



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

▶ **FILE #:** 5-SB-07-C **AGENDA ITEM #:** 15
 5-C-07-UR **AGENDA DATE:** 5/10/2007

▶ **SUBDIVISION:** J. K RYMER HOMES ON MALONEY ROAD
 ▶ **APPLICANT/DEVELOPER:** J. K. RYMER HOMES
 OWNER(S): J. K. Rymer Co., Inc.

TAX IDENTIFICATION: 135 B B 34 & 35
 JURISDICTION: County Commission District 9

▶ **LOCATION:** North side Maloney Rd., west side of Belt Rd.

SECTOR PLAN: South County
 GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

▶ **APPROXIMATE ACREAGE:** 19.58 acres

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

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Detached and attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / RA (Low Density Residential)
 South: Vacant land / RAE (Exclusive Residential)
 East: Residences / RA (Low Density Residential) & RB (General Residential)
 West: Residences / RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 39

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Maloney Rd., a major collector street with an 18' pavement width within a 60' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance on Road A at STA 0+75, from 250' to 100'.
2. Horizontal curve variance on Road A at STA 4+25, from 250' to 225'.
3. Horizontal curve variance on Road A at STA 8+25, from 250' to 150'.
4. Vertical curve variance on Road A at STA 1+35, from 325' to 195'.
5. Road grade variance on Road A, STA 1+35 to STA 4+45, from 12% to 15%.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 - 5 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 7 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. Providing sidewalks along one side of all subdivision streets meeting ADA requirements.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Certification on the final plat by the applicant's surveyor that there is at least a minimum of 300 feet of sight distance in both directions along Maloney Rd. at the subdivision entrance.
6. Prior to or concurrent with recording of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
7. 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 37 attached and 2 detached dwellings on individual lots subject to 2 conditions.**

1. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee the installation of the landscaping.
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 19.58 acre tract into 37 attached and 2 detached (existing residences) residential lots at a density of 1.99 du/ac. The Planning Commission recommended approval of a rezoning request (4-O-07-RZ) to PR (Planned Residential) at a density of up to 3 du/ac on April 12, 2007. The Knox County Commission approved the request on May 29, 2007.

Access to the subdivision will only be from Maloney Rd., a major collector street. The applicant noted on the concept plan that the required 300' of sight distance at the subdivision entrance will be certified prior to design plan approval.

This subdivision is located within the Knox County School's Parental Responsibility Zone. The applicant has not designated any sidewalks within the subdivision. Staff is recommending a condition that sidewalks be provided along one side of all subdivision streets meeting ADA requirements.

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 utilities are available to serve this site.
2. The proposed residential subdivision at a density of 1.99 du/ac, is consistent in use and density (up to 3 du/ac) with the recommended zoning of the property.
3. Any school age children living in this development are presently zoned to attend Mount Olive Elementary and South-Doyle Middle and High Schools.

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

1. The proposed attached and detached residential subdivision meets the standards for development within the 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. With direct access to a major collector street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

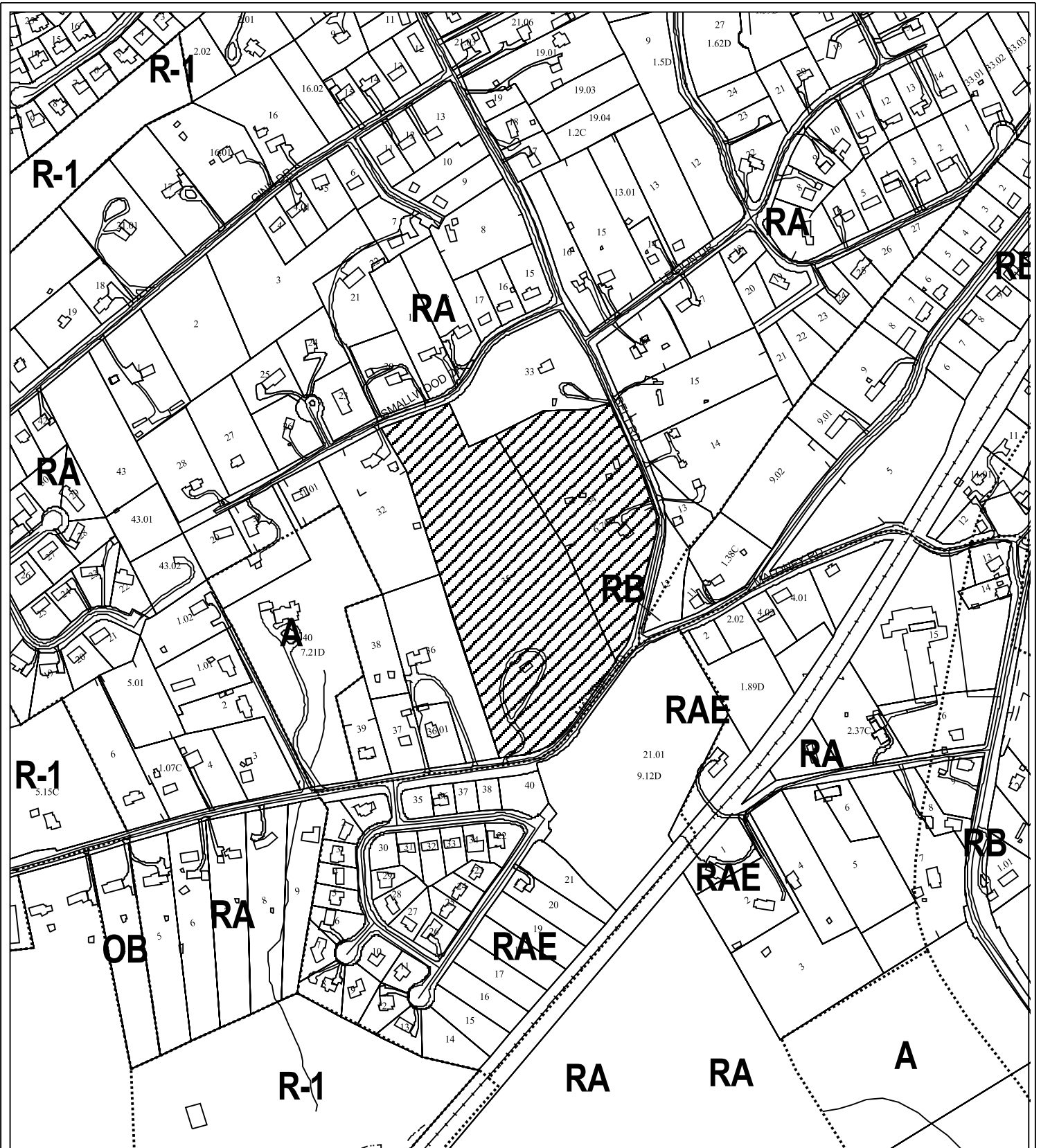
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan designates this property for low density residential uses. The recommended PR zoning for the site would allow a density up to 3 du/ac. At a proposed density of 1.99 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.
2. The site is located within the Urban 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.



5-SB-07-C/5-C-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Attached residential subdivision in PR (Planned Residential) Pending

Original Print Date: 04/25/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: J. K Rymer Homes on
 Maloney Road
 Map No: J. K. Rymer Homes
 135

Jurisdiction: County



Agenda Item # 15

MAIN FLOOR PLAN FOR DUPLEX UNITS 1818 & 1846

2

SCALE: 1/4" = 1'-0"	DATE: 04-10-07
DRAWN BY: J. J. JAVIER	REVIEW:
APPROVED:	DESIGNATION: SSK, 1/18/07

CONCEPT PLAN

5-SB-07-C
5-C-07-UR

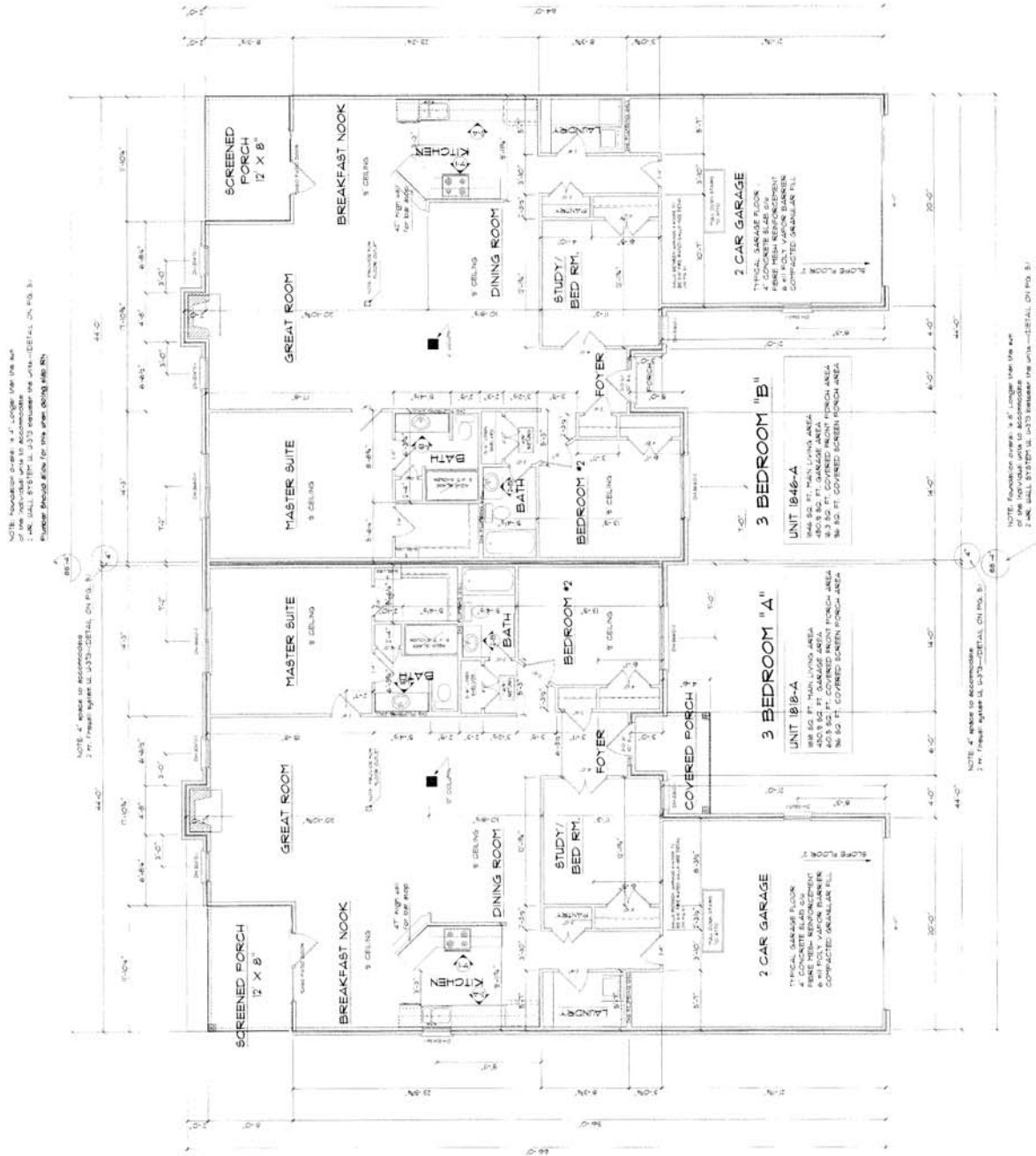
U.O.R.

DATE _____

EXTERIOR WINDOWS:
TYPICAL WINDOW: 36" x 48" (10' x 12' AREA)
TYPICAL WINDOW: 36" x 60" (10' x 16' AREA)
TYPICAL WINDOW: 48" x 60" (12' x 16' AREA)
TYPICAL WINDOW: 60" x 60" (16' x 16' AREA)
TYPICAL WINDOW: 60" x 72" (16' x 20' AREA)
TYPICAL WINDOW: 72" x 72" (20' x 20' AREA)
TYPICAL WINDOW: 72" x 84" (20' x 24' AREA)
TYPICAL WINDOW: 84" x 84" (24' x 24' AREA)
TYPICAL WINDOW: 84" x 96" (24' x 28' AREA)
TYPICAL WINDOW: 96" x 96" (28' x 28' AREA)

SCALE: 1/4" = 1'-0"
9'-7" FINISHED CEILING HEIGHT
DIMENSION NOTE:
DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
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NOTES:
1. FOUNDATION SHALL BE 4'-0" DEEP FOR THE ENTIRE PERIMETER OF THE INDIVIDUAL UNITS TO ACCOMMODATE 2'-0" WALL SYSTEMS TO ACCOMMODATE THE UNITS (SEE DETAIL ON PG. 3).
2. WALL SYSTEMS SHALL BE 12" THICK TO ACCOMMODATE THE UNITS (SEE DETAIL ON PG. 3).
3. FINISH FLOOR SHALL BE 1 1/2" THICK TO ACCOMMODATE THE UNITS (SEE DETAIL ON PG. 3).
4. FINISH FLOOR SHALL BE 1 1/2" THICK TO ACCOMMODATE THE UNITS (SEE DETAIL ON PG. 3).
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PLEASE PROVIDE ALLOW FOR THE SPAN BEING SHOWN.

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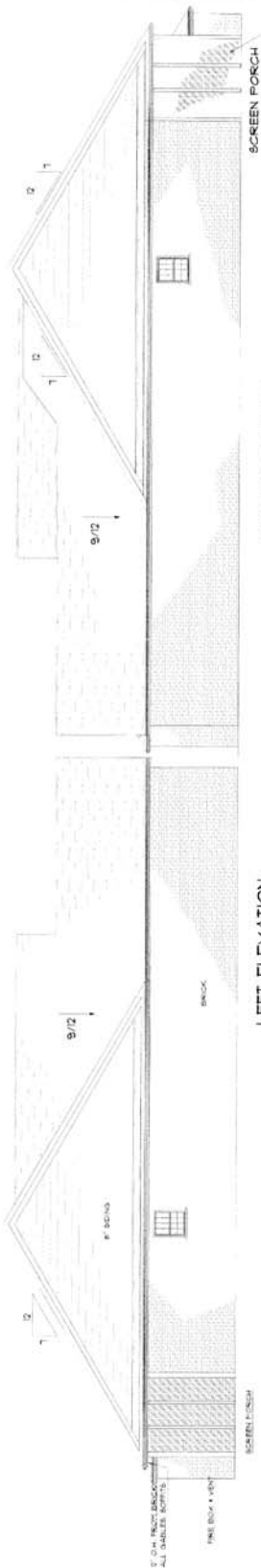
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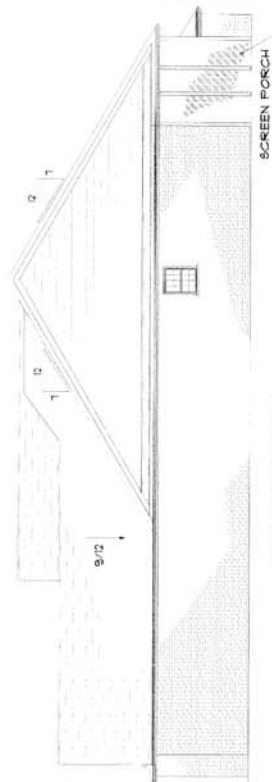
ELEVATIONS FOR DUPLEX UNITS 1818-L & 1846-R

SCALE: 1/4" = 1'-0"	DATE: 04/20/07
DESIGNED BY: J. W. HARRIS	REVISED:
DRAWN BY: J. W. HARRIS	DATE: 04/20/07

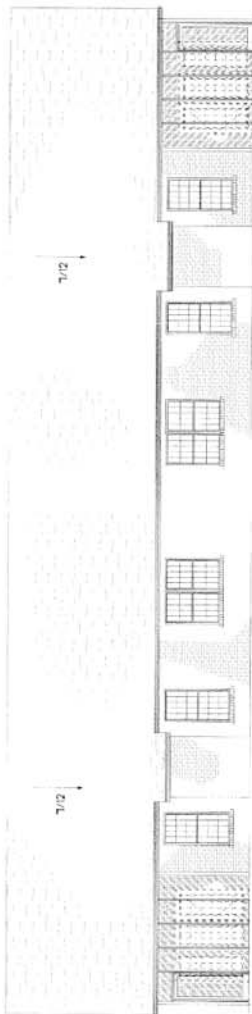
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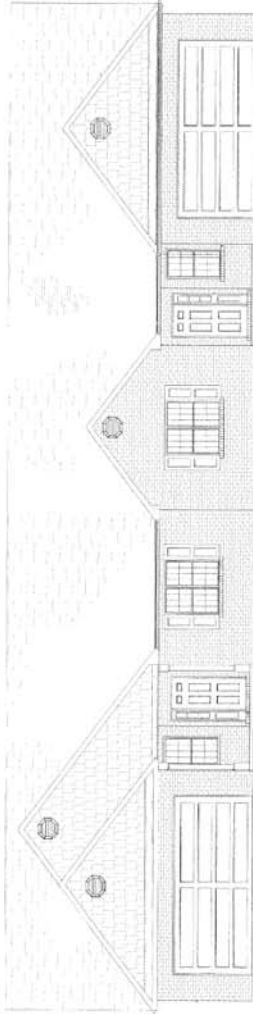
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

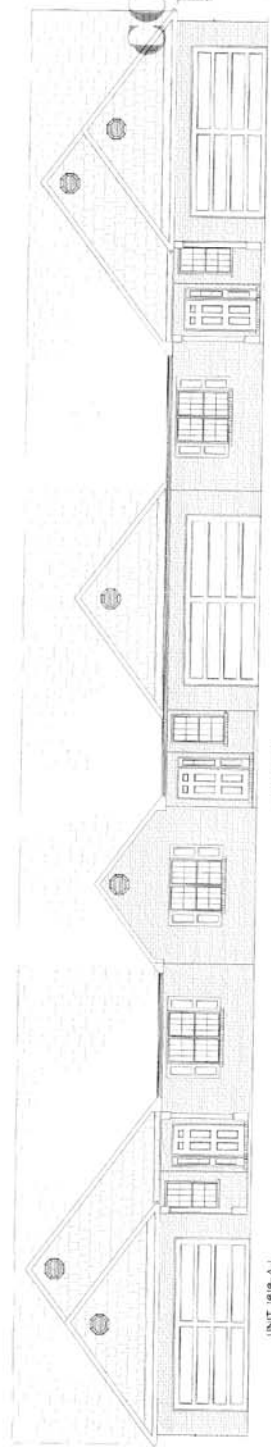
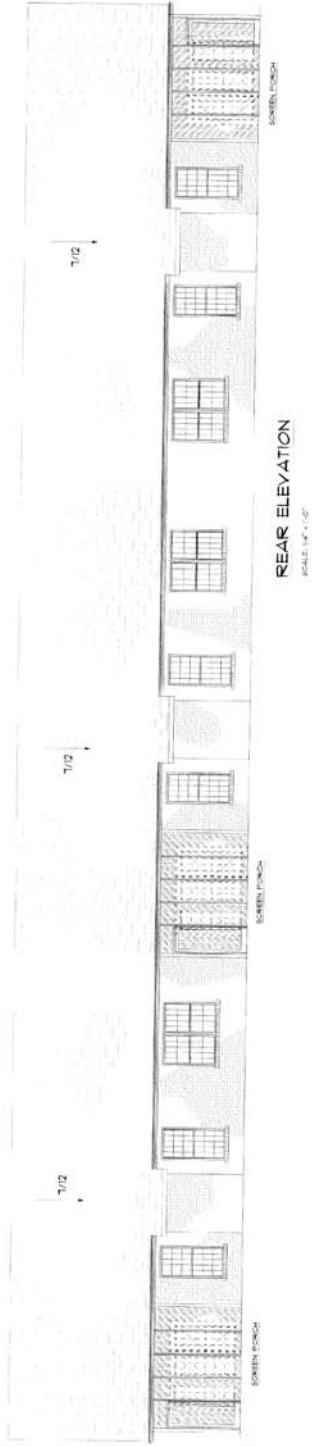
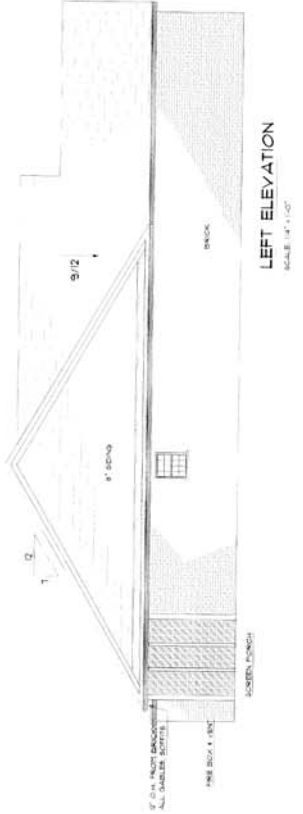
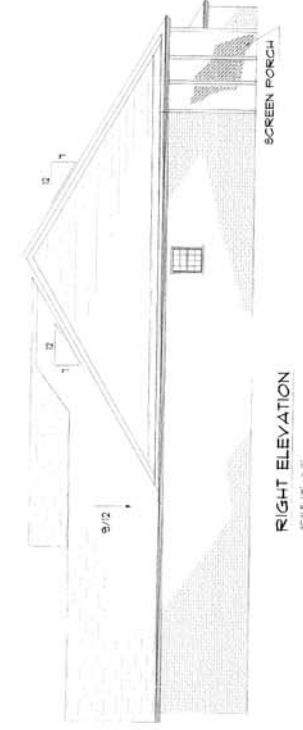


FRONT ELEVATION 1818-A-L - 1846-A-R - 1818-A-R
SCALE: 1/4" = 1'-0"

CONCEPT PLAN
S.B. 07-C
S.C. 07-UR
U.O.R.
DATE _____

THESE PLANS ARE THE PROPERTY OF U.O.R. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF U.O.R. IS STRICTLY PROHIBITED. U.O.R. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

SCALE: 1/4" = 1'-0"	DATE: 05/07/07
DESIGNED BY: JAMES	REVISIONS:
DRAWN BY: JAMES	DATE: 05/07/07
PROJECT: DUNHAM BLDG. - 1818-1846-1818	



CONCEPT PLAN
S-18-07-C
S-C-07-UR
A.O.R.
DATE

UNIT 1818-A

UNIT 1846-A

UNIT 1818-A-L

