



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 3-SA-23-C

AGENDA ITEM #: 30

AGENDA DATE: 3/9/2023

▶ **SUBDIVISION:** RESUB OF THE HENLEY'S RACCOON VALLEY S/D

▶ **APPLICANT/DEVELOPER:** ADAM SCHMEING

OWNER(S): Benna Hudson, Ron Dupler & Erin Dupler

TAX IDENTIFICATION: 36 002.12,002.11

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 344 E RACCOON VALLEY DR (410 E RACCOON VALLEY DR)

▶ **LOCATION:** South side of E. Raccoon Valley Dr, southwest of Gamble Dr

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Bullrun Creek

▶ **APPROXIMATE ACREAGE:** 29.98 acres

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Rural Residential, Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential and agricultural/forestry/vacant -- A (Agricultural) and CA (General Business)
South: Agricultural/forestry/vacant -- A (Agricultural)
East: Rural residential -- A (Agricultural)
West: Agricultural/forestry/vacant -- A (Agricultural)

▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: Adam Schmeing Adam Schmeing Land Surveying

ACCESSIBILITY: Access is via E. Raccoon Valley Drive, a major arterial street with 20 ft of pavement width within 50 ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **Approve the Concept Plan subject to 5 conditions.**

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Providing a share permanent access easement for lots 3-6 per the requirements of Section 3.03.D. of the Subdivision Regulations.
- 3) Providing an access easement across lot 1 for lot 2 to access the portion of lot 2 on the south side of the stream.
- 4) All accessory structures on a lot that does not have a primary use shall be removed, except for farm-related structures such as barns.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

COMMENTS:

This proposal is a 6-lot subdivision of this 29.9 acre site. Four of the lots range from 1-acre to 2.23 acres, and the other two lots are approximately 12.1 acres each. The two large lots have a high percentage of land area in the HP (Hillside Protection) area, which is the north slope of Bullrun Ridge (see the attached slope analysis). These lots do have buildable areas at the toe of the slopes.

ESTIMATED TRAFFIC IMPACT: 76 (average daily vehicle trips)

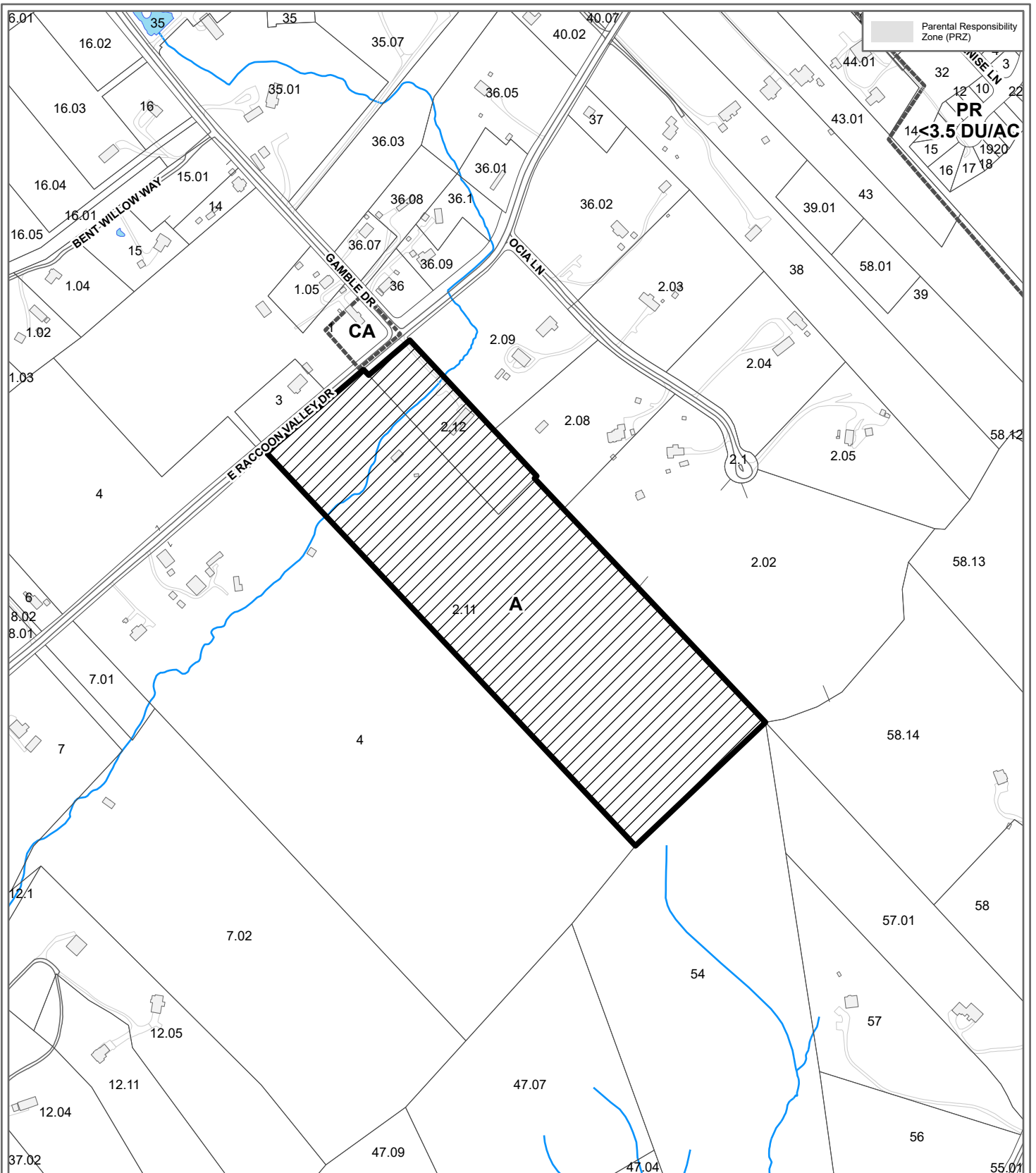
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (public school children, grades K-12)

Schools affected by this proposal: Copper Ridge Elementary, Powell Middle, and Powell 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.



**3-SA-23-C
CONCEPT PLAN**

Petitioner: Adam Schmeing



Resub of the Henley's Raccoon Valley S/D in A (Agricultural)

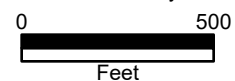
Map No: 36

Jurisdiction: County

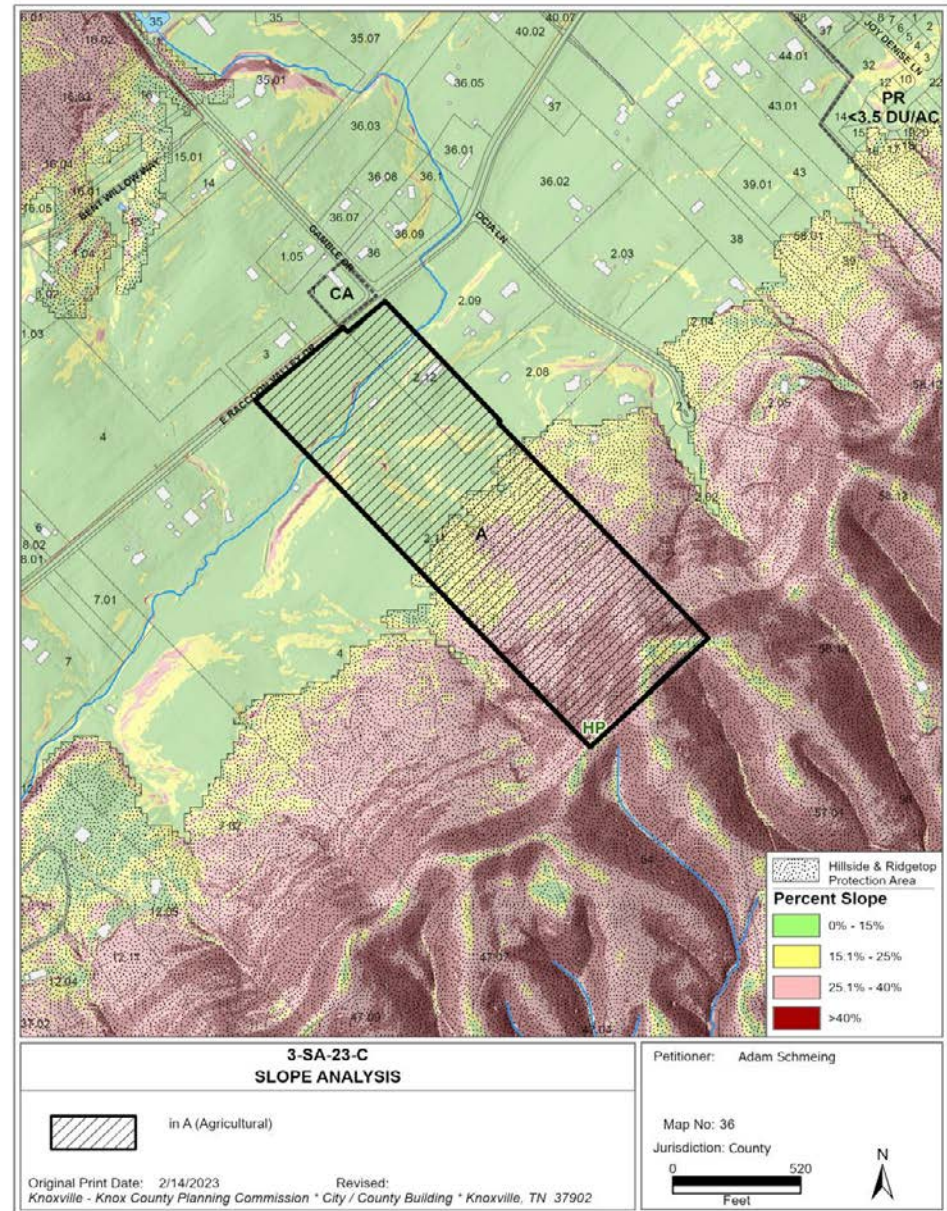
Original Print Date: 2/14/2023

Revised:

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



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	29.92		
Non-Hillside	13.67	N/A	
0-15% Slope	0.61	100%	0.61
15-25% Slope	4.14	50%	2.07
25-40% Slope	7.82	20%	1.56
Greater than 40% Slope	3.67	10%	0.37
Ridgetops			
Hillside Protection (HP) Area	16.25	Recommended disturbance budget within HP Area (acres)	4.61
		Percent of HP Area	0.3





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

Adam Schmeing

Applicant Name

Affiliation

1/13/2023

Date Filed

3/9/2023

Meeting Date (if applicable)

3-SA-23-C

File Number(s)

CORRESPONDENCE

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

Adam Schmeing Adam Schmeing Land Surveying

Name / Company

6619 Crossgate Dr Knoxville TN 37912

Address

859-391-2601 / adam@aslandsurvey.com

Phone / Email

CURRENT PROPERTY INFO

Benna Hudson, Ron Dupler & Erin Duple 1233 Chelsea Rd Knoxville TN 37922

Owner Name (if different)

Owner Address

865-382-8371

Owner Phone / Email

344 E RACCOON VALLEY DR / 410 E RACCOON VALLEY DR

Property Address

36 002.12,002.11

Parcel ID

Part of Parcel (Y/N)?

29.98 acres

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of E. Raccoon Valley Dr, southwest of Gamble Dr

General Location

City **Commission District 7 A (Agricultural)**

**Rural Residential,
Agriculture/Forestry/Vacant Land**

Count District Zoning District

Existing Land Use

North County AG (Agricultural), HP (Hillside Protection)

Planning Sector

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Planned Development Use on Review / Special Use
 Hillside Protection COA Residential Non-residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Resub of the Henley's Raccoon Valley S/D

Related Rezoning File Number

Proposed Subdivision Name

6

Unit / Phase Number

Split Parcels

Total Number of Lots Created

Additional Information _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Pending Plat File Number

Proposed Zoning

Plan

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

Fee 1

Total

\$700.00

ATTACHMENTS

Property Owners / Option Holders Variance Request

Fee 2

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 3

AUTHORIZATION

Adam Schmeing

1/13/2023

Applicant Signature

Please Print

Date

Phone / Email

Benna Hudson, Ron Dupler & Erin Dupler

1/13/2023

Property Owner Signature

Please Print

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

ADAM SCHMEING

SURVEYOR

Applicant Name

Affiliation

1/13/2023

3/9/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

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

ADAM SCHMEING

ADAM SCHMEING LAND SURVEYING

Name

Company

6619 CROSSGATE DRIVE

KNOXVILLE

TN

37912

Address

City

State

ZIP

859-391-2601

ADAM@ASLANDSURVEY.COM

Phone

Email

CURRENT PROPERTY INFO

BENNA HUDSON, RON DUPLER,
ERIN DUPLER

1233 CHELSEA RD. KNOXVILLE TN 37922 /
5314 CAIN RD, KNOXVILLE, TN 37921

HUDSON =
DUPLER = 865-803-2169

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

344 & 410 E RACCOON VALLEY DR

036 00211 & 036 00212

Property Address

Parcel ID

Hallsdale

Hallsdale

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of E. Raccoon Valley Dr, southwest of Gamble Dr

29.9 acres

General Location

Tract Size

City County

7th

A (Agricultural)

Rural Residential, Ag/Forestry/Vacant

District

Zoning District

Existing Land Use

North County

AG & 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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

FINAL PLAT OF THE RESUB OF THE HENLEY'S RACCOON VALLEY S/D

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels
 Divide Parcel

6

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
0102	Concept Plan	\$700
Fee 2		
Fee 3		

MR

AUTHORIZATION

Adam Schmeing

Digitally signed by Adam Schmeing
DN: cn=U.S. Eric Adam, email=adam@aslandsurvey.com, o=Adam
Schmeing Land Surveying, C=Indiana, Schmeing
Date: 2023.01.07 16:45:48-0500

ADAM SCHMEING

01/07/22

Applicant Signature

Please Print

Date

859-391-2601

adam@aslandsurvey.com

Phone Number

Email



Ron C. Dupler

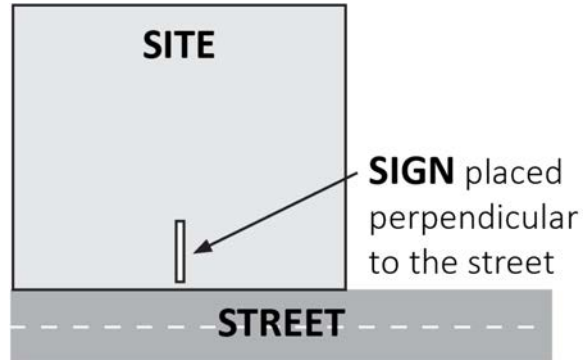
1/12/23

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:

_____ 1/27/2023 _____ and _____ 2/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Adam Schmeing

Date: 1/13/23

File Number: 3-SA-23-C

- Sign posted by Staff
 Sign posted by Applicant