



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

▶ **FILE #:** 5-SL-07-C

AGENDA ITEM #: 11

AGENDA DATE: 12/13/2007

▶ **SUBDIVISION:** JAMES M. & MILDRED PARKER CLAPP

▶ **APPLICANT/DEVELOPER:** DENNY R. NORRIS

OWNER(S): Elizabeth Clapp

TAX IDENTIFICATION: 21 109 & 109.02-109.04

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southeast side of E. Emory Rd., southeast of Findhorn Blvd.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 10.63 acres

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Residences

SURROUNDING LAND USE AND ZONING: North: Residence / PR (Planned Residential) & A (Agricultural)
South: Residence / A (Agricultural)
East: Residence / A (Agricultural)
West: Residence / A (Agricultural)

▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: Denny R. Norris

ACCESSIBILITY: Access is via E. Emory Rd., a minor arterial street with a 19' pavement width within a 40' right of way.

▶ **SUBDIVISION VARIANCES
REQUIRED:**

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to the following 5 conditions:**

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Placing a note on the concept plan that all intersection grades have to be approved by the Knox County Dept. of Engineering and Public Works.
3. Obtaining variances from the Knox County Board of Zoning Appeals or rezoning the property.
4. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
5. Maintaining a 100' buffer along the creek running through lots 5 & 6.

COMMENTS:

The applicant is proposing to subdivide this 10.63 acre site into 6 residential lots. The lots will range in size from 5.3 acres to .34 acres. The lots are zoned A (Agricultural) which requires that each lot be a minimum of one acre in size. There are existing residences on 4 of the 6 lots. This subdivision will bring these residences into compliance with the zoning regulations. The applicant will be required to request rezoning of the site or

obtain variances from the Knox County Board of Zoning Appeals (BZA) in order to reduce the minimum required lot size for lots 1-3. All 6 lots will have direct access to E. Emory Rd.

There is an existing tributary of the Beaver Creek watershed located on the property that bisects lots 5 & 6. The developer/owner of these lots will be required to maintain a 100' undisturbed buffer along that creek.

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

1. Public utilities are available to serve this site.
2. The proposed residential subdivision will bring the existing structures into compliance with the zoning regulations.
4. Any school age children living in this development are presently zoned to attend Gibbs Elementary, Holston Middle and Gibbs High Schools.

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

1. With the approved variances, the proposed residential subdivision meets the standards for development within the Agricultural zoning district and all other requirements of the Knox County Zoning Ordinance with the recommended conditions.
2. The proposed development is compatible with the character of the neighborhood where it is proposed. This area has been developed with detached residential lots developed under A, RA and PR zoning.
3. The traffic generated from this project will be minimal since 4 out of the 6 lots currently have existing residences on them. The traffic that will be generated by the 2 additional residences will be similar to the traffic that is generated by other residential developments found in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identifies this property for low density residential uses for this property.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 78 (average daily vehicle trips)

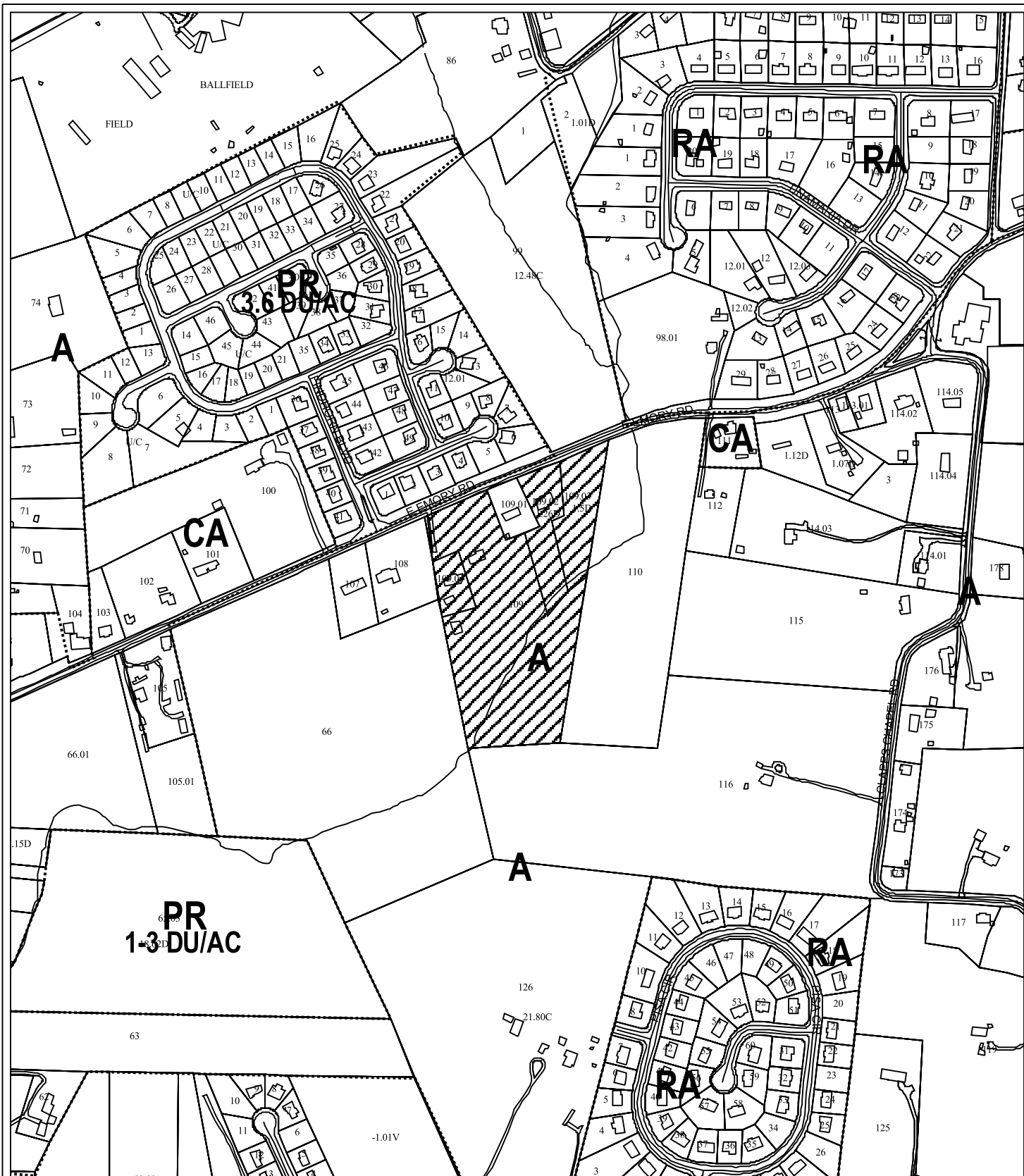
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 3 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Gibbs Elementary, Holston Middle, and Gibbs High.


- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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.



5-SL-07-C
CONCEPT PLAN

Subdivision: James M. & Mildred Parker Clapp
 Map No: 21
 Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 05/01/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Certificate of Approval for Recordary

This is to certify that the subdivision plat shown hereon and the composite design plat shown hereon have been found to comply with the laws of the State of Tennessee and the rules and regulations of the Metropolitan Planning Commission, and with existing official maps and all stipulations noted on this plat and in the minutes of the Knoxville Metropolitan Planning Commission, the day of _____, 2007 and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Secretary

I, We _____, the undersigned owner of the property shown herein, hereby adopt this as my plan and intend to divide the same into lots, blocks, streets, alleys, and other parcels and hereby certify that I can the owner in fee simple of the property, and as properly owner have an unrestricted right to dedicate right-of-way and/or grant easements as shown on this plan or are referred to herein, with copies of the referred to documents filed with the Knox County Register of Deeds.

State of Tennessee, County of Knox
City of Knoxville

Sign: _____ Date: _____
City Tax Clerk

Sign: _____ Date: _____
Knox County Register

20070113 SHOW ON OFFICIAL MAP _____
DATE _____

This is to certify that this subdivision shown herein is in accordance with the laws of the State of Tennessee and the rules and regulations of the Metropolitan Planning Commission, and that such installation shall be in accordance with state and local regulations.

Date: _____ Knox County Health Department

Certification of Accuracy and Accuracy of Survey
I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1:10,000.

Surveyor _____
Tennessee Certificate No. _____

Subdivision Name and Street Names Contained Hereon
Reviewed and Approved

Date: _____
By: _____
Knoxville Knox County Metropolitan Planning Commission

This is to certify that there are no recorded drainage or utility easements on all lines being delineated on this plat.

Date: _____
Signature: _____

Certification of Final Plat - Construction Complete

I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee, I further certify that this plan and accompanying drainage, utility, and other documents conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been amended, described and justified in a report filed with the Metropolitan Planning Commission, or for variances for which application has been filed. The indicated monuments were in place on the

_____ day of _____, 20____.

Surveyor _____
Tennessee Certificate No. _____

Certificate of Approval for Recordary

This is to certify that the subdivision plat shown hereon and the composite design plat shown hereon have been found to comply with the laws of the State of Tennessee and the rules and regulations of the Metropolitan Planning Commission, and with existing official maps and all stipulations noted on this plat and in the minutes of the Knoxville Metropolitan Planning Commission, the day of _____, 2007 and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Secretary

State of Tennessee, County of Knox
City of Knoxville

Sign: _____ Date: _____
City Tax Clerk

Sign: _____ Date: _____
Knox County Register

20070113 SHOW ON OFFICIAL MAP _____
DATE _____

This is to certify that this subdivision shown herein is in accordance with the laws of the State of Tennessee and the rules and regulations of the Metropolitan Planning Commission, and that such installation shall be in accordance with state and local regulations.

Date: _____ Knox County Health Department

Certification of Accuracy and Accuracy of Survey
I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1:10,000.

Surveyor _____
Tennessee Certificate No. _____

Subdivision Name and Street Names Contained Hereon
Reviewed and Approved

Date: _____
By: _____
Knoxville Knox County Metropolitan Planning Commission

This is to certify that there are no recorded drainage or utility easements on all lines being delineated on this plat.

Date: _____
Signature: _____

Certification of Final Plat - Construction Complete

I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee, I further certify that this plan and accompanying drainage, utility, and other documents conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been amended, described and justified in a report filed with the Metropolitan Planning Commission, or for variances for which application has been filed. The indicated monuments were in place on the

_____ day of _____, 20____.

Surveyor _____
Tennessee Certificate No. _____

BOARD OF ZONING APPEALS APPROVED ON DATE NOVEMBER 21, 2007

- 1) Lot 1 Moves of Lot intensity.
- 2) Lot 2 Moves of Lot intensity to R-10.
- 3) Lot 3 Moves of Lot intensity to R-10.
- 4) Also unrecorded as the front setback line for Lot 4 instead of 40' from the front property line to the minimum building line, request to be changed to 23.05' from front property line to the building line.

Secretary

State of Tennessee, County of Knox
City of Knoxville

Sign: _____ Date: _____
City Tax Clerk

Sign: _____ Date: _____
Knox County Register

20070113 SHOW ON OFFICIAL MAP _____
DATE _____

This is to certify that this subdivision shown herein is in accordance with the laws of the State of Tennessee and the rules and regulations of the Metropolitan Planning Commission, and that such installation shall be in accordance with state and local regulations.

Date: _____ Knox County Health Department

Certification of Accuracy and Accuracy of Survey
I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1:10,000.

Surveyor _____
Tennessee Certificate No. _____

Subdivision Name and Street Names Contained Hereon
Reviewed and Approved

Date: _____
By: _____
Knoxville Knox County Metropolitan Planning Commission

This is to certify that there are no recorded drainage or utility easements on all lines being delineated on this plat.

Date: _____
Signature: _____

Certification of Final Plat - Construction Complete

I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee, I further certify that this plan and accompanying drainage, utility, and other documents conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been amended, described and justified in a report filed with the Metropolitan Planning Commission, or for variances for which application has been filed. The indicated monuments were in place on the

_____ day of _____, 20____.

Surveyor _____
Tennessee Certificate No. _____



LOCATION MAP (N/S)

NOTES:

- 1. Run lines of all corners unless otherwise noted.
- 2. 10' drainage and utility easement at exterior boundary lines and road 1/2 mile of interior lot lines.
- 3. 15' zoning sewer easements are reserved 7.5' each side of the sewer line.
- 4. Location of all utilities are approximate by utility in accordance with the underground utility drainage prevention act. Prior to any excavation work call Tennessee One Call System.
- 5. 1-800-351-1111 nearest title to property.
- 6. There is a 20' drainage easement along the creek, 10' either side of the centerline.
- 7. Amendment dated at the November 21, 2007 meeting of the Knox County Board of Zoning Appeals is to be minimum setback of 23.05' from front property line instead of 40' from front property line.

LEGEND

- 804-R00 (NEW)
- 804-R00 (OLD)
- 804-R00 (EXIST)
- 804-R00 (PROPOSED)
- 804-R00 (REMOVED)

Area

Table with 2 columns: Lot #, Area (sq ft)

Total Lots - 6
Total Area 447,870.2 sq ft
10.26 acres

MPC file: 5-51-07-C
REVISED 11/28/07

**RESUBDIVISION OF:
HEIRS OF JAMES M. & MILDRED PARKER CLAPP PROPERTY
DISTRICT NO. 8 KNOX COUNTY, TENNESSEE
CLT MAP 21 PARCEL 109
WARRANTY DEED 654 PAGE 456
ALSO INCLUDING PARCELS 109.02, 109.03
AND PARCEL 109.04**

Map References: Clapp/Knox Subdivision
Cabinet # Side 9-C
Survey Date: August 6, 2006



Owners:
Elizabeth Kay Clapp
7616 Emory Road
Knoxville, TN 37921
Tel: (865) 686-2490

Surveyed and Mapped by: Norris Land Surveying
Darryl R. Norris, Registered Surveyor License no. 1724
818 Drake Lane
Macon, TN 37424
Tel. no. (865) 832-7399

Surveyor _____
Tennessee Certificate No. _____