



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT

FILE #: 11-SA-13-C

AGENDA ITEM #: 9

AGENDA DATE: 11/14/2013

SUBDIVISION: EDWARDS PLACE
APPLICANT/DEVELOPER: IDEAL ENGINEERING SOLUTIONS, INC.
OWNER(S): Michael Rhodes

TAX IDENTIFICATION: 21 00203
JURISDICTION: County Commission District 8
STREET ADDRESS:

LOCATION: South end of Edwards Place Bv., southeast of Thompson School Rd.
SECTOR PLAN: Northeast County
GROWTH POLICY PLAN: Planned Growth Area
WATERSHED: Beaver Creek
APPROXIMATE ACREAGE: 42.2 acres

ZONING: PR (Planned Residential)
EXISTING LAND USE: Developing subdivision & vacant land
PROPOSED USE: Detached dwellings
SURROUNDING LAND USE AND ZONING: This area is developed with low density residential uses under A, RA and PR zoning. There are two churches to the south at E. Emory Rd., also zoned A.

NUMBER OF LOTS: 143
SURVEYOR/ENGINEER: David Campbell
ACCESSIBILITY: Access is via Thompson School Rd., a major collector street with 20' of pavement width within 40-50' of right of way or Twin Oak Ln., an unmarked local street with 10'-14'of pavement width within a 12' wide right of way.
SUBDIVISION VARIANCES REQUIRED: 1. Reverse curve tangent variance from 50' to 36.58' at sta 9+00 of Road G

STAFF RECOMMENDATION:

APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

APPROVE the concept plan subject to 14 conditions

- 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC).
4. Provision of the stream buffer along Beaver Creek as required by the Knox County Dept. of Engineering and Public Works
5. Provide concrete piping under Road G to carry the Beaver Creek flow as required by the Knox County Dept of Engineering and Public Works
6. Provide traffic calming as may be required by the Knox County Dept. of Engineering and Public Works

7. Provide Minimum Floor Elevations (MFE) for each lot along Beaver Creek or as may be required by the Knox County Engineer
8. Provide the sidewalks as shown on the plan. All sidewalks must be a minimum of 4' wide and constructed to meet the requirements of the Americans With Disabilities Act.
9. Prior to final plat approval, the applicant shall propose to the Knox County Schools administration providing a direct pedestrian connection from this development to the adjoining Gibbs Elementary School. If desired by the school system, the developer will be responsible for all costs associated with making this connection.
10. Place a note on the concept plan that intersection grades of 3% or less as shown on the plan have been approved by the Knox County Dept. of Engineering and Public Works
11. Review and approval of the Road E eyebrow design by the Knox County Dept. of Engineering and Public Works.
12. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
13. Provision of a greenway easement across the site as may be required by the Knox County Greenways Coordinator
14. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC Staff.

COMMENTS:

This applicant received approval of a concept plan that proposed to subdivide a 54 acre development into 18' lots. The site was rezoned in January 2007 to PR (Planned Residential) at up to 4 dwellings per acre. The site has rolling topography and it is traversed by the upper reaches of Beaver Creek. A stream buffer will be required along the creek as it crosses this site. Since that time, the applicant has received approval and recorded final plats for approximately 10 acres of the original site containing 44 lots.

It has been over five years since the original concept plan was approved, The Subdivision Regulations require that final plats for the entire project be approved by MPC within the five years after concept plan approval or the approval times out. This applicant is now requesting that the concept plan for the remaining 42.24 acres containing 143 lots be reapproved.

A common area containing 1.63 acres will be set aside for use by the residents. Since the project will contain more than 150 detached dwellings, it has been the practice of MPC to require recreational amenities within the development. This improved amenity area will be reviewed and approved by MPC staff when the applicant finalizes the plans. Sidewalks are proposed throughout the development. All sidewalk construction will be required to comply with the Americans with Disabilities Act. The site adjoins the campus of the recently constructed Gibbs Elementary School. Staff will require the developer to work Knox County Schools to provide a pedestrian connection between this site and the school. The Knox County Greenways Plan calls for a greenway in the general area that will eventually become part of a larger Beaver Creek Greenway. Staff will require this applicant to work with the county greenway coordinator to determine if the greenway should traverse this site. If needed, the developer has expressed a willingness to consider granting the needed easements.

This is a large subdivision that will be accessed from one location on to Thompson School Rd. It has been the practice of MPC to require multiple entrance points, if possible, to sites that will contain 150 or more lots. The site abuts Twin Oak Ln. which was looked at for a second access point. The right-of-way of Twin Oak Ln. is only 12' wide. The existing paved surface varies in width from 9' to 14'. In order to function as a secondary access point, staff would want the road to be a minimum of 18' wide. This can not be accomplished unless additional right-of-way is secured. It has not been the practice of MPC to require the applicant to purchase private property for right-of-way to provide the second access point.

The required traffic impact study was completed with the single access to Thompson School Rd. taken into consideration. The study identified that under present conditions left turn lanes are needed in E. Emory Rd. at the intersections with Thompson School Rd. and Fairview. Rd. The study actually recommended that Fairview and Thompson School Roads be aligned to create a four-way intersection. Additionally, the traffic study identified the existing need for a left turn and a right turn lane in Thompson School Rd. at the E. Emory Rd. intersection. MPC has not required a developer to correct an off-site traffic problem unless the traffic from the development can be identified as making the intersection fail. Staff recognizes that traffic at the identified intersections on E. Emory Rd. is bad. We believe that the needed improvements should be the responsibility of Knox County and the State of Tennessee.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins:

and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

ESTIMATED TRAFFIC IMPACT 1441 (average daily vehicle trips)

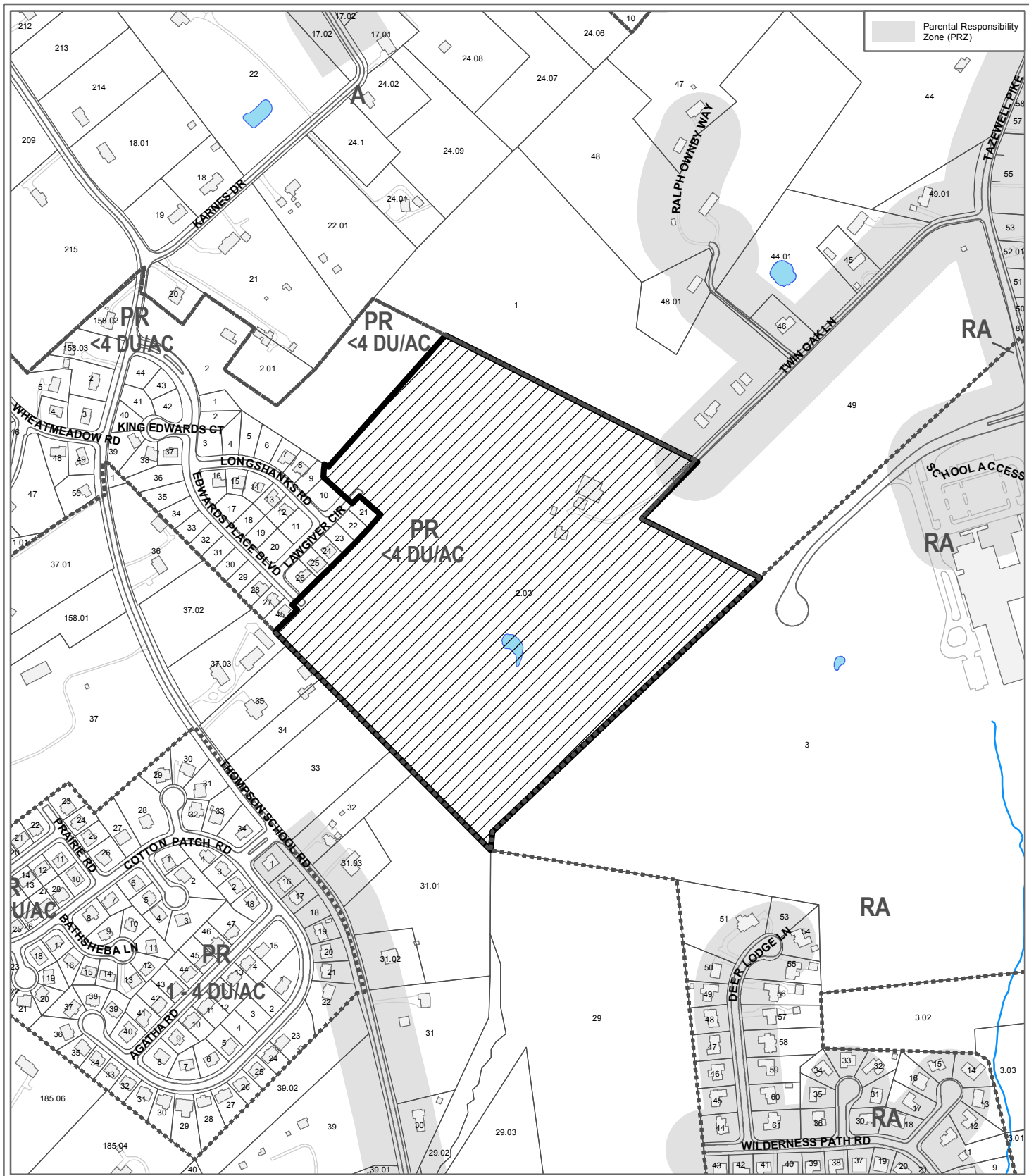
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 63 (public and private school children, ages 5-18 years)

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

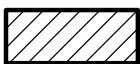
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**11-SA-13-C
CONCEPT PLAN**

Subdivision: Edwards Place



Approval of Concept Plan

Original Print Date: 10/30/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 21
Jurisdiction: County

Feet





VICINITY MAP
NOT TO SCALE

- ZONING NOTES:**
1. PROJECT TO OCCUR WITHIN BOUNDARIES OF AN UNLINED IS BARRED FROM OCCURRING WITHIN BARRIERS.
 2. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE.
 3. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE.
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 10. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE.
- NOTES:**
1. TOTAL AREA = 42,244 ACRES
 2. NO. OF LOTS = 142
 3. TOTAL AREA OF LOTS = 1,111,111 SQ. FT.
 4. EXISTING ZONING = PD (1-4)
 5. PROJECT = 20 AC.
 6. TOTAL AREA OF PROJECT = 20 AC.
 7. TOTAL AREA OF PROJECT = 20 AC.
 8. TOTAL AREA OF PROJECT = 20 AC.
 9. TOTAL AREA OF PROJECT = 20 AC.
 10. TOTAL AREA OF PROJECT = 20 AC.
- VARIANCES REQUESTED:**
1. REDUCE BUFFER DISTANCE FROM 50' TO 35.50'
 - ON ROAD & STA. ROAD
- LEGEND:**
- PROPOSED DRAINAGE LINE
 - CATCH BASIN
 - REPAIRMENT

SCALE: 1"=100'
29 OCT 2013

SHEET ONE
CONCEPT PLAN UNIT 3
EDWARD'S PLACE
KNOX COUNTY, TENNESSEE

Prepared For:
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Municipality:
Knox County Department of Engineering and Public Works
205 W. Baxter Avenue
Knoxville, Tennessee 37917
(865) 215-5800

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(865) 755-3571

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PROPOSED DETENTION AND WATER QUALITY BASIN



TRAFFIC CALMING TO BE EMPLOYED PER REQUIREMENTS OF KNOX COUNTY ENGINEERING AND PUBLIC WORKS

KNOX COUNTY WATER QUALITY (100' EACH SIDE OF STREAM BANK)
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PROPOSED DETENTION AND WATER QUALITY BASIN

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PROPOSED DETENTION AND WATER QUALITY BASIN

EDWARD'S PLACE UNITS 1 AND 2



TYPICAL LOT LAYOUT

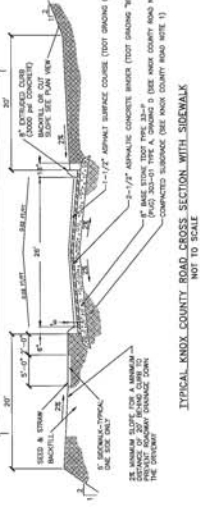
CERTIFICATION OF CONCEPT PLAN
I, REBEKAH J. BROWN, LICENSED PROFESSIONAL ENGINEER, LICENSE NO. 11111, DO HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED IN THE STATE OF TENNESSEE, AND I HAVE PREPARED THE CONCEPT PLAN FOR THE PROJECT DESCRIBED HEREIN. I HAVE REVIEWED THE CONCEPT PLAN AND I AM Satisfied THAT IT COMPLIES WITH ALL APPLICABLE PROVISIONS OF THE KNOX COUNTY SUBDIVISION REGULATIONS. MY CERTIFICATE IS VALID WITH THE METROPOLITAN PLANNING COMMISSION.



SCALE IN FEET
0 100 200



NOTE: CONTRACTOR RESPONSIBLE FOR ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE AND THE METROPOLITAN PLANNING COMMISSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE AND THE METROPOLITAN PLANNING COMMISSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE AND THE METROPOLITAN PLANNING COMMISSION.



TYPICAL KNOX COUNTY ROAD CROSS SECTION WITH SIDEWALK
NOT TO SCALE