



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

▶ **FILE #:** 12-SA-14-C **AGENDA ITEM #:** 6
12-D-14-UR **AGENDA DATE:** 1/8/2015

POSTPONEMENT(S): 12/11/2014

▶ **SUBDIVISION:** SHADY GLEN
▶ **APPLICANT/DEVELOPER:** ERIC MOSELEY
OWNER(S): Eric Moseley

TAX IDENTIFICATION: 169 016 [View map on KGIS](#)
JURISDICTION: County Commission District 5
STREET ADDRESS:

▶ **LOCATION:** Southeast side of S. Northshore Dr., southwest side of Holder Ln.

SECTOR PLAN: Southwest County
GROWTH POLICY PLAN: Planned Growth Area
WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 45.58 acres

▶ **ZONING:** PR (Planned Residential) pending

▶ **EXISTING LAND USE:** 1 detached dwelling and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area has experienced significant growth in the past 15 years. Numerous subdivisions have been developed using the PR (Planned Residential) zone. A large amount of land in the area is still zoned A (Agricultural)

▶ **NUMBER OF LOTS:** 152

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via S. Northshore Dr., a minor collector street with a pavement width of 20' within a 55' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 11 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)
3. Providing a drainage easement across the site from Falcon Point Subdivision to Holder Ln.
4. Providing the required stream buffer for the portion of the drainage way that has been determined to be Waters of the State

5. Flatten the grade in the cul de sac on Road D to 10%
6. Reduce the grade at the intersection of Road C with Road A to not more than 3%
7. Install the west bound left turn lane in S. Northshore Dr. per the requirements of the Knox County Dept. of Engineering and Public Works
8. Construct a sidewalk along the S. Northshore Dr. frontage and on one side of Road A from S. Northshore to Road C. Sidewalks are to be a minimum of 5' wide with a minimum of a 2' wide planting strip
9. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
10. Placing a note on the final plat that all lots will have access to the internal street system only
11. 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 30 detached dwellings on individual lots as shown on the subdivision plan subject to 1 condition**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

COMMENTS:

The applicant is proposing to develop this 45.58 acre site with a subdivision that will contain 152 detached dwellings. Development proposals that will generate more than 750 trips per day are required, as part of the review process, to produce a traffic impact study. Subdivisions that will contain 75 or more lots will exceed the traffic generation threshold that dictates the need for a traffic impact study. The traffic study identified the need for a west bound left turn lane on S. Northshore Dr. at the proposed subdivision entrance. Additionally, the study calls for a 3 lane section on Road A at the proposed entrance. These two items have been addressed on the concept plan. The applicant is showing the detention basin in an area that has been classified as "Waters of the State." The detention basin will need to be relocated to accommodate the required stream buffer.

The applicant is proposing to include sidewalks as part of this project. Most importantly, in staff's opinion, he will provide a sidewalk along the S. Northshore frontage of this project. With the commercial node developing at the intersection of S. Northshore and Choto Rd., the applicant is providing a link in what is hoped to be a future sidewalk network that will connect the nearby residential developments with the commercial development.

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 3.34 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 the surrounding development and zoning pattern..

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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest 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 3.5 du/ac . The proposed subdivision with its overall density of 3.34 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

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

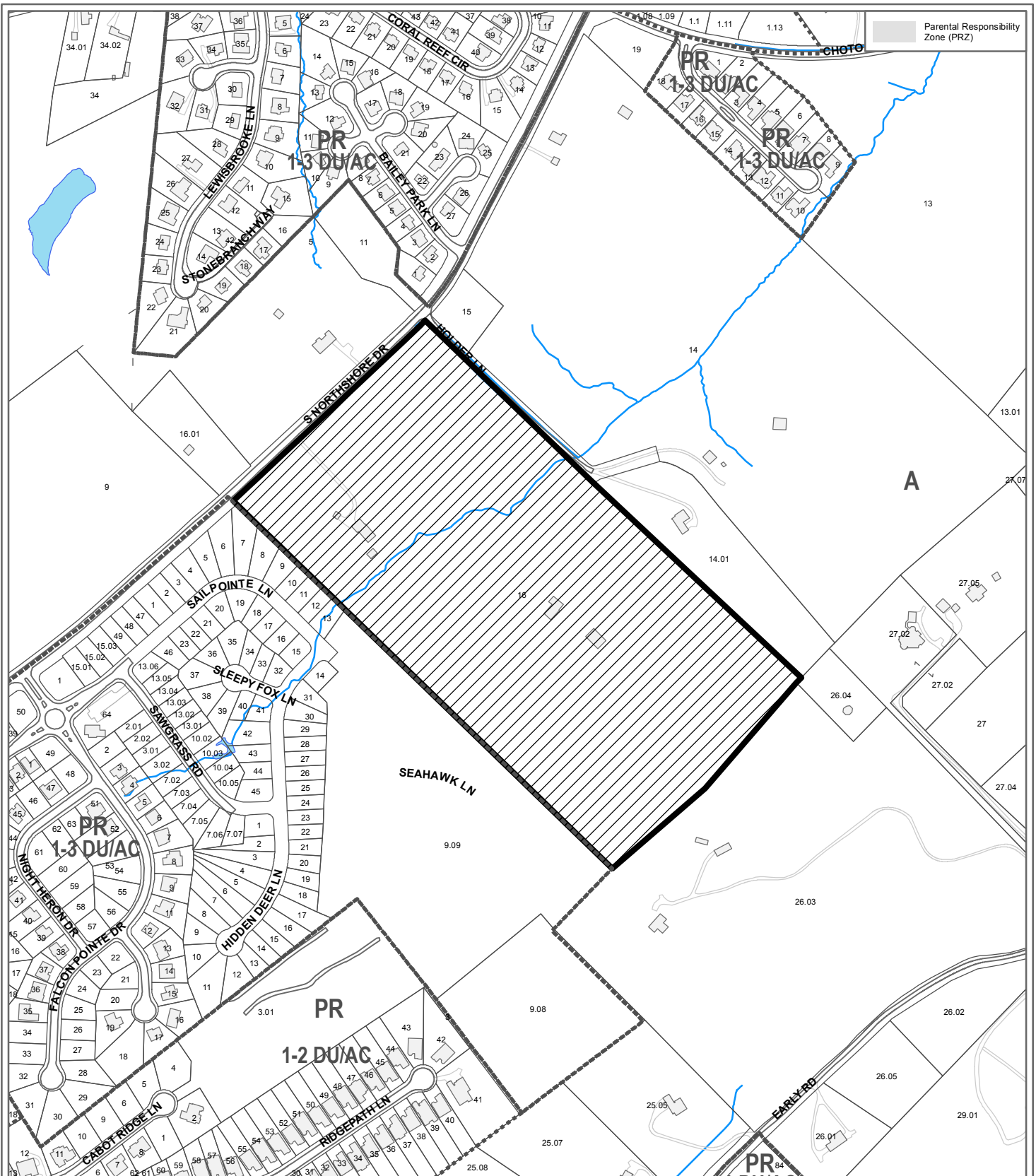
ESTIMATED STUDENT YIELD: 95 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Northshore Elementary, Farragut Middle, and Farragut 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.



**12-SA-14-C / 12-D-14-UR
CONCEPT PLAN/USE ON REVIEW**

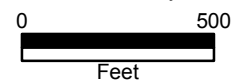


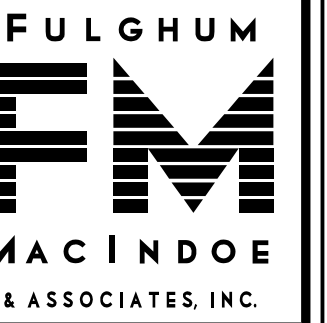
Detached residential subdivision in Undefined

Original Print Date: 11/24/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Moseley, Eric
Shady Glen

Map No: 169
Jurisdiction: County





10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

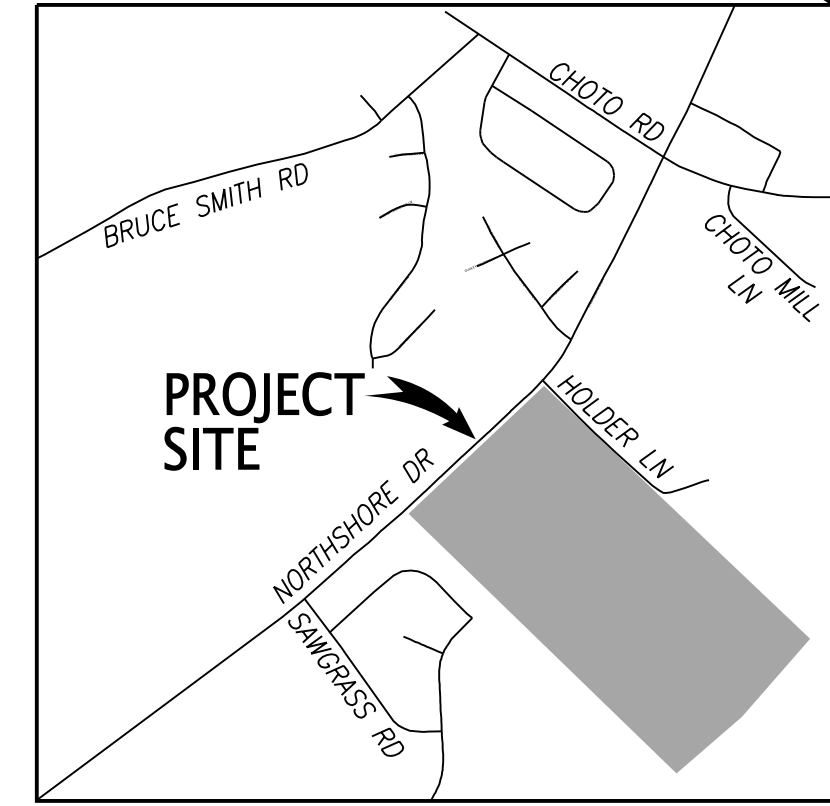
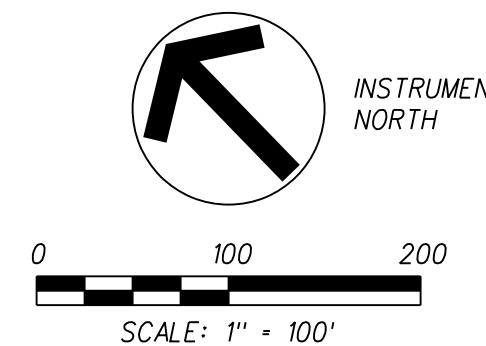
SHADY GLEN
12616 SOUTH NORTHSHORE DRIVE
KNOXVILLE, TENNESSEE 37922

S & E PROPERTIES
405 MONTBROOK LANE
KNOXVILLE, TN 37919
CONTACT: ERIC MOSELEY
TELEPHONE NO.: 865.539.1112

CONCEPT PLAN

PROJECT M.P.R.	DESIGNED BY	DRAWN BY	DATE
			12/23/14
		USE ON REVIEW SITE PLAN	Revision/Issue
No.			Date

Project	330.005	Sheet	C1
Date	10/27/14		
Scale	1"=100'		



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES:

1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGIS. EXISTING CONTOURS ARE AT 2'-FT INTERVALS. VERTICAL DATUM IS BASED ON NAVD88.
2. PROPERTY CONCERNED REFLECTS PARCEL 169013 AS SHOWN IN KNOX COUNTY CLT MAP 169. ZONING CHANGE REQUEST FOR THE PROPERTY IS PR. PLANNED RESIDENTIAL ZONE. TOTAL AREA = 45.58± AC.

OWNER: S&E PROPERTIES, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
CONTACT: MR. ERIC MOSELEY
PHONE NUMBER: 865.539.1112
3. BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON ONE SIDE, 0'-FT. ON OPPOSITE SIDE AND 15'-FT. REAR, AND 25 FT AT THE PERIPHERY.
4. TOTAL NUMBER OF PROPOSED LOTS ARE 152 ON 45.58± AC.
5. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
6. PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.

VARIANCE AND ZONING REQUEST:

1. REZONE PROPERTY FROM AGRICULTURAL ZONE TO PLANNED RESIDENTIAL ZONE.
2. BUILDING SIDE SETBACKS ON LOTS GREATER THAN 10% FROM 10' TO 5'.

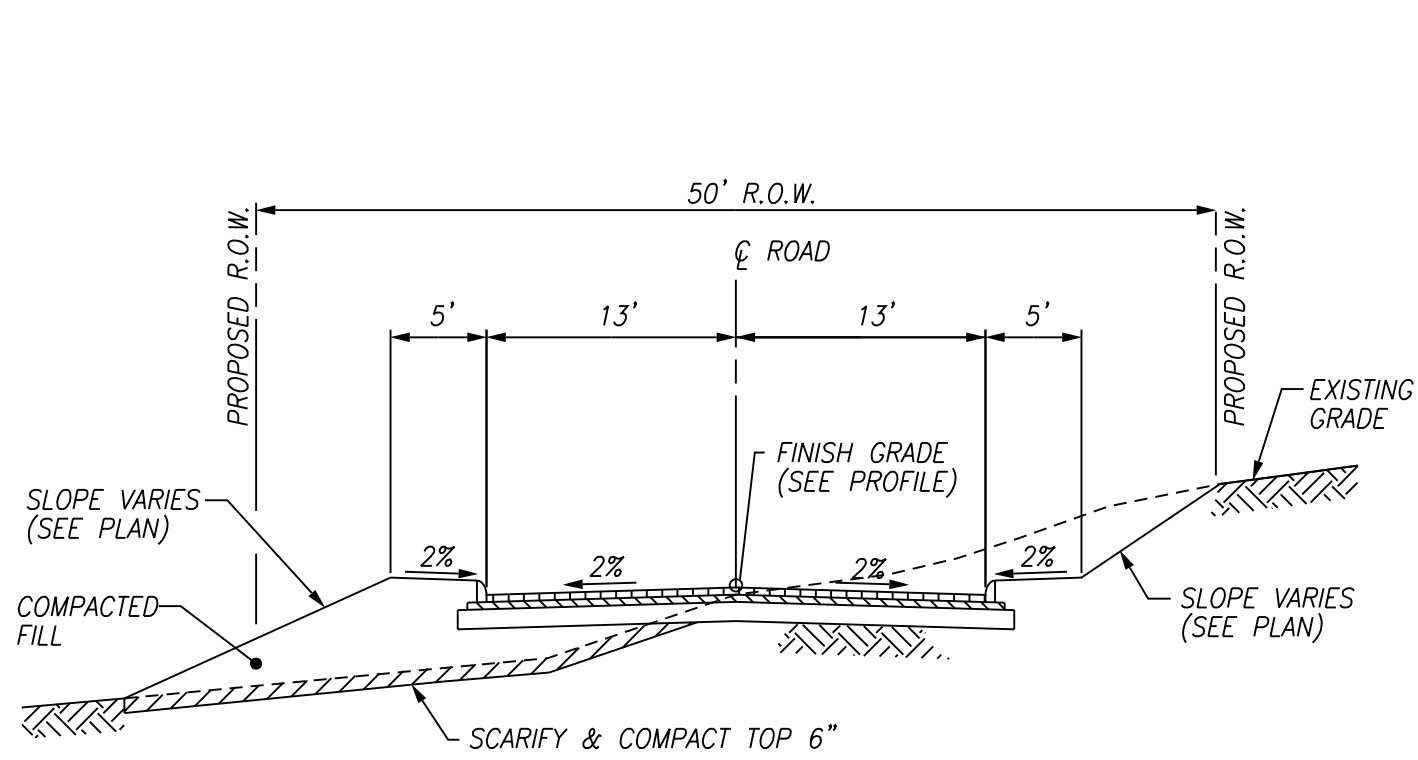
12-SA-14-C
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LEGEND:

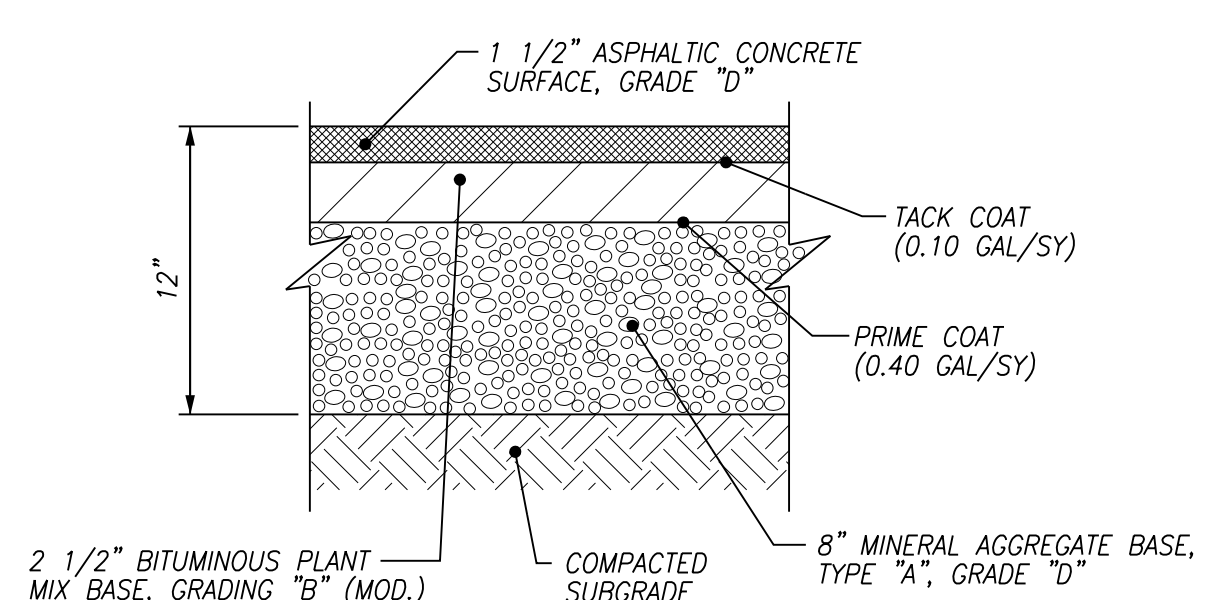
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LOT NUMBER
- PROPOSED PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- EXISTING CONTOUR LINE (KGIS)
- PROPERTY SETBACKS
- PROPOSED STORM DRAINAGE
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED HEADWALL

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO DO ENGINEERING 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 COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN ACCORDANCE WITH THE METROPOLITAN PLANNING COMMISSION.

Eric Moseley
ENGINEER
TENNESSEE CERTIFICATE NO. 108410

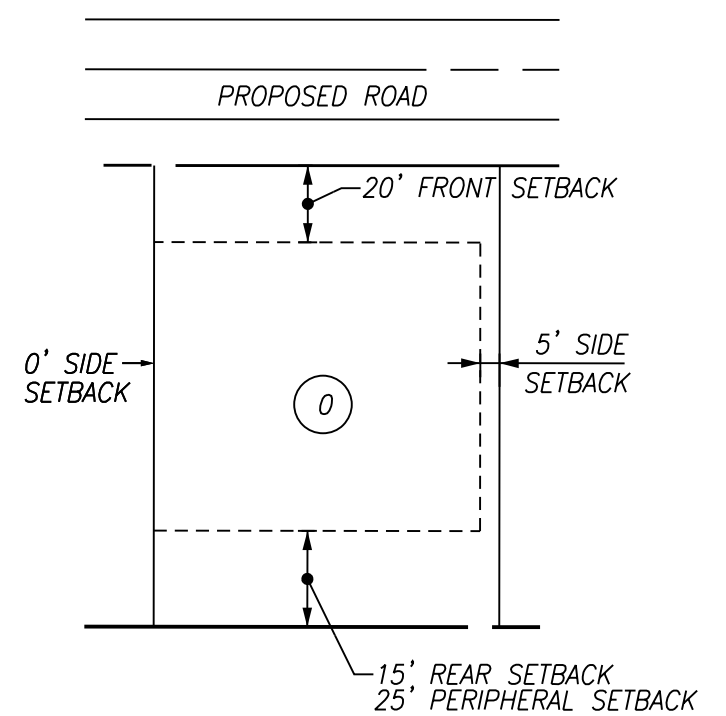


1 TYPICAL 26' ROAD SECTION
C1 N.T.S.

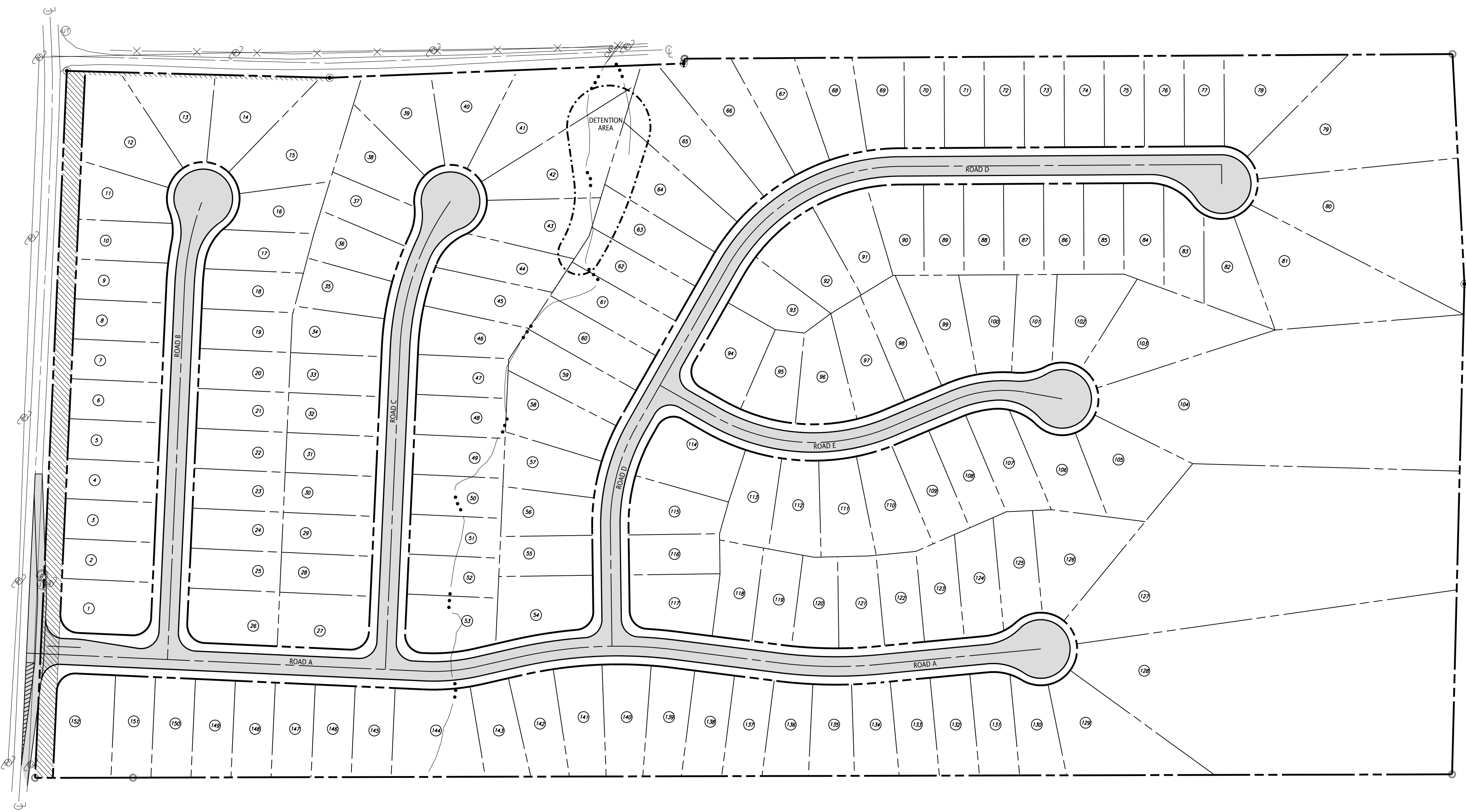


NOTES:
1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.

2 ASPHALT PAVEMENT SECTION
C1 N.T.S.

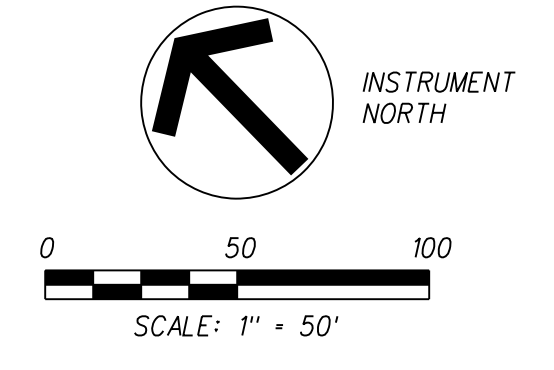


3 TYPICAL INTERIOR LOT
C1 N.T.S.



UTILITY OWNERS:	WATER & SEWER	ELECTRIC	GAS	TELEPHONE
	FIRST UTILITY DISTRICT (FUD) 122 DURWOOD ROAD KNOXVILLE, TN 37922 CONTACT: MR. TROY WEDEKIND OFFICE PHONE: 865.966.9741	LENOIR CITY UTILITY BOARD (LCUB) P.O. BOX 449 LENOIR CITY, TN 37771 CONTACT: MR. JAY HINES OFFICE PHONE: 865.986.6591	KNOXVILLE UTILITIES BOARD (KUB) P.O. BOX 59017 KNOXVILLE, TN 37950-9017 CONTACT: MR. CHRIS MCCORMICK OFFICE PHONE: 865.558.2123	AT&T 9733 PARKSIDE DRIVE KNOXVILLE, TN 37922 CONTACT: MS. WICKIE DAILEY OFFICE PHONE: 865.539.8571

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Plot Date: 12/23/2014



NOTES:
1. REFERENCE C1 FOR NOTES AND LEGEND



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CONCEPT PLAN

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			Revision/Issue
			No.
Project	Sheet		
330.005			
Date			
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Scale			
1"=50'			

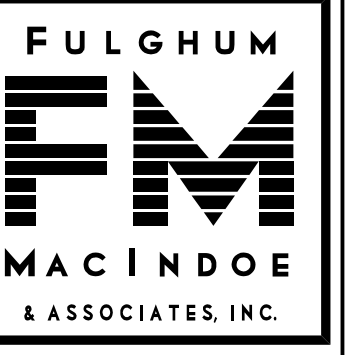
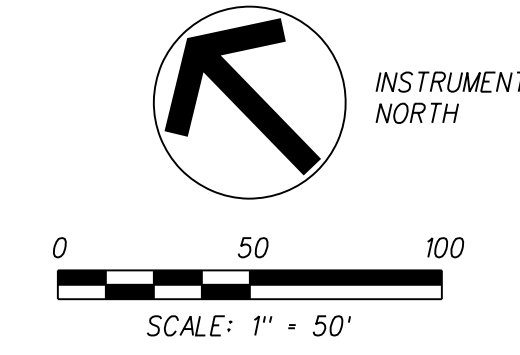
12-SA-14-C
12-D-14-UR
Revised: 12/23/2014

CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C-1	547,605.0174	2,510,832.7892	15° 28' 18" (LT)	275.00	37.36	74.26
C-2	547,499.6614	2,511,006.3013	20° 05' 18" (RT)	625.00	110.70	219.13
C-4	548,285.2588	2,510,984.4657	19° 00' 35" (RT)	375.00	62.79	124.42
C-5	548,051.7633	2,511,174.5681	32° 47' 50" (RT)	375.00	110.36	214.66
C-6	547,650.2215	2,511,179.3285	30° 26' 22" (RT)	275.00	74.82	146.10



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 Plot Date: 12/23/2014

NOTES:
1. REFERENCE C1 FOR NOTES AND LEGEND



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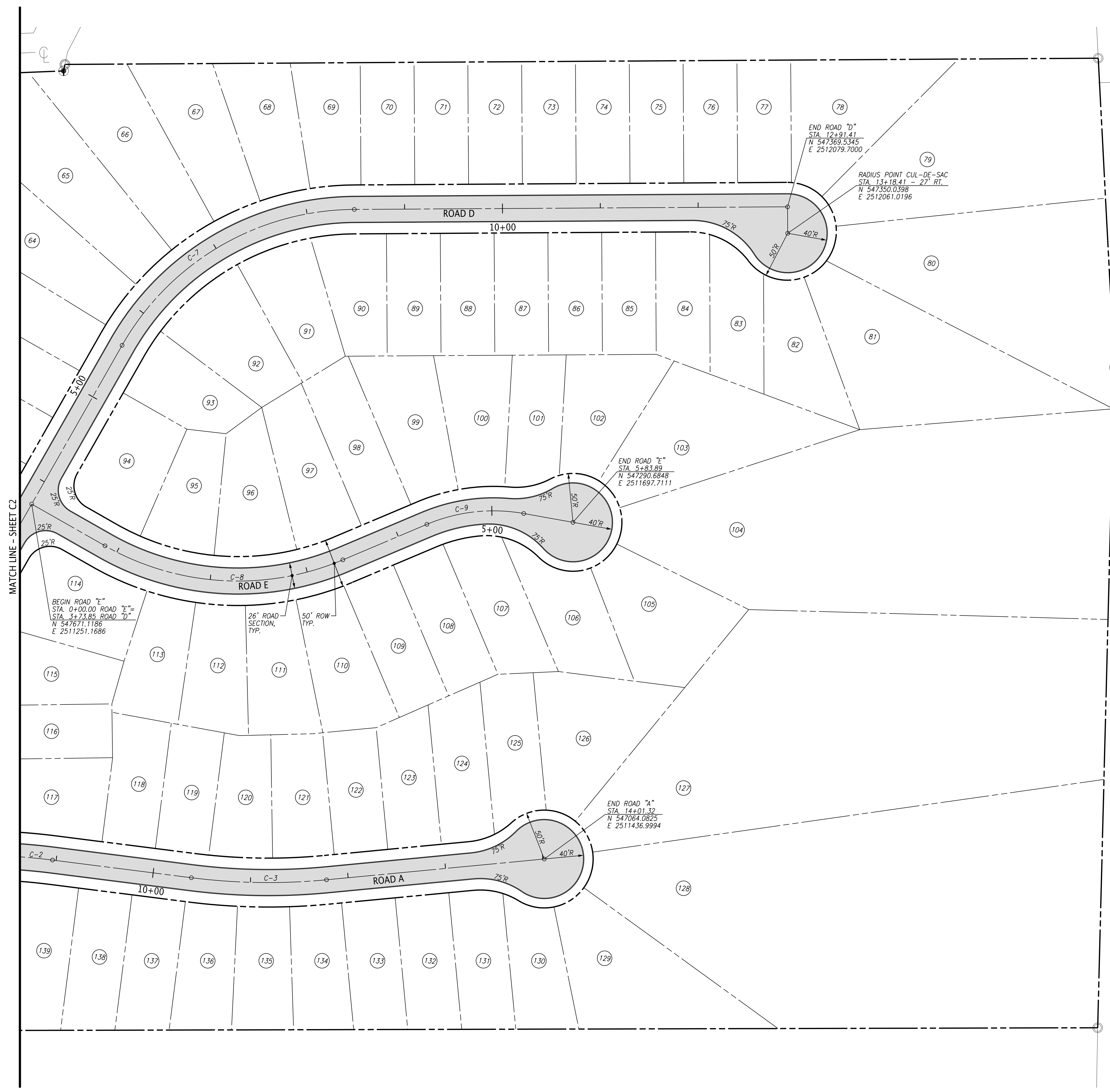
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CONCEPT PLAN

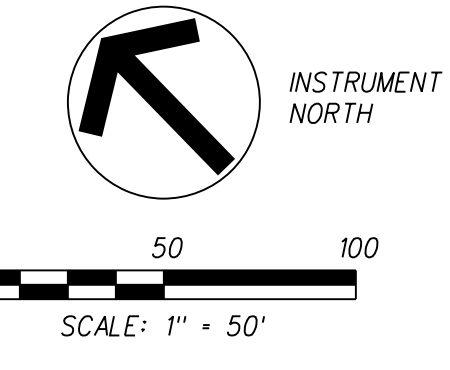
12-SA-14-C
12-D-14-UR
Revised: 12/23/2014

HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C-2	547,499.6614	2,511,006.3013	20° 05' 18" (RT)	625.00	110.70	219.13
C-3	547,247.1723	2,511,208.1915	12° 41' 16" (LT)	625.00	69.49	138.40
C-7	547,785.7699	2,511,645.3181	59° 59' 48" (RT)	275.00	158.76	287.96
C-8	547,476.0496	2,511,375.5865	52° 34' 00" (LT)	275.00	135.81	252.30
C-9	547,374.3744	2,511,637.5227	33° 03' 44" (RT)	175.00	51.94	100.98

PROJECT MGR.	DESIGNED BY	DRAWN BY	DATE
			12/23/14
USE ON REVIEW SITE PLAN			REVISION/ISSUE
			No.
Project	330.005	Sheet	C3
Date	10/27/14		
Scale	1"=50'		



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 Plot Date: 12/23/2014



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SUITE 201
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OFFICE: 865.690.6419
FAX: 865.690.6448
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GRADING NOTES:

1. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISHED GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2'-FT. INTERVALS.
2. THE ACCURACY OF THE GRADES IS DEPENDANT ON THE DATA PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD VERIFY AS NECESSARY PRIOR TO CONSTRUCTION.
3. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING. OFF-SITE BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
4. ALL TREES STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO DEPTH OF 1 FT BELOW SUBGRADE.
5. STRIP TOPSOIL FULL DEPTH (6-IN. MIN.) AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
6. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK USING A CRISS-CROSS PATTERN (4 PASSES MIN.) AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
7. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL, TOOT NO. 57, OR TOOT NO. 67 STONE.
8. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL, FROZEN MATERIAL, AND TRASH. FILL MATERIAL SHALL ALSO BE FREE OF STONE OR OTHER MATERIAL LARGER THAN 6 IN. AND LARGER THAN 4 IN. IN THE TOP 6 IN. OF AN EMBANKMENT.
9. FILL SOILS SHALL HAVE A PI LESS THAN 30 & A MAXIMUM DRY DENSITY OF 90 PCF OR GREATER.
10. UNSATISFACTORY SOILS INCLUDE MATERIALS THAT ARE TOO WET OR TOO SOFT, EXPANSIVE SOILS AND SOILS CLASSIFIED PT, OH, AND OL. LEGALLY DISPOSE OF UNSATISFACTORY SOILS OFF-SITE UNLESS OTHERWISE APPROVED BY THE OWNER OR GEOTECHNICAL ENGINEER.
11. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 IN. THICKNESS. COMPACT EACH LAYER TO AT LEAST 98% MAXIMUM DRY DENSITY. COMPACT THE UPPER 24 IN. OF FILL BENEATH PAVEMENTS AND THE UPPER 12 IN. BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN -1 TO +3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
12. A 6 IN. (MIN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
13. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
14. NO SLOPE SHALL EXCEED 2:1 UNLESS PROPER SLOPE STABILIZATION MEASURES ARE IMPLEMENTED.
15. PROTECT AND MAINTAIN SUBGRADES UNTIL PLACEMENT OF THE FINAL SURFACE IS ACHIEVED.
16. CONTRACTOR IS RESPONSIBLE TO ASSURE THAT THE FINISHED GRADES CONFORM WITH THE DETENTION POND DESIGN PARAMETERS. ONCE GRADING IS COMPLETE AND PRIOR TO FINAL SEEDING, SUBMIT AN AS-BUILT SURVEY FOR THE OWNER'S REVIEW.
17. SLOPE BOTTOM OF POND @ 2.0% (MIN.).
18. VERIFY GRADES WHEREVER NECESSARY TO BRING THE PROPOSED LINES, ELEVATIONS, SLOPES, AND CROSS-SECTIONS OF THE GRADING WORK TO WITHIN THE FOLLOWING TOLERANCES: ABOVE OR BELOW THAT AS SHOWN ON THE PLANS: SUBGRADE 0.1', UNPAVED AREAS 0.1', SIDEWALKS 0.10', PAVEMENTS 0.04', AND BUILDINGS 0.04'.
19. SLOPES GREATER THAN 4:1 SLOPE AT A HEIGHT GREATER THAN 6-FT SHALL BE TESTED BY THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE STABILITY.
20. DISTURBED AREAS SHALL BE STABILIZED IN AN EXPEDIENT MANNER TO MINIMIZE TIME OF EXPOSURE TO WEATHER.

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GRADING PLAN

PROJ. MFR.	DESIGNED BY	DRAWN BY	Date
			12/23/14
		USE ON REVIEW SITE PLAN	Revision/Issue
			No.
Project	330.005	Sheet	C4
Date	10/27/14	Scale	1"=50'

File Name: \\1370.130.0071\WORKS\130003\04-499
Plot Date: 12/23/2014