



SUBDIVISION REPORT - CONCEPT

▶ FILE #: 6-SA-22-C

AGENDA ITEM #: 25

AGENDA DATE: 6/9/2022

▶ SUBDIVISION: **MOCKINGBIRD MEADOWS**

▶ APPLICANT/DEVELOPER: **LANCE WILD**

OWNER(S): Mike Roper

TAX IDENTIFICATION: 37 23005

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 2129 E. Emory Rd.

▶ LOCATION: **North side of E. Emory Rd., southwest of Greenwell Rd., northeast of Fortner Ln.**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ APPROXIMATE ACREAGE: **17.09 acres**

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

▶ EXISTING LAND USE: **Vacant land (under construction)**

▶ PROPOSED USE: **Detached residential subdivision**

SURROUNDING LAND USE AND ZONING: North: Single family residential -- PR (Planned Residential), RA (Low Density Residential)
South: Single family residential, Rural residential -- A (Agricultural), RA (Low Density Residential)
East: Single family residential, Rural residential -- A (Agricultural), RA (Low Density Residential)
West: Single family residential -- PR (Planned Residential), A (Agricultural)

▶ NUMBER OF LOTS: **60**

SURVEYOR/ENGINEER: Site Inc.

ACCESSIBILITY: Access is via E. Emory Road, a major arterial street with 65' of pavement width within 90' of right-of-way; and via Hoff Lane, a local street with 26' of pavement within 50' of right-of-way. Hoff Lane is proposed for a pedestrian connection only.

▶ SUBDIVISION VARIANCES REQUIRED:

VARIANCES

1. Reduce the minimum intersection approach vertical curve at STA 01+11.12 (PVI) from K=25 to K=20
2. Reduce the minimum broken back tangent from 150' to 40' between STA 14+51.07 and STA 14+91.07

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve from 250' to 125' beginning at STA 05+54.64

2. Reduce the minimum horizontal curve from 250' to 125' beginning at STA 12+54.72
3. Reduce the minimum horizontal curve from 250' to 125' beginning at STA 14+91.07
4. Reduce the minimum horizontal curve from 250' to 125' beginning at STA 22+24.16

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1 percent to 1.5 percent at STA 0+25.99
2. Increase the maximum intersection grade from 1 percent to 1.5 percent at STA 25+57.91

STAFF RECOMMENDATION:

- **Approve the requested variances and alternative design standards based on the justifications provided by the applicant, the recommendations of the Knox County Engineering and Public Works, and the proposal will not create a safety hazard.**

Approve the concept plan subject to 12 conditions.

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.
4. Providing a geotechnical study for lots 34-36 during permitting.
5. Providing a minimum 200-ft sight distance easement on Lots 48, 49, & 60. The driveways on these lots must have a depth of 20-ft past the sight distance easement if the driveway cannot be fully located outside the easement.
6. Installation of the pedestrian connection (sidewalk) between Lot 3 and 4, from the proposed road to Hoff Lane, and the sidewalk segments required by the Knox County Sidewalk Ordinance, with the timing of the sidewalk installation to be determined during the design plan phase.
7. Meeting all applicable requirements of the Tennessee Department of Transportation.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. Meeting all applicable requirements of Knox County Engineering and Public Works.
10. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities, and drainage facilities.
11. Placing a note on the final plat that all lots will have access only to the internal street system.
12. Submitting the certification of design plan approval form to Planning staff as required by the Knoxville-Knox County Subdivision Regulations prior to final plat approval.

COMMENTS:

This proposal is a revision to a previously approved Concept Plan that expired (11-SA-17-C). The layout of the subdivision is unchanged except for the removal of three eyebrows in the 90-degree curves of the street, and the reduction of the number of lots from 64 to 60. This 60-lot residential subdivision on 17.09 acres will have a density of 3.5 du/ac. The property was zoned PR up to 4 du/ac in November 2017. The proposed variances are unchanged except for eliminating one horizontal curve reduction request and two new requests to increase the minimum intersection grade. The two intersection grade requests will meet the required ADA standards for cross slope but are greater than the 1 percent maximum required by the subdivision regulations.

The property is within the parental responsibility zone for Brickey McCloud Elementary School, so pedestrian connections are a priority. A sidewalk connection from the new internal road to the terminus of Hoff Lane was a requirement of the previous approval and is provided in this plan as well. A sidewalk will also be required per the Knox County Sidewalk Ordinance along the internal street, from E. Emory Road to the pedestrian

connection to Hoff Lane. Any additional sidewalks in the subdivision will be required to be maintained by the homeowners association.

The 2017 subdivision approval also included a Use on Review application. This review is for the Concept Plan only because the general layout of the development is the same, the proposed use has not changed, and the number of lots and dwellings has decreased.

ESTIMATED TRAFFIC IMPACT: 650 (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: 25 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Halls Middle, and Halls High.

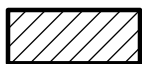
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**6-SA-22-C
CONCEPT PLAN**

Petitioner: Wild, Lance



Detached residential subdivision in PR (Planned Residential)

Original Print Date: 5/5/2022
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 37

Jurisdiction: County



VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Vertical curve variance on proposed road from K=25 to K=20 at STA 01+11.12 (PVI)

Justify request by indicating hardship: Conditions of site as prepared per previously approved plans that included same variance with File Number 11-SA-17-C

2. Broken back tangent variance on proposed road from 150' to 40' between STA 14+51.07 and STA 14+91.07

Justify request by indicating hardship: Shape/dimension of existing parcel does not allow for distance required to achieve minimum tangent of 150'. Conditions of site as prepared per previously approved plans that included same variance with File Number 11-SA-17-C

3. Horizontal curve variance on proposed road from 250' to 125' beginning at STA 05+54.64

Justify request by indicating hardship: Shape/dimension of existing parcel does not allow for distance required to achieve minimum radius of 250'. Radius adheres to requirement for shorter roads per Knox County Subdivision regulations. Conditions of site as prepared per previously approved plans that included same variance with File Number 11-SA-17-C. Tighter curve radius will provide traffic calming.

4. Horizontal curve variance on proposed road from 250' to 125' beginning at STA 12+54.72.

Justify request by indicating hardship: Shape/dimension of existing parcel does not allow for distance required to achieve minimum radius of 250'. Radius adheres to requirement for shorter roads per Knox County Subdivision regulations. Conditions of site as prepared per previously approved plans that included same variance with File Number 11-SA-17-C. Tighter curve radius will provide traffic calming.

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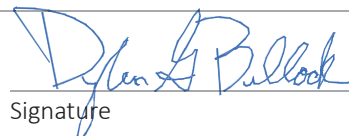
6. Horizontal curve variance on proposed road from 250' to 125' beginning at STA 22+24.16

Justify request by indicating hardship: Shape/dimension of existing parcel does not allow for distance required to achieve minimum radius of 250'. Radius adheres to requirement for shorter roads per Knox County Subdivision regulations. Conditions of site as prepared per previously approved plans that included same variance with File Number 11-SA-17-C. Tighter curve radius will provide traffic calming.

7. Increase the maximum intersection grade from 1% to 1.5% at STA 0+25.99.

Justify request by indicating hardship: Conditions of site as prepared per previously approved plans with File Number 11-SA-17-C. Previously approved plans showed 3% intersection grade.

I certify that any and all requests needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.


Signature

05/25/2022
Date

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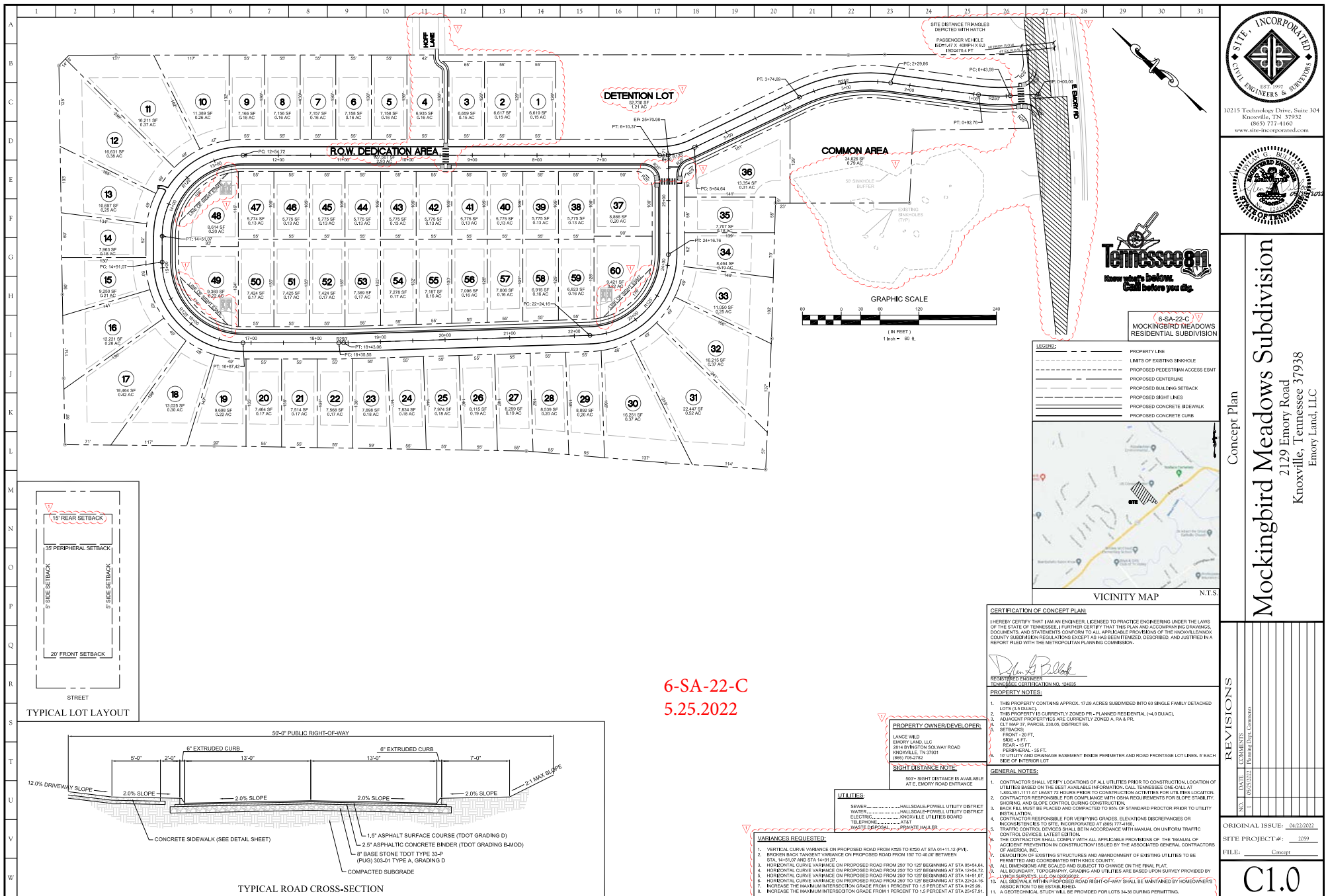
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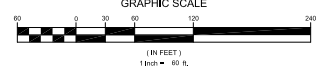
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Signature

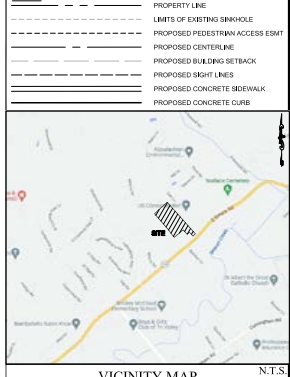
05/25/2022
Date



SITE, INCORPORATED
 CIVIL ENGINEERS & SURVEYORS
 EST. 1997
 10215 Technology Drive, Suite 304
 Knoxville, TN 37932
 (865) 277-4160
 www.site-incorporated.com



6-SA-22-C
MOCKINGBIRD MEADOWS
RESIDENTIAL SUBDIVISION



CERTIFICATION OF CONCEPT PLAN:
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE, & FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAINAGE, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

Daniel A. Boyd
 REGISTERED ENGINEER
 LICENSE NO. 14574

PROPERTY OWNER/DEVELOPER:
 LANCE WELD
 EMORY LAND, LLC
 2118 BRINGTON SOLWAY ROAD
 KNOXVILLE, TN 37921
 (865) 795-2678

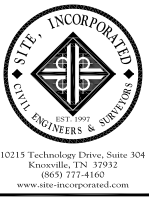
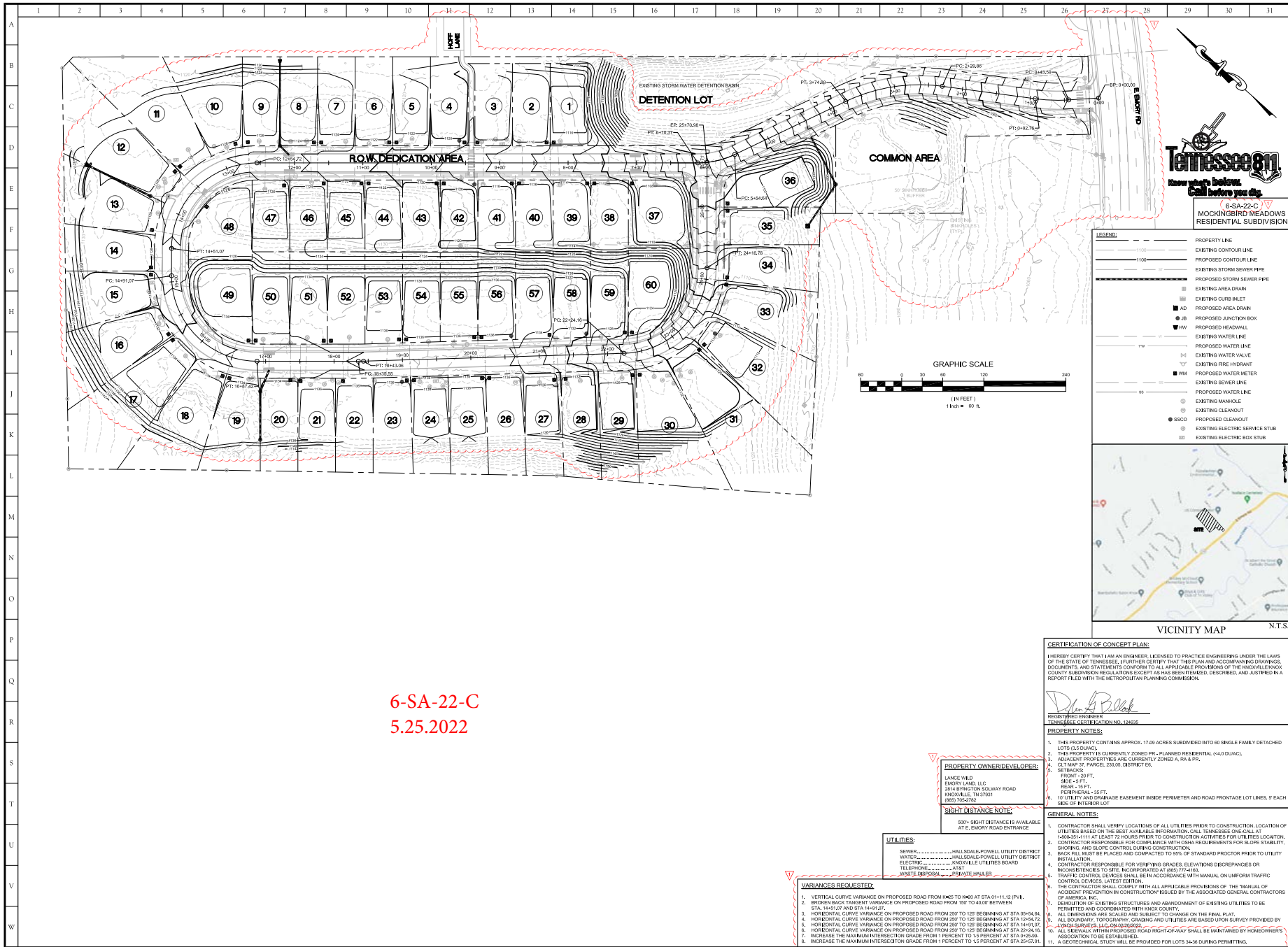
SIGHT DISTANCE NOTE:
 500+ SIGHT DISTANCE IS AVAILABLE AT E. EMORY ROAD ENTRANCE

UTILITIES:
 SEWER.....HALLSDALE/POWELL UTILITY DISTRICT
 WATER.....HALLSDALE/POWELL UTILITY DISTRICT
 ELECTRIC.....KNOXVILLE UTILITIES BOARD
 TELEPHONE.....AT&T
 WASTE DISPOSAL.....PRIVATE/HAULER

- VARIANCES REQUESTED:**
- VERTICAL CURVE VARIANCE ON PROPOSED ROAD FROM K425 TO K420 AT STA 01+11.12 (P&I), STA. 16+02.07 AND STA 14+15.07
 - BROWN BACK TANGENT VARIANCE ON PROPOSED ROAD FROM 150' TO 400' BETWEEN STA. 16+02.07 AND STA 14+15.07
 - HORIZONTAL CURVE VARIANCE ON PROPOSED ROAD FROM 250' TO 120' BEGINNING AT STA 18+44.00
 - HORIZONTAL CURVE VARIANCE ON PROPOSED ROAD FROM 250' TO 120' BEGINNING AT STA 12+54.72
 - HORIZONTAL CURVE VARIANCE ON PROPOSED ROAD FROM 250' TO 120' BEGINNING AT STA 44+57.02
 - HORIZONTAL CURVE VARIANCE ON PROPOSED ROAD FROM 250' TO 120' BEGINNING AT STA 22+34.46
 - INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 PERCENT TO 1.5 PERCENT AT STA 10+39.06
 - INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 PERCENT TO 1.5 PERCENT AT STA 25+57.91

- PROPERTY NOTES:**
- THE PROPERTY CONTAINS APPROX. 17.20 ACRES SUBDIVIDED INTO 60 SINGLE FAMILY DETACHED LOTS (0.28 AC).
 - THE PROPERTY IS CURRENTLY ZONED PR - PLANNED RESIDENTIAL (4-5 DUBAL).
 - ADJACENT PROPERTIES ARE CURRENTLY ZONED A, RA & PR.
 - EXISTING 10' PARCEL DRIVE DISTRICTION.
 - SETBACKS:
 - FRONT - 25 FT.
 - SIDE - 5 FT.
 - REAR - 10 FT.
 - PERIPHERAL - 35 FT.
 - 10' UTILITY AND EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES, 8' EACH SIDE OF INTERIOR LOT
- GENERAL NOTES:**
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONECALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
 - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH DEHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
 - BACK FILL MUST BE PLACED AND COMPACTED TO 90% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
 - CONTRACTOR RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS PRIOR TO CONSTRUCTION OR NONCONFORMANCES TO SITE, INCORPORATED AT (865) 774-4160.
 - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
 - DEMOLITION OF EXISTING STRUCTURES AND ADJUSTMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.
 - ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - ALL BOUNDARY, TOPOGRAPHY, GRADING AND UTILITIES ARE BASED UPON SURVEY PROVIDED BY AT&M SURVEYS, LLC ON 03/29/2022.
 - ALL SEWAL/10% WITH PROPOSED ROAD RIGHT-OF-WAY SHALL BE MAINTAINED BY HOMEOWNER'S ASSOCIATION TO BE ESTABLISHED.
 - A GEOTECHNICAL STUDY WILL BE PROVIDED FOR LOTS 34-36 DURING PERMITTING.

C1.0



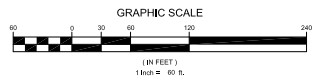
Conceptual Site Grading Plan
Mockingbird Meadows Subdivision
 2129 Emory Road
 Knoxville, Tennessee 37938
 Emory Land, LLC



6-SA-22-C
 MOCKINGBIRD MEADOWS
 RESIDENTIAL SUBDIVISION

LEGEND:

---	PROPERTY LINE
---	EXISTING CONTOUR LINE
---	PROPOSED CONTOUR LINE
---	EXISTING STORM SEWER PIPE
---	PROPOSED STORM SEWER PIPE
---	EXISTING AREA DRAIN
---	EXISTING CURB INLET
---	PROPOSED AREA DRAIN
---	PROPOSED JUNCTION BOX
---	PROPOSED HEADWALL
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	PROPOSED WATER METER
---	EXISTING SEWER LINE
---	PROPOSED SEWER LINE
---	EXISTING MANHOLE
---	PROPOSED CLEANOUT
---	EXISTING CLEANOUT
---	EXISTING ELECTRIC SERVICE STUB
---	EXISTING ELECTRIC BOX STUB



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Don A. Bost
 REGISTERED ENGINEER
 LICENSE NO. 32810-0000-0000-0000

PROPERTY NOTES:

1. THE PROPERTY CONTAINS APPROX. 17.20 ACRES SUBDIVIDED INTO 60 SINGLE FAMILY DETACHED LOTS (6.0 DU/AC).
2. THE PROPERTY IS CURRENTLY ZONED PR - PLANNED RESIDENTIAL (4-43 DU/AC).
3. ADJACENT PROPERTIES ARE CURRENTLY ZONED A, RA & PR.
4. SETBACKS: FRONT - 25 FT., SIDE - 5 FT., REAR - 15 FT., PERIPHERAL - 35 FT.
5. UTILITY AND STORAGE EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES, 8' EACH SIDE OF INTERIOR LOT.

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONECALL AT 800-368-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OHM REQUIREMENTS FOR SOILS STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. BACK FILL MUST BE PLACED AND COMPACTED TO 90% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. CONTRACTOR RESPONSIBLE FOR VERIFYING GRADES. ELEVATIONS DISCREPANCIES OR INCONGRUENCIES TO SITE, INCORPORATED AT (800) 774-4160.
5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.
8. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
9. ALL BOUNDARY TOPOGRAPHY, GRADING AND UTILITIES ARE BASED UPON SURVEY PROVIDED BY AT&M SURVEYS, LLC ON 03/29/2022.
10. ALL SEWERALY WITH PROPOSED ROAD RIGHT-OF-WAY SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION TO BE ESTABLISHED.
11. A GEOTECHNICAL STUDY WILL BE PROVIDED FOR LOTS 34-36 DURING PERMITTING.

PROPERTY OWNER/DEVELOPER:
 LANCE WILD
 EMORY LAND, LLC
 218 BRINGTON S.W. WAY ROAD
 KNOXVILLE, TN 37921
 (865) 795-0782

SIGHT DISTANCE NOTE:
 500' SIGHT DISTANCE IS AVAILABLE AT E. EMORY ROAD ENTRANCE

UTILITIES:
 SEWER.....HALLSDALE/POWELL UTILITY DISTRICT
 WATER.....HALLSDALE/POWELL UTILITY DISTRICT
 ELECTRIC.....KNOXVILLE UTILITIES BOARD
 TELEPHONE.....AT&M
 WASTE DISPOSAL.....PRIVATE HAULER

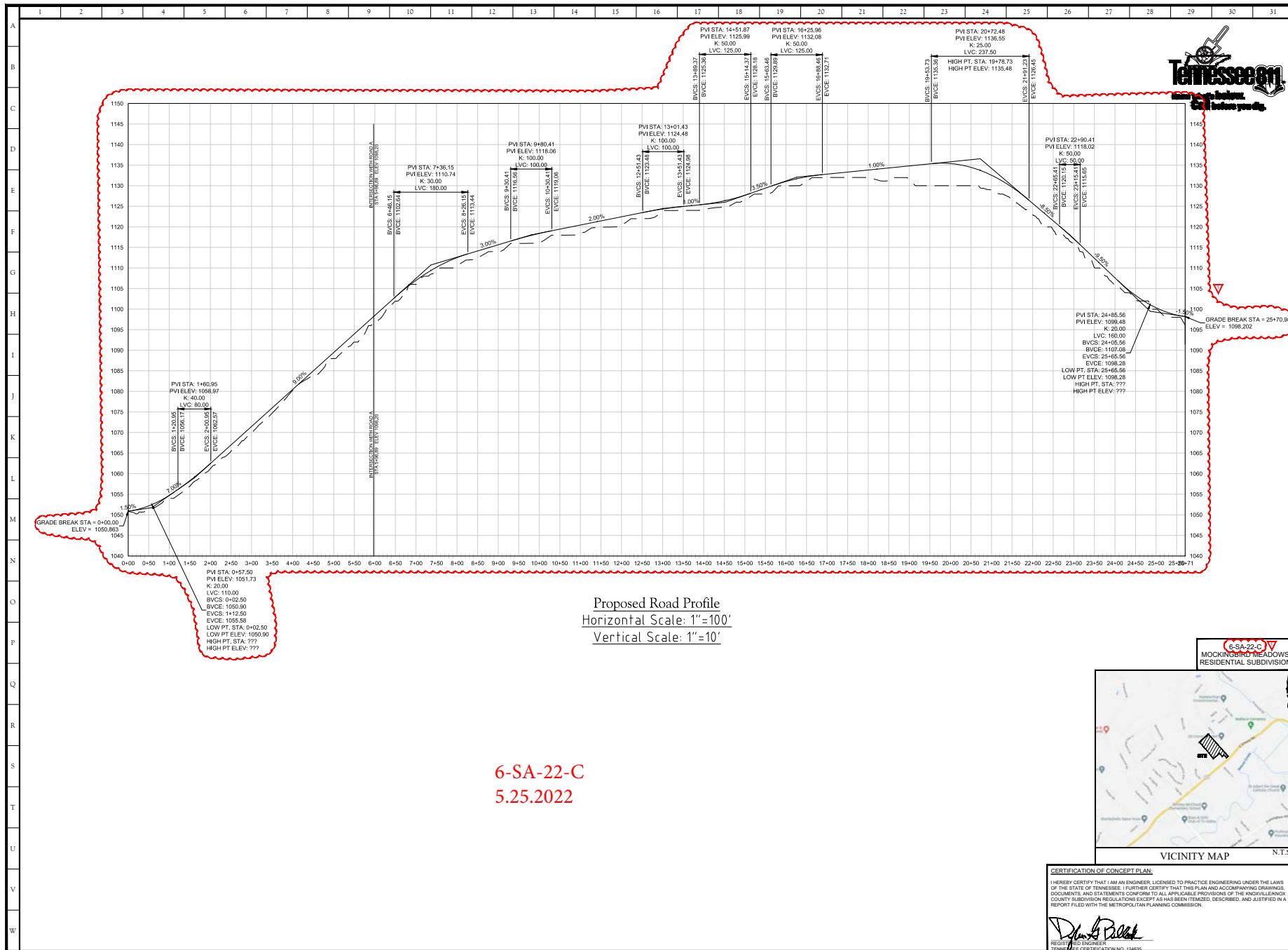
- VARIANCES REQUESTED:**
1. VERTICAL CURVE VARIANCE ON PROPOSED ROAD FROM K26S TO K26D AT STA 01+11.22 (PVI: STA 14+02.07 AND STA 14+51.07)
 2. BROWN BACK TANGENT VARIANCE ON PROPOSED ROAD FROM 150' TO 402.00' BETWEEN STA 14+02.07 AND STA 14+51.07
 3. HORIZONTAL CURVE VARIANCE ON PROPOSED ROAD FROM 250' TO 120' BEGINNING AT STA 14+04.00
 4. HORIZONTAL CURVE VARIANCE ON PROPOSED ROAD FROM 250' TO 120' BEGINNING AT STA 12+46.75
 5. HORIZONTAL CURVE VARIANCE ON PROPOSED ROAD FROM 250' TO 120' BEGINNING AT STA 444.00
 6. HORIZONTAL CURVE VARIANCE ON PROPOSED ROAD FROM 250' TO 120' BEGINNING AT STA 22+24.16
 7. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1.5 PERCENT TO 1.5 PERCENT AT STA 19+26.06
 8. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 PERCENT TO 1.5 PERCENT AT STA 25+27.01

6-SA-22-C
 5.25.2022

NO.	DATE	COMMENTS
1	05/25/2022	Final Plan, Comments

ORIGINAL ISSUE: 04/22/2022
 SITE PROJECT #: 2059
 FILE: Concept

C1.1



10215 Technology Drive, Suite 304
 Knoxville, TN 37932
 (865) 777-4140
 www.site-incorporated.com

Conceptual Road Profile

Mockingbird Meadows Subdivision

2129 Emory Road
 Knoxville, Tennessee 37938
 Emory Land, LLC

6-SA-22-C
 5.25.2022



NO.	DATE	COMMENTS
1	05/23/2022	Final/As-Constructed

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Donna Rose
 REGISTERED ENGINEER
 LICENSE NO. 22458

REVISIONS

ORIGINAL ISSUE: 04/22/2022
 SITE PROJECT #: 2059
 FILE: Concept-Profile

C1.2



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

Lance Wild

Owner

Applicant Name

Affiliation

04/21/2022

06/09/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

6-SA-22-C

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

John R Anderson

SITE, Inc.

Name

Company

10215 Technology Drive, Suite 304

Knoxville

TN

37932

Address

City

State

ZIP

(865) 777-4165

janderson@site-incorporated.com

Phone

Email

CURRENT PROPERTY INFO

2814 Byington Solway Road

865-705-2782

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2129 E Emory Road, Knoxville, TN 37938

037 2300S

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of E. Emory Rd., southwest of Greenwell Rd., northeast

17.09 acres

General Location

Tract Size

of Fortner Ln.

City County

7th
District

PR < 4 du/ac

Zoning District

AgForVac

Existing Land Use

North County

LDR & HP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

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

Mockingbird Meadows

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels Divide Parcel

Other (specify)

Revised Concept Plan

Attachments / Additional Requirements

60

Total Number of Lots Created

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
base fee 500.00	
Fee 2 + \$60 lots x \$30/lot 1800.00	
Fee 3	
	\$2300.00

AUTHORIZATION

Lance Wild

Digitally signed by Lance Wild
Date: 2022.04.20 12:52:01 -04'00'

Lance Wild

04/20/2022

Applicant Signature

Please Print

Date

(423)736-2424

lance@wildbuilding.com

Phone Number

Email

Mike Roper

Digitally signed by Mike Roper
Date: 2022.04.20 12:52:33 -04'00'

Mike Roper

04/20/2022

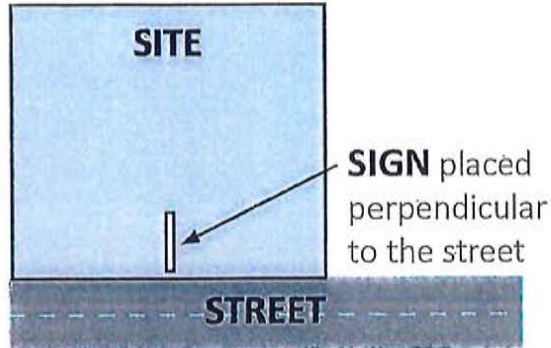
Property Owner Signature

Please Print

Date

Sherry Michienzi 4/21/2022 MR 4/22/2022

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:

May 25th (applicant or staff to post sign) and June 10th (applicant to remove sign)

Applicant Name: Lance Wild
 Date: 4/22/2022
 File Number: 6-SA-22-C

Sign posted by Staff
 Sign posted by Applicant