



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT

FILE #: 11-SB-13-C

AGENDA ITEM #: 10

AGENDA DATE: 11/14/2013

SUBDIVISION: SCENIC CREST
APPLICANT/DEVELOPER: E.L. DUNCAN BUILDER, INC.
OWNER(S): E.L. Duncan Builders, Inc.

TAX IDENTIFICATION: 28 025 & 02502
JURISDICTION: County Commission District 7
STREET ADDRESS:

LOCATION: South side of Pelleaux Rd., west of Norris Frwy.
SECTOR PLAN: North County
GROWTH POLICY PLAN: Planned Growth Area
WATERSHED: Beaver Creek
APPROXIMATE ACREAGE: 13.28 acres

ZONING: PR (Planned Residential)
EXISTING LAND USE: Developing subdivision
PROPOSED USE: Detached dwellings
SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural, RA and PR residential. Development consists of rural to low density residential uses.

NUMBER OF LOTS: 41
SURVEYOR/ENGINEER: LeMay & Associates
ACCESSIBILITY: Access is via Pelleaux Rd., a major collector street with a pavement width of 18' within a 40' right-of-way.
SUBDIVISION VARIANCES REQUIRED: 1. Vertical curve variance from 175' to 80' at sta. 0+40 of Road A
2. Horizontal curve variance from 250' to 175' at sta. 2+80 and 7+50 of Road A

STAFF RECOMMENDATION:

Approve variances 1 & 2 because the site's topography restricts 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Obtaining all required off-site drainage easements prior to final plat approval
4. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102)
5. Place a note on the final plat that all lots will have access from the internal street system only.
6. Certification on the final plat by the applicant's engineer that there is 350' of sight distance in each direction on Pelleaux Rd. at the proposed entrance
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.

**COMMENTS:**

The applicant is proposing to subdivide this 13.28 acre tract into 41 lots at a density of 3.09 du/ac. The Knox County Commission approved the rezoning request (3-I-05-RZ) for this property to PR (Planned Residential) at a density of 1 - 3.1 du/ac on April 25, 2005. A concept plan for this subdivision was approved at the same time the rezoning was being considered. A final plat for the first unit of a subdivision must be approved within two years of the initial concept plan approval. If this does not occur, the concept plan approval expires two years from the time it was approved. The applicant is now requesting, for the second time (4-SD-08-C), that the concept plan be reapproved as per the previous design.

ESTIMATED TRAFFIC IMPACT 456 (average daily vehicle trips)

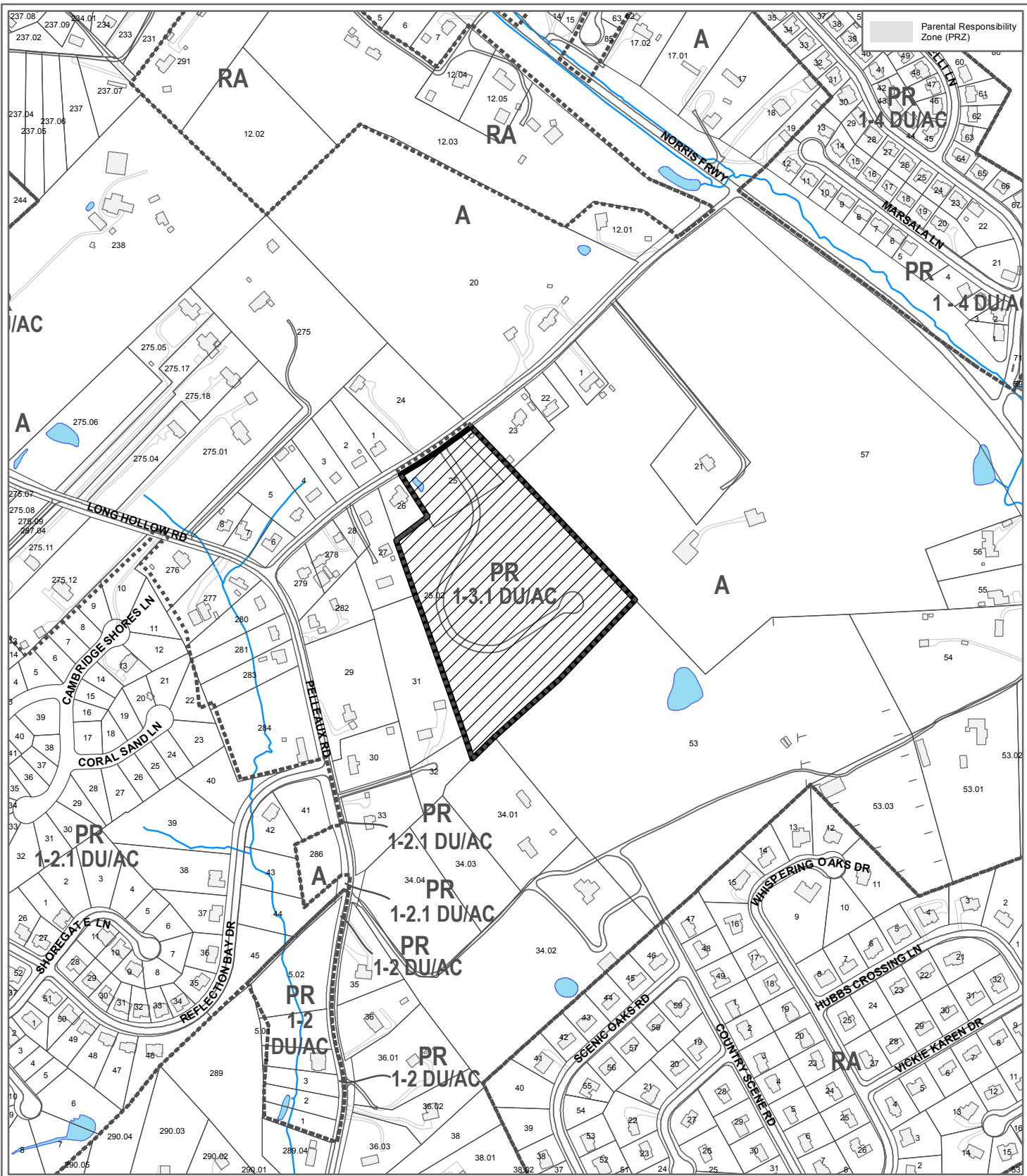
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 20 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Copper Ridge 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 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-SB-13-C  
CONCEPT PLAN**

Subdivision: Scenic Crest



Approval of Concept Plan

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

Map No: 28  
Jurisdiction: County

0 500  
Feet

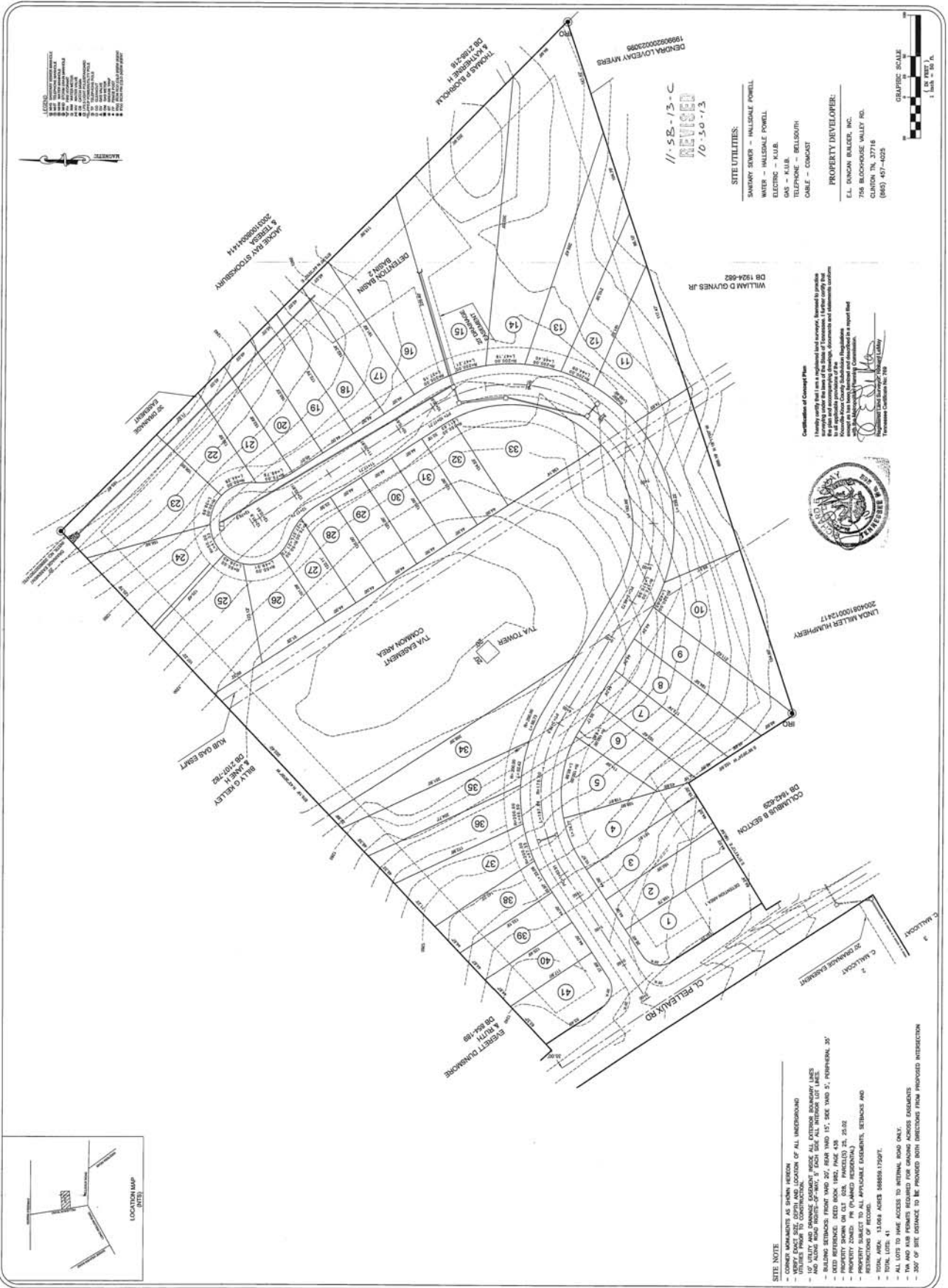


REV	DATE	BY
1	11-30-05	
2	03-28-06	
3	10-27-06	

L&M AND ASSOCIATES  
CONSULTING ENGINEERS  
10816 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37922  
PH (865) 671-0183 FAX (865) 671-0213

CONCEPT PLAN  
SCENIC CREST  
DIST 6 • KNOX COUNTY, TENNESSEE

4565  
JOB NUMBER:  
SHEET 1 OF 2 SHEETS



NOTICE: THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE PROJECT. THE ENGINEER'S OBLIGATION IS LIMITED TO THE SERVICES PROVIDED HEREIN.



7/0-58-13-C  
REVISED  
7/0-58-13-C

**SITE UTILITIES:**  
SEWER - HALLEDALE POWELL  
WATER - HALLEDALE POWELL  
ELECTRIC - KUB  
GAS - KUB  
TELEPHONE - BELLSOUTH  
CABLE - COMCAST

**PROPERTY DEVELOPER:**  
E.L. BINGHAM BLADE, INC.  
756 BLOCHHOUSE VALLEY RD.  
CLINTON TN, 37716  
(865) 457-4025

**William D. Guyver, Jr.**  
Professional Engineer  
No. 1924-882  
Tennessee Code Title 58, Chapter 1, Part 1, Sections 1-101 through 1-106

**LMMA MILLER HANBERRY**  
20048100012417  
Professional Engineer  
No. 20048100012417  
Tennessee Code Title 58, Chapter 1, Part 1, Sections 1-101 through 1-106



**SITE NOTE**

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- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD ONLY.
- TYPED AND SIGNED PERMITS REQUIRED FOR GRADING ACROSS EASEMENTS.
- 50% OF SITE DISTANCE TO BE PROVIDED BOTH DIRECTIONS FROM PROPOSED INTERSECTION.