

SUBDIVISION REPORT - CONCEPT/SPECIAL USE

► **FILE #:** 2-SB-23-C

AGENDA ITEM #: 10

2-C-23-SU

AGENDA DATE: 2/9/2023

► **SUBDIVISION:** BUFFAT MILL ESTATES

► **APPLICANT/DEVELOPER:** RD BUFFAT, LLC

OWNER(S): RD Buffat, LLC

TAX IDENTIFICATION: 60 P A 025,025.01

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 5233 MCINTYRE RD (0 MONTE VISTA RD)

► **LOCATION:** South side of Buffat Mill Rd, north side of McIntyre Rd, eastern terminus of Monte Vista Rd

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A (Within City Limits)

WATERSHED: Love Creek

► **APPROXIMATE ACREAGE:** 70.68 acres

► **ZONING:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Residential subdivision for duplexes

SURROUNDING LAND USE AND ZONING: North: Single family residential -- RN-1 (Single-Family Residential Neighborhood), RN- (General Residential Neighborhood), HP (Hillside Protection Overlay)
South: Single family residential -- RN-1 (Single-Family Residential Neighborhood), RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
East: I-640 Right-of-Way -- ROW (Right-of-Way), HP (Hillside Protection Overlay)
West: Agriculture/forestry/vacant, single family residential -- RN-1 (SingleFamily Residential Neighborhood), HP (Hillside Protection Overlay)

► **NUMBER OF LOTS:** 180

SURVEYOR/ENGINEER: Christopher Golliher, P.E. Ardurra

ACCESSIBILITY: Access is via McIntyre Road, a local road, with a pavement width of 18-ft within a right-of-way width of 42-53-ft; and via Buffat Mill Road, a major collector, with a pavement width of 18-22-ft within a right-of-way width of 50-65-ft.

► **SUBDIVISION VARIANCES REQUIRED:**

STAFF RECOMMENDATION:

► Postpone the Concept Plan to the March 9, 2023 Planning Commission meeting as requested by the

applicant.

The applicant is requesting postponement to allow additional time to address the staff comments.

► **Postpone the Special Use to the March 9, 2023 Planning Commission meeting as requested by the applicant.**

COMMENTS:

This proposal is a 180-lot residential subdivision in the RN-2 zoning district. The lots are all greater than 10,000 sqft, which will allow the consideration of a duplex on each lot. Duplexes require Special Use approval, which is also part of this request. The development has two access points, Buffat Mill Rd and McIntyre Rd.

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.

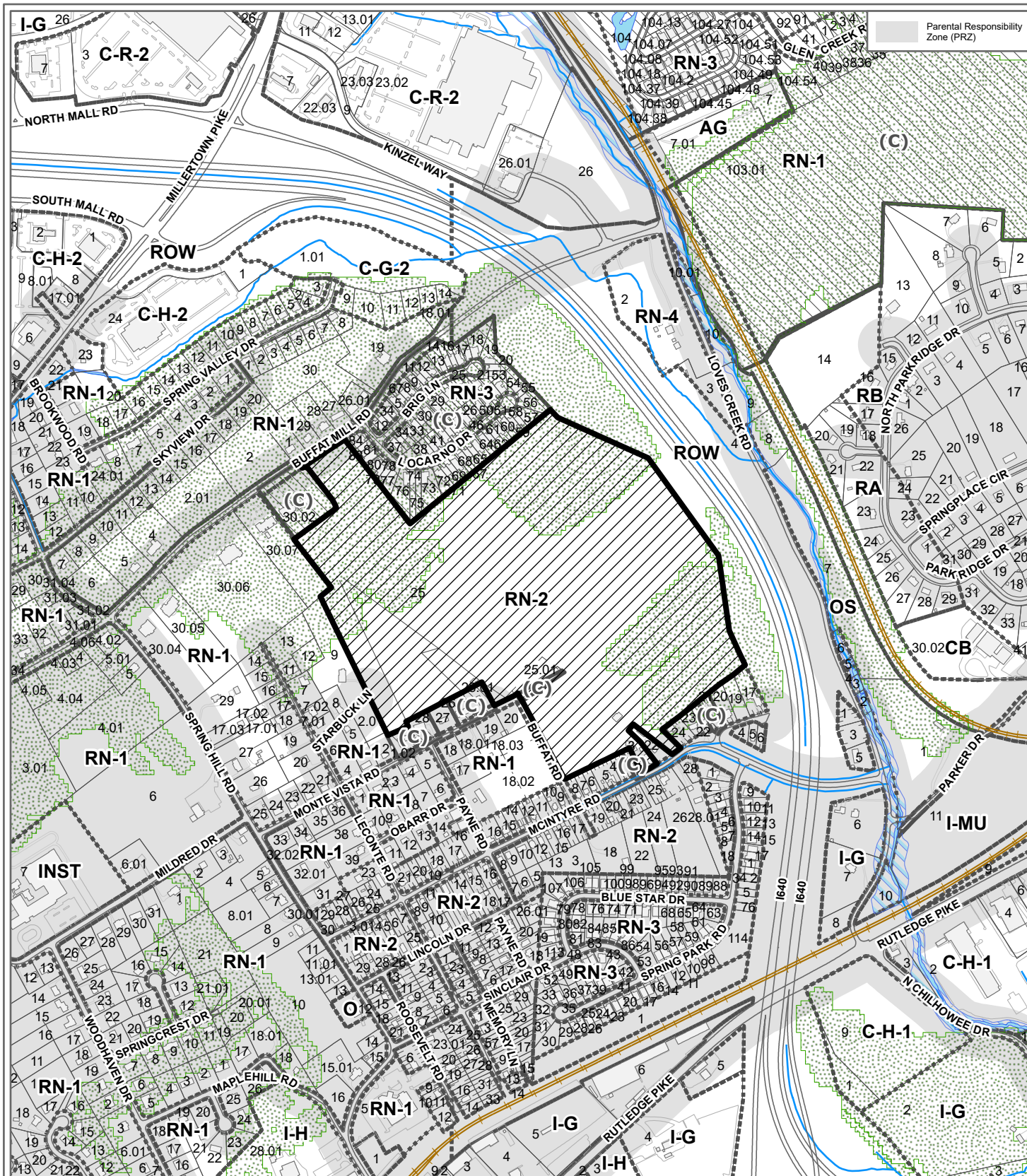
ESTIMATED STUDENT YIELD: 20 (public school children, grades K-12)

Schools affected by this proposal: Spring Hill Elementary, Holston Middle, and Austin East High.

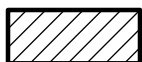
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



**2-SB-23-C / 2-C-23-SU
CONCEPT PLAN/DEVELOPMENT PLAN**



Duplexes on individual lots in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Original Print Date: 1/18/2023

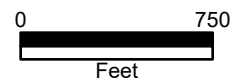
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: RD Buffat, LLC

Map No: 60

Jurisdiction: City





Request to Postpone • Table • Withdraw

RD Buffat, LLC

20
1/19/2023

BCM

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

February 9, 2023

Scheduled Meeting Date

File Number(s)

2-SB-23-C & 2-C-23-SU

POSTPONE

Paid 1/20/2023

☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the 3/9/2023 Planning Commission Meeting.

WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

Benjamin C. Mullins

Please Print

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

STAFF ONLY

Staff Signature M. Jones Date Paid 1/20/2023 ☐ No Fee

Please Print

Date Paid

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

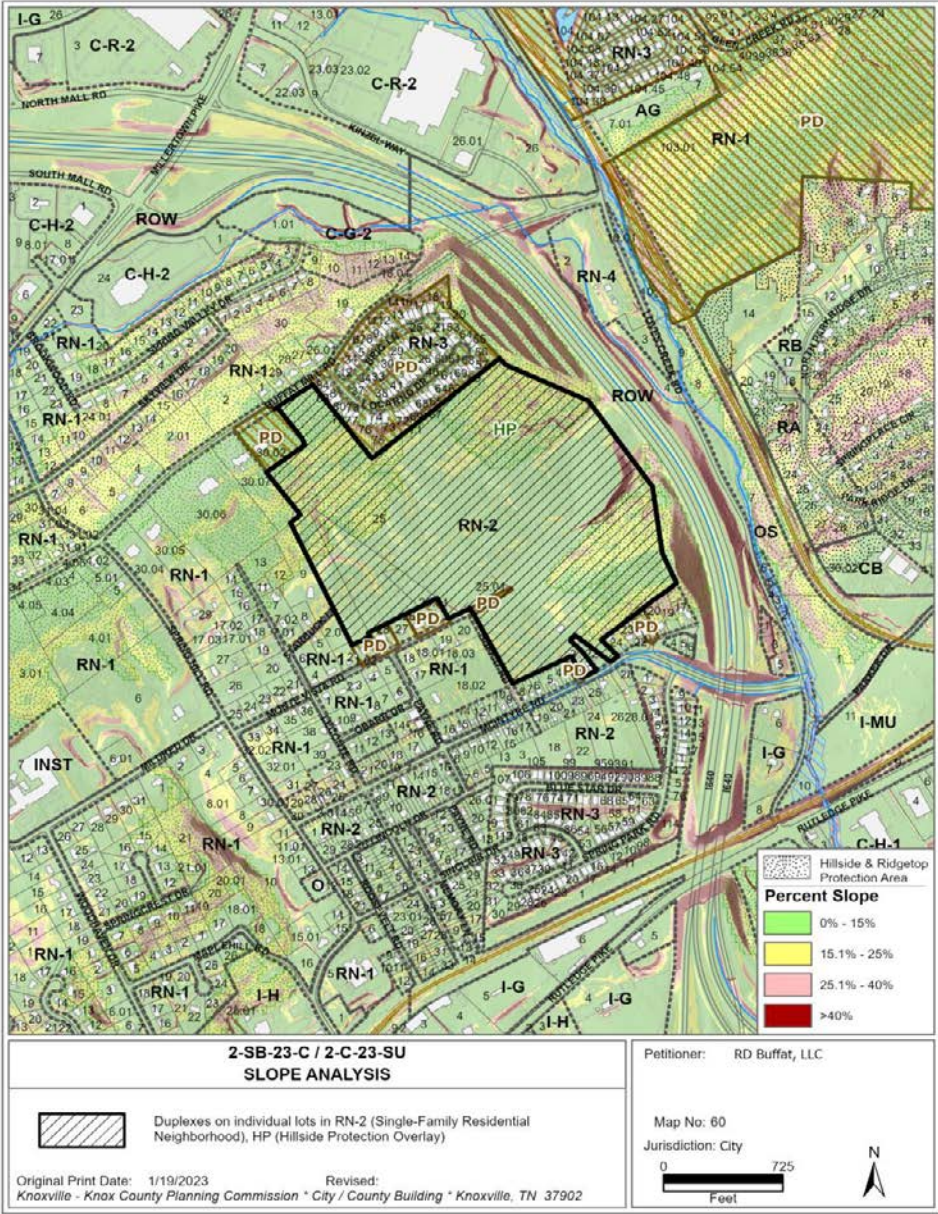
Payee Name

Payee Phone

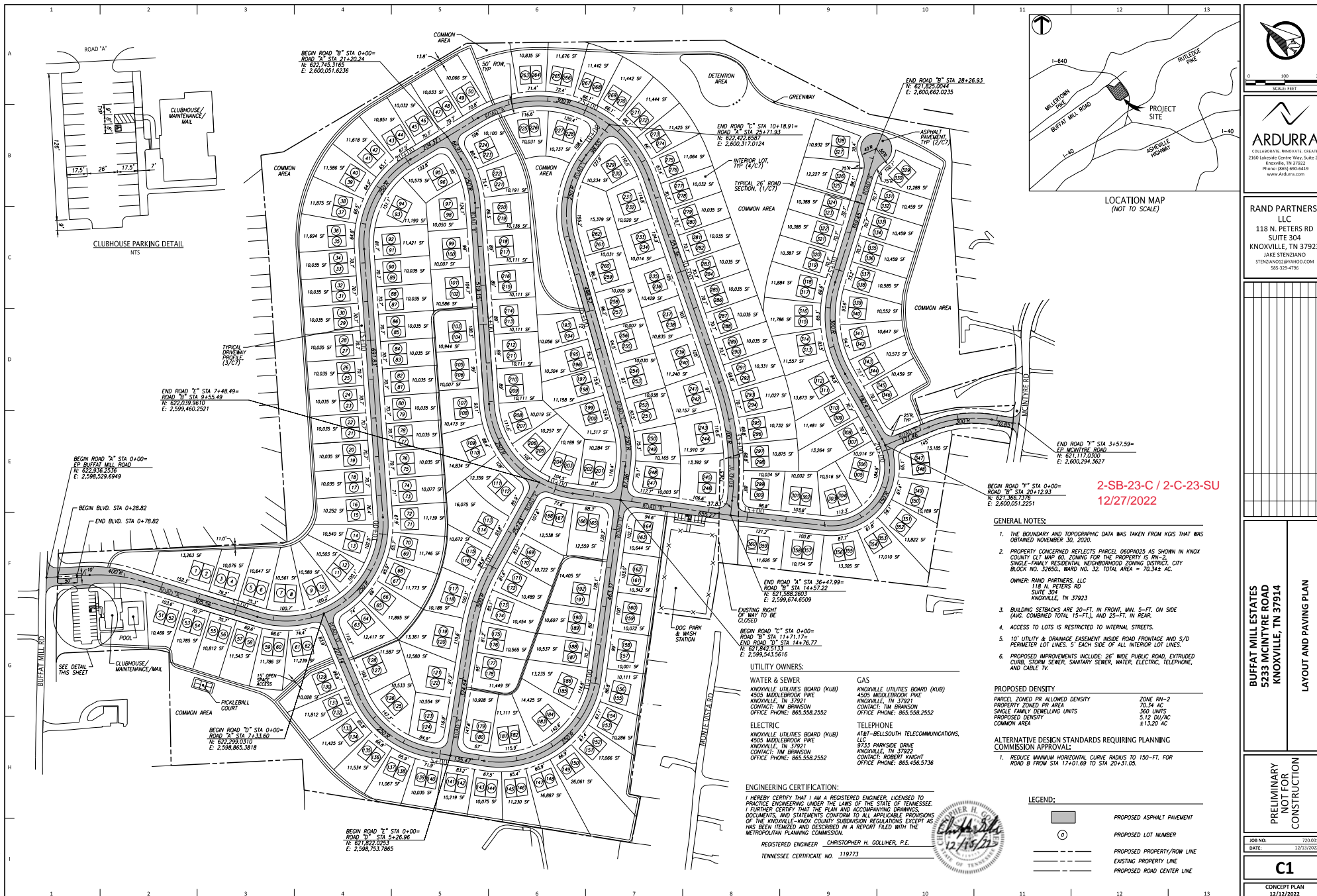
Payee Address

October 2022

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	70.52		
Non-Hillside	42.50	N/A	
0-15% Slope	11.74	100%	11.74
15-25% Slope	13.90	50%	6.95
25-40% Slope	2.03	20%	0.41
Greater than 40% Slope	0.35	10%	0.04
Ridgetops			
Hillside Protection (HP) Area	28.02	Recommended disturbance budget within HP Area (acres)	19.13
		Percent of HP Area	0.7



File Name: 11-2020-00001 (MIST) 20000x4000.dwg
Plot Date: 12/13/2022



ARDURRA
COLLABORATE. INNOVATE. CREATE.
2160 Lakeside Center Way, Suite 201
Knoxville, TN 37922
Phone: (865) 690-6419
www.ardurra.com

RAND PARTNERS, LLC
118 N. PETERS RD
SUITE 304
KNOXVILLE, TN 37923
JAKE STENDIANO
STENDIANO@RANDPARTNERS.COM
865.529.4796

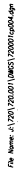
BUFFAT MILL ESTATES
5233 MCINTYRE ROAD
KNOXVILLE, TN 37914
LAYOUT AND PAVING PLAN

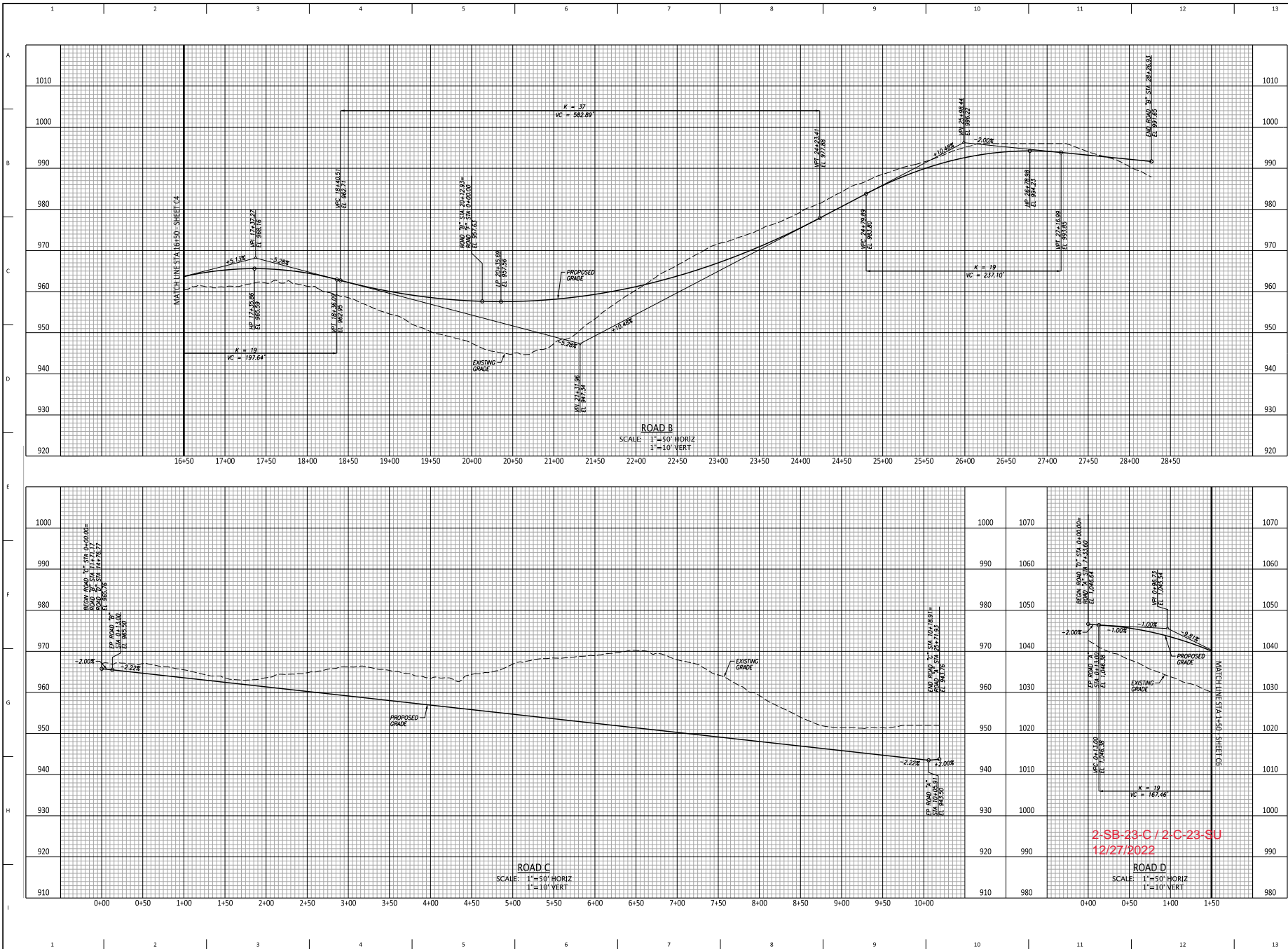
PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NO: 220.001
DATE: 12/13/2022
C1
CONCEPT PLAN
12/13/2022

File Name: 11-10-2021 10:01 AM 511-0001-0001.dgn
Plot Date: 12/13/2022



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RAND PARTNERS, LLC
 118 N. PETERS RD
 SUITE 304
 KNOXVILLE, TN 37923
 JAKE STENZIANO
 STENZIANOJ@RANDP.COM
 865-529-4786

NO.	DATE	REVISION

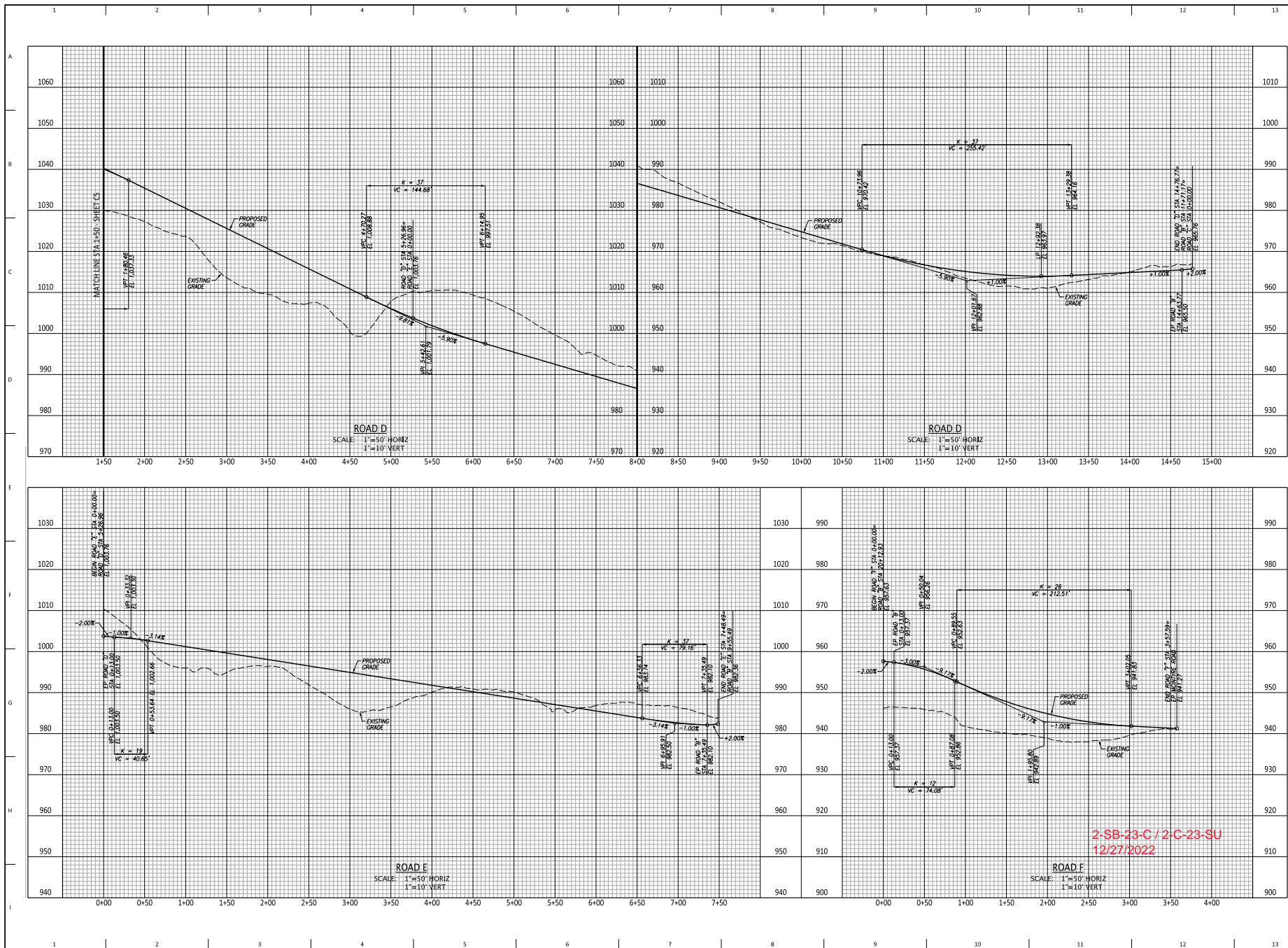
BUFFETT MILL ESTATES
5233 MCINTYRE ROAD
KNOXVILLE, TN 37914

ROAD PROFILES

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NO: 2201.001
 DATE: 12/27/2022

C5
 CONCEPT PLAN
 12/27/2022



RAND PARTNERS, LLC
 118 N. PETERS RD
 SUITE 304
 KNOXVILLE, TN 37923
 JAKE STENZIANO
 STENZIANO@RANDP.COM
 865-529-4786

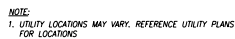
NO.	DATE	REVISION

BUFFAT MILL ESTATES
 5233 MCINTYRE ROAD
 KNOXVILLE, TN 37914

ROAD PROFILES

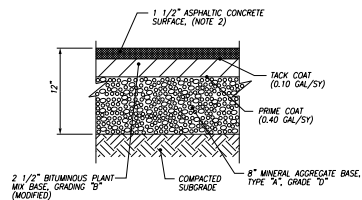
PRELIMINARY
 NOT FOR
 CONSTRUCTION

JOB NO: 720.001
 DATE: 12/12/2022



1
C7

TYPICAL 26' ROAD SECTION
NTS



NOTES:

1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. THESE ACTIVITIES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.
2. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE GRADE "E" MIX FOR ROADS WITH A SLOPE LESS THAN OR EQUAL TO 10%; FOR SLOPES GREATER, USE GRADE "D" MIX.

2 ASPHALT PAVEMENT SECTION
C7 NTS



**RAND PARTNERS,
LLC**
118 N. PETERS RD
SUITE 304
KNOXVILLE, TN 37923
JAKE STENZIANO
STENZIANO32@YAHOO.COM
585-329-4796

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**BUFFAT MILL ESTATES
5233 MCINTYRE ROAD
KNOXVILLE, TN 37914**

DETAILS

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NO:	720.001
DATE:	12/13/2022

C7

CONCEPT PLAN
12/12/2022



LANDSCAPE PLAN
5233 MCINTYRE RD.
KNOXVILLE, TENNESSEE

BUFFAT MILL

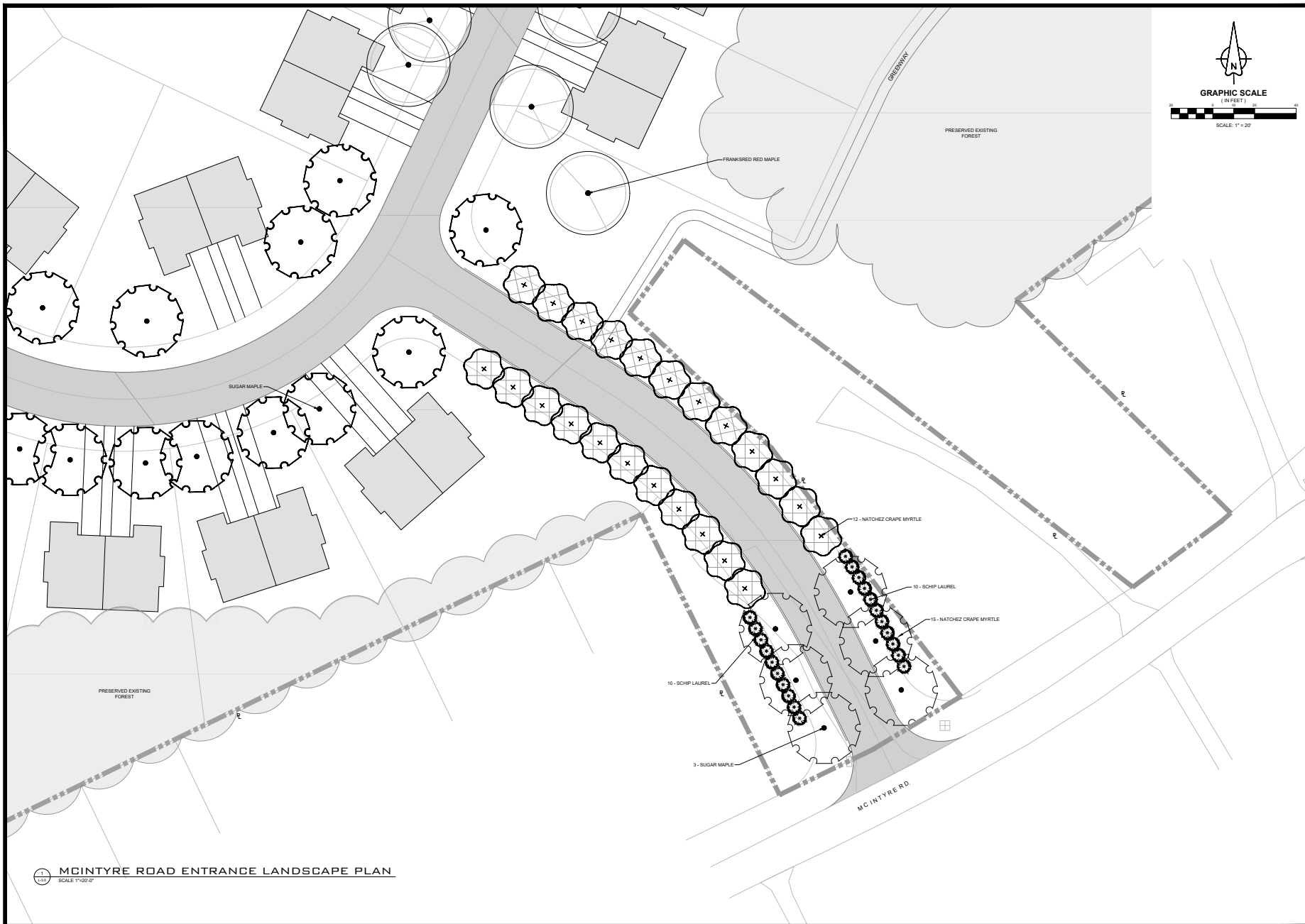
PROJECT
22-1224

SHEET
L-1.0



T-SQUARE ENGINEERING

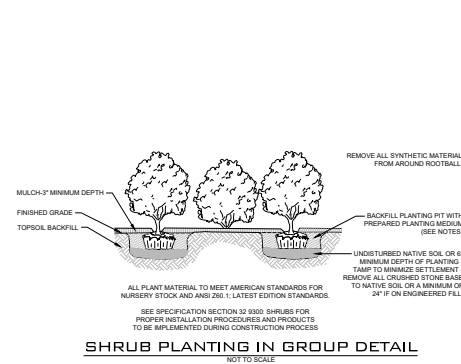




MCINTYRE RD. ENTRANCE
LANDSCAPE PLAN
5233 MCINTYRE RD.
KNOXVILLE, TENNESSEE

PROJECT
22-1224

BUFFAT MILL



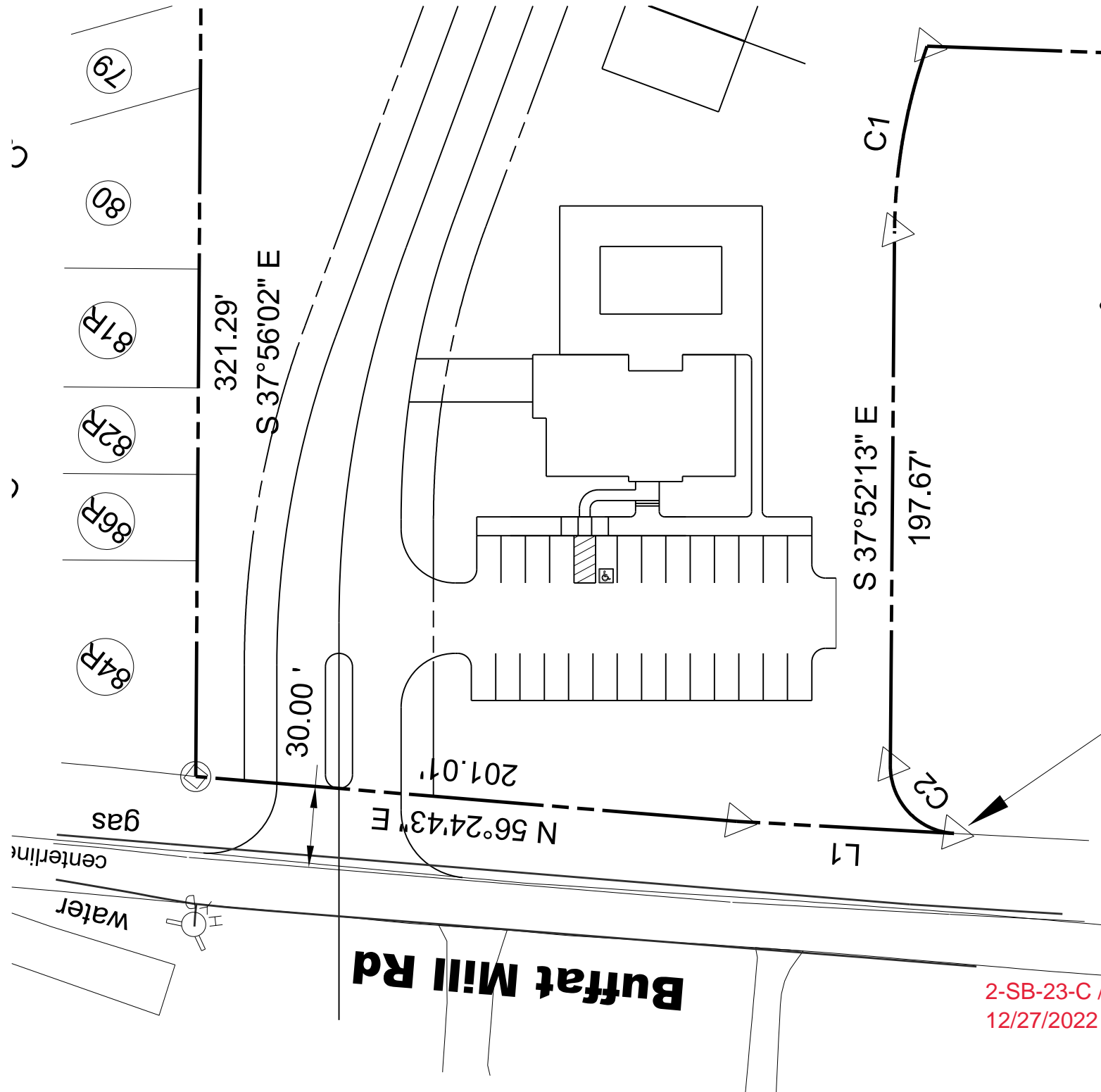
THE LANDSCAPE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS WITHOUT PRIOR APPROVAL FROM LANDSCAPE ARCHITECT

- [illegible]

BUFFAT MILL



SHEET
L-2.0



- 84R
- 86R
- 82R
- 81R
- 80
- 79

Buffat Mill Rd

2-SB-23-C / 2-C-23-SU
12/27/2022



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

RD Buffat, LLC

Applicant Name

Affiliation

12/26/2022

Date Filed

2/9/2023

Meeting Date (if applicable)

2-SB-23-C / 2-C-23-SU

File Number(s)

CORRESPONDENCE

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

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37922

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

RD Buffat, LLC

Owner Name (if different)

118 N Peters Rd Suite 304 Knoxville TN 37923

Owner Address

865-546-9321

Owner Phone / Email

5233 MCINTYRE RD / 0 MONTE VISTA RD

Property Address

60 P A 025,025.01

Parcel ID

Part of Parcel (Y/N)?

70.68 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Buffat Mill Rd, north side of McIntyre Rd, eastern terminus of Monte Vista Rd

General Location

☒ City

Council District 4

**RN-2 (Single-Family Residential Neighborhood), HP
(Hillside Protection Overlay)**

Agriculture/Forestry/Vacant Land

☐ Count

District

Zoning District

Existing Land Use

East City

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) Duplexes on individual lots			

SUBDIVISION REQUEST

Buffat Mill Estates	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	180
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information _____	

STAFF USE ONLY**PLAT TYPE**☐ Staff Review ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**

☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☒ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

RD Buffat, LLC	12/26/2022
Applicant Signature	Date

Phone / Email

RD Buffat, LLC	12/26/2022
Property Owner Signature	Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

RD Buffat, LLC

Owner via attorney

Applicant Name

12-20-22 BCM 2-9-23 BCM
~~November 25, 2022~~ ~~January 12, 2023~~

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

2-SB-23-C
2-C-23-SU

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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37922

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

RD Buffat, LLC

118 N. Peters Rd. St 304 Knoxville, TN 3792 865-546-9321

& Clayton Bank & Trust, 620 Market St, 37902

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5523 McIntyre Rd. & 0 Monte Vista Rd

060PA025 & 060PA02501

Property Address

Parcel ID

KUB

KUB

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

S. of Buffat Mill Rd, W. from intersection of Locarno Dr. N. of McIntyre Rd.

~70.39 acres

General Location

Tract Size

4
☒ City ☐ County
District

RN-2 (C)
Zoning District

Agriculture/forestry/vacant
Existing Land Use

East City

LDR & HP

NA (in City)

Planning Sector

Sector Plan Land Use Classification

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) Two-family dwellings

Related City Permit Number(s)

SUBDIVISION REQUEST

Rand at Buffat Mill

Related Rezoning File Number

Proposed Subdivision Name

180

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

Total Number of Lots Created

☐ Other (specify) Residential subdivision for two-family dwellings☐ 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

102

Concept Plan

Total

Fee 2

\$1,600

Fee 3

MR

AUTHORIZATION48914c33-f15c-42e6-9c5d-
afa097d63803Digitally signed by: 48914c33-f15c-42e6-9c5d-afa097d63803
DN: cn = 48914c33-f15c-42e6-9c5d-afa097d63803
Date: 2022.11.28 09:35:05 -0500

RD Buffat, LLC

11-28-2022

12-20-22

Applicant Signature

Please Print

Date

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

Jake Stenziano

Jake Stenziano

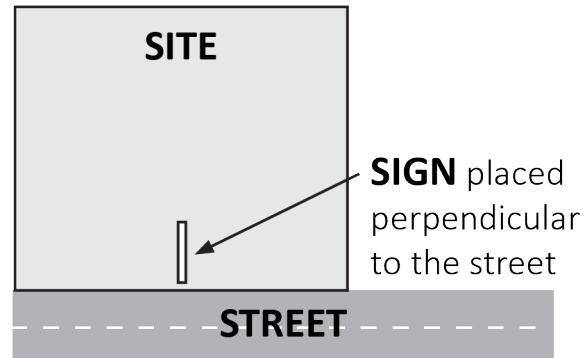
11-28-2022

Property Owner Signature

Please Print

Date

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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant