

**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 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.

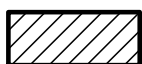
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



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CONCEPT PLAN/USE ON REVIEW**



Detached dwellings in PR (Planned Residential) pending

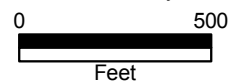
Original Print Date: 3/24/2011
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

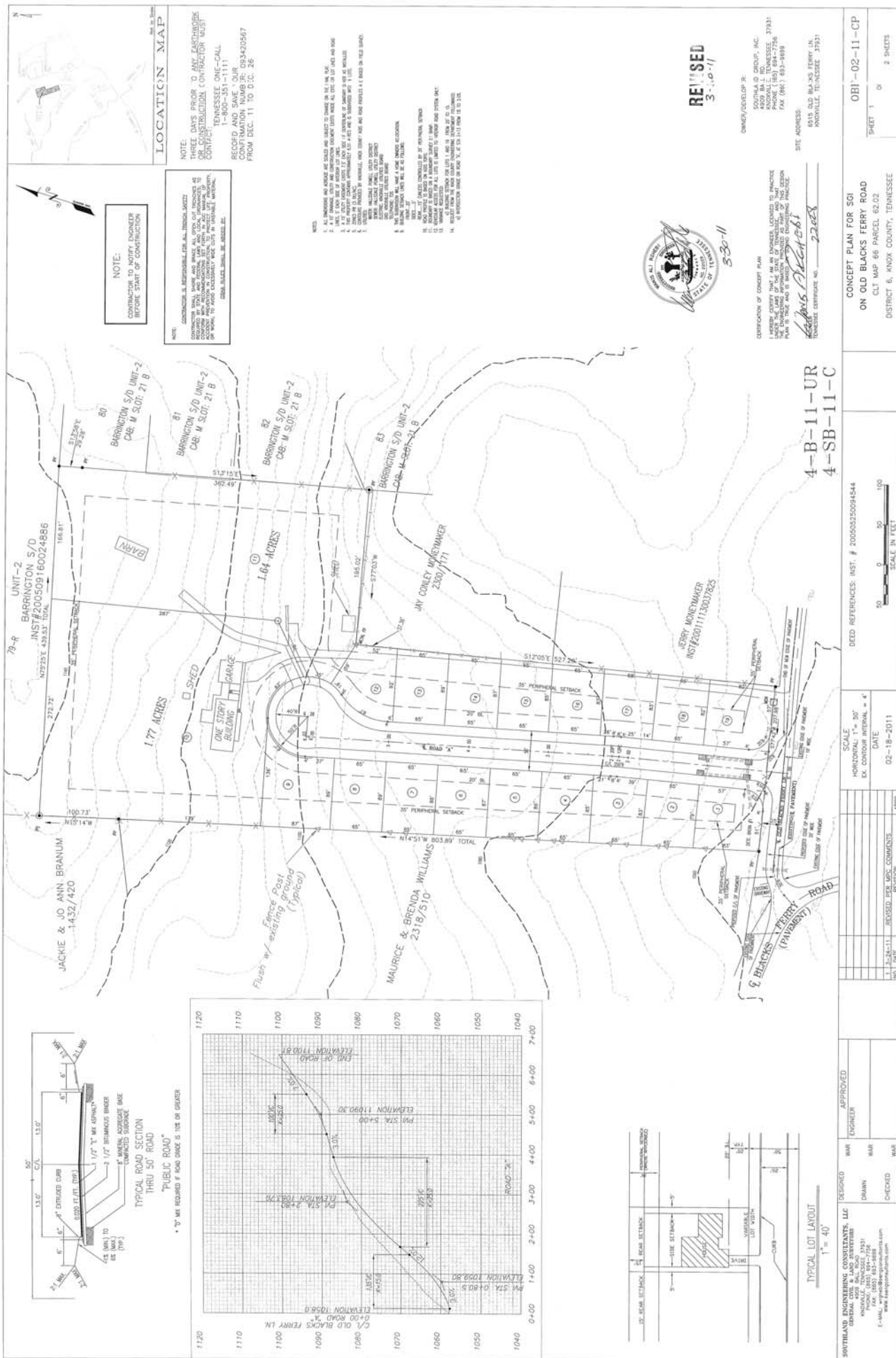
Revised:

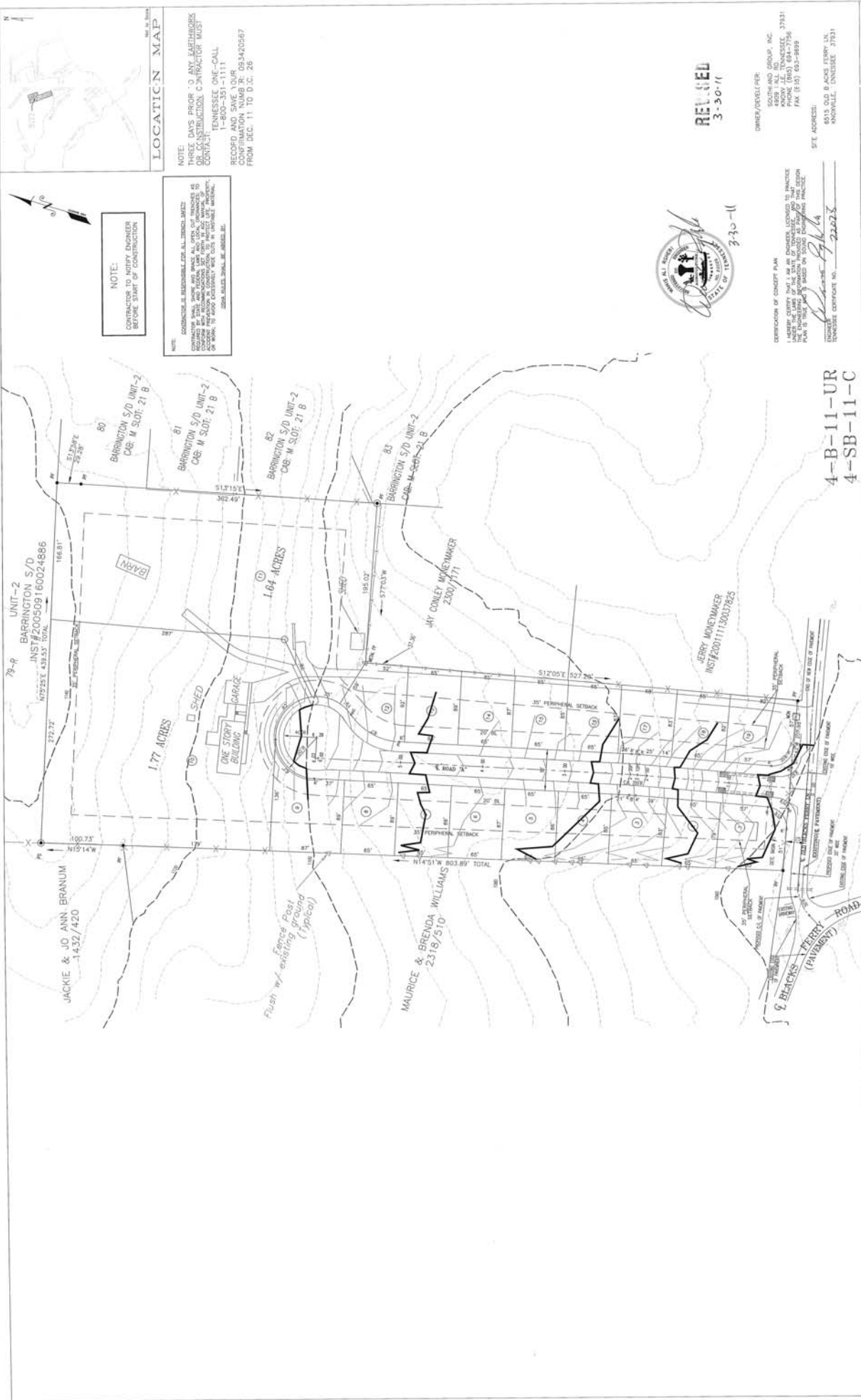
Petitioner: Southland Engineering
 Old Blacks Ferry Road
 Subdivision

Map No: 66

Jurisdiction: County







LOCATION MAP

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT THE ENGINEER AT THE FOLLOWING PHONE NUMBER:
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER: 093420567 FROM DEC. 11 TO D.C. 26

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY MARKS INCLUDING ALL UTILITIES AND TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EARTHWORK OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO ANY EARTHWORK OR CONSTRUCTION.

RECEIVED
3-30-11

DEFINITION OF CONCEPT PLAN
LANDSCAPE ARCHITECTURE
PLANS TO BE USED FOR PERMITS AND RECORDS
THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION

OWNER/DEVELOPER:
SOUTH AND GROUP, INC.
1000 W. MAIN ST., SUITE 100
KNOXVILLE, TENNESSEE 37931
PHONE: (605) 694-7756
FAX: (605) 603-8699

SITE ADDRESS:
6519 OLD BLACKS FERRY LN.
KNOXVILLE, TENNESSEE 37931

79-R UNIT-2
BARRINGTON S/D
INST # 200509160024886

80 BARRINGTON S/D UNIT-2
CAB. M. SLOF. 21 B

81 BARRINGTON S/D UNIT-2
CAB. M. SLOF. 21 B

82 BARRINGTON S/D UNIT-2
CAB. M. SLOF. 21 B

83 BARRINGTON S/D UNIT-2
CAB. M. SLOF. 21 B

1.77 ACRES

1.64 ACRES

JACKIE & JO ANN BRANUM
1-432/420

MAURICE & BRENDA WILLIAMS
2318/510

JAY CONLEY MCEWENAKER
2300/111

JERRY MCEWENAKER
INST#2001113003725

ONE STORY BUILDING
GARAGE
SHED

30' PERIMETER SETBACK
20' PERIMETER SETBACK

EXISTING DRIVEWAY
EXISTING DRIVEWAY

EXISTING DRIVEWAY
EXISTING DRIVEWAY

FLUSH W/ EXISTING GROUND (TYPICAL)

30' PERIMETER SETBACK
20' PERIMETER SETBACK

EXISTING DRIVEWAY
EXISTING DRIVEWAY

EXISTING DRIVEWAY
EXISTING DRIVEWAY

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

DATE: 02-18-2011

NO. 1 DATE: 02-18-2011

DEED REFERENCES: INST. # 2005020094544

SCALE IN FEET

0 50 100

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

ENGINEER: [Signature]
DATE: 02-18-2011

DESIGNED	APPROVED	NO. 1 DATE	REVISION
DRAWN	ENGINEER	02-18-2011	
CHECKED	DATE		

SOUTHPOINT ENGINEERING CONSULTANTS, LLC
1000 W. MAIN ST., SUITE 100
KNOXVILLE, TENNESSEE 37931
PHONE: (605) 694-7756
FAX: (605) 603-8699
WWW.SOUTHPOINTENGINEERING.COM