



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 4-SE-21-C **AGENDA ITEM #:** 29  
4-E-21-UR **AGENDA DATE:** 4/8/2021

▶ **SUBDIVISION:** HILL WIND SUBDIVISION  
▶ **APPLICANT/DEVELOPER:** WATERLOO CONSTRUCTION, LLC  
**OWNER(S):** Albert & Ruby Zimmerman

**TAX IDENTIFICATION:** 103 091 [View map on KGIS](#)

**JURISDICTION:** County Commission District 6

**STREET ADDRESS:** 10607 Coward Mill Rd.

▶ **LOCATION:** North side of Coward Mill Rd., East of Pellissippi Pkwy

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Beaver Creek

▶ **APPROXIMATE ACREAGE:**

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

▶ **EXISTING LAND USE:** Vacant land and residence

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** North: Agricultural land, dwelling, future elementary school - BP/TO (Business and Technology Park / Technology Overlay)  
South: Vacant land - BP/TO (Business and Technology Park / Technology Overlay)  
East: Agricultural land and dwelling - PR/TO (Planned Residential / Technology Overlay)  
West: Single detached dwellings - PR/TO (Planned Residential / Technology Overlay)

▶ **NUMBER OF LOTS:** 20

**SURVEYOR/ENGINEER:** Derick Jones / Sterling Engineering Inc

**ACCESSIBILITY:** Access is via Coward Mill Rd, a two-lane minor collector street with 18ft of pavement within 50ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

## STAFF RECOMMENDATION:

▶ **POSTPONE** the application until the May 13, 2021 Planning Commission meeting as requested by the applicant.

- **POSTPONE** the application until the **May 13, 2021 Planning Commission meeting** as requested by the applicant.

**COMMENTS:**

This proposal is for a 20 lot residential subdivision that includes an extension of the Cherahala Blvd on the north side of Coward Mill Road. Knox County is planning to extend Cherahala Blvd from its current terminus south of Coward Mill Road and improve Coward Mill Road from Pellissippi Pkwy to the East Tennessee Veterans Home because of the pending construction of an elementary school on the adjacent property to the north of the subject site.

ESTIMATED TRAFFIC IMPACT: 237 (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: 8 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Karns 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.



# Planning

KNOXVILLE | KNOX COUNTY

RECEIVED

MAR 19 2021

Knoxville-Knox County

## Request to Postpone • Table • Withdraw

Name of Applicant: DERICK JONES - STERLING ENGINEERING  
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 4-SE-21-C & 4-E-21-UR

Date Scheduled for Planning Review: 4/8/21

Date Request Filed: 3/19/21 Request Accepted by: Mike Reynolds

Planning

### REQUEST

**Postpone**

Please postpone the above application(s) until:

5/13/21

DATE OF FUTURE PUBLIC MEETING

**Table**

Please table the above application(s).

**Withdraw**

Please withdraw the above application(s).

#### State reason for request:

TO ALLOW MORE TIME FOR COORDINATION W/ KNOX CO. ON CHERAHALA BLVD. EXTENSION.

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: [Signature]

PLEASE PRINT

Name: S. DERICK JONES

Address: 1020 WILLIAM BLUNT DR.

City: MARYVILLE State: TN Zip: 37801

Telephone: 865-984-3905

Fax: 865-981-2815

E-mail: sdjones@sterling.us.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 Friday 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

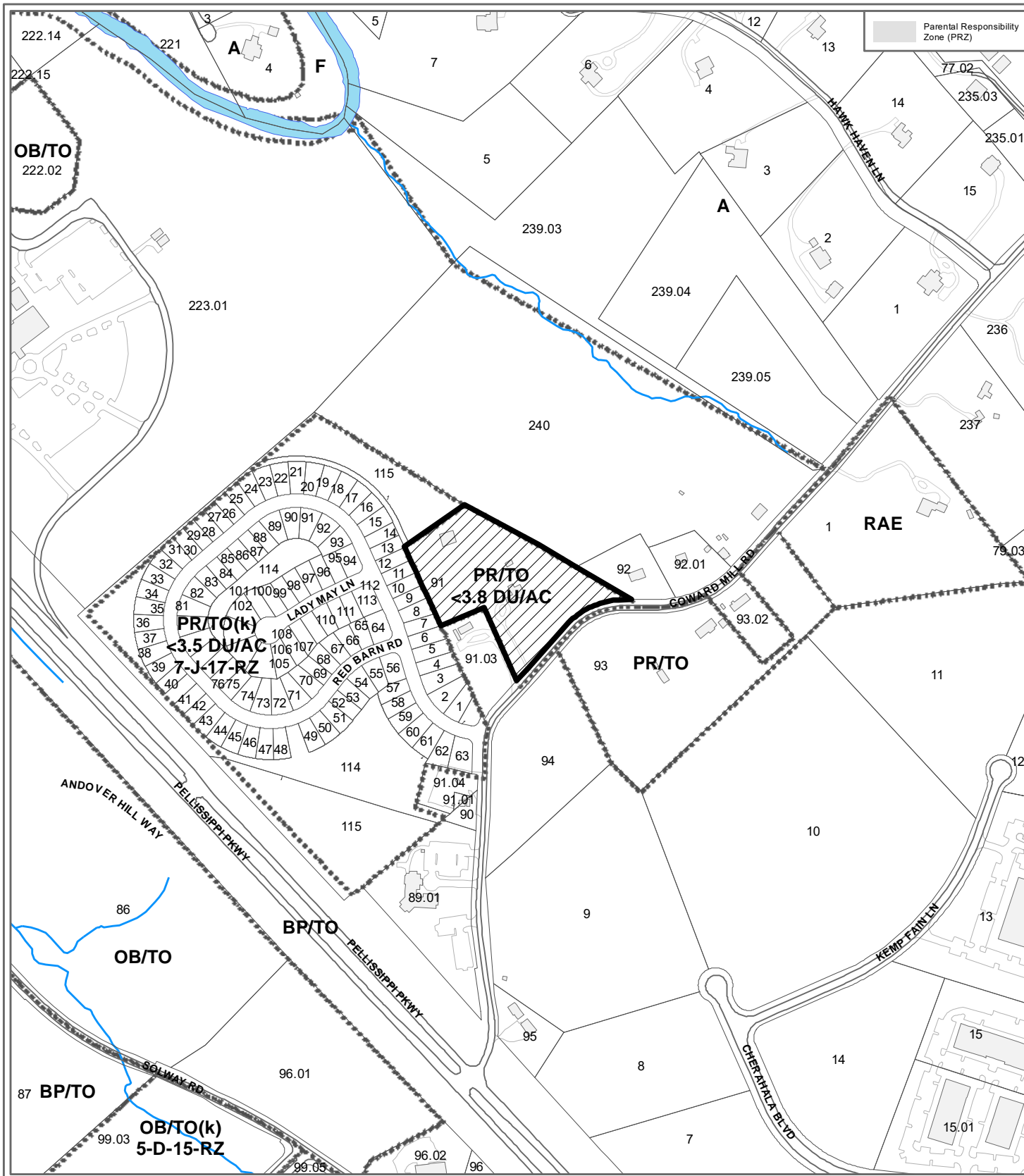
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

#### WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday 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.



Parental Responsibility Zone (PRZ)

**4-SE-21-C / 4-E-21-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Waterloo Construction, LLC  
Hill Wind Subdivision

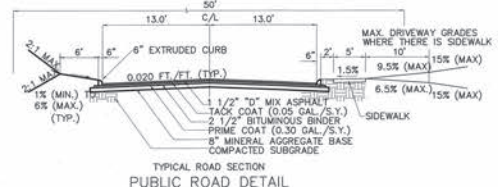
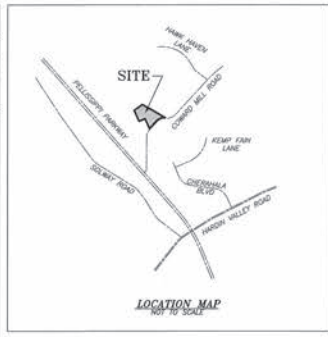
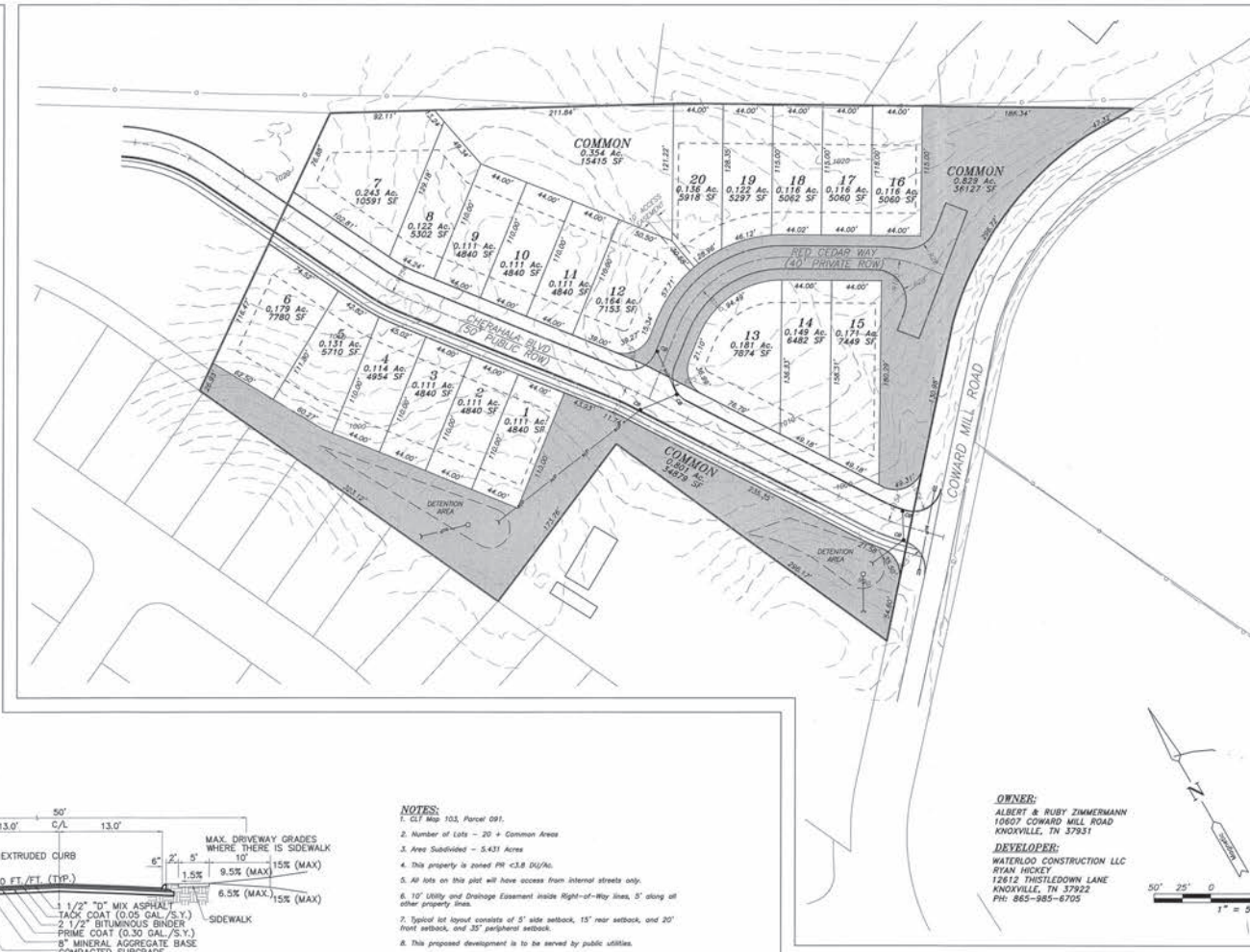


Detached residential subdivision in PR (Planned Residential)

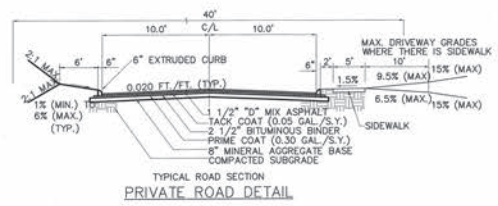
Original Print Date: 3/10/2021 Revised:  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 103  
Jurisdiction: County  
0 500  
Feet





TYPICAL ROAD SECTION  
PUBLIC ROAD DETAIL



TYPICAL ROAD SECTION  
PRIVATE ROAD DETAIL

- NOTES:**
1. C/L 100' 103, Parcel D91.
  2. Number of Lots - 20 - 3 Common Areas
  3. Area Subdivided - 5.431 Acres
  4. This property is zoned PR-C3.8 DU/Ac.
  5. All lots on this plat will have access from internal streets only.
  6. 10' Utility and Drop-off Easement inside Right-of-Way lines, 5' along all other property lines.
  7. Typical lot layout consists of 5' side setback, 15' rear setback, and 20' front setback, and 35' peripheral setback.
  8. This proposed development is to be served by public utilities.

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements contained, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations which have been finalized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: *[Signature]*  
TN License No. 1016491  
Date: 2/22/21

**OWNER:**  
ALBERT & RUBY ZIMMERMANN  
18007 COWARD MILL ROAD  
KNOXVILLE, TN 37931

**DEVELOPER:**  
WATERLOO CONSTRUCTION LLC  
RYAN HICKEY  
12512 THISTLEDOWN LANE  
KNOXVILLE, TN 37922  
PH: 865-985-6705

4-SE-21-C / 4-E-21-UR  
2/22/2021

**STERLING**  
SINCE 1979  
ENGINEERING LLC  
CIVIL ENGINEERING  
CONSULTING  
LAND SURVEYING  
LAND PLANNING

3020 WILLIAM BLOUNT DRIVE  
MARYVILLE, TENNESSEE  
37802-8401  
P.O. BOX 4878  
MARYVILLE, TENNESSEE  
37800-4878  
PHONE: VOL-984-3905  
FAX: VOL-981-2815  
www.sterling-us.com

CONCEPT PLAN OF  
**HILL WIND**  
SUBDIVISION  
WATERLOO CONSTRUCTION LLC

KNOX COUNTY, TN

REVISIONS	DATE	BY

© George E. Stone Architects, Inc.

SHEET  
**CP.1.1**

DESIGNED: **RDR**  
DRAWN: **RDR**  
CHECKED: **SDJ**  
DATE: **2/22/21**  
SCALE: **1" = 50'**  
DRAWING: **7202-CP**  
PROJECT NO.: **SEI#7202**

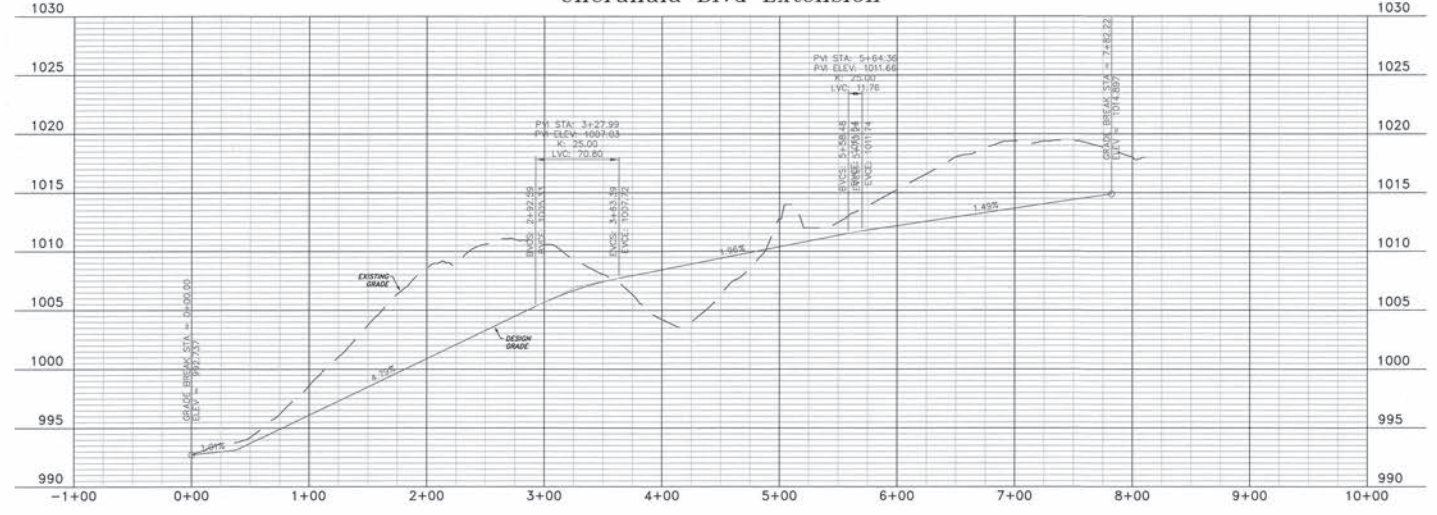


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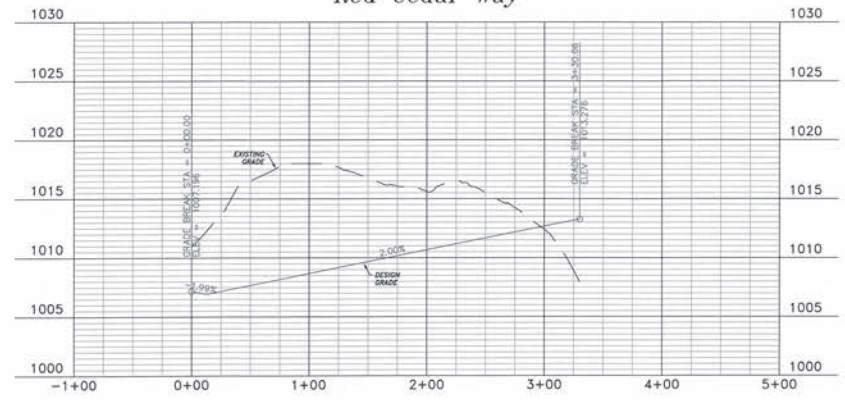
1020 WILLIAM BLOUNT DRIVE  
MARYVILLE, TENNESSEE  
37602-9401  
P.O. BOX 4578  
MARYVILLE, TENNESSEE  
37602-4878  
PHONE: VOL-984-3905  
FAX: VOL-981-2815  
www.sterling-llc.com

CONCEPT PLAN ROAD PROFILES FOR  
**HILL WIND**  
**SUBDIVISION**  
WATERLOO CONSTRUCTION LLC KNOX COUNTY, TN

*Cherahala Blvd Extension*



*Red Cedar Way*



4-SE-21-C / 4-E-21-UR  
2/22/2021

REVISIONS	DATE	BY

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SHEET  
**CP.1.2**  
DESIGNED: RDR  
DRAWN: RDR  
CHECKED: SDJ  
DATE: 2/22/21  
SCALE: 1" = 100'  
DRAWING: 7202-CP  
PROJECT NO.:  
SEI#7202



# 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

WATERLOO CONSTRUCTIONS LLC  
Applicant Name

DEVELOPER  
Affiliation

FEBRUARY 22, 2021  
Date Filed

APRIL 8, 2021  
Meeting Date (if applicable)

File Number(s)  
**4-SE-21-C**  
**4-E-21-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

DERICK JONES Name      STERLING ENGINEERING, INC. Company

1020 WILLIAM BLOUNT DRIVE Address      MARYVILLE City      TN State      37801 ZIP

865-984-3905 Phone      sdjones@sterling.us.com Email

**CURRENT PROPERTY INFO**

ALBERT & RUBY ZIMMERMANN Owner Name (if different)      10607 COWARD MILL RD. Owner Address      Owner Phone

10607 COWARD MILL ROAD Property Address      KNOXVILLE, TN 37931 Parcel ID      103-091

~~XXXX~~ West Knox Sewer Sewer Provider      ~~XXXX~~ West Knox Water Water Provider      N Septic (Y/N)

**STAFF USE ONLY**

North side of Coward Mill Rd due East of Pellissippi Parkway General Location      5.4 ac. Tract Size

City  County District      6th District      PR<3.8 du/ac Zoning District      RR Existing Land Use

Northwest County Planning Sector      LDR Sector Plan Land Use Classification      Planned Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

- Development Plan    Use on Review / Special Use    Hillside Protection COA  
 Residential    Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

HILL WIND SUBDIVISION  
 Proposed Subdivision Name

Related Rezoning File Number

1    Combine Parcels    Divide Parcel   20 + common  
 Unit / Phase Number   Total Number of Lots Created

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

**ZONING REQUEST**

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

Pending Plat File Number

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

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)  
 Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1	Total
0405   1,300.00	
Fee 2	
Fee 3	\$1,300.00

**AUTHORIZATION**

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

  
 Applicant Signature

DERICK JONES  
 Please Print

2/22/21  
 Date

865-984-3905  
 Phone Number

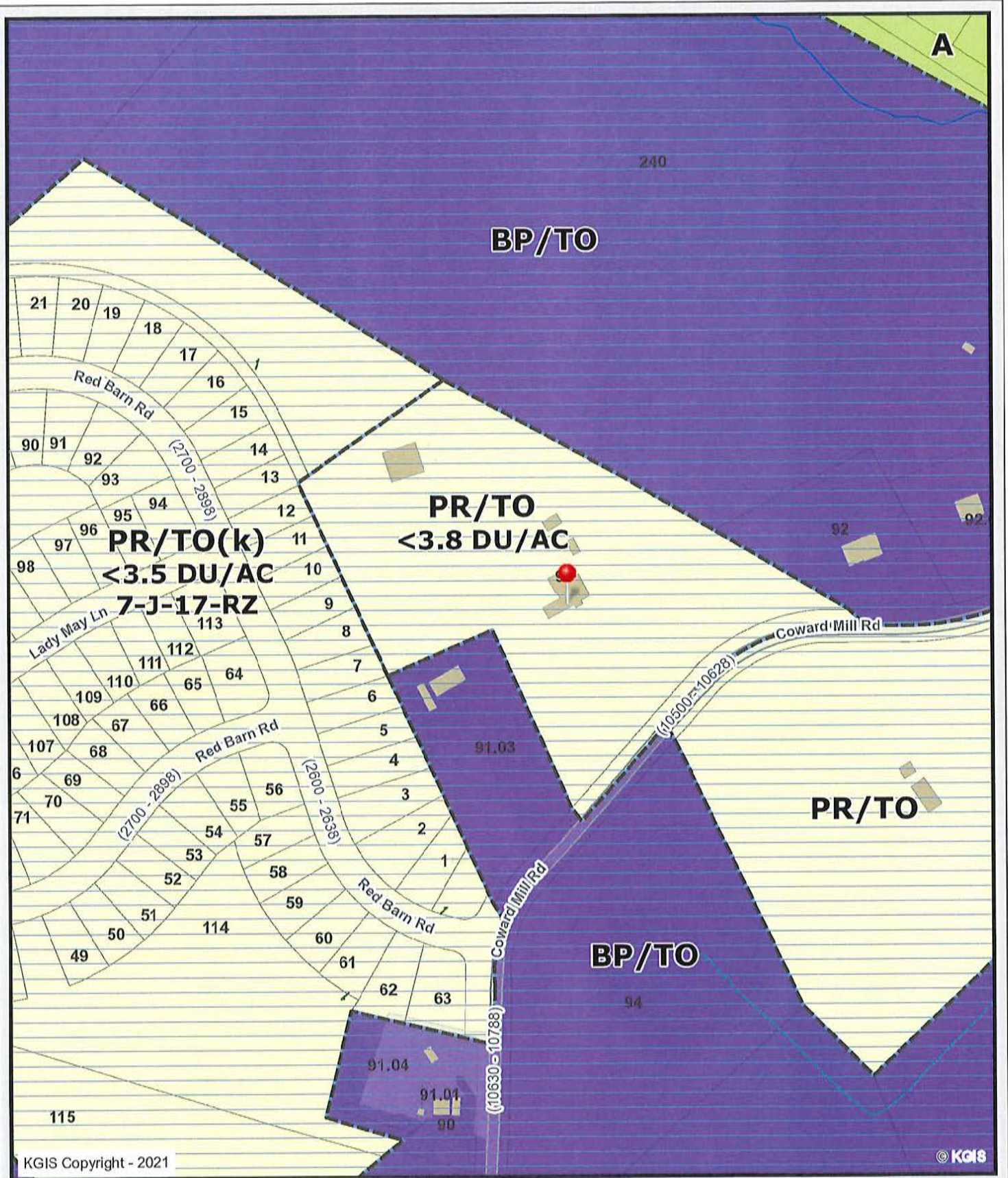
sdjones@sterling.us.com  
 Email

  
 Staff Signature

Marc Payne  
 Please Print

2/22/21  
 Date



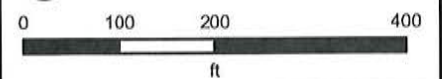


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 2/23/2021 at 3:09:20 PM



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