

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

▶ **FILE #:** 10-SB-15-C **AGENDA ITEM #:** 11
 10-B-15-UR **AGENDA DATE:** 10/8/2015

▶ **SUBDIVISION:** HAMILTON FARM
 ▶ **APPLICANT/DEVELOPER:** RICK WILKINSON
 OWNER(S): Rick Wilkinson

TAX IDENTIFICATION: 118 080 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 10304 Bob Gray Rd

▶ **LOCATION:** South side of Bob Gray Rd., east of Gray Eagle Ln.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 8.7 acres

▶ **ZONING:** PR (Planned Residential) / TO (Technology Overlay) pending

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / BP (Business and Technology) / TO (Technology Overlay)
 South: Residences / PR (Planned Residential) / TO (Technology Overlay)
 East: Residences / PR (Planned Residential) / TO (Technology Overlay)
 West: Residences / PR (Planned Residential) / TO (Technology Overlay)

▶ **NUMBER OF LOTS:** 33

SURVEYOR/ENGINEER: J. Joseph Ferowich

ACCESSIBILITY: Access is via Bob Gray Rd., a major collector street with a 19' pavement width within a 50' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve radius variance on Hamilton Farm Rd. from 250' to 100' between STA 0+28.71 and STA 0+72.58.
2. Horizontal curve radius variance on Hamilton Farm Rd. from 250' to 100' between STA 4+52.46 and STA 5+49.88.
3. Horizontal curve radius variance on Hamilton Farm Rd. from 250' to 120' between STA 6+24.54 and STA 8+84.63.
4. Broken back tangent variance on Hamilton Farm Rd. from 150' to 74.66' between STA 5+49.88 and STA 6+24.54.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-4 because the site's topography and shape 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 a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works, and shall be installed at the time the street improvements are installed for the subdivision.
4. Including sight distance easements across Lots 26 and 27 on the final plat.
5. Prior to obtaining a design plan approval for the subdivision, submitting a detailed grading plan to the Knox County Department of Engineering and Public Works and Planning Commission Staff that documents all proposed lots will have adequate building sites and yard areas with driveway grades not exceeding a 15% grade. Those lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Placing a note on the final plat that all lots will 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 Development Plan for up to 33 detached dwelling units on individual lots, and the requested reduction of the peripheral setback from 35' to 25', subject to 2 conditions.**

1. Obtaining approval from Knox County Commission of the requested rezoning to PR (Planned Residential) / TO (Technology Overlay) at a density of at least 3.8 du/ac (8-L-15-RZ).
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions 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 to subdivide this 8.7 acre tract located on the south side of Bob Gray Rd., east of Gray Eagle Ln., into 33 lots at a density of 3.79 du/ac. The proposed subdivision will be served by a public street with a sidewalk located on one side of the street. The Planning Commission recommended approval of a rezoning to PR (Planned Residential) / TO (Technology Overlay) at a density of up to 4 du/ac. on August 13, 2015. The Knox County Commission will consider the request on October 26, 2015

The preliminary grading and stormwater plan identified a potential problem with having adequate building sites on approximately five lots within the subdivision. Staff has recommended a condition that the applicant provide a detailed grading prior to design plan approval that documents that adequate building sites are available on all proposed lots.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all exterior boundaries of this Subdivision which can be approved by the Planning Commission.

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

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with the scale and intensity of development that has occurred in this area.
3. The proposed detached residential subdivision at a density of 3.79 du/ac, is consistent in use and density with the recommended rezoning for the property.

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the

value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential uses for this site. The proposed development at a density of 3.79 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 374 (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.

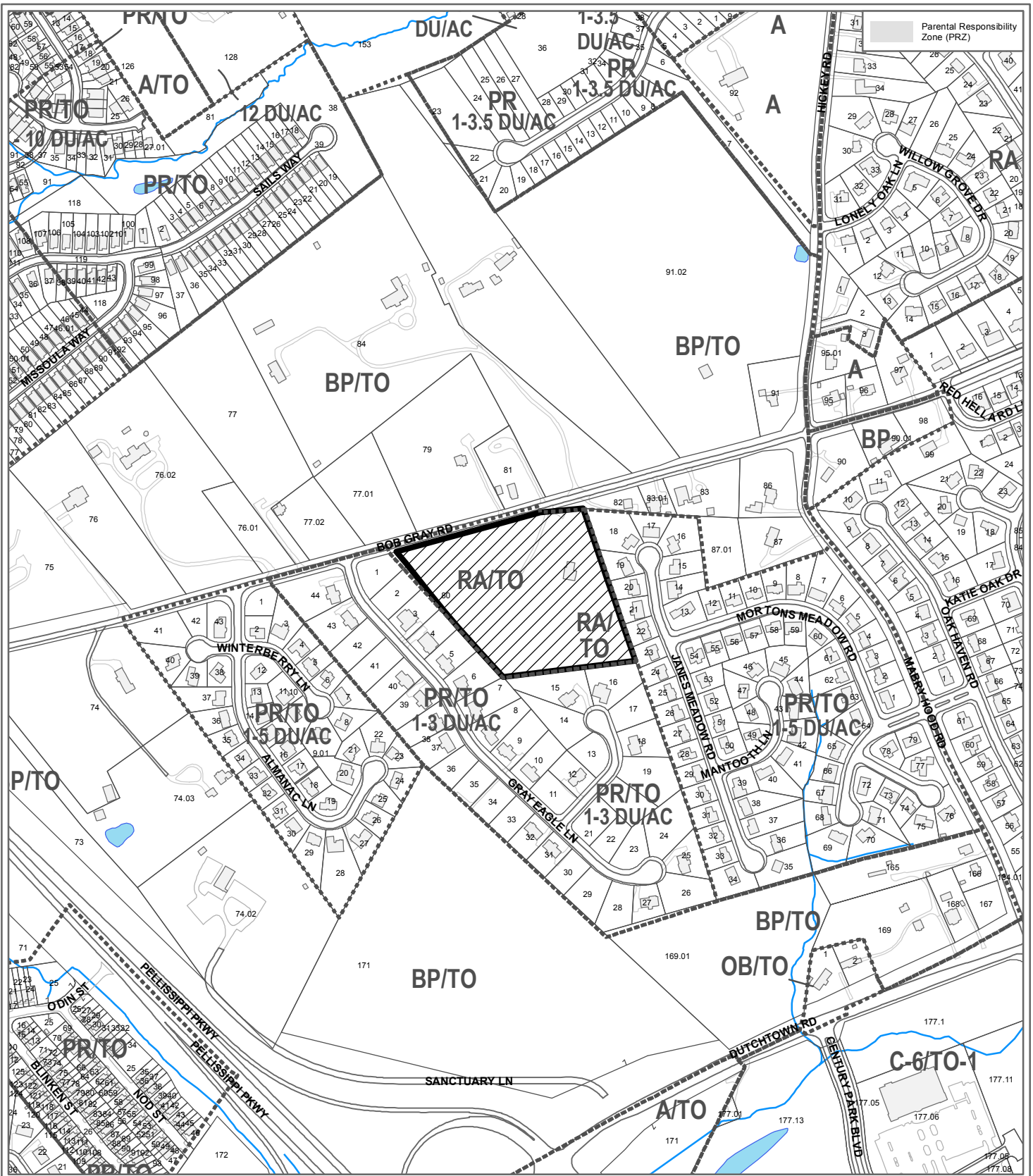
ESTIMATED STUDENT YIELD: 18 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- 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-SB-15-C / 10-B-15-UR
CONCEPT PLAN/USE ON REVIEW**



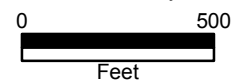
Detached residential subdivision in PR (Planned Residential) pending

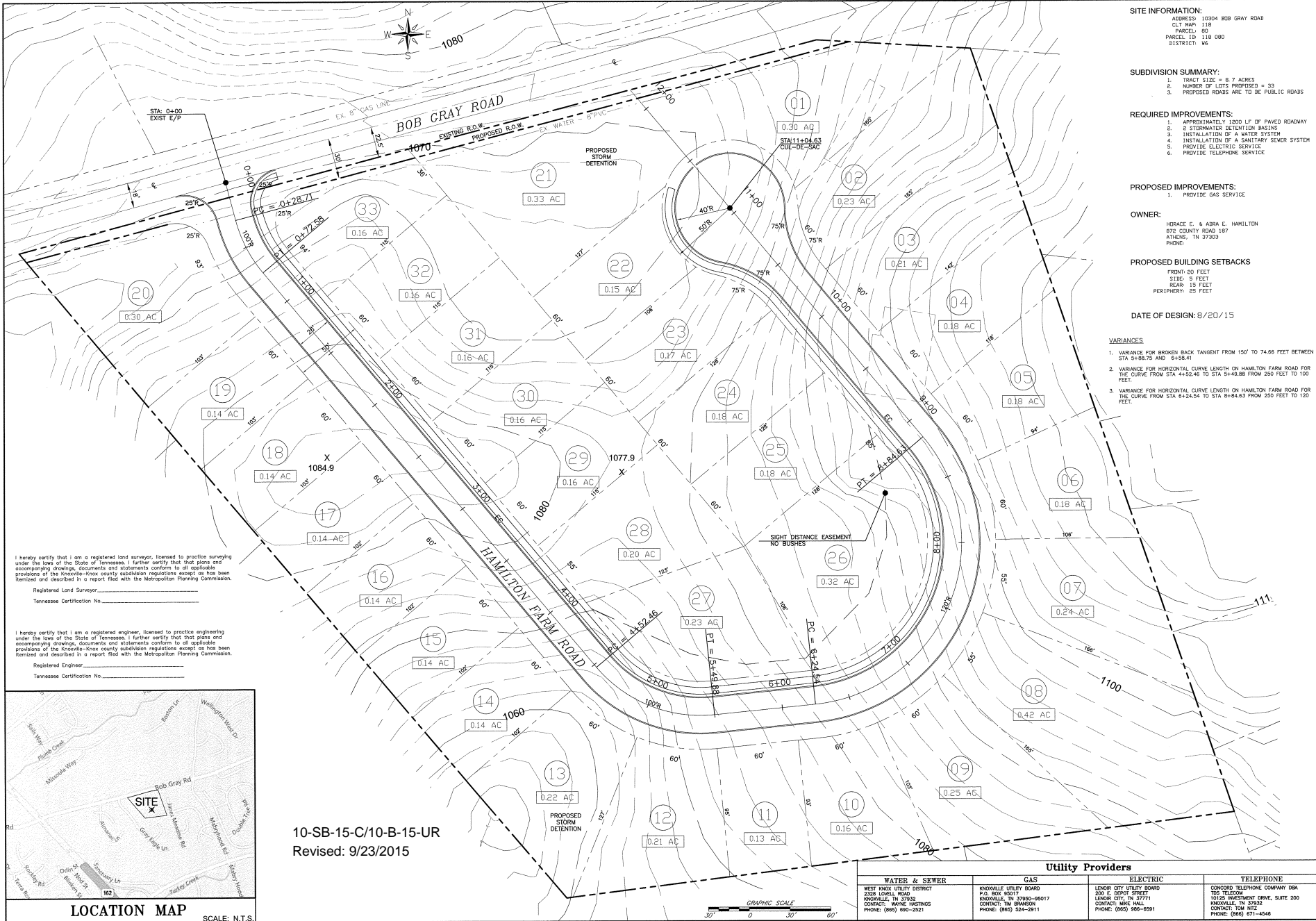
Original Print Date: 9/21/2015
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Wilkinson, Rick
Hamilton Farm

Map No: 118
Jurisdiction: County





SITE INFORMATION:
 ADDRESS: 11534 BOB GRAY ROAD
 C.L.T. MAP: 118
 PARCEL: 80
 PARCEL: 1D 118 080
 DISTRICT: W6

SUBDIVISION SUMMARY:
 1. TRACT SIZE = 6.7 ACRES
 2. NUMBER OF LOTS PROPOSED = 33
 3. PROPOSED ROADS ARE TO BE PUBLIC ROADS

REQUIRED IMPROVEMENTS:
 1. APPROXIMATELY 1200 LF OF PAVED ROADWAY
 2. 2 STORMWATER DETENTION BASINS
 3. INSTALLATION OF A WATER SYSTEM
 4. INSTALLATION OF A SANITARY SEWER SYSTEM
 5. PROVIDE ELECTRIC SERVICE
 6. PROVIDE TELEPHONE SERVICE

PROPOSED IMPROVEMENTS:
 1. PROVIDE GAS SERVICE

OWNER:
 HORACE E. & ADRA E. HAMILTON
 872 COUNTY ROAD 187
 ATHENS, TN 37033
 PHONE:

PROPOSED BUILDING SETBACKS
 FRONT: 20 FEET
 SIDE: 5 FEET
 REAR: 15 FEET
 PERIPHERY: 25 FEET

DATE OF DESIGN: 8/20/15

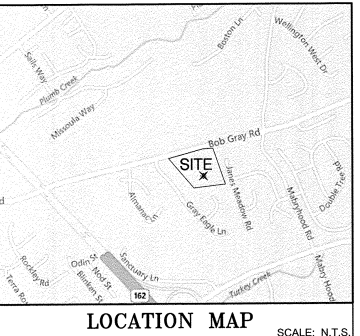
VARIANCES:
 1. VARIANCE FOR BROKEN BACK TANGENT FROM 150' TO 74.68 FEET BETWEEN STA 5+58.75 AND 6+58.91
 2. VARIANCE FOR HORIZONTAL CURVE LENGTH ON HAMILTON FARM ROAD FOR THE CURVE FROM STA 4+52.46 TO STA 5+49.88 FROM 250 FEET TO 100 FEET
 3. VARIANCE FOR HORIZONTAL CURVE LENGTH ON HAMILTON FARM ROAD FOR THE CURVE FROM STA 6+24.54 TO STA 8+84.63 FROM 250 FEET TO 120 FEET

I hereby certify that I am a registered land surveyor, licensed to practice surveying under the laws of the State of Tennessee. I further certify that this 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 a report filed with the Metropolitan Planning Commission.

Registered Land Surveyor: _____
 Tennessee Certification No. _____

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that this 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 a report filed with the Metropolitan Planning Commission.

Registered Engineer: _____
 Tennessee Certification No. _____



10-SB-15-C/10-B-15-UR
 Revised: 9/23/2015

Utility Providers			
WATER & SEWER WEST KNOX UTILITY DISTRICT 2336 LOVELL ROAD KNOXVILLE, TN 37932 CONTACT: WYNNE HASTINGS PHONE: (865) 690-2321	GAS KNOXVILLE UTILITY BOARD P.O. BOX 80017 KNOXVILLE, TN 37785-8017 CONTACT: MIKE HALL PHONE: (865) 524-2911	ELECTRIC LENOIR CITY UTILITY BOARD 200 E. DODD STREET LENOIR CITY, TN 37771 CONTACT: MIKE HALL PHONE: (865) 986-6591	TELEPHONE CONCORD TELEPHONE COMPANY DBA TDS TELECOM 10125 WESTVIEW DRIVE, SUITE 200 KNOXVILLE, TN 37922 CONTACT: TON HITE PHONE: (865) 871-4546

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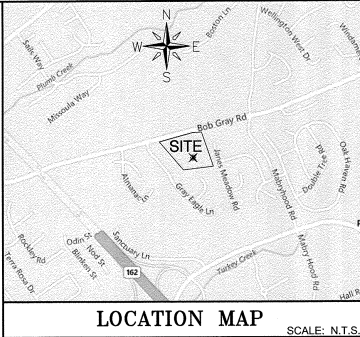
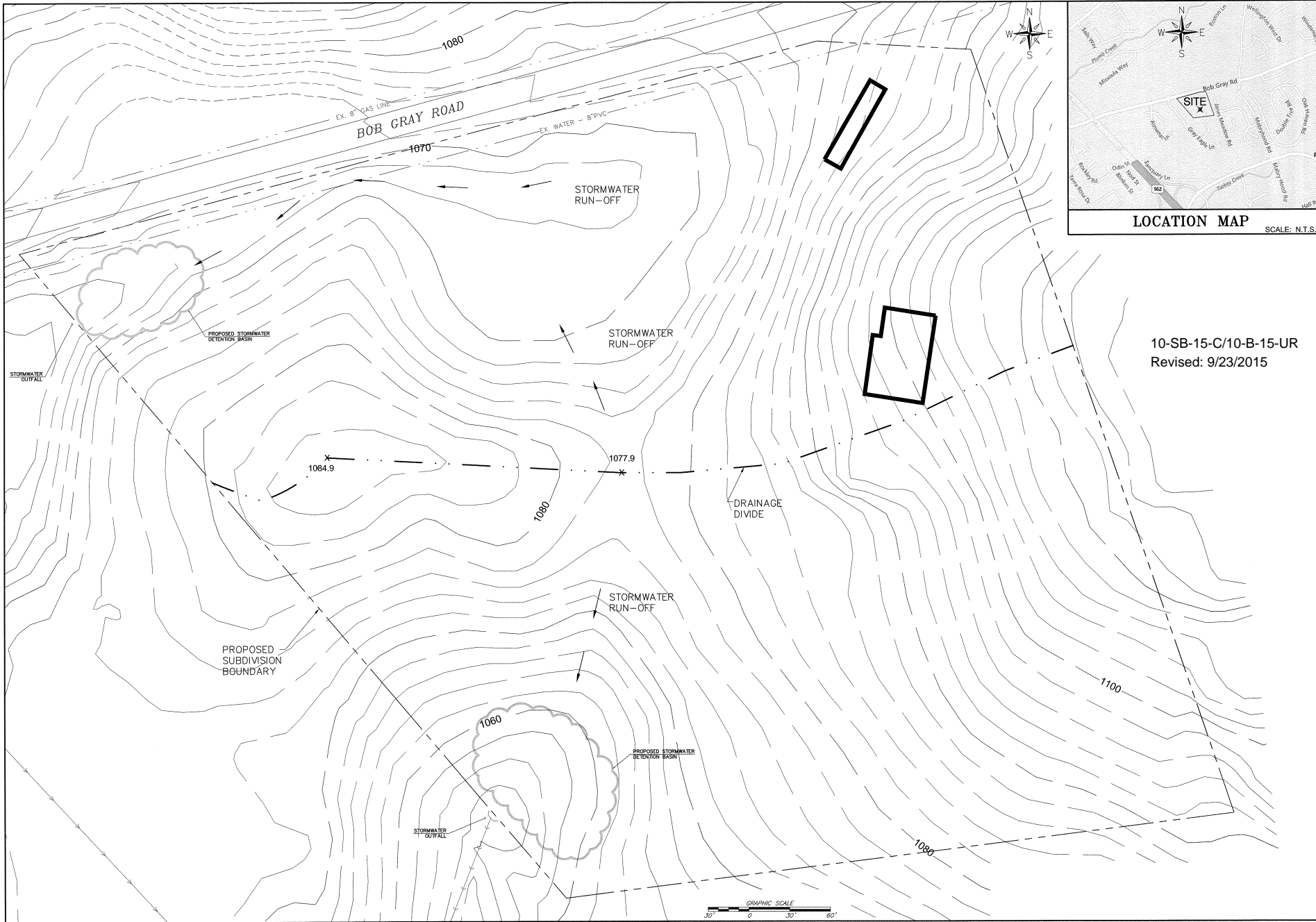
Developer:
Rick Wilkinson
 9041 Executive Park Dr, Suite 250
 Knoxville, TN 37923
 Phone: (865) 300-7771



CONCEPT PLAN OF
HAMILTON FARM
 10304 Bob Gray Road
 Knoxville, Tennessee
 DEVELOPER
RICK WILKINSON

PROJ. NO. • 13-08
 FILE NO. • 15-SB-PSP-2
 ISSUE DATE • 08/23/15

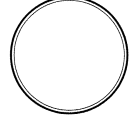
Concept Plan
 SHEET NO:
C-1.0



10-SB-15-C/10-B-15-UR
Revised: 9/23/2015

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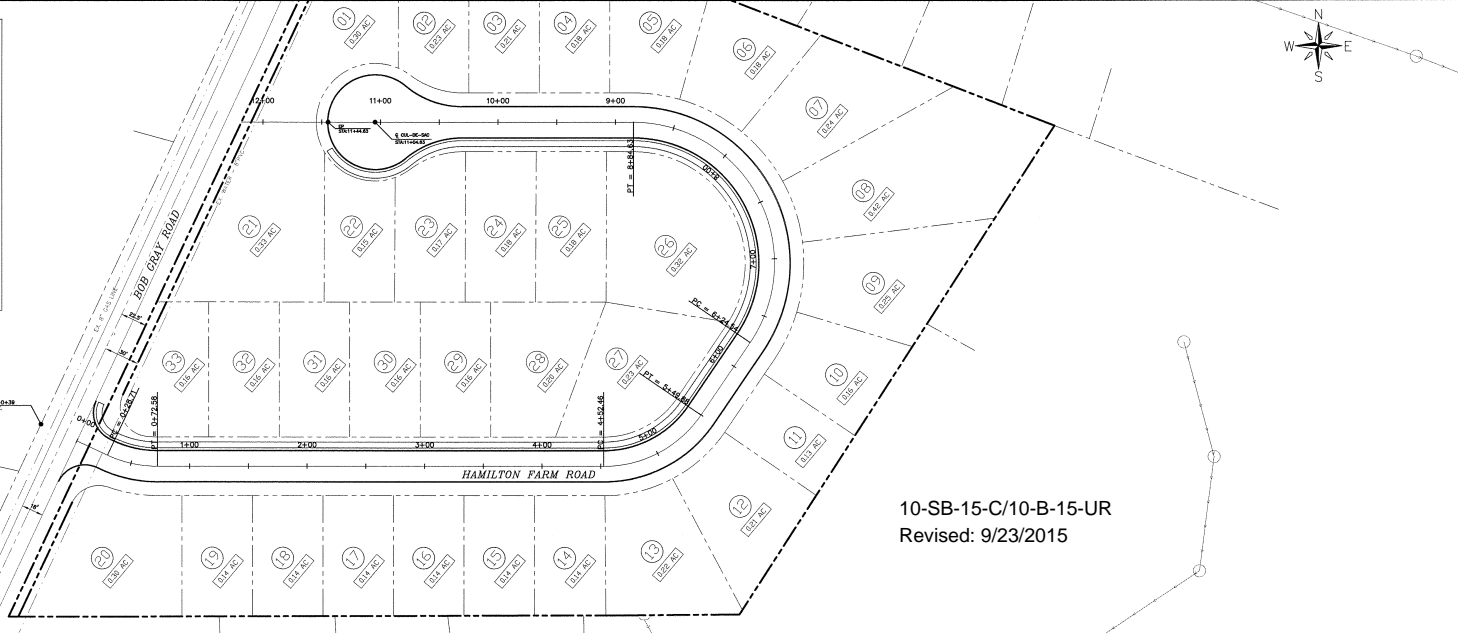
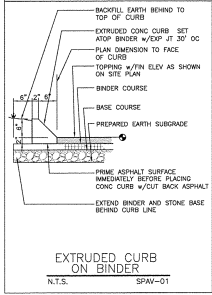
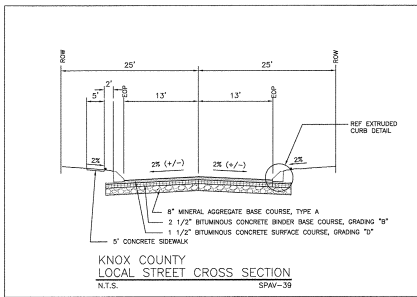
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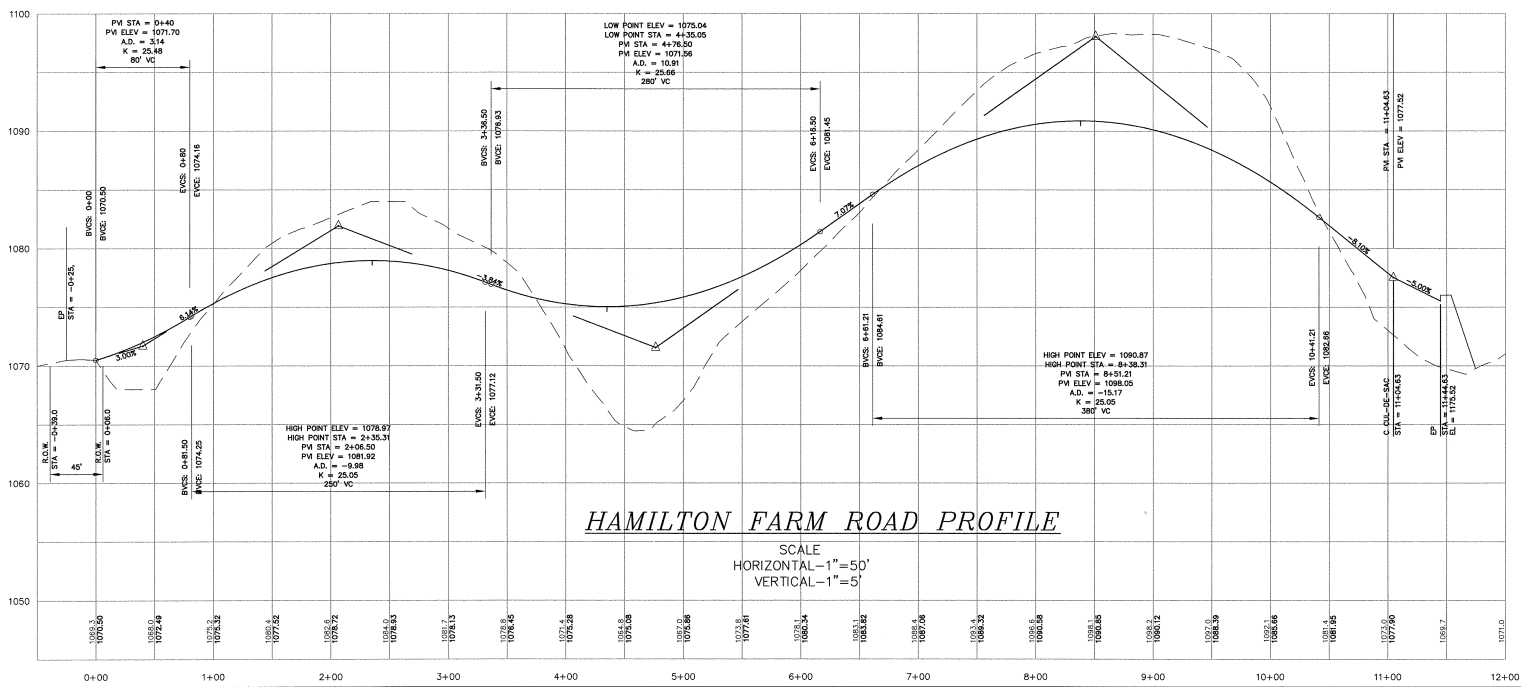
GENERAL DRAINAGE PLAN OF
HAMILTON FARM
10304 Bob Gray Road
Knox County, Tennessee
DEVELOPER
RICK WILKINSON

PROJ. NO. • 15-08
FILE NO. • 15-08-SP-2
ISSUE DATE • 08/20/15

General Drainage Plan
SHEET NO:
C-2.0



10-SB-15-C/10-B-15-UR
Revised: 9/23/2015



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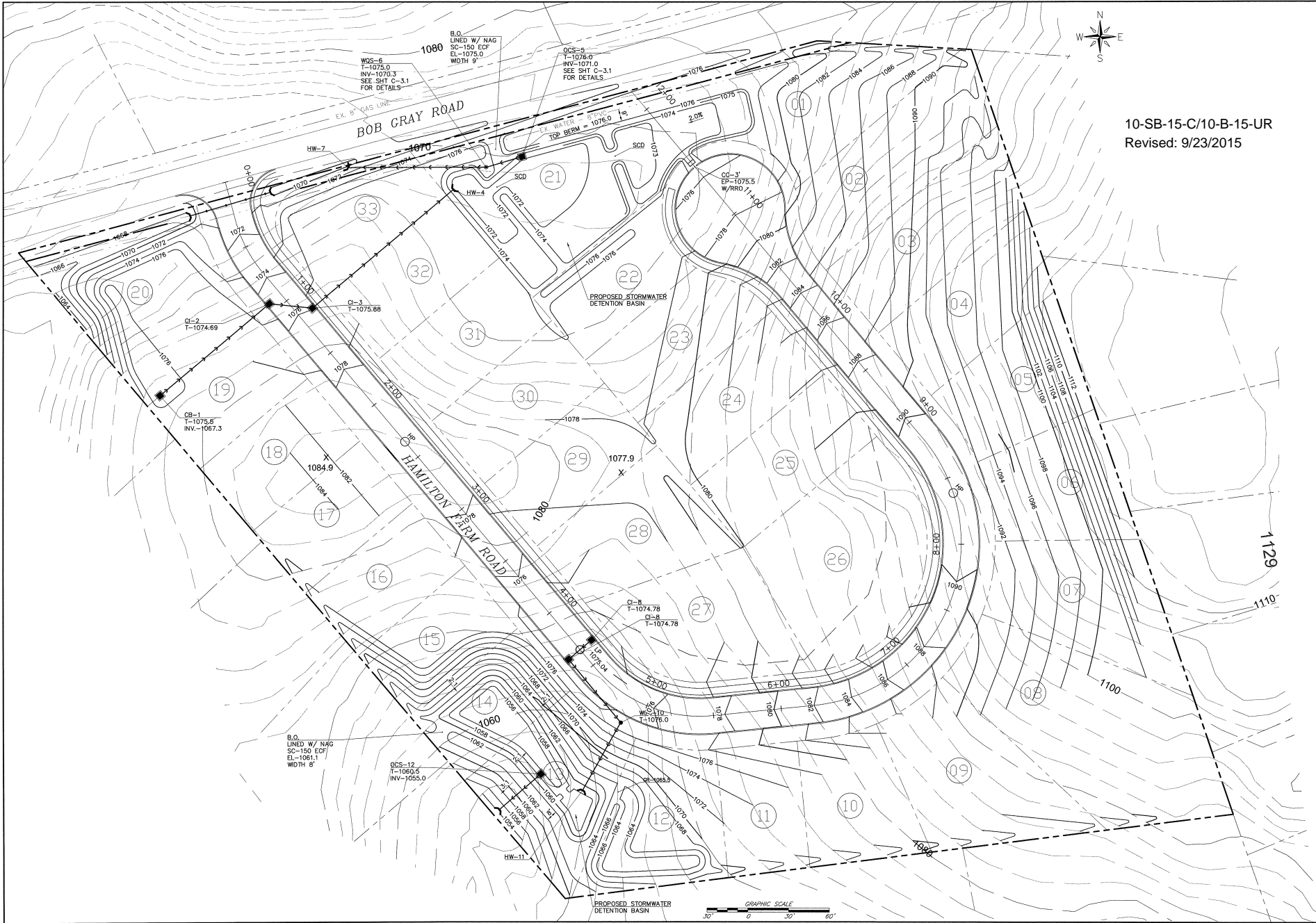
Developer:
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ROAD PLAN & PROFILE OF
HAMILTON FARM
10304 Bob Gray Road
Knox County, Tennessee
DEVELOPER
RICK WILKINSON

PROJ. NO. • 15-12
FILE NO. • 15-12_PSP-2
ISSUE DATE • 09/23/15

Sheet No.
C-3.0



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CONCEPT PLAN OF
HAMILTON FARM
 10304 Bob Gray Road
 Knox County, Tennessee
 DEVELOPER
RICK WILKINSON

PROJ. NO. • 15-08
 FILE NO. • 15-08-ppg-2
 ISSUE DATE • 09/23/15

Preliminary Grading Plan
 SHEET NO.
C-4.0