



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

▶ **FILE #:** 8-SA-06-C

**AGENDA ITEM #:** 21

**AGENDA DATE:** 8/10/2006

▶ **SUBDIVISION:** FORD VALLEY ESTATES

▶ **APPLICANT/DEVELOPER:** SHOWCASE HOMES

**OWNER(S):** SHOWCASE HOMES

**TAX IDENTIFICATION:** 124 H F 021

**JURISDICTION:** City Council District 1

▶ **LOCATION:** North side of E. Ford Valley Rd., south of Virgil Ln.

**SECTOR PLAN:** South City

**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)

▶ **APPROXIMATE ACREAGE:** 5.88 acres

▶ **ZONING:** R-2 (General Residential)

▶ **EXISTING LAND USE:** Vacant land

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

**SURROUNDING LAND USE AND ZONING:** Property in the area is zone R-1 residential and d C-3 commercial. Development in the area consists of single family dwellings to the north east and west of the site. A shopping center is in place to the south of the site.

▶ **NUMBER OF LOTS:** 13

**SURVEYOR/ENGINEER:** Robert G. Campbell and Associates

**ACCESSIBILITY:** Access is via E. Ford Valley Rd., a local street with a pavement width of 19' within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 11 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville (O-280- 90)
3. Meeting all applicable requirements of the Knoxville Engineering Department.
4. Place a note on the final plat that lots 1-9 will have access from the internal street only. Lots 10-13 will have access to E. Ford Valley Rd. and must be provided with turn-around type driveways
5. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions at Road A and at each of the proposed driveways on E. Ford Valley Rd.
6. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the stormwater drainage system.
7. Prior to final plat approval, obtain an off-site drainage if required by the Knoxville Engineering Dept.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
9. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
10. Participation in KUB's sewer capacity reservation program

11. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

**COMMENTS:**

The applicant is proposing to subdivide this 5.88 acre site into 13 lots. The site is zoned R-2 (General Residential) which will permits lots that 7500 square feet or larger in area. Some of the lots will have access to E. Ford Valley Rd. Due to the topography of this site, staff will require that the engineer certify that 300' of sight distance can be provided at each driveway location. Turn around type driveways will also be required for the lots having direct access to E. Ford Valley Rd. Drainage from this site goes into a depressed area. Stormwater retention will be required.

**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 since water and sewer utilities are in place to serve this site.
2. The proposed single dwelling subdivision is consistent in use and density with the zoning designation.
3. Any school aged children living in this development are presently zoned to attend Dogwood Elementary, South Doyle Middle, and South Doyle High School.

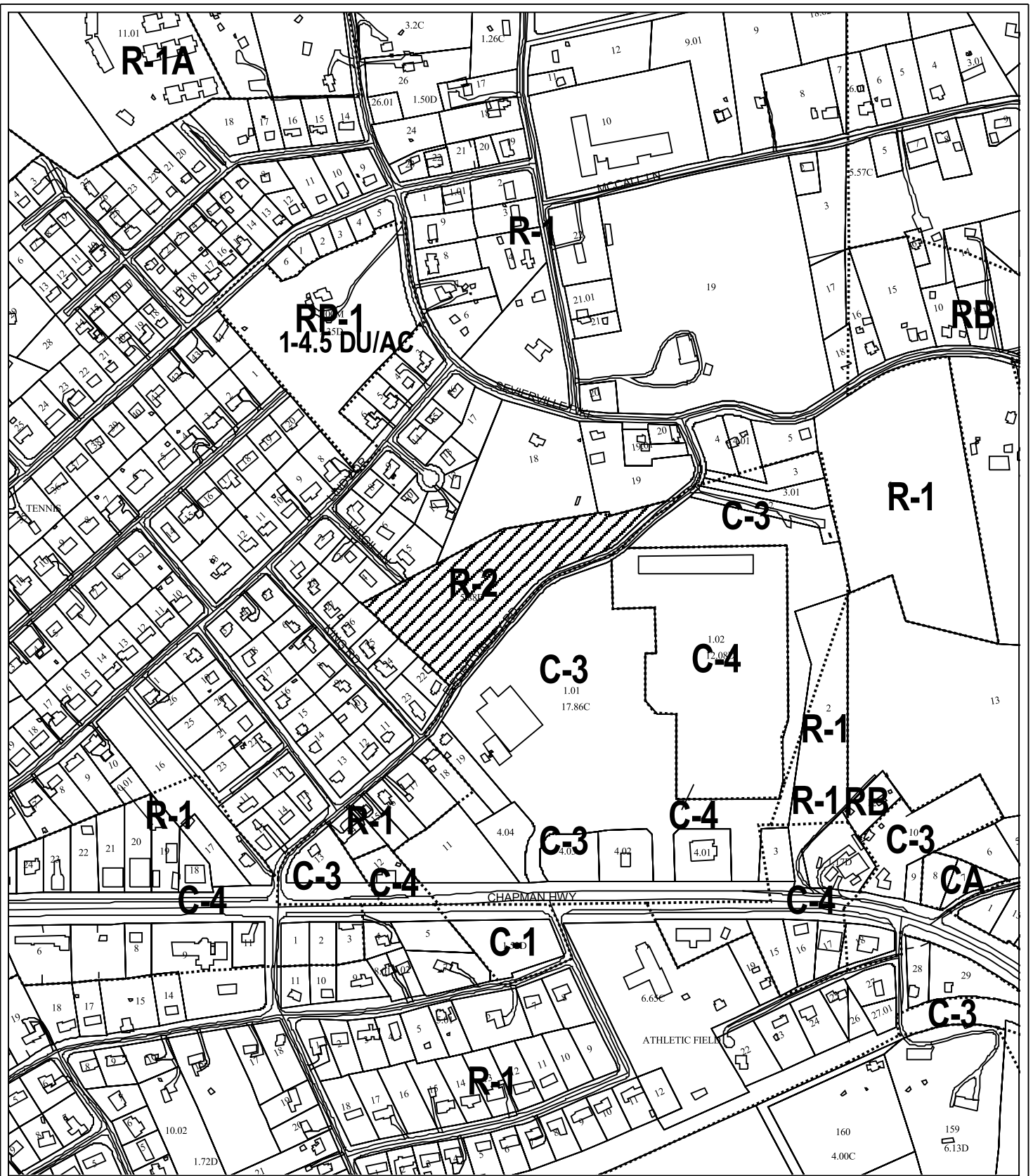
**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposed detached dwelling subdivision meets the standards for development within the R-2 (General Residential) district and all other requirements of the Knoxville Zoning Ordinance.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The South City Sector Plan identifies this property for low density residential use. The R-2 zoning for this property will allow the subdivision as proposed.
2. The site is located within the Urban Growth Area inside the City on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this request is final, unless the action is appealed to Knoxville City Council. The date of the Knoxville City Council appeal hearing will depend on when the appeal application is filed.




8-SA-06-C  
CONCEPT PLAN

Subdivision: Ford Valley Estates

Map No: 124

Jurisdiction: City

 Approval of a Concept Plan

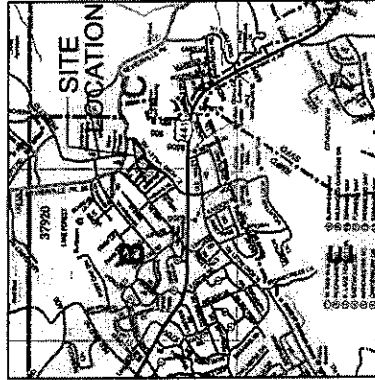
Original Print Date: 08/01/06    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



# CONCEPT PLAN

## FORD VALLEY ESTATES DISTRICT NO. NINE KNOX COUNTY, TENNESSEE

### CLT: 124HF PARCEL: 021



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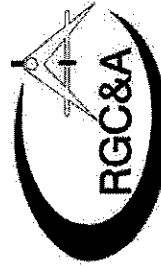
DEVELOPER  
SOMMERS TRACT  
KNOXVILLE, TN 37927  
CONTACT: BOB CAMPBELL  
(615) 585-1525

CERTIFICATION OF COMPLIANCE WITH  
THE FEDERAL CLEAN WATER ACT AND THE CLEAN AIR ACT, AS AMENDED, AND THE  
STATEMENT OF WORKING AGREEMENT WITH THE KNOX COUNTY BOARD OF HEALTH,  
KNOX COUNTY, TENNESSEE, FOR THE PROPOSED DEVELOPMENT OF THE  
FORD VALLEY ESTATES, DISTRICT NO. NINE, KNOX COUNTY, TENNESSEE.  
SERVING THE PUBLIC INTEREST.

SEWERAGE CERTIFICATE NO. 1981



REVISED



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

