



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

▶ **FILE #:** 1-SA-09-C **AGENDA ITEM #:** 16
1-F-09-UR **AGENDA DATE:** 3/12/2009

POSTPONEMENT(S): 1/8/2009-2/12/2009

▶ **SUBDIVISION:** CATE ROAD DEVELOPMENT
▶ **APPLICANT/DEVELOPER:** CATE RD. DEVELOPMENT / WANIS RGHEBI
OWNER(S): Southland Engineering Consultants, LLC

TAX IDENTIFICATION: 66 09904
JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side of Cate Rd., north of E. Emory Rd.

SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area
WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 6.6 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This site is part of an emerging low density residential development area of northwest Knox County occurring under PR, RA and Agricultural zones

▶ **NUMBER OF LOTS:** 31

SURVEYOR/ENGINEER: Southland Engineering Consultants, LLC

ACCESSIBILITY: Access is via Cate Rd., a two-lane, minor collector street with 18' to 20' of pavement within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve variance from 212.5' to 100' at sta 0+80 of Falling Star Ln.
2. Vertical curve variance from 200' to 140' at sta 8+05 of Falling Star Ln.
3. Vertical curve variance from 200' to 120' at sta 1+73 of Starflower Ln.
4. Right-of-way dedication on Cate Rd. from 30' to 25' from centerline
5. Intersection grade variance from 3% to 3.5% on Falling Star Ln and Starflower Ln.

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.
DENY variance 5

APPROVE the Concept Plan subject to 12 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
3. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions on Cate Rd. from the proposed subdivision entrance
4. Change the road profiles to reflect a maximum of 3% grade at the intersections
5. Place a note on the final plat that all lots will have access only to the internal street system
6. Place a note on the final plat that lots 15-17 will have access only to Starflower Ln.
7. Prior to final plat approval, record a line of sight easement across Lot 15 in order to provide the needed sight distance for the curve in Falling Star Ln.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm drainage system and any other commonly held assets
9. Final approval of the rezoning of this site to PR (Planned Residential) at 4.71 du/ac or greater. (MPC recommended 5 du/ac)
10. Provision of 10' side yard setbacks for all lots that front on a street with a grade of 10% or greater or submit for review and approval by the Knox County Dept. of Engineering and Public Works a detailed grading plan for each lot illustrating appropriate drainage control between the proposed dwellings
11. Place a note(s) on the final plat of the variances that have been granted by the Knox County Board of Zoning Appeals
12. 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

► **APPROVE the request for up to 31 detached dwellings on individual lots and a reduction in the peripheral boundary setback from 35' to 15' when adjoining other PR zoned property as shown on the development plan subject to 2 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Obtaining any required variances from the Knox County Board of Zoning Appeals

COMMENTS:

The applicant is requesting approval of a 31 lot residential subdivision on this 6.59 acre site. This property is presently zoned A (Agricultural). MPC recommended rezoning of the site to PR (Planned Residential) at 5 du/ac at its 1/8/2009 meeting. The rezoning will be heard by the Knox County Commission at its regularly scheduled meeting in February.

Access to the site is off of Cate Rd. Due to a dip in the road at the location of the proposed entrance, the Knox County Dept. of Engineering and Public Works has required that the applicant certify that required sight distance at the proposed entrance can be attained.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed residential subdivision development will place minimal additional demand on schools and streets.
2. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
3. The proposed development at a density of 4.71 du/ac, is greater than surrounding development; however, it is consistent with the uses and development found in the area. There are recently developed and developing subdivisions to the north and south along Cate Rd.

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

1. The proposed subdivision development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas. This is a low density residential development within an area designated for low density residential use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan identifies this property as low density residential, slope protection, and stream protection. The PR zoning recommended for this site allows a density up to 5 du/ac. This density is consistent with the Sector Plan and the other development found in the area.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 353 (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.

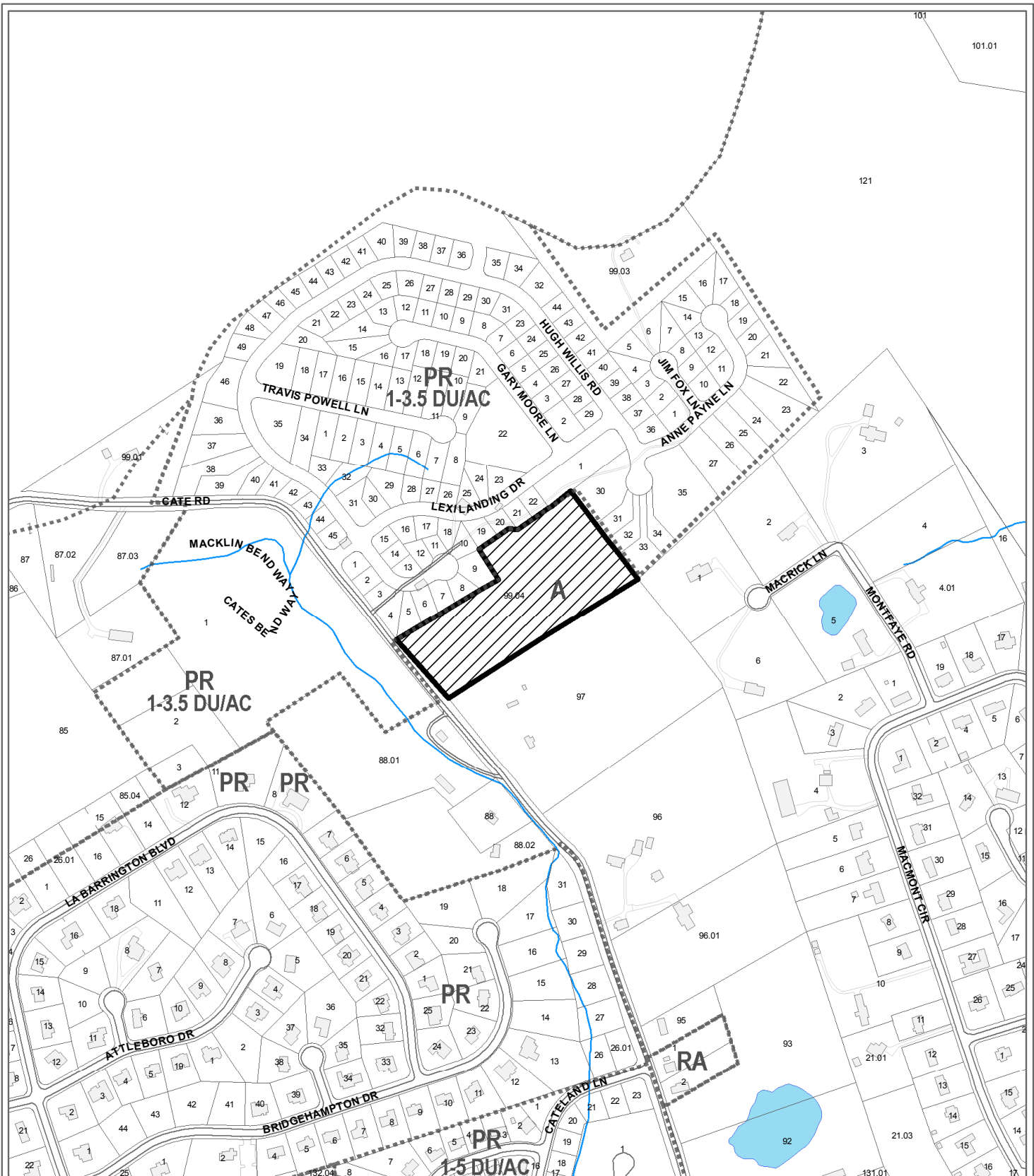
ESTIMATED STUDENT YIELD: 16 (public and private school children, ages 5-18 years)

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

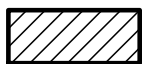
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



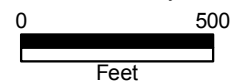
**1-SA-09-C / 1-F-09-UR
CONCEPT PLAN/USE ON REVIEW**



Undefined in PR (Planned Residential) pending

Petitioner: Cate Rd. Development / Wanis Rghebi
Cate Road Development

Map No: 66
Jurisdiction: County



Original Print Date: 12/23/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

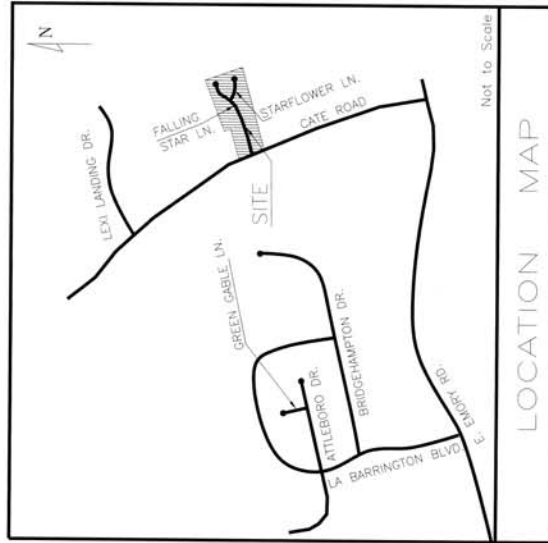
CONCEPT & DEVELOPMENT PLAN
FOR

TWILIGHT COVE SUBDIVISION

CLT MAP 66, PARCEL 94.04
DISTRICT-6, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT PLAN & ROAD PROFILE
3	GRADING & DRAINAGE PLAN
4	STORMWATER POLLUTION PREVENTION PLAN
5	UTILITIES PLAN
6	WATER PLAN
7	SEWER PLAN



LOCATION MAP

DEVELOPER:
SOUTHLAND GROUP, INC.
RUFUS H. SMITH, JR. COMPANY
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37911
PHONE (865) 694-7756
FAX (865) 693-9699



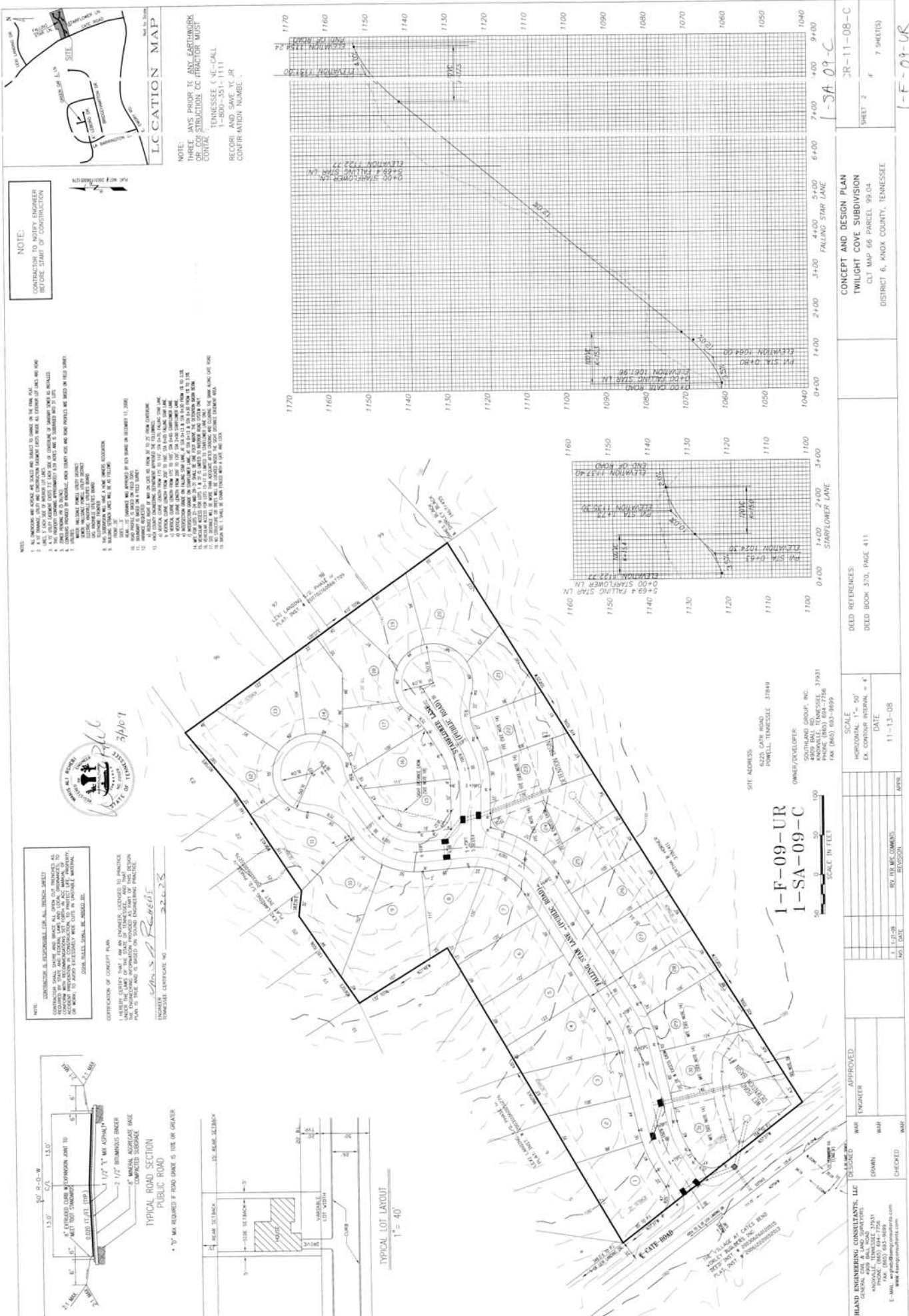
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3-2-07

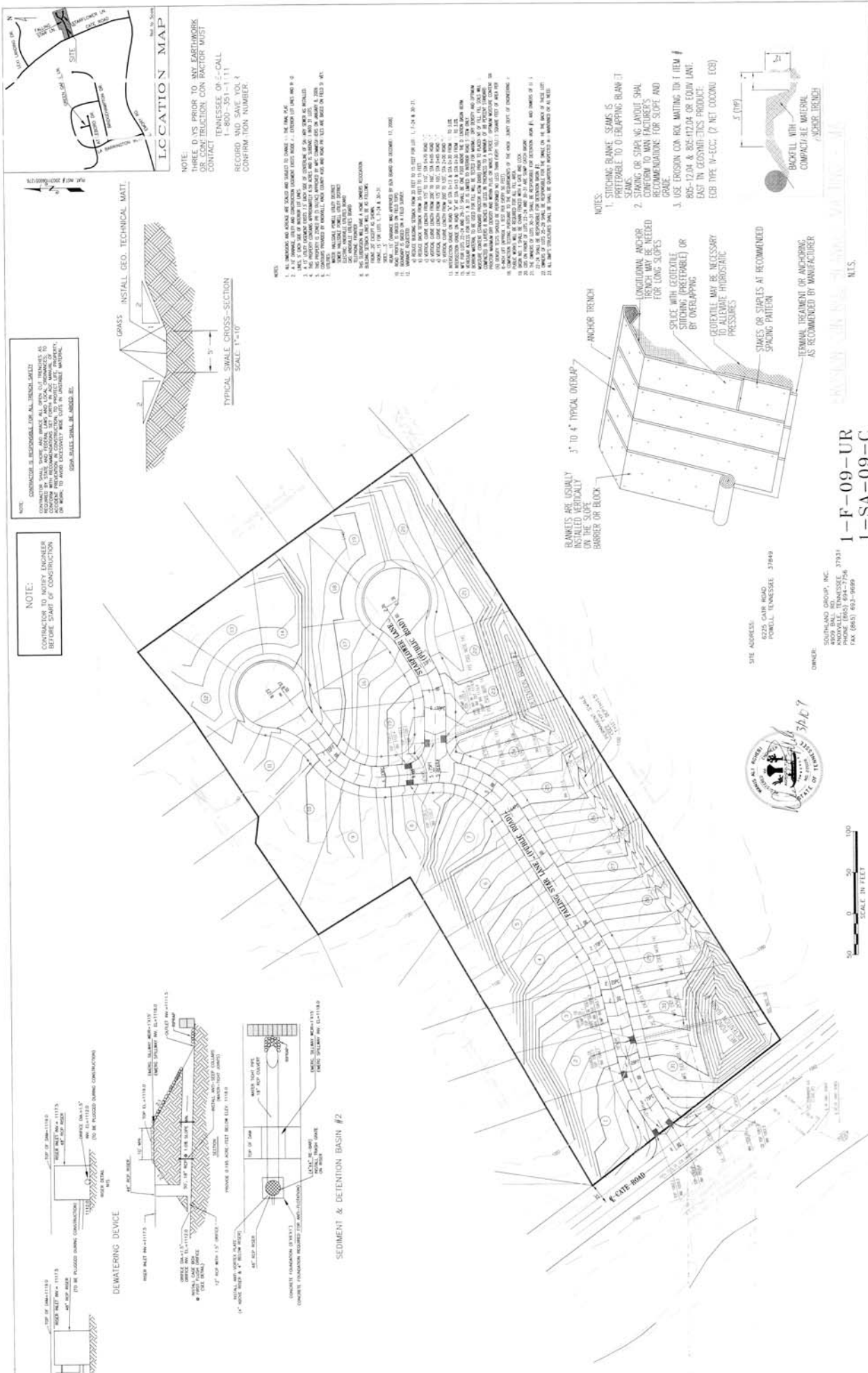
SOUTHLAND ENGINEERING CONSULTANTS, LLC
4025 BALL ROAD
KNOXVILLE, TN 37911
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: engineering@southlandinc.com
www.southlandinc.com

NOV. 18, 2008

1-SA-09-C

SHEET 1 OF SHEETS
CR-11-08-TS



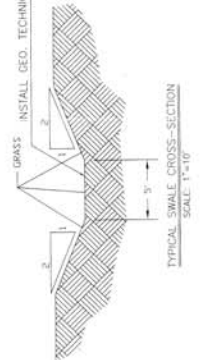


NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TECHNICAL SHEETS
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION
ACCIDENT INVESTIGATION IN CONNECTION WITH THIS PROJECT. THE PROPERTY
OR WORK TO AVOID EXCESSIVE WEAR USE IN DRAINAGE MATERIAL.
SHEET SHALL BE AS SHOWN BY:

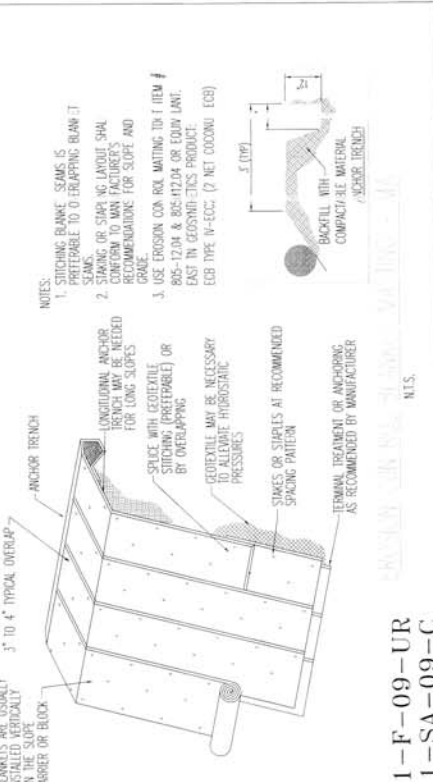
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SHEET SHALL BE AS SHOWN BY:



LOCATION MAP
NOTE: 0 IS PRIOR TO ANY EROSION CONTROL MEASURES. CONSTRUCTION MUST CONTACT TENNESSEE DEPARTMENT OF TRANSPORTATION, DISTRICT 6, KNOX COUNTY, TENNESSEE. RECORD NO. SA-09-C. CONFIRM TOWN NUMBER.



- NOTES:**
1. ALL EROSION CONTROL MEASURES ARE TO BE INSTALLED TO PROTECT THE SOIL FROM EROSION PRIOR TO THE START OF CONSTRUCTION.
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NOTES:

1. STITCHING BLANK SEAMS IS PREFERABLE TO OVERLAPPING SEAMS.
2. STAKES OR STAPLES ARE REQUIRED TO MAINTAIN THE MAT IN PLACE ON SLOPES AND GRADE.
3. USE EROSION CONTROL MATTING TO FIT ITEM # 805-1204 & 805-1704 OR EQUIV. UNIT. EAST IN GEOTECHNICAL PRODUCT. ECR TYPE W-ECR (7 NET OUNCE ECR)

GRADING & DRAINAGE PLAN FOR TWILIGHT COVE SUBDIVISION
CLT MAP 66 PARCEL 99.04
DISTRICT 6, KNOX COUNTY, TENNESSEE

1-F-09-UR
1-SA-09-C

DEED REFERENCES:
DEED BOOK 370, PAGE 411

SCALE:
HORIZONTAL 1" = 50'
PROPOSED CONT. INTERVALS 2'

NO.	DATE	REVISION	BY

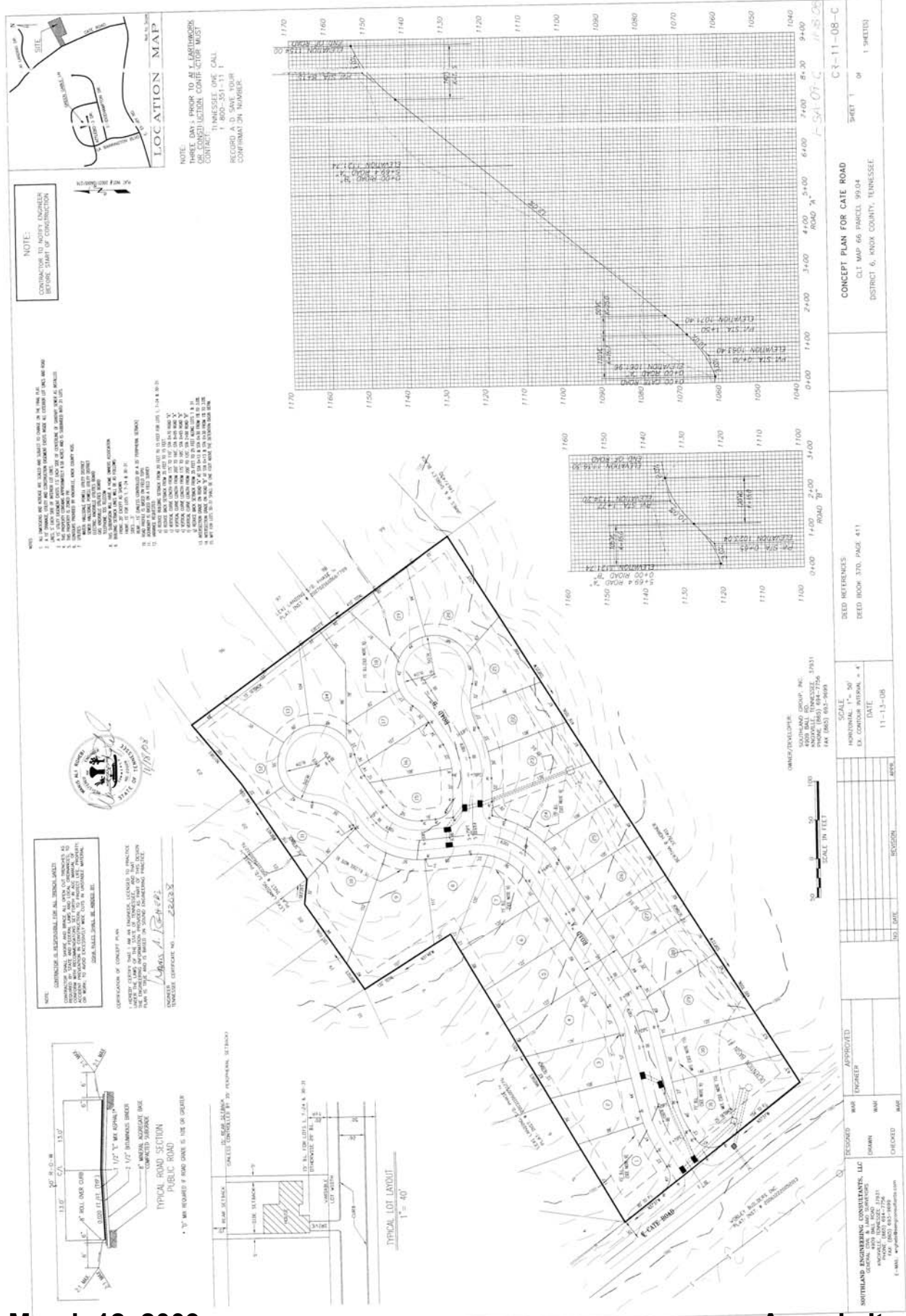
DESIGNED	APPROVED

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL OFFICE: 4009 BALL BLVD., KNOXVILLE, TN 37931
PHONE: (865) 594-2726
FAX: (865) 594-2726
E-MAIL: www@southlandengineers.com

SITE ADDRESS:
6225 CAIN ROAD
FORNELL, TENNESSEE 37848

OWNER:
SOUTHLAND GROUP, INC.
4009 BALL BLVD., KNOXVILLE, TN 37931
PHONE: (865) 594-2726
FAX: (865) 594-2726



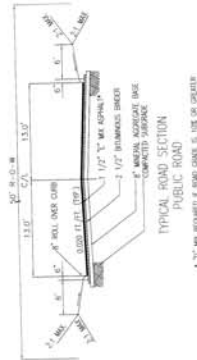


NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

- NOTES:
1. THE IMPROVEMENTS SHOWN ARE BASED ON THE DATA PROVIDED BY THE CLIENT AND THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE DATA.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
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DESIGNER: JAMES H. JOHNSON
LICENSE NO. 22623
STATE OF TENNESSEE
DATE: 11/13/08



OWNER/DEVELOPER: SOUTHLAND ENGINEERING CONSULTANTS, LLC
1100 BULL DOG DRIVE
MEMPHIS, TN 38111
PHONE (901) 944-2724
FAX (901) 944-2724

SCALE: HORIZONTAL 1" = 50'
VERTICAL 1" = 20'

DEED REFERENCES: DEED BOOK 370, PAGE 411

PROJECT NO.: 11-13-08

DATE: 11-13-08

CHECKED: []
APPROVED: []

DESIGNED BY: []
DRAWN BY: []
CHECKED BY: []

CONCEPT PLAN FOR GATE ROAD
DLT MAP 66 PARCEL 9904
DISTRICT 6, KNOX COUNTY, TENNESSEE

SHEET 1 OF 1 SHEETS

C-11-08-C