

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

▶ **FILE #:** 4-SA-09-C **AGENDA ITEM #:** 12  
 4-C-09-UR **AGENDA DATE:** 4/9/2009

▶ **SUBDIVISION:** WALTERS LANDING  
 ▶ **APPLICANT/DEVELOPER:** AEMC  
 OWNER(S): Sugar Properties, LLC

TAX IDENTIFICATION: 68 H B 01901-01909  
 JURISDICTION: County Commission District 6

▶ **LOCATION:** North side of Keck Rd., northeast of Lacy Rd.

SECTOR PLAN: Northwest City  
 GROWTH POLICY PLAN: Planned Growth Area  
 WATERSHED: Knob Fork Creek

▶ **APPROXIMATE ACREAGE:** 1.9 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** A subdivision containing 6 duplexes (12 dwelling units)

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural, CB and C-6 commercial. The predominant use in the area is single family dwellings. The commercial zoned land to north of the site, fronting on Callahan Dr., has not been developed.

▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: AEMC Applied Engineering

ACCESSIBILITY: Access is via Keck Rd., a local street with a pavement width of 21' within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the concept plan subject to 10 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
3. Minimum Floor Elevations for lots 1-4 will be established by the Knox County Dept. of Engineering and Public Works
4. Place a note on the development plan that all lots will have access from the internal street system only
5. Certify 300' of sight distance in both directions at the intersection of George Walter Wy. and Keck Rd.
6. Provide sight distance easements on lots 1 and 6 as may be required by the Knox County Dept. of Engineering and Public Works
7. Engineered footing/foundation plans are required for each lot in the subdivision unless the lot is specifically

- exempted from this requirement by the Knox County Dept. of Engineering and Public Works
- 8. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
- 9. Dedication of the required 25' of right-of-way from the center line of Keck Rd.
- 10. 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 MPC Staff.

► **APPROVE the request for a duplex to be built on each of the 6 proposed lots as shown on the development plan subject to 2 condition**

- 1. Meeting all applicable requirements of the Knox county Zoning Ordinance
- 2. Installation of the landscaping as shown on the development plan within six months of the issuance of an occupancy permit for each duplex

With the conditions noted, this request meets all the requirements of the RA zone and the other criteria for approval of a use on review

**COMMENTS:**

This site was the subject of a previously approved concept plan and final plat. In 2005, the site was approved for 8 lots. The site has been developed with the required utilities, and the joint permanent easement has been constructed. This applicant is now proposing to reduce the lot count down to a total of six lots. Additionally, the applicant is now requesting approval of a use on review in order to be able to place a duplex on each of the proposed lots rather than the originally proposed detached dwellings. All of the lots will have access to George Walter Wy. The applicant's engineer will have to certify that 300' of sight distance is provided at the entrance to the development and establish sight distance easements on lots 1 and 6 as may be required by the Knox County Dept. of Engineering and Public Works. Some of the lots adjoin a small creek. The Knox County Dept. of Engineering and Public Works will require minimum floor elevations (MFE) and a creek buffer be established for those lots. Through the review process, staff has learned that a portion of the site has been filled with uncompacted material. Staff will require the applicant's engineer to design footings/foundations for the structures that are proposed in the areas where the fill has been placed.

The RA (Low Density Residential) zoning of this site was approved by the Knox County Commission on March 28, 2005. Duplexes are a use that may be permitted, with MPC's approval, in the RA zone. Staff recommends approval of the request for duplexes on this site because of the close proximity to Callahan Rd. and the C-6 and CB commercial zoning that adjoins the site.

**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. Hallsdale-Powell Utility District has provided water and sewer, and KUB has provided electrical and natural gas service to the site.
- 2. Any school age children living in this development are presently zoned to attend Powell Elementary, Powell Middle, and Powell High Schools.
- 3. The proposed duplex is compatible with the existing uses and development density and the zoning in the area. The predominant use in the area is detached dwellings.
- 4. Drainage will be directed into the existing drainage ways on this site. Stormwater detention, grading and drainage plans will be required that meet Knox County's regulations.

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

- 1. The proposed duplex development meets the standards for development within the RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.

**CONNFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

- 1. The Northwest City Sector Plan identifies this property for low density residential use. The RA zoning approved for this site at the March 2005 Knox County Commission meeting allows duplex development with the approval of MPC.

ESTIMATED TRAFFIC IMPACT 142 (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.

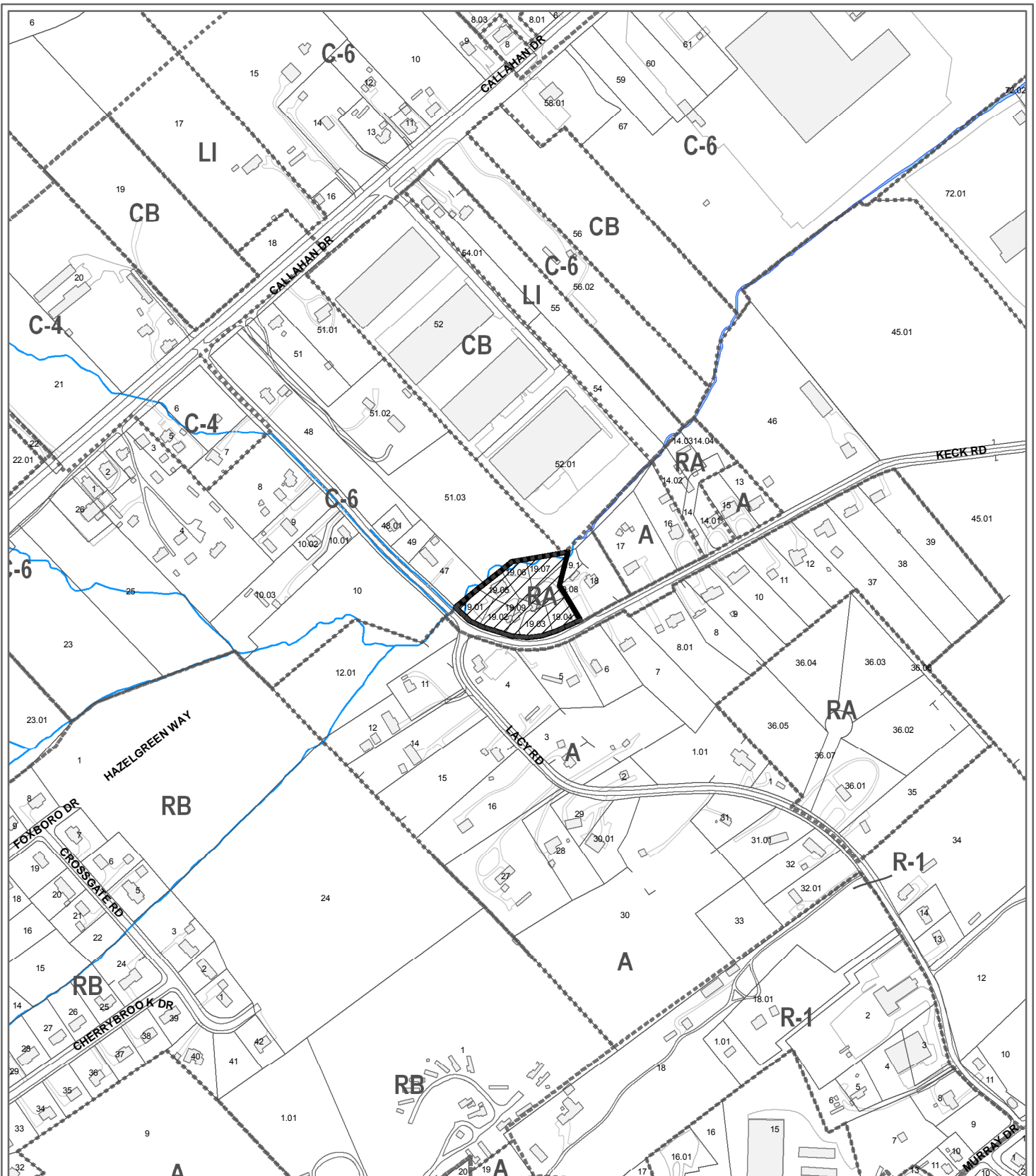
ESTIMATED STUDENT YIELD: 1 (public and private school children, ages 5-18 years)

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

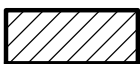
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**4-SA-09-C / 4-C-09-UR  
CONCEPT PLAN/USE ON REVIEW**



Undefined in RA (Low Density Residential)

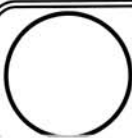
Petitioner: AEMC  
Walters Landing

Map No: 68

Jurisdiction: County

Original Print Date: 3/30/2009  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**APPLIED ENGINEERING & MANAGEMENT CORPORATION**  
 2111 WOODSON DRIVE, SW  
 KNOXVILLE, TN 37920  
 (615) 588-6555

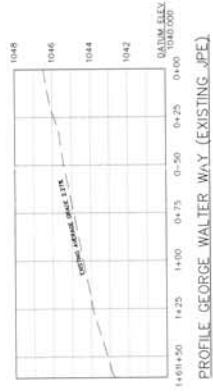
**CONCEPT PLAN**  
 WALTERS LANDING  
 KNOX COUNTY  
 TENNESSEE

DATE	02/09		
SCALE	1" = 20'		
CHECKED BY	BT		
DESIGNED BY	BT		
REVISIONS			
BY	DATE	BY	DATE
DRAWING NO. <b>WLC-003</b>			
SHEET			
<b>CPI</b>			
OF 1			

I, **HERVEY CURTIS**, THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE, I HEREBY CERTIFY THAT THIS PLAN, AND ALL INFORMATION THEREON, WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ACCORDANCE WITH THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS NOTED HEREON, AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.



REGISTERED ENGINEER  
**3/24/09**  
 TENNESSEE CERTIFICATE NO. **13524**

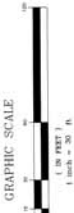


OWNER/DEVELOPER:  
**SUGAR PROPERTIES, LLC**  
 10700 MURDOCK DRIVE  
 KNOXVILLE, TN 37932  
 PHONE 865-671-9196  
 CONTACT: GARY DUNCAN

REVIS: D  
 3/25/09  
 4-28-09-01  
 4-28-09-02

- MAS PARCEL
- 068 HB 019.01
- 068 HB 019.02
- 068 HB 019.03
- 068 HB 019.04
- 068 HB 019.05
- 068 HB 019.06
- 068 HB 019.07
- 068 HB 019.08
- 068 HB 019.09

- NOTES:**
- SUBDIVISION CONTAINS 1.94 ACRES DIVIDED INTO 6 LOTS.
  - JOINT PERMANENT EASEMENT IS EXISTING.
  - ALL LOTS TO HAVE ACCESS THROUGH INTERNAL .JPE ONLY.
  - VARIANCE REQUESTED FOR LOT WIDTH AT FRONT BUILDING LINE ON LOT 4.
  - WATER BY HALLS-DALE POWELL.
  - SEWER BY HALLS-DALE POWELL.
  - THIS PROPERTY IS ZONED RA.
  - CONTOUR DATA FROM C. CAMPBELL AND ASSOCIATES & AEMC.
  - MINIMUM FLOOR ELEVATION 1033.



- Existing Streets
- Proposed Streets
- Lot Lines
- Proposed Buildings
- Proposed Driveways
- Proposed Parking
- Proposed Access
- Proposed Utilities
- Proposed Easements
- Proposed Other

