



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 12-SB-20-C **AGENDA ITEM #:** 14
12-C-20-UR **AGENDA DATE:** 2/11/2021

POSTPONEMENT(S): 12/10/2020 - 1/14/2021

▶ **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:** 155

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:** VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

- 1) REDUCE THE MINIMUM VERTICAL CURVE RADIUS ON HATMAKER LANE FROM K=25 to 17.31 AT STA 27+66.86 TO 28+65.03
- 2) REDUCE THE 25' COMMON AREA BUFFER STRIP FOR DOUBLE FRONTAGE LOTS TO ALLOW A 25' LANDSCAPE BUFFER EASEMENT FOR LOTS 1-10 AND 16-33.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING

COMMISSION APPROVAL:

- 1) REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON HATMAKER LANE FROM 250-FT TO 200-FT AT STA 1+16 TO 2+38
- 2) REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON HATMAKER LANE FROM 250-FT TO 200-FT AT STA 24+12 TO 26+56
- 3) REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD 'A' FROM 250-FT TO 200-FT AT STA 3+22 TO 6+24

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL:

- 1) INCREASING THE MAXIMUM ROAD GRADE AT INTERSECTIONS ON HATMAKER LANE AND ROAD 'A' TO A MAXIMUM OF 3%

STAFF RECOMMENDATION:

- ▶ **APPROVE** variances 1-2, and alternative design standards 1-3 on the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Installation of a minimum of 4 large maturing trees per 100 feet within the 25' landscape easement on the I-40/I-75 frontage per variance #2. A landscaping plan must be provided to Planning staff for review and approval before design plan approval. Trees should be selected from the City of Knoxville's Tree List and no single tree species shall be more than 50% of those to be installed. A final plat application will not be accepted for review by Planning staff until this landscaping is installed or a bond is posted with the Knox County Department of Engineering and Public Works to guarantee such installation.
4. Providing documentation during design plan review that the right-of-way radius for Hatmaker Lane as it enters the subject site does not encroach into parcel 142-00101 (12205 Hatmaker Lane) unless the property owner agrees to this modification of their property. Knox County Engineering and Public Works has the authority to reduce the right-of-way dedication requirement during design plan review if it is deemed appropriate for this location.
5. Implementation of the recommended improvements identified in the Traffic Impact Study for the Hatmaker Lane Subdivision prepared by Ajax Engineering, dated April 2020, and as revised and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. Any required improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common area, amenities and drainage system.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
9. 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 155 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 20' for Lot 155, 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 in the PR zone and the criteria for approval of a concept plan and use-on-review.

COMMENTS:

The applicant is proposing to subdivide this 69.74-acre tract into 155 detached residential lots and common area at a density of 2.22 du/ac. The previous concept plan was withdrawn during the May 14, 2020 Planning Commission meeting. The property was rezoned to PR (Planned Residential) up to 3 du/ac under two separate

rezoning applications, September 2006 (8-E-06-RZ) and April 2016 (3-G-16-RZ).

This property 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.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The Southwest County Sector Plan map on KGIS shows that this property is classified as AG (Agricultural), however, staff has determined that this is a mapping error and should be shown as LDR (Low Density Residential) as approved by Knox County Commission in 2016 (3-F-16-SP). The LDR sector plan classification allows consideration of residential uses up to a maximum of 5 du/ac. The proposed subdivision has a density of 2.22 du/ac.

B. The Knoxville-Farragut-Knox County Growth Policy Plan classifies this property as Rural which allows consideration of up to 3 du/ac if the property is zoned PR (Planned Residential), sanitary sewer and public water is available, connecting collector and arterials roads from the proposed development to the Urban Growth Boundary or Planned Growth Area which meet the standards of Knox County Engineering and Public Works, and a traffic impact analysis demonstrating to the satisfaction of the planning commission that the effect of this proposed and similar developments in the traffic analysis zone will not unreasonably impair traffic flow along the arterial roads through to the Planned Growth Area.

C. The subject property and proposed development meet the requirements to allow consideration of 3 du/ac in the Rural area of the Growth Policy Plan.

D. This entire site is within the Hillside Protection area on the sector plan. According to the slope analysis performed for the 2016 rezoning on this site, the maximum recommended disturbance is approximately 40 acres. This proposal will disturb approximately 40 acres according to the grading plan and will leave the steepest slopes undisturbed on the northern portion of the property.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The PR (Planned Residential) zoning for this site allows up to 3 du/ac. The proposed subdivision has a density of 2.22 du/ac.

C. Along Hatmaker Lane and Fretz Road there are attached and detached residential subdivisions that in various stages of completion or have been approved but not started construction yet. This proposal is compatible with the other approved developments along these roads.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed single-family detached subdivision has a similar character as other residential subdivisions in the general area but will have smaller lot sizes than the A (Agricultural) and RA (Low Density Residential) zoned properties to the east.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed residential subdivision is compatible with the surrounding residential and agricultural uses

and will not significantly impact the value of adjacent property.

B. With the implementation of the road improvements recommended in the Traffic Impact Study, the road system will be able to accommodate the additional traffic from this development.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. This development construct an extension of Hatmaker Lane and will use Hatmaker Lane for access out to N Campbell Station Road by Fretz Road.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. The development is adjacent to the I-40/I-75 corridor which will impact the residents of the neighborhood because of noise and potentially lower air quality due to vehicle emissions. These impacts will be partially negated by existing vegetation in the interstate right-of-way and proposed vegetation in the 25' landscape easement to the rear of the double frontage lots that back up the interstate, and by existing hills between the interstate and the development. These issues are not unique to this site and apply to any property that is adjacent to or near an interstate corridor.

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.

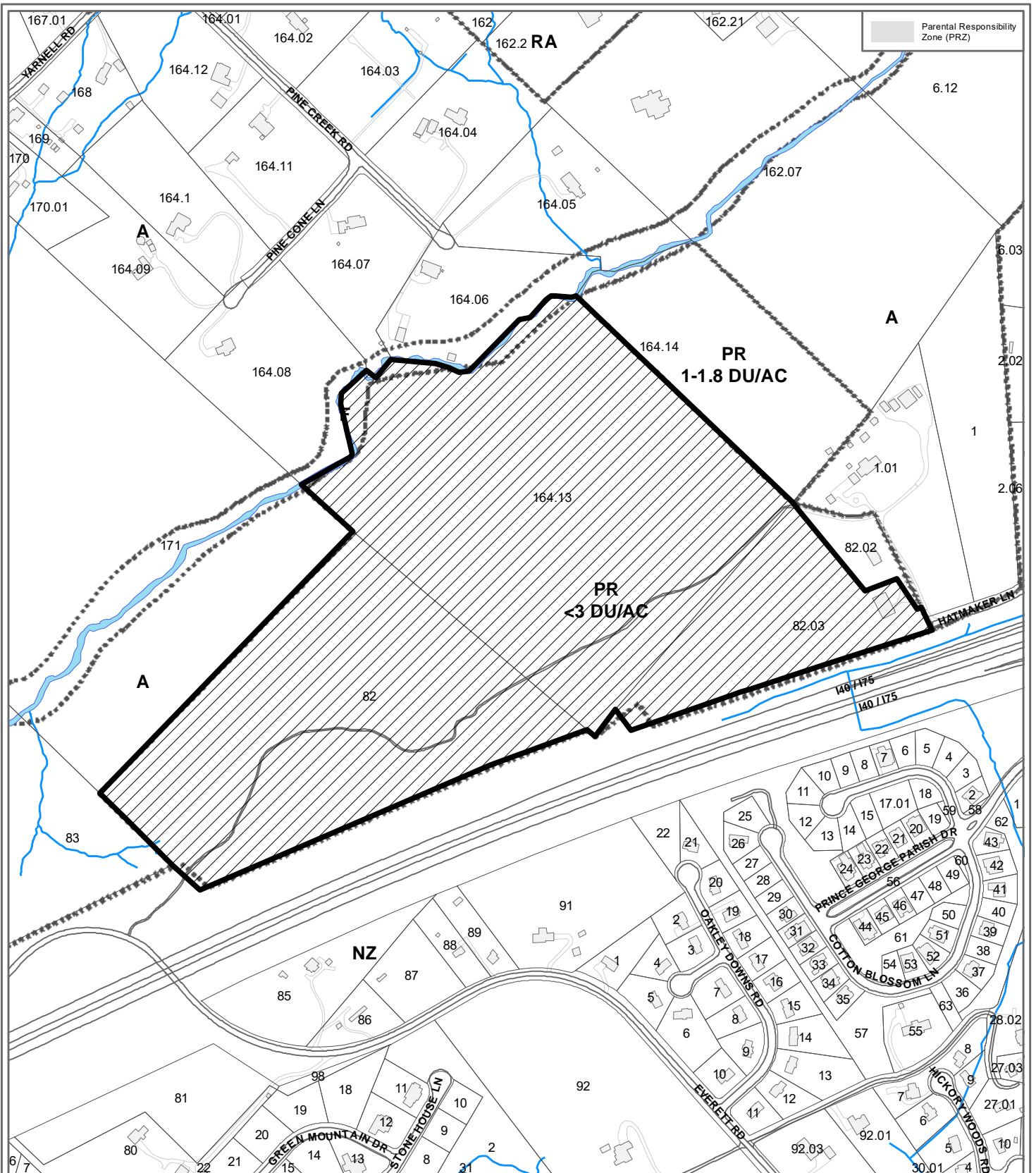
ESTIMATED STUDENT YIELD: 64 (public school children, grades K-12)

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.



**12-SB-20-C / 12-C-20-UR
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential)

Petitioner: S & E Properties
Hatmaker Ln. Subdivision

Map No: 141
Jurisdiction: County



Original Print Date: 11/6/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



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: January 14, 2021

Date Request Filed: December 22, 2020 Request Accepted by: Mike Reynolds

REQUEST

Postpone
Please postpone the above application(s) until:
February 11, 2021

DATE OF FUTURE PUBLIC MEETING

Table
Please table the above application(s).

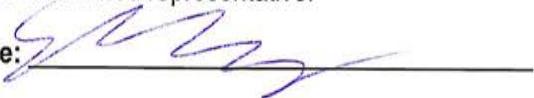
Withdraw
Please withdraw the above application(s).

State reason for request:

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: 454-3727

Fax: _____

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 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.



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

<p style="text-align: center;">REQUEST</p> <p><input checked="" type="checkbox"/> Postpone Please postpone the above application(s) until: <u>January 14, 2021</u> <small>DATE OF FUTURE PUBLIC MEETING</small></p> <p><input type="checkbox"/> Table Please table the above application(s).</p> <p><input type="checkbox"/> Withdraw Please withdraw the above application(s).</p> <hr/> <p>State reason for request: To resolve some issues and answer staff comments / concerns.</p> <hr/> <p>Eligible for Fee Refund? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Amount: _____ Approved by: _____ Date: _____</p> <hr/> <p style="text-align: center;">APPLICATION AUTHORIZATION</p> <p>I hereby certify that I am the property owner, applicant, or applicant's authorized representative.</p> <p>Signature: </p> <p><small>PLEASE PRINT</small> Name: <u>Eric Moseley</u></p> <p>Address: <u>405 Montbrook Ln.</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37919</u></p> <p>Telephone: <u>865-454-3727</u></p> <p>E-mail: <u>ericmoseley@icloud.com</u></p>	<p style="text-align: center;">PLEASE NOTE</p> <p>Consistent with the guidelines set forth in Planning's <i>Administrative Rules and Procedures</i>:</p> <p>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.</p> <p>TABLINGS Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.</p> <p>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.</p> <p>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.</p>
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NOTE:
 CONTRACTOR IS RESPONSIBLE FOR ALL DESIGN SHEETS.
 CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO PROTECT THE PUBLIC AND TO PREVENT COLLAPSE OF CUTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES INVOLVED IN THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES INVOLVED IN THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.

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.



12-SB-20-C / 12-C-20-UR
 1/18/2021



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

OWNER/DEVELOPER:
 S & E PROPERTIES LLC
 405 MONTBROOK ROAD
 KNOXVILLE, TN 37919
 PHONE: (605) 454-3727
 FAX: (605) 693-9899
 EMAIL: info@sandehomes.com

SOUTHLAND ENGINEERING CONSULTANTS, LLC
 GENERAL, CIVIL, & LAND SURVEYORS
 4018 BELL ROAD
 KNOXVILLE, TENNESSEE 37911
 PHONE: (865) 894-7790
 FAX: (865) 893-8699, E-MAIL: info@southland-engineers.com

DESIGNED BY WAR
 DRAWN WAR
 CHECKED WAR

APPROVED
 ENGINEER

NO.	DATE	REVISION	APP.



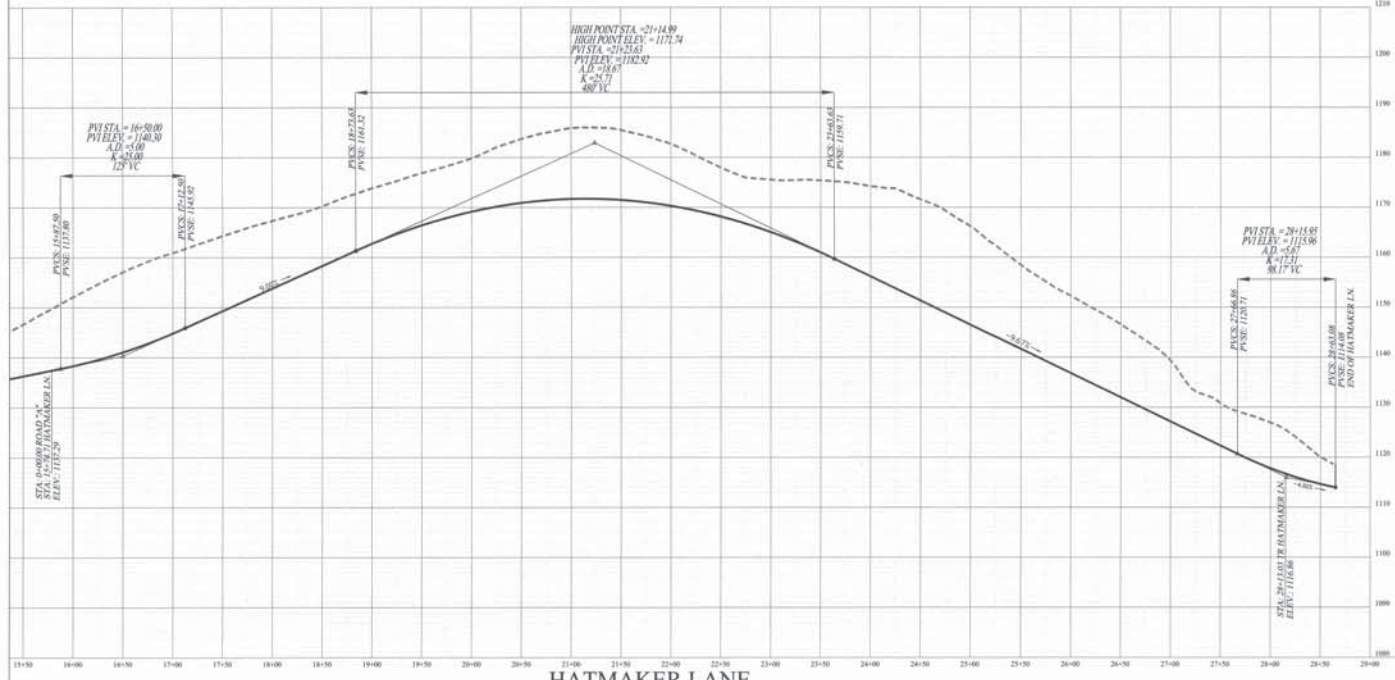
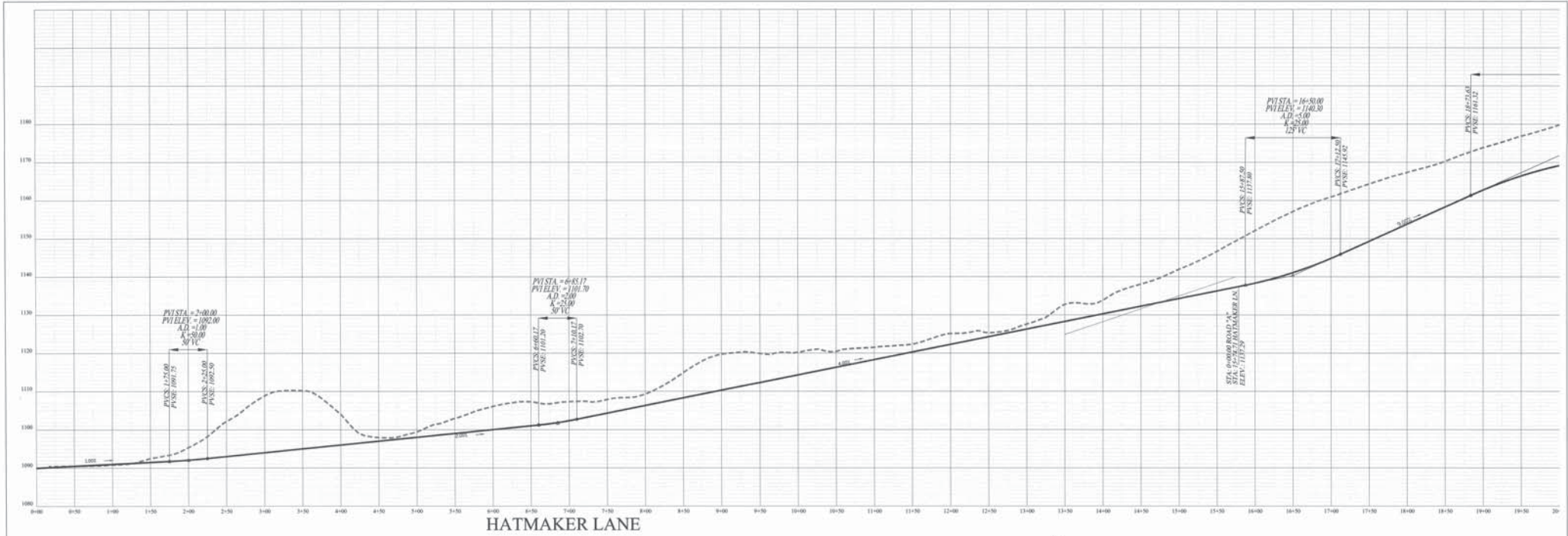
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DEED REFERENCES:
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 DEED: INST. # 200706180103590
 PLAT: INST. # 201606220074815

GRADING PLAN FOR
 S & E PROPERTIES LLC ON HATMAKE ROAD
 CLT MAP 143, PARCELS 082, & 082.03
 CLT MAP 129, PARCELS 164.15
 DISTRICT 6, KNOX COUNTY, TENNESSEE

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

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12-SB-20-C / 12-C-20-UR
1/18/2021



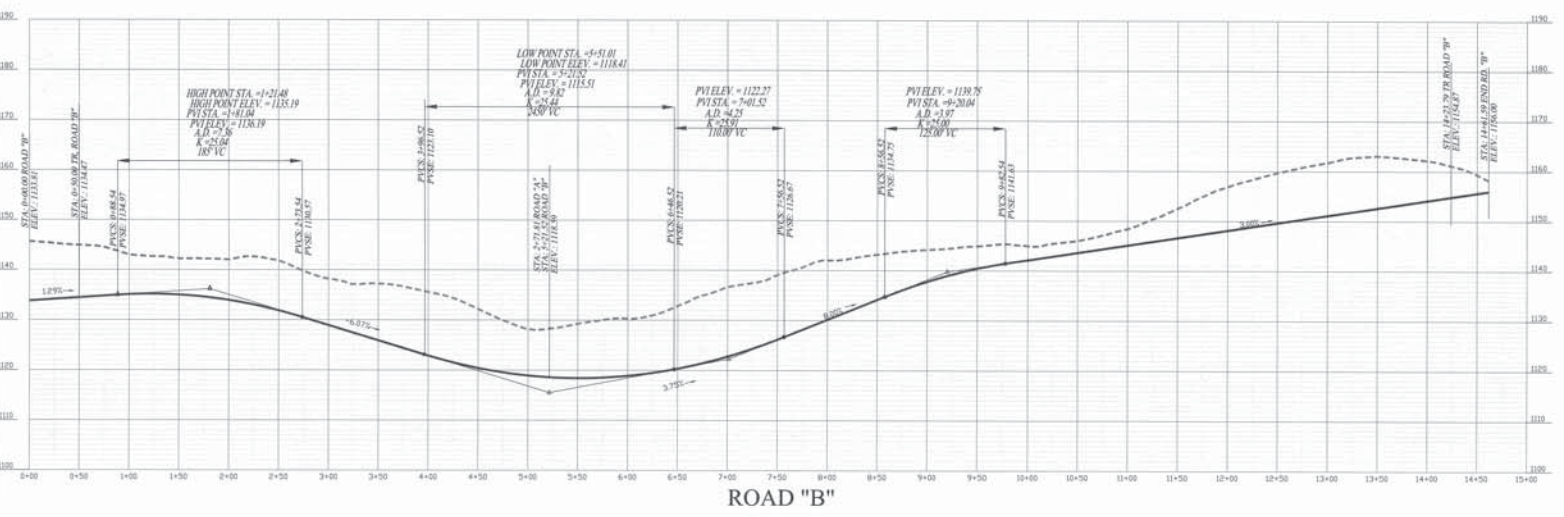
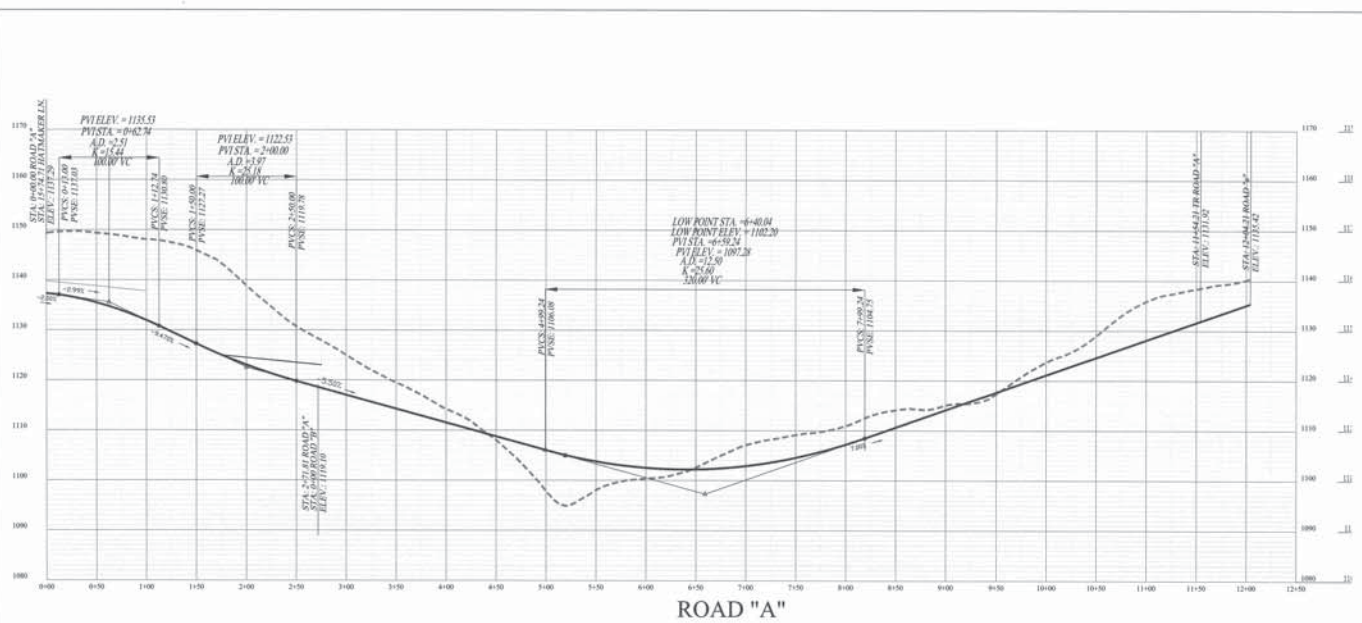
12-SB-20-C
12-C-20-UR

DRAWN/DEVELOPER:
S & E PROPERTIES LLC
405 MONTBROOK ROAD
KNOXVILLE, TN 37919
PHONE: (663) 454-3727
FAX: (663) 693-6899
EMAIL: info@sandep.com

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT
TENNESSEE ONE-CALL
1-800-351-1311
RECORD AND SAVE YOUR
CONTRACT NUMBER.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL BRIDGE AND BRACE ALL OPEN CUT REACHES AS
REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO
CONFORM WITH BEHIND-REARVIEW MIRROR VISION TO ALL VEHICLES, TO
ALLOW PROVISION OF CONSTRUCTION TO PROTECT ALL PROPERTY,
OR WORK TO AVOID EXCESSIVELY NOISE DUE TO UNSTABLE MATERIAL.
ROAD BRACK SHALL BE ARMED BY:

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION



12-SB-20-C / 12-C-20-UR
1/18/2021



OWNER/DEVELOPER:
S & E PROPERTIES LLC
405 MONTBROOK ROAD
KNOXVILLE, TN 37919
PHONE: (865) 454-3727
FAX: (865) 683-9689
EMAIL: info@sosay@bellsouth.net

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

SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 405 HILL ROAD KNOXVILLE, TENNESSEE 37931 PHONE: (865) 884-3798 FAX: (865) 885-8889, E-MAIL: southland@seconsouth.com	DESIGNED BY WAR	APPROVED	NO. DATE REVISION	APPR.	HORIZONTAL SCALE: 1" = 50' HORIZONTAL SCALE: 1" = 10'	DEED REFERENCES: DEED: INST. # 200611010038055 DEED: INST. # 200708180103590 PLAT: INST. # 201606220074816	ROAD PROFILE PLAN FOR S & E PROPERTIES LLC ON HATMAKE ROAD CLT MAP 143, PARCELS 0B2, & 0B2.03 CLT MAP 129, PARCEL 164.15 DISTRICT 6, KNOX COUNTY, TENNESSEE	EM-03-25-20-RP
	CHECKED WAR	ENGINEER						SHEET 4 OF 5 SHEETS



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

10/26/20
Date Filed

12/10/20
Meeting Date (if applicable)

Affiliation

File Number(s)

12-5B-20-C

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 Doe/s Yarnell Rd
General Location

70 ac. +/-
Tract Size

6th
Jurisdiction (specify district above)

City County

PR < 3du/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
 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	5,090.00
74	
74	

AUTHORIZATION

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

Applicant Signature

Please Print

Date


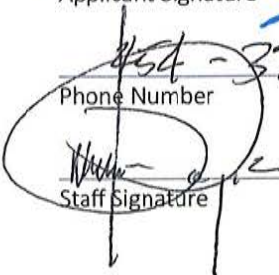
Phone Number

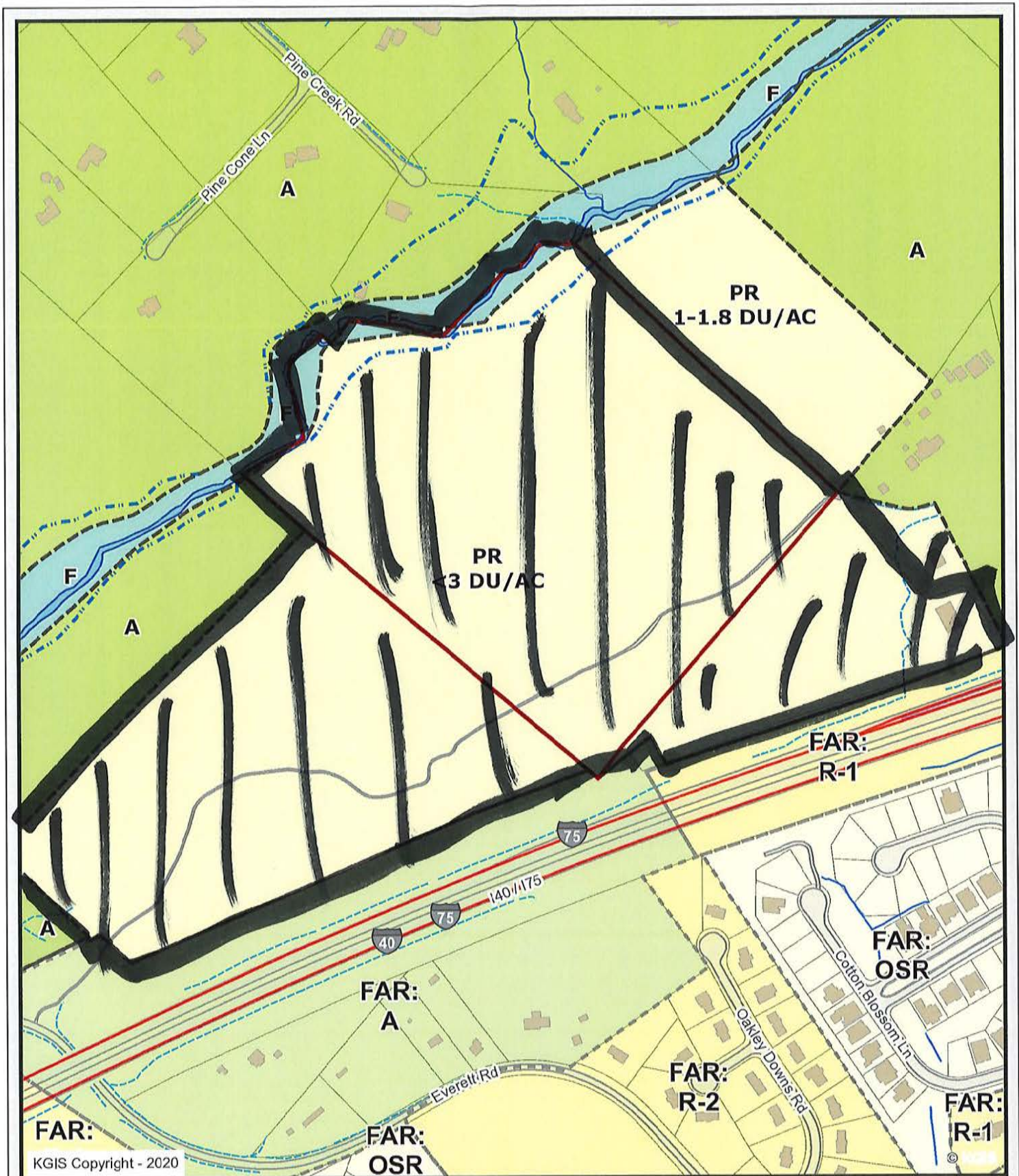
Email

Staff Signature

Please Print

Date


 Eric Mosely 10/26/20
 454-3727 ericmosely@icloud.com

 Marc Pogue



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

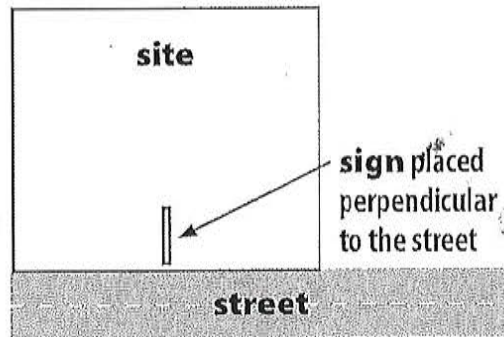
REQUIRED SIGN POSTING AGREEMENT

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: 

Printed Name: _____

Phone: _____ Email: _____

Date: _____

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