



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

▶ **FILE #:** 11-SH-08-C

AGENDA ITEM #: 19

AGENDA DATE: 11/13/2008

▶ **SUBDIVISION:** LECONTE VISTA

▶ **APPLICANT/DEVELOPER:** MATT SPRINKLE

OWNER(S): William Harry Sherrod

TAX IDENTIFICATION: 99 100 & 101

JURISDICTION: County Commission District 8

▶ **LOCATION:** East side of Kelly Ln., south of Kodak Rd.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Holston and French Broad

▶ **APPROXIMATE ACREAGE:** 24.05 acres

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Residential subdivision

SURROUNDING LAND USE AND ZONING:
 North: Church / A (Agricultural)
 South: Residential subdivision / PR (Planned Residential)
 East: Residential subdivision / PR (Planned Residential)
 West: Residences & agricultural property / A (Agricultural)

▶ **NUMBER OF LOTS:** 18

SURVEYOR/ENGINEER: Land Development Solutions

ACCESSIBILITY: Access is via Kelly Ln., a local street with a 14-15' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance from 250' to 150' from STA 5+45.03 to STA 7+70.93.
2. Horizontal curve variance from 250' to 150' from STA 9+96.95 to STA 12+57.45.
3. Vertical curve variance at STA 1+35.39 from 225' to 153'.
4. Vertical curve variance at STA 4+66.98 from 600' to 480'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-4 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 the following 12 conditions:

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Widening Kelly Ln. along the frontage of the subject property to 20' and dedicating 25' of right-of-way from the centerline of Kelly Ln.
4. If it is determined that there is sufficient right-of-way - (this includes both sides of Kelly Ln.) - between the

subject property and Kodak Rd., the applicant will be required to widen Kelly Ln. from the proposed entrance up to Kodak Rd.

5. Place a note on the design plan that intersection grades of 3% or less as shown on the plan have been approved by the Knox County Dept. of Engineering and Public Works.
6. Place a note on the final plat that access to the proposed lots will be via the internal street system only.
7. Dedicating sight distance easements on lots 15 and 16 as per requirements of the Knox County Dept. of Engineering and Public Works.
8. Typical section on the road profile will require "D" Mix and 8" extruded curb as per requirements of the Knox County Dept. of Engineering and Public Works.
9. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
10. Submitting a detailed plan on the proposed entrance including the gate as per requirements of the Knox County Fire Marshall's Office.
11. Identifying driveway locations on lots fronting the two curves along LeConte Vista Way.
12. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC Staff.

COMMENTS:

The applicant is requesting approval of an 18 lot residential subdivision on this 24.05 acre site at a density of 1.34 du/ac. A concept plan was approved for this property in August of 2008 (7-SB-08-C/7-B-08-UR); however, since that time the developer of the property has decided to relocate the entrance closer to Kodak Rd. These two tracts were originally included in the concept plan for the River Island Subdivision. Since that time, the applicant has decided to develop this 24.05 tract separately.

Access to the site is off Kelly Ln., which currently has a pavement width of 14'. According to KGIS, the existing right-of-way width of Kelly Ln. is approximately 40' from the proposed property up to Kodak Rd. The applicant will be required to determine whether or not 40' of right-of-way or any additional right-of-way is in fact available for improvements. If it is determined that there is sufficient right-of-way along either sides of Kelly Ln., the applicant will be required to improve Kelly Ln. to 20' from the proposed entrance up to Kodak Rd. If it is determined that there is not sufficient right-of-way to make improvements from the proposed entrance up to Kodak Rd., the applicant will only be responsible for improvements along the full frontage of the subject property.

ESTIMATED TRAFFIC IMPACT: 214 (average daily vehicle trips)

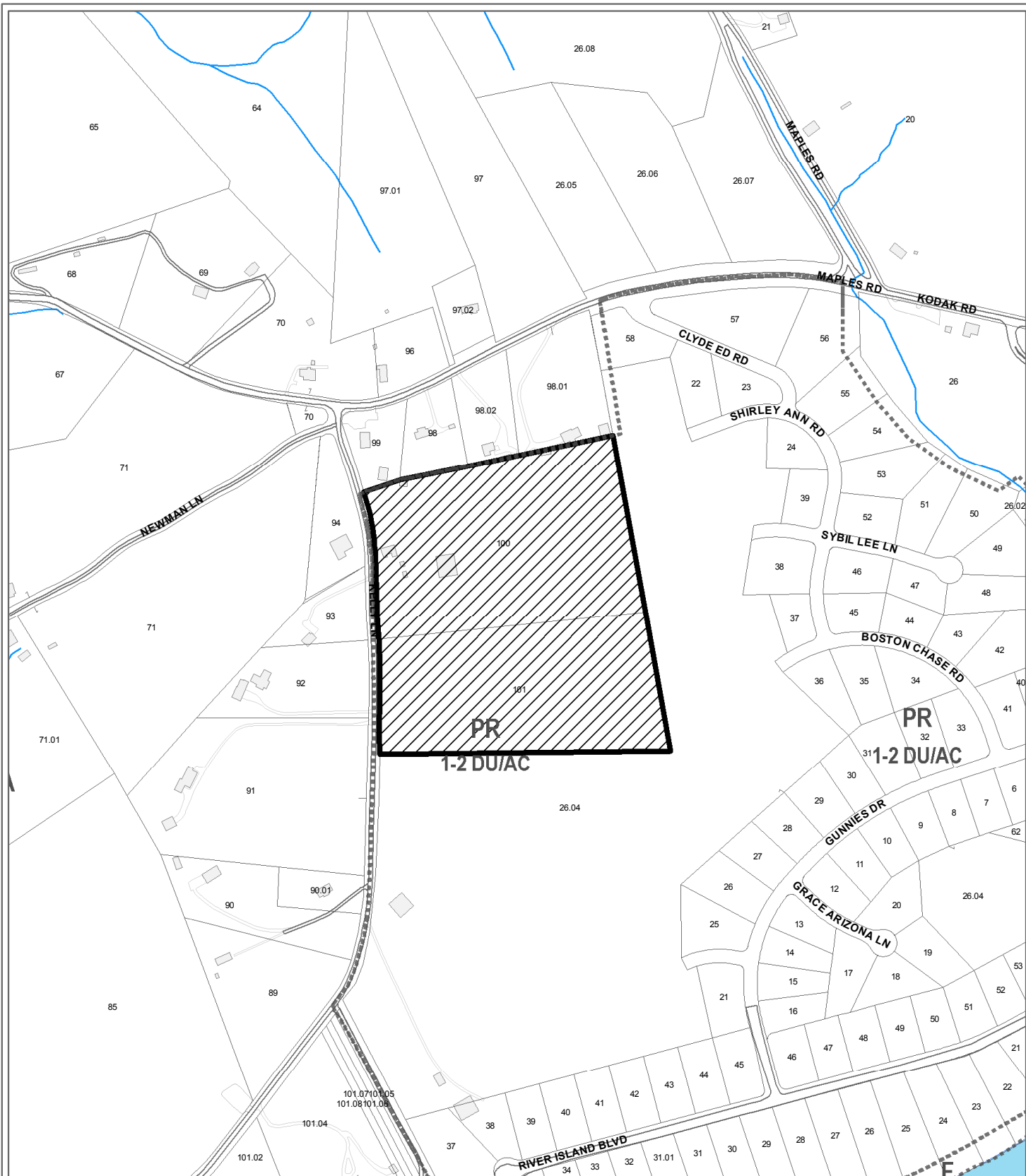
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 7 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Carter Elementary, Carter Middle, and Carter High.

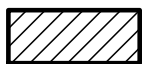
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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.



**11-SH-08-C
CONCEPT PLAN**

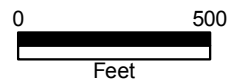
Subdivision: LeConte Vista



Approval of Concept Plan

Original Print Date: 10/29/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 99
Jurisdiction: County





PRELIMINARY FOR REVIEW ONLY

LECONTE VISTA

2819 KELLY LANE
KODAK, TN 37764

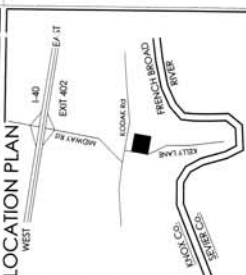
CONCEPT PLAN OF LECONTE VISTA

DATE: 11/13/08
ISSUED: 11/13/08
REVISION(S): 10-1-08
SCALE: 1"=31'-08"
MPC COMMENTS
FILE

C-1

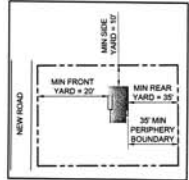
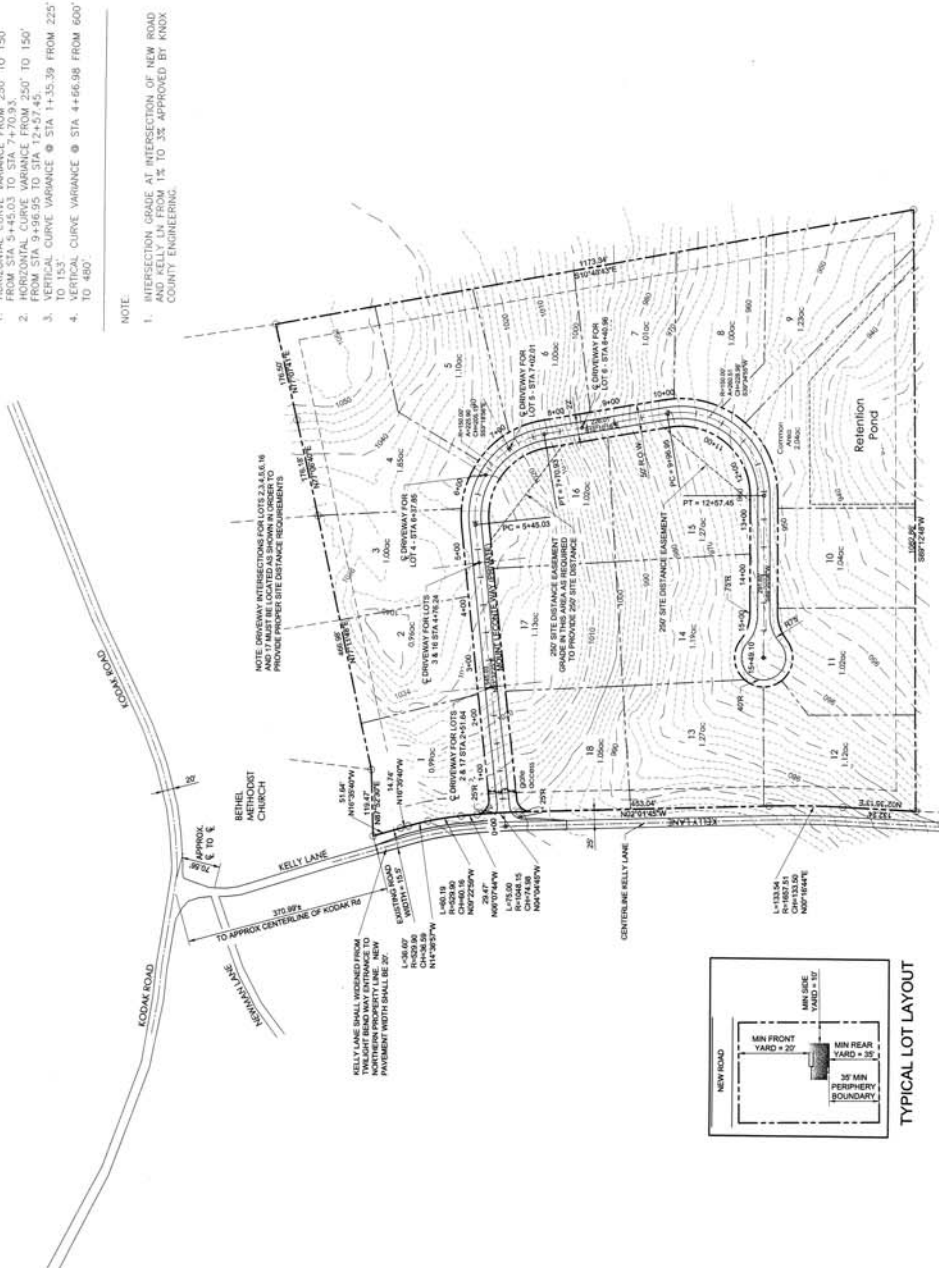
PROPERTY DATA
PROPERTY ADDRESS: 2819 KELLY LANE
KODAK, TN 37764
SITE ZONING: R9 1-2 DU/JAC
MUNICIPAL JURISDICTION: KING, TN
COMBINED ACREAGE: 24.05 (1.047, 46.1 + 49)
PLAT: 60L-24, 60S-2
PARCEL ID: 099, 100 & 101
DEED: 20041007-0029 999
SETBACKS: 45 FEET
FRONT: 210 FEET
SIDE: 10 FEET
REAR: 35 FEET

GRAPHIC LEGEND
PROPERTY LINE
EXISTING ROAD
NEW BUILDING EDGE
EXISTING CONTOURS



- VARIANCES REQUESTED:**
- HORIZONTAL CURVE VARIANCE FROM 250' TO 150'
 - HORIZONTAL CURVE VARIANCE FROM 250' TO 150'
 - VERTICAL CURVE VARIANCE @ STA 11+35.39 FROM 225' TO 153'
 - VERTICAL CURVE VARIANCE @ STA 4+66.98 FROM 600' TO 480'

NOTE:
INTERSECTION USAGE AT INTERSECTION OF NEW ROAD AND KELLY LANE FROM 1% TO 3% APPROVED BY KING COUNTY ENGINEERING.

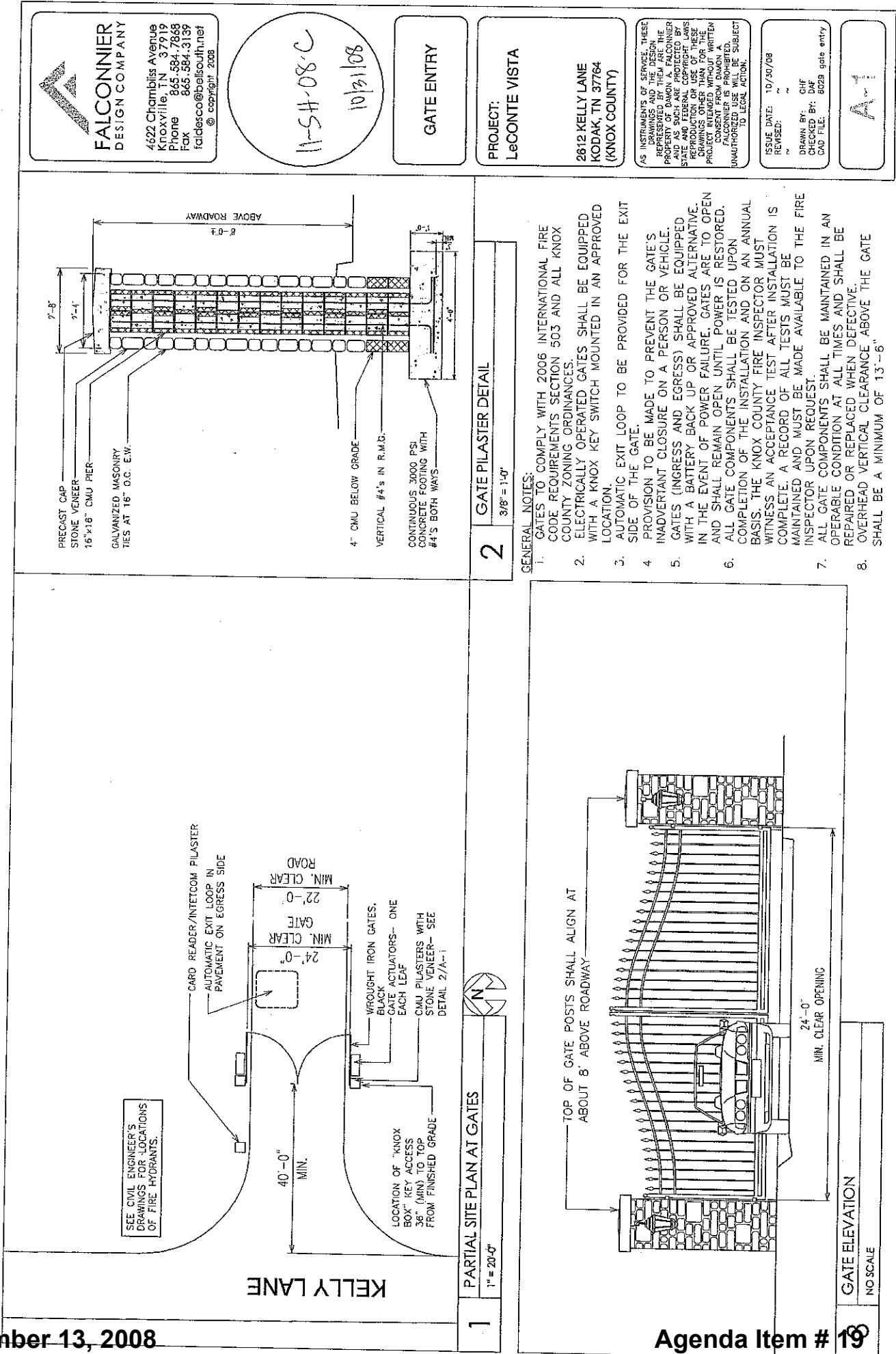


REVISED
11-SH 08-C
LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE K - KNOXVILLE, TENNESSEE 37922
PH. 865-671-2581 LOS PROJECT NO. 208046



C-1 CONCEPT PLAN
1" = 100'

1 2 3 4 5 6



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11-54-08.C
10/31/08

GATE ENTRY

PROJECT:
LeCONTE VISTA

2812 KELLY LANE
KODAK, TN 37764
(KNOX COUNTY)

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ISSUE DATE: 10/30/08
REVISIONS:
DRAWN BY: GHF
CHECKED BY: DAF
DWG FILE: 8028_gate entry

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