



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

▶ **FILE #:** 7-SB-07-C

**AGENDA ITEM #:** 18

**AGENDA DATE:** 7/12/2007

▶ **SUBDIVISION:** RUDDER VALLEY FARMS

▶ **APPLICANT/DEVELOPER:** TERRY ROMANS

OWNER(S): Janet Harrison

TAX IDENTIFICATION: 145 73

JURISDICTION: County Commission District 4

▶ **LOCATION:** East side of Rudder Ln., south of Timbergrove Dr.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 16.31 acres

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residence / A (Agricultural)  
South: Residence / A (Agricultural)  
East: Residences / A (Agricultural)  
West: Residences / A (Agricultural)

▶ **NUMBER OF LOTS:** 7

SURVEYOR/ENGINEER: Terry Romans Romans Land Surveying

ACCESSIBILITY: Access is via Rudder Lane a local street with a 19' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the concept plan subject to 11 conditions**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Revising the vertical curve at STA 0+65, from 130' to 135'.
4. Placing a note on the final plat that all lots will have access only to the internal street system.
5. Placing a note on a revised concept plan that all intersection grades have been approved by the Knox County Department of Engineering and Public Works.
6. Providing the call-outs on a revised concept plan showing a 25' pavement radius at the intersection of the subdivision street with Rudder Ln.
7. Revising the pavement section to show a 5' wide, 2% grade clear area on the back side of both curbs before tying back into existing grade.
8. Certification on the final plat by the applicant's surveyor that the required 300' of sight distance exists in both directions along Rudder Ln.

9. Including the sight distance easement across Lot 7, and the note on restrictions within the easement, on the final plat
10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
11. 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.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the A (Agricultural) zone.

**COMMENTS:**

The applicant is proposing to subdivide this 16.3 acre tract into 7 lots at a density of 0.43 du/ac. The property is zoned A (Agricultural) which has a minimum lot size requirement of 1 acre. Proposed lots range in size from 1.38 acres to 5.22 acres. The surveyor has determined that the required sight distance of 300' in each direction along Rudder Ln. can be achieved with the sight distance easement across Lot 7.

The lots in the subdivision will be served by individual septic systems. The Knox County Health Department has submitted a letter regarding the use of subsurface sewage disposal systems (see attached letter). They have indicated that Lots 5 and 6 may have to be combined. A final determination will be made prior to final plat approval.

ESTIMATED TRAFFIC IMPACT 90 (average daily vehicle trips)

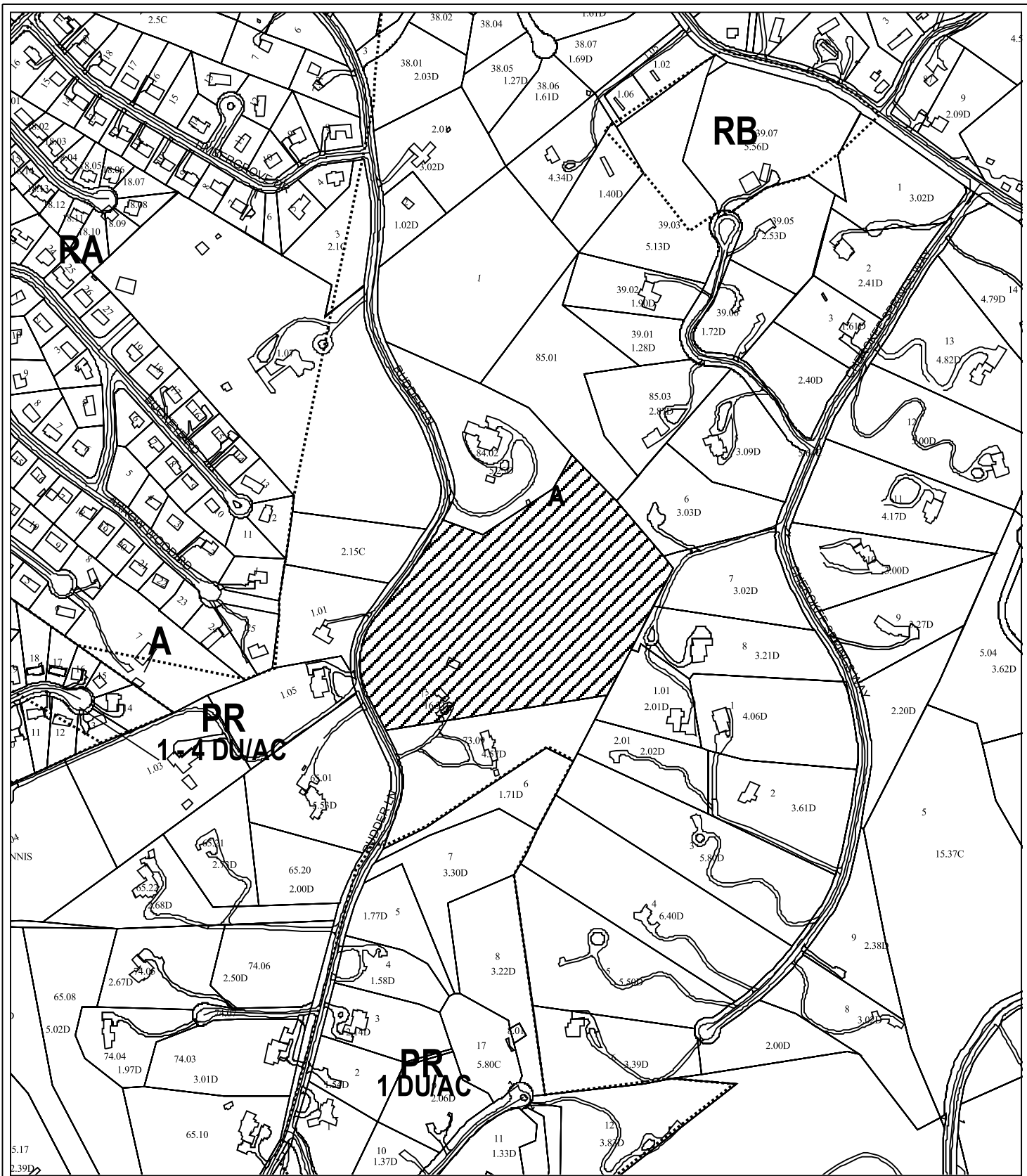
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 4 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Rocky Hill Elementary, Bearden Middle, and Bearden 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.




**7-SB-07-C  
CONCEPT PLAN**

Subdivision: Rudder Valley Farms

Map No: 145

Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 07/03/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



PROPERTY INFORMATION:  
 CLT MAP 145 PARCEL 073  
 INST. # 200307210008473  
 PLAT 200402190078758  
 LOT 2R

OWNER:  
 JANET S. HARRISON  
 7000 S. HARRISON  
 KNOXVILLE, TENNESSEE 37919

DEVELOPER:  
 ROMANS SURVEYING, LLC  
 3825 WOODHILL PL.  
 KNOXVILLE, TENNESSEE 37919  
 (865) 406-9703

ENGINEER/SURVEYOR:  
 ROMANS LAND SURVEYING, LLC  
 TERRY E. ROMANS, P.E., RLS  
 UNIT C  
 JOHN SEWER HWY  
 KNOXVILLE, TENNESSEE 37920  
 (865) 573-5890

UTILITIES:  
 KNOXVILLE UTILITY BOARD  
 WATER  
 GAS

ELECTRIC (UNDERGROUND ELECTRIC PROPOSED)  
 SUBSURFACE SEWERAGE IS PROPOSED, HOWEVER  
 THERE IS A POSSIBILITY THAT THE SUBDIVISION  
 WILL BE ON A CHAIN TO PUMP TO AN EXISTING  
 FORCE MAIN OF KUB.

VARIOUS TELEPHONE/CABLE SERVICE PROVIDERS

REVISED  
 7-SB-C7-C

# CONCEPT PLAN

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	116.91'	105.42'	N 05°11'01" W	89°18'34"
C2	325.00'	111.66'	111.12'	N 83°39'55" W	19°41'09"
C3	75.00'	48.26'	47.43'	S 69°07'24" W	36°52'12"
C4	50.00'	38.17'	37.25'	N 73°33'40" E	45°44'42"
C5	50.00'	46.85'	44.35'	S 00°45'24" W	52°39'28"
C6	50.00'	84.10'	74.53'	S 79°14'33" E	96°22'18"
C7	75.00'	34.16'	33.87'	S 69°37'15" E	26°05'54"
C8	375.00'	174.45'	172.92'	N 80°05'41" W	26°39'14"
C9	75.00'	107.57'	107.70'	N 56°33'51" W	16°28'09"
C10	75.00'	138.45'	119.61'	N 79°45'10" E	109°46'07"

## CONTRIBUTION OF CONCEPT PLAN

THESE LINES HAVE BEEN FIELD MEASURED AND COMPARED TO THE RECORD PLAT UNDER THE JURISDICTION OF THE STATE OF TENNESSEE. THE SURVEYOR HAS FOUND THE FIELD MEASUREMENTS TO BE IN SUBSTANTIAL AGREEMENT WITH THE RECORD PLAT. THE SURVEYOR HAS FOUND THE FIELD MEASUREMENTS TO BE IN SUBSTANTIAL AGREEMENT WITH THE RECORD PLAT. THE SURVEYOR HAS FOUND THE FIELD MEASUREMENTS TO BE IN SUBSTANTIAL AGREEMENT WITH THE RECORD PLAT.

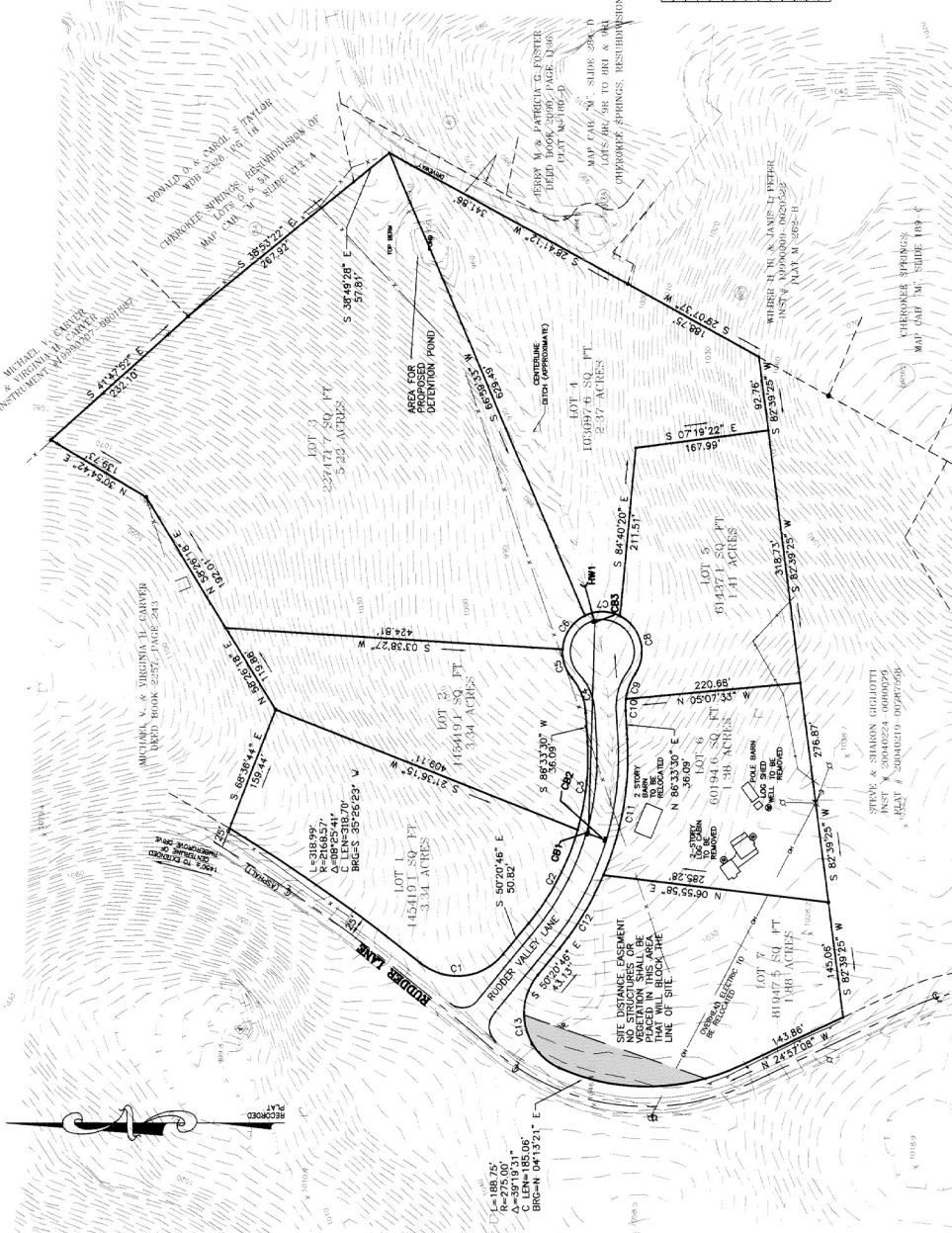
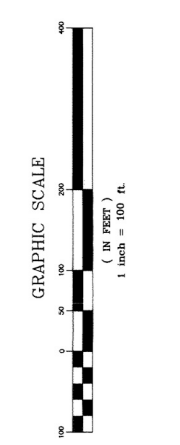
TERRY E. ROMANS  
 REGISTERED SURVEYOR NO. 104849  
 KNOXVILLE, TENNESSEE 37920

CONCEPT PLAN OF RUDDER VALLEY FARMS			
DRAWN EDM	DATE 5-31-07	CLT MAP 145 PARCEL 073	INST. #
APPROVED	DATE	20030721-0008473	PROJECT NO.
SCALE 1" = 100'	SHEET 1 OF 2		07-77

**ROMANS LAND SURVEYING**  
 ENGINEERS & SURVEYORS  
 814 E. JOHN SEWER HWY, UNIT C  
 KNOXVILLE, TN 37920  
 Phone: (865) 573-5890  
 Fax: (865) 573-9881

**CERTIFICATE OF ACCURACY**  
 I, TERRY E. ROMANS, REGISTERED SURVEYOR NO. 104849, STATE OF TENNESSEE, DO HEREBY CERTIFY THAT THE MEASUREMENTS SHOWN WERE IN FIELD ON THE DATE SHOWN HEREON. THE MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM AWARE OF THE ACCURACY OF THE MEASUREMENTS. THE MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM AWARE OF THE ACCURACY OF THE MEASUREMENTS. THE MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM AWARE OF THE ACCURACY OF THE MEASUREMENTS.

Terry E. Romans  
 Survey No. 2115  
 Date of Survey



7-SB-07-C

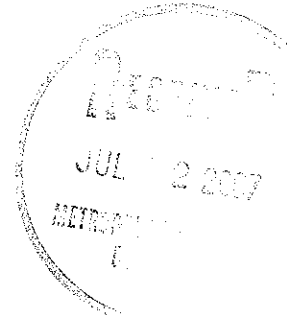
## OFFICE OF COUNTY MAYOR



Department of Community Services • Knox County Health Department  
140 Dameron Avenue, Knoxville, TN 37917-6413

July 2, 2007

Terry Romans  
Romans Land Surveying  
814 E. Gov. John Sevier Hwy Unit C  
Knoxville, TN 37920



Re: Rudder Valley Farms  
CLT Map 145  
Parcel 73  
16.31 Acres  
7 Proposed Lots  
Knox County, TN

To whom in may concern:

Soil Scientist, Grant Dunn, completed a High Intensity Soil Map of this site June 14, 2007. Personnel from the Knox County Health Department (KCHD) reviewed the soil map on June 28, 2007. The soils were found to be **GENERALLY GOOD** with expected soil percolation rates of 45 to 60 minutes per inch (MPI). The main limiting factors for drainfield installation in are gullied areas and areas with rock outcrops. At this time KCHD recommends the lot line between proposed lot 5 and proposed lot 6 be removed. Lots 1 through 5 and lot 7 each have an acceptable area for utilization of a subsurface sewage disposal system (SSDS) for a single residential dwelling with 4 bedrooms. A site plan will be required before final approval can be given. Proposed lot 6 can be re-evaluated at a later date (after the existing buildings are removed) in order to establish if there is a suitable SSDS area for this lot.

Prior to beginning any construction or excavation on this property a permit for the subsurface sewage system must be obtained from the Knox County Health Department.

If you have any questions please feel free to contact our office at 215-5200

Sincerely,

A handwritten signature in cursive script that reads 'Darlene M. Gwaltney'.

Darlene M. Gwaltney  
Soil Scientist  
Environmental Health Division