

# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 12-SB-20-C **AGENDA ITEM #:** 25  
 12-C-20-UR **AGENDA DATE:** 1/14/2021

POSTPONEMENT(S): 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 concept plan to the February 11, 2021 Planning Commission meeting as requested by the applicant.

- **POSTPONE the development plan to the February 11, 2021 Planning Commission meeting as requested by the applicant.**

**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 The previous concept plan was withdrawn during the May, 14, 2020 Planning Commission meeting.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.

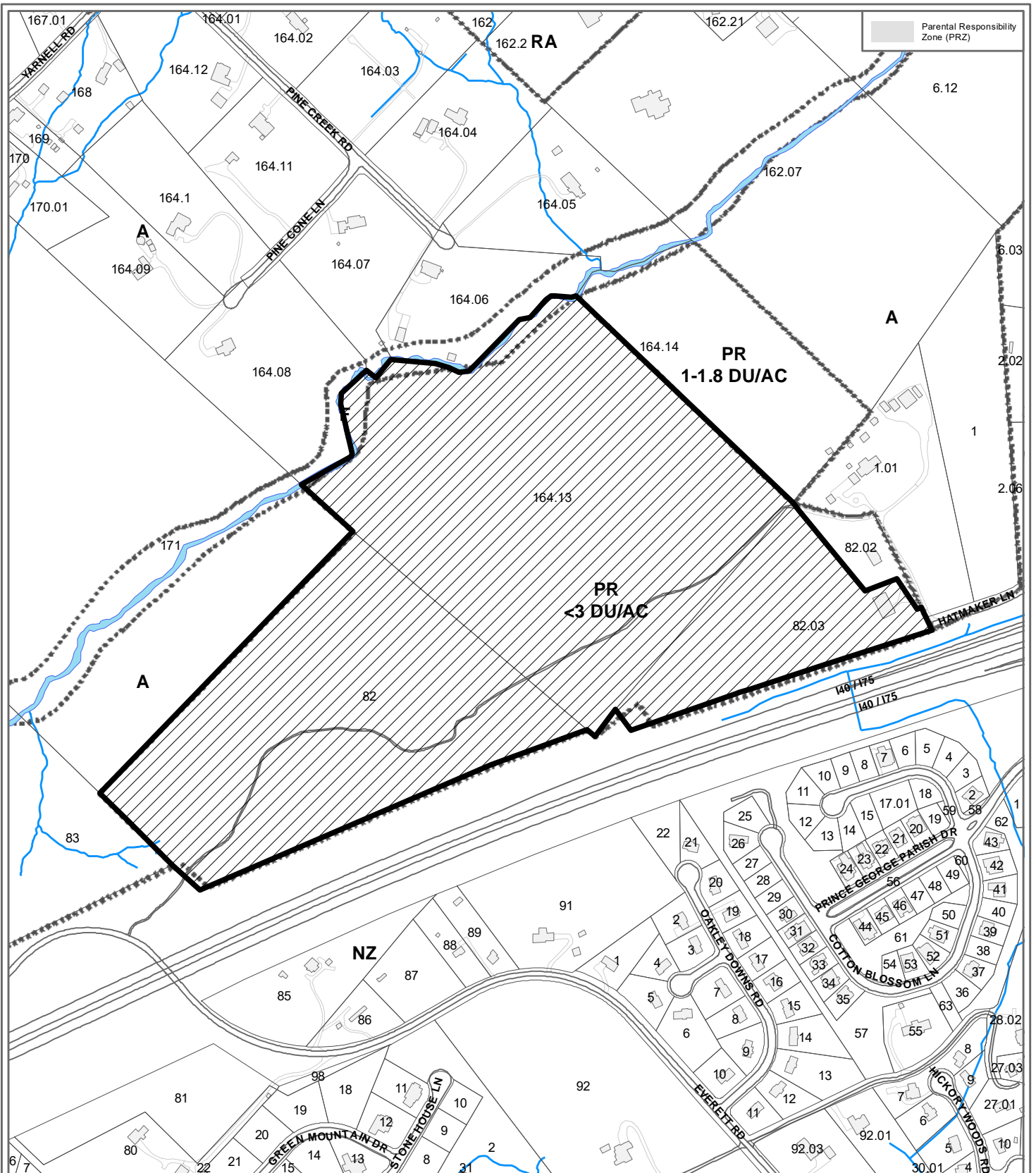
**ESTIMATED STUDENT YIELD:** 62 (public school children, grades K-12)

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

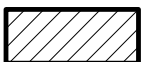
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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.



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



Detached residential subdivision in PR (Planned Residential)

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

Revised:

Petitioner: S & E Properties  
Hatmaker Ln. Subdivision

Map No: 141

Jurisdiction: County

0 500  
Feet





# 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

## 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: [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:

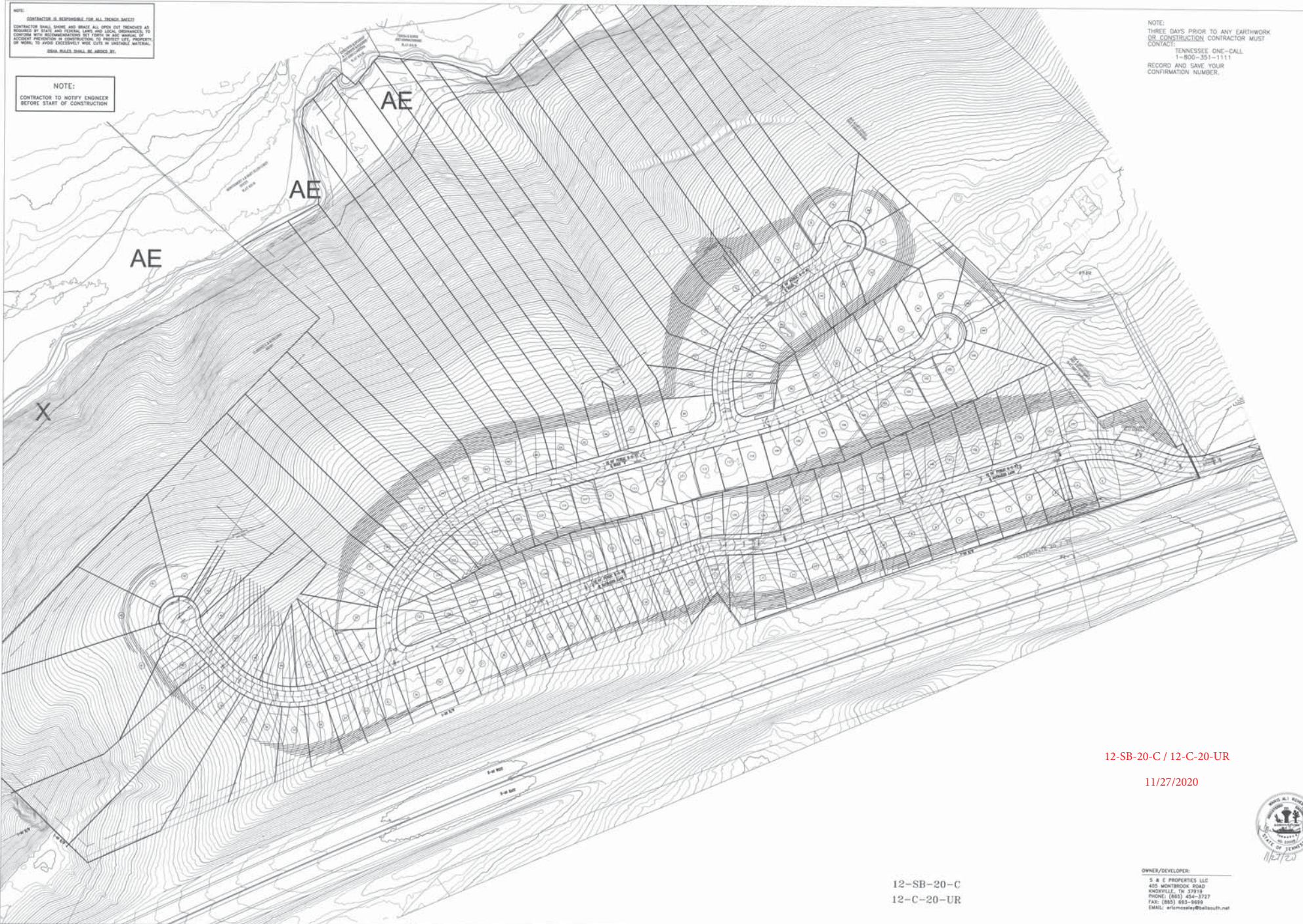
Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL FRENCH SHEET  
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  
405 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	APPR.

80 0 80 160  
SCALE IN FEET

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 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.

[illegible]

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

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 AS PART OF THIS DESIGN  
PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.

WAMIS A. B. B. B.  
TENNESSEE CERTIFICATE NO. 22028



OWNER/DEVELOPER:  
S & E PROPERTIES LLC  
405 MONTBROOK ROAD  
KNOXVILLE, TN 37919  
PHONE: (865) 454-3727  
FAX: (865) 693-9899  
EMAIL: ericmossley@bellatl.com

CONCEPT PLAN FOR  
S & E PROPERTIES LCC 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-CP  
SHEET 2 OF 5 SHEETS

**SOUTHLAND ENGINEERING CONSULTANTS, LLC**  
GENERAL CIVIL & LAND SURVEYORS  
4909 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-9699, E-MAIL: [wrghab@southlandengineers.com](mailto:wrghab@southlandengineers.com)

DESIGNED BY VAR	APPROVED
DRAWN VAR	ENGINEER
CHECKED VAR	

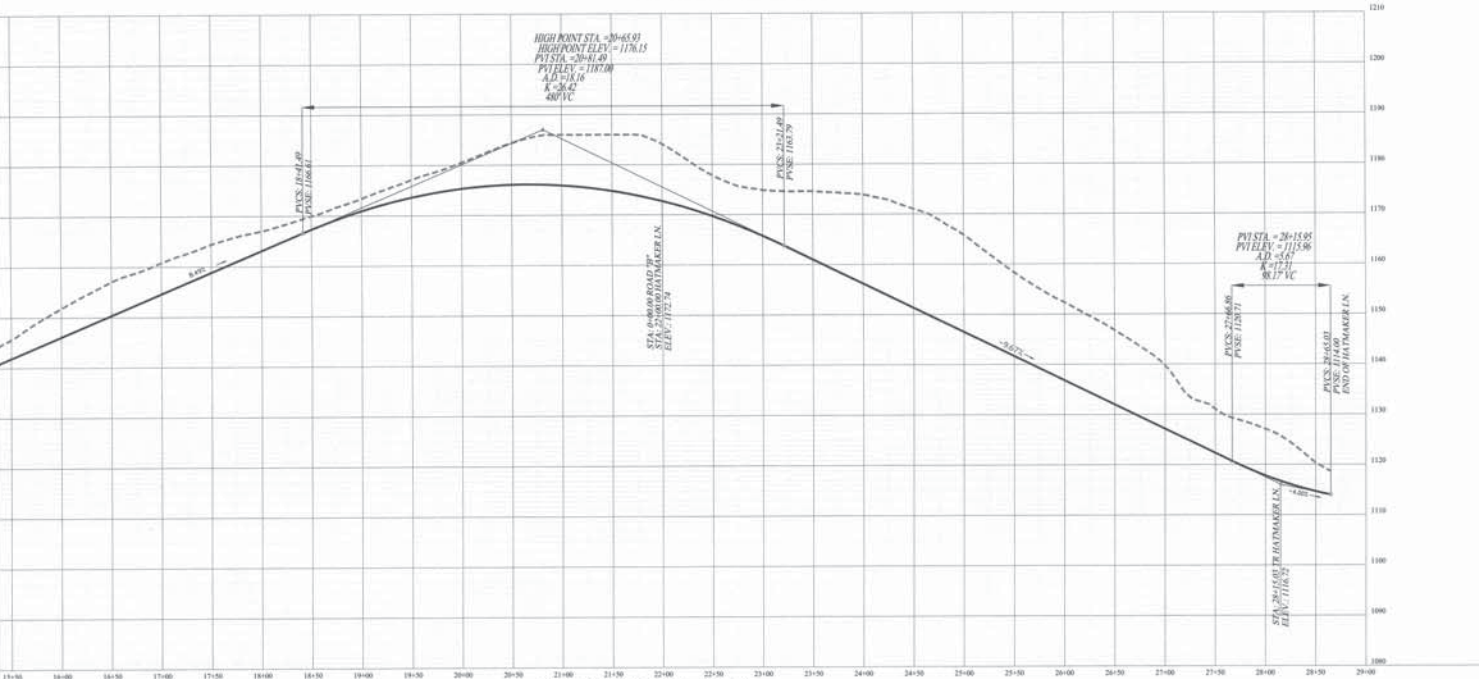
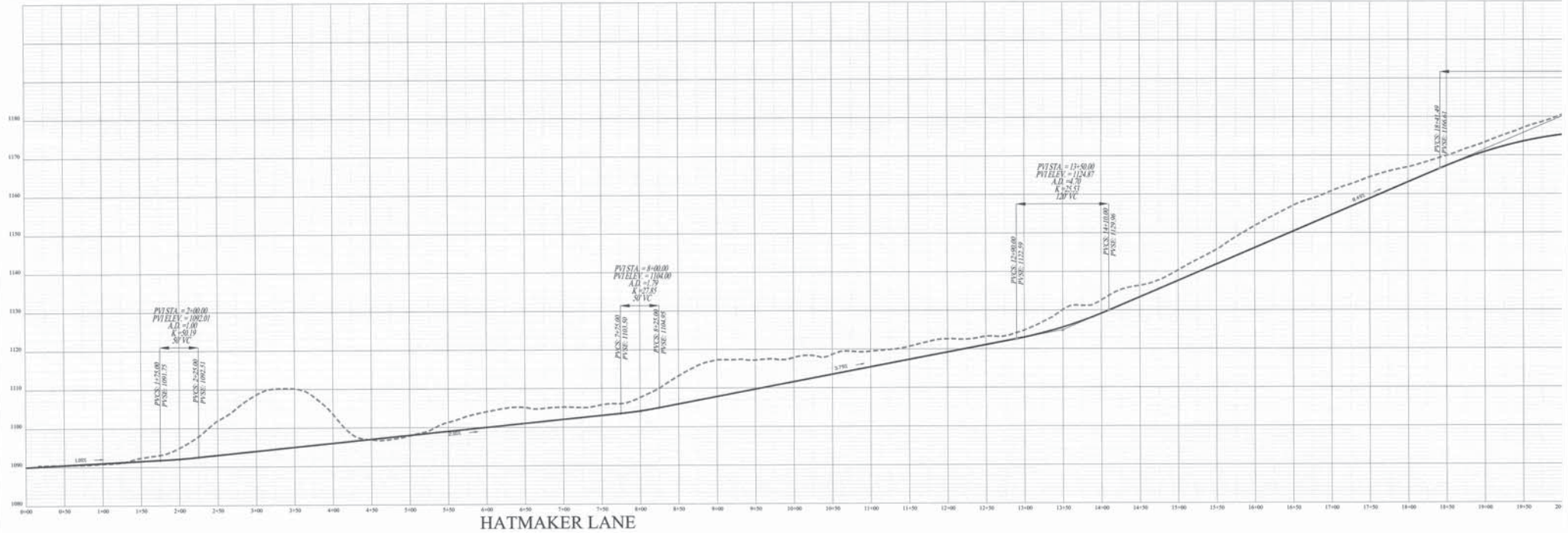


HORIZONTAL SCALE: 1"= 60'
CONTOUR INTERVAL: 2'
DATE 03-25-2020

DEED REFERENCES:  
DEED: INST. # 200611010038055  
DEED: INST. # 200706180103590  
PLAT: INST. # 201606220074816

Copyright 2000





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: (865) 454-3727  
FAX: (865) 693-8889  
EMAIL: srm@sepropertiesllc.com

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

EM-03-25-20-RP  
SHEET 3 OF 3 SHEET(S)

SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
4902 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 694-7758  
FAX: (865) 693-8889, E-MAIL: se@se-engineers.com

DESIGNED BY WAR  
DRAWN WAR  
CHECKED WAR

APPROVED  
ENGINEER

NO.	DATE	REVISION	APPR.

SCALE IN FEET  
0 50 100

HORIZONTAL SCALE: 1"=50'  
HORIZONTAL SCALE: 1"=10'  
DATE  
03-25-2020

DEED REFERENCES:  
DEED: INST. # 200611010038055  
DEED: INST. # 200706180103590  
PLAT: INST. # 201606220074816









# 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







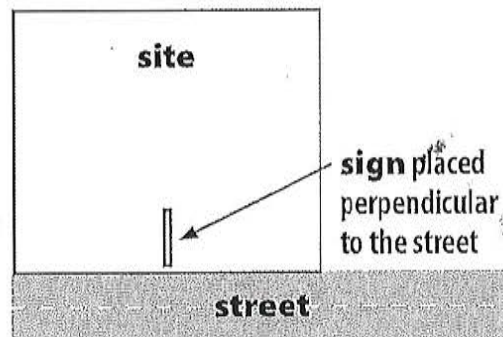
## REQUIRED SIGN POSTING AGREEMENT

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