



# SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 1-SA-24-C

**AGENDA ITEM #:** 36

**AGENDA DATE:** 1/11/2024

▶ **SUBDIVISION:** **MOCKINGBIRD MEADOWS**

▶ **APPLICANT/DEVELOPER:** **DR HORTON**

**OWNER(S):** Isaac Britt DR Horton

**TAX IDENTIFICATION:** 37 M E 004,003 & PART OF 061

[View map on KGIS](#)

**JURISDICTION:** County Commission District 7

**STREET ADDRESS:** 7728 MOCKINGBIRD MEADOWS DR (7732 & 0 MOCKINGBIRD MEADOWS DR)

▶ **LOCATION:** **North side of Mockingbird Meadows Dr, north of E Emory Rd**

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Beaver Creek

▶ **APPROXIMATE ACREAGE:** **13585 square feet**

▶ **ZONING:** **PR (Planned Residential) < 4 du/ac**

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

▶ **PROPOSED USE:** **Detached residential**

**SURROUNDING LAND USE AND ZONING:** The Mockingbird Meadows subdivision is on the north side of E. Emory Road, within the Brickey McCloud Elementary School parental responsibility zone. The property is surrounded by single family and rural residential uses, and there are commercial uses approximately 0.65 miles to the west at the Dry Gap Pike intersection.

▶ **NUMBER OF LOTS:**

**SURVEYOR/ENGINEER:**

**ACCESSIBILITY:** Access is via Mockingbird Meadows Dr, a local street with 26 ft of pavement width within 50 ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **None**

## STAFF RECOMMENDATION:

▶ **Deny the request to remove condition #6 of case file 6-SA-22-C, requiring the installation of a pedestrian connection between Mockingbird Meadows Drive and Hoff Lane.**

## COMMENTS:

This request is for the removal of the condition of the concept plan approval to install a pedestrian connection between Mockingbird Meadows Drive and Hoff Lane. This was a condition of the original concept plan approval in 2017 (11-SA-17-C) and again in 2022 (6-SA-22-C) because the 2017 concept plan had expired, and the subdivision had to be reapproved.

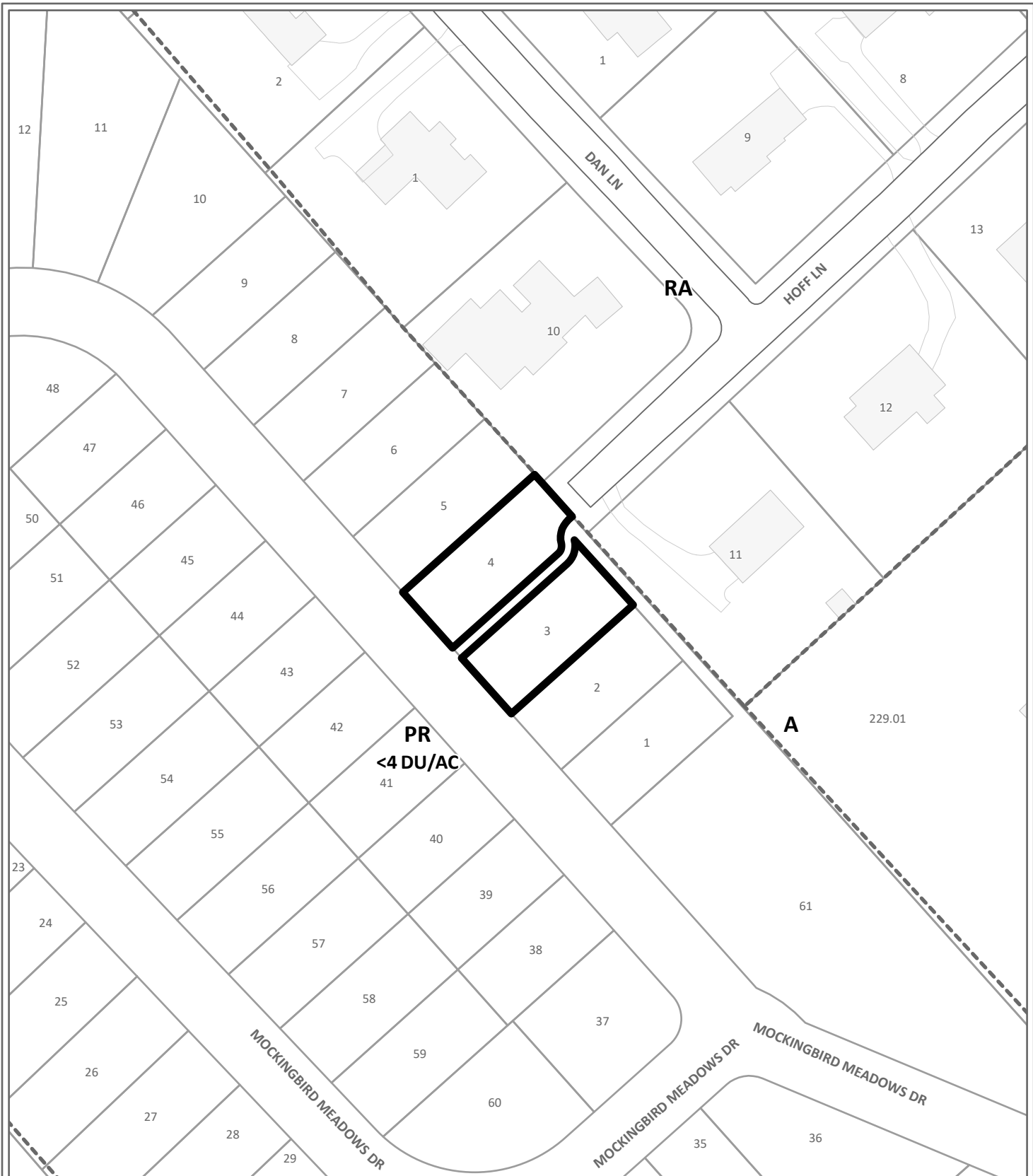
In 2017, it was discussed whether a road connection to the stub-out of Hoff Lane should be required. It was determined that a pedestrian connection was preferable and met the intent of Section 3.04.C (Street Connectivity) of the Subdivision Regulations by connecting neighborhoods and promoting walking and biking. The Mockingbird Meadows subdivision is in the Brickey McCloud Elementary School parental responsibility zone. The Emory Estates subdivision, where Hoff Lane is located, is not within the parental responsibility zone.

Planning does not find sufficient justification to remove this condition and recommends denial of this request to preserve pedestrian connectivity in this area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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.



**CONCEPT PLAN**

**1-SA-24-C**

**Petitioner:** DR Horton

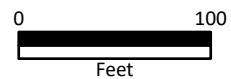


Request to the remove condition of a pedestrian connection to Hoff Lane between lots 3 and 4.

**Map No:** 37

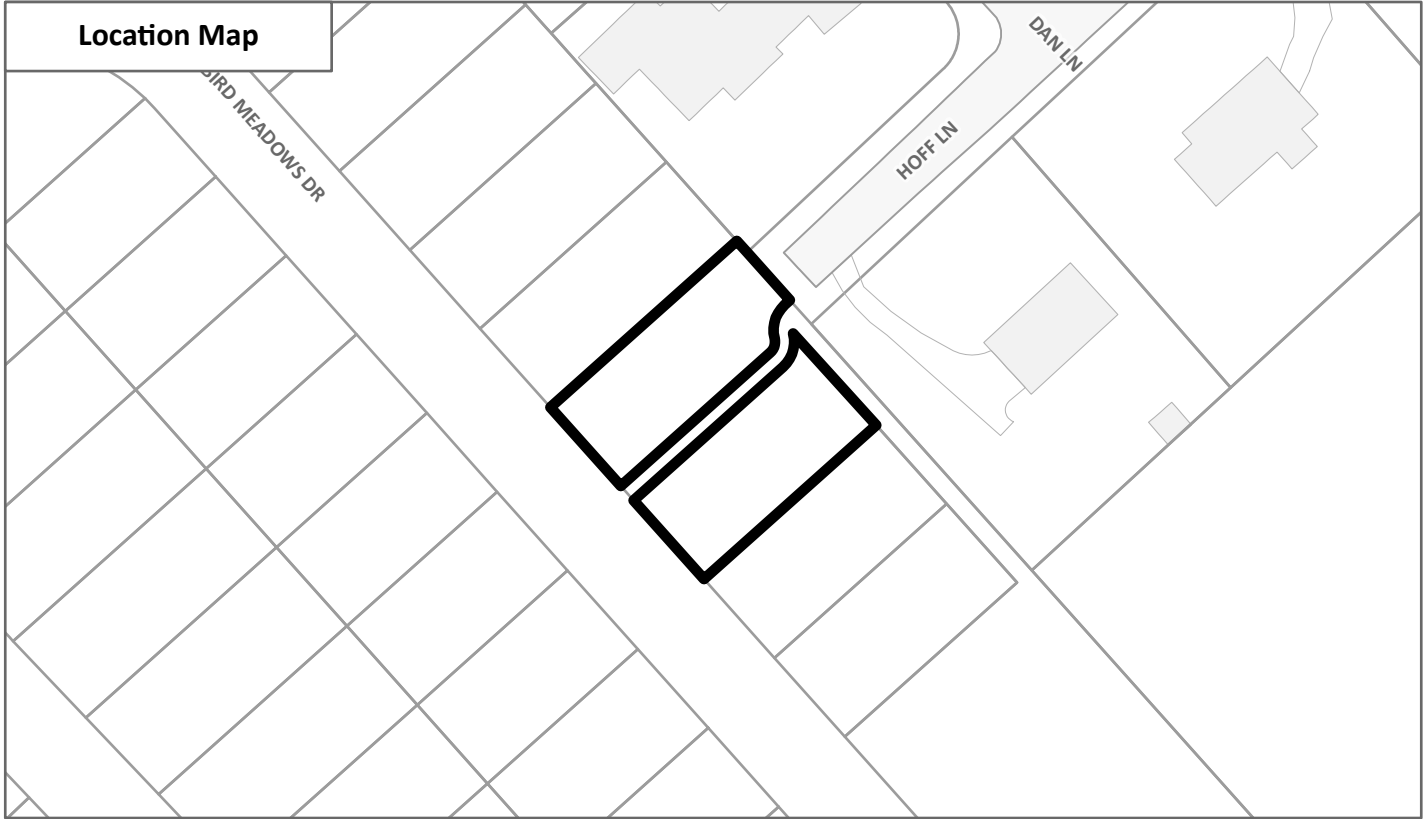
**Jurisdiction:** County

**Original Print Date:** 12/7/2023  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map

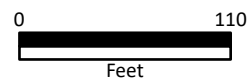


CONTEXTUAL MAPS 1

1-SA-24-C



Case boundary



### Sidewalk Connection Petition

As part of the development plan approval for Mockingbird Meadows a sidewalk connection from Mockingbird Meadows Drive to Hoff Lane (Emory Estates) was approved by MPC. Please indicate your support or opposition to this connection below, as this matter may be reconsidered by MPC in the near future.

Date	Name / Phone #	Address	Support Connection	Oppose Connection
11/8/23	Pam Lucas 865-414-0842	7736 Dan Lane Knoxville, TN 37938		✓
8 Nov 2023	Mitch Hamilton 865-689-6021	7133 Dan Lane Knoxville, TN 37938		✓
Nov 15 2023	Lauren Bacon 423-721-8061	7711 Hoff Lane Knoxville, TN 37938		✓
	Vicki Rich 865-325-3025	7102 Dave Rd Knoxville TN 37938		✓
	JANET Wilson 865-661-9734	2225 Steven Rd Knoxville, TN 37938		✓
	LOUIE Lusk 865-567-9445	7729 DAVE RD KNOXVILLE, TN 37938		✓
	Robin Reed 865 719-5959	2214 Will Dr Knoxville, TN		✓
	LUCAS CHRISTIE (865) 719-4554	7744 DAN LANE KNOXVILLE, TN		✓
	Judy Humphreys (865) 253-7507	2205 Will Dr. Knoxville, TN		✓
	Samantha Boldt 865-201-9978	2209 Will Dr KNOXVILLE, TN		✓
	Beverly (360) 219-6031	7719 Dave Rd. Knoxville TN		✓
	FRED DAWSON 865-356-9027	7701 DAVE RD.		✓

### Sidewalk Connection Petition

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Date	Name / Phone #	Address	Support Connection	Oppose Connection
7 Nov 2023	David S. Lay 865-385-9616	2209 Steven Dr Knoxville TN		✓
11-7	Ben H. Walker	2205 Steven Dr		✓
11-7	Shirley C. Magrate	2204 Steven		✓
7 Nov 2023	Charles Bush	2213 Steven Dr		✓
NOV 7	BILL DAVIS 865-599-1088	2224 STEVEN DR		✓
NOV 7	Russell Lay 865-660-6588	7707 Dan Lane Rd		✓
11-7	Carol F Dalby 865-719-9437	2217 Steven Dr		✓
11-7	DOUG POLUN (865)-787-1250	2221 STEVEN DR		✓
11-7	LEE HANSTEIN 720-841-1920	2217 WILL DR		✓
11-7	PAM RIDDLE 865-591-7855	2212 WILL DR		✓
11-7	Glen LAWS 865-214-3950	2208 WILL DRIVE		✓
11-7	Linda Shipe 865-230-7319	2204 Will Dr.		✓
11-7	Tom Delaney 865-684-3085	7707 Dan Lane Knox, TN 37938		✓
11-8	Ruth Coburn	7705 Dan Lane Knox TN 37938		✓✓
11-8	Amy Dabner	2220 Steven Dr Knox TN 37938		✓

### Sidewalk Connection Petition

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Date	Name/Phone#	Address	Support Connection	Oppose Connection
6 Nov 2023	Randy Stithner (865) 740-6528	7749 Dan Lane Knoxville, TN 37938		✓
6 Nov 2023	Angie Hilpm (865) 254-4589	7801 Dan Lane Knoxville TN 37938		✓
6 Nov 2023	Henry Sluszecki	7805 Dan Lane		✓
6 Nov 2023	Renny Dues	7808 Dan Ln		✓
6 Nov 2023	GLYNNA CATHER (865) 897-8240	7812 Dan Ln. KNOXVILLE, TN		✓
6 Nov 2023	Jarmin Gwynne (408) 421-8701	7813 Dan Ln Knoxville, TN		✓
11/6/23	Fran Lofsted (209) 401-9061	7802 Dan Ln Knoxville, TN		✓
7 Nov 2023	Connie Hauin 828 8849410	7911 DEBRA KNOX TN		✓
11/7/23	Brad McMahon 865 617 9972	7803 Debra Drive KNY, TN		✓
11/7	Carla Cox (865) 803-3006	7808 Debra Ln Knoxville TN 37938		✓
11/7	Doug Stambaugh 865-368-0001	7814 Debra Ln Knox TN 37938		✓
4 Nov 2023	MARY COLE 865-414-6093	7807 DEBRA DR. KNOXVILLE TN 37938		✓
11/7	Justin Galyon 865-406-6396	7900 DEBRA DR Knoxville, TN 37938		✓
11/7	Richard Ristim 865 356-5568	7724 DAN LN KNOXVILLE, TN 37938		✓
11/7	Alon Prillhart 912-272-1325	2216 Will Dr Knoxville, TN 37938		✓

### Sidewalk Connection Petition

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Date	Name	Address	Support Connection	Oppose Connection
		719-1015 7800 Hoff Lane		✓
11/2	Richard Durfee	865-687-8319 7737 Hoff Lane		✓
11/2	Keat Long	7733 Hoff Ln, Knoxville, TN 37938		✓
11/2	Billy [unclear]	7729 Hoff Ln, Knoxville, TN 37938		✓
11/2	Marie Surti	7729 Hoff Ln Knoxville, TN 37938		✓
11/2	Sherry Roach	7725 Hoff Ln. Knoxville TN 37938		✓
11/2	Ashley Maple	7713 Hoff Lane Knoxville TN 37938		✓
11/2	Ryan Maple	7713 Hoff Ln Knoxville, TN 37938		✓
11/6	JAMES TALLEY	250-4068 7629 HOFF LN KNOXVILLE TN 37938		✓
11/6	TERRY CALHOUN	7623 Hoff LN, KNOXVILLE 37938	865-206-4278	✓
11/6	SHERRY HEATEN	7617 Hoff Ln KNOX, TN 37938	865-386-8011	✓
11/6	TOMMY AYRES	7605 Hoff Ln KNOXVILLE, TN 37938		✓
11/10	Sue Nixon	7601 Hoff Ln Knoxville, TN 37938	865-368-6227	✓
11/4	MIKE BARTZ	7603 Hoff Ln KNOXVILLE, TN 37938	865-687-9733	✓
	RONNIE LOY	7618 HOFF 37938	865-5993864	✓



### Sidewalk Connection Petition

\_\_\_\_\_ approval for Mockingbird Meadows a sidewalk connection from \_\_\_\_\_

### Sidewalk Connection Petition

As part of the development plan approval for Mockingbird Meadows a sidewalk connection from Mockingbird Meadows Drive to Hoff Lane (Emory Estates) was approved by MPC. Please indicate your support or opposition to this connection below, as this matter may be reconsidered by MPC in the near future.

	Name	Address	Support Connection	Oppose Connection
11/6/2023	Eleanor Wilson Knoxville 37935	7702 Hoff Lane	865-548-3814	✓
	MICHAEL SHEEHY	7718 Hoff Ln	865-621-2888	✓
11/6/2023	Kelly Hoyle	7704 Hoff Lane	865-300-9639	✓
11/6/23	Stephanie Norman	7710 Hoff Lane 865.748.8775		✓
11/6	David Moore	7730 Hoff Lane	865-1740-0542	✓
11/6	Dan Bernard	7704 Dave rd	865-406-0514	✓
11/6	HANS BERNARD Hans Bernard	7704 DAVE RD	865-711-9471	✓
11/6	Lisa Coble	7710 DAVE RD	865-604-0670 <del>5448</del>	✓
"	Russ Coble	7710 DAVE RD	865-548-4503	✓
"	Wesley Coble	7710 DAVE RD	865-309-0766	✓
	Wesley White	7721 Hoff Ln	865-388-5443	✓
	Richard Cooper	7726 Hoff Ln	865-255-4436	✓
	Wesley White	7726 Hoff Ln	865-255-4436	✓
	Wesley White	7722 Hoff Lane	865-350-9187	✓
	Christine	7714 Hoff Lane	865-249-6507	✓

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Date	Name / Phone#	Address	Support Connection	Oppose Connection
5 Nov 2023	Yvonne Pelle (865) 566-5923	7721 Dan Lane Knoxville, TN 37938		✓
5 Nov 2023	KATHRYN WHITE (865) 250-1811	7717 DAN LN KNOXVILLE TN 37938		✓
5 Nov 2023	KETH BLANTON 865-924-1600	7720 DAN LN, KNOXVILLE, TN 37938		✓
5 Nov 2023	Brian McCoig 865-803-2028	7716 Dan Ln Knoxville TN 37938		✓
5 Nov 2023	Joan Snoderly 865-254-4115	7711 Dan Lane Knoxville, TN 37938		✓
11/5/23	John McGrath 631-748-2412	7704 Dan Lane Knoxville TN 37938		✓
Nov 5 2023	M. chele McGrath (516) 641-0246	7704 Dan Lane Knoxville TN 37938		✓
5 Nov 2023	Susan Prince 865 300-1017	7712 Dan Lane Knoxville, TN 37938		✓
5 Nov 2023	Angela Chandler 301-996-7108	7725 Dan Lane Knoxville, TN 37938		✓
5 Nov 2023	Kenneth Needham 865-621-9490	7732 DAN LANE KNOXVILLE TN 37938		✓
5 Nov 2023	William Pendergrass 865-801-6057	7740 Dan Ln Knoxville, TN 37938		✓
5 Nov 2023	KEITH WILLIAMS 865-216-1365	7745 DAN LANE KNOXVILLE, TN 37938		✓
5 Nov 2023	Jay Young 431-637-5787	7728 Dan Ln Knoxville TN 37938		✓
6 Nov 2023	Joe + Jean Gattox 865-687-9350	7729 Dan Lane Knoxville, TN 37938		✓
6 Nov 2023	RALPH LONG 865 2071744	7737 DAN LN KNOXVILLE TN 37938		✓





# 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

### DR Horton

Applicant Name Affiliation

**11/13/2023**

Date Filed

**1/11/2024**

Meeting Date (if applicable)

**1-SA-24-C**

File Number(s)

## CORRESPONDENCE

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

### Isaac Britt DR Horton

Name / Company

### 1431 Centerpoint Blvd Ste 110 Knoxville TN 37931

Address

### 865-722-9204

Phone / Email

## CURRENT PROPERTY INFO

### Isaac Britt DR Horton

Owner Name (if different)

### 1431 Centerpoint Blvd Ste 110 Knoxville TN 37931

Owner Address

### 865-722-9204

Owner Phone / Email

### 7728 MOCKINGBIRD MEADOWS DR / 7732 & 0 MOCKINGBIRD MEADOWS DR

Property Address

### 37 M E 004,003 & part of 061

Parcel ID

### 13585 square feet

Tract Size

Part of Parcel (Y/N)?

### Hallsdale-Powell Utility District

Sewer Provider

### Hallsdale-Powell Utility District

Water Provider

### No

Septic (Y/N)

## STAFF USE ONLY

### North side of Mockingbird Meadows Dr, north of E Emory Rd

General Location

City **Commission District 7** **PR (Planned Residential) < 4 du/ac**

County District Zoning District

**Agriculture/Forestry/Vacant Land**

Existing Land Use

### North County

Planning Sector

### LDR (Low Density Residential)

Sector Plan Land Use Classification

### Planned Growth Area

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input 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) _____	

## SUBDIVISION REQUEST

<b>Mockingbird Meadows</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	Total Number of Lots Created
Additional Information <b>remove sidewalk between lots 3 and 4</b>	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		

### 3.5 du/ac

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
<b>\$200.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>DR Horton</b> Please Print	<b>11/13/2023</b> Date
---------------------	----------------------------------	---------------------------

Property Owner Signature	<b>Isaac Britt DR Horton</b> Please Print	<b>11/13/2023</b> Date
--------------------------	--	---------------------------



# 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

DR Horton

Owner

Applicant Name

Affiliation

11/07/2023

12/14/2023

Date Filed

Meeting Date (if applicable)

File Number(s)

1-SA-24-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

Isaac Britt

D R Horton

Name

Company

1431 Centerpoint Blvd Suite 110

Knoxville

TN

37931

Address

City

State

ZIP

865-722-9204

RIBritt@drhorton.com

Phone

Email

### CURRENT PROPERTY INFO

DR Horton Inc

1431 Centerpoint Blvd Suite 110, Knoxville 865-722-9204

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7728 and 7732 Mockingbird Meadows Dr

037ME003 and 073ME004

Property Address

Parcel ID

Hallsdale Powell

Hallsdale Powell

N

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

NW of E Emory Drive, NE of worris Rd.

17.09 acres

General Location

Tract Size

City  County

7

District

PR 4 DU/AC

Zoning District

AgForVac

Existing Land Use

North County

Planning Sector

LDR

Sector Plan Land Use Classification

Planned Growth

Growth Policy Plan Designation

May 1, 2023

**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  
 1     Combine Parcels     Divide Parcel    2  
 Unit / Phase Number    Total Number of Lots Created  
 Other (specify) Remove sidewalk between lots 3 and 4    **Resubmittal/revision**  
 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	0104 \$200.00	Total
	<del>2020/1/200.00</del>	
Fee 2		<del>\$350.00</del>
	<del>0201 \$100.00</del>	<b>\$200.00</b>
Fee 3		

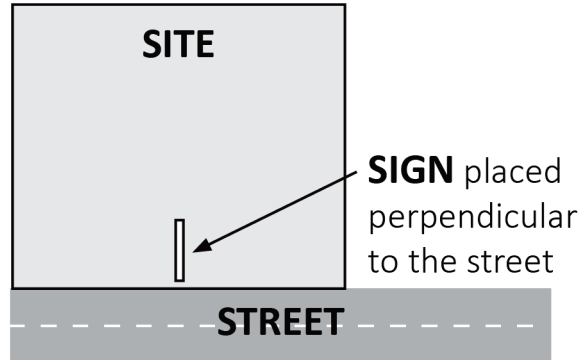
**AUTHORIZATION**

I declare under penalty of perjury the foregoing is true and correct:  
 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

  
 Applicant Signature    DR Horton    11/07/2023  
 Please Print    Date

Phone Number    Email    11/07/2023    OI  
  
 Property Owner Signature    Barak Sathuman    Date Paid

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:*

\_\_\_\_\_ 12/29/2023 \_\_\_\_\_ and \_\_\_\_\_ 01/12/2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: DR Horton

Date: 11/14/2023

File Number: 1-SA-24-C

- Sign posted by Staff
- Sign posted by Applicant