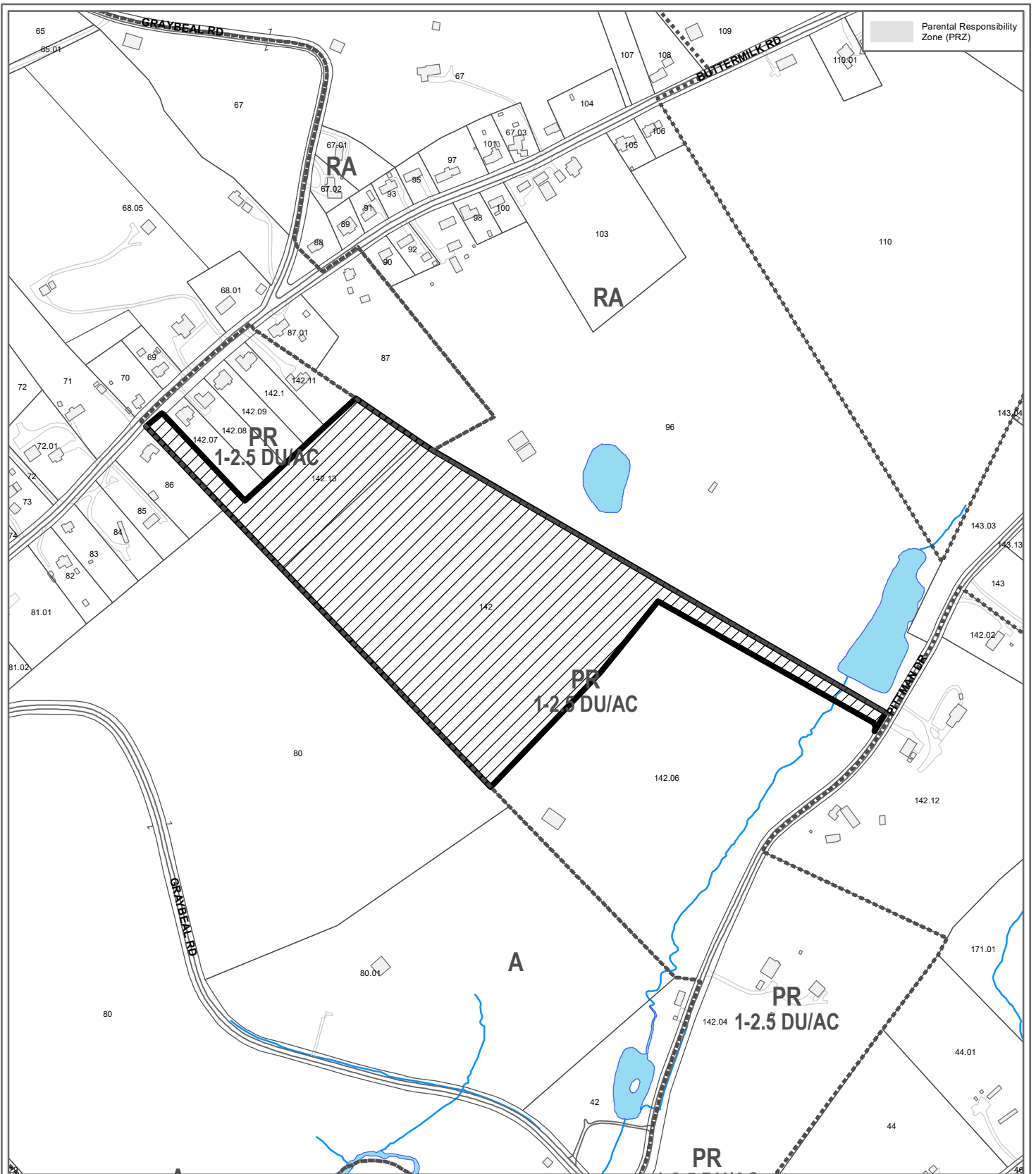
ESTIMATED STUDENT YIELD: 29 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, 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.



**1-SE-20-C / 1-I-20-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Jim Sullivan  
Pittman Estates

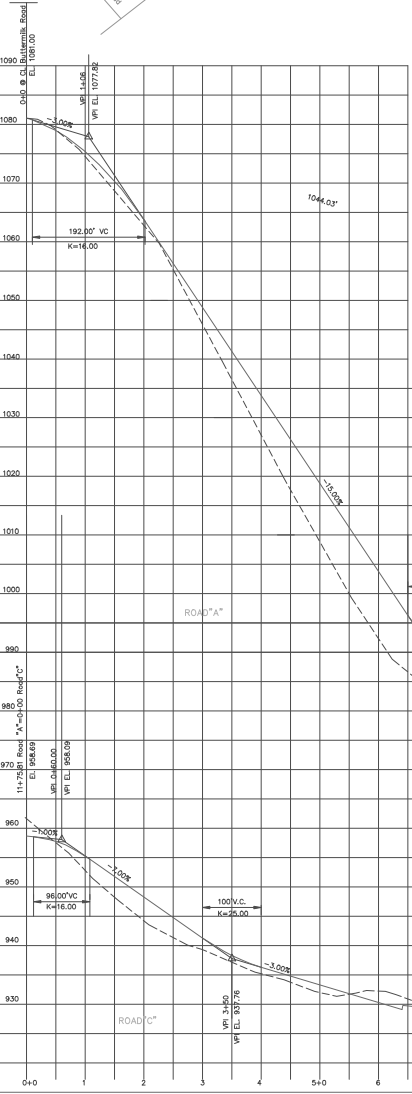
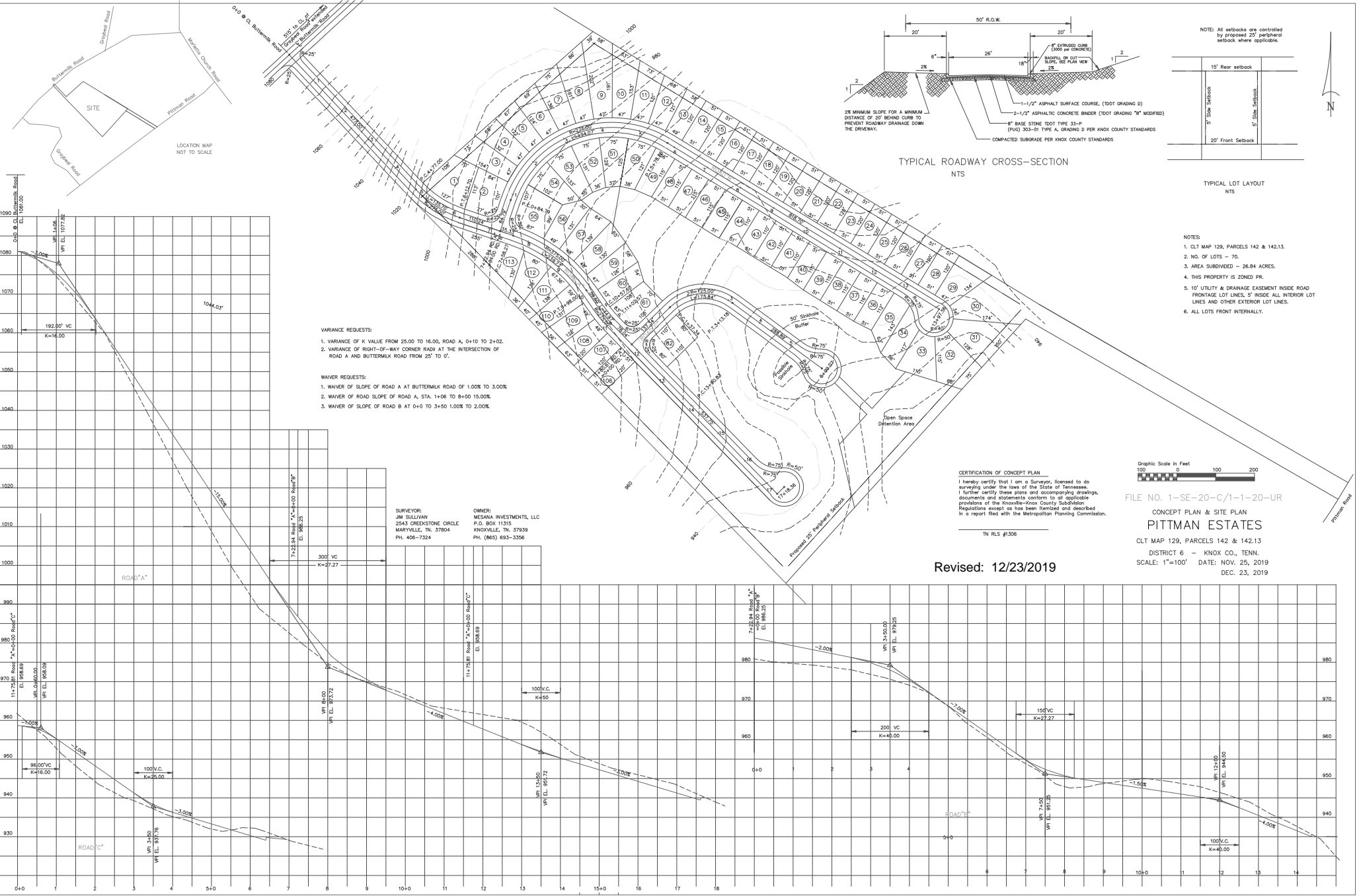


Detached Residential Subdivision in PR (Planned Residential)

Map No: 129  
Jurisdiction: County

Original Print Date: 12/18/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

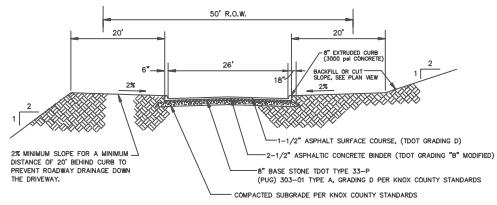




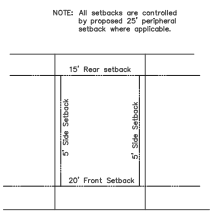
- VARIANCE REQUESTS:**
- VARIANCE OF K VALUE FROM 25.00 TO 16.00, ROAD A, 0+10 TO 2+10.
  - VARIANCE OF RIGHT-OF-WAY CORNER RADII AT THE INTERSECTION OF ROAD A AND BUTTERMILK ROAD FROM 25' TO 0'.
- WAIVER REQUESTS:**
- WAIVER OF SLOPE OF ROAD A AT BUTTERMILK ROAD OF 1.00% TO 3.00%.
  - WAIVER OF ROAD SLOPE OF ROAD A, STA. 1+06 TO 8+00 15.00%.
  - WAIVER OF SLOPE OF ROAD B AT 0+0 TO 3+50 1.00% TO 2.00%.

**SURVEYOR:**  
 JM SULLIVAN  
 2543 ORENSTONE CIRCLE  
 MARYVILLE, TN 37804  
 PH. 406-7324

**OWNER:**  
 MESANA INVESTMENTS, LLC  
 P.O. BOX 11315  
 KNOXVILLE, TN 37939  
 PH. (865) 693-3356



TYPICAL ROADWAY CROSS-SECTION  
 NTS



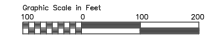
TYPICAL LOT LAYOUT  
 NTS

- NOTES:**
- CLT MAP 129, PARCELS 142 & 142.13.
  - NO. OF LOTS - 70.
  - AREA SUBDIVIDED - 26.84 ACRES.
  - THIS PROPERTY IS ZONED PR.
  - 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE LOT LINES, 5' INSIDE ALL INTERIOR LOT LINES AND OTHER EXTERIOR LOT LINES.
  - ALL LOTS FRONT INTERNALLY.

**CERTIFICATION OF CONCEPT PLAN**

I hereby certify that I am a Surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify these plans and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been limited and described in a report filed with the Metropolitan Planning Commission.

TN RLS #1306



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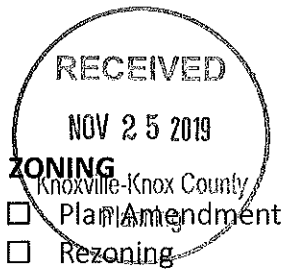
**CONCEPT PLAN & SITE PLAN  
 PITTMAN ESTATES**

CLT MAP 129, PARCELS 142 & 142.13  
 DISTRICT 6 - KNOX CO., TENN.  
 SCALE: 1"=100' DATE: NOV. 25, 2019  
 DEC. 23, 2019

Revised: 12/23/2019



# DEVELOPMENT REQUEST



**DEVELOPMENT**

- Development Plan
- Use on Review / Special Use

**SUBDIVISION**

- Concept Plan
- Final Plat

**ZONING**

- Knoxville-Knox County Plan Amendment
- Rezoning

Applicant Jim Sullivan

Date Filed Nov-25, 2019 Meeting Date (if applicable) Jan-9, 2020 File Numbers(s) 1-SE-20-C  
1-I-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

Name Jim Sullivan Company Jim Sullivan, Land Surveyor

Address 2543 Greekstone Circle Maryville, TN 37804

Phone (865) 406-7329 Email Susie and Jim S @ Gmail . com

**CURRENT PROPERTY INFO**

Owner Name (if different) Mesana Investment LLC Owner Address PO Box 11315 Owner Phone (865) 806-8008

Property Address 129 142 Pittman Road Parcel ID 142.13 Buttermilk Ct 129 21.84 ac approx

General Location On Buttermilk Road, SW of Marietta Church Road, NE of Graybeal Rd Tract Size 23.5 Acres

Jurisdiction (specify district above) 6th  City  County Zoning District PR 1-2.5 du/ac

Planning Sector NW County Sector Plan Land Use Classification AG Growth Policy Plan Designation Rural

Existing Land Use Farm Septic (Y/N)  Sewer Provider West Knox Water Provider West Knox

# REQUEST

DEVELOPMENT

- Development Plan    Use on Review / Special Use  
 Residential    Non-Residential

Home Occupation (specify): \_\_\_\_\_  
 Other (specify): \_\_\_\_\_

SUBDIVISION

Pittman Estates  
 Proposed Subdivision Name \_\_\_\_\_ Unit / Phase Number \_\_\_\_\_

- Parcel Change  
 Combine Parcels    Divide Parcel   Total Number of Lots Created: 70

Other (specify): \_\_\_\_\_  
 Attachments / Additional Requirements \_\_\_\_\_

ZONING

Zoning Change: \_\_\_\_\_  
 Proposed Zoning \_\_\_\_\_

Plan Amendment Change: \_\_\_\_\_  
 Proposed Plan Designation(s) \_\_\_\_\_

Proposed Property Use (specify) \_\_\_\_\_ Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_  
 Other (specify): \_\_\_\_\_

STAFF USE ONLY

- PLAT TYPE**  
 Staff Review    Planning Commission
- ATTACHMENTS**  
 Property Owners / Option Holders    Variance Request
- ADDITIONAL REQUIREMENTS**  
 Design Plan Certification (Final Plat only)  
 Use on Review / Special Use (Concept Plan only)  
 Traffic Impact Study

FEE 1: <i>concept fee</i>	<i>\$2,600</i>	TOTAL:  <i>\$2,600</i>
FEE 2:		
FEE 3:		

## AUTHORIZATION

Michael Reynolds   
 Staff Signature   Please Print   Date: November 25, 2019

Jim Sullivan Jr. Sullivan  
 Applicant Signature   Please Print   Date: Nov. 25, 2019

# VARIANCES REQUESTED



1. <sup>W<sub>2</sub> max</sup> Slope of Road A 0+10 to 2+02 1% to 3%

Justify variance by indicating hardship: \_\_\_\_\_

severe slope at entrance

2. Road slope 1+06 to 8+00 12% to 15%

Justify variance by indicating hardship: ~~to~~ Entrance to S/D is a 500'

strip ~~and vary~~ at an extreme slope

3. \_\_\_\_\_

Justify variance by indicating hardship: ~~to~~ Waiver of 0+0 to 3+50, Road B,

1% to 2%

4. \_\_\_\_\_

Justify variance by indicating hardship: \_\_\_\_\_

5. \_\_\_\_\_

Justify variance by indicating hardship: \_\_\_\_\_

6. \_\_\_\_\_

Justify variance by indicating hardship: \_\_\_\_\_

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

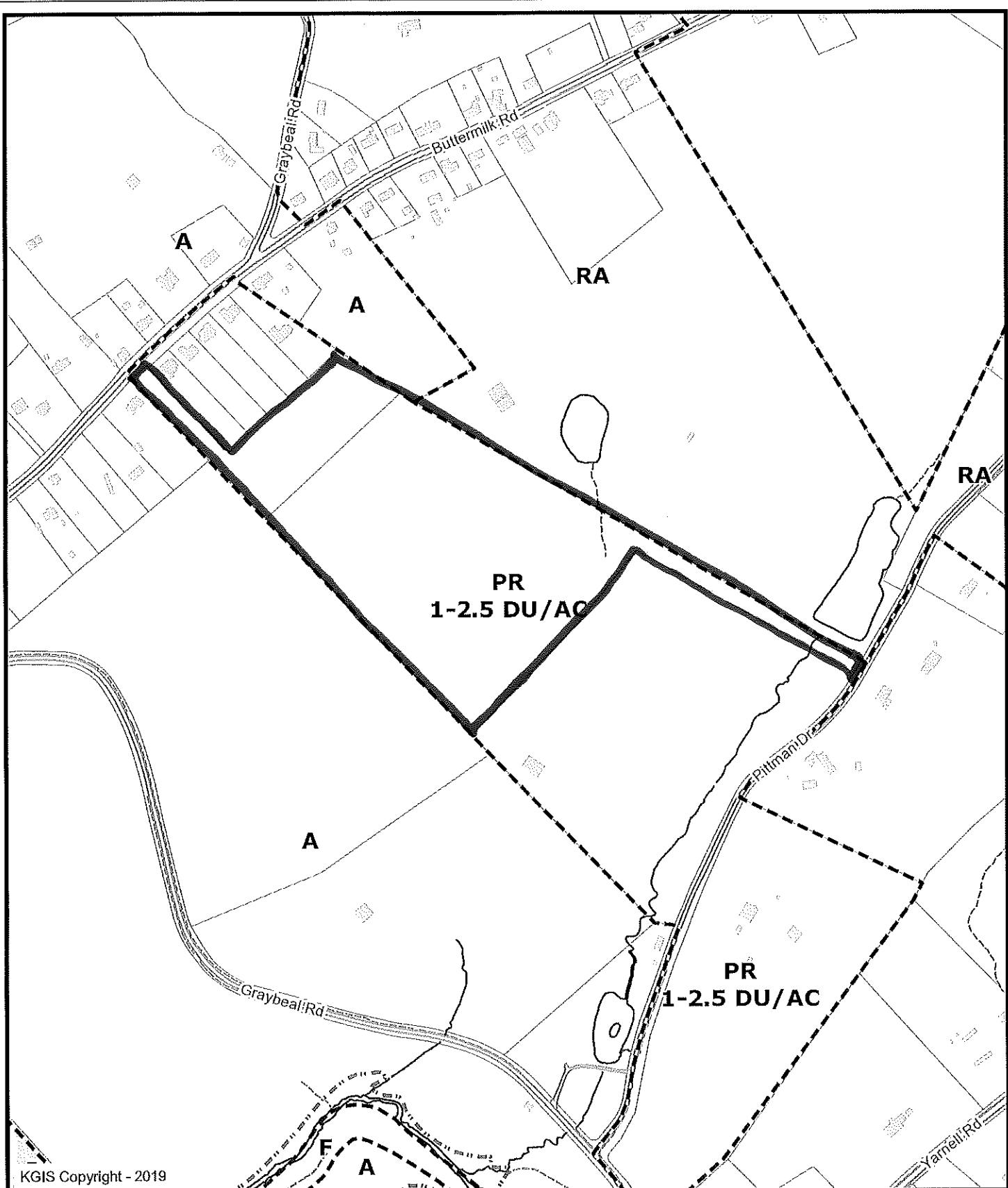
Justify variance by indicating hardship: \_\_\_\_\_

I 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 Jim Sullivan

Date \_\_\_\_\_





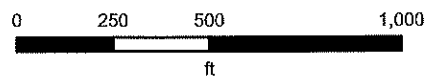
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### Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System



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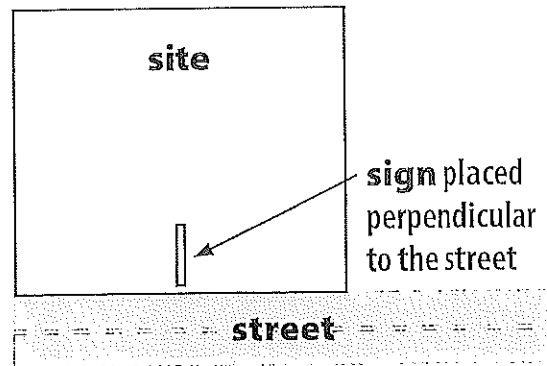
## REQUIRED SIGN POSTING AGREEMENT

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:

December 26, 2019 and January 10, 2020  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Jim Sullivan

Printed Name: Jim Sullivan

Phone: (865) 406-7324 Email: Susie and Jim S @ Gmail.com

Date: Nov-25, 2019

File Number: 1-SE-20-C 1-I-20-UR