

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

▶ **FILE #:** 4-SB-11-C **AGENDA ITEM #:** 11
 4-B-11-UR **AGENDA DATE:** 4/14/2011

▶ **SUBDIVISION:** OLD BLACKS FERRY ROAD SUBDIVISION
 ▶ **APPLICANT/DEVELOPER:** SOUTHLAND ENGINEERING
 OWNER(S): Southland Engineering

TAX IDENTIFICATION: 66 06202
 JURISDICTION: County Commission District 6

▶ **LOCATION:** North side of Old Blacks Ferry Rd., east of Blacks Ferry Rd.

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

▶ **APPROXIMATE ACREAGE:** 6.51 acres

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

▶ **EXISTING LAND USE:** One detached dwelling

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area is developed with agricultural and rural to low density residential development in the A, RA and PR zones. There is also a church to the south of the site, zoned A.

▶ **NUMBER OF LOTS:** 19

SURVEYOR/ENGINEER: Southland Engineering

ACCESSIBILITY: Access is via Old Blacks Ferry Ln., a local street with 10-12' of pavement width within 35' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 8 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. Reconstructing Old Blacks Ferry Ln. from Blacks Ferry Rd. to the east side of the proposed entrance road to a minimum width of 20' as per a design approved by the Knox County Dept. of Engineering and Public Works. This road widening is to be completed in conjunction with or prior to the development of this subdivision. Traffic flow must be maintained on Old Blacks Ferry Ln. throughout the reconstruction process
4. As part of the design plan process, provide the Knox County Dept. of Engineering and Public Works a detailed design of the proposed improvements to Old Blacks Ferry Ln. and profile of the existing driveway. Approval of this concept plan is subject to Knox County's approval of the proposed improvements to Old

Blacks Ferry Ln.

5. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. 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.
8. 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 19 detached dwellings on individual lots and reduce the required peripheral boundary setback to 25' as shown on the site plan subject to 1 condition**

1. 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 use on review in the PR zoning district.

COMMENTS:

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

1. With the improvements to Old Blacks Ferry Ln., the proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

1. The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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 is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
3. The approved density of this site is 1-3 dwellings per acre. The proposed 2.92 du/ac for the development is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.

ESTIMATED TRAFFIC IMPACT 225 (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.

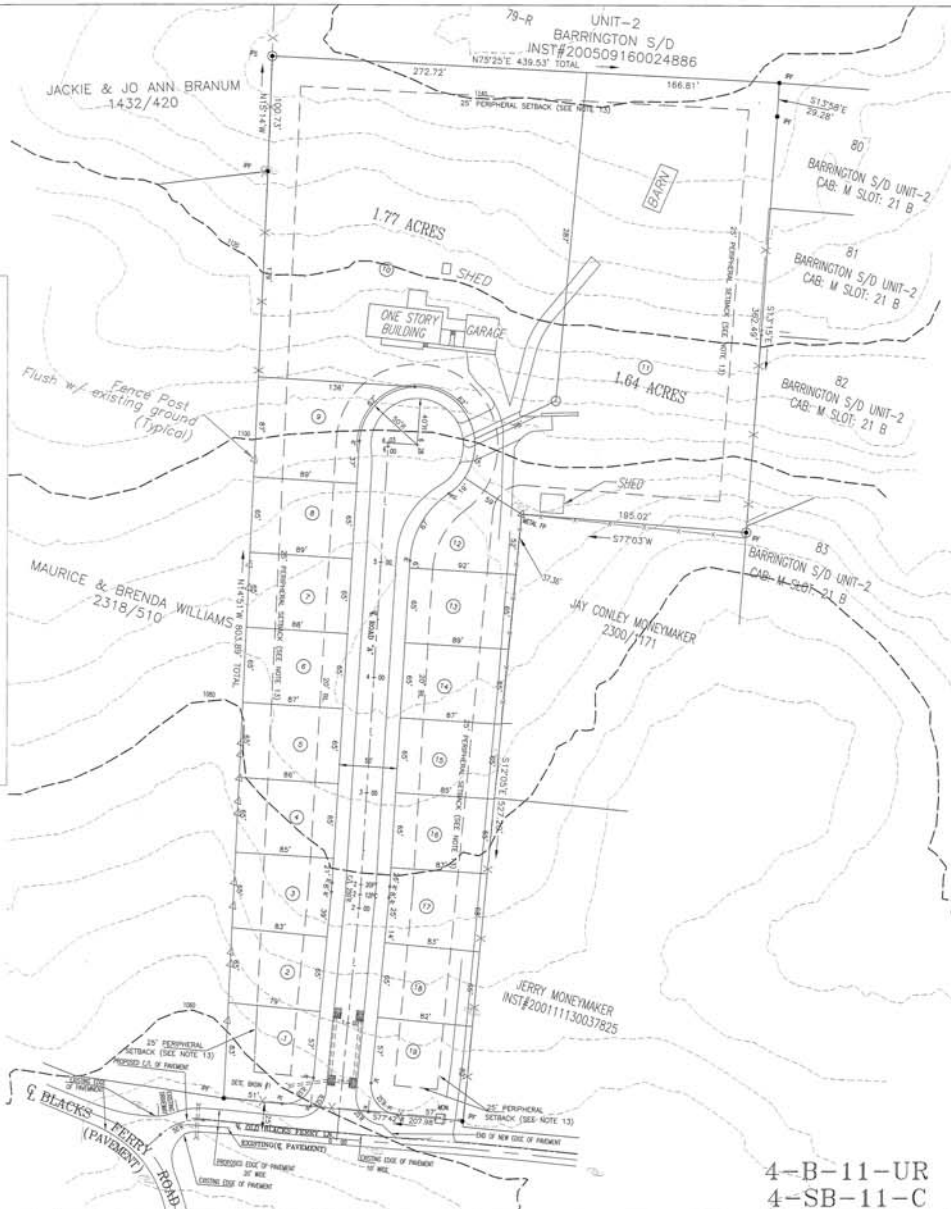
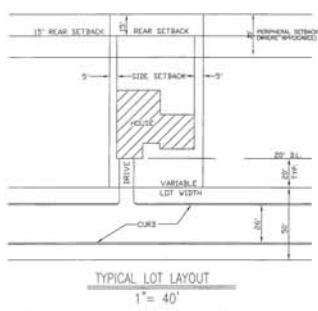
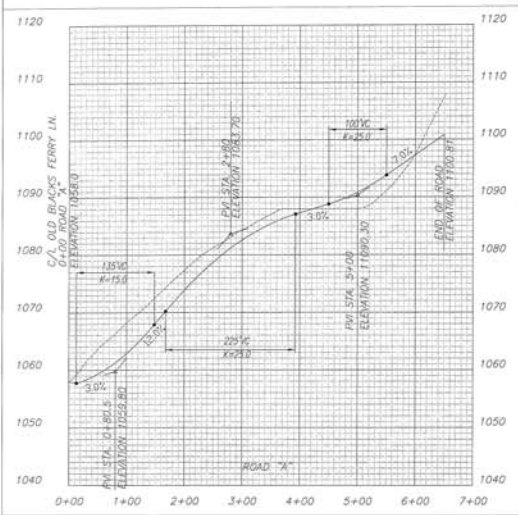
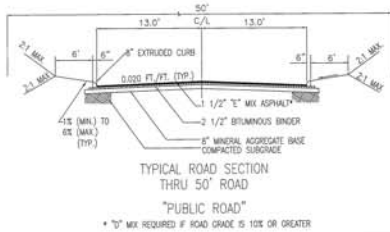
ESTIMATED STUDENT YIELD: 10 (public and private school children, ages 5-18 years)

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.



NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TECHNICAL SHEET
CONTRACTOR SHALL SHOW AND BRACE ALL OPEN CUT PROVISIONS AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AIC MANUALS. AN ACCIDENT PREVENTION IN CONSTRUCTION TO PROTECT LIFE, PROPERTY, OR HEALTH TO AVOID EXCESSIVE WASTE OF TIME OR UNNECESSARY DELAY.
CONTRACTOR SHALL BE RESPONSIBLE FOR:



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ON-CALL
-800-351-1111
RECORD AND SAVE YOUR!
CONFIRMATION NUMBER: 093420567
FROM DEC. 11 TO DEC. 26

- NOTES:
- ALL DIMENSIONS AND LOCATIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL P.L.C.
 - A 12\"/>



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.
David C. Pugh
ENGINEER
TENNESSEE CERTIFICATE NO. 22475

OWNER/DEVELOPER:
SOUTHLAND ENGINEERING CONSULTANTS, INC.
4909 BALL RD.
KNOXVILLE, TENNESSEE 37931
PHONE (865) 684-7756
FAX (865) 613-9699
SITE ADDRESS:
6515 OLD BLACKS FERRY LN.
KNOXVILLE, TENNE. SEE 37931

DESIGNED	WAR	APPROVED	ENGINEER
DRAWN	WAR		
CHECKED	WAR		

1	1-2-11	REVISED PER MPC COMMENTS	
2	7-8-11	REVISED PER MPC COMMENTS	
3	1-2-11	REVISED PER MPC COMMENTS	
NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1" = 50'
EX. CONTOUR INTERVAL = 4'
DATE
02-18-2011

DEED REFERENCES: INST. # 200505250094544
SCALE IN FEET
0 50 100

CONCEPT PLAN FOR SGI
ON OLD BLACKS FERRY ROAD
CLT MAP 66 PARCEL 62.02
DISTRICT 6, KNOX COUNTY, TENNESSEE
OBF-02-11-CP
SHEET 1 OF 2 SHEETS



NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

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 ALL MANUALS OF ACCURATE PREVISION IN CONNECTION TO PROTECT LIFE, PROPERTY, OR WORK, TO AVOID EXCESSIVE SETTLE, UNDESIRABLE MATERIAL, SOIL SHALES SHALL BE AWAYED BY.



LOCATION MAP

NOTE:
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RECORD AND SAVE YOUR
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ENGINEER: *David A. Howell*
TENNESSEE CERTIFICATE NO. 22278

CARRIER/DEVELOPER:
SOUTHLAND GROUP, INC.
4609 BALL RD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
FAX (865) 193-8699

SITE ADDRESS:
6815 OLD BLACK FERRY RD
KNOXVILLE, TENN 37931

4-B-11-UR
4-SB-11-C

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
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FAX: (865) 893-8699
E-MAIL: wrp@seconuts.com
www.seconuts.com

DESIGNED	WAR	APPROVED	
ENGINEER			
DRAWN	WAR		
CHECKED	WAR		

NO.	DATE	REVISION	APPR.
1	2-24-11	REVISED PER MPC COMMENTS	

SCALE
HORIZONTAL: 1" = 50'
EX. CONTOUR INTERVAL = 4'

DATE
02-18-2011

DEED REFERENCES: INST. # 200505250094544

50 0 50 100
SCALE IN FEET

GRADING PLAN FOR SGI
ON OLD BLACKS FERRY ROAD
CLT MAP 66 PARCEL 62.02
DISTRICT 6, KNOX COUNTY, TENNESSEE

OBF-02-11-GP

SHEET 2 OF 2 SHEETS