



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 4-SC-06-C

AGENDA ITEM #: 14

AGENDA DATE: 4/13/2006

▶ **SUBDIVISION:** ROSEWOOD ESTATES

▶ **APPLICANT/DEVELOPER:** THOMAS SMITH

OWNER(S): THOMAS E. SMITH

TAX IDENTIFICATION: 13 025

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southeast side of Karnes Dr, northwest of Tazewell Pike

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 9.47 acres

▶ **ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached single family subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zone A agricultural. The site was zoned RA (Low Density Residential) in January, 2004. Development in the area of the site consists of single family dwellings and the Gibbs Ruritan Community Park.

▶ **NUMBER OF LOTS:** 25

SURVEYOR/ENGINEER: Robert G. Campbell and Associates

ACCESSIBILITY: Access is via Karnes Dr. ,a local street with a pavement width of 16' within a 40' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 13 conditions**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
2. Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (ORD. 91-1-102).
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
4. Provision of stormwater detention facilities as required by the Knox County Dept. of Engineering and Public Works
5. Provision of the required dedication of 25' from the center line along the site's frontage on Karnes Dr.
6. Provision of the required 25' radius at the property line and at the edge of pavement at the proposed intersection of Road A and Karnes Dr.
7. Provision of the required 75' transition radius in the proposed cul de sacs
8. Widen Karnes Dr. to a minimum width of 20' from the proposed subdivision entrance to Barker Rd. This street improvement is to be completed before a grading permit is issued for the development of this site. Plans to widen the road must be reviewed and approved by the Knox County Dept. of Engineering and Public Works. All work done within the public right-of-way must be done under the supervision their supervision
9. Provision of riparian buffer of not less than 35' on either side of Beaver Creek as it crosses the site as

required by the Knox County stormwater regulations

10. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
11. Meeting all applicable requirements of the Knox County Zoning Ordinance
12. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Karnes Dr. at the entrance road
13. A final plat application based on this concept plan will not be accepted for review by MPC until a certification of design plan has been submitted to the MPC Staff.

COMMENTS:

The applicant is proposing to subdivide this 9.47 acre tract into 25 lots at a density of 2.64 du/ac. The site was zoned RA (Low Density Residential) in January, 2004. The pavement width of Karnes Dr. is only 16'. It has been MPC's practice to require the widening of roads when their width is less than 18'. MPC staff will recommend this applicant to widen Karnes Dr., for a distance of approximately 1650', from the proposed subdivision entrance to Barker Rd.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services. Hallsdale Powell Utility district can provide water and sewer and KUB can provide electrical and natural gas service to the site.
2. Any school age children living in this development are presently zoned to attend Gibbs Elementary, Holston Middle, and Gibbs High Schools.
3. The proposed detached single-family subdivision is consistent in use with the other development in the area. The predominant use in the area is detached single family dwellings.
4. Drainage will be directed into the existing drainage ways on this site. Stormwater detention, grading and drainage plans will be required that meet Knox County's regulations.

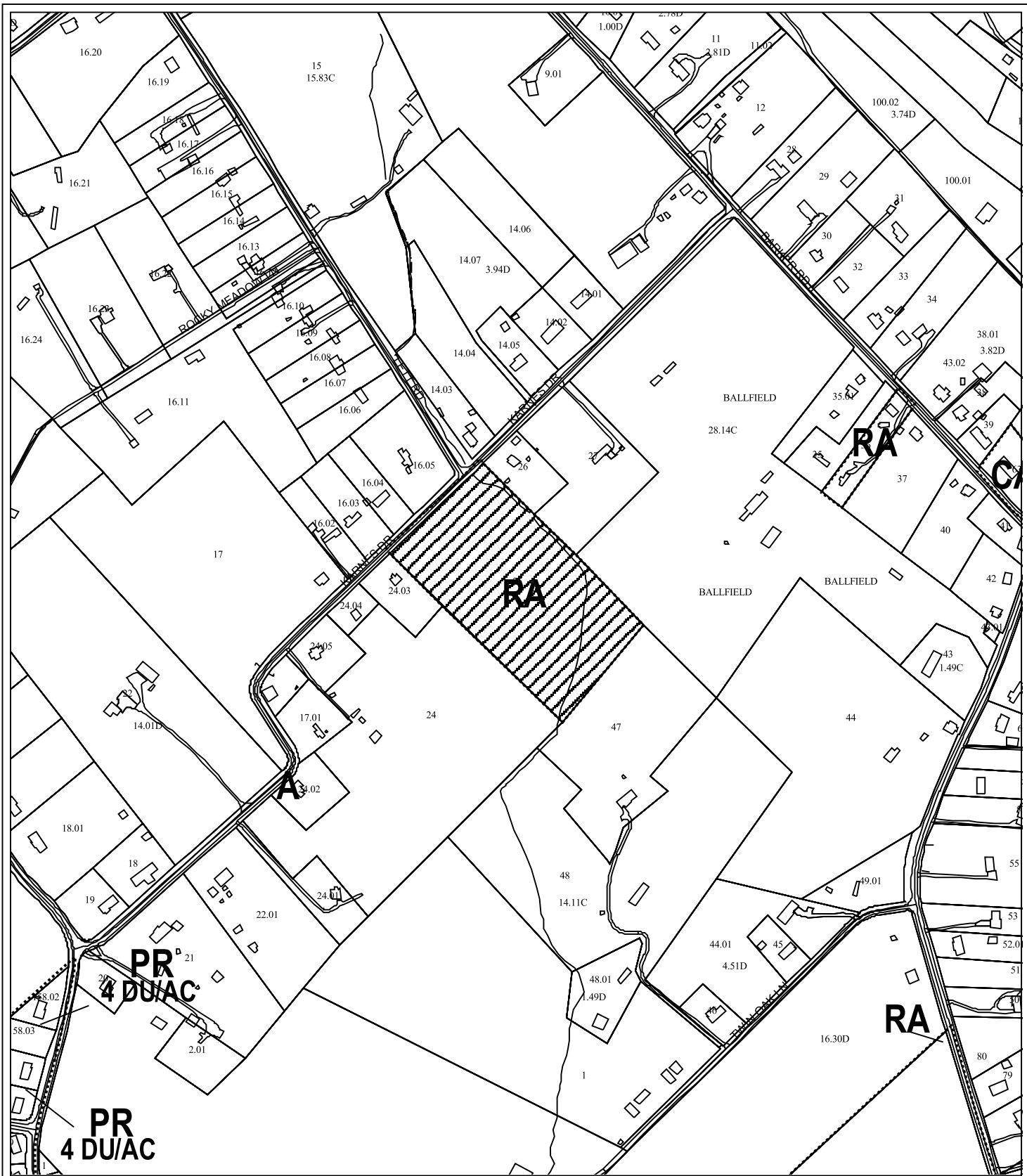
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached single-family subdivision meets the standards for development within the RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The RA zoning approved for this site allows a density of approximately four dwellings per acre. The proposed development density is 2.64 dwellings per acre complies with the adopted Sector Plan and current zoning of the site.

MPC'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.




4-SC-06-C
CONCEPT PLAN

Subdivision: Rosewood Estates

Map No: 13

Jurisdiction: County

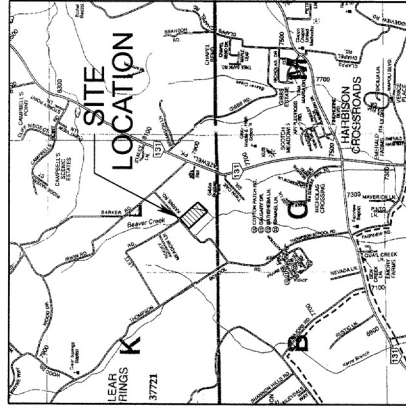
 Approval of a Concept Plan

Original Print Date: 04/05/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



CONCEPT PLAN
ROSEWOOD ESTATES
DISTRICT NO. EIGHT
KNOX COUNTY, TENNESSEE

CLT: 013
PARCEL: 025



LOCATION MAP

ENGINEER:
 ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
 7523 JAGGART LANE
 KNOXVILLE, TN 37938
 PHONE: (865) 547-5596
 FAX: (865) 547-4296

DEVELOPER:
 THOMAS SMITH
 WILKIE ROAD
 CORYTON, TN 37721
 (865) 689-3253

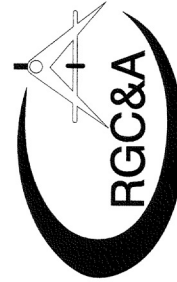
CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING
 THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND
 ANY OTHER INFORMATION SUBMITTED ON BEHALF OF THE
 ANNOUILLED COUNTY SUBJECTS TO BE CALLED FOR AS PART
 OF THE PLAN COMMISSION.

SURVEYOR
Robert M. DeLoach
 TENNESSEE CERTIFICATE NO. 1947



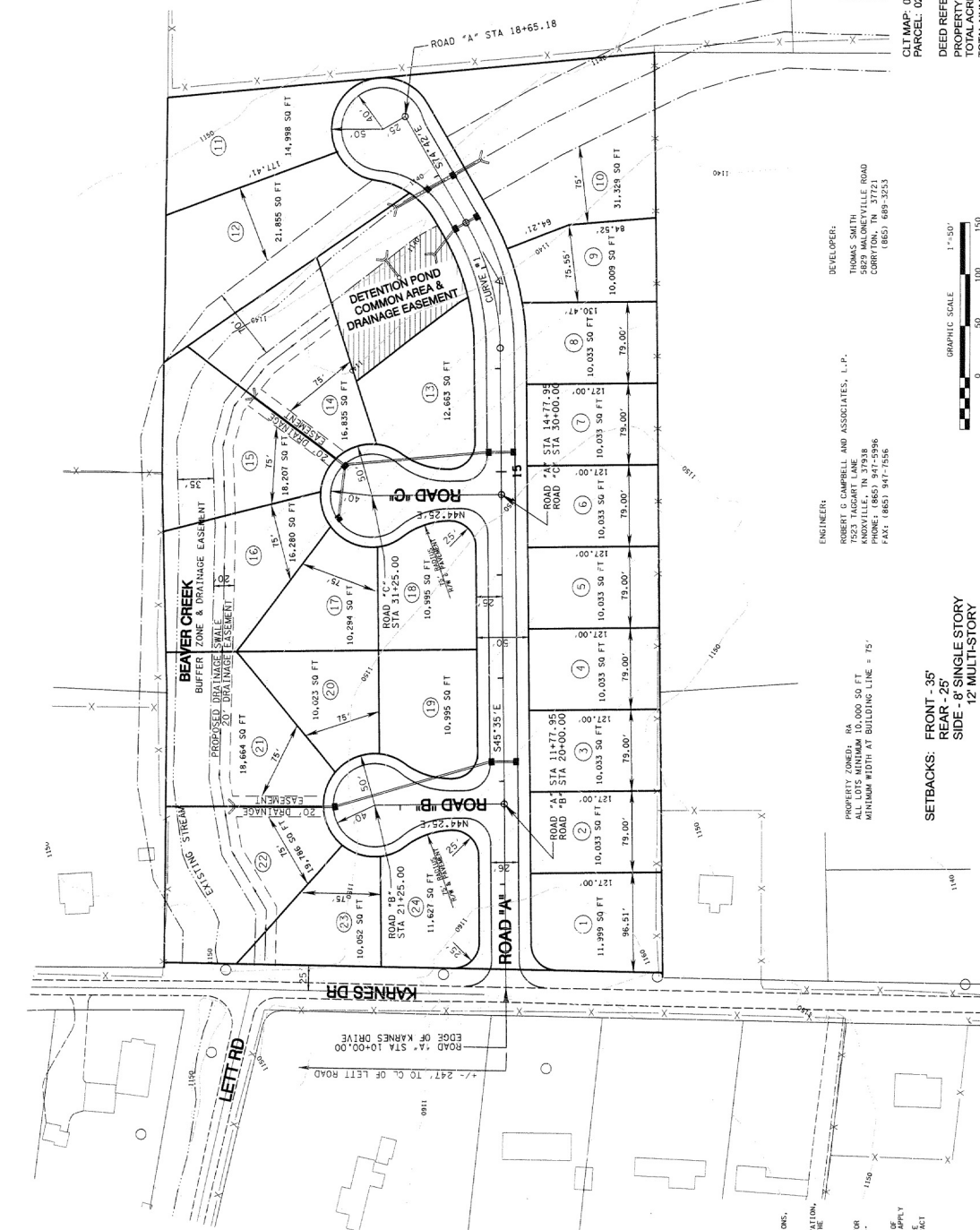
**CONCEPT
 PLAN**
 4-5C-06-C

REVISED
 3/4/06



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

CURVE #1
 PI 16+84.89
 PC 16+19.95
 PT 17+47.02
 Δ 29° 07' 21"
 R 250.000
 L 127.071
 T 64.940



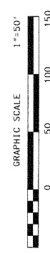
DEVELOPER:
 THOMAS SMITH
 5823 MALONEYVILLE ROAD
 CORRYTON, TN 37721
 (865) 809-2623

ENGINEER:
 ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
 1222 TADGART LANE
 KNOXVILLE, TN 37938
 PHONE: (865) 947-5996
 FAX: (865) 947-7326

PROPERTY ZONED: RA
 MINIMUM WIDTH AT BUILDING LINE = 75'

CLT MAP: 013
 PARCEL: 025
 DEED REFERENCE: 2220629
 PROJECT ZONING: RA
 TOTAL ACRES: 9.47
 TOTAL NUMBER OF LOTS: 24

SETBACKS: FRONT - 35'
 REAR - 25'
 SIDE - 6' SINGLE STORY
 12' MULTI-STORY



1. PROPERTY LOCATED WITHIN SHORT DISTANCE OF 500 FEET
 KARNES DRIVE IN BOTH DIRECTIONS ALONG
 KARNES DRIVE FROM THE PROPOSED SUBDIVISION ENTRANCE

LEGEND

- ⊕ EXISTING IRON PIN
- ⊙ EXISTING IRON SET
- ⊙ GAS VALVE
- ⊙ WATER METER
- ⊙ MANHOLE
- ⊙ LIGHT POLE
- 4 SIGN
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ CATCH BASIN
- ⊙ PUMP/TELEPHONE
- ⊙ GUY WIRE
- ⊙ BENCH MARK

- NOTES:
- 1) SIGHT DISTANCE MUST BE 500 FT. IN EACH DIRECTION.
 - 2) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
 - 3) EXISTING CONTAINERS FROM K.G.C.L.S.
 - 4) CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO SUBDIVISION REGULATIONS, INCLUDING BUT NOT LIMITED TO PAVERMENT STRIPPING, STOP SIGNS, ETC.
 - 5) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - 6) CONTRACTOR IS RESPONSIBLE FOR ALL TRUCK SAFETY PRACTICES.
 - 7) EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL TRENDS MAY BE REQUIRED.
 - 8) g. ALL OPERATIONS SHALL BE COMPLETED WITHIN ONE YEAR. TEMPORARILY MAINTAINED FOR OVER 14 DAYS AND FINAL GRADING OF TEMPORARILY MAINTAINED TO SOIL STOCKPILES. APPLY TEMPORARILY MAINTAINED TO SOIL STOCKPILES. COMPLETE AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
 - 9) FENCE AND ROAD DRAINAGE OF STEEL REQUIRED FOR ROAD "A" NEAR STATION 10+00.
 - 10) HOMEOWNERS ASSOCIATION TO BE ESTABLISHED FOR MAINTENANCE OF COMMON AREA AND STORM WATER DETENTION FACILITIES.

NO. DATE		DESCRIPTION	BY	CD.
		REVISIONS		
ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE				
ROSEWOOD ESTATES CONCEPT PLAN				
PLAN VIEW GENERAL LAYOUT				
DESIGNED BY	THOMAS SMITH	CHECKED BY	THOMAS SMITH	SHEET TWO
DRAWN BY	CMT	DATE	03/20/06	NO. 2
		SCALE	1" = 50'	OF SIX SHEETS
		FILE NO.	06012	