



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

▶ **FILE #:** 9-SH-07-C

AGENDA ITEM #: 23

AGENDA DATE: 9/13/2007

▶ **SUBDIVISION:** SUMTER PLACE - REVISED

▶ **APPLICANT/DEVELOPER:** C & C DEVELOPMENT

OWNER(S): C & C Development

TAX IDENTIFICATION: 19 095 & 095.01

JURISDICTION: County Commission District 8

▶ **LOCATION:** East side of Salem Church Rd., north of Fort Sumter Rd.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 13.7 acres

▶ **ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND
USE AND ZONING:

▶ **NUMBER OF LOTS:** 12

SURVEYOR/ENGINEER: Robert G. Campbell

ACCESSIBILITY: Access is via Salem Church Rd., a local street with a pavement width of 17' - 19' feet within a 40' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Vertical curve variance from 165' to 100' at sta 10+50 of Road A
2. Horizontal curve variance from 250' to 150' at sta 11+13 of Road A
3. Horizontal curve variance from 250' to 150' at sta 16+61 of Road A
4. Horizontal curve variance from 250' to 150' at sta 18+62 of Road A

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 4 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions:

1. Meeting all applicable requirements of the Knox County Health Department.
2. Provision of a street name which is 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. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Certification on the final plat by the applicant's engineer that there is at least 300 feet of sight distance in both directions along Salem Church Rd. at the subdivision entrance
6. Note on the concept plan that the Knox County Dept. of Engineering and Public Works has approved the 3% grade at the intersection of the proposed road and Salem Church Rd.

7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm drainage system.
9. Provision of a standard 26' wide local street and the appropriate cross section as called for in the Subdivision Regulations
10. Obtaining a sight distance easement across the property to the southwest of this site (Map 019 parcel 95.03) as may be required by the Knox County Dept. 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.

COMMENTS:

The applicant is proposing to divide this 13.69 acre site into 12 lots. The smallest lot is approximately on-half acre in size, with most lots containing more than one acre. The access to this site is via Salem Church Rd. The applicant's engineer will be required to certify that 300' of sight distance can be provided in both directions at the entrance to the subdivision.

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 water and sewer will be provided to this site.
2. The proposed detached single-family subdivision at a density of .88 du/ac, is consistent in use and density with the approved RA (Low Density Residential) zoning of the property (4-M-06-RZ)
3. Any school age children living in this development are presently zoned to attend Halls Elementary and Halls Middle and Halls High Schools.

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

1. The proposed detached single-family subdivision meet the standards for development within a RA Zone and all other requirements of the Zoning Ordinance with the recommended conditions.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan as amended designates this property for low density residential use. The RA zoning approved for the property permits the development as proposed.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 147 (average daily vehicle trips)

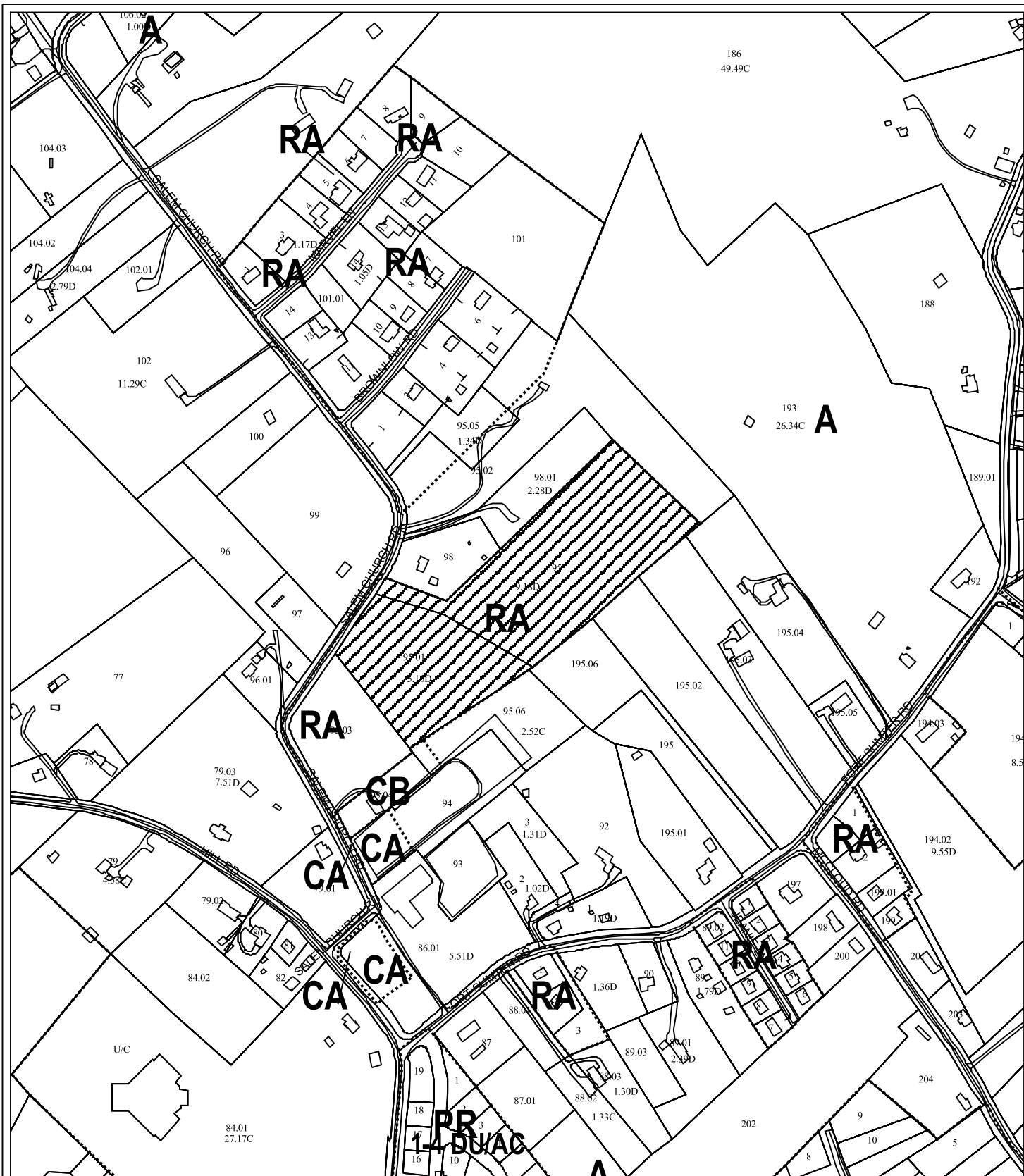
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 6 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls 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.

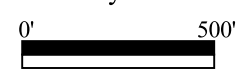


**9-SH-07-C
CONCEPT PLAN**

Subdivision: Sumter Place - Revised
 Map No: 19
 Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 08/29/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

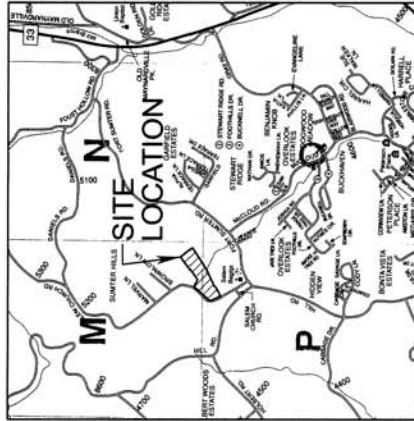


CONCEPT PLAN
SUMTER PLACE
DISTRICT NO. EIGHT
KNOX COUNTY, TENNESSEE

CLT: 019
PARCELS: 95, 95.01

ENGINEER:
 ROBERT G CAMPBELL AND ASSOCIATES, L.P.
 7523 TAGGART LANE
 KNOXVILLE, TN 37938
 PHONE: (865) 947-5996
 FAX: (865) 947-7556

DEVELOPER:
 C & C DEVELOPMENT, LLC
 6838 TEXAS VALLEY ROAD
 KNOXVILLE, TN 37938
 CONTACT: DANIEL COX
 (865) 922-9442



LOCATION MAP



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

CERTIFICATE OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED IN TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE REGULATIONS AND STANDARDS OF THE METROPOLITAN PLANNING COMMISSION REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
 REGISTERED ENGINEER *Cheryl M. Bell*
 TENNESSEE CERTIFICATE NO. 104281



**CONCEPT
 PLAN**

REVISED

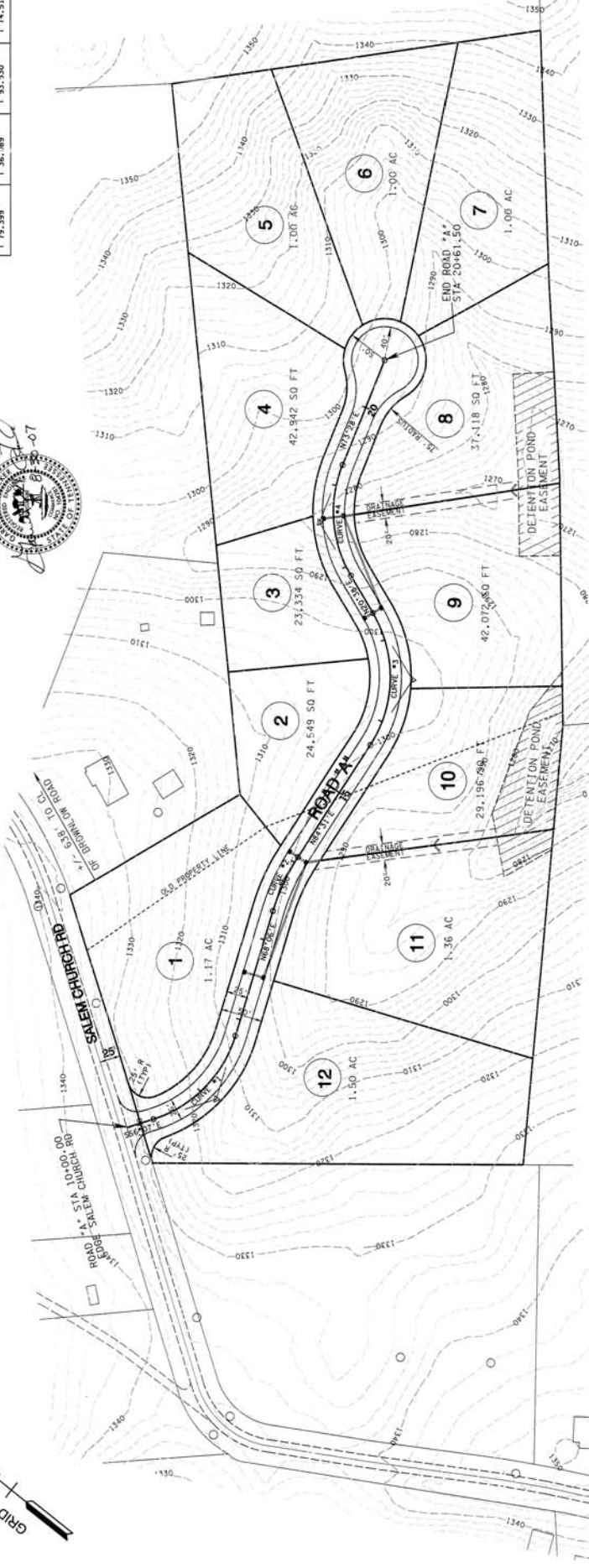
9.5H-01C

9/14/07

CURVE TABLE

CURVE #1	CURVE #2	CURVE #3	CURVE #4
PI 11+13.26 PT 11+13.26 PC 11+13.26 D 387.11 R 150.000 T 79.599	PI 13+27.27 PT 13+27.27 PC 13+27.27 D 387.11 R 150.000 T 79.599	PI 16+61.74 PT 16+61.74 PC 16+61.74 D 387.11 R 150.000 T 79.599	PI 18+62.14 PT 18+62.14 PC 18+62.14 D 387.11 R 150.000 T 79.599

I HEREBY CERTIFY THAT SIGHT DISTANCE OF 300 FEET CAN BE ACHIEVED IN BOTH DIRECTIONS ALONG SALEM CHURCH ROAD FROM THE PROPOSED ENTRANCE.



- NOTES:**
- SIGHT DISTANCE MUST BE 300 FT IN EACH DIRECTION AT ENTRANCE.
 - ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
 - EXISTING CONTOURS FROM K.G.1.2.
 - CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NEW SUBDIVISION REGULATIONS, INCLUDING BUT NOT LIMITED TO, AVENUE STRIPPING, STOP SIGN, ETC.
 - LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
 - TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED FROM THE PROJECT SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
 - a. APPROVED EROSION CONTROL MEASURES SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF EXPOSED AREAS AND SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED TO BE STOCKPILED WITHIN ONE YEAR. APPLY COMPOSTED MULCH TO SOIL STOCKPILED TO PREVENT EROSION. b. CONSTRUCTION SHALL BE SCHEDULED TO AVOID PERIODS OF HEAVY RAIN. c. THE DISTURBED AREA SHALL BE PERMANENTLY RESTORED TO ALL OR BETTER THAN ORIGINAL CONDITIONS AND SHALL BE FREE OF EXCESSIVE EROSION.
 - DEC PERMITS REQUIRED FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP). CONTRACTOR SHALL OBTAIN PERMITS FOR CONSTRUCTION. SUBJECT TO OFFICIAL STREAM DETERMINATION BY DEC.

- VARIANCES**
- VERTICAL CURVE VARIANCE, ROAD 'A' STA 10+50 FROM L=165' TO 107'
 - HORIZONTAL CURVE VARIANCE, ROAD 'A' STA 11+13.26 FROM R=250' TO 150'
 - HORIZONTAL CURVE VARIANCE, ROAD 'A' STA 16+61.74 FROM R=250' TO 150'
 - HORIZONTAL CURVE VARIANCE, ROAD 'A' STA 19+62.14 FROM R=250' TO 150'

SETBACKS: FRONT - 35'
REAR - 25'
SIDE - SINGLE STORY
SIDE - 12 MULTI-STORY

PROPERTY ZONED 'RA'



ENGINEER:
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FAX: (865) 947-7556

DEVELOPER:
C & L DEVELOPMENT, LLC
2005 SHELBY ROAD
KNOXVILLE, TN 37938
CONTACT: DANIEL COY
CONTACT: (865) 922-9442

CIT MAP: 010
PARCELS: 95 & 95/01
DEED REFERENCE: 1942/563
1759/394

PROPERTY ZONED: RA
TOTAL AREA: 13.89 AC
TOTAL NUMBER OF LOTS: 12

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION

DESIGNED BY: JPS/TBF
CHECKED BY: TBF
SCALE: 1" = 60'
FILE NO.: 06/20
DATE: 08/29/07

DESIGNED BY: TBF
CHECKED BY: TBF
SCALE: 1" = 60'
FILE NO.: 06/20
DATE: 08/29/07

SHEET TWO OF **SIX** SHEETS

NO. 2

SUMTER PLACE CONCEPT PLAN

PLAN VIEW GENERAL LAYOUT

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

