



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

▶ **FILE #:** 11-SB-15-C **AGENDA ITEM #:** 7
POSTPONEMENT(S): 11/12/2015-12/10/2015 **AGENDA DATE:** 1/14/2016
▶ **SUBDIVISION:** CLEAR SPRINGS PLANTATION
▶ **APPLICANT/DEVELOPER:** TRANS SOUTH PROPERTIES, G.P.
OWNER(S): Trans South Properties Group, GP

TAX IDENTIFICATION: 60 H E 104 [View map on KGIS](#)
JURISDICTION: City Council District 4
STREET ADDRESS:

▶ **LOCATION:** North and south sides of McCampbell Wells Wy., west of Glen Creek Rd.
SECTOR PLAN: Northeast County
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
WATERSHED: Love Creek
▶ **APPROXIMATE ACREAGE:** 15.24 acres

▶ **ZONING:** RP-1 (Planned Residential)
▶ **EXISTING LAND USE:** The site is developed with roads and utilities and contains 7 detached dwellings and 8 attached dwellings
▶ **PROPOSED USE:** Detached residential subdivision
SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR residential, A agricultural and C-6 commercial. Development in the area consists of recently developed subdivisions, a TVA and KUB electrical substation, and a Wal-Mart.

▶ **NUMBER OF LOTS:** 43
SURVEYOR/ENGINEER: John Scott Stanley
ACCESSIBILITY: Access is via Glen Creek Rd., a local boulevard type street with a pavement cross section consisting of two 18' wide driving lanes and a 10' wide median within a 70' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance from 250' to 100' at sta 2+32 of McCampbell Wells Wy.
2. Horizontal curve variance from 250' to 125' at sta 7+96 of McCampbell Wells Wy.
3. Horizontal curve variance from 250' to 105' at sta 10+11 of McCampbell Wells Wy.
3. Horizontal curve variance from 250' to 150' at sta 13+54 of McCampbell Wells Wy.
5. Horizontal curve variance from 250' to 105' at sta 16+25 of McCampbell Wells Wy.
6. Horizontal curve tangent variance from 150' to 79' between sta 8+83 and 9+72 of McCampbell Wells Wy.
7. Horizontal curve tangent variance from 150' to 139' between sta 14+10 and 15+49 of McCampbell Wells Wy.
8. Vertical curve variance from 193.25' to 120' at sta 2+67 of McCampbell Wells Wy.

9. Vertical curve variance from 102' to 70' at sta 8+01 of McCampbell Wells Wy.
10. Vertical curve variance from 157.75' to 80' at sta 6+82 of McCampbell Wells Wy.
11. Horizontal curve variance from 100' to 30' at sta 6+77 of Laurel Creek Wy.
12. Vertical curve variance from 85.75' to 50' at sta 1+15 of Laurel Creek Wy.
13. Vertical curve variance from 110' to 40' at sta 1+83 of Laurel Creek Wy.
14. Vertical curve variance from 127.25' to 64' at sta 7+16 of Laurel Creek Wy.

STAFF RECOMMENDATION:

- ▶ **APPROVE** variances 1- 14 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject 12 conditions

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
3. Connection of sanitary sewer and meeting all other relevant requirements of the Knox County Health Dept.
4. Installation of sidewalks as shown on the concept plan.
5. Prior to issuance of the first occupancy permit, establish a homeowners association for the purpose of assessing fees for maintenance of the facilities and all commonly held assets.
6. Meeting all applicable requirements of the previously approved concept plan for Clear Springs Plantation (2-SA-04-C & 4-SL-05-C & 3-SB-10-C)
7. Provision of a note on the Concept plan that all intersection grades greater than 1% and equal to or less than 3% have been approved by the Knoxville Dept. of Engineering
8. No more than 150 building permits being issued for dwellings in Clear Springs Plantation until the connection between this development and the Meadows of Millertown is completed
9. Sidewalks are to be constructed on one side of all streets. Sidewalks will be a minimum of 4' wide with a 2' planting strip between the back of curb and the sidewalk. Provision of a 5' wide passing area every 200' as required by the Knoxville Engineering Dept. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act
10. Review and approval of the grading plan for this site by the TVA and KUB prior to the issuance of a grading permit for this project
11. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
12. 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.

COMMENTS:

A concept plan for a portion of Clear Springs Plantation was approved by MPC in April, 2005. At that time, this portion of the site was labeled for future development. In November, 2005 this applicant received approval of a use on review for 60 attached residential condominiums for this site. In 2010, due to changes in mortgage lending practices, the applicant requested to convert the previously proposed condominium project into a subdivision of detached dwellings. Eight of the previously approved attached units and seven detached dwellings have been built and will not be part of this concept subdivision plan. The before MPC at this time proposes 43 lots as approved in 2010. With the current proposal, the total development will contain 246 dwelling units. The overall development density for Clear Springs Plantation will be 2.12 du/ac.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached residential development is consistent in use and density with the proposed zoning and subdivision development in the area.

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

ORDINANCE

1. The proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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 additional traffic through residential areas.
3. The recommended density of this site is 1- 3 dwellings per acre. The proposed 2.12 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning recommended for approval for this site will allow a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.

ESTIMATED TRAFFIC IMPACT: 477 (average daily vehicle trips)

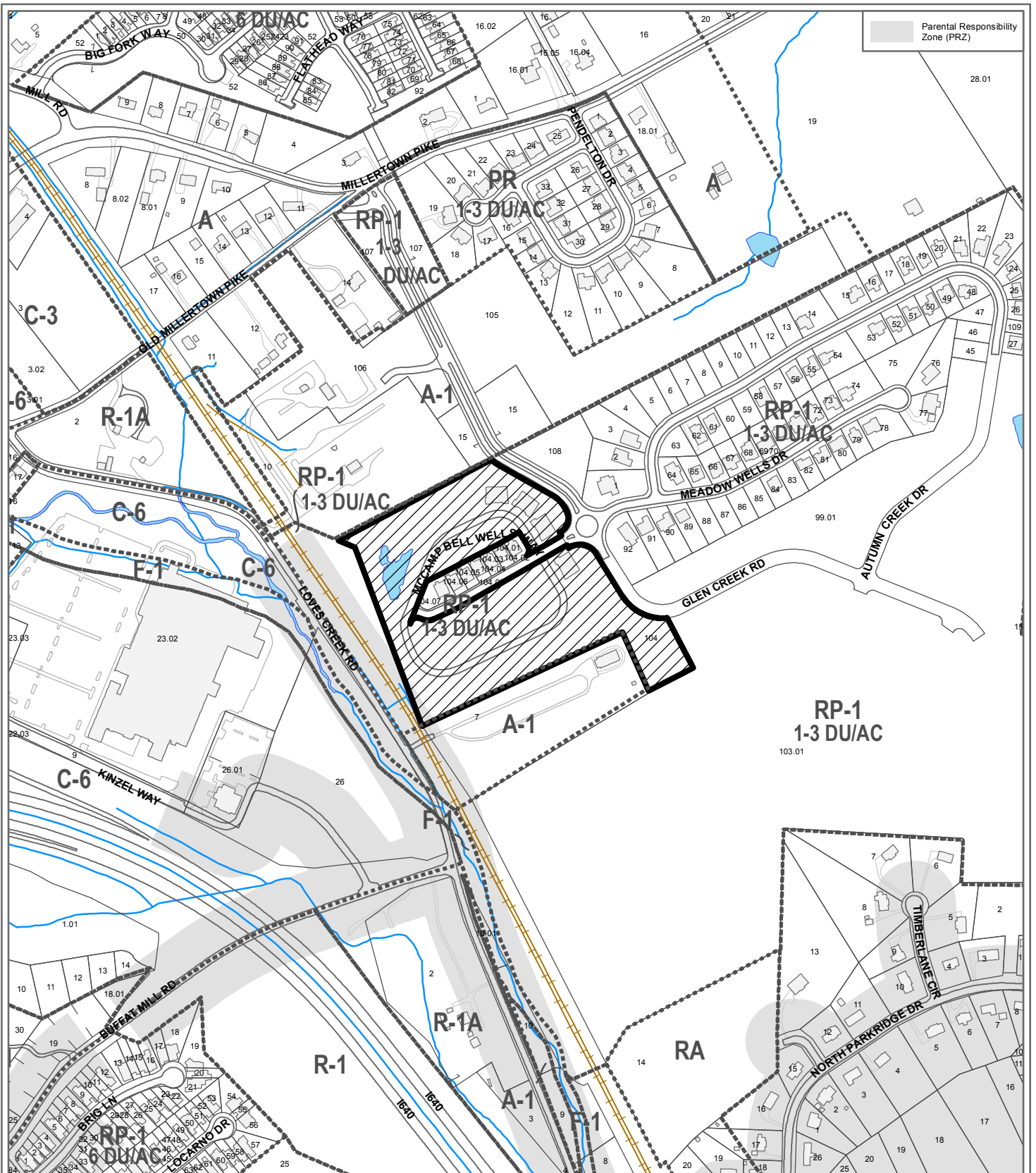
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 19 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Fulton 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.



**11-SB-15-C
CONCEPT PLAN**

Subdivision: Clear Springs Plantation



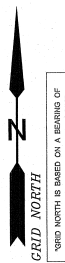
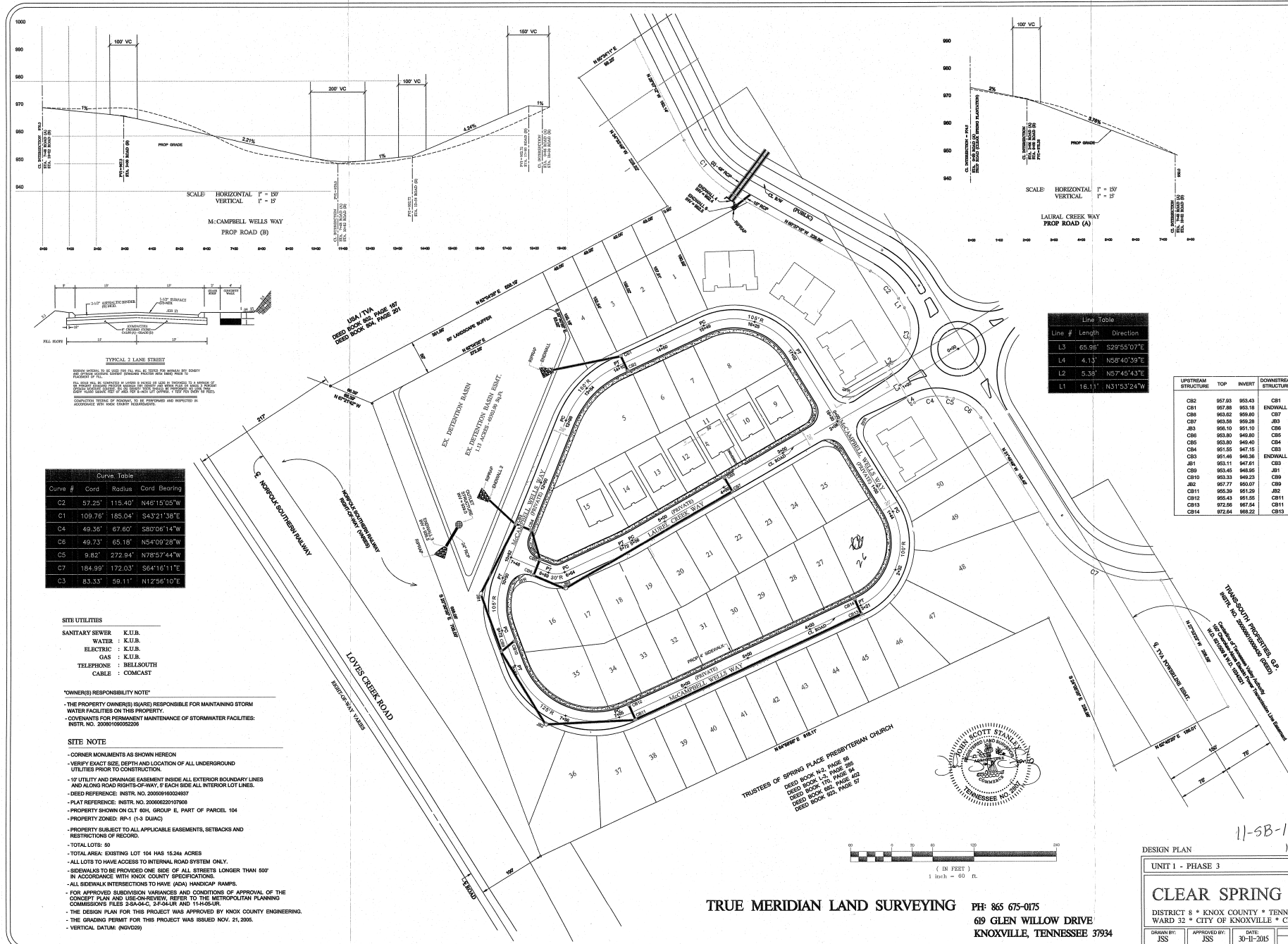
Approval of Concept Plan

Map No: 60

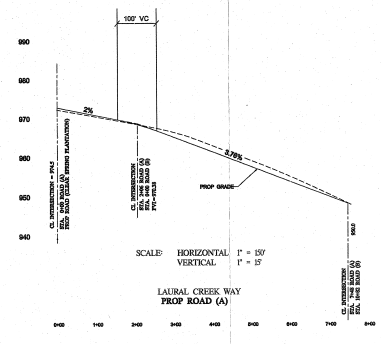
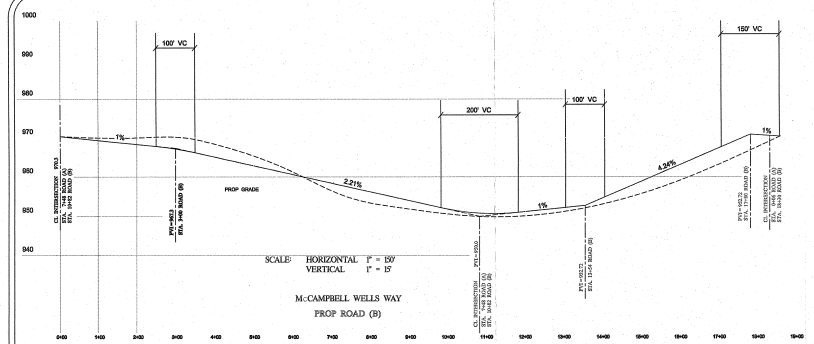
Jurisdiction: City

Original Print Date: 10/27/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





*GRID NORTH IS BASED ON A BEARING OF 0°00'00.00\"/>



Curve #	Cord	Radius	Cord Bearing
C2	57.25'	115.40'	N46°15'05\"W
C1	109.78'	189.04'	S43°21'38\"E
C4	49.35'	67.60'	S89°05'14\"W
C6	49.73'	65.18'	N54°02'28\"W
C5	9.82'	272.94'	N78°57'44\"W
C7	184.99'	172.03'	S84°16'11\"E
C3	83.33'	59.11'	N12°56'10\"E

Line #	Length	Direction
L3	65.98'	S29°55'07\"E
L4	4.13'	N58°40'39\"E
L2	5.38'	N57°45'43\"E
L1	16.11'	N31°53'24\"W

UPSTREAM STRUCTURE	TOP	INVERT	DOWNSTREAM STRUCTURE	TOP	INVERT	CULVERT LENGTH	SLOPE	MATERIAL
CB2	957.93	953.43	CB1	957.88	953.18	23'	1.00%	18\"RCP
CB1	957.88	953.18	ENDWALL 1	946.00	100'	7.16%	18\"RCP	
CB5	963.62	959.89	CB7	963.58	959.38	23'	2.20%	18\"RCP
CB7	963.58	959.28	JB3	956.10	951.10	27'	2.94%	18\"RCP
JB3	956.10	951.10	CB6	956.80	949.80	48'	2.71%	18\"RCP
CB6	956.80	949.80	CB5	953.80	948.40	23'	1.74%	18\"RCP
CB5	953.80	949.40	CB4	951.25	947.15	46'	5.0%	18\"RCP
CB4	951.25	947.15	CB3	951.45	946.35	23'	3.83%	18\"RCP
CB3	951.45	946.35	ENDWALL 2	941.00	51'	10.51%	18\"RCP	
JB1	953.11	947.61	CB3	951.45	946.35	110'	1.54%	18\"RCP
CB3	953.45	948.95	JB1	953.11	947.61	67'	1.94%	18\"RCP
CB10	953.33	948.23	CB9	953.45	948.95	24'	1.87%	18\"RCP
JB2	957.77	950.07	CB9	953.45	948.95	134'	1.5%	18\"RCP
CB11	956.59	951.29	JB2	957.77	950.07	128'	5.00%	18\"RCP
CB12	956.43	951.25	CB11	956.39	951.29	23'	1.37%	18\"RCP
CB13	972.56	967.54	CB11	956.39	951.29	382'	4.40%	18\"RCP
CB14	972.64	968.22	CB13	972.56	967.54	23'	2.99%	18\"RCP

SITE UTILITIES
 SANITARY SEWER : K.I.U.B.
 WATER : K.I.U.B.
 ELECTRIC : K.I.U.B.
 GAS : K.I.U.B.
 TELEPHONE : BELLSOUTH
 CABLE : COMCAST

OWNER(S) RESPONSIBILITY NOTE
 -THE PROPERTY OWNER(S) IS/ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
 -COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES: INSTR. NO. 2008010005206

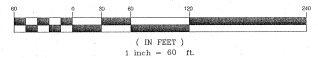
SITE NOTE
 -CORNER MONUMENTS AS SHOWN HEREON
 -VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 -IF UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, IF EACH SIDE ALL INTERIOR LOT LINES.
 -DEED REFERENCE: INSTR. NO. 200509160024807
 -PLAT REFERENCE: INSTR. NO. 20060220107908
 -PROPERTY SHOWN ON C.E.T. 504, GROUP II, PART OF PARCEL 104
 -PROPERTY ZONED: RP-1 (I-3 DUAC)
 -PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 -TOTAL LOTS: 50
 -TOTAL AREA, EXISTING LOT 104 HAS 15.264 ACRES
 -ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
 -SIDEWALKS TO BE PROVIDED ONE SIDE OF ALL STREETS LONGER THAN 500' IN ACCORDANCE WITH KNOX COUNTY SPECIFICATIONS.
 -ALL SIDEWALK INTERSECTIONS TO HAVE (ADA) HANDICAP RAMPS.
 -FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 2S-04-0, 2F-04-UR AND 11-05-UR.
 -THE DESIGN PLAN FOR THIS PROJECT WAS APPROVED BY KNOX COUNTY ENGINEERING.
 -THE GRADING PERMIT FOR THIS PROJECT WAS ISSUED NOV. 21, 2005.
 -VERTICAL DATUM: (NGVD29)

ZONED: RP-1
 FRONT YARD: 25'
 SIDE YARD: 5'
 REAR YARD: 15'
 PERIPHERAL: 35'

- LEGEND**
- JB - JUNCTION BOX
 - ENDWALL
 - CB - CATCH BASIN
 - SI - SILVER MANHOLE
 - WATER TIE
 - GATE VALVE
 - FIRE HYDRANT
 - SANITARY SEWER EGMT.
 - DRAINAGE EASEMENT
 - WATER LINE EASEMENT
 - LOT LINE & ROW LINE
 - OUTSIDE BOUNDARY LINE

OWNER:
 TRANS-SOUTH PROPERTIES
 218 HOLSTON HILLS ROAD
 KNOXVILLE, TN 37914
 865-561-0071

11-SB-15-C
 12-10-15
 REVISED



TRUE MERIDIAN LAND SURVEYING
 PH: 865 675-0175
 619 GLEN WILLOW DRIVE
 KNOXVILLE, TENNESSEE 37934

DESIGN PLAN
 UNIT 1 - PHASE 3
 SHEET 1

CLEAR SPRING PLANTATION
 DISTRICT 8 • KNOX COUNTY • TENNESSEE
 WARD 32 • CITY OF KNOXVILLE • CITY BLOCK 32546

DESIGNED BY: JSS	APPROVED BY: JSS	DATE: 30-11-2015	LATEST REVISION:	DRAWING NUMBER: 010
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