

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

▶ **FILE #:** 1-SB-14-C **AGENDA ITEM #:** 7
 POSTPONEMENT(S): 1/9/2014-4/10/2014 **AGENDA DATE:** 5/8/2014

▶ **SUBDIVISION:** MONTEREY OAKS

▶ **APPLICANT/DEVELOPER:** MRSUB, INC.
 OWNER(S): MRSUB, Inc.

TAX IDENTIFICATION: 68 P C 01418
 JURISDICTION: City Council District 3
 STREET ADDRESS:

▶ **LOCATION:** Northwest end of Monterey Rd., northwest of Globe Dr.

SECTOR PLAN: Northwest City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 WATERSHED: Third Creek

▶ **APPROXIMATE ACREAGE:** 8.23 acres

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land / RP-1 (Planned Residential)
 South: Residences / R-1 (Low Density Residential)
 East: Residences / R-1 (Low Density Residential)
 West: Residences / R-1 (Low Density Residential)

▶ **NUMBER OF LOTS:** 18

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Monterey Rd., a local street with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Variance to increase the maximum grade of the bulb of a cul-de-sac for the public street from 10% to 12%.
 2. Variance from the requirement that the Joint Permanent Easements within the development shall meet the standards for a public street.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 since the JPE infrastructure is in place with existing grades that restrict compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
4. On top of the existing pavement for the Joint Permanent Easement (JPE), adding 2 inches of B-Modified binder and 1.5 inches of "D" mix surface coat, subject to approval by the Knoxville Department of Engineering.

5. Identification by signage and/or pavement markings of the change from the public street to the JPE, subject to approval by the Knoxville Department of Engineering.
6. Providing a geotechnical study prepared by a registered engineer for the proposed building sites for Lots 6 - 15, verifying that the subsurface is suitable for building construction. The geotechnical study must be submitted to the Knoxville Department of Engineering for review and approval prior to approval of a building permit for each lot. This condition shall be included and clearly noted on the final plat for the Subdivision.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
9. Place a note on the final plat that all lots will have access only to the internal street system.
10. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

COMMENTS:

The applicant is proposing to subdivide this 8.23 acre tract into 18 single-family detached lots at a density of 2.19 du/ac. The property is located at the northwest corner of Norwood Heights subdivision and will have access via an extension of Monterey Rd. While the property has frontage along Wilkerson Rd., access will be restricted to the internal street system. The property which is zoned R-1 (Low Density Residential) has a minimum lot size requirement of 7500 square feet. The proposed lots vary in size from 10,312 to 33,512 square feet.

The concept plan (10-SE-06-C) that was approved for this site on October 12, 2006 has expired. While the majority of the street infrastructure for this site was constructed under the previous approval, it was determined that the improvements did not meet the City of Knoxville's public street standards and would not be accepted by the City as a public street.

The applicant has submitted a revised concept plan that terminates Monterey Rd., a public street, in a cul-de-sac turnaround. The proposed access for the lots will be a Joint Permanent Easement (JPE). A general variance from the requirement that the JPE meet public street standards has been requested and is recommended for approval by Staff. Staff is recommending approval due to the difficulty in documenting that all public standards have been met. A condition has been recommended that requires the addition of 2 inches of B-Modified binder and 1.5 inches of "D" mix surface coat on top of the existing pavement of the JPE, subject to approval by the Knoxville Department of Engineering. The JPE will be maintained by the property owners.

ESTIMATED TRAFFIC IMPACT: 214 (average daily vehicle trips)

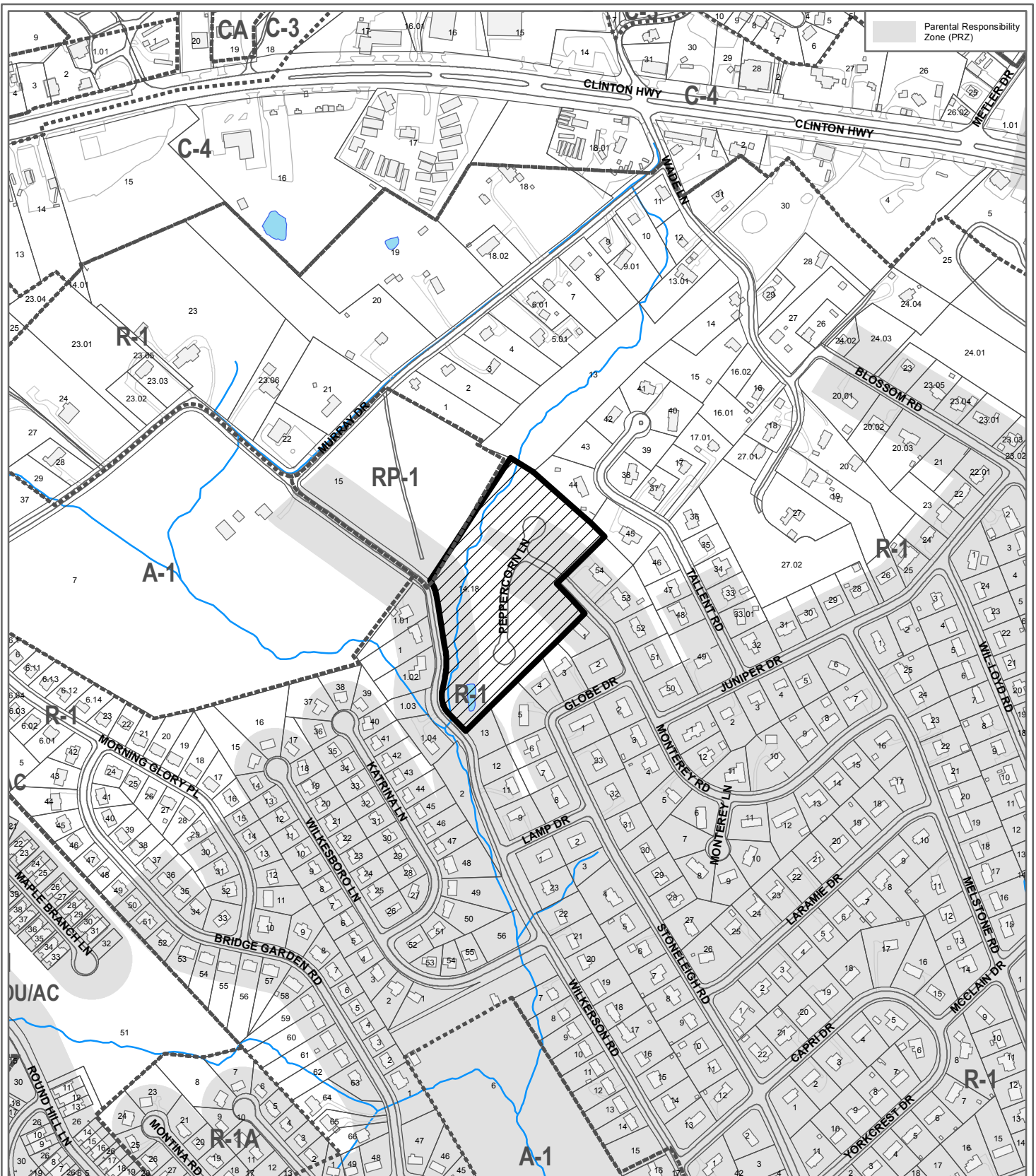
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 7 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Norwood Elementary, Northwest Middle, and Powell 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.



**1-SB-14-C
CONCEPT PLAN**

Subdivision: Monterey Oaks



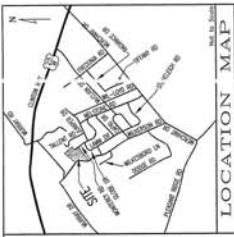
Approval of Concept Plan

Map No: 68

Jurisdiction: City

Original Print Date: 12/19/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





NOTE: THREE DAYS PRIOR TO ANY EARTHWORK, THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER, CONTACT: TENNESSEE ONE-C-11 RECORD AND SUBMIT YOUR CONFIRMATION NUMBER.

- NOTES:
1. ALL EARTHWORK SHALL BE SUBJECT TO INSPECTION BY THE CITY ENGINEER.
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 15. ALL EARTHWORK SHALL BE SUBJECT TO INSPECTION BY THE CITY ENGINEER.



CONTRACTOR OF RECORD FOR THIS PROJECT IS: HATSON, HAMES, NORVILLE & POE REGISTERED ENGINEERS & LAND SURVEYORS 408 WARD, CITY OF KNOXVILLE, CITY BLOCK #40130 DISTRICT 6, KNOX COUNTY, TN. PHONE: (605) 568-4472 FAX: (605) 568-4473 HATSON@HNP-APP.COM

REV. DATE	REVISION DESCRIPTION	DESIGNER	DATE
1	1/24/14	ANDY DE-DE	11/25/13

CONCEPT PLAN & ROAD PROFILES FOR MONTEREY OAKS S/D

CT BY REC. FILED: 118

408 WARD, CITY OF KNOXVILLE, CITY BLOCK #40130 DISTRICT 6, KNOX COUNTY, TN. PHONE: (605) 568-4472 FAX: (605) 568-4473 HATSON@HNP-APP.COM

NOTE: CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY. CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS PER THE CITY ENGINEER'S REQUIREMENTS. THE CONTRACTOR SHALL ACCORD WITH RECOMMENDATIONS SET FORTH IN ACC. MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK, TO AVOID ACCIDENTS, AND TO MAINTAIN AN ORDERLY APPEARANCE. CONSTRUCTION SHALL BE ASSEMBLED.

NOTE: CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION.

1-5B-14-C
REVISED
3-2-14

OWNER/DEVELOPER:
MRSUB, INC.
565 2ND AVENUE, SUITE 1
DAYTON, TENNESSEE 37321-1207
PHONE: (605) 569-3338

HATSON, HAMES, NORVILLE & POE
REGISTERED ENGINEERS & LAND SURVEYORS
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