

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

▶ **FILE #:** 10-SA-15-C **AGENDA ITEM #:** 10
 10-A-15-UR **AGENDA DATE:** 10/8/2015

▶ **SUBDIVISION:** ELY PARK, PHASE II
 ▶ **APPLICANT/DEVELOPER:** RUFUS H. SMITH
 OWNER(S): Primos Land Company, LLC

TAX IDENTIFICATION: 41 18004 & 051 01803 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8124 Millertown Pike

▶ **LOCATION:** Southeast side of Millertown Pike, east of Ellistown Rd.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban, Planned and Rural Growth Areas

WATERSHED: Legg Creek / Srong Creek

▶ **APPROXIMATE ACREAGE:** 69 acres

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

▶ **EXISTING LAND USE:** Partially developed subdivision

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR residential, CA commercial and A agricultural. Development in the area consists of detached dwellings and a vacant convenience store

▶ **NUMBER OF LOTS:** 227

SURVEYOR/ENGINEER: Wanis Rghebi Southland Engineering

ACCESSIBILITY: Access is via Millertown Pk., a minor arterial street with a pavement width of 20' within a 40' right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance from 250' to 100' at sta. 24+57 to 26+00 of Cambridge Reserve Dr.
2. Vertical curve variance from 411.5' to 400' at sta. 12+03 of Road A
3. Vertical curve variance from 165.5' to 160" at sta. 9+23 of Road A
4. Vertical curve variance from 86' to 80' at sta.25+56 of Cambridge Reserve Dr.

STAFF RECOMMENDATION:

▶ **APPROVE** variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.
DENY variances 2-4

APPROVE the Concept Plan subject to 6 conditions:

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

2. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102)
4. Redesign the Road A and Cambridge Reserve Dr. to meet the minimum vertical curve requirements of the Subdivision Regulations
5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities and drainage facilities. Provide access to all drainage facilities.
6. 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 development plan for up to 227 detached dwellings on individual lots and reduce the periphery boundary setback on lot #1 from 35' to 25' as shown on the development plan subject 3 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Provision of a detailed site plan of the amenities/common area. The plan must contain facilities for both active and passive recreation such a club house, swimming pool, playground, basketball court and picnic facilities. The plan must be submitted for review and approval by staff prior to approval of the first final plat for this development. The approved amenities must be constructed/installed as part of the first phase of this project.
3. Provision of pedestrian access to the amenities area by constructing a 5' wide sidewalk with a 2' wide planting strip on one side of each proposed street. All sidewalk construction must be ADA compliant.

COMMENTS:

The applicant has resubmitted a plan for Ely Park Subdivision. When completed the entire subdivision will contain 279 lots. The first phase of the subdivision has been developed and contains 52 lots. The portion of the development that is currently under consideration will contain 227 lots. This project was originally approve in 2005 and then again in 2010 with a like number of lots. Since the last concept plan was approved in 2010, the site has changed ownership. The current owners are attempting to complete the development essentially as was previously approved.

This is a large subdivision that will only have one access point. The development has a boulevard entrance that serves as an alternative to the second access point. Additionally, the project will contain a number of loop streets that will provide alternative access to the lots in the project. This applicant has stated that they are attempting to obtain additional property that will permit the development of a second access to the subdivision. At present, there is no other viable access point to this site, staff will recommend approval of the single boulevard access and internal loop streets as shown.

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 can be provided to this site.
2. The proposed detached residential subdivision at a density of 3.66 du/ac, is consistent in use and density with the recent rezoning.
3. Any school age children living in this development are presently zoned to attend East Knox Elementary, Carter Middle and Carter High Schools.

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

1. The proposed detached residential subdivision meets the standards for development within a 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 approved zoning density of this site is 1 - 4 dwellings per acre. The proposed 3.66 du/ac does not exceed the proposed zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the site allows a density up to 4 du/ac. which is consistent with the Sector Plan.
2. The site is located within the Planned Growth and Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.

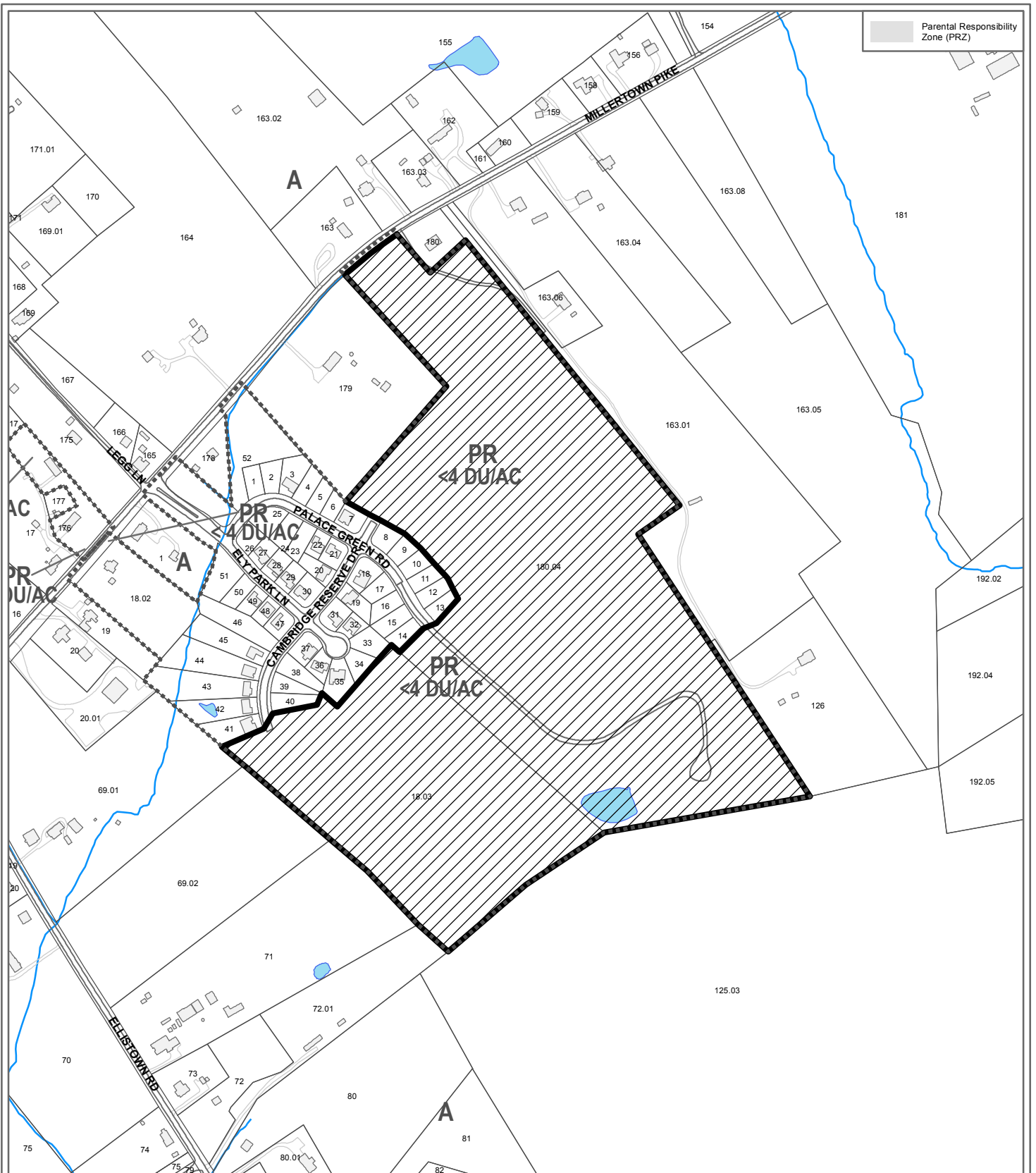
ESTIMATED STUDENT YIELD: 100 (public and private school children, ages 5-18 years)

Schools affected by this proposal: East Knox County Elementary, Carter Middle, and Carter 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.

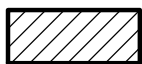
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**10-SA-15-C
CONCEPT PLAN**

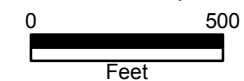
Subdivision: Ely Park, Phase II



Approval of Concept Plan

Map No: 41

Jurisdiction: County



Original Print Date: 9/30/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

CONCEPT AND DESIGN PLAN
FOR

ELY PARK S/D, PHASE II
ON MILLERTOWN PIKE

CLT MAP 041, PARCEL 180.04
CLT MAP 051, PARCEL 018.03
DISTRICT-8, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT PLAN
3	ROAD PROFILE PLAN-SH-1
4	ROAD PROFILE PLAN-SH-2



LOCATION MAP

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4907 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 594-3756
FAX: (865) 693-9699
E-MAIL: englab@southlandengineers.com
www.southlandengineers.com

OWNER:

PRIMOS LAND COMPANY, LLC
4907 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-8582
FAX: (865) 693-9699

SITE ADDRESS:
ON CAMBRIDGE RESERVE DRIVE
KNOXVILLE, TENNESSEE 37924



9-21-15

AUGUST 18, 2015

10-SA-15-C
10-A-15-UR

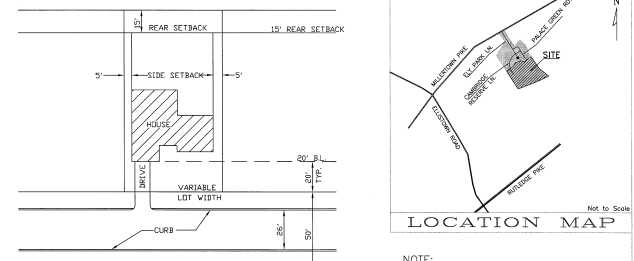
Revised: 9/21/2015

SHEET 1 OF 4 SHEETS

EPS-08-18-15-TS

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 SOO 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.

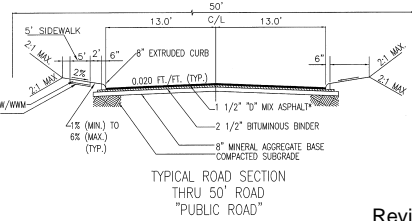
NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



TYPICAL LOT LAYOUT
1" = 40'

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

- NOTES:**
1. ALL DIMENSIONS AND AREAS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EGRESS DITCHES HOSE ALL EXISTING LOT LINES AND ROAD LINES, 5' EACH SIDE OF EXISTING LOT LINES.
 3. A 10' UTILITY EGRESS EXIST 15' EACH SIDE OF CONTINUING OF SAFETY SLOPE IS INCLUDED.
 4. THIS PROPERTY COVERS APPROXIMATELY 45.91 ACRES AND IS SUBDIVIDED INTO 227 SINGLE FAMILY LOTS AND AMENITY AREA AND COMMON AREA.
 5. PR ZONING (A DULAS).
 6. CONTIGUOUS PROVIDED BY KNOXVILLE, KNOX COUNTY ROADS AND ROAD PROFILES ARE BASED ON RGS.
 7. UTILITIES:
WATER: KNOXCOUNTY WATER UTILITY DISTRICT
SEWER: KNOXVILLE UTILITY DEPT.
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T
 8. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 9. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT: 5'
SIDE: 5' (UNLESS CONTROLLED BY 30' PERIPHERAL SETBACK)
REAR: 15' (UNLESS CONTROLLED BY 30' PERIPHERAL SETBACK)
 10. REQUEST REDUCTION OF PERIPHERAL SETBACK FROM 35' TO 25' ALONG NORTHERN SIDE OF LOT 1 AND EASTERN SIDE OF LOT 100.
 11. NO STRUCTURE OR TREES WILL BE LOCATED INSIDE THE 30' SETBACK EASEMENT AREA.
 12. ROAD PROFILE IS BASED ON FIELD TOPS.
 13. ROADWAY IS GRADED OR 4" FIELD SURFACE.
 14. ALL ROADS IN THIS SUBDIVISION ARE PAVED ROAD WITH 20' RIGHT-OF-WAY.
 15. REQUEST THE FOLLOWING FROM KNOX COUNTY ENGINEERING DEPARTMENT:
(a) INTERSECTION GRADE ON RICHLAND PARK BLVD. AT STA 2484 & STA 2487 FROM 1% TO 3.0%
(b) INTERSECTION GRADE ON RICHLAND PARK BLVD. AT STA 2484 & STA 2487 FROM 1% TO 3.0%
(c) CENTERLINE HORIZONTAL CURVE FROM 250' TO 100', STA 2457 TO 2540, CAMBERED RESERVE DRIVE.
 16. FINISH ELEVATION.
 17. PHASE I ALL UTILITIES AND PAVING HAS BEEN COMPLETED.
 18. PHASE I & 2 ONE OF THE UTILITIES CHANGES ARE ALREADY INSTALLED; ROAD GRADING IS MOSTLY COMPLETED.
 19. LOT 37 IS AMENITY AND COMMON AREA.



PHASE NO.	NO. LOTS
PHASE I	52
PHASE II	227
TOTAL EXCLUDING AMENITY 279	

Revised: 9/21/2015
10-SA-15-C
10-A-15-UR



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: Wafiq Ali Rohrer
TENNESSEE CERTIFICATE NO. 22028

OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

SITE ADDRESS:
ON CAMBERED RESERVE DRIVE
KNOXVILLE, TENNESSEE 37924

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PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wro@seconsultants.com
www.southlandengineeringusa.com

DESIGNED	WAR	APPROVED	ENGINEER
DRAWN	WAR		
CHECKED	WAR		

SCALE
HORIZONTAL: 1" = 100'
CONTOUR INTERVAL: 4'
DATE
08-18-2015

DEED REFERENCES:
D.B. INST. # 201506100067858
PLAT INST. # 200510250037436
100 0 100 200
SCALE IN FEET

CONCEPT PLAN
FOR ELY PARK SUBDIVISION, PHASE II
ON MILLERTOWN PIKE
CLT MAP 041, PARCEL 180.04
CLT MAP 051 PARCEL 18.03
DISTRICT 8, KNOX COUNTY, TENNESSEE

EPS-08-18-15-CP
SHEET 2 OF 4 SHEETS
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