



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

▶ **FILE #:** 1-SB-06-C **AGENDA ITEM #:** 8
1-A-06-UR **AGENDA DATE:** 2/9/2006

POSTPONEMENT(S): 1/12/2006

▶ **SUBDIVISION:** SHILOH
▶ **APPLICANT/DEVELOPER:** GARY ROTH
OWNER(S): ROY ANDERSON

TAX IDENTIFICATION: 47 10701
JURISDICTION: County Commission District 7

▶ **LOCATION:** Southwest side of Pedigo Rd., south of Greenwell Dr.

SECTOR PLAN: North County
GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 4.48 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

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

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural)
South: Residences / A (Agricultural)
East: Residences / A (Agricultural)
West: Residences / RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 4

SURVEYOR/ENGINEER: Roth Land Surveying

ACCESSIBILITY: Access is via Pedigo Rd., a major collector street with a 20' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Variance to reduce the intersection radius at the northwest intersection of the proposed Joint Permanent Easement and Pedigo Rd., from 25' to 0'.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the applicant has no control over the adjoining property, and the proposed variance will not create a traffic hazard.**

APPROVE the Concept Plan subject to 10 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

4. Adding a note on the final plat that if any building construction is proposed within the 50' setback area around the sinkhole, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration and approval. Engineered footings may be required for these areas. Construction is not permitted within the closed contour of the sinkhole/depression.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
6. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Pedigo Rd.
7. Place a note on the final plat that all lots will have access only to the internal street system.
8. Revising the concept plan to provide the call-outs and right-of-way lines for the 25' intersection radius at the intersection of the JPE and Pedigo Rd. at Lot 1 and the 75' transition radii at the cul-de-sac bulb.
9. Meeting all requirements of the approved use on review development plan.
10. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

► **APPROVE the development plan for up to 4 detached single family dwellings on individual lots subject to 2 conditions.**

1. Meeting all applicable requirements of the approved concept subdivision plan.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

COMMENTS:

The applicant is proposing to subdivide this 4.48 acre tract into 4 lots at a density of 0.89 du/ac. The property was recommended for a rezoning to PR (Planned Residential) at a density of 1-3 du/ac by the Planning Commission on November 10, 2005. The Knox County Commission approved the rezoning request on December 19, 2005.

The original concept plan submitted for this site included 11 lots served by a public street. Due to the location of a sinkhole/depression on the rear portion of the property, the applicant has revised the concept plan with only 4 lots being served by a Joint Permanent Easement (JPE). If any building construction is proposed within the 50' setback area around the sinkhole/depression, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration and approval. Engineered footings may be required for these areas. Construction is not permitted within the closed contour of the sinkhole/depression.

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 all utilities are available to serve this site.
2. The proposed detached single-family subdivision at a density of 0.89 du/ac, is consistent in use and density (up to 3 du/ac) with the approved zoning.
3. Any school age children living in this development are presently zoned to attend Brickey McCloud Elementary, Powell Middle and High Schools.

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 a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

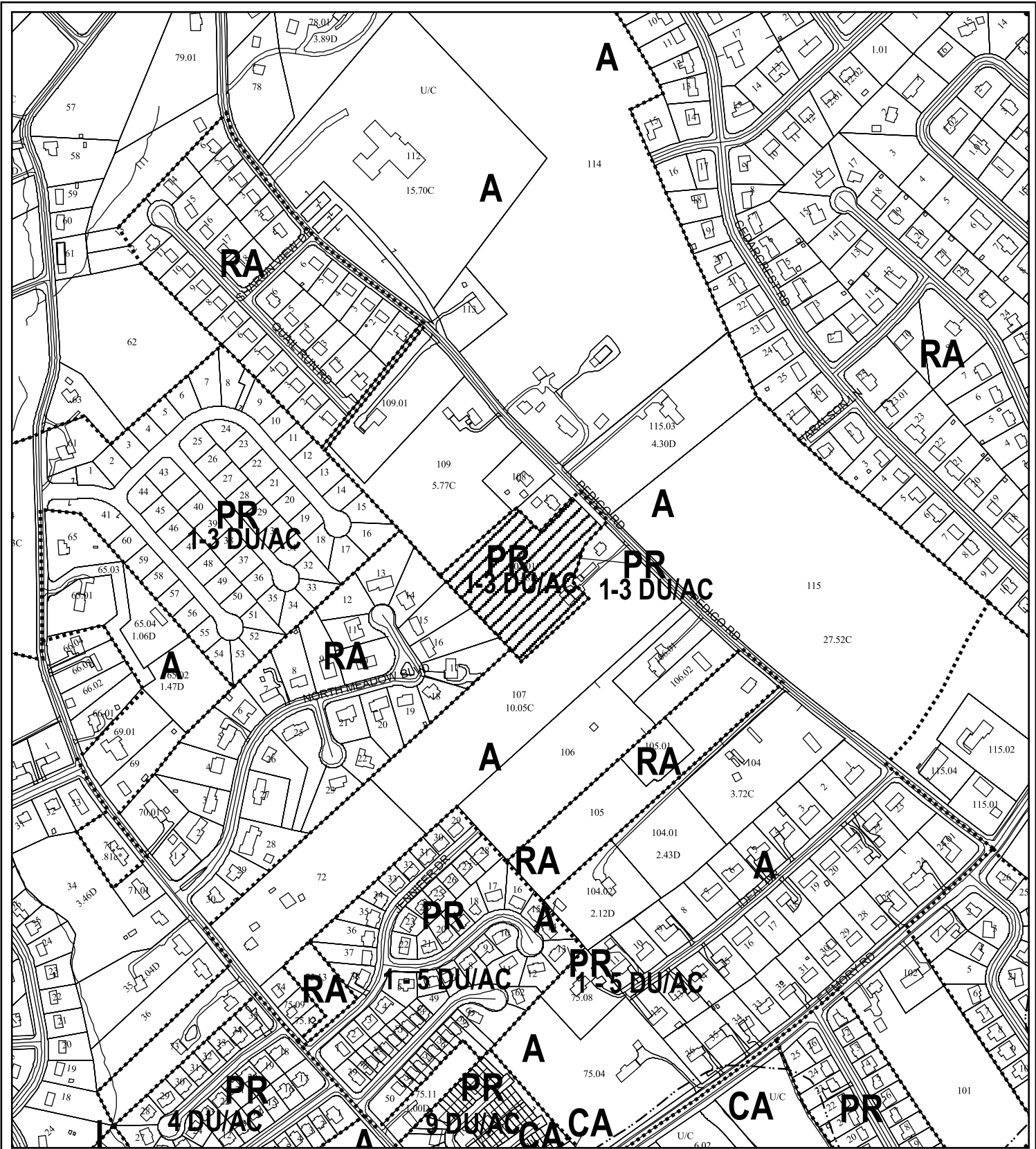
1. The North County Sector Plan designates this property for low density residential uses. The PR zoning for

the site allows a density up to 3 du/ac. At a proposed density of 0.89 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.


2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



1-SB-06-C/1-A-06-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached single-family subdivision in PR (Planned Residential)

Original Print Date: 12/22/05 Revised: 01/30/06
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Shiloh
 Gary Roth

Map No: 47

Jurisdiction: County



ROTH LAND SURVEYING
 Gary L. Roth, Jr., RLS
 6718 Kern Road
 Knoxville, TN, 37918
 PH: (865) 689-8186
 FAX: (865) 687-3231

CONCEPT PLAN OF
SHILOH S/D
 PEDIGO ROAD
 6TH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE
 OWNER: ROY ANDERSON
 THIS PLAN IS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1967 AND THE SURVEYING ACT OF 1977 AS AMENDED.

REVISIONS:

PROJECT NO. 05-172

DATE: 01/07/06

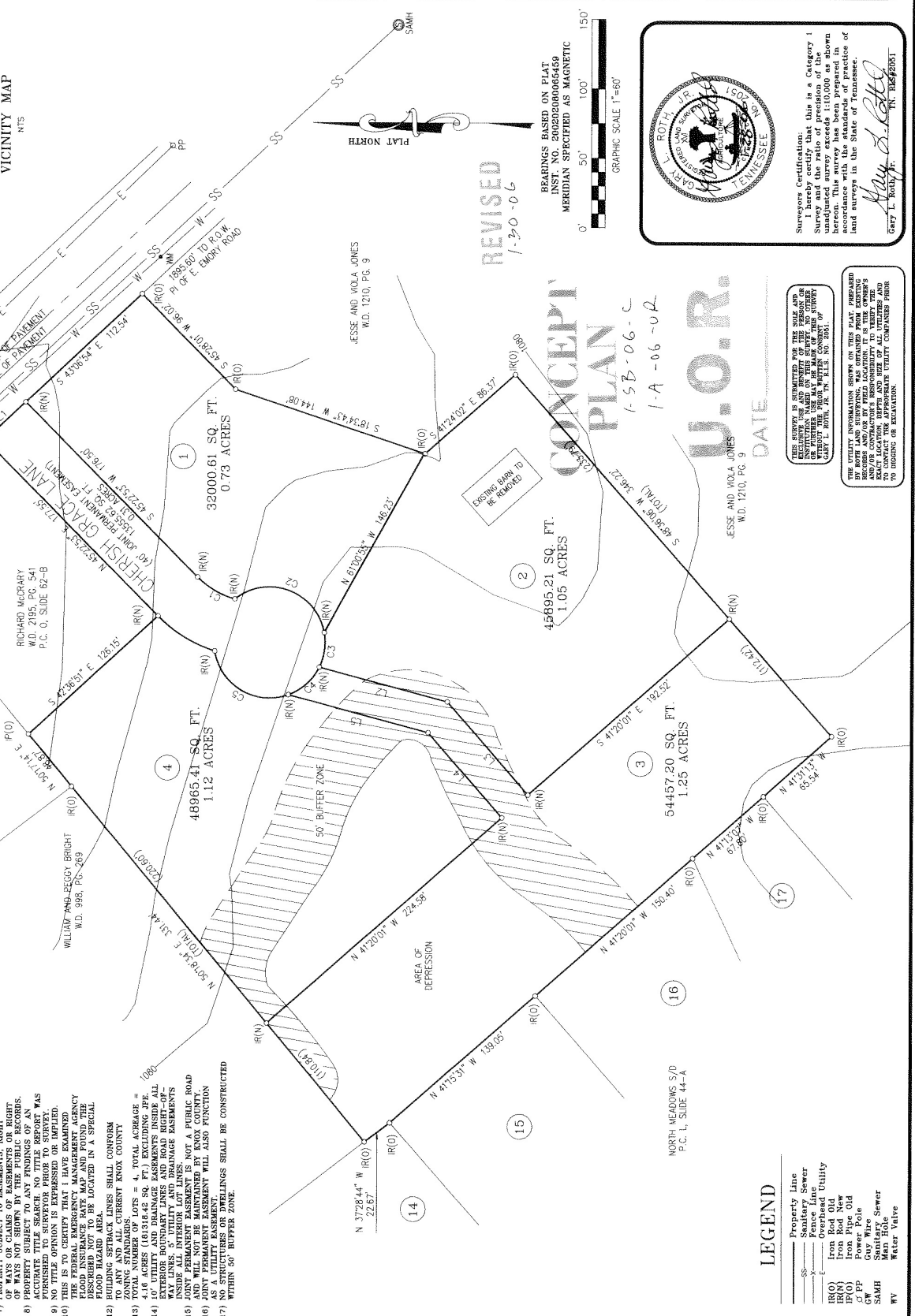
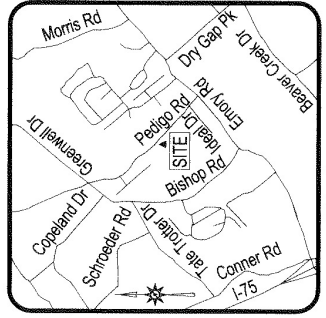
SCALE: 1" = 50'

CHECKER: RY

DRAWN BY: RY

PLATE: 05-172A.DWG

SHEET NO. 1 OF 1



Surveyors Certification: Gary L. Roth, Jr., No. 15503, State of Tennessee

Surveyors Certification: Roy Anderson, No. 15504, State of Tennessee

Surveyors Certification: This is a Category 1 Survey and the ratio of precision of the unadjusted survey exceeds 1:10,000 as shown on the certificate of accuracy prepared in accordance with the standard of practice of land surveys in the State of Tennessee.

Gary L. Roth, Jr.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	31.36'	31.00'	S 30°24'31" W	29°56'44"
C2	40.00'	82.78'	66.78'	S 20°24'40" W	118°34'49"
C3	40.00'	25.43'	25.00'	N 82°05'20" W	36°25'12"
C4	40.00'	30.54'	29.81'	N 42°00'13" W	43°45'01"
C5	40.00'	70.35'	61.76'	N 30°24'06" E	101°03'37"

LINE	BEARING	DISTANCE
L1	S 43°06'54" E	40.01'
L2	S 15°00'10" W	95.61'
L3	S 49°00'09" W	88.54'
L4	N 49°00'09" E	81.04'
L5	N 15°00'10" E	104.20'

- NOTES:
- IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHERWISE SHOWN ON THIS DRAWING.
 - SEE TAX MAP 047 PARCEL 007.01.
 - DEED REFERENCE: W.D. INST. NO. 20020400083442.
 - PLAT REFERENCE: W.D. INST. NO. 2002020006549.
 - PROPERTY SUBJECT TO EASEMENTS, RIGHT OF WAYS OR CLAIMS OF EASEMENTS OR RIGHT OF WAYS NOT SHOWN BY THE PUBLIC RECORDS. ACCURATE TITLE SEARCH, NO TITLE REPORT WAS FURNISHED TO SURVEYOR PRIOR TO REPORT.
 - NO TITLE OPINION IS EXPRESSED OR IMPLIED.
 - THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND FOUND THE FLOOD HAZARD AREA IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - BUILDING SETBACK LINES SHALL CONFORM TO ANY AND ALL CURRENT KNOX COUNTY ORDINANCES.
 - TOTAL NUMBER OF LOTS = 4, TOTAL ACREAGE = 4.9 ACRES (101318.42 SQ. FT.) EXCLUDING I.P.E.
 - ALL EXTERIOR BOUNDARY LINES AND ROAD RIGHTS-OF-WAY LINES, 5' UTILITY AND DRAINAGE EASEMENTS AND ALL OTHER EASEMENTS SHALL BE MAINTAINED BY KNOX COUNTY.
 - JOINT PERMANENT EASEMENT IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY KNOX COUNTY.
 - AS A UTILITY EASEMENT WILL ALSO FUNCTION AS A UTILITY EASEMENT.
 - NO STRUCTURES OR DWELLINGS SHALL BE CONSTRUCTED WITHIN 50' BUFFER ZONE.

LEGEND

—	Property Line
—	Sanitary Sewer
—	Pence Line
—	Utility
—	Iron Rod Old
—	Iron Rod New
—	Iron Pipe Old
—	Iron Pipe New
—	Cow Wire
—	Sanitary Sewer
—	Water Valve