



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

▶ **FILE #:** 8-SA-16-C  
8-C-16-UR

**AGENDA ITEM #:** 10  
**AGENDA DATE:** 8/11/2016

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

TAX IDENTIFICATION: 118 021 & 022  
JURISDICTION: County Commission District 6  
STREET ADDRESS:

[View map on KGIS](#)

▶ **LOCATION:** North side of Yarnell Rd., east of Armiger Ln.

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

▶ **APPROXIMATE ACREAGE:** 14.12 acres

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

▶ **EXISTING LAND USE:** One dwelling and unused land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: Development surrounding this site consists of large lot and small lot detached dwellings on three sides, with apartments and a business park to the east. For the most part, the residential development has occurred in the A (Agricultural) and PR (Planned Residential) zones. The apartments were developed in the OB (Office, Medical and Related Services) zone. The business park was developed by Knox County and it is zone BP (Business and Technology Park) and PC (Planned Commercial) along with the TO (Technology Overlay) zone.

▶ **NUMBER OF LOTS:** 37

SURVEYOR/ENGINEER: SEC, LLC

ACCESSIBILITY: Access is via Yarnell Rd., a collector street with a pavement width of 20' within a 50' 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 subdivision name and street name which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

3. Installation of a 5' wide sidewalk with a 2' wide planting strip on at least one side of the full length of Road A. Sidewalk construction must meet all applicable requirements of the Americans with Disabilities Act ( ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Placing a note on the final plat that all lots shall have access only to the internal street system.
6. Correct notes 5 and 12 shown in the "notes" section of the plan to reflect the information shown on the actual subdivision plan
7. Prior to final plat approval create a homeowners association that will be responsible for maintaining the proposed joint permanent easement, the stormwater control facilities and any other commonly held assets.
8. Certification on the final plat by the applicant's surveyor that sight distance meets or exceeds the requirements as stated in the Subdivision Regulations in both directions along Yarnell Rd.
9. Prior to obtaining a design plan approval for the subdivision, submitting stream determination study to the Knox County Department of Engineering and Public Works for the blue line that is shown bisecting this site. A revised concept plan will be required if it is determined to be a stream.
10. On the final plat note the proposed limits of grading and disturbance on lots 18-20. Note on the final plat that owners of those lots are to be discouraged from further land disturbance beyond the limits of grading
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 37 detached dwellings on individual lots, and the reduction of the peripheral boundary setback as stated in note 10 on the plan subject to 1 condition**

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

**COMMENTS:**

This applicant is proposing to subdivide this 14 acre tract into 37 lots and permit the construction of a detached dwelling on each lot. The proposed development density of the subdivision is 2.62 du/ac. The Knox County Commission approved PR (Planned Residential) zoning at a maximum density of 3.6 du/ac at its July 25, 2016 meeting. The applicant is proposing to limit the development of this site by limiting the use of the steepest part of the property. In order to preserve the steep area in the future, staff is recommending that a note be added to the final plat that defines the grading limits on lots 18 through 20 and discourages the property owners from further disturbance of the lots beyond the grading limits.

As a safety measure for children walking to the school bus stop, staff is requiring that a sidewalk be constructed as part of this project. The proposed road in the subdivision will be just over 1,000 feet in length. There is a high likelihood that school children will be picked up at the entrance to this subdivision because it would be atypical for school buses to travel on a short road as proposed in this project.

The Knox County Department of Engineering and Public Works has requested the applicant's surveyor to determine if the available sight distance at Yarnell Rd. meets the requirements of the Subdivision Regulations. Additionally, maps show a blue line stream crossing this site. A stream determination study will be needed in order to determine if the stream is a perennial stream or just a storm water conveyance. If it is determined to be a perennial stream, the design of the subdivision will be impacted enough to require submission of a revised concept plan for review and approval.

The developer proposes to provide access to lots 32 through 34 via a joint permanent easement (JPE). While all of the other lots will have access to a public street. Since the County will maintain the public road, staff believes that it should be the responsibility of the entire subdivision to maintain the JPE. As a result, we are recommending that a homeowners association be established for the entire development that will be responsible for the maintenance of the JPE and the stormwater facilities in this project.

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

1. All utilities are available to serve this site.
2. The proposed low density residential development at a density of 2.62 du/ac preserves the steep area of the site and it is compatible with other development that has occurred in this area.

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

1. With the stated conditions, 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 since the subdivision has direct access to a major arterial street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 3.6 du/ac . The proposed development with a density of 2.62 du/ac is consistent with the Sector Plan and approved zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 415 (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.

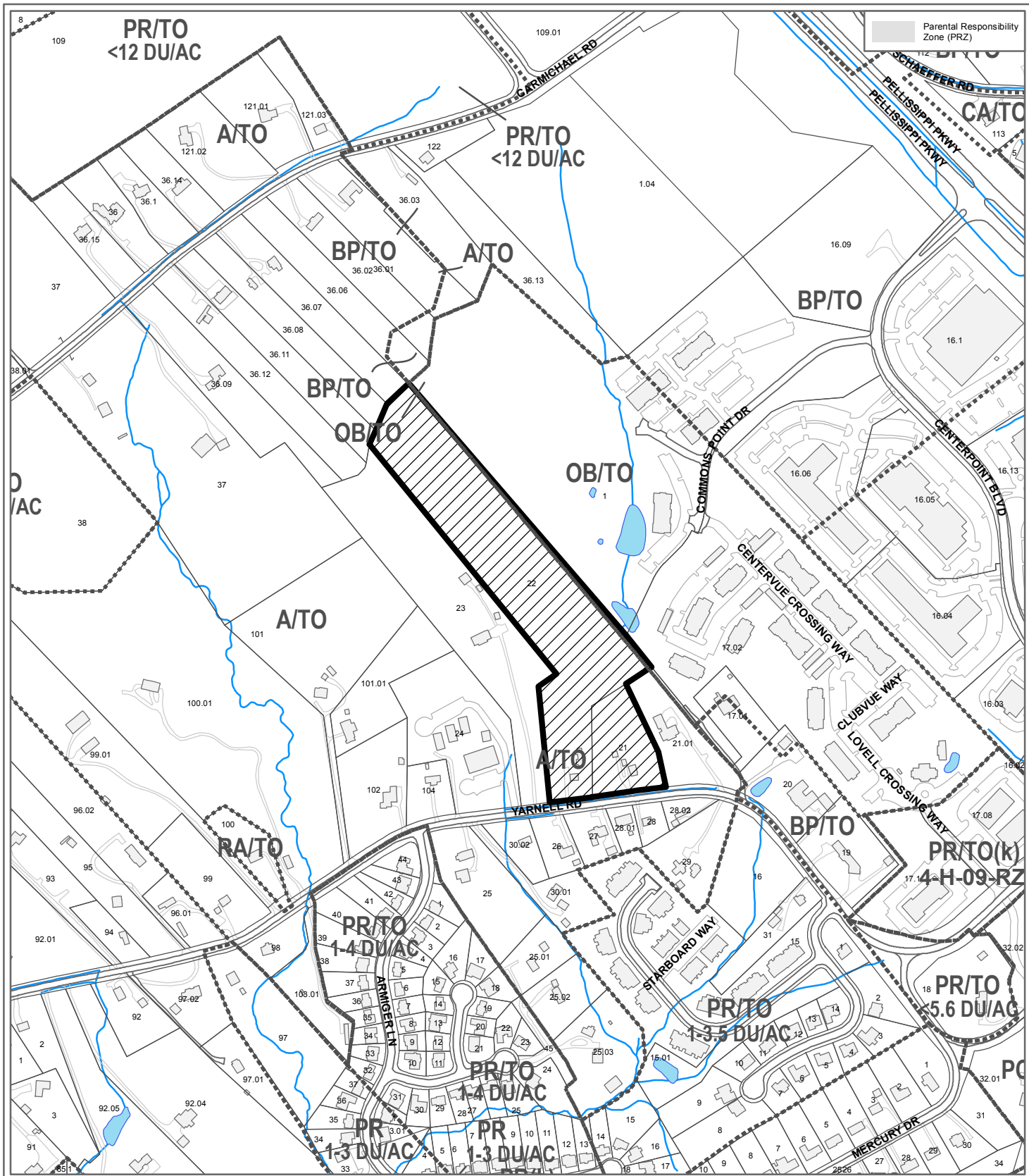
ESTIMATED STUDENT YIELD: 20 (public and private school children, ages 5-18 years)

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

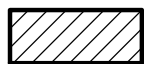
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**8-SA-16-C / 8-C-16-UR  
CONCEPT PLAN/USE ON REVIEW**



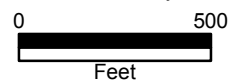
Detached Residential Subdivision in PR (Planned Residential) /TO (Technology Overlay)

Original Print Date: 7/20/2016  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Moseley, Eric  
Eric Moseley Development

Map No: 118  
Jurisdiction: County



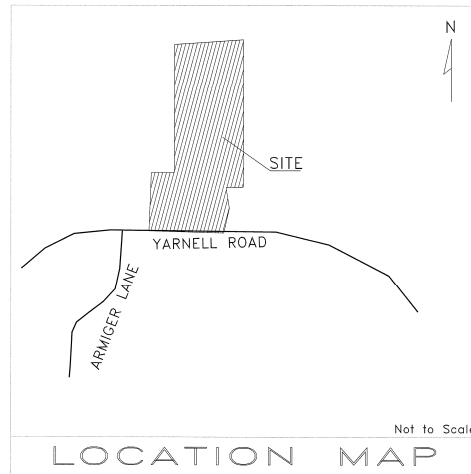
CONCEPT AND DESIGN PLAN  
FOR

ERIC MOSELEY DEVELOPMENT  
ON YARNELL ROAD

CLT MAP 118, PARCELS 021 & 022  
DISTRICT-6, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT PROFILE PLAN



OWNER/DEVELOPER:  
ERIC MOSELEY  
405 MONTBROOK ROAD  
KNOXVILLE, TN 37919  
PHONE: (865) 454-3727

SITE ADDRESS:  
10813 YARNELL ROAD  
KNOXVILLE, TENNESSEE 37932



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Revised: 7/22/2016

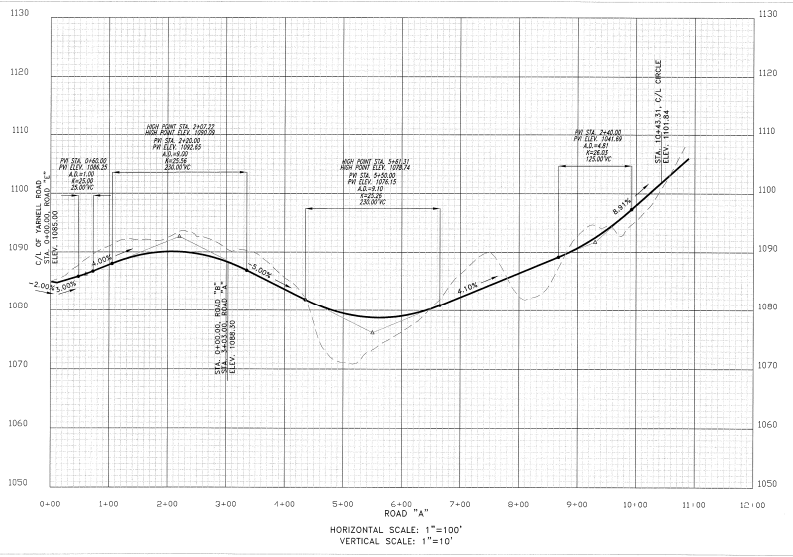
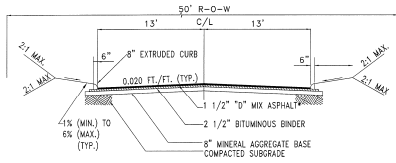
SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
4909 BALL ROAD  
KNOXVILLE, TENNESSEE 37951  
PHONE: (865) 694-7759  
FAX: (865) 693-9699  
E-MAIL: [eright@southlandengineers.com](mailto:eright@southlandengineers.com)  
[www.southlandengineeringusa.com](http://www.southlandengineeringusa.com)

JUNE, 2016

SHEET 1 OF 2 SHEETS  
EMD-06-13-16-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 AGC 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



SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
4509 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 984-7758  
FAX: (865) 693-9889  
E-MAIL: engh@seengineeringconsultants.com  
www.southlandengineeringusa.com

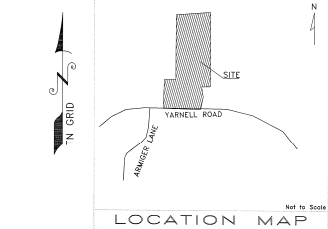
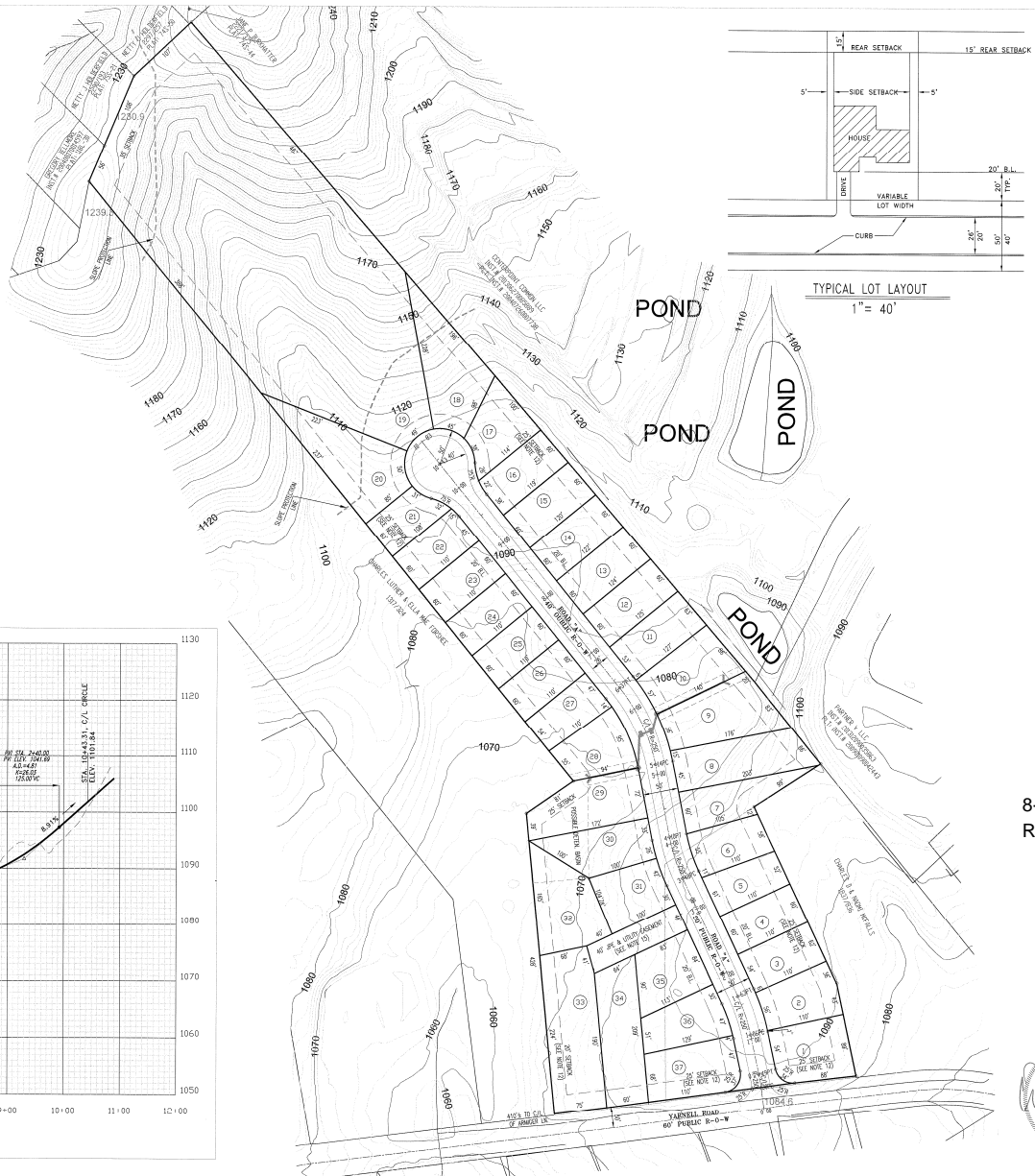
DESIGNED	WAR	APPROVED	
DRAWN	WAR	ENGINEER	
CHECKED	WAR		

SCALE  
HORIZONTAL: 1" = 80'  
CONTOUR INTERVAL: 2'  
DATE  
06-13-2016

DEED REFERENCES:  
780/491 & 2228/741  
SCALE IN FEET

CONCEPT & ROAD PROFILE PLAN  
ERIC MOSELEY DEVELOPMENT  
ON YARNELL ROAD  
CLT MAP 118, PARCELS 021 & 022  
DISTRICT 6, KNOX COUNTY, TENNESSEE

EMD-06-13-16-CP  
SHEET 2 OF 2 SHEETS



NOTES:  
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR CONFIRMATION NUMBER.: 160926614  
CONFIRMATION NUMBER.: 160985276

- NOTES:
- ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - A 10' ORANGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
  - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONTAINS APPROXIMATELY 14.128 ACRES AND IS SUBDIVIDED INTO 37 SINGLE FAMILY LOTS.
  - PR ZONING (4 DU/AC) PENDING.
  - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY GIS AND ROAD PROFILES ARE BASED ON FIELD.
  - UTILITIES:  
WATER: WEST KNOX UTILITY DISTRICT  
SEWER: WEST UTILITY BOARD  
ELECTRIC: KNOXVILLE UTILITIES BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: AT&T  
9. BUILDING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT...20'  
SIDES...15'  
REAR...15' (SEE NOTE 10)
  - REQUEST REDUCTION OF PERIPHERAL SETBACK FROM 15' TO 25' ALONG THE EAST, SOUTH AND WEST PROPERTY LINES; REDUCE PERIPHERAL SETBACK FROM 15' TO 25' ALONG LOTS 32 AND 33.
  - BOUNDARY IS BASED ON A KGS.
  - ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' HIGH -0- WAY FROM STA. 6+00 TO 2+78 AND WITH 26' WIDE PAVEMENT. FROM STA. 2+78 TO STA. 3+43 TRANSITION FROM 50' R-0-W AND 26' WIDE PAVEMENT TO 40' R-0-W AND 20' WIDE PAVEMENT. FROM STA. 3+43 TO STA. 10+43, R-0-W IS 40' WITH 20' WIDE PAVEMENT AND 80' DIAMETER R-0-W CIRCLE WITH 60' DIAMETER PAVEMENT.
  - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
  - MINIMUM FLOOR ELEVATION FOR LOTS 29-32 SHALL BE ONE FOOT ABOVE TOP OF THE BEAM OF THE DETENTION BASIN ON EACH LOT.
  - LOTS 32-34 WILL HAVE A 40' JOINT PERMANENT AND UTILITY EASEMENT.

8-SA-16-C / 8-C-16-UR  
Revised: 7/22/2016

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.  
Eric Moseley  
ENGINEER  
TENNESSEE CERTIFICATE NO. 22028



OWNER/DEVELOPER:  
ERIC MOSELEY  
405 MONTBROOK ROAD  
KNOXVILLE, TENNESSEE 37932  
PHONE: (865) 454-3727

7-21-K