



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

▶ **FILE #:** 3-SD-15-C
3-H-15-UR

AGENDA ITEM #: 11
AGENDA DATE: 3/12/2015

▶ **SUBDIVISION:** CABOT RIDGE
▶ **APPLICANT/DEVELOPER:** GLENNARD HARRINGTON
OWNER(S): Glennard Harrington

TAX IDENTIFICATION: 169 K C 015 [View map on KGIS](#)
JURISDICTION: County Commission District 5
STREET ADDRESS:

▶ **LOCATION:** North side of Rockford Ln., south side of Ridgpath Ln.

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

▶ **APPROXIMATE ACREAGE:** 3.09 acres

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

▶ **EXISTING LAND USE:** Vacant land with a subdivision

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural and PR residential. Development consists of detached single family dwellings.

▶ **NUMBER OF LOTS:** 5

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Ridgpath Ln. Both are classified as local streets and have a pavement width of 26' within 50' rights-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Corner property line radius from 25' to 0' at Rimrock Ln. at Ridgpath Ln.
2. Cul de sac transition radius from 75' to 25' on Rimrock Ln.
3. Vertical curve variances from 90.6' to 80' at sta 0+40 and from 176' to 140' at sta 1+78 of Rimrock Ln.
4. Corner pavement radius from 25' to 20' on Rimrock Ln. at Ridgpath Ln.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 - 3 because the site's topography restricts compliance with the Subdivision Regulations
DENY variance 4 because the required standard can be easily met

APPROVE the Concept Plan subject to 6 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. Place a note on the final plat that all lots will have access from Rimrock Ln. only.
4. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and storm drainage system.
5. Provide the required 25' pavement radius on Rimrock Ln. at Ridgepath Ln. as required by the Subdivision Regulations
5. 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 5 detached dwellings on individual lots as shown on the development plan subject to 2 condition**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Establishing the visibility easement as shown on the plane

With the condition noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use-on-Review.

COMMENTS:

The applicant is proposing a revision to the previously approved concept plans for Cabot Ridge Subdivision. The first concept plan for this development contained 97 lots, and it was approved in 1999. Since that time the concept plan has been revised numerous times. At present, the developer has obtained final plat approval for 86 lots. This revised concept plan proposes 5 lots. That will bring the total number of lots within this development to 91 or 1.83 du/ac for the total project.

The plan calls for the construction of a new road that was previously approved as part of a 2007 concept plan (9-SC-07-C). The applicant is proposing to maintain a visibility easement across this unit of the subdivision for the benefit of some nearby residents. The concept plan for this site that was approved in 2007 contained 7 lots. The plan that is under consideration at this time proposes 5 lots.

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 all utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

1. The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) 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 use will not draw additional traffic through residential areas.
3. The recommended density of this site is 1-2 dwelling units per acre. The proposed 1.83 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The proposed development density of 1.83 du/ac is consistent with the Sector Plan and the other development found in the area.

ESTIMATED TRAFFIC IMPACT: 66 (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.

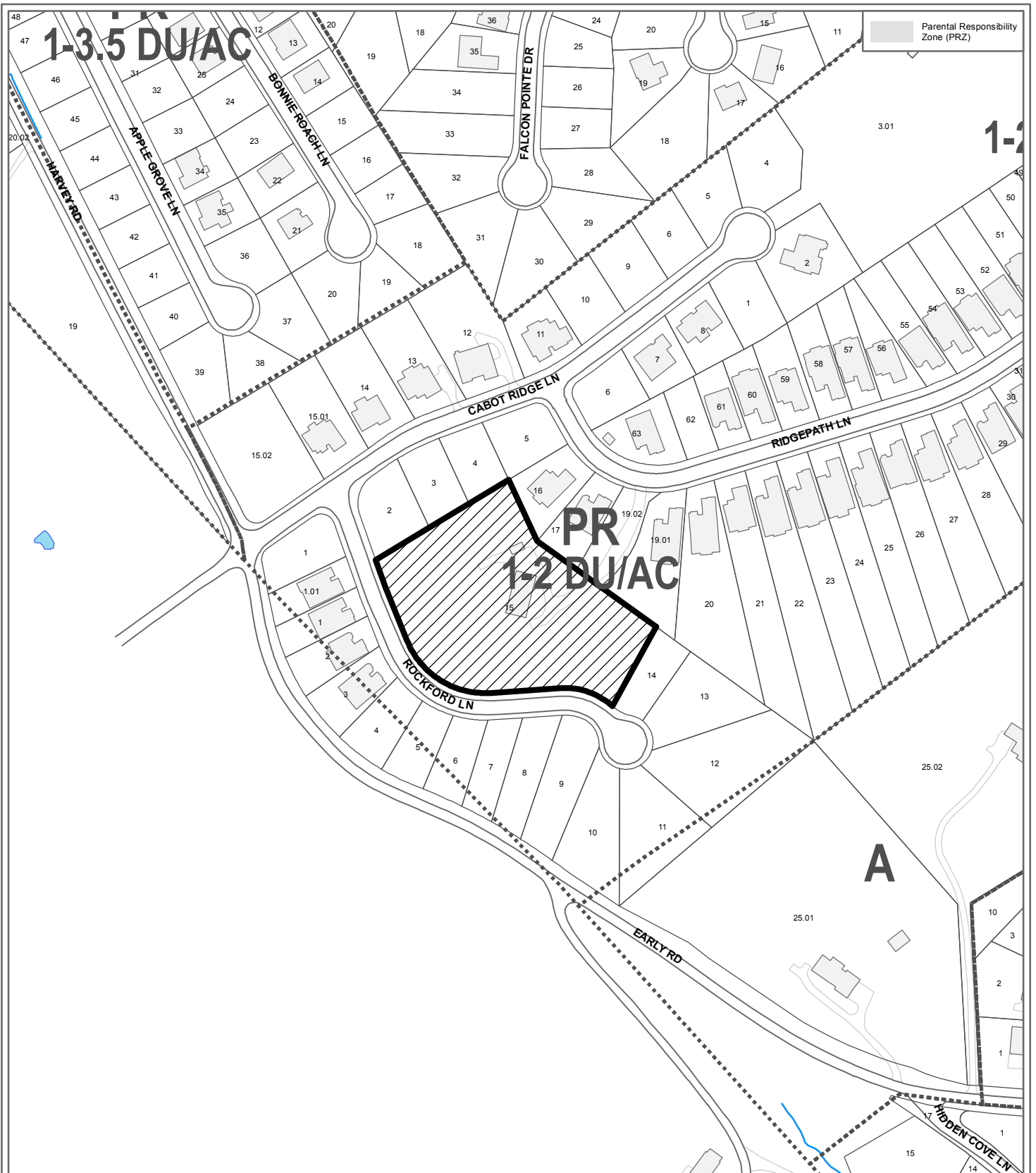
ESTIMATED STUDENT YIELD: 3 (public and private school children, ages 5-18 years)

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

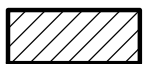
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**3-SD-15-C / 3-H-15-UR
CONCEPT PLAN/USE ON REVIEW**

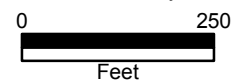


Detached residential subdivision in PR (Planned Residential)

Petitioner: Harrington, Glennard
Cabot Ridge

Map No: 169

Jurisdiction: County



Original Print Date: 2/20/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



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

Fwd: Cabot Ridge Unit 4

1 message

Dan Kelly <dan.kelly@knoxmpc.org>

Wed, Feb 25, 2015 at 3:23 PM

To: "cindy.pionke@knoxcounty.org" <cindy.pionke@knoxcounty.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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

From: **Richard LeMay** <rlemay@lemayassociates.com>

Date: Wed, Feb 25, 2015 at 11:23 AM

Subject: Cabot Ridge Unit 4

To: dan.kelly@knoxmpc.org

Revised Concept Plan and Grading Plan attached.

Variances Requested:

Vertical Curve

Sta o+40 From 90' to 80' (Topography)

Sta 1+78 From 176' to 146' (Topography)

Intersection Radius NW intersection

Radius @ PL from 25' to 0'. (Developer does not own adjacent property)

Radius @ curb from 25' to 20' (Developer does not own adjacent property)

--

Dan Kelly

MPC, Development Services Manager

(865) 215-2500

2 attachments**4350 REVESED CONCEPT PLAN SUBMITTED.pdf**

1005K

**grading olan unit4.pdf**

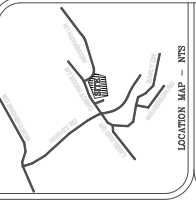
1010K

REV DATE	BY
04-15-2015	
02-21-2015	

Lemay and Associates
 CONSULTING ENGINEERS
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37922
 PH (865) 671-0183 FAX (865) 671-0213

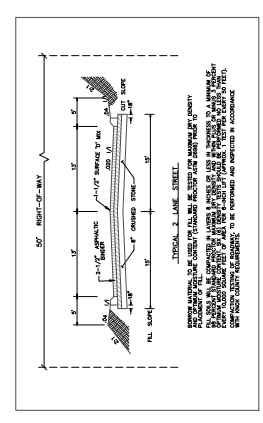
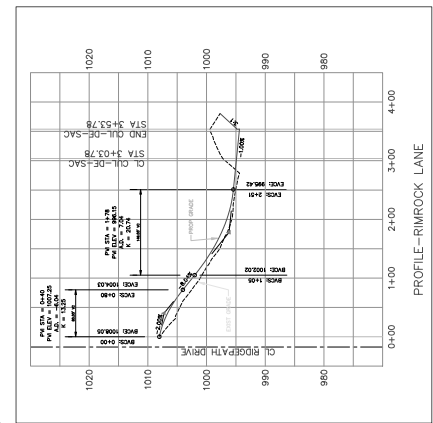
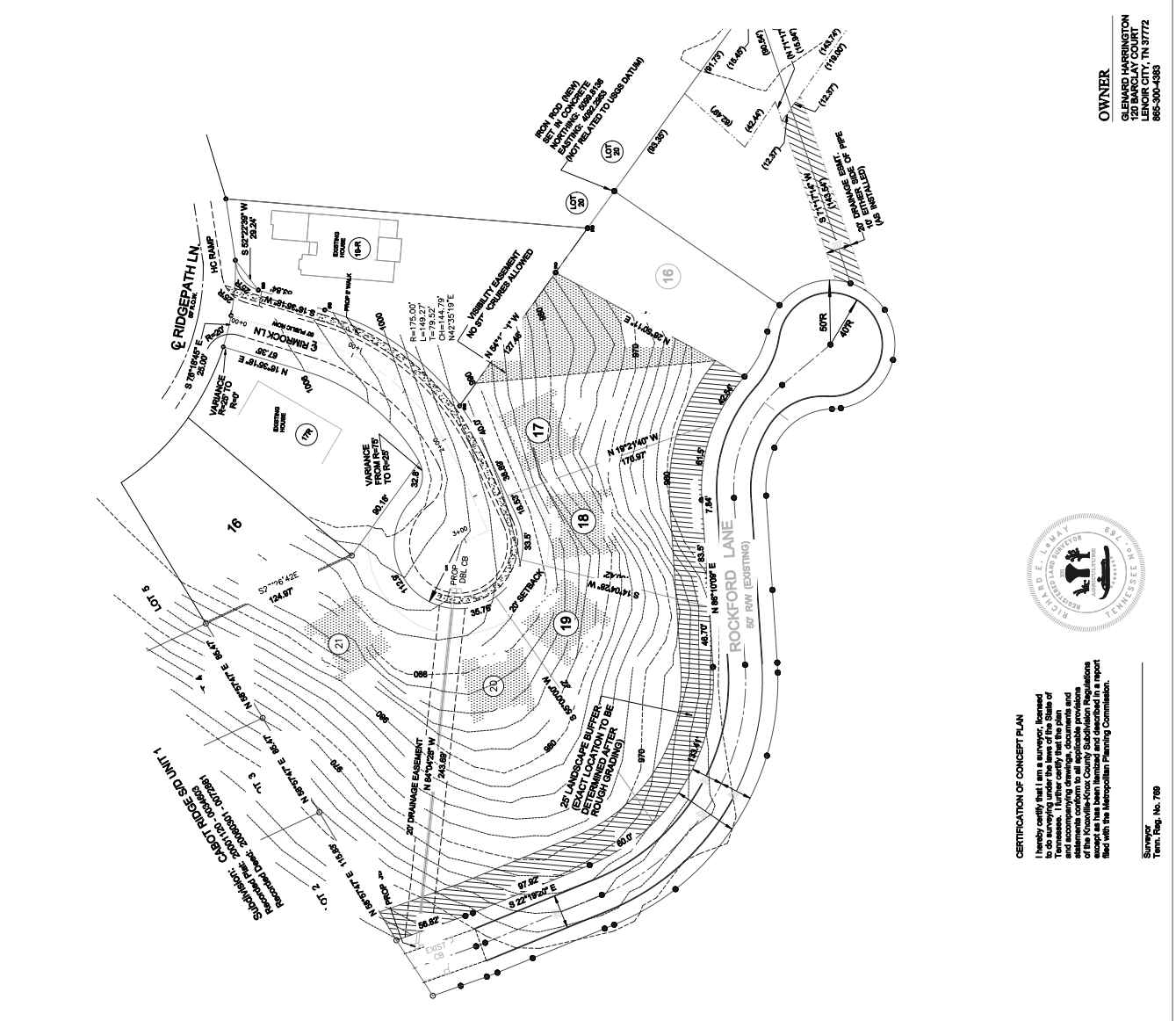
CONCEPT AND DEVELOPMENT PLAN
 CABOT RIDGE UNIT 4
 RESUBDIVISION LOT 17
 KNOX COUNTY, TENNESSEE

DATE	4/30/15
CHECKED	
DATE	8-12-2017
SCALE	1"=40'
SHEET	1 OF 1
SPTS	
JOB NUMBER	4350



LEGEND

- EXISTING PROPERTY BOUNDARIES
- EXISTING LOT LINES
- EXISTING ROADS
- EXISTING UTILITIES
- EXISTING EASEMENTS
- EXISTING SURVEY MONUMENTS
- EXISTING CONCRETE DRIVEWAYS
- EXISTING DRIVEWAYS
- EXISTING SIDEWALKS
- EXISTING CURBS
- EXISTING FENCES
- EXISTING TREES
- EXISTING VEGETATION
- EXISTING TOPOGRAPHY
- EXISTING ELEVATIONS
- EXISTING DISTANCES
- EXISTING BEARINGS
- EXISTING CURVES
- EXISTING SLOPES
- EXISTING GRADES
- EXISTING PROFILES
- EXISTING CROSS SECTIONS
- EXISTING TYPICALS
- EXISTING SPECIFICATIONS
- EXISTING CONTRACTS
- EXISTING PERMITS
- EXISTING RECORDS
- EXISTING DEEDS
- EXISTING PLATS
- EXISTING ORDINANCES
- EXISTING REGULATIONS
- EXISTING STANDARDS
- EXISTING CODES
- EXISTING LAWS
- EXISTING ORDINANCES
- EXISTING REGULATIONS
- EXISTING STANDARDS
- EXISTING CODES
- EXISTING LAWS



- UTILITIES**
- SEWER
 - WATER
 - ELECTRIC
 - LOUISIANA
 - TELEPHONE
 - AT&T

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY. 5' EACH SIDE ALL INTERIOR LOT LINES.
- DEED REFERENCE: INSTR. NO. 20070202006802
- CLT MAP 168, PARCEL 15
- PROPERTY ZONED: (PD) - PLANNED RESIDENTIAL
- TOTAL AREA: 3.09 ACRES - 134,761.69 Sq.Ft.
- TOTAL LOTS: 5
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- NORTH AS SHOWN FROM: INSTR. NO. 2000120084804 (PLAT)
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY AND INTERNAL ROAD IS TO BE A PUBLIC ROAD



CERTIFICATION OF CONCEPT PLAN

I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee, and that I have prepared this plan and accompanying drawings, documents and statements conform to all applicable provisions of the Tennessee Surveying Code, and that I have accepted as has been examined and described in a report filed with the Metropolitan Planning Commission.

Surveyor
Term Exp. No. 7/9

OWNER
 GLEAVARD HARRINGTON
 120 BARCLAY COURT
 MEMPHIS, TN 38112
 901-508-6868