

**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'.
5. Reverse curve tangent variance at STA 2+73, from 50' to 43' .
6. Reverse curve tangent variance at STA 4+04, from 50' to 38'.
7. Reverse curve tangent variance at STA 4+62, from 50' to 33'.
8. Broken back curve tangent variance at STA 5+20, from 150' to 39' .
9. Broken back curve tangent variance at STA 9+32, from 150' to 44'.
10. Broken back curve tangent variance at STA 10+35, from 150' to 143'.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1-4 because the site's topography & features restrict compliance with the

**Subdivision Regulations & the proposed variances will not create a traffic hazard. DENY variances 5-10.**

**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. Revising the concept plan to eliminate the need for variances 5-10 subject to approval by the Knox County Department of Engineering and Public Works.
4. Installation of sidewalks as shown on the approved concept plan subject to meeting ADA requirements.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. 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.
7. 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.
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 development plan for up to 35 detached dwellings on individual lots 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.

When modifications were made to the concept plan addressing staff comments, the new horizontal alignment of the street created six additional variances. Staff is recommending denial of those variances and recommending that the applicant modify the horizontal alignment to eliminate the need for the variances.

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.

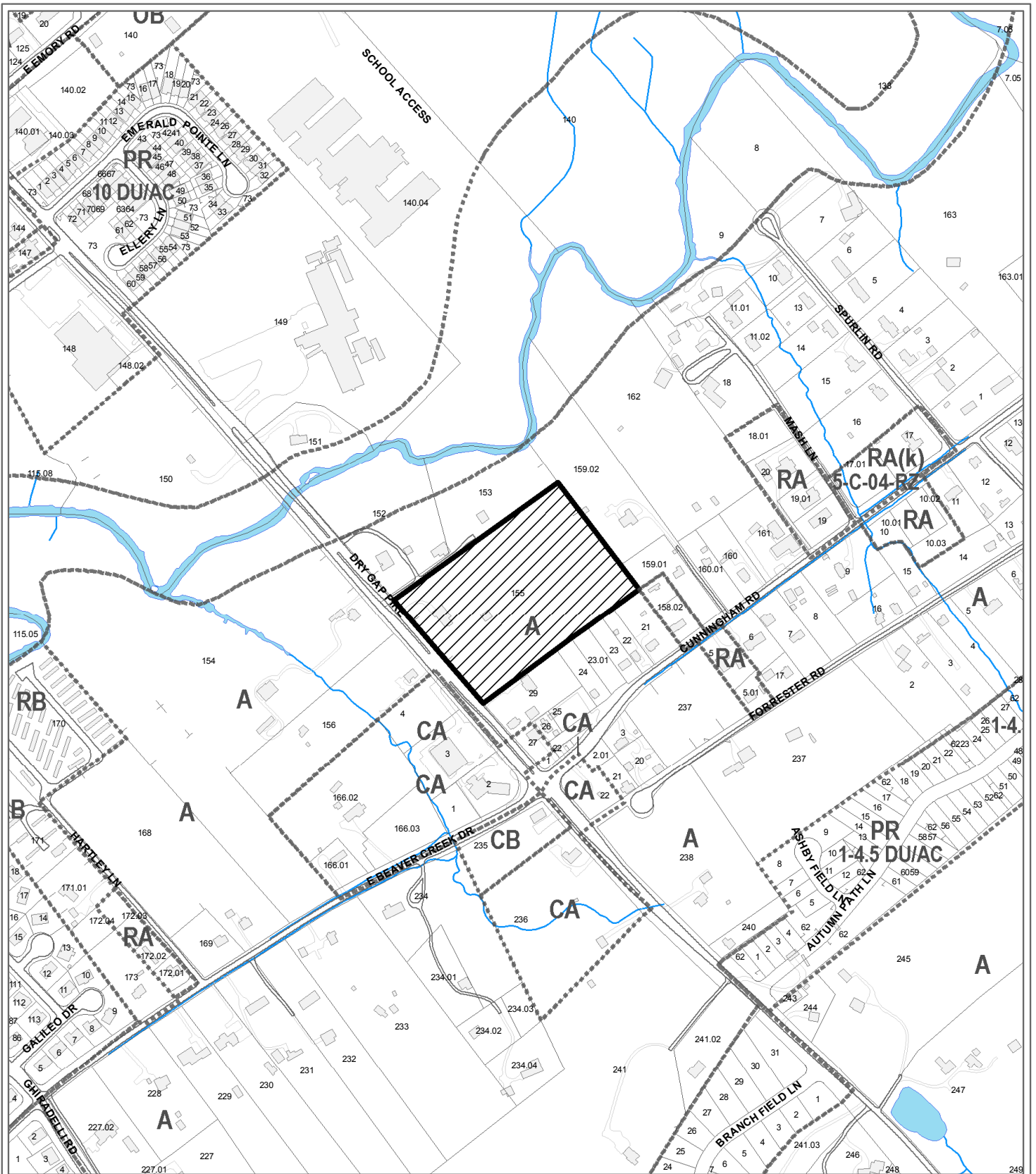
#### ESTIMATED STUDENT YIELD: 17 (public and private school children, ages 5-18 years)

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

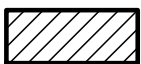
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**4-SA-11-C / 4-A-11-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential) Pending

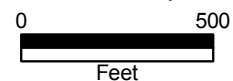
Original Print Date: 3/24/2011  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Southland Group, Inc.  
 Dry Gap Road Subdivision

Map No: 47

Jurisdiction: County

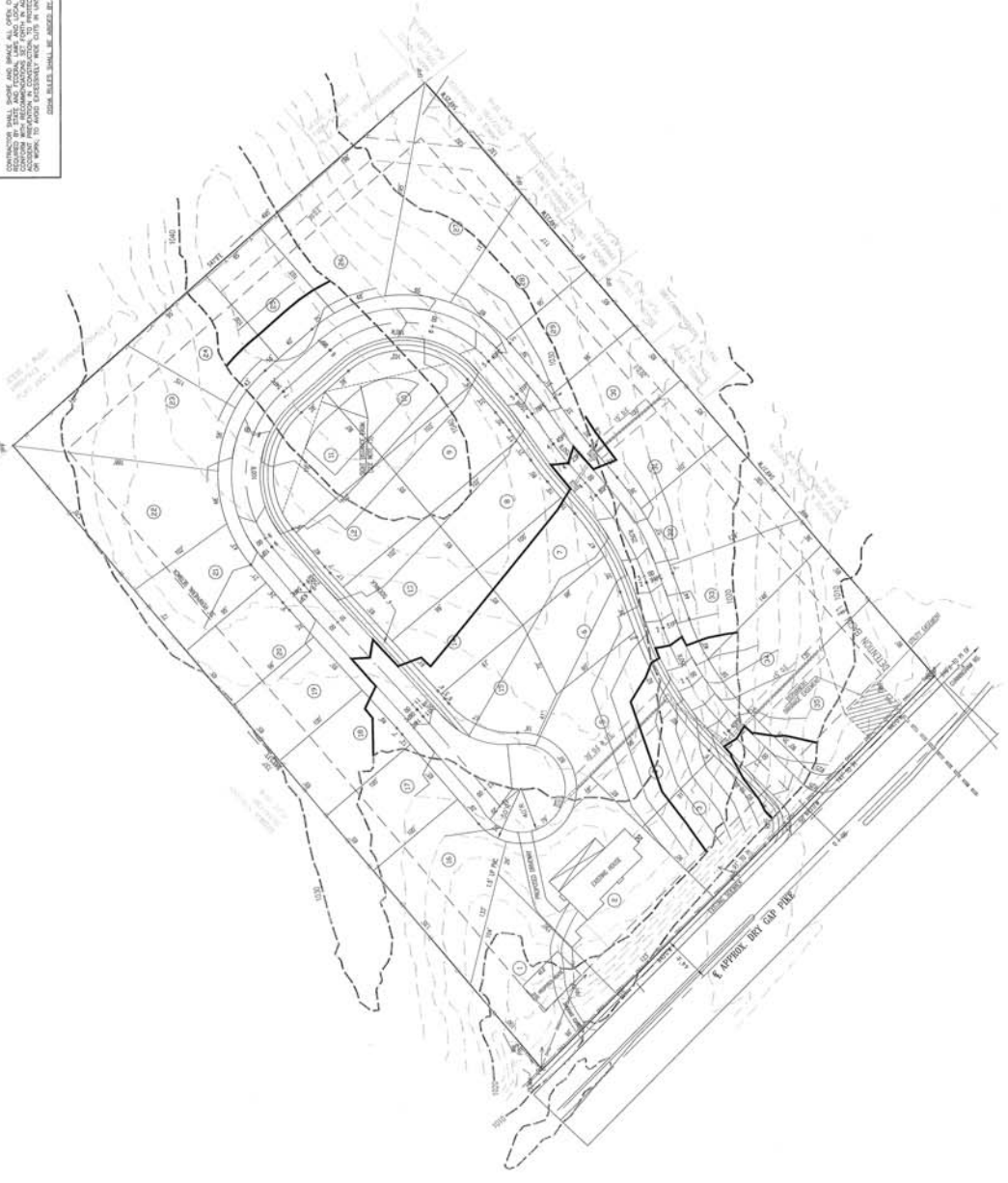




**NOTE:**  
THREE DAYS PRIOR TO ANY EARTHWORKS OR CONSTRUCTION, CONTRACTOR MUST CONTACT THE TRENCHING DIVISION, TENNESSEE (ONE-CALL) 1-800-351-1111 RECORD AND SAVE YOUR CONFIRMATION NUMBER.

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

**NOTE:**  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SWEEPS REQUIRED IN THIS PROJECT. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.



**REVISIONS**  
3-30-11

DEFINITION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I AM AN ENGINEER LICENSED TO PRACTICE IN THE STATE OF TENNESSEE AND I HAVE REVIEWED THE PLAN AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE PLAN. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE PLAN.

ROBERT A. SMITH  
TENNESSEE CERTIFICATE NO. 33271

OWNER/DEVELOPER  
SOUTHLAND GROUP, INC.  
KNOXVILLE, TENNESSEE 37931  
PHONE (615) 523-9999  
FAX (615) 523-9999

SITE ADDRESS  
1725 DRY GAP POND  
KNOXVILLE, TENNESSEE 37918



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

SOUTHLAND ENGINEERING CONSULTANTS, LLC 1725 DRY GAP POND KNOXVILLE, TENNESSEE 37931 PHONE (615) 523-9999 FAX (615) 523-9999 E-MAIL: info@southlandeng.com WWW: www.southlandeng.com	DESIGNED	SMITH	WAR	APPROVED	ENGINEER	WAR	SCALE	HORIZONTAL: 1" = 50'	DEED REFERENCES:	D.B. INST. # 19990625028372	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
	CHECKED	SMITH	WAR	DATE	2-1-11	NO. DATE	REVISION	DATE	DATE	DATE		

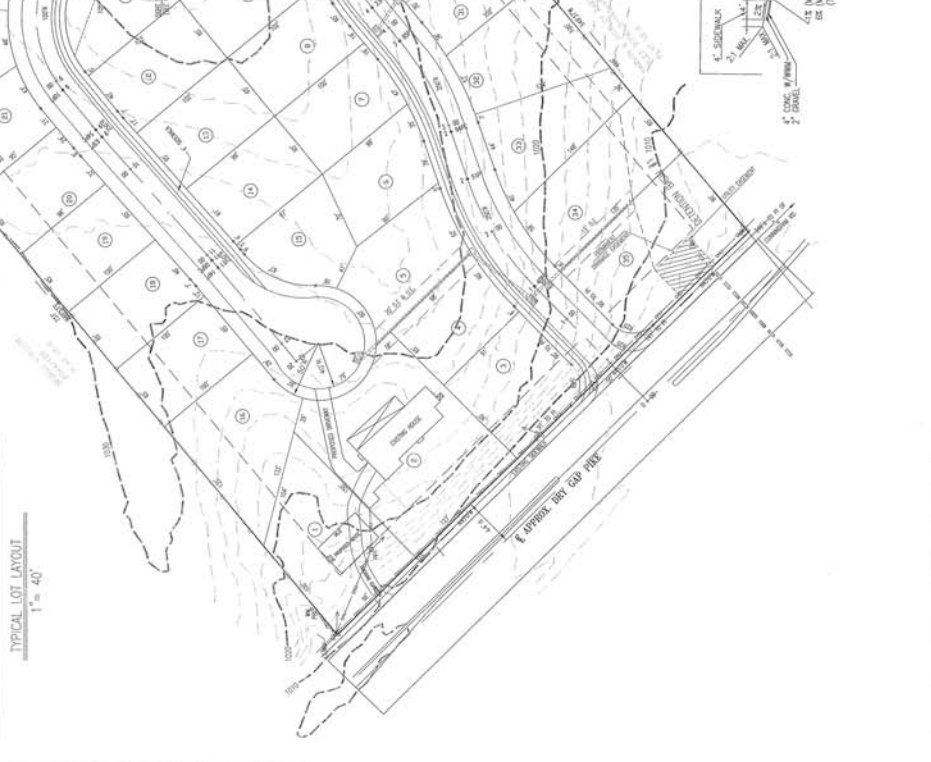
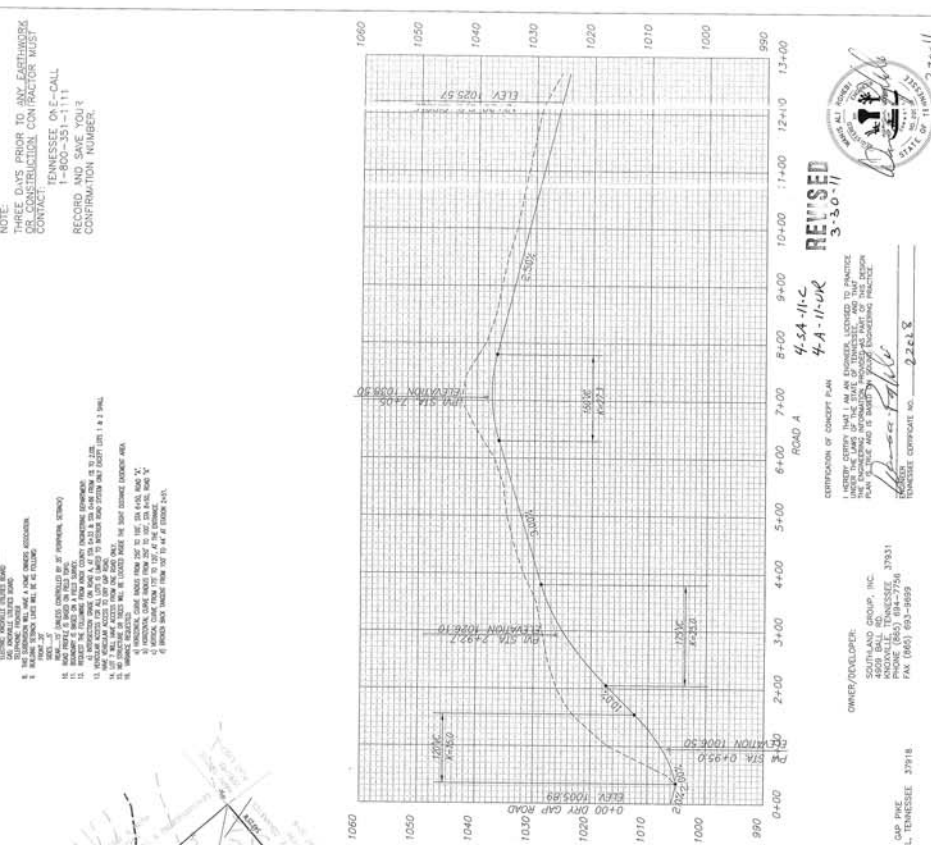


**LOCATION MAP**  
 NOTE:  
 THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION, CONTRACTOR MUST TENSSESSEE ONE-CALL 1-800-353-1111 RECORD MD SAVE YOUR CONFIRMATION NUMBER.

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

**NOTE:**  
 CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY SAFETY. CONTRACTOR SHALL SHIELD AND BRACE ALL OPEN CUT TRENCHES AS SHOWN ON THIS PLAN. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.

**NOTES:**  
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**REVISIONS**  
 3-30-11  
 4-24-11-C  
 4-4-11-WR

OWNER/DEVELOPER:  
 SOUTHLAND GROUP, INC.  
 4809 BULL DOG  
 KNOXVILLE, TENNESSEE 37931  
 PHONE (865) 894-7758  
 FAX (865) 893-9959

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 KNOXVILLE, TENNESSEE 37931  
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 FAX (865) 893-9959

SCALE: 1" = 40'  
 HORIZONTAL: 1" = 50'  
 EX. CONTIGUOUS INTERVAL = 2'

DATE: 2-1-11  
 REVISIONS:  
 1. 3-2-11  
 2. 3-2-11

APPROVED:  
 ENGINEER  
 DESIGNED:  
 ENGINEER

DESIGNED BY:  
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 www.southlandgroup.com

DEED REFERENCES:  
 O.B. INST. # 19990625028372  
 SCALE: 1" = 50' FEET

DGR-02-31-11-SP  
 SHEET 1 OF 2 SHEET

CONCEPT PLAN  
 DRY GAP ROAD SUBDIVISION  
 CLT MAP 47 PARCEL 153  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

SCALE: 1" = 50' FEET

DATE: 2-1-11

APPROVED:  
 ENGINEER

DESIGNED:  
 ENGINEER

DESIGNED BY:  
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DEED REFERENCES:  
 O.B. INST. # 19990625028372  
 SCALE: 1" = 50' FEET

DATE: 2-1-11

edulog.com

# Web Query

## Knox County Schools

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

Enter Student Information 

Street Address 1720 DRY GAP PIKE

Grade All Grades

\*Program

\*optional

Go

RESET

If eligible for the school, you can click a School Code to view a list of the school's stops available to the student.

Click a School Name to see detailed school information.

Click the Show All Schools button to see detailed information about the schools in this list.

Select a School

Show all Schools 

School Code	School Name	Distance to School	Eligibility Description	Grades
025	<u>BRICKEY MC CLOUD ELEMENTARY</u>	0.93 mi	Within Parental Responsibility Zone of school	01, 02, 03, 04, 05, K, KR, T1
120	<u>HALLS MIDDLE</u>	3.69 mi	Eligible	06, 07, 08
115	<u>HALLS HIGH</u>	3.82 mi	Eligible	09, 10, 11, 12

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