



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

▶ **FILE #:** 1-SA-15-C

AGENDA ITEM #: 7

AGENDA DATE: 1/8/2015

▶ **SUBDIVISION:** EUPLE KECK SUBDIVISION

▶ **APPLICANT/DEVELOPER:** CHRIS RUDD SURVEYORS

OWNER(S): Clifton & Euple Keck

TAX IDENTIFICATION: 37 PART OF 186

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7900 Greenwell Rd

▶ **LOCATION:** **North and south side of Morris Rd. on the west side of Greenwell Rd., and the north and south side of Western Rd. on the east side of Greenwell Rd.**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth and Rural Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 14.13 acres

▶ **ZONING:** **A (Agricultural)**

▶ **EXISTING LAND USE:** **Vacant land and a residence**

▶ **PROPOSED USE:** **Detached Residential Subdivision**

SURROUNDING LAND USE AND ZONING:
North: Residences / RA (Low Density Residential)
South: Vacant land and residences / A (Agricultural)
East: Residences / A (Agricultural) & RA (Low Density Residential)
West: Residences and vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 10

SURVEYOR/ENGINEER: Chris Rudd

ACCESSIBILITY: Access is via Morris Rd., a minor collector street, with a 16' pavement width within a 50 right-of-way, Greenwell Rd., a major collector street with an 18' pavement width within a 50 right-of-way, and Western Rd., a local street with a 16' pavement width within a 50 right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** **None**

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan for the subdivision of up to 10 lots, subject to 6 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
2. The final plat shall include a notation that access for each lot is restricted to the driveway locations identified on the final plat.
3. All lots shall be provided with an on-site turnaround area for the driveway.
4. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Greenwell Rd. and Western Rd., and 250 feet of sight distance in both directions along Morris

Rd. for each of the proposed driveways. Approval of all lots is contingent on all driveway locations being staked out in the field by the surveyor and the locations being field verified by the Knox County Department of Engineering and Public Works for sight distance. The field verification by the Knox County Department of Engineering and Public Works must occur prior to submission of the final plat application for the subdivision. Should any of the proposed driveway locations not meet the minimum required sight distance in both directions, a driveway location with adequate sight distance must be provided or the lot will have to be combined with a lot that has adequate sight distance.

5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

6. 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.

COMMENTS:

The applicant is proposing to subdivide 10 lots out of a 41.34 acre tract that is split up by Morris Rd., Greenwell Rd., and Western Rd. The 10 lots will be located on 14.13 acres with the remaining 27 acre tract being located on the west side of Greenwell Rd., south of Morris Rd. The property which is zoned A (Agricultural) requires a minimum lot size of one acre for a dwelling. The proposed lots range in size from 1.0 to 3.57 acres.

The major challenge with subdividing this property is creating lots that will have adequate sight distance in both directions along the public streets. The surveyor has designated driveway locations for each lot on the concept plan. The Knox County Department of Engineering and Public Works Staff took measurements in the field for the proposed driveways and found that only 5 of the 10 lots would have adequate sight distance (see attached chart from Knox County). Staff has included a condition that adequate sight distance must be verified for each lot prior to submission of a final plat application for the subdivision.

ESTIMATED TRAFFIC IMPACT: 125 (average daily vehicle trips)

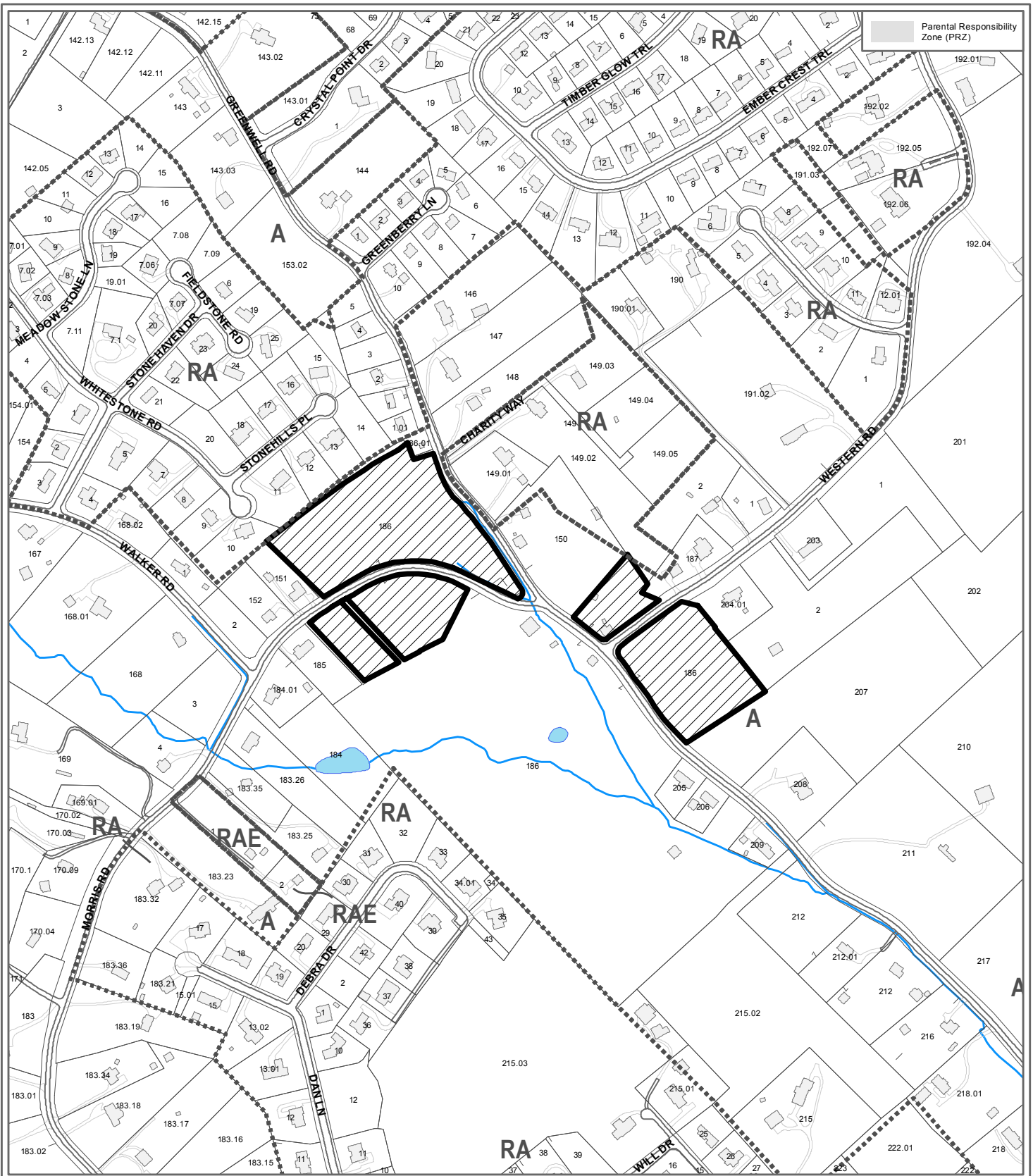
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

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

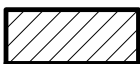
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 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-SA-15-C
CONCEPT PLAN**

Subdivision: Euple Keck Subdivision

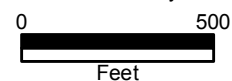


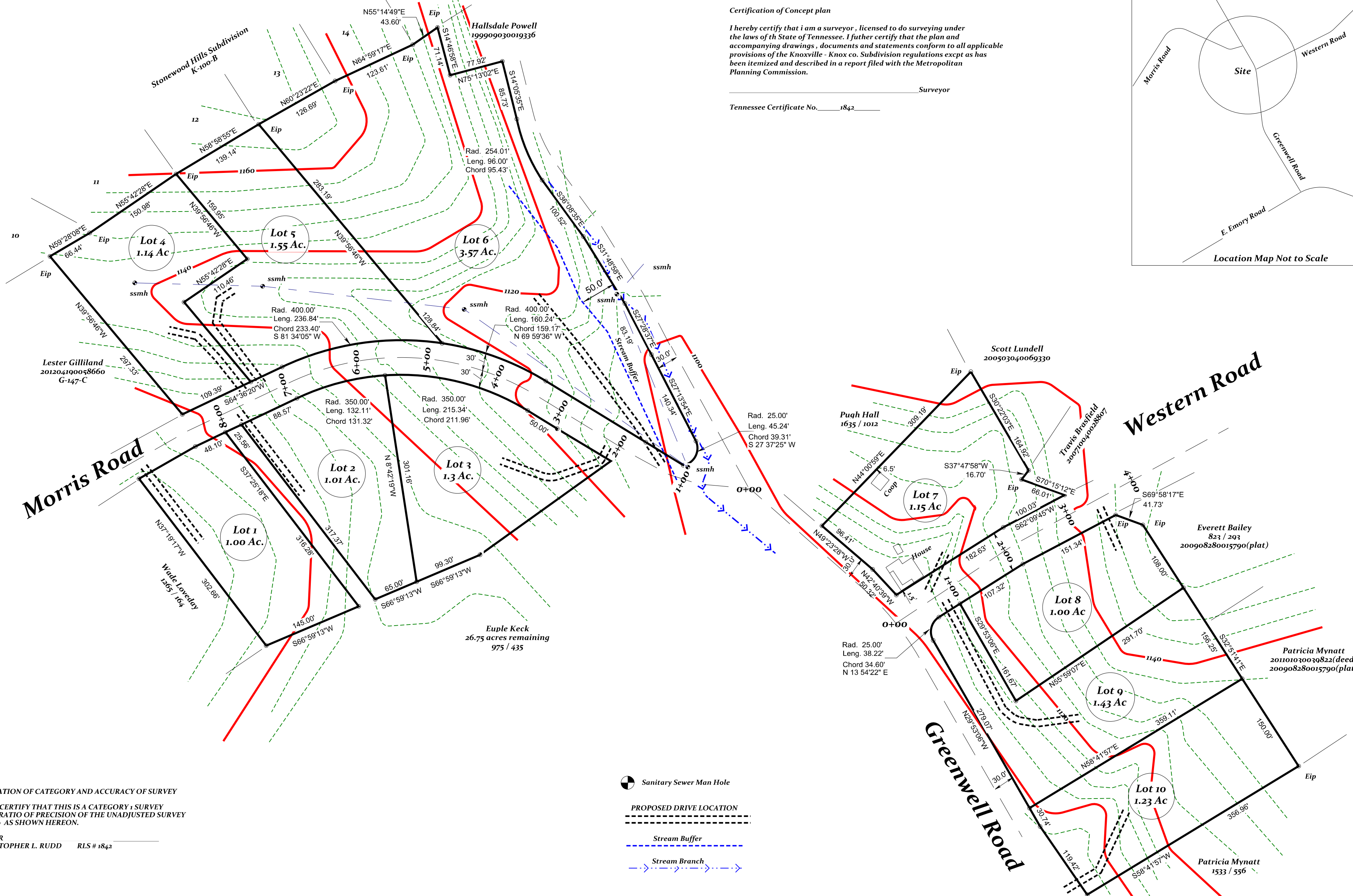
Approval of Concept Plan

Map No: 37

Jurisdiction: County

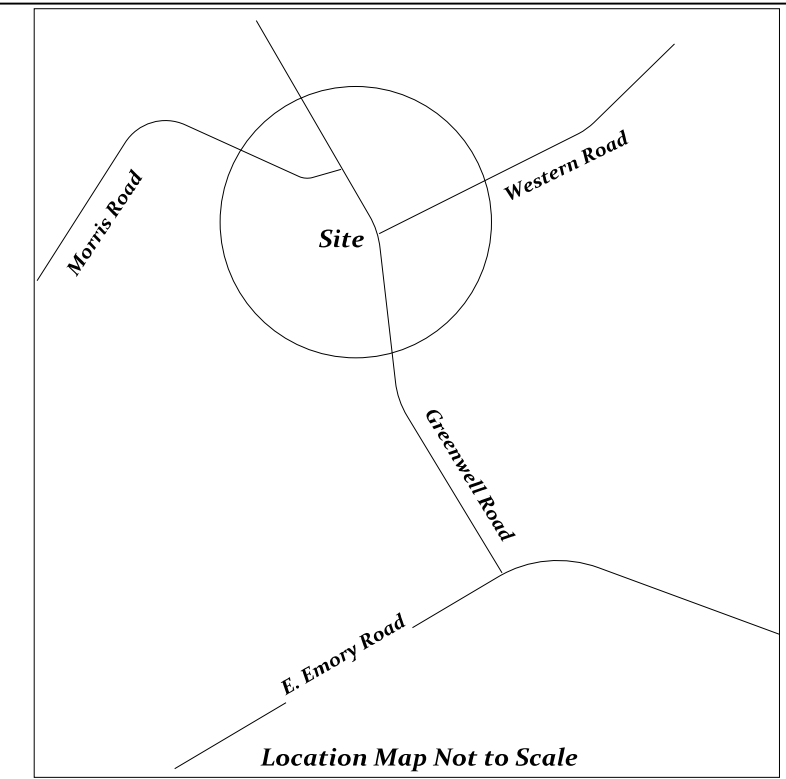
Original Print Date: 12/22/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





Certification of Concept plan
 I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville - Knox co. Subdivision regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

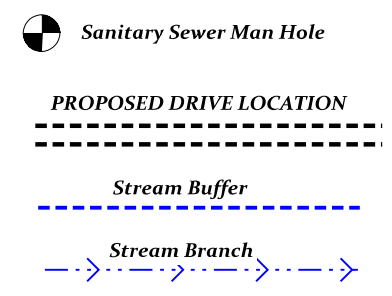
 Surveyor
 Tennessee Certificate No. 1842



North Ref. Cub. K. 100-R(d)at

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.
 SURVEYOR
 CHRISTOPHER L. RUDD RLS # 1842

CHRIS RUDD SURVEYORS
 6209 McNEELY RD.
 CORRYTON, TN. 37721
 (865) 687-9990



- Notes:**
- 1) 14.13 acres divided into 10 lots
 - 2) Eip = Existing iron pin, Iron pins W/ red plastic cap set at all corners except as noted.
 - 3) The approval of this plan does not increase any nonconformities for the existing structures on the property nor does it change the non conforming status of the existing structures. Documentation as to the legal status of the structures or variances from the Board of Zoning Appeals may be required at some later date for permit applications or other development approvals.
 - 4) 10' Drainage and utility easement inside all exterior lot lines, 5' Each side interior lot lines.
 - 5) 20' easement for all sewer lines as constructed, 10' each side c/l
 - 6) All driveways to have internal turnarounds



1-SA-15-C
 Revised: 12/23/2014
 MPC File # _____

Concept Plan for:
Euple Keck Subdivision
Dist 6 Knox C. Tn.
CLT Map 37 Parcel 186
Deed Book 975 Page 435
Date Nov. 07, 2014
Scale 1" = 100'

Executor Address:
 Naomi Hall
 7910 Greenwell Road
 Knoxville, Tn. 37938
 (865) 922-8173

1842-C2384k-B



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: FW: Euble Keck subdivision

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Tue, Dec 30, 2014 at 3:29 PM

BJ,

The attached file goes with 1-SA-15-C.

Thanks. Tom

----- Forwarded message -----

From: **Cindy Pionke** <Cindy.Pionke@knoxcounty.org>
Date: Tue, Dec 30, 2014 at 8:04 AM
Subject: FW: Euble Keck subdivision
To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

Evidently we have some issues with the sight distance at some of the driveways.

Cindy

From: John Sexton
Sent: Monday, December 29, 2014 4:29 PM
To: Cindy Pionke
Subject: Euble Keck subdivision

Hi, Cindy

I left the plan and profile for the subject subdivision on your desk along with my field observations. The right-most "Comments" column summarizes which driveways do and do not have sight distance by approach direction. Please note that all sight distance measurements were made at the edge of pavement and not 15 feet back from it since none of the driveways have been graded. Also, I used the old Knox County standard approaching vehicle target height of 4.25 feet rather than the current AASHTO standard of 3.5 feet.

I checked the grade of the fronting roads at each driveway station and found them to be in close agreement with the profiles, given the sources of error in the field measurements (lack of precise driveway locations and the presence of vertical curves). I have attached a PDF of the findings for your use as needed. Let me know if you have any questions.

John Sexton, PE

Staff Transportation Engineer

Knox County Department of Engineering and Public Works

205 W. Baxter Avenue

Knoxville, TN 37917

Phone [\(865\) 215-5860](tel:(865)215-5860)

Fax [\(865\) 215-5827](tel:(865)215-5827)



Driveway sight distance.pdf

103K

