



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 4-SE-21-C **AGENDA ITEM #:** 29
4-E-21-UR **AGENDA DATE:** 5/13/2021

POSTPONEMENT(S): 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:

▶ **WITHDRAW the application as requested by the applicant.**

The applicant is requesting withdrawal to allow time to coordinate with Knox County on the Cherahala Blvd extension which is proposed to pass through the subject site.

► **WITHDRAW the application 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

MAY 05 2021

Knoxville-Knox County
Planning

Request to Postpone • Table • Withdraw

Name of Applicant: DERICK JONES - STERLING ENG.
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: MAY 13, 2021

Date Request Filed: 5/5/21 Request Accepted by: Mike Reynolds

REQUEST

Postpone

Please postpone the above application(s) until:

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 TIME TO COORDINATE
W/ KNOX CO. ON CHERATHALA
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 BLUNDT DR.

City: MARYVILLE State: TN Zip: 37801

Telephone: 865-984-3905

Fax: _____

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.



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

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TABLINGS

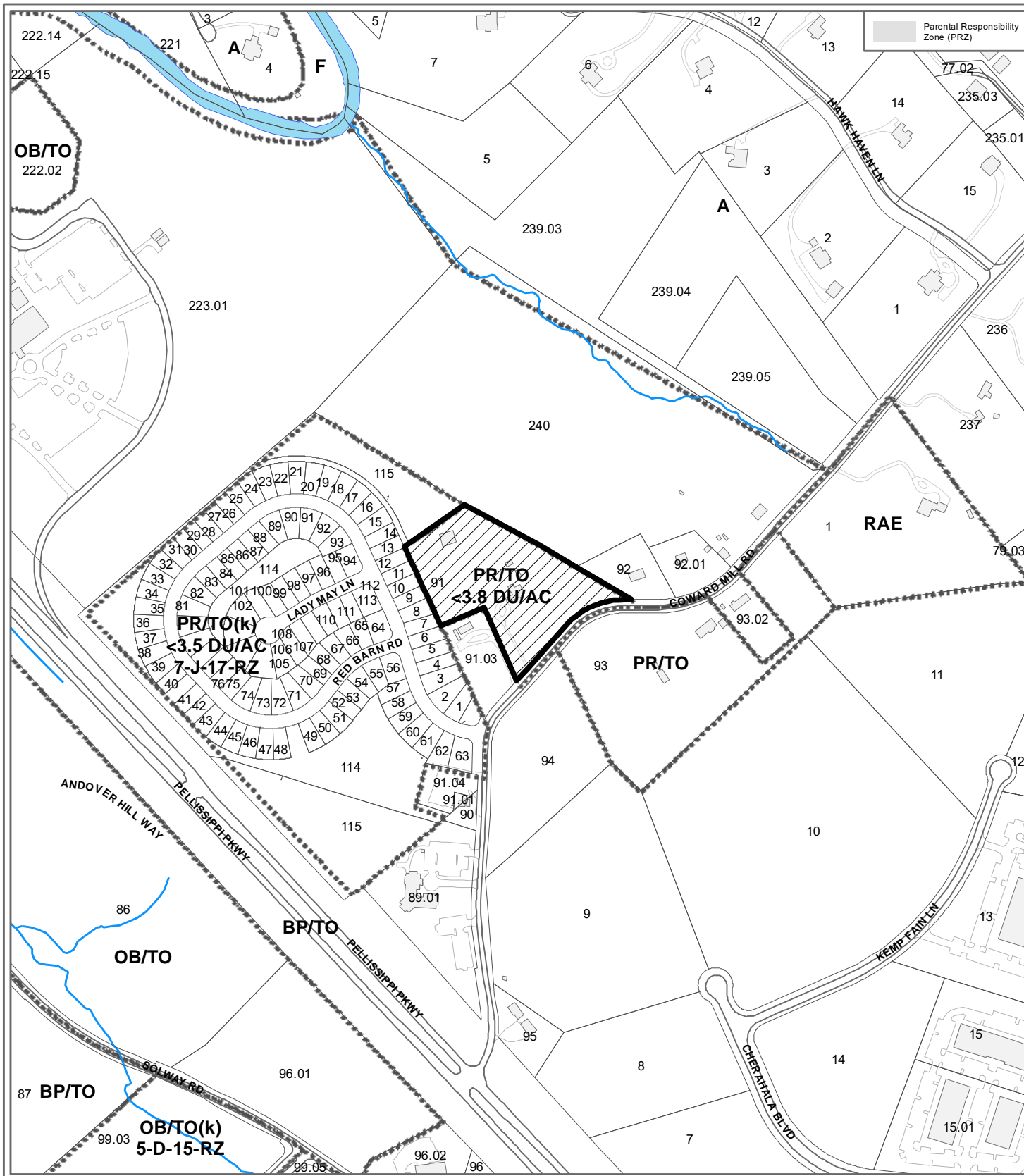
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**4-SE-21-C / 4-E-21-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Waterloo Construction, LLC
Hill Wind Subdivision



Detached residential subdivision in PR (Planned Residential)

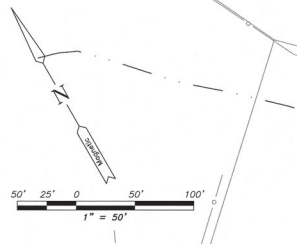
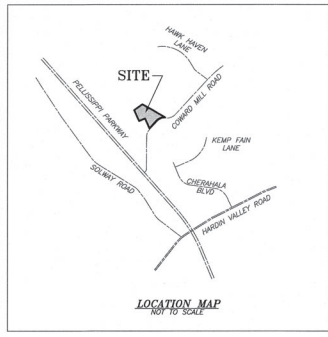
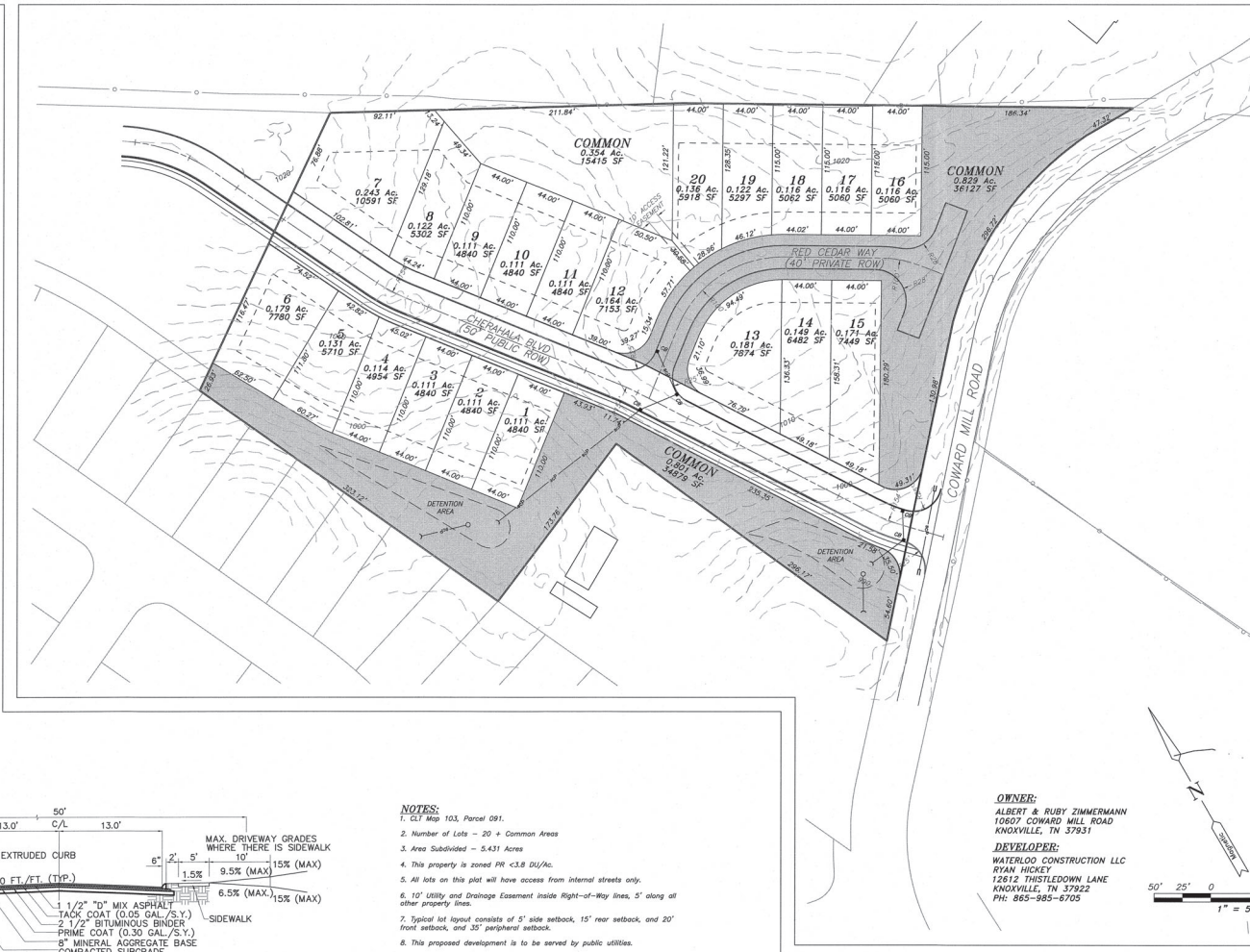
Map No: 103
Jurisdiction: County



Original Print Date: 3/10/2021

Revised:

Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



OWNER:
ALBERT & RUBY ZIMMERMANN
10507 COWARD MILL ROAD
KNOXVILLE, TN 37931

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

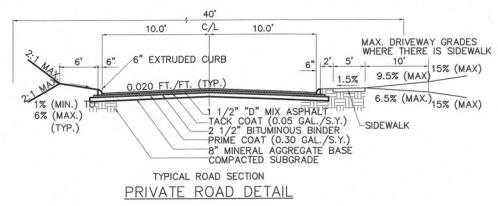
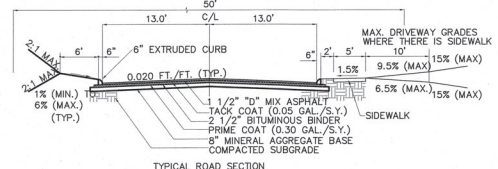
- NOTES:**
1. C1 809 103, Parcel 091.
 2. Number of Lots - 20 Common Areas
 3. Area Subdivided - 5.431 Acres
 4. This property is zoned PR C1.8 DU/Ac.
 5. All lots on this plan will have access from internal streets only.
 6. 10' Utility and Drainage Easement inside Right-of-Way lines, 5' along all other 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 conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer

 TN License No. 106491
 Date 2/22/21



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

STERLING
ENGINEERING INC.
CIVIL ENGINEERING
CONSULTING
LAND SURVEYING
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-9801
P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878
PHONE: VOL-984-3905
FAX: VOL-981-2815
www.sterling-us.com

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

KNOX COUNTY, TN

DATE	BY	REVISIONS

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SHEET
CP.1.1

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



SINCE 1979

STERLING

ENGINEERING, INC.

CIVIL ENGINEERING

CONSULTING

LAND SURVEYING

LAND PLANNING

1020 WILLIAM BLOUNT DRIVE

MARYVILLE, TENNESSEE

37802-9401

P.O. BOX 4878

MARYVILLE, TENNESSEE

37802-4878

PHONE: VOL-984-3905

FAX: VOL-981-2815

www.sterling-inc.com

CONCEPT PLAN ROAD PROFILES FOR
HILL WIND
SUBDIVISION
WATERLOO CONSTRUCTION LLC

KNOX COUNTY, TN

DATE	BY	REVISIONS

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SHEET

CP.1.2

DESIGNED: **RDR**

DRAWN: **RDR**

CHECKED: **SDJ**

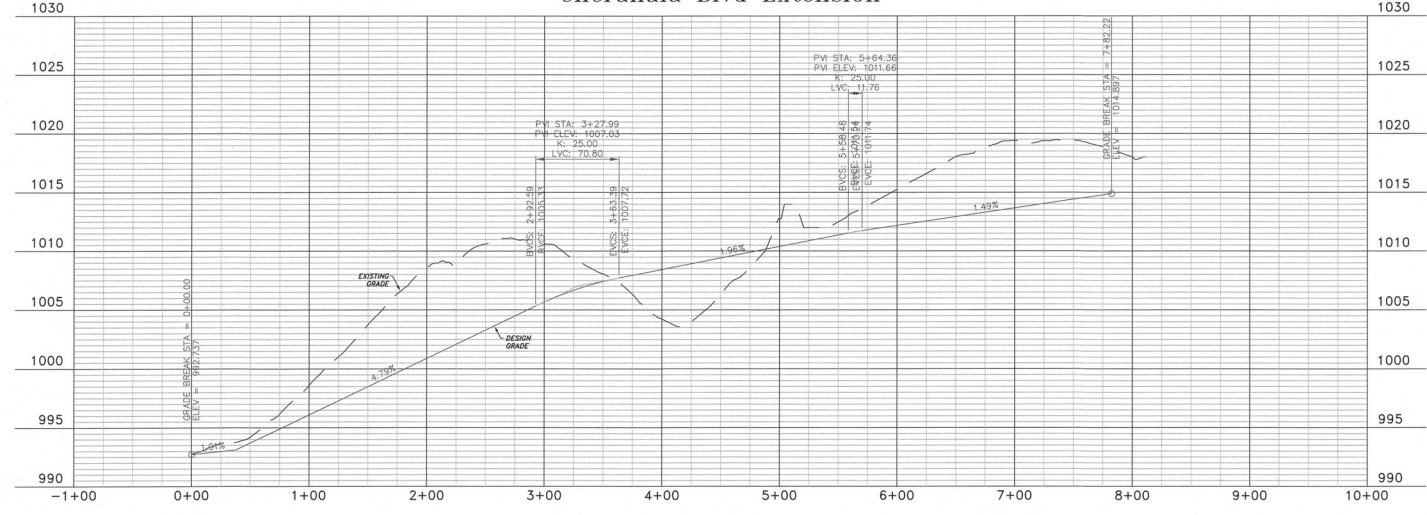
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SCALE: **1" = 100'**

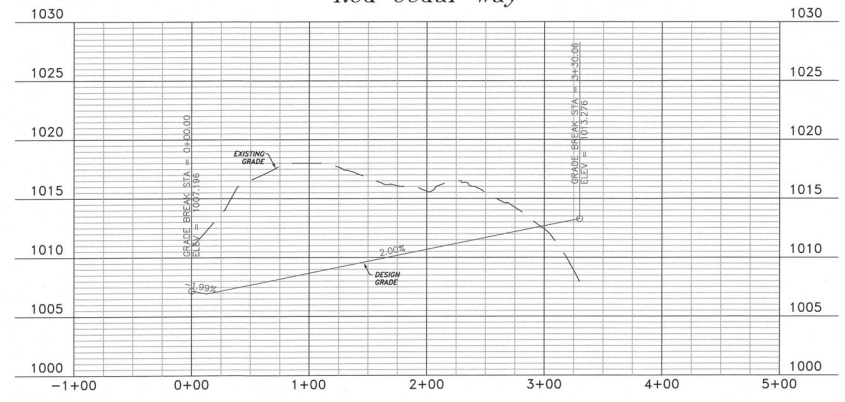
DRAWING: **7202-CP**

PROJECT NO.: **SEI#7202**

Cherahala Blvd Extension



Red Cedar Way



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

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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 CONSTRUCTION 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.

[Signature]
 Applicant Signature

DERICK JONES
 Please Print

2/22/21
 Date

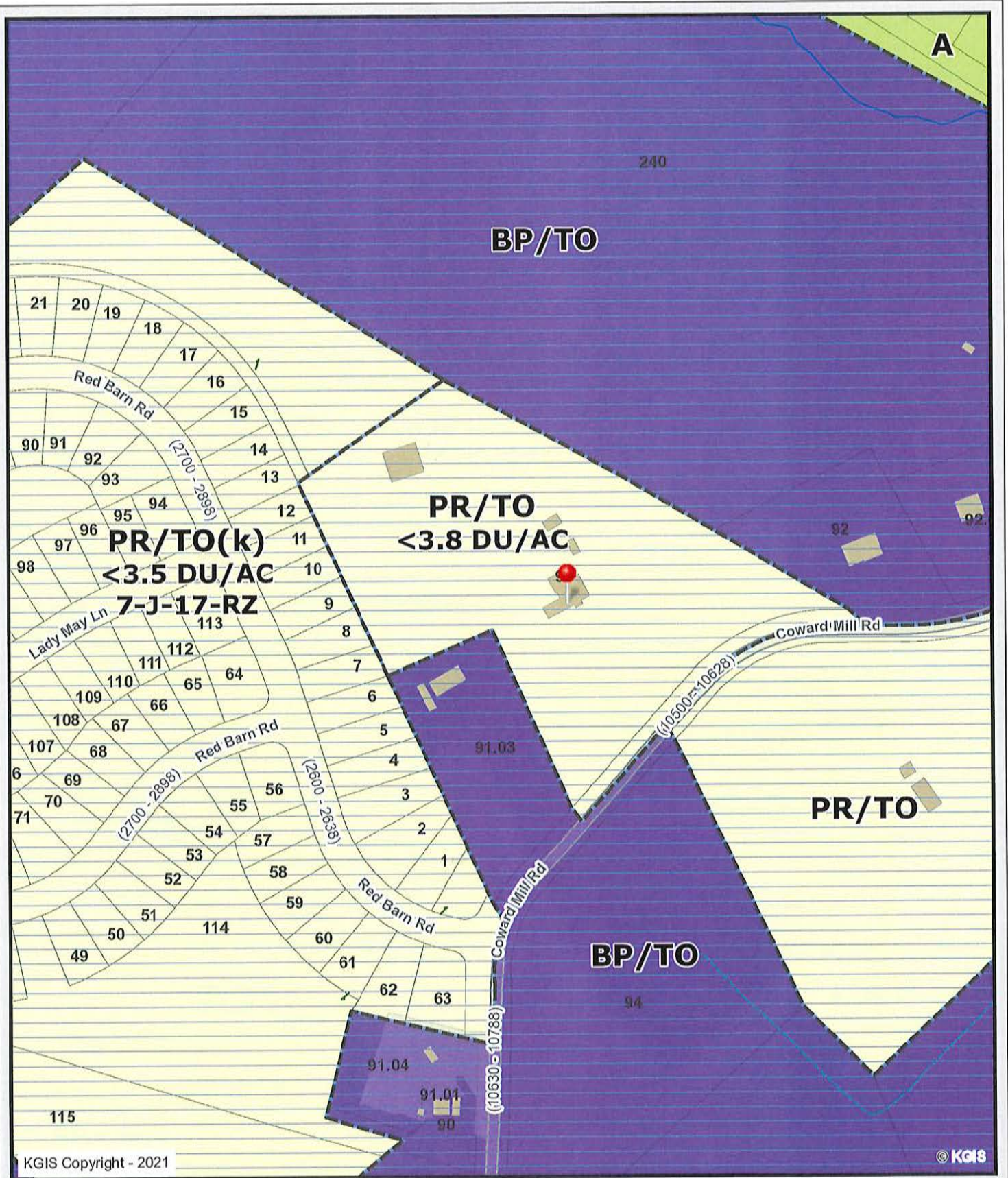
865-984-3905
 Phone Number

sdjones@sterling.us.com
 Email

[Signature]
 Staff Signature

Marc Payne
 Please Print

2/22/21
 Date

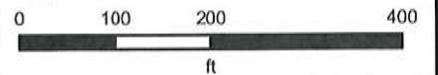


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Letter Portrait

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