



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

▶ **FILE #:** 1-SH-06-C **AGENDA ITEM #:** 12  
POSTPONEMENT(S): 1/12/2006-2/9/2006 **AGENDA DATE:** 3/9/2006

▶ **SUBDIVISION:** GRAYSBURG HILLS SUBDIVISION

▶ **APPLICANT/DEVELOPER:** GRAYSBURG PROPERTIES, LLC

OWNER(S): GRAYSBURG PROPERTIES, LLC

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TAX IDENTIFICATION: 61 K B 001-005

JURISDICTION: County Commission District 8

▶ **LOCATION:** East side of Bagwell Rd., north of Ruggles Ferry Pk.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

▶ **APPROXIMATE ACREAGE:** 34.44 acres

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▶ **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 zoned A agricultural and RA residential. Development consists of single family dwellings in both a subdivision and rural setting. Sunnyview Primary School is located on Bagwell Ln. southeast of this site.

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▶ **NUMBER OF LOTS:** 53

SURVEYOR/ENGINEER: Hodge Engineering

ACCESSIBILITY: Access is via Bagwell Ln., a local street with a pavement width of 13' to 15' within an unknown right-of-way width.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

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**STAFF RECOMMENDATION:**

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

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
2. Provision of 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. Providing a 4' wide sidewalk, with a 2' wide planting strip between the sidewalk and the curb, on one side of all streets within the development as shown on the concept plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act.
5. Provision of stormwater flow calculations that show the projected flow from this site on the up stream side of the Cole's driveway culvert and downstream from that location. Peak flow discharges cannot be increased over the predeveloped flow rates for each measured storm event
6. Redesign Elna Marie Dr. so that the grade at the intersection with Nedra Marie St. does not exceed 3%. Should this redesign result in the need for any variances, the variances will be considered as part of the final plat
7. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

10. Meeting all requirements of the previously approved concept plan for phase one of this development (10-SB-05-C)

11. 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 requesting consideration of Phase 2 of the proposed Graysburg Hills subdivision. A concept plan for phase one was approved by MPC at the October 13, 2005 MPC meeting. A final plat for phase one is also on MPC's 3/9/2006 agenda.

When the first phase of this project was approved, the recommendation required the widening of Bagwell Rd. and the realignment of the intersection formed by this project and Bagwell Rd. These items will be accomplished prior to the issuance of the first occupancy permit within this development. The phase one concept plan showed the 34.4 acres that is the subject of this concept plan as two large tracts. It was noted at that time that development of those two tracts would require the submission of a concept subdivision plan for the newly proposed development.

This applicant is proposing a subdivision that will contain 53 lots on this 34.4 acre site. Phase one of the project consists of 59 lots on approximately 31 acres. The entire development will consist of detached single family dwellings. The project has been designed to meet all of the requirements of the Knox County Zoning Ordinance and the Knoxville/Knox County Minimum Subdivision Regulations.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the stormwater will be directed to the detention facilities. Due to downstream drainage concerns, staff required the applicant to prepare the detailed drainage plan as part of concept subdivision review. The detailed drainage plan normally is prepared as part of the Design Plan process that follows the Concept Plan approval. The Knox County Dept. of Engineering and Public Works has reviewed the drainage plan and has requested some additional information be provided to them regarding off-site stormwater flow. They have noted that downstream flow rates cannot exceed the predeveloped flow rates. It will be up to the project engineer to design their plan to meet that requirement.

Approximately 70% of the site has slopes that are 0% to 25%. The remaining portion of the site has slopes that exceed 25%. The project has taken the steeper slopes into consideration. The area with the steepest slopes also contains the largest lots. The lots range in size from 20,000 sq. ft to nearly two acres in area.

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

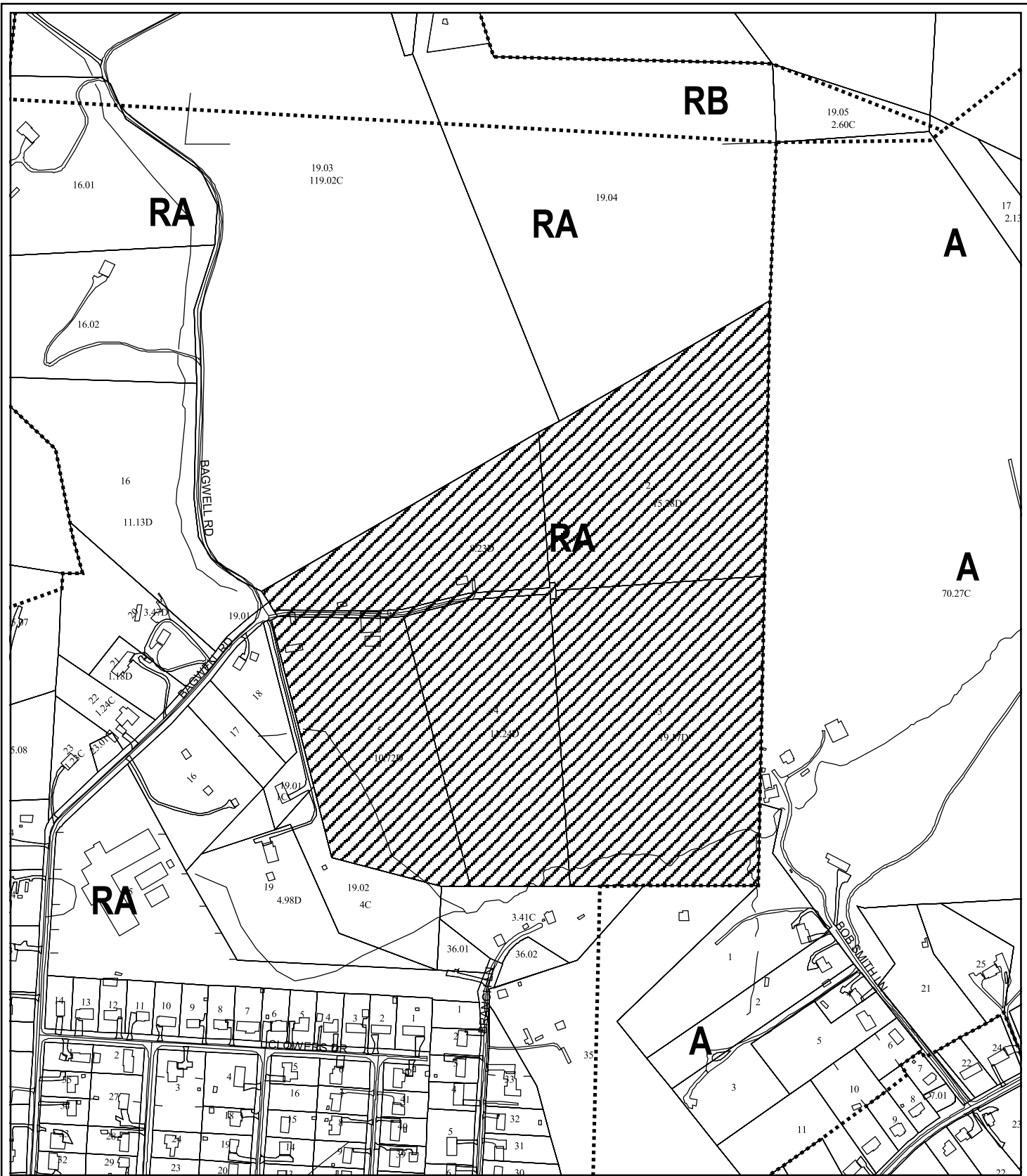
1. The proposed subdivision will have minimal impact on local services. KUB can provide water, sewer, electrical and natural gas service to the site.
2. Any school age children living in this development are presently zoned to attend Sunnyview Primary, Chilhowie Intermediate, Carter Middle, and Carter High Schools.
3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision 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 East 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 of 1.87 dwellings per acre for phase one is within the development density permitted by the Sector Plan and current zoning of the site.




**1-SH-06-C  
CONCEPT PLAN**

Subdivision: Graysburg Hills Subdivision

Map No: 61

Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 01/03/06    Revised: 01/30/06  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



# CONCEPT PLAN OF GRAYSBURG SUBDIVISION - PHASE 2 KNOX COUNTY, TENNESSEE

TOTAL ACREAGE = 65.38  
PHASE 2 ACREAGE = 34.46

54 PROPOSED RESIDENTIAL LOTS (PHASE 2)  
112 PROPOSED RESIDENTIAL LOTS (PHASE 1 & 2)

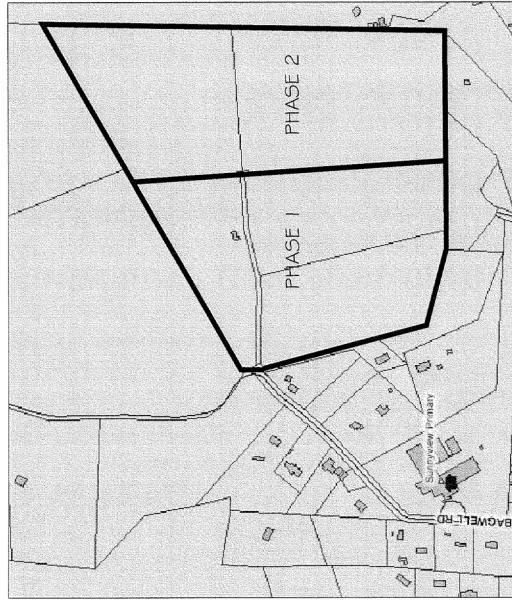
PROPERTY ZONING = RA (LOW DENSITY RESIDENTIAL)

PARCEL ID #'s:  
061KB001  
061KB002  
061KB003  
061KB004  
061KB005

CONTROL MAP: 061

**SHEET INDEX:**

- VI.1 - EXISTING TOPOGRAPHY
- C1.1 - GRADING PLAN
- C2.1 - C2.4 - ROADWAY PROFILES
- C3.1 - LAYOUT PLAN
- C4.2 - DRAINAGE PLAN
- C5.1 - C5.4 - STORMWATER PROFILES
- C6.1 - C6.3 - SITE DETAILS

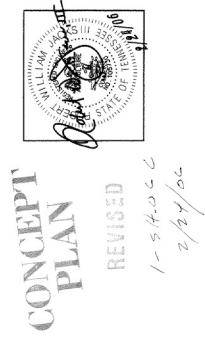


Vicinity Map  
Not to Scale



3881 South Davy Crockett Parkway  
Morristown, Tennessee 37813  
Phone (423) 581-0968  
Consulting Engineers - Planners - Architects

PROPERTY OWNER/DEVELOPER  
GRAYSBURG PROPERTIES, LLC  
P.O. BOX 26200  
KNOXVILLE, TN 37912





Project No.: 2229  
 Drawn By: RWJ  
 Checked By: SDR  
 Revision No. Date Description

Project Title:  
**Graysburg  
 Subdivision  
 Phase 2**

Location:  
**Knox County,  
 Tennessee**  
 Sheet Contents:  
**Existing  
 Topography**

Scale:  
**2/24/06**  
 Sheet Number:

V.I.I

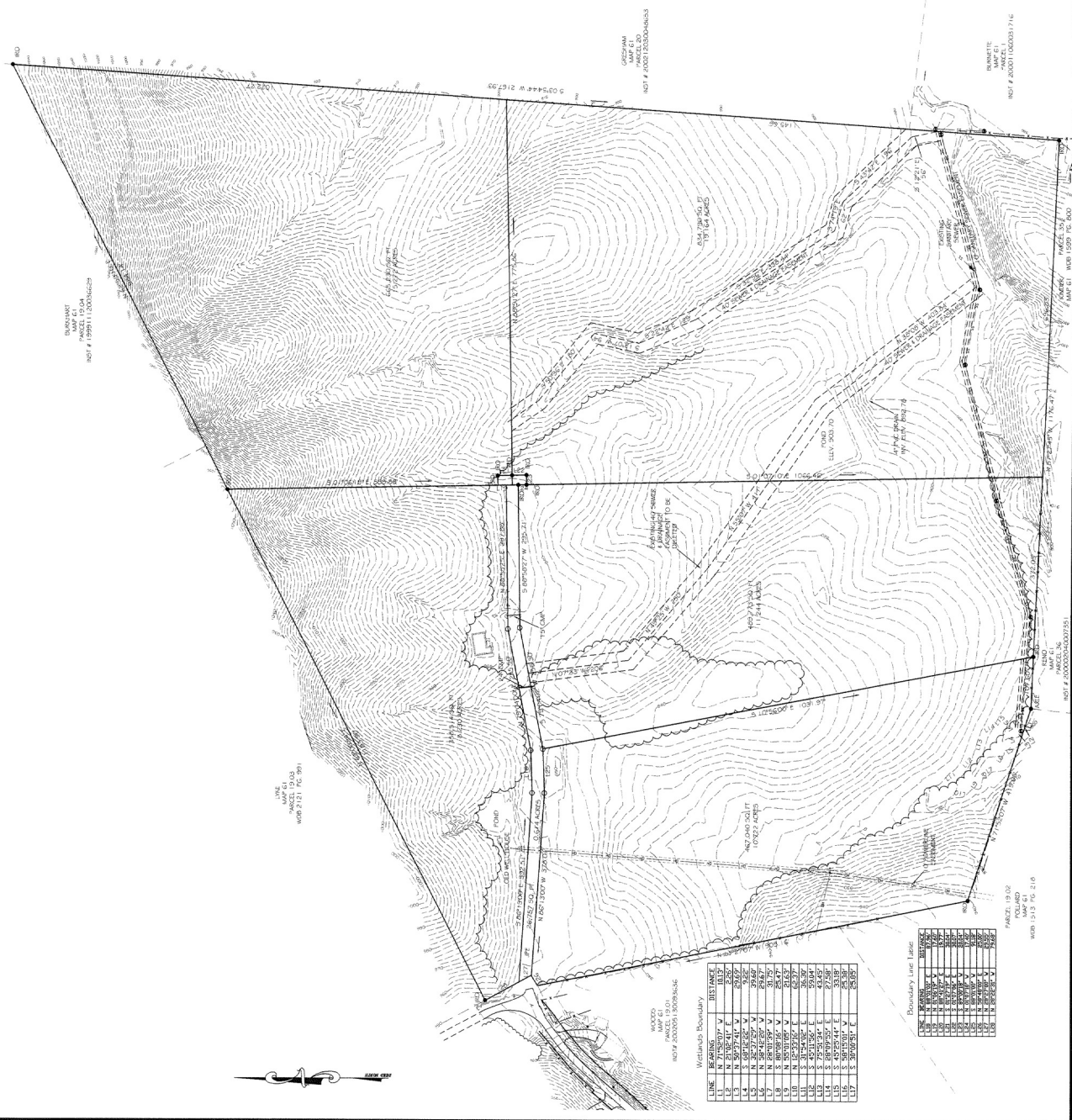
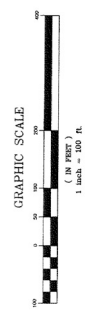
**GENERAL NOTES :**

1. THE EXISTING GROUND CONTOUR INTERVAL IS 2 (TWO) FEET. THE PROPOSED GROUND INTERVAL IS 2 (TWO) FEET. THE TOPO FOR GRAYSBURG HILLS IS FROM A FIELD SURVEY AND THE TOPO DATUM IS ON NAVD83.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS. ALL DESIGN MODIFICATIONS REQUIRED SHALL BE SUBMITTED AND APPROVED BY THE CONTRACTOR AND AUTHORIZATION BEGINS BY THE PROJECT ENGINEER BEFORE CONSTRUCTION BEGINS.

**Certification:**

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee, and that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer:  
*William R. Hodge*  
 TN Certificate # 105730



Metland's Boundary

LINE	BEARING	DISTANCE
1.1	N 21°00'41" E	2.00
1.2	N 89°59'24" E	29.62
1.3	N 89°59'24" E	29.62
1.4	N 89°59'24" E	29.62
1.5	N 89°59'24" E	29.62
1.6	N 89°59'24" E	29.62
1.7	N 89°59'24" E	29.62
1.8	S 89°59'24" E	29.62
1.9	S 89°59'24" E	29.62
1.10	N 89°59'24" E	29.62
1.11	S 89°59'24" E	29.62
1.12	S 89°59'24" E	29.62
1.13	S 89°59'24" E	29.62
1.14	S 89°59'24" E	29.62
1.15	S 89°59'24" E	29.62
1.16	S 89°59'24" E	29.62
1.17	S 89°59'24" E	29.62

Boundary Use Table

LINE	BEARING	DISTANCE
1.1	N 21°00'41" E	2.00
1.2	N 89°59'24" E	29.62
1.3	N 89°59'24" E	29.62
1.4	N 89°59'24" E	29.62
1.5	N 89°59'24" E	29.62
1.6	N 89°59'24" E	29.62
1.7	N 89°59'24" E	29.62
1.8	S 89°59'24" E	29.62
1.9	S 89°59'24" E	29.62
1.10	N 89°59'24" E	29.62
1.11	S 89°59'24" E	29.62
1.12	S 89°59'24" E	29.62
1.13	S 89°59'24" E	29.62
1.14	S 89°59'24" E	29.62
1.15	S 89°59'24" E	29.62
1.16	S 89°59'24" E	29.62
1.17	S 89°59'24" E	29.62



Project No.: 2223  
 Drawn By: RWJ  
 Checked By: SDR  
 Reviewer: \_\_\_\_\_  
 No. \_\_\_\_\_ Date \_\_\_\_\_ Description \_\_\_\_\_

Project Title:  
**Graysburg  
 Subdivision  
 Phase 2**  
 Location:  
**Knox County,  
 Tennessee**  
 Sheet Contents:  
**Grading Plan**

Date:  
**2/24/06**  
 Sheet Number:  
**C.I.1**

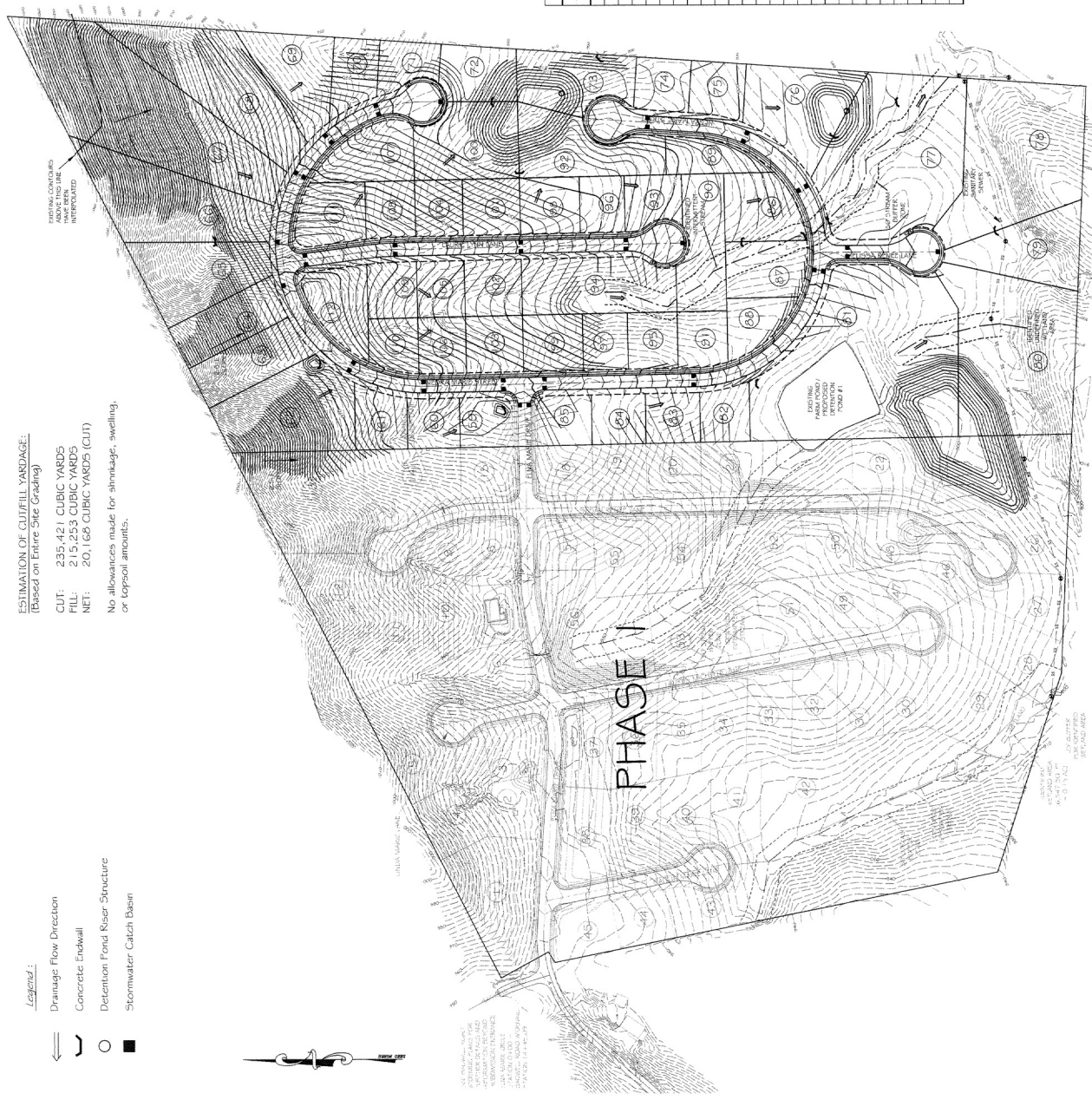
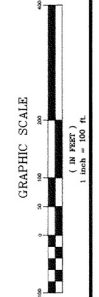
**GENERAL NOTES:**

1. THE DETENTION PONDS AND SEDIMENT TRAPS MUST BE THE FIRST ITEMS OF CONSTRUCTION. USE THEM DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND LANDSCAPE THE POND WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
2. THE EXISTING GROUND CONTOUR INTERVAL IS 2 (TWO) FEET. THE PROPOSED GROUND INTERVAL IS 2 (TWO) FEET.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS. ALL DESIGN MODIFICATIONS REQUIRED SHALL BE SUBMITTED OR REQUESTED BY THE CONTRACTOR AND AUTHORIZATION GIVEN BY THE PROJECT ENGINEER BEFORE CONSTRUCTION BEGINS.
4. ALL ROADS WITHIN SUBDIVISION WILL BE DEDICATED PUBLIC ROADWAYS AND SHALL HAVE A NORMAL CROWN OF 2%.
5. BOTTOM MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.
6. FILL SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM DRY DENSITY WITHIN STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. SIX (6) DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 10,000 SQUARE FEET OF AREA PER 8-INCH LIFT (APPROX. 1 TEST PER EVERY 50 FEET).
7. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST KNOWN KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS.
8. ALL GRADING CONTOURS SHOWN IN THE PLAN (UNLESS NOTED OTHERWISE) ARE EITHER AT 3:1 CUT/FILL SLOPES OR AT A MAXIMUM ALLOWABLE GRADIENT OF 15% TO ALLOW FOR RESIDENTIAL DRIVEWAYS/ACCESS.

Lot #	Lot Sizes		Lot #	Lot Sizes	
	Size (square feet)	Size (acres)		Size (square feet)	Size (acres)
59	10,599	0.24	86	19,006	0.45
60	10,498	0.24	87	17,920	0.41
61	12,137	0.28	88	11,925	0.27
62	41,120	0.94	89	12,903	0.28
63	20,595	0.47	90	24,174	0.55
64	20,439	0.47	91	11,064	0.25
65	32,361	0.74	92	30,156	0.69
66	46,539	1.07	93	11,381	0.26
67	87,499	2.01	94	33,905	0.77
68	47,869	1.10	95	11,273	0.26
69	24,779	0.57	96	10,125	0.23
70	12,281	0.29	97	10,413	0.23
71	10,517	0.24	98	15,315	0.35
72	16,292	0.38	99	5,535	0.13
73	25,027	0.57	100	25,735	0.68
74	11,839	0.28	101	12,809	0.30
75	11,825	0.27	102	12,907	0.30
76	33,536	0.77	103	12,936	0.30
77	30,271	0.70	104	10,577	0.25
78	30,716	0.71	105	10,672	0.25
79	28,466	0.65	106	10,695	0.25
80	16,282	0.37	107	18,818	0.43
81	115,182	2.64	108	11,285	0.26
82	10,105	0.23	109	11,394	0.26
83	10,998	0.25	110	10,265	0.23
84	10,742	0.25	111	10,137	0.23
85	10,896	0.25	112	17,381	0.40

NOTE: ALL LOTS MUST CONTAIN AT LEAST 10,000 SQUARE FEET.

F-SH-06-C



ESTIMATION OF CUT/FILL YARDAGE:  
 (Based on Entire Site Grading)

CUT: 235,421 CUBIC YARDS  
 FILL: 215,253 CUBIC YARDS  
 NET: 20,168 CUBIC YARDS (CUT)

No allowances made for shrinkage, swelling, or topsoil amounts.

- Legend:**
- ← Drainage Flow Direction
  - Concrete Endwall
  - Detention Pond Riser Structure
  - Stormwater Catch Basin



DATE PREPARED: 02/24/06  
 DRAWN BY: RWJ  
 CHECKED BY: SDR  
 REVIEWED BY: \_\_\_\_\_  
 PROJECT NO.: 2223  
 SHEET NO.: C.I.1





Project No.: 2229  
Drawn By: RMJ  
Checked By: SDR  
Knowns: No. Date Description

Project Title:  
Graysburg  
Subdivision  
Phase 2

Location:  
Knox County,  
Tennessee  
Sheet Contents:  
Drainage Plan

Date:  
2/24/06  
Sheet Number:

C4.2

Storm Sewer Elevation	Storm Sewer Diameter (inches)	Storm Sewer Length (ft)	Storm Sewer Slope (ft/ft)	Storm Sewer Invert (ft)	Storm Sewer Outlet (ft)	Storm Sewer Material
0.00	18	100.00	0.0100	0.00	18.00	18" CPMP
0.01	18	100.00	0.0100	0.01	18.01	18" CPMP
0.02	18	100.00	0.0100	0.02	18.02	18" CPMP
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0.04	18	100.00	0.0100	0.04	18.04	18" CPMP
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0.96	18	100.00	0.0100	0.96	18.96	18" CPMP
0.97	18	100.00	0.0100	0.97	18.97	18" CPMP
0.98	18	100.00	0.0100	0.98	18.98	18" CPMP
0.99	18	100.00	0.0100	0.99	18.99	18" CPMP
1.00	18	100.00	0.0100	1.00	19.00	18" CPMP

Name	Station	Flow (cfs)	Velocity (ft/s)	Depth (ft)	Material
0.00	0+00	0.00	0.00	0.00	18" CPMP
0.01	0+01	0.00	0.00	0.00	18" CPMP
0.02	0+02	0.00	0.00	0.00	18" CPMP
0.03	0+03	0.00	0.00	0.00	18" CPMP
0.04	0+04	0.00	0.00	0.00	18" CPMP
0.05	0+05	0.00	0.00	0.00	18" CPMP
0.06	0+06	0.00	0.00	0.00	18" CPMP
0.07	0+07	0.00	0.00	0.00	18" CPMP
0.08	0+08	0.00	0.00	0.00	18" CPMP
0.09	0+09	0.00	0.00	0.00	18" CPMP
0.10	0+10	0.00	0.00	0.00	18" CPMP
0.11	0+11	0.00	0.00	0.00	18" CPMP
0.12	0+12	0.00	0.00	0.00	18" CPMP
0.13	0+13	0.00	0.00	0.00	18" CPMP
0.14	0+14	0.00	0.00	0.00	18" CPMP
0.15	0+15	0.00	0.00	0.00	18" CPMP
0.16	0+16	0.00	0.00	0.00	18" CPMP
0.17	0+17	0.00	0.00	0.00	18" CPMP
0.18	0+18	0.00	0.00	0.00	18" CPMP
0.19	0+19	0.00	0.00	0.00	18" CPMP
0.20	0+20	0.00	0.00	0.00	18" CPMP
0.21	0+21	0.00	0.00	0.00	18" CPMP
0.22	0+22	0.00	0.00	0.00	18" CPMP
0.23	0+23	0.00	0.00	0.00	18" CPMP
0.24	0+24	0.00	0.00	0.00	18" CPMP
0.25	0+25	0.00	0.00	0.00	18" CPMP
0.26	0+26	0.00	0.00	0.00	18" CPMP
0.27	0+27	0.00	0.00	0.00	18" CPMP
0.28	0+28	0.00	0.00	0.00	18" CPMP
0.29	0+29	0.00	0.00	0.00	18" CPMP
0.30	0+30	0.00	0.00	0.00	18" CPMP
0.31	0+31	0.00	0.00	0.00	18" CPMP
0.32	0+32	0.00	0.00	0.00	18" CPMP
0.33	0+33	0.00	0.00	0.00	18" CPMP
0.34	0+34	0.00	0.00	0.00	18" CPMP
0.35	0+35	0.00	0.00	0.00	18" CPMP
0.36	0+36	0.00	0.00	0.00	18" CPMP
0.37	0+37	0.00	0.00	0.00	18" CPMP
0.38	0+38	0.00	0.00	0.00	18" CPMP
0.39	0+39	0.00	0.00	0.00	18" CPMP
0.40	0+40	0.00	0.00	0.00	18" CPMP
0.41	0+41	0.00	0.00	0.00	18" CPMP
0.42	0+42	0.00	0.00	0.00	18" CPMP
0.43	0+43	0.00	0.00	0.00	18" CPMP
0.44	0+44	0.00	0.00	0.00	18" CPMP
0.45	0+45	0.00	0.00	0.00	18" CPMP
0.46	0+46	0.00	0.00	0.00	18" CPMP
0.47	0+47	0.00	0.00	0.00	18" CPMP
0.48	0+48	0.00	0.00	0.00	18" CPMP
0.49	0+49	0.00	0.00	0.00	18" CPMP
0.50	0+50	0.00	0.00	0.00	18" CPMP
0.51	0+51	0.00	0.00	0.00	18" CPMP
0.52	0+52	0.00	0.00	0.00	18" CPMP
0.53	0+53	0.00	0.00	0.00	18" CPMP
0.54	0+54	0.00	0.00	0.00	18" CPMP
0.55	0+55	0.00	0.00	0.00	18" CPMP
0.56	0+56	0.00	0.00	0.00	18" CPMP
0.57	0+57	0.00	0.00	0.00	18" CPMP
0.58	0+58	0.00	0.00	0.00	18" CPMP
0.59	0+59	0.00	0.00	0.00	18" CPMP
0.60	0+60	0.00	0.00	0.00	18" CPMP
0.61	0+61	0.00	0.00	0.00	18" CPMP
0.62	0+62	0.00	0.00	0.00	18" CPMP
0.63	0+63	0.00	0.00	0.00	18" CPMP
0.64	0+64	0.00	0.00	0.00	18" CPMP
0.65	0+65	0.00	0.00	0.00	18" CPMP
0.66	0+66	0.00	0.00	0.00	18" CPMP
0.67	0+67	0.00	0.00	0.00	18" CPMP
0.68	0+68	0.00	0.00	0.00	18" CPMP
0.69	0+69	0.00	0.00	0.00	18" CPMP
0.70	0+70	0.00	0.00	0.00	18" CPMP
0.71	0+71	0.00	0.00	0.00</	