



USE ON REVIEW REPORT

▶ **FILE #:** 3-H-22-UR

AGENDA ITEM #: 24

AGENDA DATE: 3/10/2022

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS / EJ BAKSA

OWNER(S): Eddie D & C Investments, LLC

TAX ID NUMBER: 84 49.01

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6721 Strawberry Plains Pk.

▶ **LOCATION:** Northwest side of Strawberry Plains Pike, across from its intersection with Wayland Road

▶ **APPX. SIZE OF TRACT:** 7.9 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Strawberry Plains Pike, a major arterial with 24 ft of pavement width within 100 ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

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

▶ **EXISTING LAND USE:** SFR (Single Family Residential)

▶ **PROPOSED USE:** Attached and detached residential

DENSITY PROPOSED: 8.15 du/ac

HISTORY OF ZONING: The property was rezoned from A to PR < 12 du/ac in 2020 (8-C-20-RZ)

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant -- A (Agriculture)

South: Rural residential -- A (Agriculture) & CA (General Business)

East: Attached residential, agriculture/forestry/vacant -- PR (Planned Residential), OB (Office, Medical, and Related Services)

West: Rural residential -- A (Agriculture)

NEIGHBORHOOD CONTEXT: This is a transitional area between the commercial node at the Strawberry Plains Pike / I-40 interchange and the large lot agricultural zoned area surrounding it. Existing attached residential and office zoning is adjacent along Strawberry Plains Pike.

STAFF RECOMMENDATION:

▶ **Postpone the application until the April 14, 2022 Planning Commission meeting as requested by the applicant.**

The applicant is requesting postponement to allow additional time to modify the access location.

COMMENTS:

This proposal is for 62 attached dwelling units on a single lot (condos) and 2 detached residential lots. The existing house will remain on one of the detached residential lots. Access for the attached residential development will be from Strawberry Plains Pike. The proposed access location is too close to the Wayland Drive intersection and must either be moved further away or located at the intersection.

ESTIMATED TRAFFIC IMPACT: 649 (average daily vehicle trips)

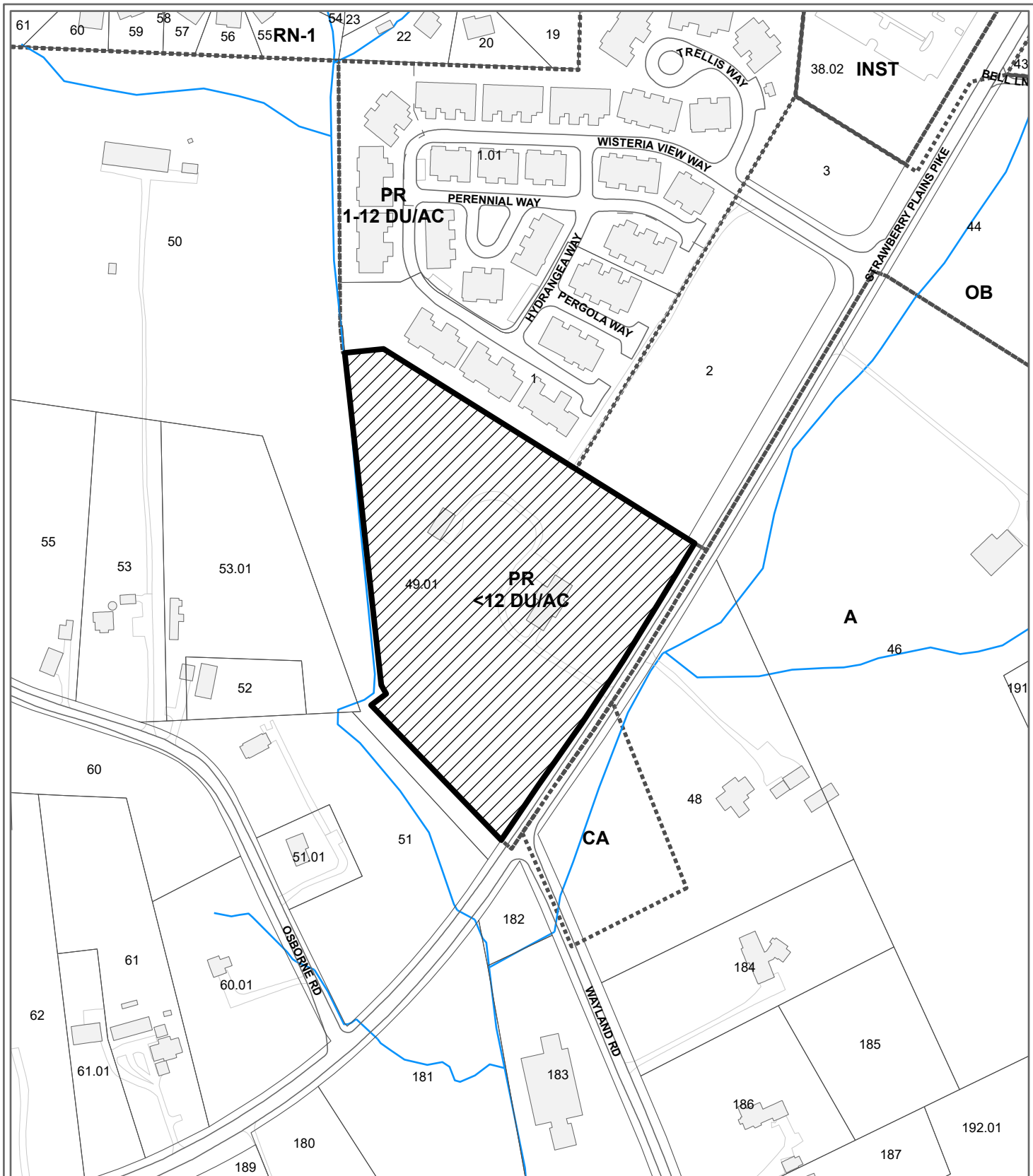
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 4 (public school children, grades K-12)

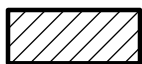
Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

- 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.

The Planning Commission's approval or denial of this 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. Appellants have 30 days to appeal a Planning Commission decision in the County.



**3-H-22-UR
USE ON REVIEW**



in PR (Planned Residential) up to 12 du/ac

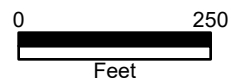
Original Print Date: 2/3/2022
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Land Development Solutions /
EJ Baksa

Map No: 84

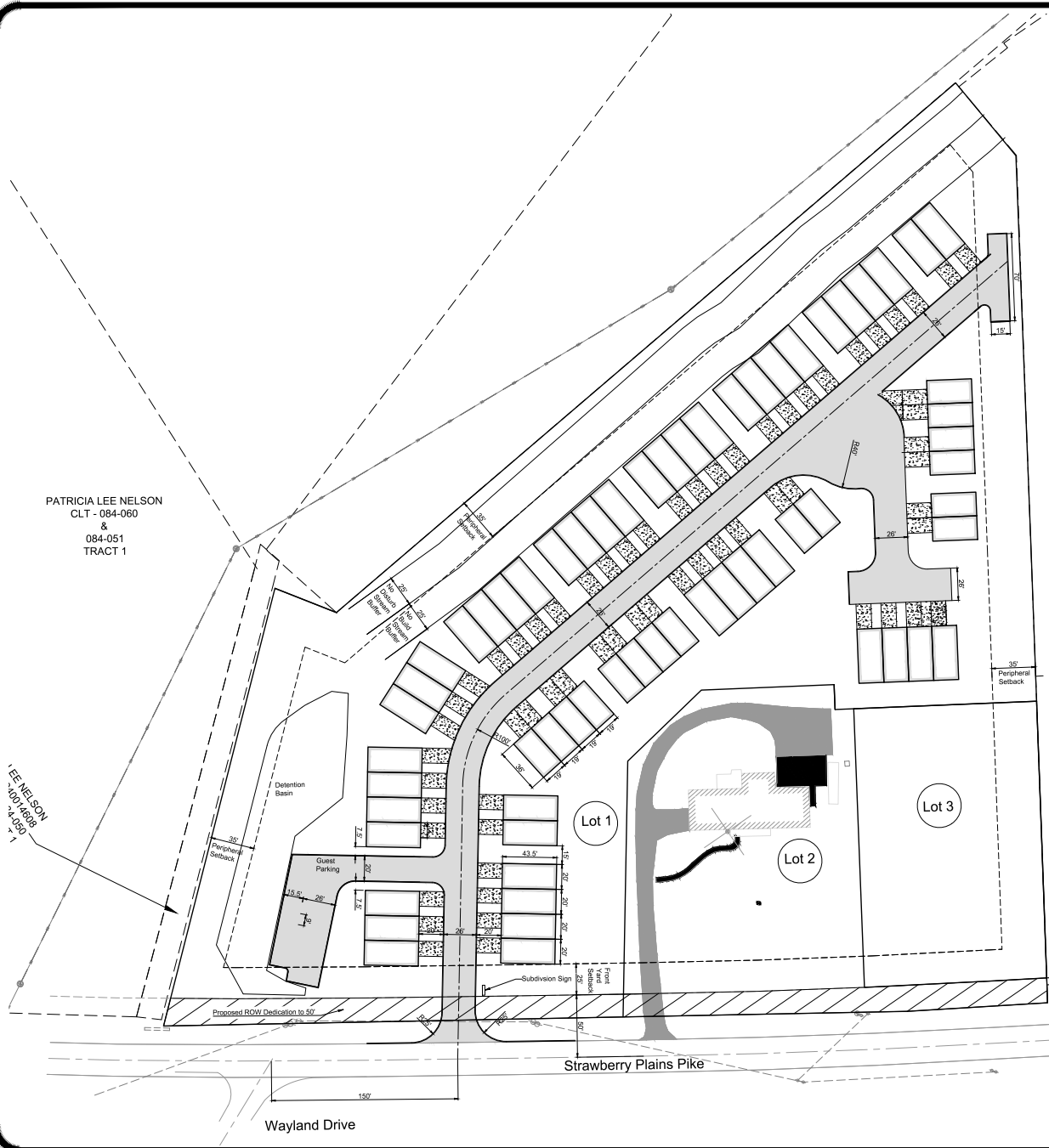
Jurisdiction: County



X:\2021\2021067 - Eddie D & C - Strawberry Plains Subdivision(DWG).dwg strawberry plains s.d master.dwg Jun 24, 2022 - 2:27pm bakasa - LDS Copyright, 2022

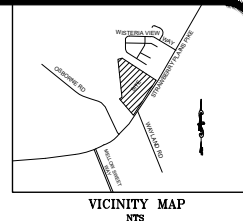
PATRICIA LEE NELSON
CLT - 084-060
&
084-051
TRACT 1

PATRICIA LEE NELSON
CLT - 084-060
&
084-051
TRACT 1



LOT 1
SUBDIVISION PLAT OF WISTERIA
PLANTATION
INST. NO. 200505090089675

LOT 2
SUBDIVISION PLAT OF WISTERIA
PLANTATION
INST. NO. 200505090089675

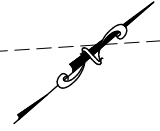


General Notes

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to one call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Property is located in Knox Co and is Zoned PR-12 DUJAC.
- Setbacks: Front - 25' Side - 5'; Rear - 15'.
- Total Acreage = 7.85 Acres
- Utility Providers:
Water - KUB
Gas - KUB
Electric - KUB
Sanitary - KUB
Other - KUB

Survey Notes

- Survey by:
Adam Schmeig Land Surveying
6619 Crossgate Drive
Knoxville, TN 37912
859-391-2601
- Utility information is based on information obtained from the utility providers. Underground utility locations shown are taken from historical drawings and shall not be relied upon as exact locations. The contractor is responsible for determining the accuracy of this information.



Project: **Strawberry Meadows**
6721 Strawberry Plains Pike
Eddie D & C Investments
Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE 104 KNOXVILLE, TENNESSEE 37922
PH: 662-67-12261

Drawing Description:
Site Layout Plan

No.	Date	Revision

Not For Construction For Review Only

Drawn By: _____
Checked: _____
Approved: _____
Job No: 2021134

Scale: 1"=40'
Date: 01-18-22

C-101
Sheet No.

3-H-22-UR

CONCEPT PLANTING SCHEDULE

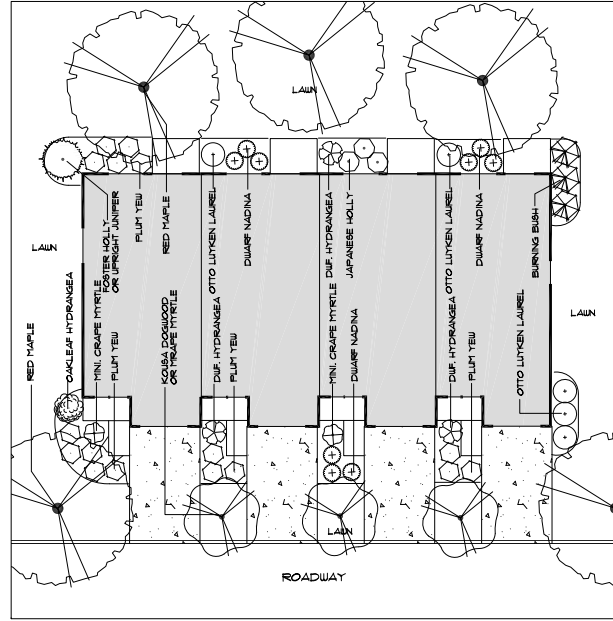
	HORNBUCH / <i>Crocosmia viridis</i> 'Winter King'	10'-12"	5'Gal
	RED MAPLE / <i>Acer rubrum</i> 'October Glory' TM	10'-12"	2'Gal
	RIVER BIRCH / <i>Betula nigra</i> 'Dura Heat' Multi-Trunk	10'-12"	2'Gal
	WILLOW OAK / <i>Quercus phellos</i>	10'-12"	2'Gal
	EVERGREEN TREE	SIZE	GAL.
	POSTER HOLLY / <i>Ilex attenuata</i> 'Posters'	6'-7" H.	
	JAPANESE CEDAR / <i>Crataegoma japonica</i>	6'-7" H.	
	SHEEP BAY / <i>Wagnolia virginiana</i>	6'-7" H.	
	FLOWERING TREE	SIZE	GAL.
	CRAPPE MYRTLE / <i>Lagerstroemia indica</i> 'Mokage'	7'-8"	15' / trunk
	KOUSA DOGWOOD / <i>Cornus kousa</i> 'Prize'	7'-8"	15'Gal
	EVERGREEN SHRUB	SIZE	GAL.
	BURNING BUSH / <i>Euonyma alata</i> 'Compacta'	24" H.	4Bt
	MINI CRAPPE MYRTLE / <i>Lagerstroemia indica</i> 'Polonaise'	12-15" H.	5 gal
	OAKLEAF HYDRANGEA / <i>Hydrangea quercifolia</i>	24-30" H.	4Bt
	RED PEE MYRTLE / <i>Hydrangea quercifolia</i> 'Two Tone'	30-35" H.	5 gal
	EVERGREEN SHRUB	SIZE	GAL.
	DWARF NANDINA / <i>Nandina domestica</i> 'Buff Stream'	12-15" H.	5 gal
	INDIAN HAWTHORN / <i>Rhamnus indica</i> 'Indian Princess'	12-15" H.	5 gal
	JAP. HOLLY / <i>Ilex crenata</i> 'Hooplandom'	15-18" H.	5 gal
	OTTO LUYKEN LAUREL / <i>Prinos laurocarpa</i> 'Otto Luyken'	18-24" H.	4Bt
	PLUM YEW / <i>Cephalotaxa harringtonia</i> 'Prostrata'	12-15" H.	5 gal
	GROUND COVERS	GAL.	SEASONS
	LIRIODENDRON / <i>Liriodendron</i> 'Big Blue'	1 gal	12" O.C.

SLOPE SEED MIX SPECIFICATION:

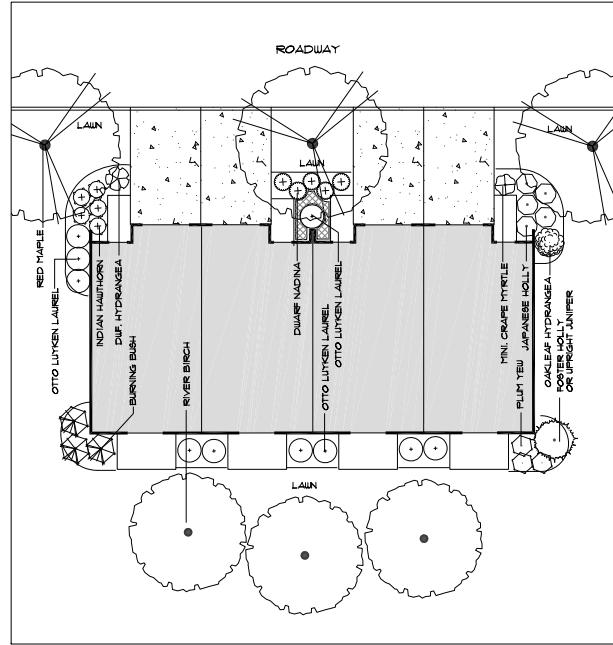
1. LOOSEN THE SOIL TO ACCEPT THE SEED MIX.
2. APPLY AGRICULTURAL LIME AS PER A SOIL TEST OR AT A RATE OF 1 TO 2 TONS PER ACRE.
3. SEED THE SLOPE WITH A MIXTURE AS FOLLOWS:
 - CUSTOM MIXTURE (STOCK SEED FARMS 1-800-759-5501):
 - BUFFALOGRASS (35%) (BUCHLOE DACTYLOIDES 'TEXOKA')
 - BLUE GRAMA (20%) (BOITELLOIA GRACILLUS)
 - SIDEGRASS GRAMA (15%) (BOITELLOIA CURTIPENDULA)
 - LITTLE BLUE STEM (15%) (SCHIZACHYRIUM SCOPARIUM)
 - SHEEP FESCUE (15%) (FESTUCA OVINA)
 - SEEDING DATE: LATE SPRING TO MID SUMMER
 - SEEDING RATE: BROADCAST, 1 LBS. / 1000 SQFT.
4. FERTILIZE WITH STARTER MIXTURE (10-30-5) AS PER MANUFACTURERS SPECIFICATIONS.
5. COVER THE SLOPE WITH 'CURLEX BLANKET' EROSION MATTING OR CRIMPED STRAW.
6. MAINTAIN WATERING UNTIL ESTABLISHED.

- COOL SEASON MIXTURE**
- CUSTOM MIXTURE (STOCK SEED FARMS 1-800-759-5501):
 - KENTUCKY 31 TALL FESCUE (15%) (FESTUCA ARUNDINACEA)
 - GREeping RED FESCUE (15%) (FESTUCA RUBRA)
 - VIRGINIA WILD RYE (20%) (ELYTUS VIRGINICUS)
 - RIVER OATS (15%) (CHLORANTHUM LATIFOLIUM)
 - CANADA WILD RYE (15%) (ELYTUS CANADENSIS)
 - RED TOP (15%) (AGROSTIS GIGANTEA)
 - RIVERSIDE WILD RYE (20%) (ELYTUS RIPARIUS)
 - SEEDING DATE: LATE SUMMER TO EARLY FALL
 - SEEDING RATE: BROADCAST, 1 LBS. / 1000 SQFT.
- COVER CROPS:**
- ENGLISH RYEGRASS
 - 5 LBS. / 1000 SQFT.

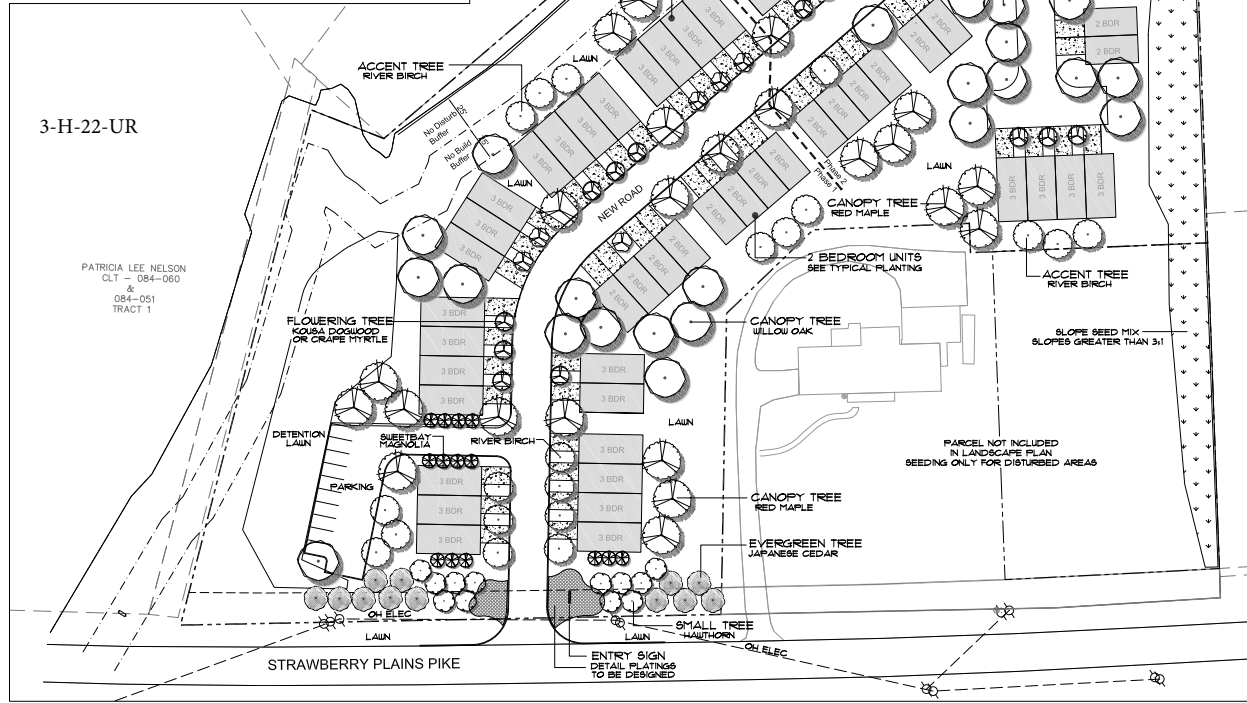
- EXISTING VEGETATION TO BE PRESERVED IN 25' NO DISTURB BUFFER
- 3 BEDROOM UNITS SEE TYPICAL PLANTING
- CANOPY TREE RED MAPLE
- CANOPY TREE WILLOW OAK
- ACCENT TREE RIVER BIRCH
- 2 BEDROOM UNITS SEE TYPICAL PLANTING
- CANOPY TREE WILLOW OAK
- ACCENT TREE RIVER BIRCH
- SLOPE SEED MIX - SLOPES GREATER THAN 3:1
- PARCEL NOT INCLUDED IN LANDSCAPE PLAN SEEDING ONLY FOR DISTURBED AREAS
- CANOPY TREE RED MAPLE
- EVERGREEN TREE JAPANESE CEDAR
- SMALL TREE HAWTHORN



Typical 3 Bedroom Planting
SCALE 1" = 10'



Typical 2 Bedroom Planting
SCALE 1" = 10'



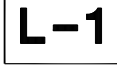
Overall Landscape Plan
SCALE 1" = 40'

MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE
255 N. BERGAMBER RD., SUITE 201 KNOXVILLE, TN 37912

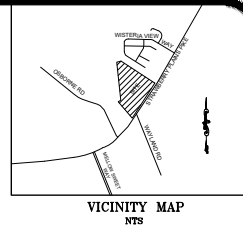
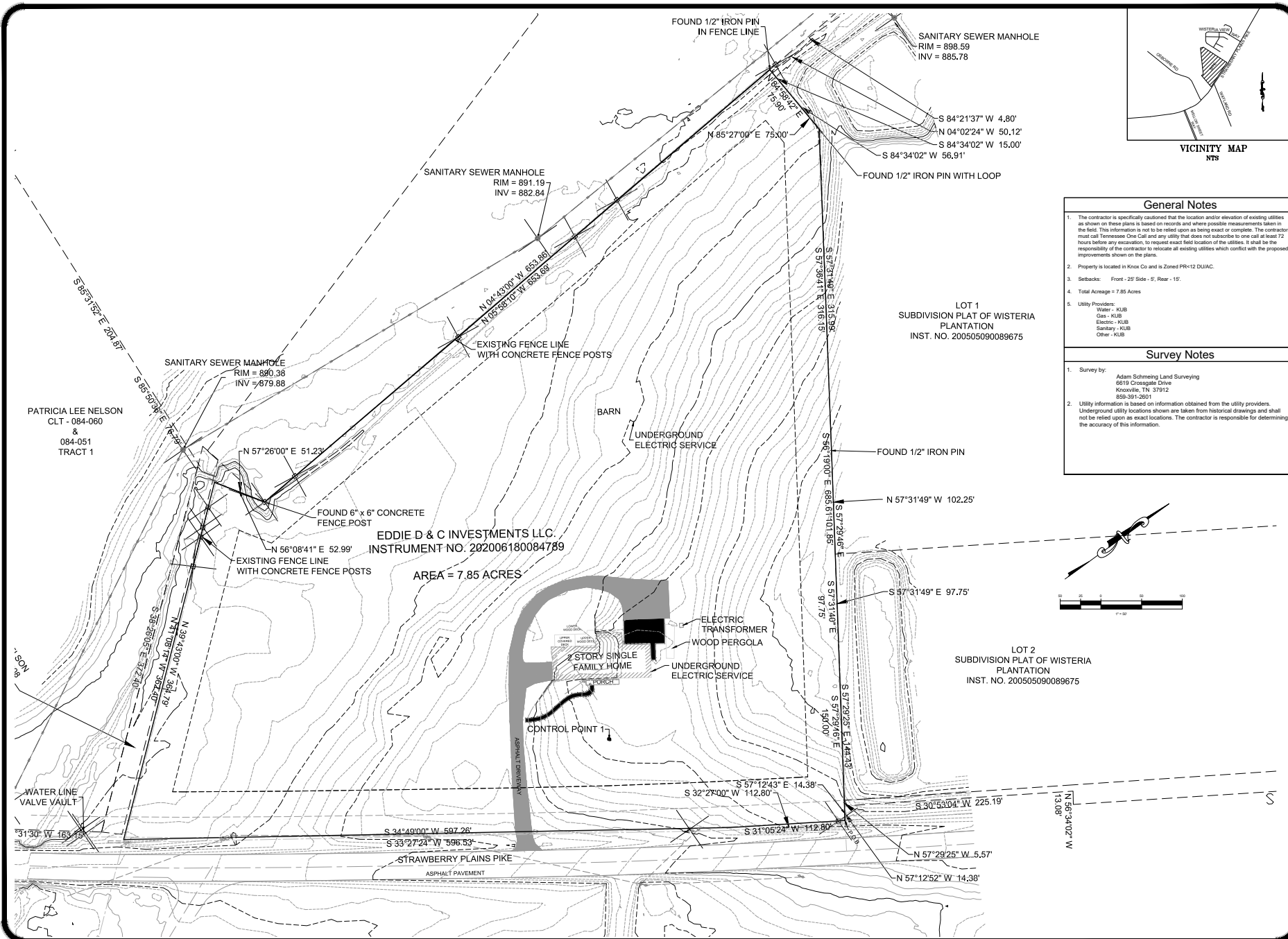
Concept Landscape Plan
Strawberry Meadows
6721 Strawberry Plains Pike Knoxville, Tennessee

JOB NO: 2226022
DRAWN: MAV/RJM
DATE: JAN 19, 2022
REVISIONS: NONE

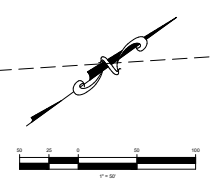
SCALE AS SHOWN



X:\2021\2021067 - Eddie D & C - Strawberry Plains Subdivision\DWG\strawberry plains sd master.dwg Jun 24, 2022 - 2:21pm bakasa - LDS Copyright: 2022



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Other - KUB
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Project: **Strawberry Meadows**
6721 Strawberry Plains Pike
Eddie D & C
Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE 140 KNOXVILLE, TENNESSEE 37922
PH: 865-571-5281

Drawing Description: **Site Survey**

No.	Date	Revision

Not For Construction For Review Only

Drawn By: _____
Checked: _____
Approved: _____
Job No.: 20-_____
1"=?? ??-??-??
Scale: _____ Date: _____
C001
Sheet No.



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

Land Development Solutions / E J Baksa

Engineer

Applicant Name

Affiliation

1/24/22

3/10/22

File Number(s)

Date Filed

Meeting Date (if applicable)

3-H-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

E J (Rusty) Baksa

Land Development Solutions

Name

Company

310-K Simmons Rd

Knoxville

TN

37922

Address

City

State

ZIP

865-671-2281

rbaksa@ldstn.com

Phone

Email

CURRENT PROPERTY INFO

Eddie D & C Investments LLC

1416 Hopewell Rd, Knoxville, TN 37920

865-770-2517

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6721 Strawberry Plains Pike

Map 084 Parcel 49.01

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest side of Strawberry Plains Pk, across from its intersection with Wayland Rd.

7.9 ac

General Location

Tract Size

City County

8th
District

PR up to 12 du/ac
Zoning District

Single family residences
Existing Land Use

East County
Planning Sector

MDR/O
Sector Plan Land Use Classification

Urban Growth Boundary
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

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number _____
 Combine Parcels
 Divide Parcel
 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
405	\$1,300.00	\$1,300.00
Fee 2		
Fee 3		

AUTHORIZATION

E J Baksa, Jr.
 Digitally signed by E J Baksa, Jr.
Date: 2022.01.24 12:08:43 -05'00'

Land Development Solutions / E J Baksa 1/24/22

Applicant Signature

Please Print

Date

865-671-2281

rbaksa@ldstn.com

Phone Number

Email

Douglas Eddie

Doug Eddie

1/24/22

Property Owner Signature

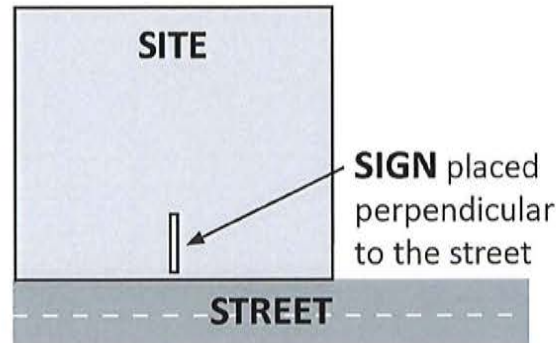
Please Print

Date

Accepted by MMP

1/25/2022 swm

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:

February 23, 2022 and March 11, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Land Development solutions

Date: 01/25/2022

File Number: 3-H-22-UR

- Sign posted by Staff
- Sign posted by Applicant