



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

▶ **FILE #:** 1-SD-08-C

AGENDA ITEM #: 19

AGENDA DATE: 1/10/2008

▶ **SUBDIVISION:** GARNETT WOODS

▶ **APPLICANT/DEVELOPER:** DERIN HOOD

OWNER(S): Arthur & Sandra Smith

TAX IDENTIFICATION: 172 001 & 00106

JURISDICTION: County Commission District 5

▶ **LOCATION:** Northwest side of Choto Rd., east of Early Morning Ln.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 58.54 acres

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Residences and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land and approved subdivision / PR (Planned Residential)
South: Residences / A (Agricultural)
East: Residences and vacant land / A (Agricultural)
West: Residences and vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 9

SURVEYOR/ENGINEER: Hood Surveying Services

ACCESSIBILITY: Access is via Choto Rd., a minor collector street with a 20' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Joint Permanent Easement (JPE) serving over five lots and not providing required curb and gutter.
2. To reduce the K value for vertical curve with PVI at STA 3+17.60 from 25' to 15'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 and 2 because the JPE will include roadside drainage, serves large lots, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan for 9 detached residential lots subject to 8 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. Place a note on the final plat that all lots will have access only to the internal street system.
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Choto Rd. This may require removal of the existing fence out of the line of sight easement.
6. On the final plat, including a line of sight easement across Lot 8 in order to maintain the required sight

distance along Choto Rd.

7. Prior to certification of the final plat for the subdivision, recording a maintenance agreement for the joint permanent easement.
8. 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.

COMMENTS:

The applicant is proposing to re-subdivide this 58.54 acre property (includes two existing lots) into a detached residential subdivision of 9 lots. The property is zoned A (Agricultural) which has a minimum lot size requirement of one acre. The lots in this subdivision range in size from 3.03 to 11.41 acres.

The proposed subdivision will be served by a Joint Permanent Easement (JPE). The JPE will have a 50' right-of-way with a 22' wide asphalt driving surface. Joint Permanent Easements that serve six or more lots are required to meet street design standards. As designed, the JPE meets all requirements except for the provision of curb and gutter. Due to the large lot sizes and the proposed roadside drainage design, the Knox County Department of Engineering and Public Works is recommending approval of the JPE design without curb and gutter.

A concept plan (3-SA-05-C) had previously been approved by the Planning Commission on March 10, 2005. While the JPE has been constructed, the final plat had not been approved and recorded before the concept plan had expired. The applicant is requesting approval of both the new concept plan and final plat at this meeting.

This subdivision will be served by subsurface sewage disposal systems. The Knox County Health Department has reviewed the proposed concept plan and found the site to be generally suitable for subsurface sewage disposal systems. The Knox County Health Department will be required to approve the final plat designating the nine lots before the plat can be approved by the Planning Commission.

ESTIMATED TRAFFIC IMPACT 113 (average daily vehicle trips)

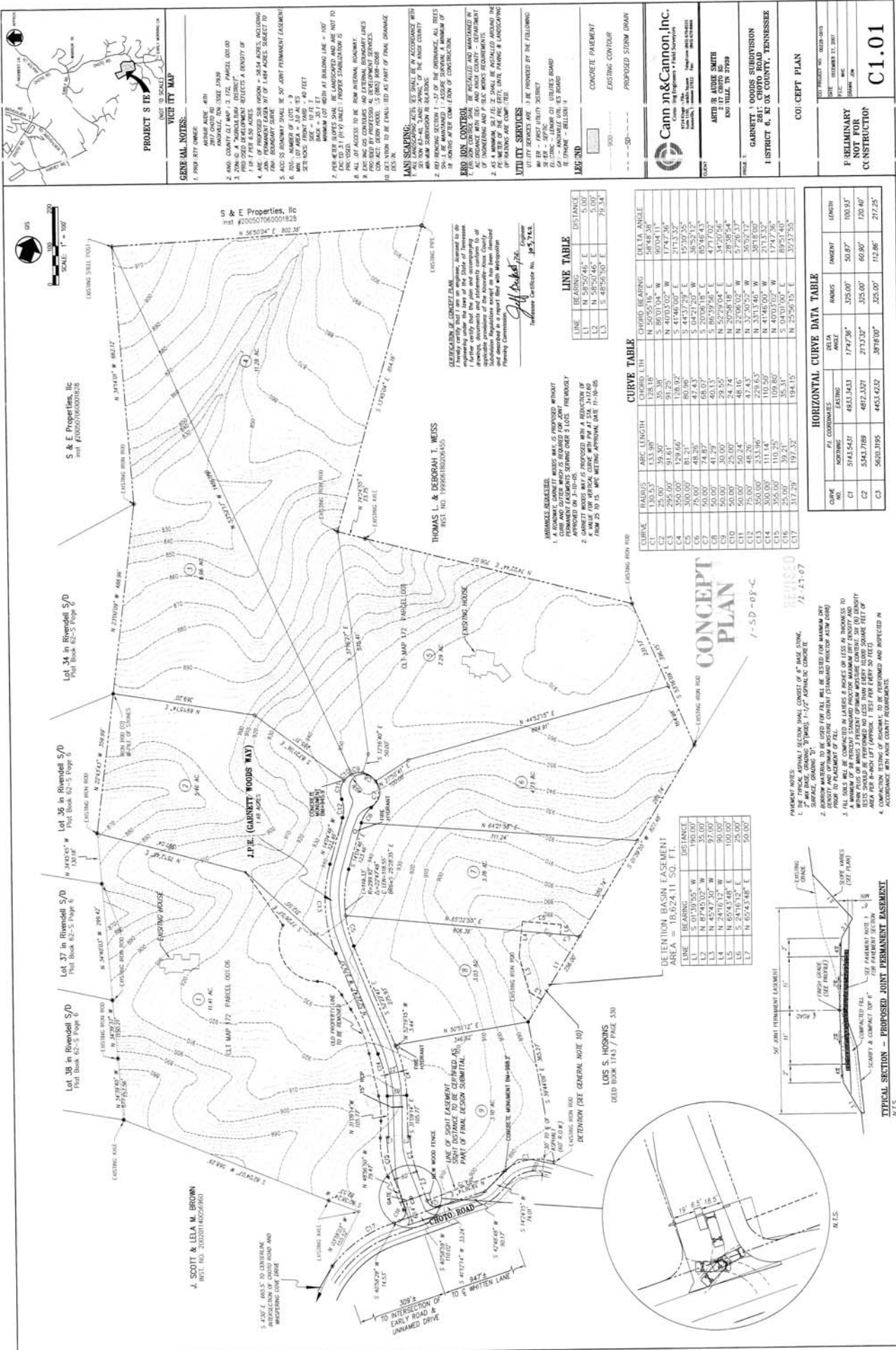
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Farragut Primary/Intermediate, Farragut Middle, and Farragut 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.



PROJECT SITE MAP
NOT TO SCALE
VICTORY MAP

GENERAL NOTES:

1. FROM RTT OWNER.
2. FROM COUNTY G.I.T. MAP, 3. 172, PARCEL 00.00.
3. FROM G.A. MAP, 3. 172, PARCEL 00.00.
4. AREA OF PROPOSED DRIVE (30'-36.54' ACRES, INCLUDING 1.88 ACRES) IS SUBJECT TO 10% DENSITY PERMANENT EASEMENT.
5. ACCESS EASEMENT SHALL BE 50' WIDE PERMANENT EASEMENT.
6. 20% MINIMUM OF 10% ±.
7. SETBACKS: FRONT YARD - 40 FEET; SIDE - 25 FT.
8. MINIMUM LOT WIDTH AT BUILDING LINE = 100'.
9. ALL UTILITIES SHALL BE DEEPER THAN 48" BELOW FINISHED GRADE.
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LAND SCAPING:

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EROSION CONTROL:

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UTILITY SERVICES ARE TO BE PROVIDED BY THE FOLLOWING:

- WATER - FIRST UTILITY DISTRICT
- SEWER - FIRST UTILITY DISTRICT
- ELECTRIC - MEMPHIS LIGHT & POWER
- TELEPHONE - BELLSOUTH
- CABLE - COMCAST

CONCRETE PAVEMENT
EXISTING CONTOUR
PROPOSED STORM DRAIN

Cannon & Cannon, Inc.
Civil Engineering & Surveying
1000 N. GAY ST., SUITE 100
MEMPHIS, TN 38103
PH: 901.525.1100
WWW.CANNONANDCANNON.COM

ARTHUR J. SMITH
2117 CHURCH ST.
KNOXVILLE, TN 37919

GARNETT, GORDON SUBDIVISION
1. DISTRICT 6, IN DEKALB COUNTY, TENNESSEE

CONCEPT PLAN

PRELIMINARY NOT FOR CONSTRUCTION

C1.01

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 58°25'46" E	5.00'
L2	N 58°25'46" E	5.00'
L3	S 48°25'50" E	79.34'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LTH	CHORD BEARING	DELTA ANGLE
C1	130.53'	133.98'	128.19'	N 50°55'16" E	58°48'36"
C2	25.00'	39.30'	35.35'	N 40°03'00" W	17°47'36"
C3	300.00'	129.66'	128.92'	S 41°46'00" W	21°13'32"
C4	300.00'	81.21'	80.96'	S 44°32'29" E	15°29'25"
C5	75.00'	48.26'	47.43'	S 04°27'20" W	38°26'13"
C6	50.00'	74.87'	68.13'	S 80°39'56" E	47°17'02"
C7	50.00'	30.00'	29.55'	N 52°29'04" E	34°20'06"
C8	50.00'	25.00'	24.74'	N 20°08'10" E	28°36'54"
C9	75.00'	50.24'	48.16'	N 22°06'02" W	57°26'37"
C10	300.00'	111.14'	110.50'	N 53°13'46" W	38°18'00"
C11	355.00'	110.25'	109.85'	N 41°46'00" W	21°13'32"
C12	25.00'	39.21'	35.31'	S 04°30'00" E	17°47'36"
C13	317.29'	197.32'	194.15'	N 23°28'12" E	35°23'55"

HORIZONTAL CURVE DATA TABLE

CURVE NO.	PC COORDINATES	DELTA ANGLE	RADIUS	TANGENT	LENGTH
C1	544.5431	174°26'	325.00'	50.87'	103.91'
C2	534.5189	491°23'02"	325.00'	60.90'	120.40'
C3	5620.1955	445.4232	325.00'	112.86'	217.25'

DEFINITION OF CONCRETE PAVEMENT:
A heavy artificial surface of concrete or asphalt concrete, laid on a prepared subgrade, and intended to support the weight of vehicles and other loads, and to provide a smooth, durable, and skid-resistant surface for the travel of vehicles.

EROSION CONTROL:
A series of measures designed to prevent or reduce the loss of topsoil and other soil resources from the site of a construction project, and to prevent sediment from entering adjacent water bodies.

CONCEPT PLAN
1-5-D-05-C

DETENTION BASIN EASEMENT
AREA = 18,624.11 SQ. FT.

TYPICAL SECTION - PROPOSED JOINT PERMANENT EASEMENT

CONCRETE PAVEMENT
EXISTING CONTOUR
PROPOSED STORM DRAIN

UTILITY SERVICES ARE TO BE PROVIDED BY THE FOLLOWING:

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EXISTING CONTOUR
PROPOSED STORM DRAIN

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