

## KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 1-SB-15-C  
 1-C-15-UR

**AGENDA ITEM #:** 8  
**AGENDA DATE:** 1/8/2015

► **SUBDIVISION:** FITZGERALD ROAD SUBDIVISION  
 ► **APPLICANT/DEVELOPER:** RUFUS H. SMITH, JR. & CO.  
 OWNER(S): Josh Sanderson Primos Land Company, LLC

TAX IDENTIFICATION: 91 PART OF 09101 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2216 Fitzgerald Rd

► **LOCATION:** Northeast side of Fitzgerald Rd., northwest side of Ball Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 13.005 acres

► **ZONING:** PR (Planned Residential) Pending

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / A (Agricultural) & PR (Planned Residential) pending  
 South: Railroad and future Schaad Rd. Extension / RA (Low Density Residential)  
 East: Vacant land / RA (Low Density Residential)  
 West: Church and residences / RA (Low Density Residential) & A (Agricultural)

► **NUMBER OF LOTS:** 65

SURVEYOR/ENGINEER: Southland Engineering Consultants, LLC

ACCESSIBILITY: Access is via Ball Rd., a major collector street with a 22' pavement width and a required 60' right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:**

1. Reduction of the required right-of-way for Ball Rd., from 30' to 25' from centerline.
2. Horizontal curve variance on Road B at STA 3+36 to 5+16, from 250' to 125'.
3. Horizontal curve variance on Road B at STA 8+10 to 10+01, from 250' to 125'.
4. Broken back tangent variance on Road B at STA 2+83 to 3+66, from 150' to 53'.

### STAFF RECOMMENDATION:

► **APPROVE** variances 1 - 4 because site conditions and future road improvements restrict compliance

**with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.**

**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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)
3. Installation of sidewalks on at least one side of Road A and Road B to the end of the stub-out. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and shall be installed at the time the street improvements are installed for the subdivision.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Including a sight distance easement across Lots 42 & 43 and 49 & 50 on the final plat.
6. Clearly identifying on the final plat that the stub-out of Road B to the adjoining property to the east is for a future street connection to that property whenever it is subdivided.
7. Placing a note on the final plat that all lots shall have access only to the internal street 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 65 detached dwellings on individual lots as shown on the concept plan and the reduction of the peripheral setback for the subdivision from 35' to 25', subject to 2 conditions.**

1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR at a density of up to 5 du/ac.
2. 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 a Use-on-Review within the PR (Planned Residential) zoning district.

**COMMENTS:**

The applicant is proposing to subdivide this 13.005 acre site into 65 lots at a density of 4.99 du/ac. This site was before the Planning Commission for a rezoning request to PR (Planned Residential) at up to 5 dwellings per acre on December 11, 2014 at which time the Planning Commission recommended approval of the request. The Knox County Commission will be considering this request on January 26, 2015.

Access for the subdivision will be from Ball Rd., a major collector street. A stub-out street connection is proposed to the 19 acre tract to the east. This will provide a street connection to that property if it is subdivided in the future. Staff is recommending a condition that sidewalks be installed on at least one side of Road A and Road B to the end of the stub-out. This will allow for an extension of the sidewalk system into the 19 acre tract to the east when it is developed. If the sidewalks are not installed with the development of this subdivision, it will be very difficult to add them later. The sidewalks shall be installed at the time the street improvements are installed for the subdivision.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all exterior boundaries of this Subdivision.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 4.99 du/ac, is consistent in use and density with the recommended rezoning of the property.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of recent development that has occurred in this area.
4. The future Schaad Road extension and improvements to the railroad crossings in this area will help to improve traffic safety.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.

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 proposed subdivision will not draw significant traffic through residential neighborhoods since the property will have direct access to a major collector street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning recommended for approval for the property allows consideration of up to 5.0 du/ac . The proposed subdivision with its overall density of 4.99 du/ac is consistent with the Sector Plan and the proposed zoning designation.  
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 697 (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.

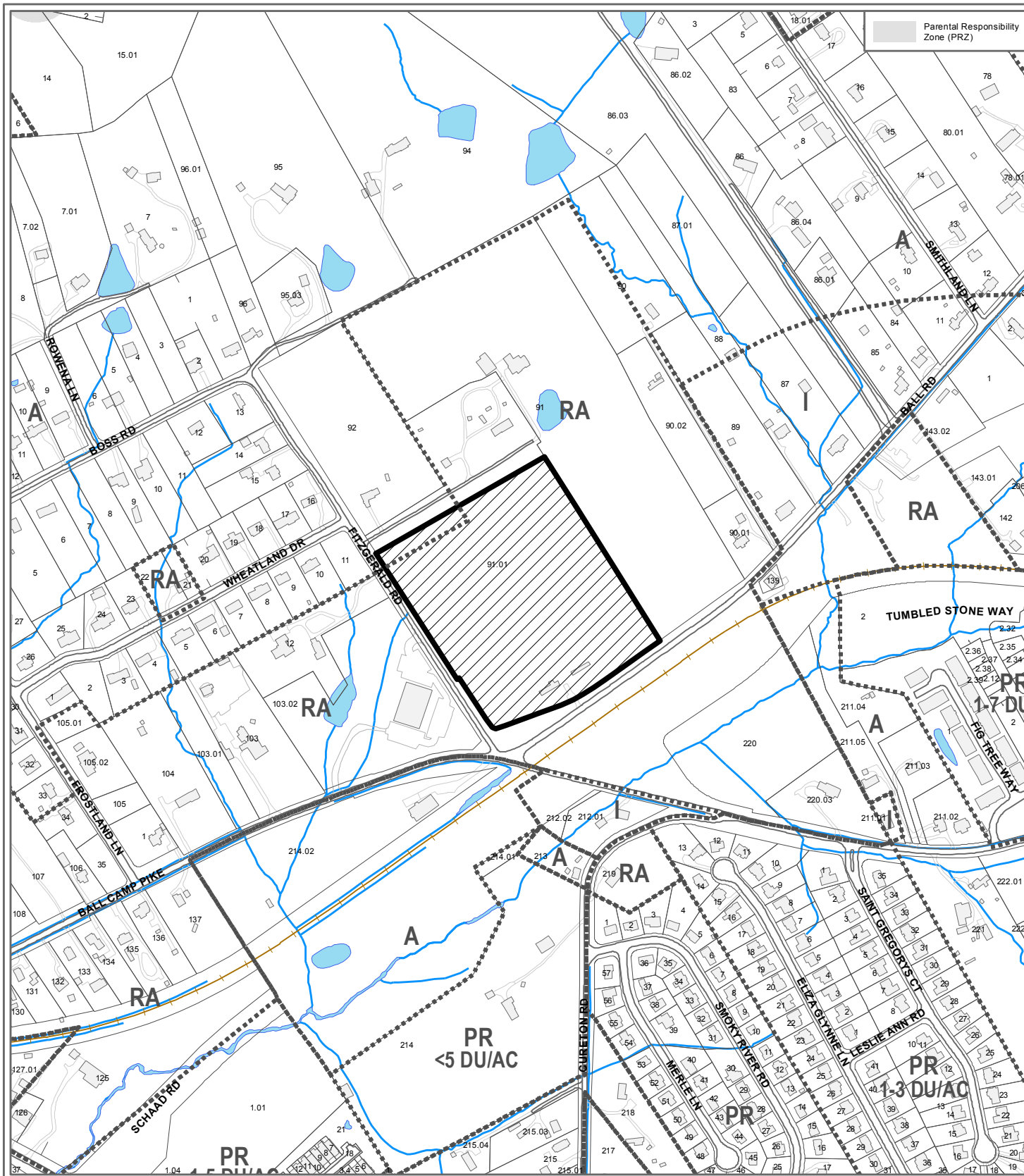
ESTIMATED STUDENT YIELD: 35 (public and private school children, ages 5-18 years)

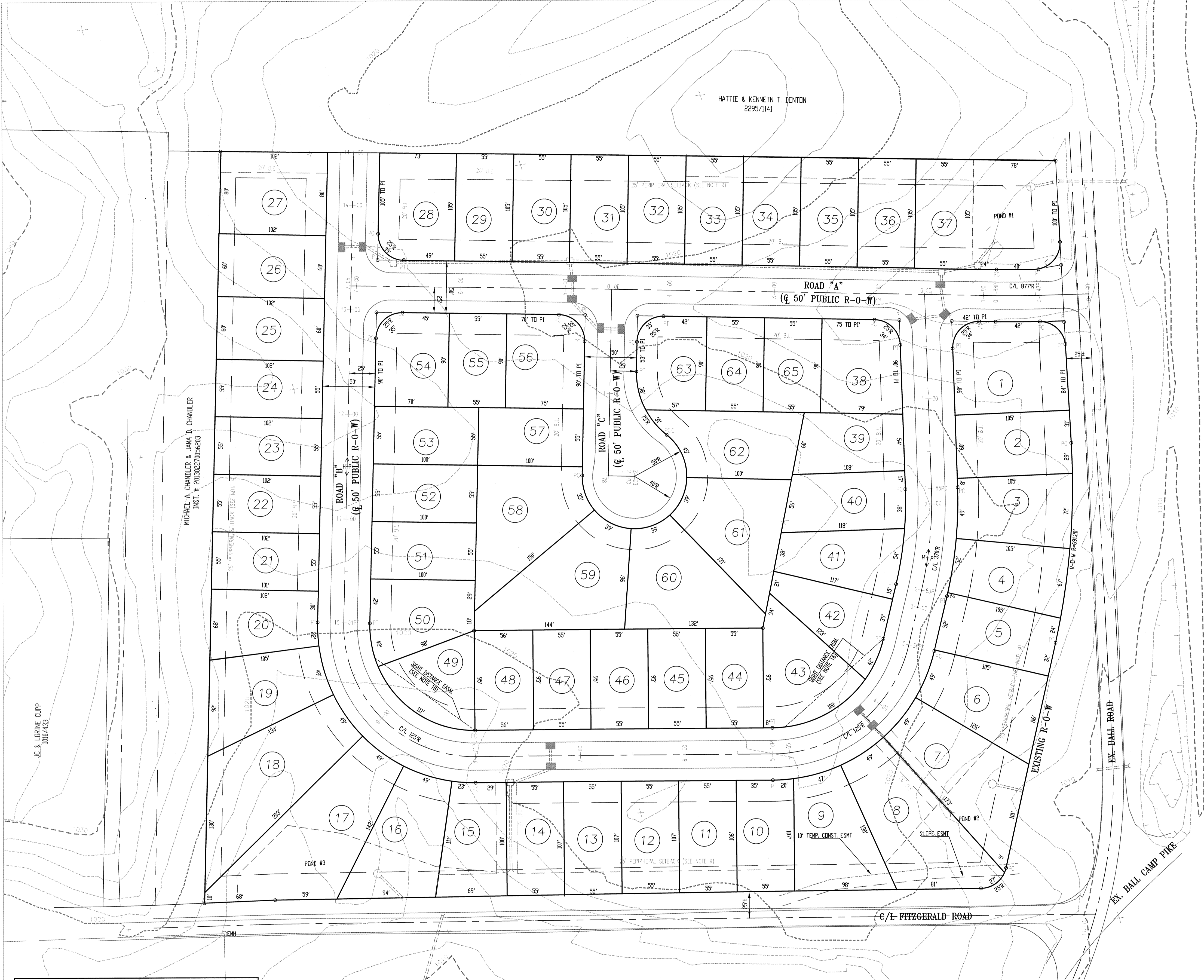
Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- 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.

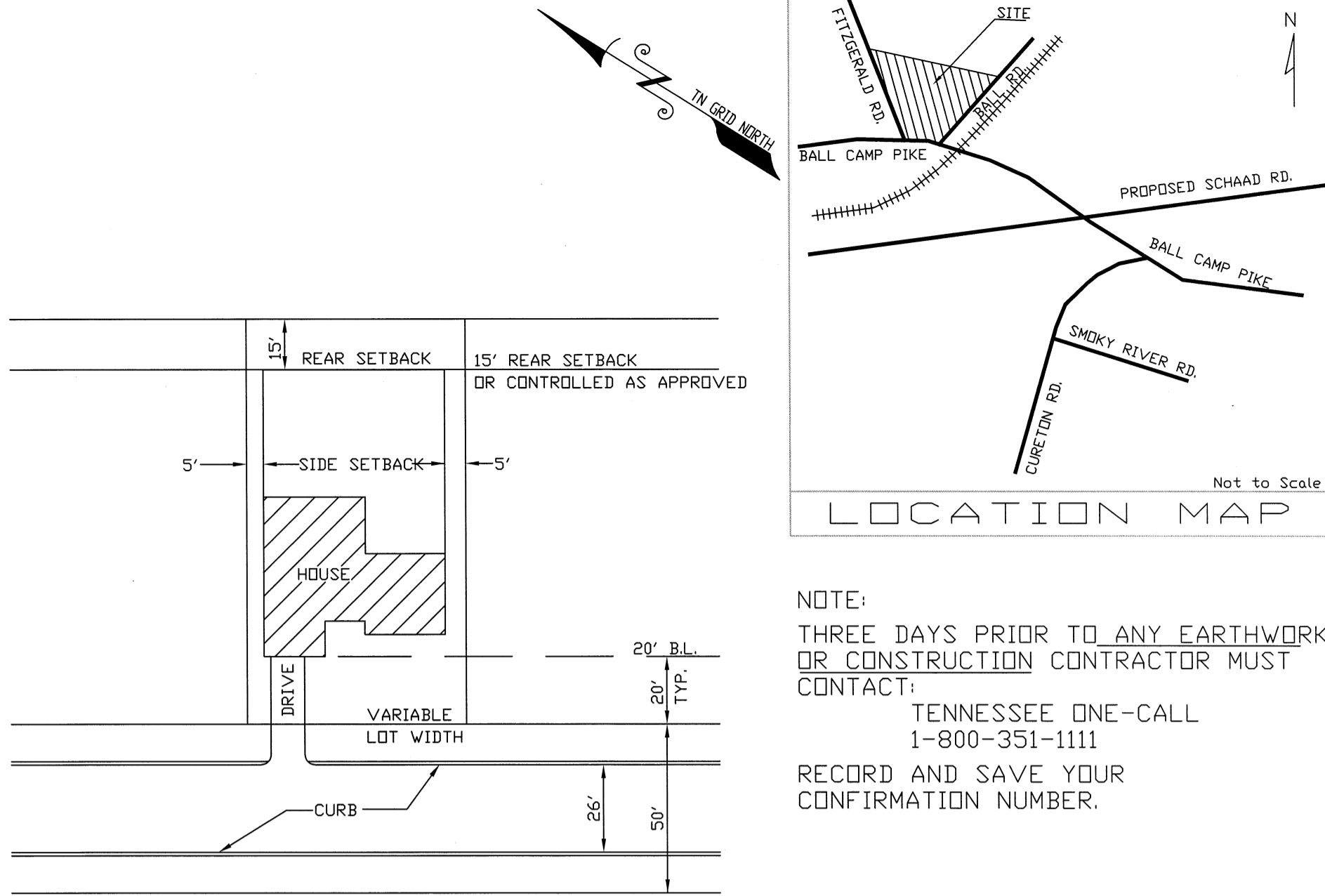
MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.





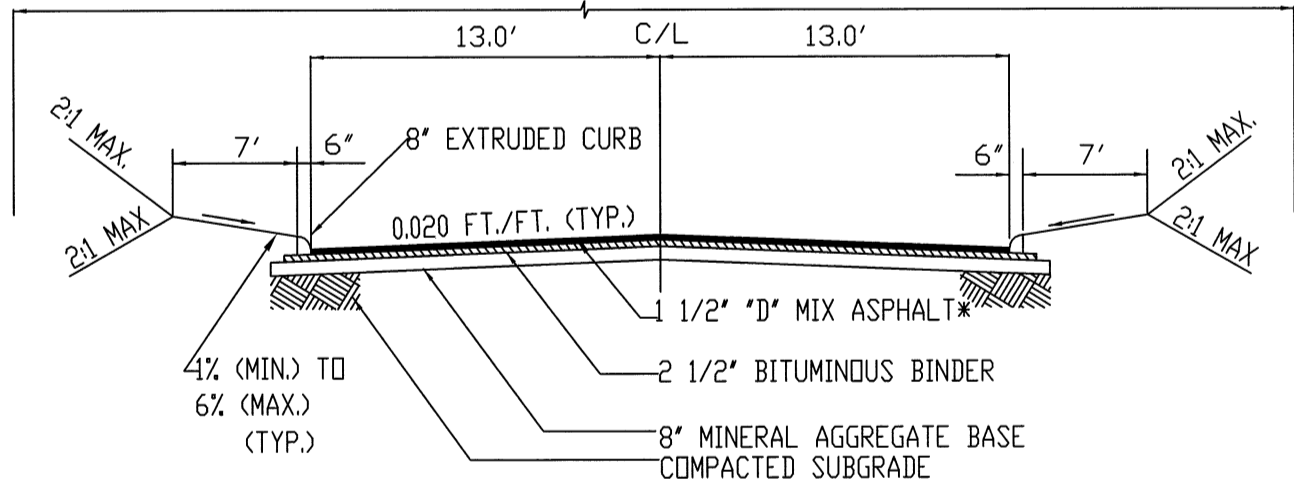
NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY  
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.  
OSHA RULES SHALL BE ABIDED BY.

NOTE:  
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



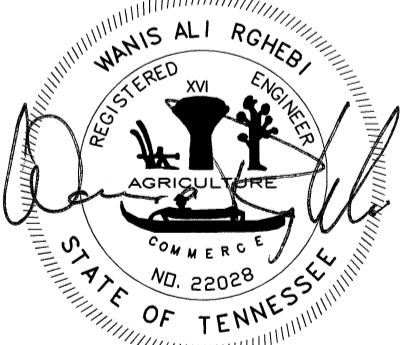
TYPICAL LOT LAYOUT  
1" = 40'

- NOTES:
- ALL DIMENSIONS AND AREAS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
  - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
  - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONTAINS APPROXIMATELY 13.10± ACRES AND IS SUBDIVIDED INTO 65 LOTS.
  - PR ZONING (S DU/AC) APPROVED BY MPC MEETING ON DECEMBER 11, 2014.
  - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGS.
  - UTILITIES:  
WATER: WEST KNOX UTILITY DISTRICT  
SEWER: WEST KNOX UTILITY DISTRICT  
ELECTRIC: KNOXVILLE UTILITIES BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: AT&T
  - THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
  - REQUESTED FROM MPC TO REDUCE PERIPHERAL SETBACK ALONG BALL ROAD, BALL CAMP PIKE AND FITZGERALD ROAD FROM 35' TO 25' AND ALSO ALONG THE NORTH AND EAST PROPERTY LINES FROM 35' TO 25'.
  - VARIANCE REQUESTED:  
a) REDUCE BROKEN BACK TANGENT AT STATION 2+83 TO 3+66 ON ROAD "B" FROM 150' TO 53'.  
b) REDUCE THE CENTER LINE HORIZONTAL CURVES FROM 250' TO 125' ON ROAD "B" AT STATIONS 3+36 TO 5+16 AND 8+10 TO 10+01.  
c) REDUCE THE RIGHT-OF-WAY DEDICATION ON BALL ROAD AND FITZGERALD FROM 30' TO 25'.
  - BUILDING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT...20'  
SIDES...5'  
REAR...15' (UNLESS CONTROLLED AS APPROVED)
  - ROAD PROFILE IS BASED ON FIELD TOPO.
  - BOUNDARY IS BASED ON A FIELD SURVEY.
  - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
  - REQUEST THE FOLLOWING FROM KNOX COUNTY ENGINEERING DEPARTMENT:  
a) INTERSECTION GRADE ON ROAD "A" AT STA 0+00 FROM 1% TO 2.0%.  
b) INTERSECTION GRADE ON ROAD "B" AT STA 0+00 FROM 1% TO 3.0%.
  - NO STRUCTURE OR TREES WILL BE LOCATED INSIDE THE SIGHT DISTANCE EASEMENT AREA.
  - THIS TRACT IS SUBJECT TO SLOPE EASEMENT AND 10' TEMPORARY CONSTRUCTION EASEMENT RECORDED IN KNOX COUNTY REGISTER OF DEED IN INSTRUMENT NO. 200306190117530.
  - SOME OF THE UTILITIES ARE SCALE FROM MAP PROVIDED BY UTILITIES.
  - SIGHT DISTANCE, THE ENGINEER OR THE SURVEYOR SHALL VERIFY THE SIGHT DISTANCE ALONG THE NORTH SECTION OF BALL ROAD.



TYPICAL ROAD SECTION  
THRU 50' ROAD  
'PUBLIC ROAD'

CERTIFICATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.  
ENGINEER  
TENNESSEE CERTIFICATE NO. 22028



12-16-14

OWNER/DEVELOPER:

SITE ADDRESS:  
2216 FITZGERALD ROAD  
KNOXVILLE, TENNESSEE 37931

PRIMOS LAND COMPANY, LLC  
4909 BALL RD.  
KNOXVILLE, TENNESSEE 37931  
PHONE (865) 694-7756  
FAX (865) 693-9699

SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
4909 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-9699  
E-MAIL: wrghebl@sengconsultants.com  
www.southlandengineeringusa.com

DESIGNED	WAR	APPROVED
		ENGINEER
DRAWN	WAR	
CHECKED	WAR	

1	12-16-14	REVISED PER MPC COMMENTS			
NO.	DATE	REVISION			APPR.

SCALE  
HORIZONTAL: 1" = 50'  
EX. CONTOUR INTERVAL = 2'  
DATE  
10-28-2014

DEED REFERENCES:



Revised: 12/16/2014

CONCEPT & DESIGN PLAN FOR  
FITZGERALD ROAD SUBDIVISION  
CLT MAP 091 PART OF PARCEL 91.01  
DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-10-28-14-CDP  
SHEET 2 OF 3 SHEETS