

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

▶ **FILE #:** 9-SC-15-C

AGENDA ITEM #: 13

AGENDA DATE: 9/10/2015

▶ **SUBDIVISION:** MIMRICH
 ▶ **APPLICANT/DEVELOPER:** MIRJAM MALBIN
 OWNER(S): Mirjam Malbin

TAX IDENTIFICATION: 136 C A 033 136CA034, 136CA035

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 831 W Ford Valley Rd

▶ **LOCATION:** North side of W. Ford Valley Road, Northeast side of Neubert Springs Road.

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Knob Fork Creek

▶ **APPROXIMATE ACREAGE:** 5.1 acres

▶ **ZONING:** R-1 (Low Density Residential)

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

▶ **PROPOSED USE:** Detached houses

SURROUNDING LAND USE AND ZONING: Development in the area consists of single family residential. The zoning in the area is R-1 (Low Density Residential).

▶ **NUMBER OF LOTS:** 12

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via W. Ford Valley Rd., a minor collector with a pavement width of 19' located within a 42' wide right-of-way; and Neubert Springs Rd., a major collector with a pavement width of 18' located within a 42' wide right-of-way.

▶ **SUBDIVISION VARIANCES
 REQUIRED:**

STAFF RECOMMENDATION:

▶ **APPROVE** the concept plan for the subdivision of up to 12 lots, subject to 5 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
2. All lots shall be provided with an on-site turnaround area for the driveway.
3. The applicant's surveyor shall provide driveway sight distance for all lots to the City of Knoxville Department of Engineering as part of the Design Plan review. Approval of all lots is contingent on all driveway locations being verified for sight distance prior to submission of the final plat application for the subdivision. Should any of the proposed driveway locations not meet the minimum required sight distance in both directions, a driveway location with adequate sight distance must be provided or the lot will have to be combined with a lot that has adequate sight distance.
4. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
5. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

COMMENTS:

The applicant is proposing to subdivide 3 existing lots (5.1 acres total) into 12 lots. The property is zoned R-1 (Low Density Residential) which requires a minimum lot size of 7500 square feet (sqft) for a house. The proposed lots range in size from 13,374 sqft to 38,843 sqft.

The rear portion of this property is very flat and adjoins Knob Creek, which runs parallel W. Ford Valley Rd. and has a 30-foot buffer. Being that the rear of the property is so flat, there is very little grade to channel stormwater to a basin and to construct walls for a basin. Because of this, the concept stormwater plan includes two shallow stormwater basins as shown in the concept plan.

In order to located houses out of the low lying areas that have a high potential of flooding, the houses will be located near W. Ford Valley Rd. and fill dirt will be used on many lots to raise the front yard of the house and allow for adequate driveway access. The finished floor elevation of all houses will be no less than 3 feet below the adjacent W. Ford Valley Rd. elevation, or 912 feet, whichever is greater. The proposed finished floor elevations are adequate to be above the elevation subject to flood.

Adequate sight distance for the lots is a concern because of the curve in W. Ford Valley Road and the topography change from the road to the property. The surveyor has designated driveway locations for each lot on the concept plan, along with a conceptual grading plan. Of greatest concern are the lots near the bend in W. Ford Valley Road (Lots 1 - 8). Staff has recommended conditions that the sight distance for each lot must be submitted to City Engineering during Design Plan review and the sight distance must be certified for each lot prior to submission of a Final Plat application for the subdivision, and that an on-site turnaround area for the driveway be provided on each lot.

ESTIMATED TRAFFIC IMPACT: 147 (average daily vehicle trips)

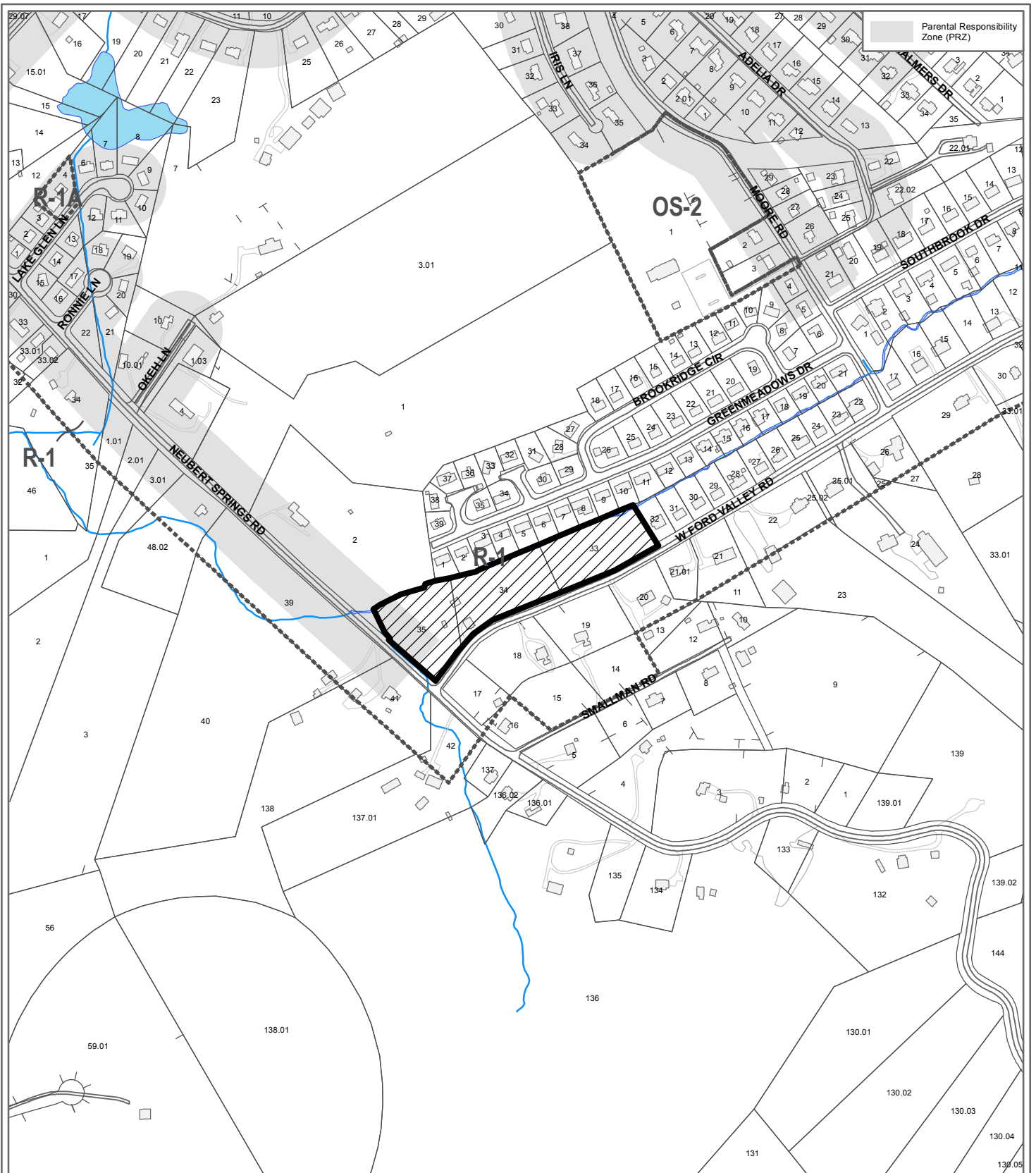
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 4 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Mooreland Heights Elementary, South Doyle Middle, and South Doyle 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**9-SC-15-C
CONCEPT PLAN**

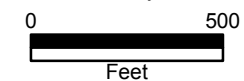
Subdivision: Mimrick



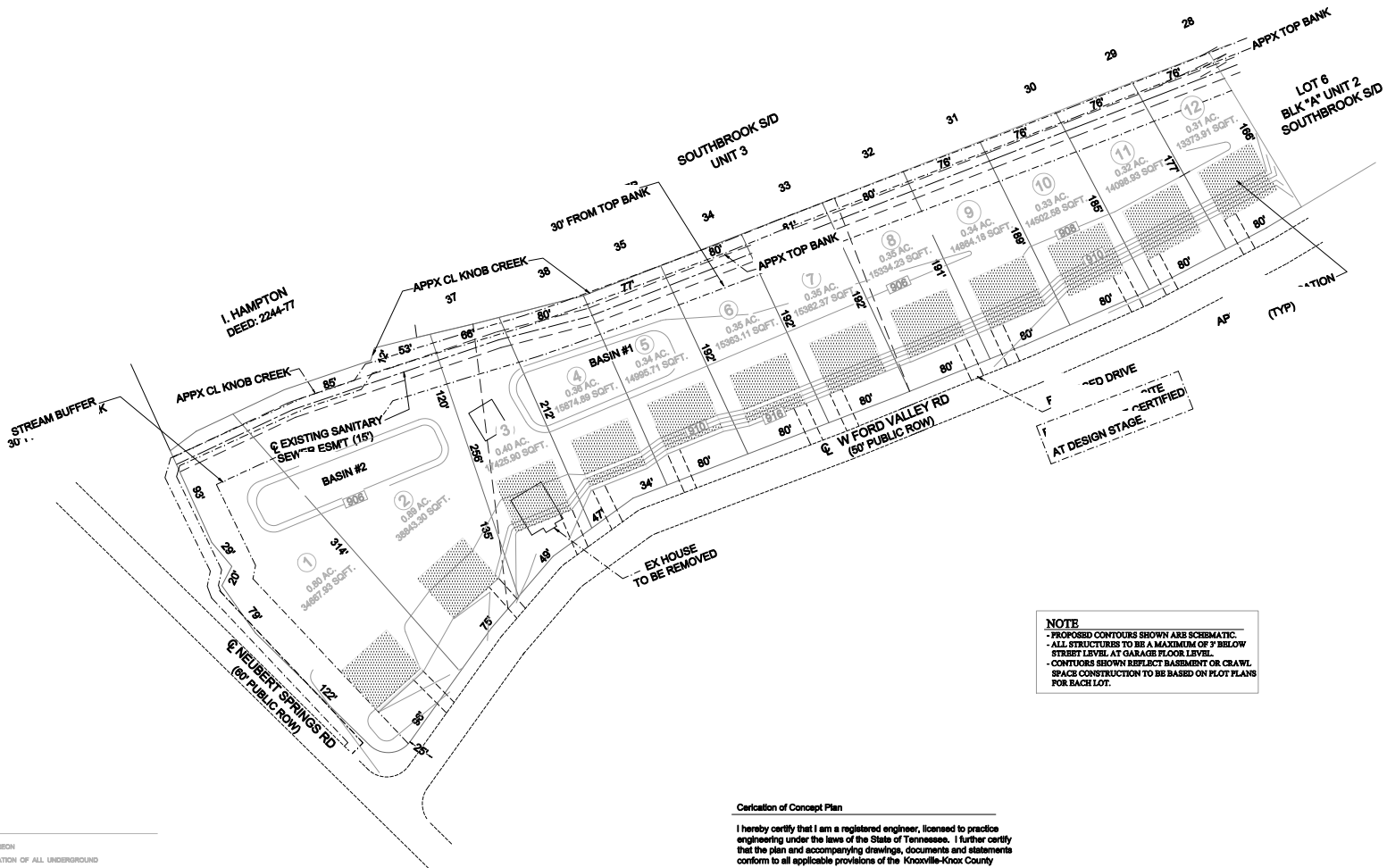
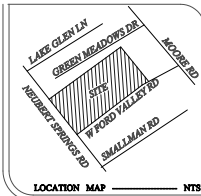
Approval of Concept Plan

Map No: 136

Jurisdiction: City

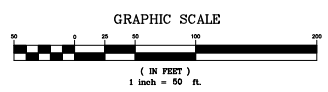


Original Print Date: 8/25/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR BOUNDARY LINES.
- DEED REFERENCE: INSTR. NO: 20160302-046748
- PARCEL ID: 18MCA033, 034 & 035
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- TOTAL AREA: 5.1 ACRES
- TOTAL BUILDING LOTS PROPOSED: 12
- CURRENTLY ZONED: R-1
R-1 BUILDING SETBACKS: FRONT - 20'
SIDE: 1 STORY: MIN 8' TOTAL 20'
2 STORY: MIN 12'
REAR - 20'
- MINIMUM FLOOR ELEVATION - 912.0
- LOTS 1 - 8 DRIVE LOCATIONS WILL PROVIDE REQUIRED SITE DISTANCE WITH GRADING WITHIN THE ROW.



NOTE
 - PROPOSED CONTOURS SHOWN ARE SCHEMATIC.
 - ALL STRUCTURES TO BE A MAXIMUM OF 3' BELOW STREET LEVEL AT GARAGE FLOOR LEVEL.
 - CONTOURS SHOWN REFLECT BASEMENT OR CRAWL SPACE CONSTRUCTION TO BE BASED ON PLOT PLANS FOR EACH LOT.

SITE UTILITIES ARE AVAILABLE
 SANITARY SEWER : KUB
 WATER : KUB
 ELECTRIC : KUB
 GAS : KUB
 TELEPHONE : BELL SOUTH
 CABLE : COMCAST

Certification of Concept Plan

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 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 a report filed with the Metropolitan Planning Commission.

Registered Engineer _____
 Tennessee Certificate No. _____

9-SC-15-C
 Revised: 9/3/2015

PROPERTY OWNER
 MIMRICH & MALDEN
 1808 FLOLOX DR.
 PORT MYERS, FL 33967
 (239) 680-5729

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: 865-671-0183 FAX: 865-671-0213
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37922

CONCEPT PLAN		SHEET 1 OF 1	
MIMRICH S/D			
DISTRICT 9 • WARD 27 • CITY BLOCK 27550 • 831 W. FORD VALLEY ROAD CITY OF KNOXVILLE, TENNESSEE PARCEL ID: 134C484 & 035			
DESIGNED BY: GMS	APPROVED BY: REL	DATE: 07-14-2015	LATEST REVISION: 03-09-2015
		SCALE: 1" = 60'	SPRING NUMBER: 5483