

SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 4-SA-22-C

AGENDA ITEM #: 34

4-C-22-UR

AGENDA DATE: 4/14/2022

► **SUBDIVISION:** CATATOGA, PHASE 3

► **APPLICANT/DEVELOPER:** URBAN ENGINEERING, INC.

OWNER(S): HMH Development, Inc.

TAX IDENTIFICATION: 130 A A 00212

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Long Farm Way

► **LOCATION:** Northern terminus of Long Farm Way, north of Yarnell Road

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Conner Creek

► **APPROXIMATE ACREAGE:** 17.79 acres

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: The area consists primarily of agricultural and rural to low density residential uses in the A and PR zones.

► **NUMBER OF LOTS:** 35

SURVEYOR/ENGINEER: Chris Sharp, P.E. / Urban Engineering, Inc.

ACCESSIBILITY: Access is via N. Campbell Station Road, a minor arterial with a pavement width of 19.5 feet within a right-of-way width of 70 feet. [Additional future access will be via Leatherback Drive, as proposed in the Vining Mill Subdivision concept plan approval, 12-SC-21-C]

► **SUBDIVISION VARIANCES
REQUIRED:**

VARIANCE:

1. Reduce the minimum tangent for broken back curves from 150 ft to 94.8 ft on Road 'E' between STA 1+40.98 and 2+35.78

**ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING
COMMISSION APPROVAL:**

1. Reduce the minimum horizontal curve radius from 250 ft to 150 ft on Road 'D' between STA 2+77.83 and 3+53.04

2. Reduce the minimum horizontal curve radius from 250 ft to 150 ft on Road 'D' between STA 5+16.81 and 5+92.02

**ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY
ENGINEERING AND PUBLIC WORKS:**

1. Increase the maximum intersection grade from 1 percent to 2.97 percent at the intersection of Road 'D' at Road 'B'
2. Increase the maximum intersection grade from 1 percent to 3 percent at the intersection of Road 'E' at Road 'D'

STAFF RECOMMENDATION:

- **APPROVE variance 1 and alternative design standards 1-2 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 utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting the conditions of the Concept Plan for Catatoga, Phase 1 & 2 (4-SA-21-C).
4. Providing a 200-FT sight distance easement on the final plat for Lot 139, as shown on the Concept Plan.
5. Providing a note on the final plat that all structures are to be located outside of the 50-ft buffer (building setback) for sinkholes/closed contours unless a geotechnical study prepared by a registered engineer states that building within the 50-ft sinkhole/closed contour buffer (building setback) is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be reviewed and approved by Knox County Department of Engineering and Public Works prior to approval of a plat for any proposed lots that do not have adequate building area outside of the 50-ft buffer (building setback) area. Building construction is not permitted within the sinkhole/closed contour area or any required drainage easement for the sinkhole/closed contour area.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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.
9. 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 areas, recreational amenities, and drainage system.

- **APPROVE the development plan for up to 35 detached dwelling units on individual lots for Phase 3 of the Catatoga Subdivision and reduction of the peripheral setback for Lots 146 and 147 from 35 ft to 15 ft, 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 district and the criteria for approval of a use on review.

COMMENTS:

This proposal is for Phase 3 of this Catatoga Subdivision with 35 lots on 17.79 acres at a density of 1.92 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2 du/ac in June 2021 (5-I-21-RZ). Phase 1 & 2 of the Catatoga Subdivision was approved for 120 lots in May 2021 (5-SB-21-C / 5-D-21-UR). If Phase 3 is approved as requested, the subdivision can have up to 155 lots.

The May 2021 concept plan included a transportation impact study (TIS) that allocated 35 additional lots on this parcel as Phase 3 (155 total lots). The TIS recommended installing a southbound right-turn lane and a northbound left-turn lane at the N. Campbell Station Road access. These improvements are required to be installed by this development.

In December 2021, a revised concept plan was approved for the Vining Mill Subdivision to the west to provide a road stub out to the subject site. This proposal will complete the road connection and provide both subdivisions access to the two different classified roads, Hardin Valley Road and N. Campbell Station Road (12-SC-21-C / 12-F-21-UR). A transportation impact letter (TIL) was provided with the Vining Mill concept plan that studied these two intersections and verified that the improvements required at both intersections are adequate for the new travel pattern that results from connecting the two subdivisions.

Staff recommends approval of the peripheral setback reduction on Lots 146 and 147 because this setback will appear to be a side yard setback when Road 'D' extends into the adjacent Vining Mill subdivision. The same

peripheral setback reduction was approved for the adjacent lots in Vining Mill. This will allow for a more seamless design where these two neighborhoods connect.

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 Northwest County Sector Plan recommends RR (Rural Residential) and HP (Hillside Protection) for the site. The RR land use allows consideration of up to 2 du/ac, and under certain circumstances, up to 3 du/ac.
- B. The property is in the Rural area on the Knoxville-Knox County-Farragut Growth Policy Plan map which allows consideration of up to 2 du/ac, and under certain circumstances, up to 3 du/ac.
- C. The proposed density of 1.97 du/ac for Phase 3 is in conformance with the sector and growth policy plans.
- D. The entire 17.1-acre property is within the Hillside Protection (HP) area. The maximum recommended land disturbance is 12.7 acres, 74.4 percent of the HP area. The proposed disturbance is 13.6 acres. The majority of the undisturbed area is on the south side of the parcel, where there are two large sinkholes.

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 property is zoned PR up to 2 du/ac and the proposed density is 1.97 du/ac.
- C. The proposed lot layout clusters the house lots away from the sinkholes.

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 detached residential lots are consistent with Phase 1 & 2 of the Catatoga subdivision and the Vining Mill subdivision to the west and north.
- B. The large common area on the south side of the parcel provides a buffer to the rural residential uses to the south.

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

- A. The proposed detached residential subdivision is compatible with the surrounding detached residential uses and will not significantly impact the value of the adjacent property.

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

- A. The previously reviewed and approved TIL for the Vining Mill subdivision studied the potential for cut-thru traffic if the Vining Mill and Catatoga subdivisions are connected internally. The TIL determined that there would be no advantage for vehicles to use the subdivision streets rather than the external road system.

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. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 396 (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: 14 (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.

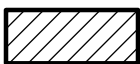
Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.

Parental Responsibility
Zone (PRZ)



**4-SA-22-C / 4-C-22-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Urban Engineering, Inc.



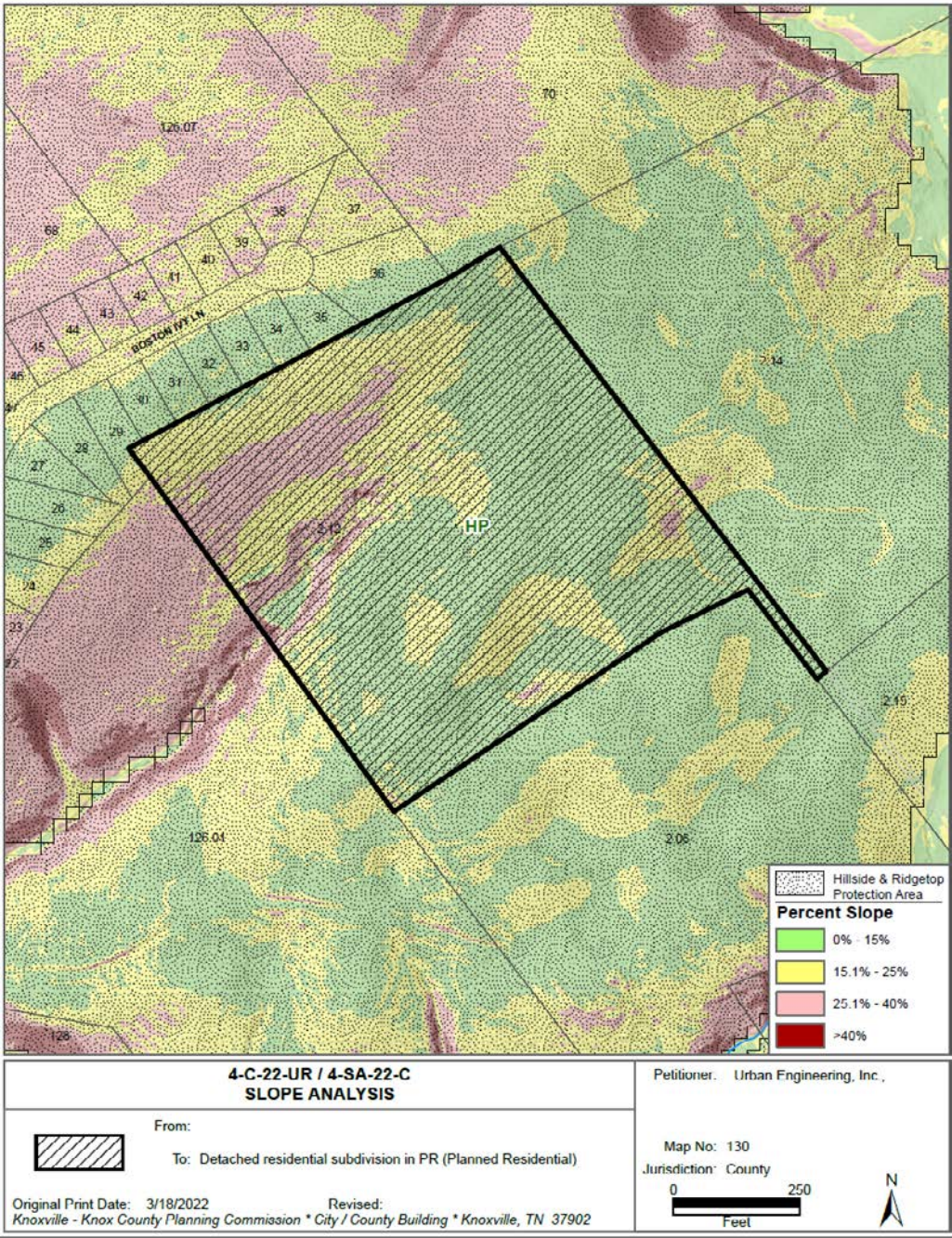
Detached residential subdivision in PR (Planned Residential)

Original Print Date: 3/14/2022
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 130
Jurisdiction: County
0 250
Feet



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<i>Total Area of Site</i>	<i>17.10</i>		
Non-Hillside	0	N/A	
0-15% Slope	9.52	100%	9.5
15-25% Slope	5.62	50%	2.8
25-40% Slope	1.88	20%	0.4
Greater than 40% Slope	0.08	10%	0.0
Ridgetops	0		
<i>Hillside Protection (HP) Area</i>	<i>17.10</i>	Recommended disturbance budget within HP Area (acres)	12.7
		Percent of HP Area	74.4%



Requested Variances & Alternative Design Standards

4-SA-22-C / 4-C-22-UR – CATATOGA, PHASE 3

VARIANCES

1. Reduce the minimum tangent for broken back curves from 150 ft to 94.8 ft on Road 'E' between STA 1+40.98 and 2+35.78.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 250 ft to 150 ft on Road 'D' between STA 2+77.83 and 3+53.04
2. Reduce the minimum horizontal curve radius from 250 ft to 150 ft on Road 'D' between STA 5+16.81 and 5+92.02

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1 percent to 2.97 percent at the intersection of Road 'D' at Road 'B'
2. Increase the maximum intersection grade from 1 percent to 3 percent at the intersection of Road 'E' at Road 'D'

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

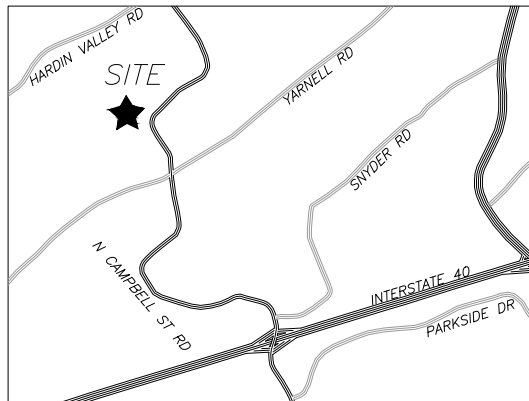
Approve as requested

CONCEPT PLAN / USE ON REVIEW

U.E.I. PROJECT NO. 2008021

CATATOGA – PHASE 3

SITE ADDRESS: 0 LONG FARM WAY, KNOXVILLE, TENNESSEE 37932
TAX PARCEL: 130A00212



LOCATION MAP

OWNER:
HMH DEVELOPMENT, INC.
12125 HARDIN VALLEY ROAD
KNOXVILLE, TN 37932
(865) 414-5347



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

SPECIFICATIONS

EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL – AS DIRECTED BY LENOIR CITY UTILITIES BOARD
GAS – AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER & SEWER – AS DIRECTED BY WEST KNOX UTILITY DISTRICT
TELEPHONE – AS DIRECTED BY AT&T
CABLE – AS DIRECTED BY COMCAST
SITE DEVELOPMENT – KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE

TITLE SHEET

TYPICAL SECTION / KEY SHEET

SITE PLAN

ROADWAY PROFILES

SHEET

C-0

C-1

C-2 THRU C-5

C-6 & C-7

MPC FILE# 4-SA-22-C / 4-C-22-UR

4-SA-22-C / 4-C-22-UR
3/25/2022

2	3/25/22	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION

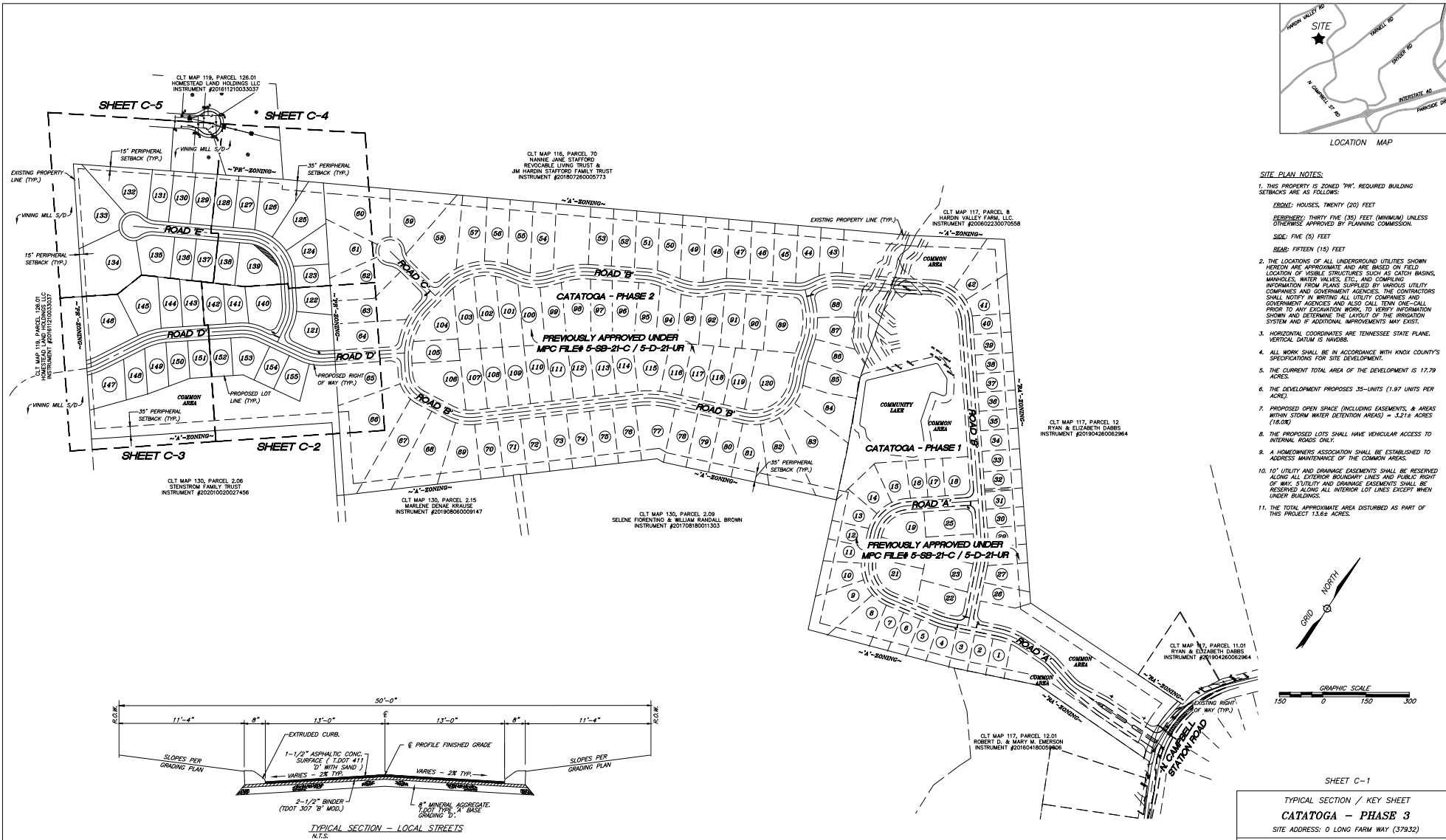


MPC FILE# 4-SA-22-C / 4-C-22-UR

REFERENCE:
DEED INSTR. #201019070119543
PLAT INSTR. #20200920016320

REVISION	DATE	DESCRIPTION	BY
1	3/25/22	GENERAL REVISIONS	CLM

DWG: CLM	CHK: CAS	DWG. NO. 2008021
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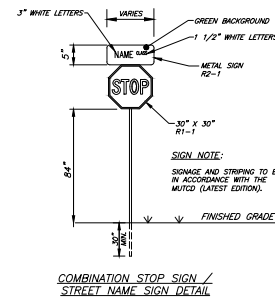
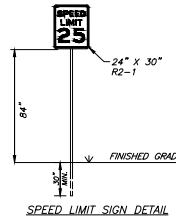


4-SA-22-C / 4-C-22-UR
3/25/2022



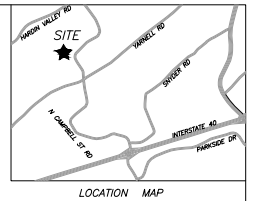
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PLAT INST. #202008020018320

MPC FILE# 4-SA-22-C / 4-C-22-UR



REVISION	DATE	DESCRIPTION	BY
1	3/25/22	GENERAL REVISIONS	CLM

SHEET C-2	
SITE PLAN	
CATATOGA - PHASE 3	
SITE ADDRESS: 0 LONG FARM WAY (379.32)	
DEVELOPER:	HMH DEVELOPMENTS, INC. 12125 HARDIN VALLEY ROAD KNOXVILLE, TN 37932 (865) 414-5347
DIST. NO. W6	KNOX CO., TN.
SCALE: 1"=30'	FEBRUARY 25, 2022
TAX PARCEL: 130MA00212	
URBAN ENGINEERING, INC. 11852 KINGSTON PKE FARRAGUT, TENNESSEE 37922 (865) 966-1924	
DWG: CLM	CHK: CAS
DWG. NO. 2008021	



- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED 'R'; REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: HOUSES, TWENTY (20) FEET
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM) UNLESS OTHERWISE APPROVED BY PLANNING COMMISSION.
SIDE/FIVE (5) FEET
REAR: FIFTEEN (15) FEET
 - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL CURVES IS MANSION.
 - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 - THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 17.79 ACRES.
 - THE DEVELOPMENT PROPOSES 35-UNITS (1.97 UNITS PER ACRE).
 - PROPOSED OPEN SPACE (INCLUDING EASEMENTS & AREAS WITHIN STORM WATER DETENTION AREAS) = 3.21± ACRES (18.00).
 - THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 - A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 - 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 - THE TOTAL APPROXIMATE AREA DISTURBED AS PART OF THIS PROJECT 13.6± ACRES.

REQUESTED ALTERNATIVE DESIGN STANDARDS
1. REDUCE THE REQUIRED MINIMUM HORIZONTAL CURVE RADIUS FROM 250 FEET TO 150 FEET.

4-SA-22-C / 4-C-22-UR
3/25/2022



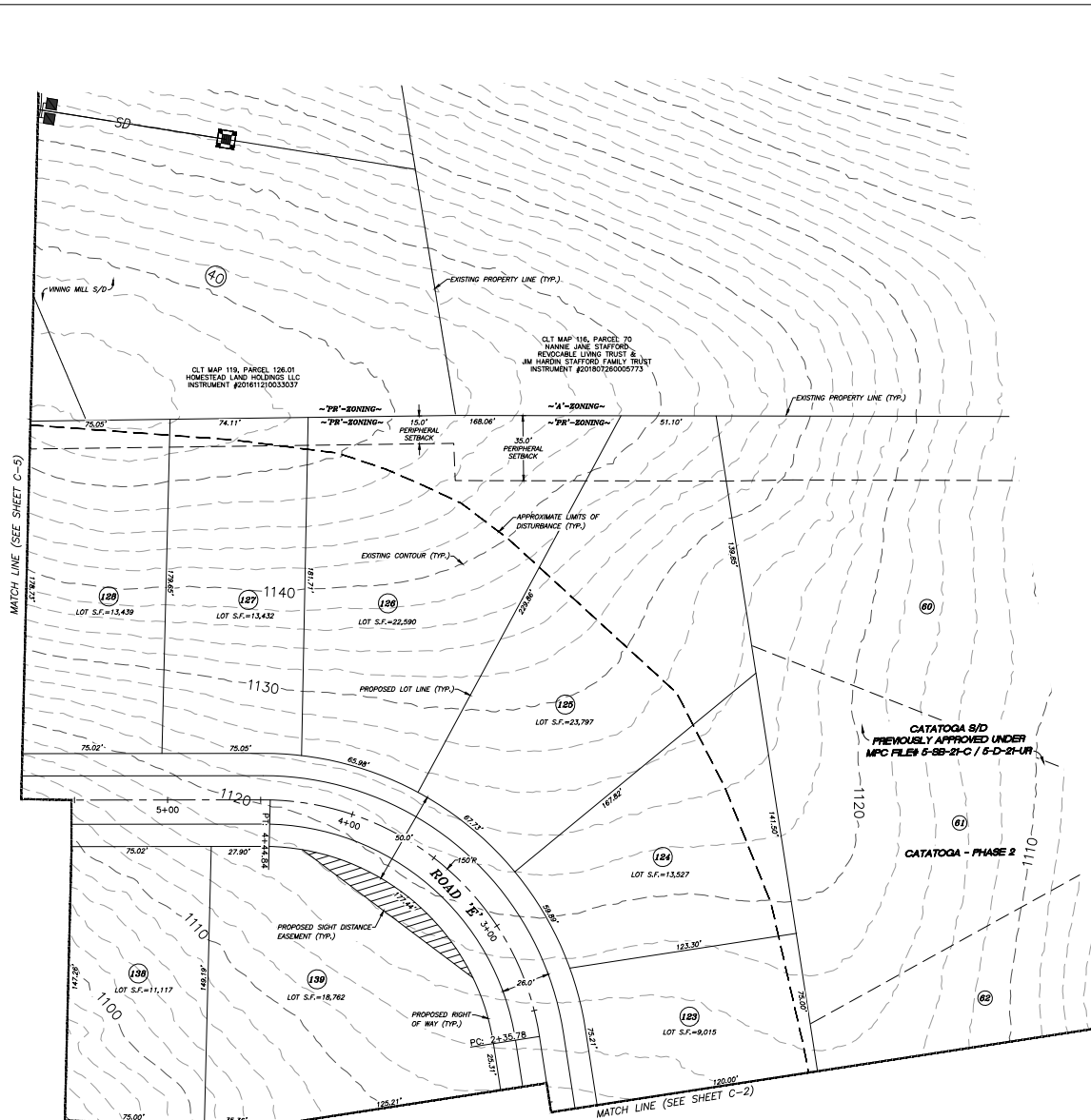


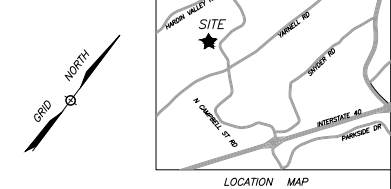
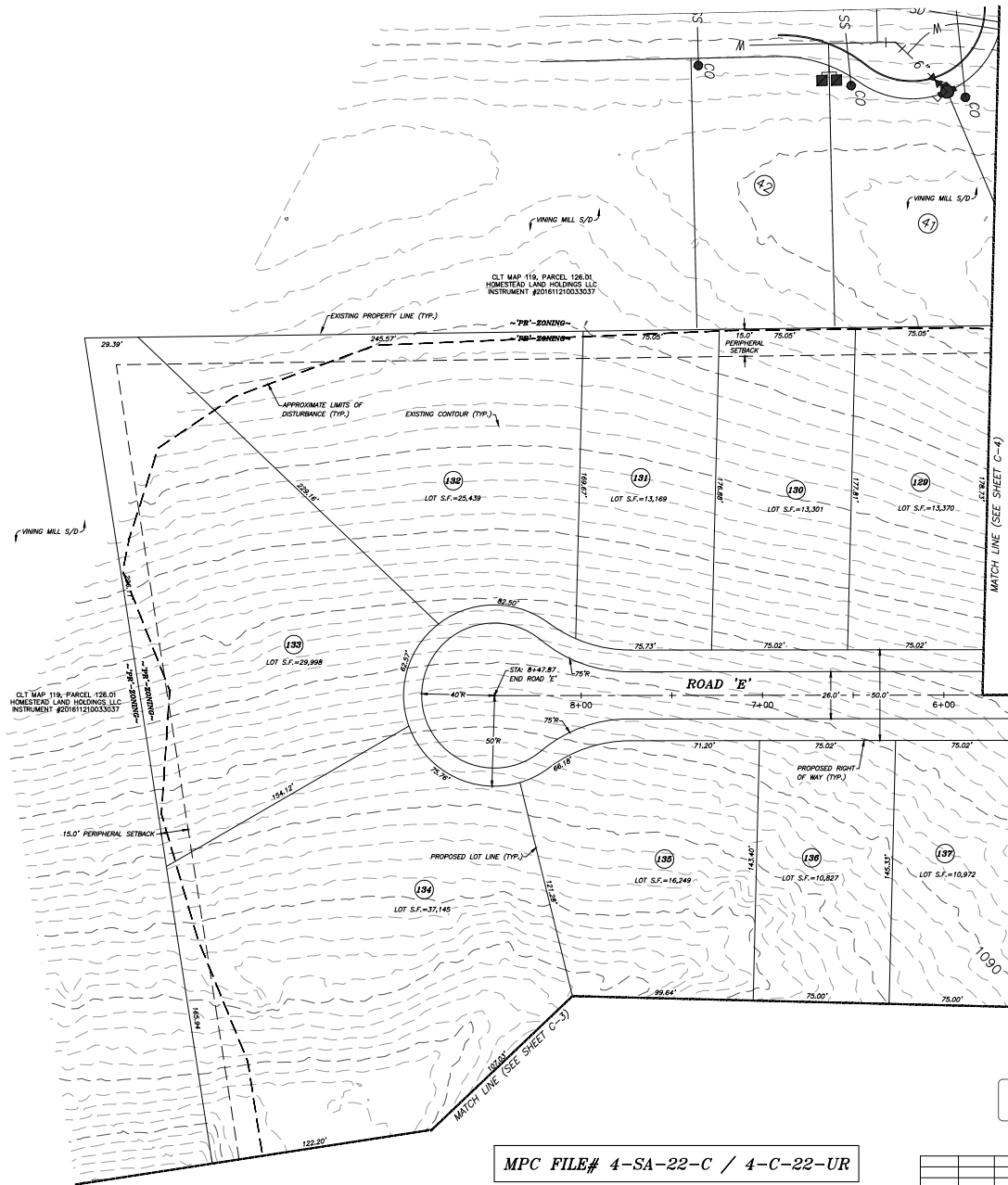
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REFERENCE:
DEED INST. #202108070018543
PLAT INST. #202009020018330

REVISION	DATE	DESCRIPTION	BY
1	3/25/22	GENERAL REVISIONS	CLM

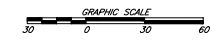
SHEET C-4		
SITE PLAN		
CATATOOGA - PHASE 3		
SITE ADDRESS: 0 LONG FARM WAY (379.32)		
DEVELOPER: HIMH DEVELOPMENTS, INC. 12125 HARDIN VALLEY ROAD KNOXVILLE, TN 37932 (865) 414-5347		
DIST. NO. W6 KNOX CO., TN. SCALE: 1"=30' FEBRUARY 25, 2022 TAX PARCEL: 130A00212		
URBAN ENGINEERING, INC. 11852 KINGSTON PKE FARRAGUT, TENNESSEE 37922 (865) 966-1924		
DWG: CLM	CHK: CAS	DWG. NO. 2008021





- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED "RM". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: HOUSES, TWENTY (20) FEET
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM) UNLESS OTHERWISE APPROVED BY PLANNING COMMISSION.
SIDE: FIVE (5) FEET
REAR: FIFTEEN (15) FEET
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMBING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 17.79 ACRES.
 6. THE DEVELOPMENT PROPOSES 35-UNITS (1.97 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 3.21± ACRES (18.0%)
 8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 10. LOT UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 11. THE TOTAL APPROXIMATE AREA DISTURBED AS PART OF THIS PROJECT 13.8± ACRES.

4-SA-22-C / 4-C-22-UR
3/25/2022



SHEET C-5

SITE PLAN

CATATOGA - PHASE 3

SITE ADDRESS: 0 LONG FARM WAY (379.32)

DEVELOPER: HMM DEVELOPMENTS, INC.
12125 HARDIN VALLEY ROAD
KNOXVILLE, TN 37932
(865) 414-5347

DIST. NO. W6 KNOX CO., TN.
SCALE: 1"=30' FEBRUARY 25, 2022
TAX PARCEL: 130MA00212

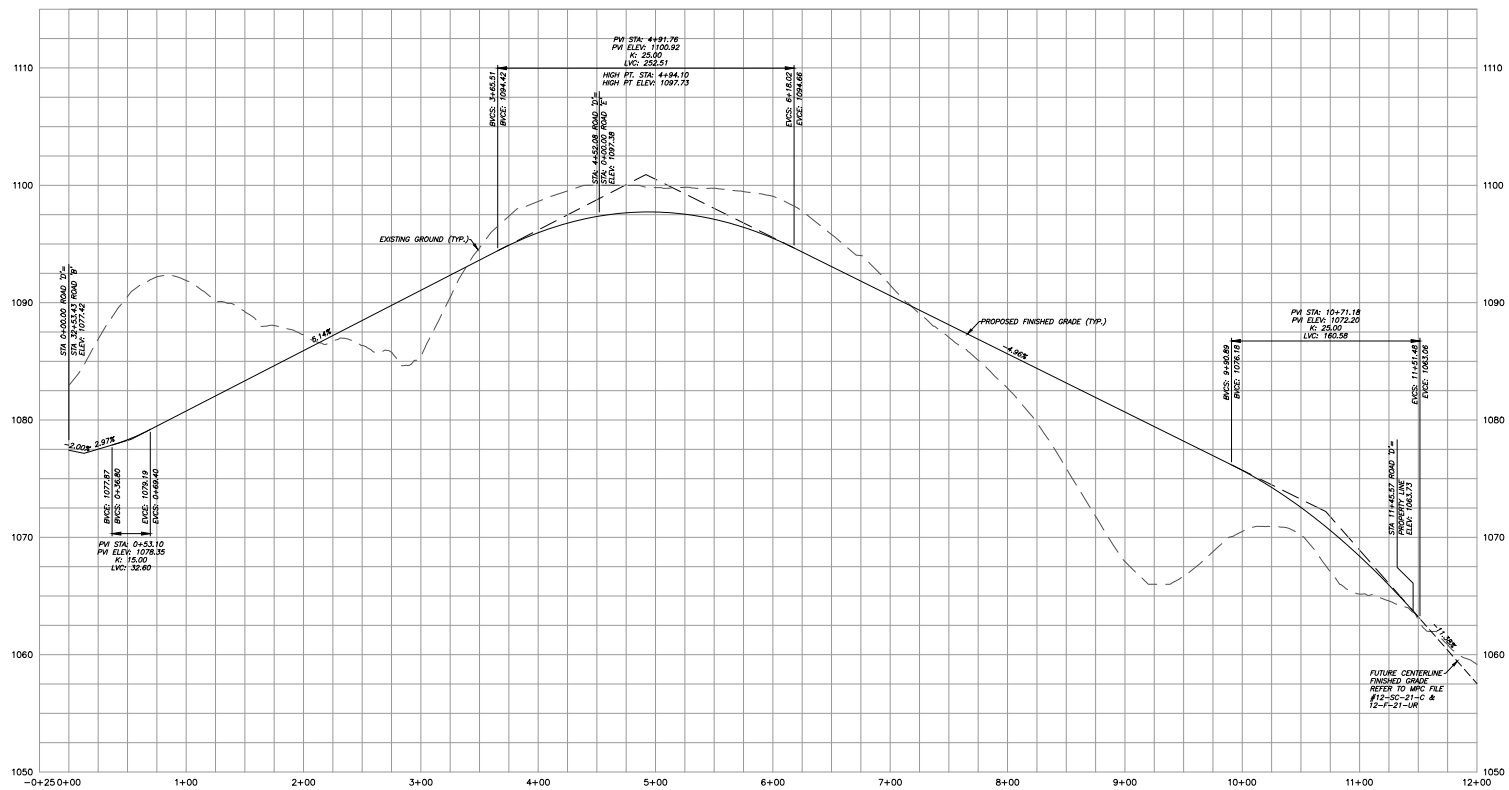
URBAN ENGINEERING, INC.
11852 KINGSTON PKE
FARRAGUT, TENNESSEE 37922
(865) 966-1924

DWG: CLM CHK: CAS DWG. NO. 2008021

REFERENCE:
DEED INST. #202104070019043
PLAT INST. #202009020018320

MPC FILE# 4-SA-22-C / 4-C-22-UR

REVISION	DATE	DESCRIPTION	BY
1	3/25/22	GENERAL REVISIONS	CLM



PROFILE VIEW: ROAD 'D'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

MPC FILE# 4-SA-22-C / 4-C-22-UR

4-SA-22-C / 4-C-22-UR
3/25/2022

SHEET C-6

ROAD 'D' PROFILE	
CATATOGA - PHASE 3	
SITE ADDRESS: 0 LONG FARM WAY (379332)	
DEVELOPER: HMM DEVELOPMENTS, INC. 12125 HARDIN VALLEY ROAD KNOXVILLE, TN 37932 (865) 414-5347	
DIST. NO. W6	KNOX CO., TN.
SCALE: AS NOTED	FEBRUARY 25, 2022
TAX PARCEL: 130AA00212	
URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37922 (865) 966-1924	
DWG. NO. 2008021	CHK. CAS

REVISION	DATE	DESCRIPTION	BY
1	3/25/22	GENERAL REVISIONS	CLM



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

Urban Engineering, Inc.

Engineer

Applicant Name

Affiliation

~~2/21/22~~ 2/25/2022

4/14/22

Date Filed

Meeting Date (if applicable)

File Number(s)

4-SA-22-C

4-C-22-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Chris Sharp

Urban Engineering, Inc.

Name

Company

11852 Kingston Pike

Knoxville

TN

37934

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

HMH Development, Inc.

10255 Kingston Pike, Knoxville, TN 37922 (865) 693-3232

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

~~0 Buttermilk Road~~

0 Long Farm Way

130AA00212

Property Address

Parcel ID

WKUD

WKUD

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northern terminus of Long Farm Way, north of Yarnell Rd

17.79 acres

General Location

Tract Size

☐ City ☒ County 6th District

PR (Planned Residential)
Zoning District

Vacant land
Existing Land Use

Northwest County
Planning Sector

Rural Residential
Sector Plan Land Use Classification

Rural area
Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) ~~Concept Plan~~ Detached residential subdivision

Related City Permit Number(s)

SUBDIVISION REQUEST

Catatoga

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel 35
Total Number of Lots Created

☐ Other (specify) Detached residential subdivision

☐ 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
0406	\$3,079
Fee 2	
Fee 3	

MR

AUTHORIZATION

Chris Sharp

Digitally signed by Chris Sharp
Date: 2022.02.18 14:28:02 -05'00'

Urban Engineering, Inc.

2/18/22

Applicant Signature

Please Print

Date

(865) 966-1924

chris@urban-eng.com

Phone Number

Email


Property Owner Signature

Hunter Harrison

2/18/22

Please Print

Date
4/25/2022
swm

MR 2/25/22



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

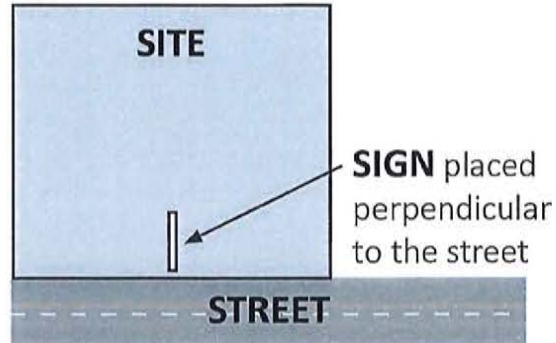
Please print or type in black ink:

NAME	ADDRESS	CITY	STATE	ZIP	OWNER / OPTION
HUNTER	10255 KINGSTON	KNOXVILLE	TN	37922	✓
HARRISON	PK.				

[Handwritten signature]

If more space is needed, attach additional sheets.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

March 30, 2022 and April 15, 2022
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: 2/25/2022

File Number: 4-SA-22-C + 4-C-22-WR



Sign posted by Staff



Sign posted by Applicant