

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 5-SC-20-C                      Related File Number: 5-F-20-UR  
Application Filed: 3/27/2020              Date of Revision: 4/8/2020  
Applicant: S & E PROPERTIES

## PROPERTY INFORMATION

**General Location:** Southwest end of Hatmaker Ln., northeast of Everett Rd., north of I-40 west  
**Other Parcel Info.:**  
**Tax ID Number:** 141 082 & 08203 OTHER: 129 16413                      **Jurisdiction:** County  
**Size of Tract:** 69.74 acres  
**Accessibility:** Access is via Hatmaker Lane, a local road with a varying width of 16-20 ft of pavement within the interstate right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential & vacant land  
**Surrounding Land Use:** North: Residences - A (Agricultural)  
South: Interstate & Residences - Town of Farragut  
East: Residences and vacant land - A (Agricultural) & RA (Low-Density Residential)  
West: Residences and vacant land - A (Agricultural)  
**Proposed Use:** Detached Residential                      **Density:** 2.19  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 0 Hatmaker Ln., 0 Pine Creek Rd., 0 Everett Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: S & E Properties, LLC on Hatmaker Ln.  
No. of Lots Proposed: 153      No. of Lots Approved: 0  
Variances Requested: None  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Tarren Barrett  
Staff Recomm. (Abbr.): WITHDRAW the proposed concept plan as requested by the applicant.  
Staff Recomm. (Full):  
Comments: The applicant was proposing to subdivide this 69.74-acre tract into 153 detached residential lots and common area at a density of 2.19 du/ac. This property which is zoned PR at a density of up to 3 du/ac (Low Density Residential) is located on the north side of the I-40 / I-75 interstate. The proposed subdivision is at the west end of a local street, Hatmaker Ln. The proposed subdivision would be served by a public street with access out to N Campbell Station Road.  
Action: Withdrawn      Meeting Date: 5/14/2020  
Details of Action:  
Summary of Action: WITHDRAW the proposed concept plan as requested by the applicant.  
Date of Approval:      Date of Denial:      Postponements:  
Date of Withdrawal: 5/14/2020      Withdrawn prior to publication?:       Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Chancery Court  
Date of Legislative Action:      Date of Legislative Action, Second Reading:  
Ordinance Number:      Other Ordinance Number References:  
Disposition of Case:      Disposition of Case, Second Reading:  
If "Other":      If "Other":  
Amendments:      Amendments:  
Date of Legislative Appeal:      Effective Date of Ordinance: