

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

▶ **FILE #:** 2-SD-16-C **AGENDA ITEM #:** 15
 2-I-16-UR **AGENDA DATE:** 2/11/2016

▶ **SUBDIVISION:** BLACK ROAD SUBDIVISION
 ▶ **APPLICANT/DEVELOPER:** W. SCOTT WILLIAMS & ASSOCIATES
 OWNER(S): Worley Builders, Inc.

TAX IDENTIFICATION: 130 129 PT. [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS:

▶ **LOCATION:** South side of Black Rd., west of Snyder School Rd.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Rural Area
 WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 18.62 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural or RB and PR residential. Development consists primarily of detached dwellings. The property of a private school adjoins this site.

▶ **NUMBER OF LOTS:** 55

SURVEYOR/ENGINEER: Scott Williams Scott Williams and Associates

ACCESSIBILITY: Access is via Black Rd., a collector street with a pavement width of 17' to 18' within a 40' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve variance from 175' to 57' at sta. 29+57 of Road A
2. Vertical curve variance from 105' to 85' at sta. 0+57 of Road C
3. Reverse curve tangent variance from 50' to 39' between sta 1+34 and sta 1+73 of Road A
4. Intersection grade variance from 3% to 3.05% on Road B at the intersection of Road A1

STAFF RECOMMENDATION:

▶ **APPROVE** variance 1-3 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard. **DENY** variance 4.

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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)
- 3 Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Correcting the grade at intersection on Road B so as not to exceed 3%
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. 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.
7. Prior to obtaining Design Plan approval for the subdivision, the applicant must submit documentation to the Knox County Department of Engineering and Public Works and MPC staff that shows all lots will have adequate building sites and yard areas with driveway grades not exceeding 15% grade. All 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
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 request for up to 55 detached dwellings on individual lots as shown on the plan subject to 1 condition**

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

COMMENTS:

The Planning Commission recommended approval of a rezoning to PR (Planned Residential) at a density of up to 3 du/ac. on October 8, 2015. The Knox County Commission approved the rezoning as recommended by MPC on November 16, 2015. The subdivision as proposed will contain 55 lots on this 18.62 acre site. The subdivision will be located on the south side of Black Rd. It will adjoin the Knoxville Christian School campus which has its access from Snyder Rd.

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

1. Public water and sewer utilities are available to serve the development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES

1. With the recommended conditions, the proposed subdivision will meet the requirements of the Knoxville Zoning Ordinance.
2. The proposed development 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 traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan both propose low density residential uses for the site.
2. The site is located within the Rural area on the City of Knoxville in the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 598 (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.

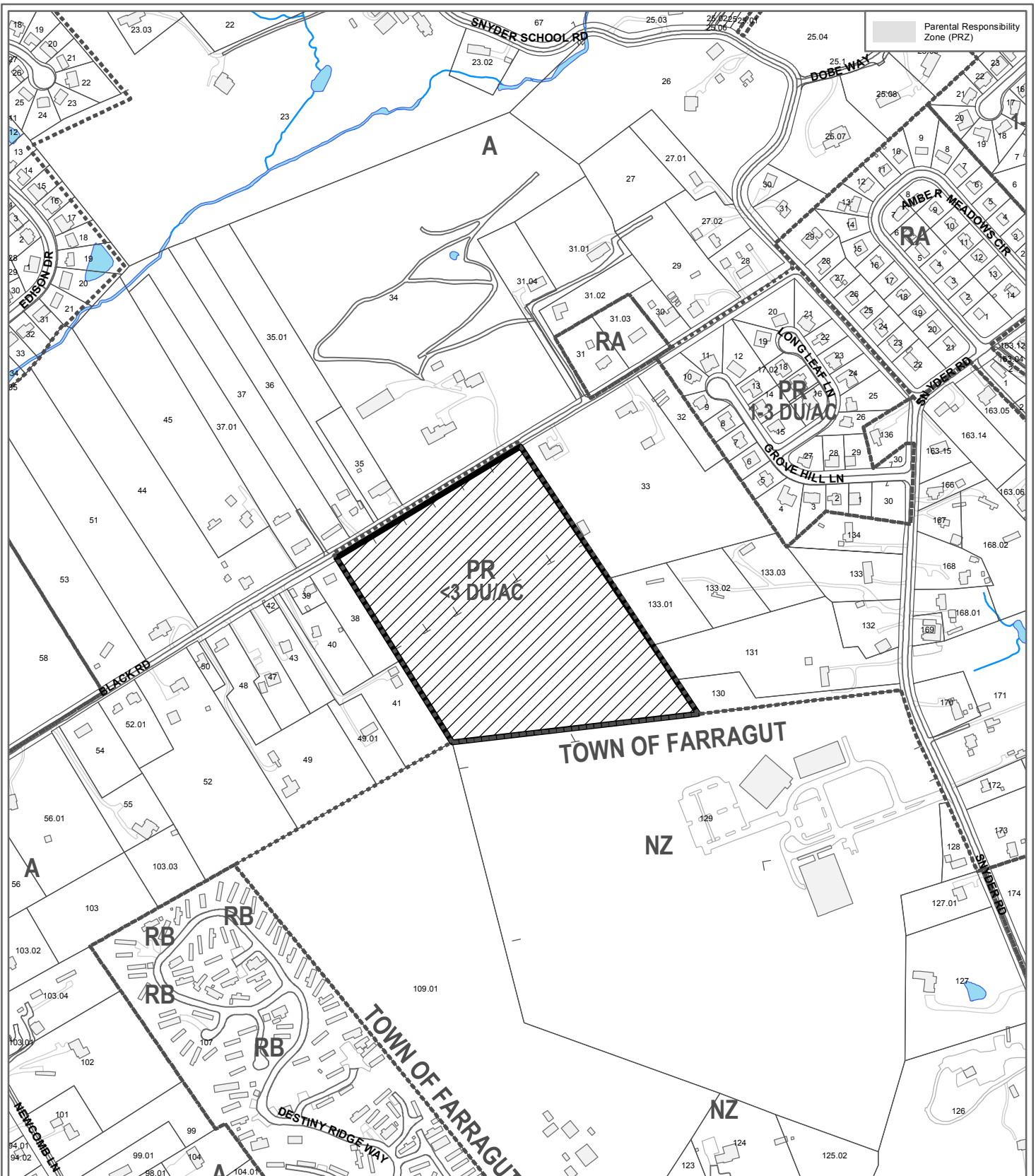
ESTIMATED STUDENT YIELD: 29 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, 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.



**2-SD-16-C / 2-I-16-UR
CONCEPT PLAN/USE ON REVIEW**

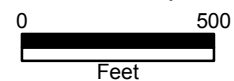


Detached residential subdivision in PR (Planned Residential)

Petitioner: W. Scott Williams & Associates
Black Road Subdivision

Map No: 130

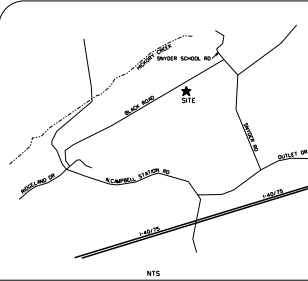
Jurisdiction: County



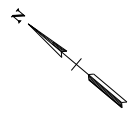
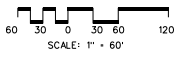
Original Print Date: 1/26/2016

Revised:

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



VICINITY MAP



- LEGEND**
- (F) MONUMENTATION FOUND (OLD)
 - (PF) IRON PIN FOUND (OLD)
 - (PS) IRON PIN SET (NEW)
 - EASEMENT
 - X- FENCE
 - CENTERLINE PAVEMENT
 - PERIPHERAL - 35'
 - UTILITY OR POWER POLE
 - SANITARY SEWER MANHOLE
 - SA- SANITARY SEWER
 - W- WATER
 - OVERHEAD ELECTRIC
 - BOUNDARY LINES
 - PARCEL/ZONING LINES
 - BUILDING SETBACK
 - HEAVY DUTY PAVEMENT
 - ▽ SIGN

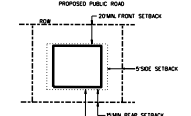
SITE DATA

EXISTING:
 ZONING: A (PR PENDING)
 DENSITY: 3.0 UNITS PER ACRE (PENDING)

SETBACKS (PR):
 FRONT - 50'
 SIDE - 5'
 REAR - 5'
 PERIPHERAL - 35'

PROPOSED:
 AREA: 18.62 ACRES
 DENSITY: 55 LOTS AT 2.96 UNITS PER ACRE
 PARKING: 2 GARAGE SPACES PER LOT

GENERAL NOTES:
 THIS PLAN IS TO SHOW THE CONCEPT PLAN FOR A PROPOSED SINGLE FAMILY SUBDIVISION ONLY.
 BOUNDARY TAKEN FROM DEED.
 TOPOGRAPHY TAKEN FROM 2015 AERIAL TOPO AT 2' CONTOUR INTERVAL.
 PROPERTY IS ENTIRELY WOODED.
 FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE NEIGHBORHOOD AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.
 WATER AND SEWERAGE CONNECTIONS PROVIDED BY FIRST UTILITY DESIGN CONNECTIONS PROVIDED BY FIRST UTILITY ONLY. SEE BATES AND SEWER PLANS FOR LOCATION ONLY. SEE BATES AND SEWER PLANS FOR DETAIL.
 THE CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF ALL EXISTING UTILITIES INCLUDING STORM DRAINAGE TYPES OF STRUCTURES BEFORE COMMENCEMENT OF CONSTRUCTION.
 ALL ROADS TO BE DEDICATED PUBLIC RIGHT-OF-WAYS.
 ALL LOTS TO HAVE INTERNAL SUBDIVISION ACCESS ONLY.
 ALL LOTS TO HAVE 2 CAR GARAGE.

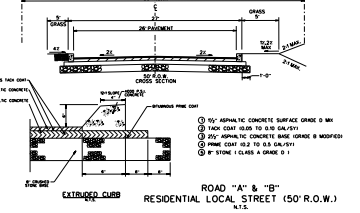


TYPICAL LOT LAYOUT

CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND RECORDING THEREON IS IN ACCORDANCE WITH THE PROVISIONS OF THE TENNESSEE CONSUMER PROTECTION ACT AND THE PROVISIONS OF THE TENNESSEE CONSUMER PROTECTION ACT AND THE PROVISIONS OF THE TENNESSEE CONSUMER PROTECTION ACT.

Scott Williams
 SURVEYOR
 TENNESSEE CERTIFICATE NO. 1914



ROAD "A" & "B" RESIDENTIAL LOCAL STREET (50' R.O.W.) N.T.S.



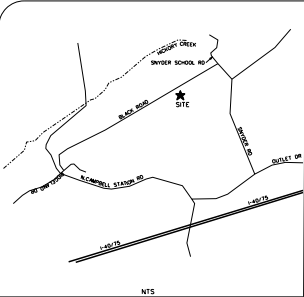
NO.	DATE	DESCRIPTION	BY
	1/28/16		

CONCEPT PLAN OF:
BLACK ROAD S/D
 AND
 BLACK ROAD SEWER
 AND
 CLT AND 15' SIDEWALK E29



CLIENT:
WORLEY BUILDERS, INC.
 200 W. 10th St.
 Nashville, TN 37203

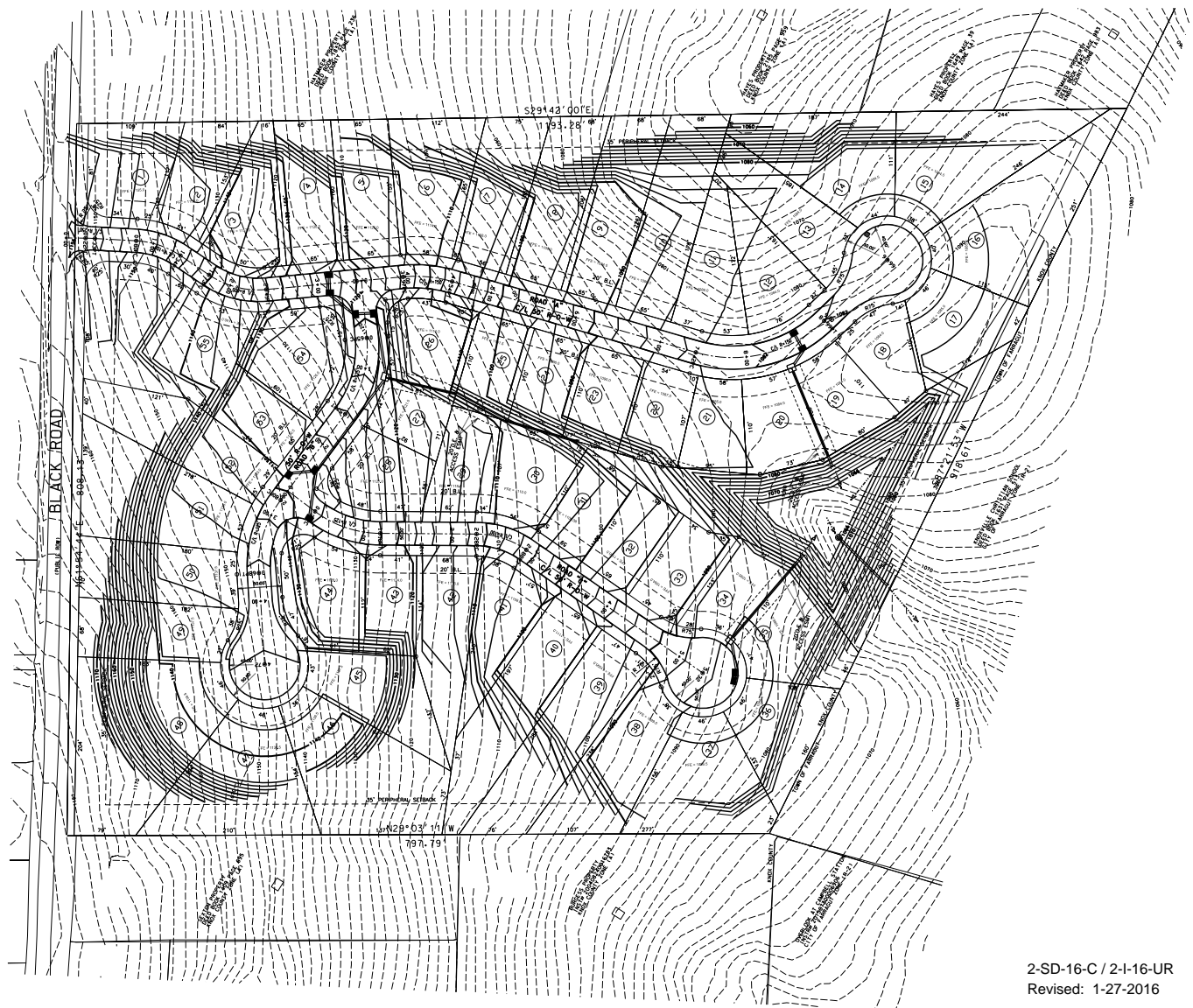
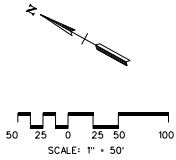
ORIGINAL ISSUE:
DEC. 28, 2015
 SHEET NO.
C1
 JOB NO. 1640



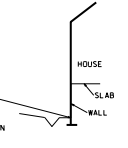
VICINITY MAP

LEGEND

- (F) MONUMENTATION FOUND (OLD)
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- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL/ZONING LINES
- BUILDING SETBACK
- STORM SEWER
- CATCH BASIN
- ▲ CONCRETE HEADWALL
- PROPOSED FINISHED GRADE CONTOUR
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED DRAINAGE SWALE/DITCH



NOTES:
THIS PLAN IS TO SHOW PRELIMINARY ROAD DESIGN AND DRAINAGE FEATURES.
DESIGN PLANS ARE TO BE APPROVED BY KNOX COUNTY ENGINEERING PRIOR TO CONSTRUCTION.



- GRADING NOTES (SEE SMP-4 FOR EROSION CONTROL NOTES!)
1. SURFACE FOR PAVED AND PAVED AREAS SHALL BE 1.5 FEET AND 0.75 FEET, RESPECTIVELY, BELOW FINISHED GRADE AND COMPACTED TO STANDARD PROCTOR ASTM D999. FILL SHALL BE 100% OF USABLE SOIL OR 1% CALCEOUS FILL 12" OR 18" OR LESS FOR SOIL AND 2" OR LESS FOR ROCK. GEOTECHNICAL ENGINEER SHOULD BE USED FOR CONTACT TESTING. A SOIL REPORT BY A LICENSED GEOTECHNICAL SHALL SUPERSEDE THE ABOVE RECOMMENDATIONS.
 2. ALL SLOPES TO BE 2:1 MIN. UNLESS OTHERWISE NOTED. NO SLOPE SHALL BE GREATER THAN 2:1 MIN.
 3. FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION. PLAN SUBJECT TO CHANGE PER COMMENTS BY REVIEW AGENCIES.
 4. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY VARIANCES FROM EXISTING CONDITIONS PLAN PRIOR TO DISTURBANCES.
 5. ALL GRADING AND DRAINAGE ORDINANCES AND SPECIFICATIONS OF KNOX COUNTY SHALL BE FOLLOWED INCLUDING ALL OSHA REQUIREMENTS.
 6. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS SHOWN ON THIS PLAN. ALL TREES TO BE REMOVED SHALL BE SAVED OR DISPOSED OF ON SITE. SEE ARCHITECTURAL PLANS FOR MINIMUM 50' BUFFER ZONE AROUND TREES. MINIMUM 50' BUFFER REPORT BY A LICENSED GEOTECHNICAL SHALL SUPERSEDE THE ABOVE RECOMMENDATIONS. THE 50' TO BE MAINTAINED BY THE LEAVEINGS AS DESIGNATED BY THE OWNER. EXCESS TOPSOIL, DIRT, DEBRIS, ETC. SHALL BE MOVED OFF.
 7. A STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED FOR THIS SITE AND SHALL BE FOLLOWED AT ALL TIMES AND PRIOR TO ANY OTHER WORK.
 8. THE GRADING CUT/FILL QUANTITIES ON THIS SITE ARE INTENDED TO BALANCE. IF MAINTENANCE IS REQUIRED, THE CONTRACTOR WILL CONTACT THE ENGINEER AND REQUEST A PLAN ADDENDUM PRIOR TO ANY HAULING. ALL OFFSITE BORROW AND WASTE SITES REQUIRE COUNTY APPROVAL.

2-SD-16-C / 2-I-16-UR
Revised: 1-27-2016

NO.	DATE	DESCRIPTION	BY	COMMENTS
	1/28/16			

PRELIMINARY GRADING, DRAINAGE PLAN
BLACK ROAD S/D
KNOX COUNTY, TENNESSEE
CLT MAP 1310 PARCEL 129



W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING ENGINEERS
1008 SOUTH MAIN STREET, SUITE 100
KNOXVILLE, TN 37918
P: 615.522.0000

CLIENT:
WORLEY BUILDERS, INC.
1008 SOUTH MAIN STREET, SUITE 100
KNOXVILLE, TN 37918
OFFICE TEL: 615.522.0000

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