



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

▶ **FILE #:** 7-SA-08-C

AGENDA ITEM #: 16

AGENDA DATE: 7/10/2008

▶ **SUBDIVISION:** CASTLE PINES, REVISED

▶ **APPLICANT/DEVELOPER:** J.K. RYMER HOMES

OWNER(S): J. K. Rymer Co., Inc.

TAX IDENTIFICATION: 135 B B 035.01

JURISDICTION: County Commission District 9

▶ **LOCATION:** Northwest side of Maloney Rd., southwest side of Belt Rd.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 1.95 acres

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

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Attached and detached 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:** 0

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. Roadway grade variance from 12% to 14.74%, STA 1+35 to STA 4+35.
2. Vertical curve length variance from 318.5' to 200', at STA 1+35 (Castle Pines Ln.)
3. Horizontal curve length variance from 250' to 100', STA 0+03 to STA 0+89 (Castle Pines Ln.)
4. Horizontal curve length variance from 250' to 225', STA 2+27 to STA 6+06 (Castle Pines Ln.)
5. Horizontal curve length variance from 250' to 150', STA 7+50 to STA 9+35 (Castle Pines Ln.)
6. Intersection spacing variance on Maloney Rd. between Castle Pines Ln. and Belt Rd. from 300' to 217'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 - 6 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Certification on the final plat by the applicant's surveyor that there is at least 300 feet of sight distance in both directions along Maloney Rd. at the subdivision entrance.
5. 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.
6. Grading the bank along the proposed entrance per Knox County Department of Engineering and Public Works.
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.

COMMENTS:

The applicant is proposing to re-align Castle Pines Ln., in the previously approved Castle Pine Subdivision. In November of 2007, MPC approved 40 attached and 2 detached residential lots on this 20.28 acre tract (11-SB-07-C/11-D-07-UR & 5-SB-07-C/5-C-07-UR).

Access to the subdivision will be from Maloney Rd. The applicant will be required to note on the concept plan that the required 300' of sight distance at the subdivision entrance will be certified prior to design plan approval. As per the Knox County Department of Engineering and Public Works, additional grading of the bank along the frontage road and entrance into the subdivision will be required in order to improve sight distance.

ESTIMATED TRAFFIC IMPACT: 447 (average daily vehicle trips)

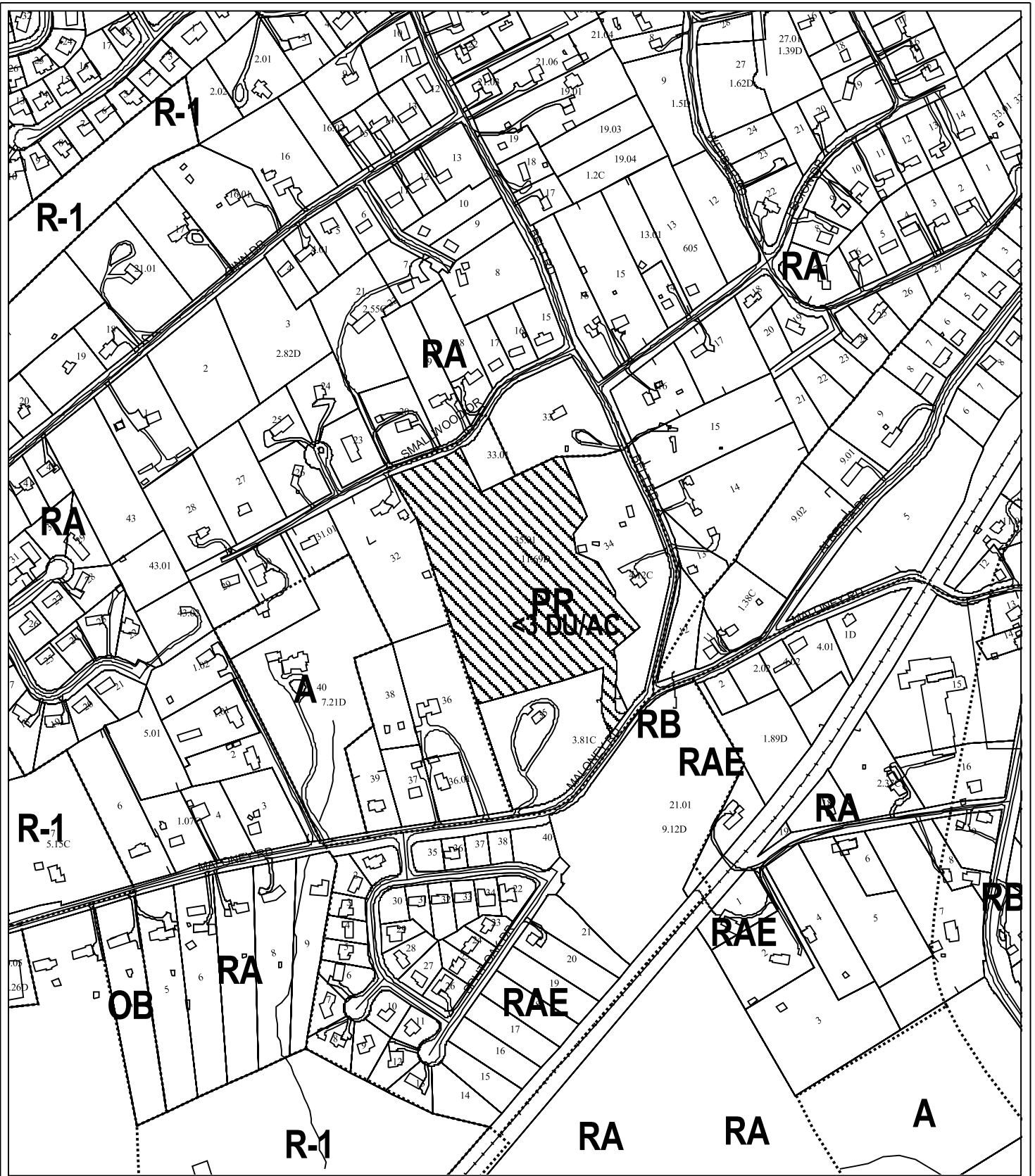
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Mount Olive Elementary, South-Doyle Middle, and South-Doyle 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-SA-08-C
CONCEPT PLAN

Subdivision: Castle Pines, Revised

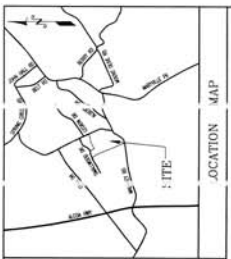
Map No: 135

Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 06/24/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





APPROVED: [Signature]
 DATE: 6/21/08
 PLANNING COMMISSION
 1000 BIRMINGHAM BLVD., SUITE 200
 KNOXVILLE, TN 37919
 PHONE: (615) 528-6500

REVIS: D
 7-2A-08 C

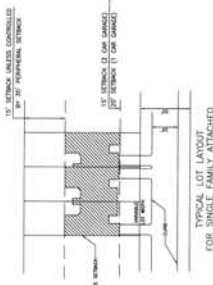
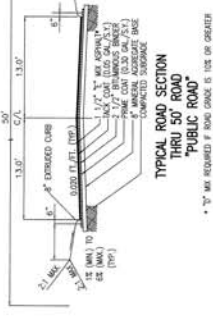
DESIGNED BY:
 J. K. BYRN, P.E.
 6200 MAUM JR.
 KNOXVILLE, TN 37919
 PHONE: (615) 528-6500



1	REVISION	DATE	BY
2	REVISION	DATE	BY
3	REVISION	DATE	BY

REVISED CC ACCEPT PLAN FOR
CASTLE PINES S/I
 CITY MAP 1588, PART OF PARCELS 1, 2, 3 & 4
 DISTRICT 9, KNOX COUNTY, TN
 CONTOUR INTERVAL: 2', 8', 4'
 SHEET 1 OF 2 SHEETS

DATE: 6/21/08
 DRAWN BY: JKB
 CHECKED BY: JKB
 APPROVED BY: [Signature]
 DATE: 6/21/08



TYPICAL ROAD SECTION THRU 50' ROAD "PUBLIC ROAD"
 * 1/2" MIN. REQUIRED IF BUMP GRADE IS USED OR GREATER

- NOTES:
1. DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE IN THE FIELD.
 2. ALL DIMENSIONS SHALL BE DIMENSIONS UNLESS OTHERWISE NOTED.
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SEE REFERENCES NEAR APPROXIMATELY
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 KNOXVILLE, TN 37919
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