



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 3-B-25-DP

AGENDA ITEM #: 51

AGENDA DATE: 3/13/2025

▶ **APPLICANT:** MARK C TUCKER
OWNER(S): Series A Projects Under Construction

TAX ID NUMBER: 50 I B 03101, 03102 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 3505 DUCK POND WAY (3511 DUCK POND WAY)

▶ **LOCATION:** Northwest corner of the intersection of Duck Pond Way and Pond Run Way

▶ **APPX. SIZE OF TRACT:** 9992 square feet

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Duck Pond Way, a private, unstriped local street with a pavement width that varies from 26 ft to 40 ft within a right-of-way width that varies from 38 ft to 48 ft.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Loves Creek

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

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

▶ **PROPOSED USE:** Single Family Homes

DENSITY PROPOSED: To be confirmed

HISTORY OF ZONING: In 2007, the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 4 du/ac (3-D-07-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 4 du/ac

South: Single family residential - PR (Planned Residential) up to 4 du/ac

East: Single family residential - PR (Planned Residential) up to 4 du/ac

West: Single family residential (common area) - PR (Planned Residential) up to 4 du/ac

NEIGHBORHOOD CONTEXT: The subject property is part of The Park at Babelay single-family subdivision located 0.85 miles east of Washington Pike. This is a rural area that features single-family and rural residential uses and vacant lands.

STAFF RECOMMENDATION:

▶ Postpone the application for 30 days to be heard at the April 10, 2025 Planning Commission meeting as requested by the applicant.

ESTIMATED TRAFFIC IMPACT: 28 (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: 1 (public school children, grades K-12)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Gibbs 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 development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



Request to Postpone • Table • Withdraw

Mark C. Tucker

March 3, 2025

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

Date of Request

March 13, 2025

Scheduled Meeting Date

3-B-25-DP

File Number(s)

POSTPONE

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 April 10, 2025 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

Phone Number

bmullins@fmsllp.com

Email

STAFF ONLY



Staff Signature

Shelley Gray

Please Print

03/04/2025

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

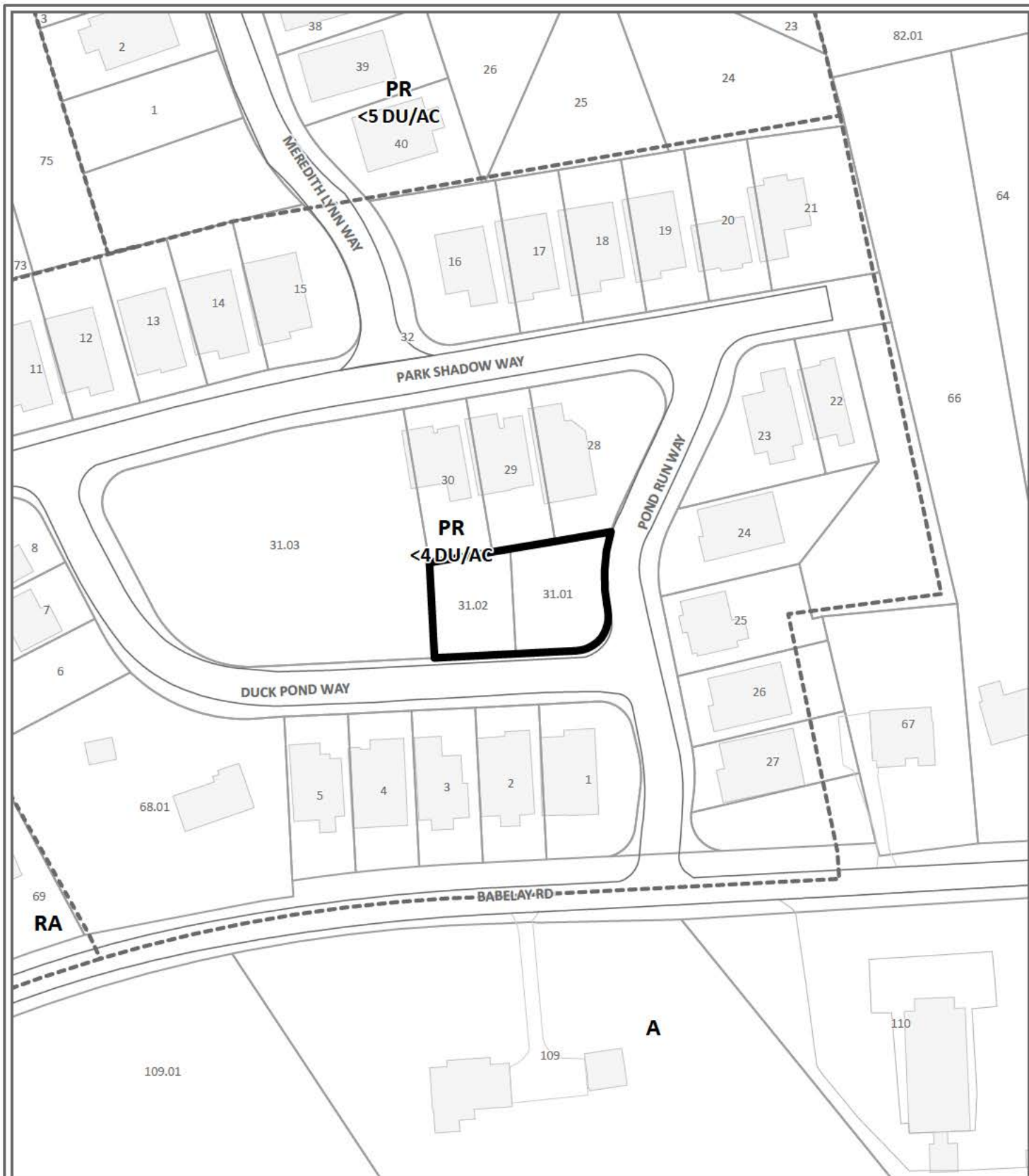
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



DEVELOPMENT PLAN

3-B-25-DP

Petitioner: Mark C Tucker



Single Family Homes in PR (Planned Residential), <4 DU/AC

Map No: 50
Jurisdiction: County

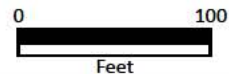
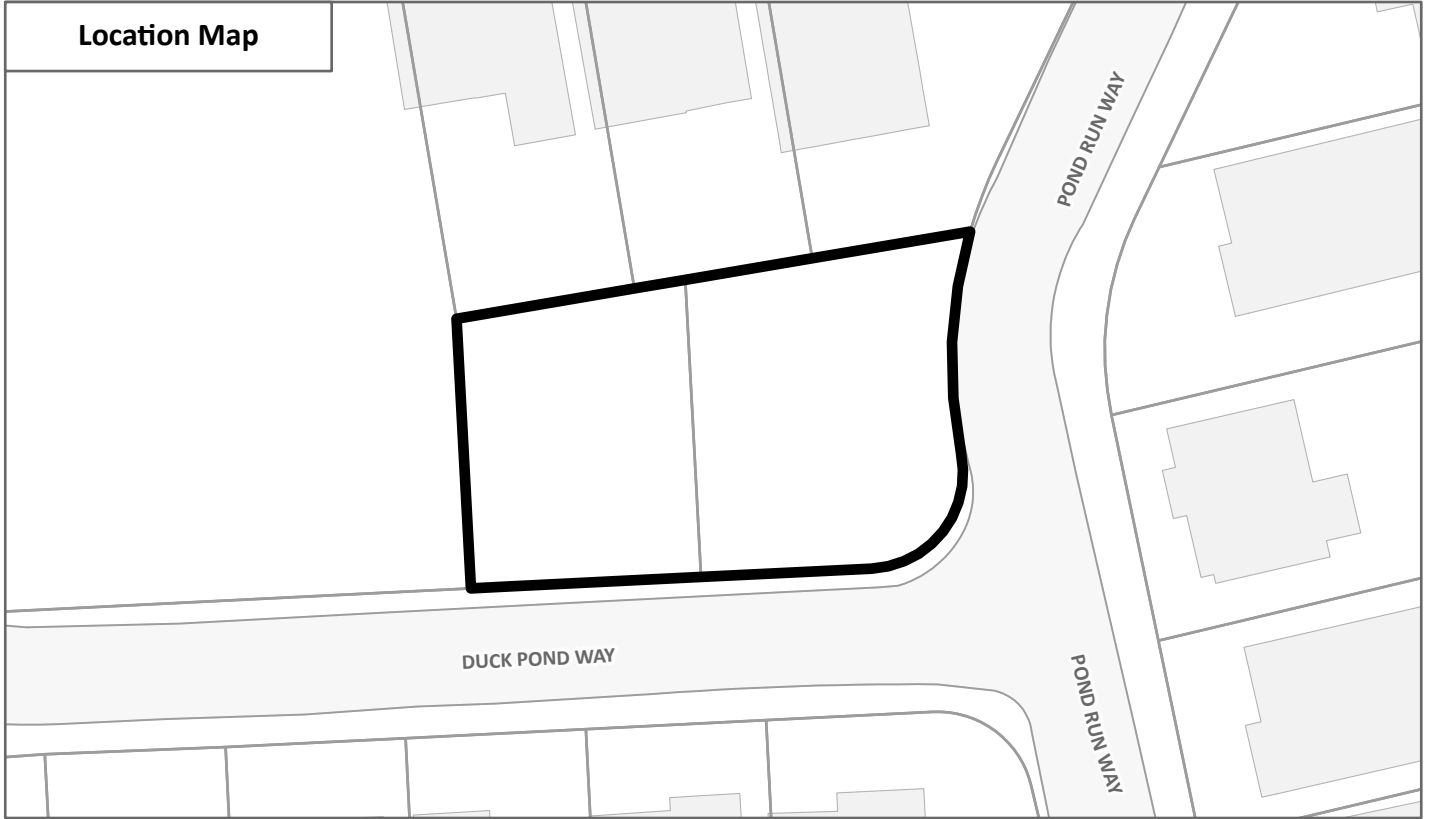


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

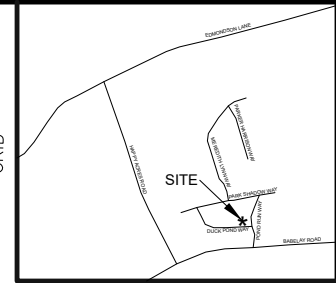
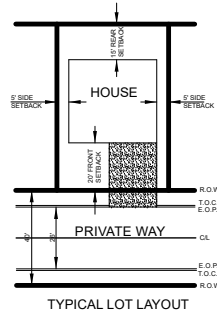
3-B-25-DP



Case boundary

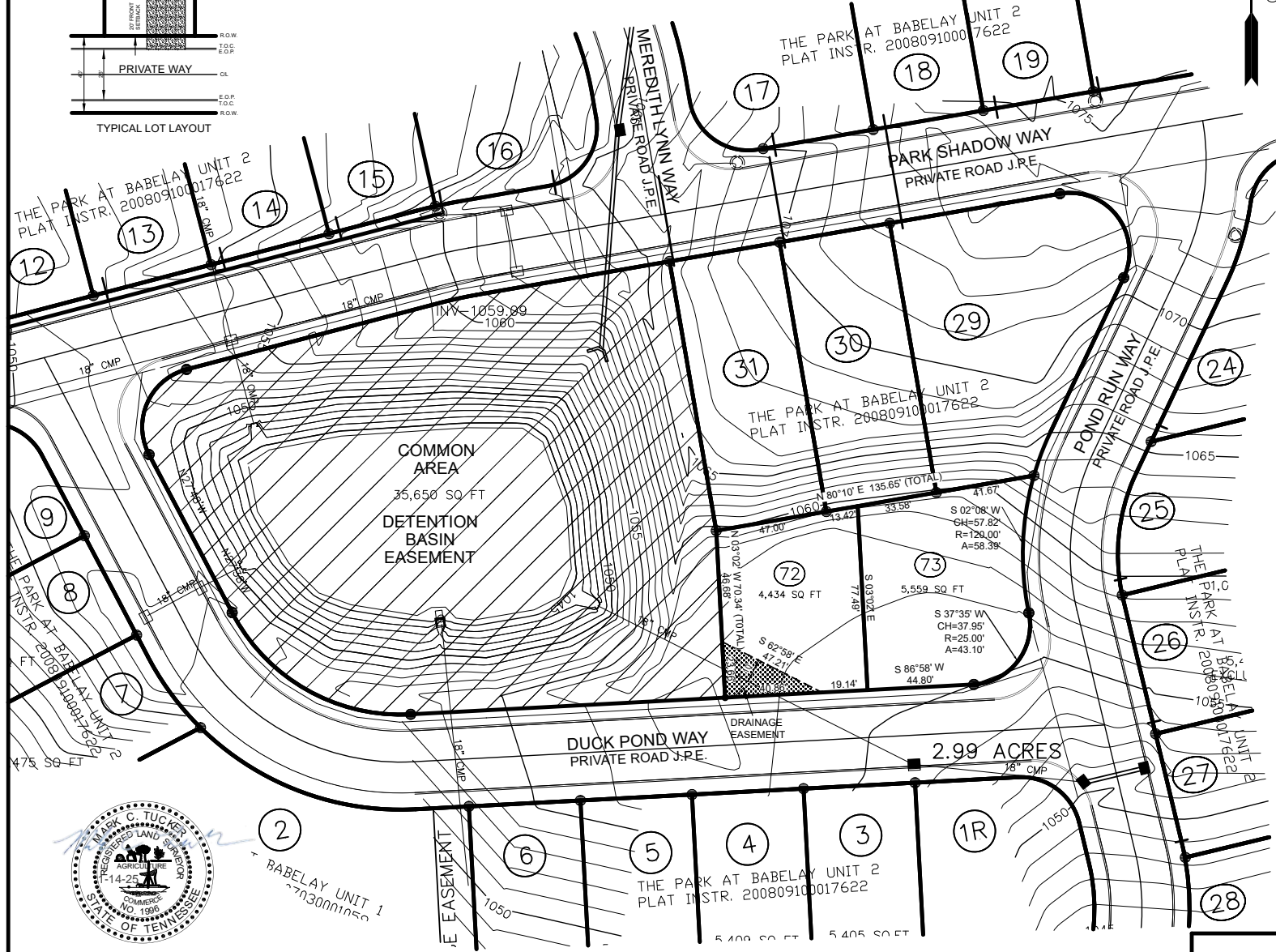


3-B-25-DP submitted 1/14/25



LEGEND

- EIP EXISTING IRON PIN FOUND
- IPS IRON PIN SET (5/8" REBAR W/CAP)



CLT MAP: 0501 GROUP "B"
 PARCELS: 03101 & 03102
 DEED INSTR: 202110050028114
 PLAT INSTR. 201803280057097

NUMBER OF LOTS: 2

TOTAL AREA: 0.23 ACRES
9,993 SF

PROPERTY ZONED: PR



Certification of Category and Accuracy of Survey

I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor
Tennessee License No. 1996
Date: 1-14-25

OWNER/SURVEY FOR:
SERIES A PROJECTS UNDER CONSTRUCTION
517 CALLAHAN DR STE 101
KNOXVILLE, TN 37918
CONTACT: CHAD ROBERTS
PHONE: 865-237-4404

ENGINEER:
ROBERT G. CAMPBELL & ASSOC., L.P.
7523 TIGGART LANE
KNOXVILLE, TN 37938
PHONE: 865-947-5996

DEVELOPMENT PLAN FOR		
LOTS 72 & 73 THE PARK AT BABELAY UNIT 2		
DIST NO. EIGHT	SCALE	DRAWN BY
KNOX CO., TN.	1"=30'	DED
SURVEYED BY		
ROBERT G. CAMPBELL & ASSOC., L.P.		
DATE	PROJECT NUMBER	
01/13/2025	17039	

17039_DESIGN FOR 04872 & 73.dwg 18X24 PLAT 1/13/2025 16:32:16 1:1



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Mark C Tucker

Surveyor

Applicant Name

Affiliation

01/14/2024

03/13/2025

Date Filed

Meeting Date (if applicable)

File Number(s)

3-B-25-DP

~~3-SD-18-F~~

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

Mark C Tucker

Robert G Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

Tn

37938

Address

City

State

ZIP

865-947-5996

Phone

Email

CURRENT PROPERTY INFO

SERIES A PROJECTS UNDER CONST.

517 CALLAHAN DR STE 101

865-237-4404

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3505 & 3511 Duck Pond Way

0501B03101 & 03102

Property Address

Parcel ID

Knoxville Utilities Board

Northeast Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

JULY 2024

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential
 Home Occupation (specify) Single Family Homes
 Other (specify) _____
 Related City Permit Number(s) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____
 Unit / Phase Number _____
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____
 Other (specify) _____
 Attachments / Additional Requirements _____
 Related Rezoning File Number _____

ZONING REQUEST

Zoning Change
 Proposed Zoning _____
 Plan Amendment Change
 Proposed Plan Designation(s) _____
 Pending Plat File Number _____
 Proposed Density (units/acre) _____
 Previous Rezoning Requests _____
 Other (specify) _____


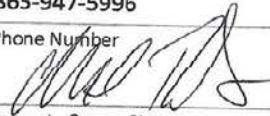
STAFF USE ONLY

PLAT TYPE
 Staff Review
 Planning Commission
ATTACHMENTS
 Property Owners / Option Holders
 Variance Request
 Amendment Request (*Comprehensive Plan*)
ADDITIONAL REQUIREMENTS
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0401		\$450.00
Fee 2		
Fee 3		

AUTHORIZATION

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

 Mark C Tucker
 1/14/2025
 Applicant Signature
 Print Name / Affiliation
 Date
 865-947-5996
 [Redacted]
 01/15/2025, SG
 Phone Number
 Email
 Date Paid
 Chad Roberts
 01/14/2025
 Property Owner Signature
 Please Print
 Date Paid

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

~~02/28/2025~~

~~03/01/2025~~

03/14/2025

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting



Mark C Tucker

01/14/2025

Applicant Signature

Applicant Name

Date
3-B-25-DP

FILE NUMBER