

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

▶ **FILE #:** 4-SA-11-C **AGENDA ITEM #** 10  
 4-A-11-UR **AGENDA DATE:** 4/14/2011

▶ **SUBDIVISION:** DRY GAP ROAD SUBDIVISION  
 ▶ **APPLICANT/DEVELOPER:** SOUTHLAND GROUP, INC.  
 OWNER(S): Southland Group Inc.

TAX IDENTIFICATION: 47 155  
 JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side of Dry Gap Pike, northwest of Cunningham Rd.

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

▶ **APPROXIMATE ACREAGE:** 8.5 acres

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural)  
 South: Residences / A (Agricultural)  
 East: Residences / A (Agricultural)  
 West: Mixed businesses and residences / CA (General Business) and A (Agricultural)

▶ **NUMBER OF LOTS:** 35

SURVEYOR/ENGINEER: Southland Engineering

ACCESSIBILITY: Access is via Dry Gap Pike, a major collector street with 4 lanes and a center median within 80' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance at STA 6+19, from 250' to 100'.
2. Horizontal curve variance at STA 8+32, from 250' to 100'.
3. Broken back curve tangent variance at STA 7+26, from 150' to 56'.
4. Vertical curve variance at STA 0+95, from 200' to 120'.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1-4 because the site's topography and features restrict 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 a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

3. Installation of sidewalks as shown on the approved concept plan subject to meeting ADA requirements.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Place a note on the final plat that all lots except Lot 1 shall have access only to the internal street system. Lot 1 shall be provided with an on-site turnaround.
6. With the recording of the final plat for this subdivision, record sight distance easements across Lots 10 and 11 in order to provide the needed sight distance for the curves in the street. No structures or vegetation shall be located in the easements that would block the line of sight. Driveways for Lots 10 and 11 shall also be located so that parked vehicles in the driveway do not block sight distance. Driveway locations for these two lots are subject to approval by the 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.

► **APPROVE the development plan for up to 35 detached dwellings on individual lots and reduce the peripheral setback to 30' along the northern and southern property line as shown on the plan subject to 2 conditions.**

1. Obtaining approval from Knox County Commission for the rezoning of the property to PR (Planned Residential) at a density up to 5 du/ac (3-B-11-RZ).
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use on Review within the PR zone.

**COMMENTS:**

The applicant is proposing to subdivide this 8.5 acre tract into 35 detached residential lots at a density of 4.12 du/ac. The Planning Commission recommend the rezoning of the property to PR (Planned Residential) at a density of up to 5 du/ac on March 10, 2011. The Knox County Commission will consider the rezoning request on April 25, 2011.

The existing house that is located on Lot 2 will remain. The existing curb cut onto Dry Gap Pike for the house will become the driveway access for Lot 1. An on-site turnaround is required on Lot 1. Sight distance easements will be required on the final plat across Lots 10 and 11.

The applicant has requested Planning Commission approval of a reduction in the peripheral boundary setback from 35' to 30' along the northern and southern property line.

Since the site is within the parental responsibility zone for Brickey McCloud Elementary School, sidewalks are being provided. The sidewalks must meet ADA requirements.

**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 since utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 4.12 du/ac, is consistent in use and density with the requested rezoning of the property and existing residential development in the area.

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

1. The proposed detached residential subdivision, with the recommended conditions, meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 draw additional traffic through residential areas since access is to a major collector street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North County Sector Plan designates this property for low density residential use. The PR zoning recommended for approval by the Planning Commission allows consideration of a density up to 5 du/ac. The proposed subdivision at a density of 4.12 du/ac is consistent with the Sector Plan and proposed zoning

designation.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 395 (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.

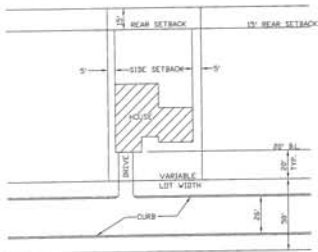
ESTIMATED STUDENT YIELD: 17 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Brickey-McCloud Elementary, Halls Middle, and Halls 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.



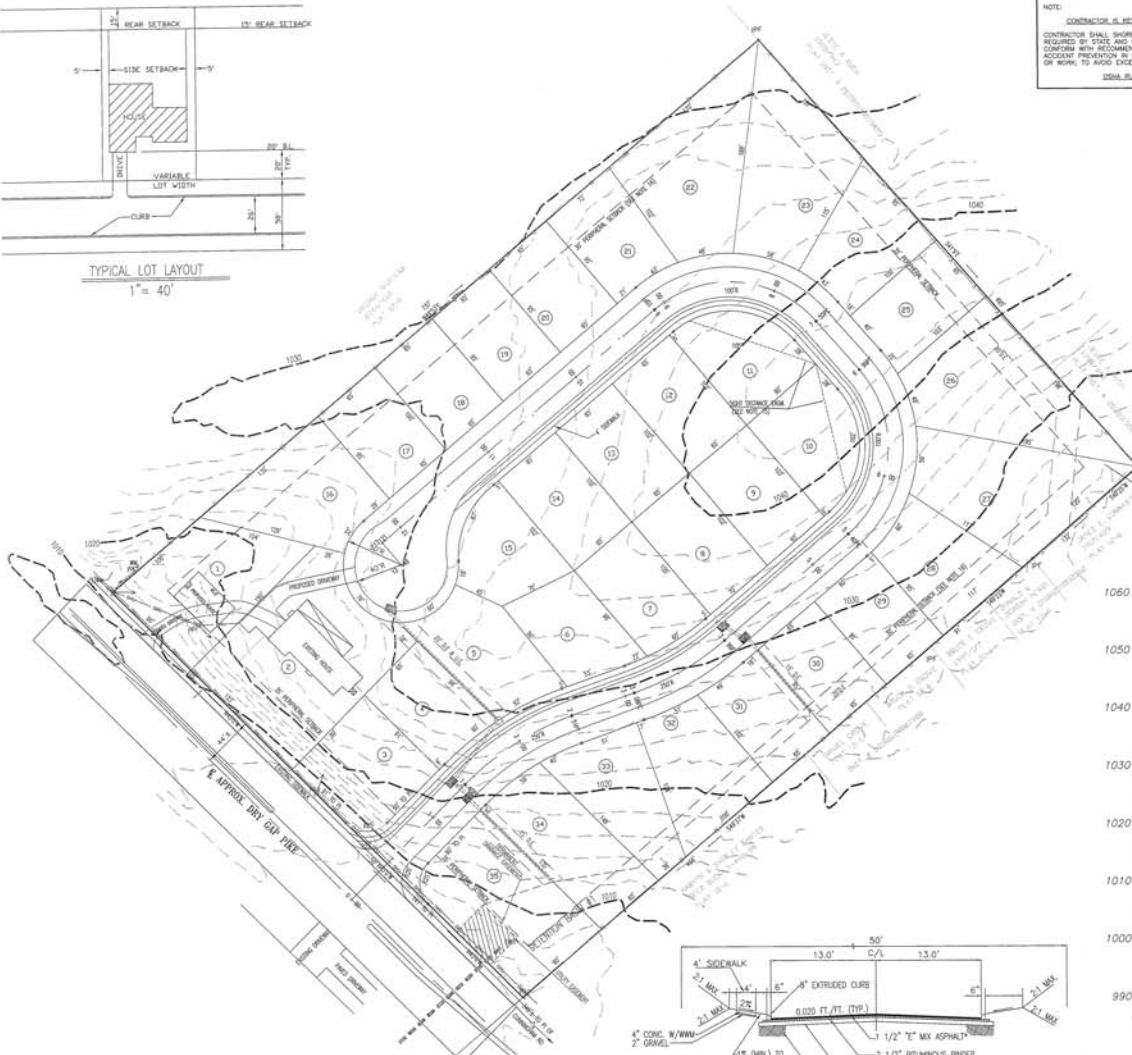
TYPICAL LOT LAYOUT  
1" = 40'

**NOTE:**  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY  
CONTRACTOR SHALL SHOW AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ALL MANUAL OF COUNTY PRACTICES IN CONNECTION TO PROTECT LIFE, PROPERTY, OR WORK, TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.  
SEMI BLADE SHALL BE ADDED BY:

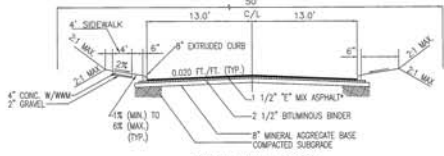
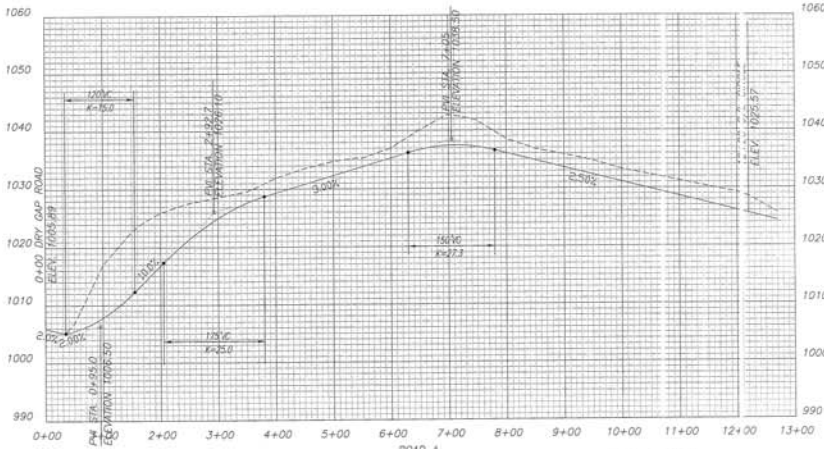
**NOTE:**  
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



LOCATION MAP



- NOTES:**
- ALL DIMENSIONS ARE AS SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - 4" OF BRICKWORK, UTILITY AND CONSTRUCTION EXCEPT EXISTING ROADS ALONG DRY GAP ROAD AND ROAD LABELS IF EACH SIDE OF INTERIOR LOT LINES.
  - 10' SETBACK EXCEPT EXISTING LOT BACK SIDE OF EXISTING OF SHEDDY BARN AS NOTICED.
  - THE PROPERTY COORDINATES APPROXIMATELY EXIST AS SHOWN WITH 20' TOLERANCE.
  - UTILITIES ARE AS SHOWN.
  - CONTOURS PROVIDED BY UNDEVELOPED, KNOX COUNTY AGS AND ROAD PROFILES ARE BASED ON FIELD SURVEY.
  - UTILITIES:
  - WATER: WALLMOUNT PANEL, UTILITY DISTRICT
  - SEWER: WALLMOUNT PANEL, UTILITY DISTRICT
  - ELECTRIC: INDIVIDUAL UTILITIES BOARD
  - SEE KNOXVILLE RECORDS BOARD
  - SEWERAGE: FUTURE
  - THE SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
  - READING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT: 10'  
SIDE: 10'  
REAR: 10' (SHADES CONTROLLED BY 30' PERMANENT SETBACK)
  - ROAD PROFILE IS BASED ON FIELD SURVEY.
  - BOUNDARY IS BASED ON A FIELD SURVEY.
  - REQUIRE THE FOLLOWING FROM KNOX COUNTY ENGINEERING DEPARTMENT:  
a) INTERSECTION MARKS ON ROAD 14' ON EACH SIDE FROM 15 TO 2.00'.  
b) UNUSUAL ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY EXCEPT LOTS 1 & 2 SHALL HAVE UNUSUAL ACCESS TO DRY GAP ROAD.
  - LOT 7 WILL HAVE ACCESS FROM ONE ROAD ONLY.
  - NO STRUCTURE OR TREES WILL BE LOCATED WITHIN THE RIGHT OF WAY EXISTENCE AREA.
  - VARIANCE REQUESTED:  
a) HORIZONTAL CURVE RADIUS FROM 200' TO 100', STA 6+00 TO 6+50.  
b) HORIZONTAL CURVE RADIUS FROM 200' TO 100', STA 6+50 TO 7+00.  
c) VERTICAL CURVE FROM 100' TO 100' AT THE ENTRANCE.  
d) BRIDGE BACK LENGTH FROM 100' TO 50' AT SECTION 2+00.  
e) PERMANENT SETBACK FROM 20' TO 30' ALONG THE CURVE AND NEAR PROPERTY LINE.



4-SA-11-C  
4-A-11-UR

TYPICAL ROAD SECTION THRU 50' ROAD  
"PUBLIC ROAD"  
\* 10" MIN. REQUIRED IF ROAD GRADE IS 10% OR GREATER

SITE ADDRESS:  
1720 DRY GAP PIKE  
KNOXVILLE, TENNESSEE 37918

**REVISIONS**  
4-8-11

CERTIFICATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.

OWNER/DEVELOPER:  
SOUTHLAND GROUP, INC.  
4909 BALL RD.  
KNOXVILLE, TENNESSEE 37931  
PHONE (865) 694-7756  
FAX (865) 693-9699

ENGINEER:  
TENNESSEE CERTIFICATE NO. 2227



**SOUTHLAND ENGINEERING CONSULTANTS, LLC**  
GENERAL CIVIL & LAND SURVEYORS  
1929 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-9699  
E-MAIL: [sp@seengineering.com](mailto:sp@seengineering.com)  
[www.seengineering.com](http://www.seengineering.com)

DESIGNED	WAR	APPROVED	
	ENGINEER		
DRAWN	WAR		
CHECKED	WAR		

NO.	DATE	REVISION	APPR.
1	4-8-11	REVISED PER MPC COMMENTS	
1	4-22-11	REVISED PER MPC COMMENTS	
		REVISION	

SCALE  
HORIZONTAL: 1" = 50'  
EX. CONTOUR INTERVAL = 2'  
DATE  
2-1-11

DEED REFERENCES:  
D.B. INST. # 19990625020B372  
SCALE IN FEET

CONCEPT PLAN  
DRY GAP ROAD SUBDIVISION  
CLT MAP 47 PARCEL 155  
DISTRICT 6, KNOX COUNTY, TENNESSEE

DGR-02-01-11-SP  
SHEET 1 OF 2 SHEET



**NOTE:**  
 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY.  
 CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ASCE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK TO AVOID EXCESSIVELY WIDE CUTS IN UNSHIELD MATERIAL. CURB SHALL BE ADDED AS

**NOTE:**  
 CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



LOCATION MAP

**NOTE:**  
 THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTACTOR MUST CONTACT:  
 TENNESSEE ONE—CALL 1-800-351-1111  
 RECORD AND SAVE YOUR CONFIRMATION NUMBER.

4-SA-14 C  
 4-A-11-DR  
 REVISED  
 4-8-11



**OWNER/DEVELOPER:**  
 SOUTHLAND GROUP, INC.  
 4809 BALL RD.  
 KNOXVILLE, TENNESSEE 37931  
 PHONE (615) 684-7756  
 FAX (615) 693-9699

**SITE ADDRESS:**  
 1720 DRY GAP PINE  
 KNOXVILLE, TENNESSEE 37918



**SOUTHLAND ENGINEERING CONSULTANTS, LLC**  
 GENERAL CIVIL & LAND SURVEYORS  
 4809 BALL ROAD  
 KNOXVILLE, TENNESSEE 37931  
 PHONE (615) 684-7756  
 FAX (615) 693-9699  
 E-MAIL: [enr@se-engineers.com](mailto:enr@se-engineers.com)  
 WWW: [www.se-engineers.com](http://www.se-engineers.com)

DESIGNED	APPROVED
WAR	ENGINEER
DRAWN	WAR
CHECKED	WAR

**SCALE**  
 HORIZONTAL: 1" = 50'  
 EX. CONTOUR INTERVAL = 2'  
**DATE**  
 2-1-11

**DEED REFERENCES:**  
 D.B. INST. # 199906250208372

**CONCEPT PLAN**  
 DRY GAP ROAD SUBDIVISION  
 CLT MAP 47 PARCEL 155  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

DGR-02-01-11-GP  
 SHEET 2 OF 2 SHEET