



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

▶ **FILE #:** 12-SC-09-C

**AGENDA ITEM #:** 18

**AGENDA DATE:** 12/10/2009

▶ **SUBDIVISION:** ASHLEY MEADOWS

▶ **APPLICANT/DEVELOPER:** SADDLEBROOK, LLC

**OWNER(S):** Saddlebrook, LLC

**TAX IDENTIFICATION:** 90 162.01

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** Southwest side of Gray Hendrix Rd., northwest of Byington-Solway Rd.

**SECTOR PLAN:** Northeast County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Beaver Creek

▶ **APPROXIMATE ACREAGE:** 10.99 acres

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

▶ **EXISTING LAND USE:**

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** Zoning in the area consists of I industrial, A agricultural & RA residential. Development in the area consists of detached dwellings and a mobile home park

▶ **NUMBER OF LOTS:** 42

**SURVEYOR/ENGINEER:** Ideal Engineering Solutions

**ACCESSIBILITY:** Access is via Gray Hendrix Rd., a local street with a pavement width of 17' to 19' within a 40' right-of-way or Hodge Rd., a local street with a pavement width of 11' - 12' within a 30' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Reverse curve tangent variance from 50' to 0' at sta 1+45.29 of Road A.

**STAFF RECOMMENDATION:**

▶ **APPROVE variance 1 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 10 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Certification on the final plat by the applicant's engineer that there is 300' of sight distance at the proposed subdivision entrance on Gray Hendrix Rd. and at the proposed driveway location for lot 42
5. Prior to certification of the final plat for the subdivision, establishing a property owners association for the purpose of maintaining the storm water drainage system.
6. Place a note on the final plat that all lots excepts lot 42 will be access from the internal road system only

7. Provision of traffic calming as shown on the plan and as may be required by the Knox County Dept. of Engineering and Public Works
8. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
9. Provision of stream buffers as required by the Knox County Dept. of Engineering and Public Works and the Tenn. Dept. of Environment and Conservation
10. 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:**

This same applicant received approval of this concept subdivision plan and use on review in 2007 (8-SB-07-C). If no final plats are approved for a project, the concept plan is good for up to two years. The approved concept subdivision is timed out because the applicant did not submit any final plats for review for this project in the allotted time.

ESTIMATED TRAFFIC IMPACT 467 (average daily vehicle trips)

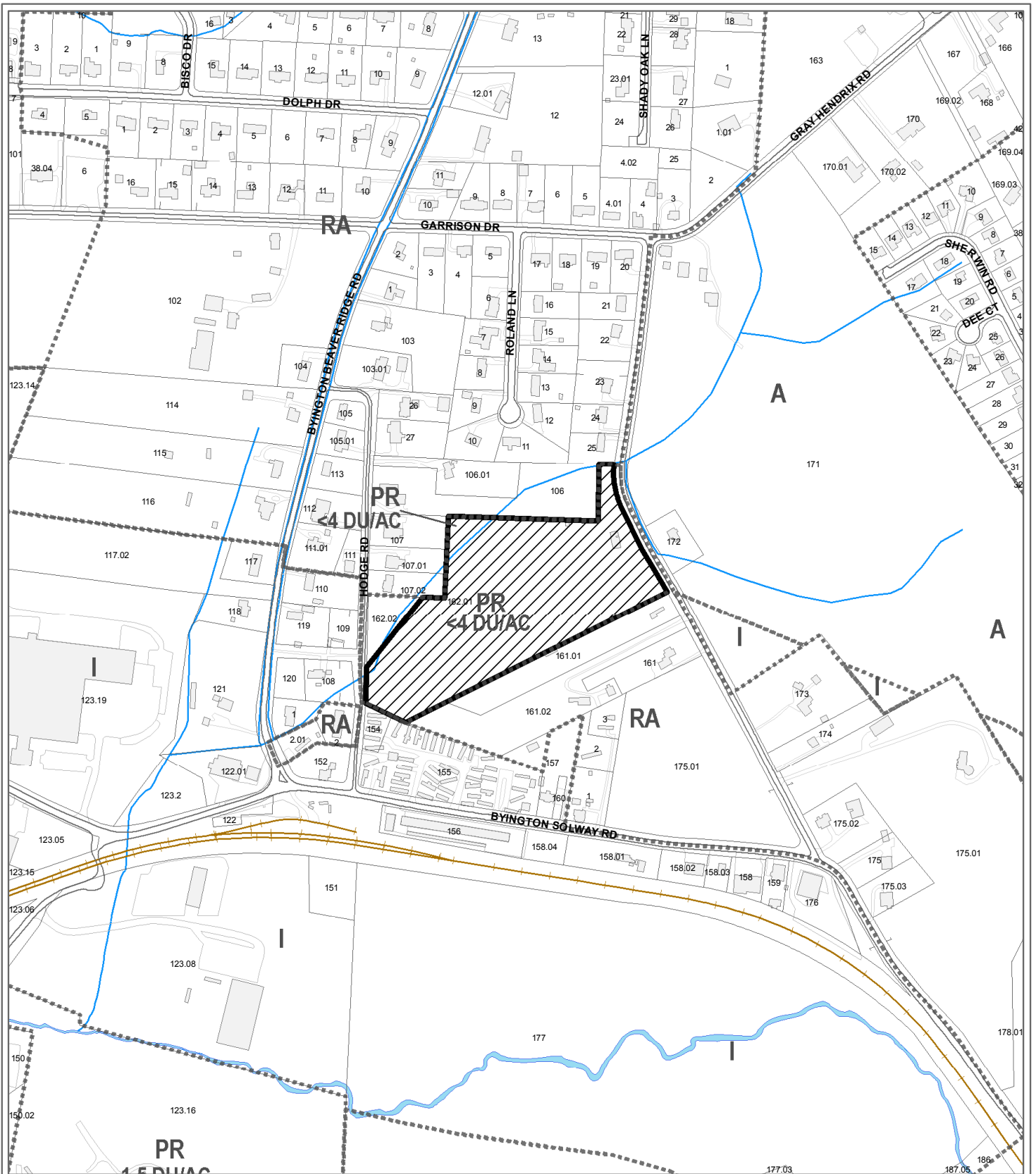
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

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



**12-SC-09-C  
CONCEPT PLAN**

Subdivision: Ashley Meadows

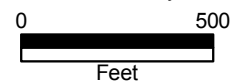


Approval of Concept Plan

Map No: 90

Jurisdiction: County

Original Print Date: 11/19/2009      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





VICINITY MAP

- GENERAL NOTES:**
1. CONFORMANCE TO ALL UTILITY LOCATIONS OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE SUBMITTER. ALL UTILITIES SHALL BE SHOWN ON THE PLAN AT THE PROPOSED LOCATION. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
  2. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
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- LEGEND:**
- PROPOSED DRAINAGE LINE
  - CATCH BASIN
  - EXISTING OPENING IN CURB



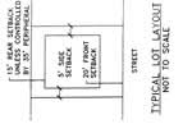
CONCEPT PLAN  
SHEET ONE

ASHLEY MEADOWS  
Knox County, Tennessee

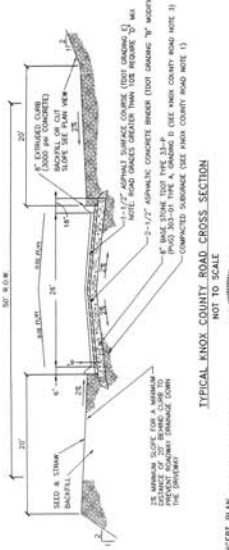
Prepared For:  
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Municipality:  
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and Public Works  
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12-SC-01-C  
REVISED  
11/24/07



REGISTRATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED IN THE STATE OF TENNESSEE, AND THAT THE DRAWINGS, DOCUMENTS AND STATEMENTS CONFORMING TO THE REQUIREMENTS OF THE TENNESSEE ENGINEERING BOARD AND THE TENNESSEE PROFESSIONAL PLANNING COMMISSION.



104905  
Ashley Bryant  
Tennessee Professional Engineer  
10/24/07