



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

▶ **FILE #:** 6-SB-16-C
6-C-16-UR

AGENDA ITEM #: 11
AGENDA DATE: 6/9/2016

▶ **SUBDIVISION:** BEAVER VIEW FARMS
▶ **APPLICANT/DEVELOPER:** RUFUS H. SMITH, JR.
OWNER(S): Primos Land Co., LLC

TAX IDENTIFICATION: 66 131
JURISDICTION: County Commission District 6
STREET ADDRESS: 5132 W Emory Rd

[View map on KGIS](#)

▶ **LOCATION:** South side of W. Emory Rd., south end of Cate Rd.

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

▶ **APPROXIMATE ACREAGE:** 14.58 acres

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

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

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences / A (Agricultural)
South: Beaver Creek / F (Floodway)
East: Residences and vacant land / A (Agricultural)
West: Residences / A (Agricultural)

▶ **NUMBER OF LOTS:** 61

SURVEYOR/ENGINEER: Southland Engineering Consultants, LLC

ACCESSIBILITY: Access is via W. Emory Rd., a major arterial street with a 22' pavement width within a 50' right-of-way (100' right-of-way required).

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance on Beaver View Dr., at STA 0+62 to STA 1+39, from 250' to 100'.
2. Horizontal curve variance on Beaver View Dr., at STA 1+90 to STA 2+71, from 250' to 100'.
3. Horizontal curve variance on Beaver View Dr., at STA 9+43 to STA 11+00, from 250' to 100'.
4. Horizontal curve variance on Beaver View Dr., at STA 12+12 to STA 13+67, from 250' to 100'.
5. Horizontal curve variance on Beaver View Dr., at STA 17+60 to STA 19+19, from 250' to 100'.
6. Broken back curve tangent variance at STA 11+00 to STA 12+12, from 150' to 112'.
7. Intersection right-of-way radius variance at the southwest corner of the intersection of W. Emory Rd. and Beaver View Dr., from 25' to 0'.

STAFF RECOMMENDATION:

- ▶ **APPROVE** variances 1-7 because the site's topography and shape restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 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 (County Ord. 91-1-102).
3. Installation of sidewalks as shown 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. 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. Working with the Knox County Greenways Coordinator on establishing the 30' wide greenway easement that is identified on the concept plan.
6. Including the 20' wide access easement between the new street and the proposed greenway easement to allow for a future pedestrian connection to the greenway.
7. On the final plat, including the sight distance easements across Lots 44, 45, 52 and 54 on the inside of the horizontal curves identified on the concept plan.
8. Obtaining a street connection permit from the Tennessee Department of Transportation.
9. Placing a note on the final plat that all lots will have access only to the internal street system .
10. 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 61 detached dwellings on individual lots, and the requested reduction of the peripheral setback to 25 feet in the areas identified on the Concept Plan (and as noted under comments), subject to 2 conditions.**

1. Approval of the rezoning of the property by Knox County Commission to PR (Planned Residential) at a density that would allow the proposed subdivision.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in a PR zoning district and a Use on Review.

COMMENTS:

The applicant is proposing to subdivide a 14.48 acre tract located on the south side of W. Emory Rd. into 61 detached residential lots at a density of 4.18 du/ac. Access to the subdivision is from W. Emory Rd. and the new street will be in alignment with Cate Rd. that is located on the north side of W. Emory Rd.

The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on May 12, 2016. The Knox County Commission will consider the rezoning request on June 27, 2016.

The applicant is including a sidewalk on one side of the street with a 20' wide access easement to allow for a pedestrian connection to a future greenway along Beaver Creek. A 30' wide greenway easement has been identified along Beaver Creek.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along the eastern and western boundaries of the subdivision. A 35' peripheral setback will remain along W. Emory Rd. and Beaver Creek. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts.

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

1. The proposed 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 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 identifies this property as low density residential. The site is located in the Planned Growth Area of the Growth Policy Plan. The PR zoning as recommended for this site will allow a density up to 5 du/ac. At a proposed density of 4.18 du/ac, the subdivision is consistent with the approved zoning, Sector Plan and Growth Policy Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan

ESTIMATED TRAFFIC IMPACT: 658 (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.

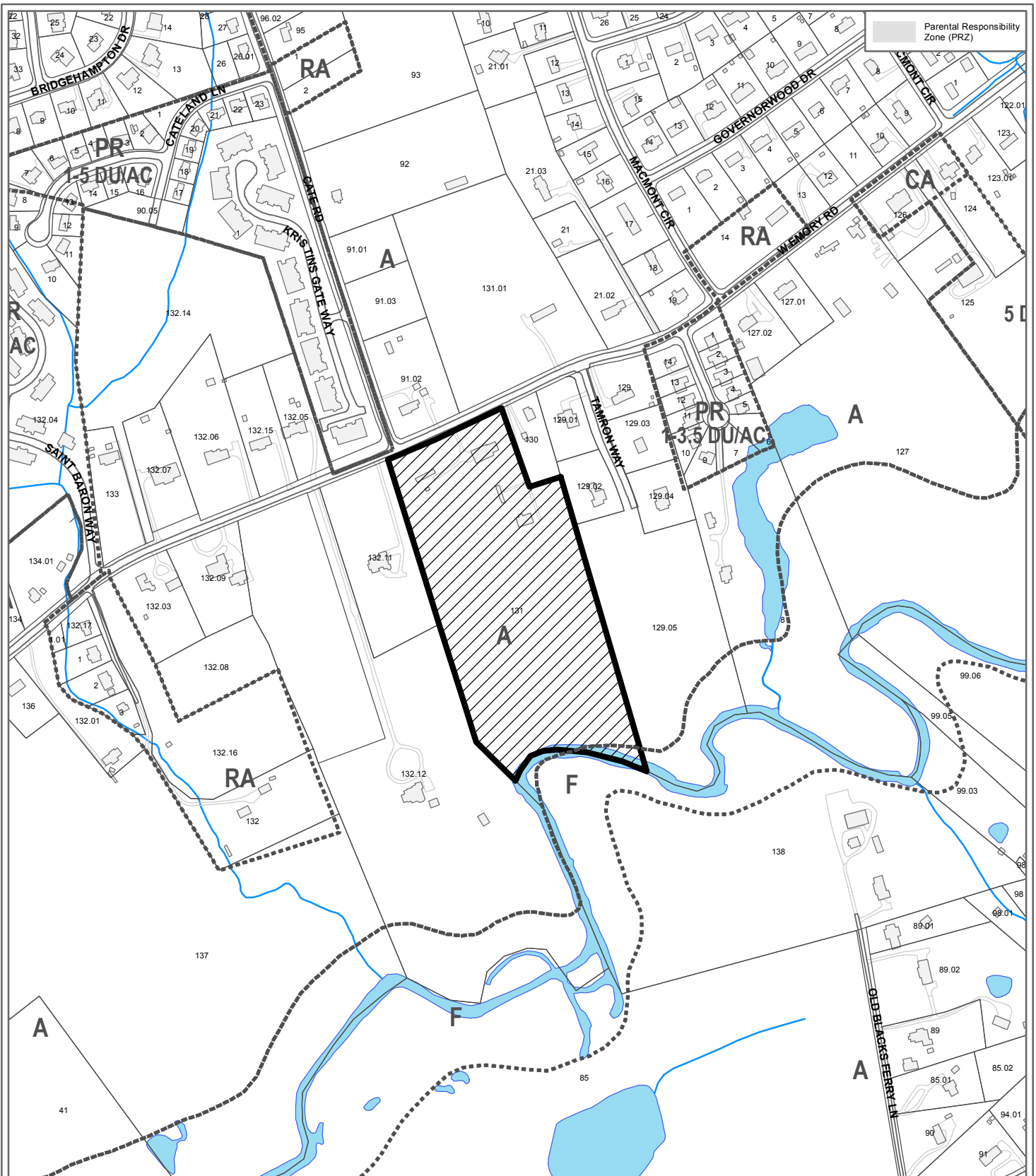
ESTIMATED STUDENT YIELD: 32 (public and private school children, ages 5-18 years)

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



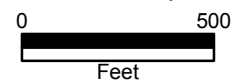
**6-SB-16-C / 6-C-16-UR
CONCEPT PLAN/USE ON REVIEW**



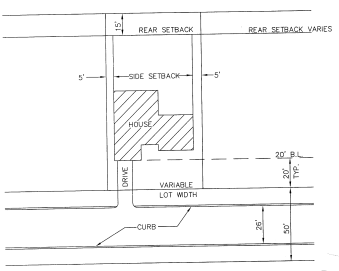
Detached Residential Subdivision in PR (Planned Residential) Pending

Petitioner: Rufus H. Smith, Jr.
Beaver View Farms

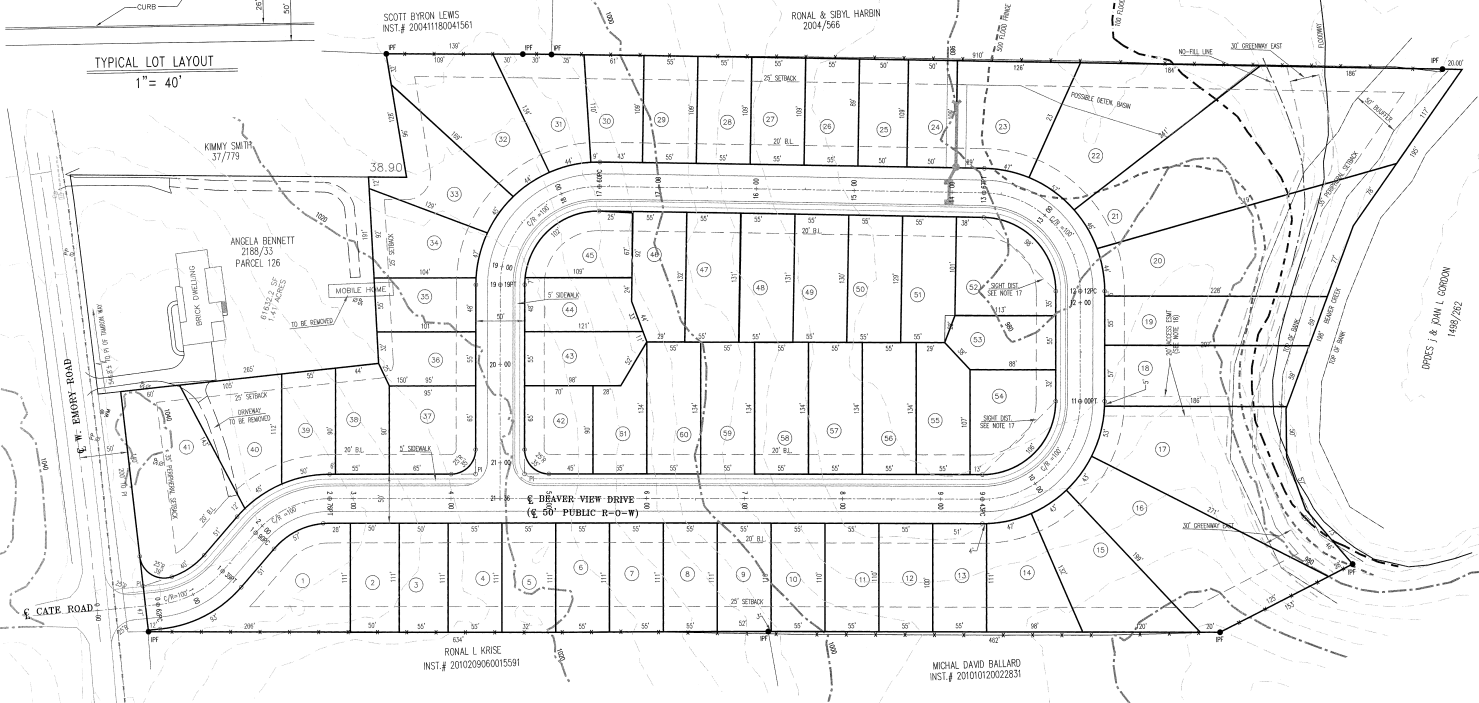
Map No: 66
Jurisdiction: County



Original Print Date: 5/16/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

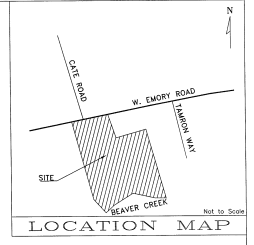
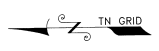


TYPICAL LOT LAYOUT
1" = 40'



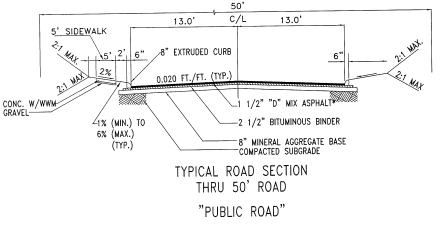
NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ALL APPLICABLE ACCIDENT PREVENTION IN CONSTRUCTION TO PROTECT LIFE, PROPERTY OR WORK, TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL. OSHA RULES SHALL BE ADDED BY.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



NOTE:
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 AREAS ARE SCALD AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRINKING UTILITY AND CONSTRUCTION EGRESS EXCESS RESEE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
 - A 15' UTILITY EGRESS EXCESS 1/2 EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 14.566 ACRES AND IS SUBDIVIDED INTO 61 SINGLE FAMILY LOTS.
 - PER ZONING IS UNCLE PENDING.
 - CONTOURS PROVIDED BY KNOXVILLE UNDER COUNTY ROAD AND ROAD PROFILES ARE BASED ON FIELD UTILITIES.
 - WATER: HALFSKALE POWELL UTILITY DISTRICT SEWER: HALFSKALE POWELL DISTRICT ELECTRIC: KNOXVILLE UTILITIES BOARD GAS: KNOXVILLE UTILITIES BOARD TELEPHONE: FRONTIER
 - THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT: 30'
SIDE: 10'
REAR: 10'
 - REQUEST REDUCTION OF REAR/REAR SETBACK FROM 35' TO 25' ALONG THE OUTSIDE BOUNDARY.
 - BOUNDARY OF BENCH OR A FIELD SURVEY.
 - ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 24' WIDE PAVEMENT.
 - VARIOUS REVISIONS:
a) CENTRAL HORIZONTAL CURVE FROM 200' TO 100', STA 114+02 TO 11+39, BEAVER VIEW DR.
b) CENTRAL HORIZONTAL CURVE FROM 200' TO 100', STA 114+02 TO 11+16, BEAVER VIEW DR.
c) CENTRAL HORIZONTAL CURVE FROM 200' TO 100', STA 114+13 TO 11+40, BEAVER VIEW DR.
d) CENTRAL HORIZONTAL CURVE FROM 200' TO 100', STA 114+13 TO 11+45, BEAVER VIEW DR.
e) CENTRAL HORIZONTAL CURVE FROM 200' TO 100', STA 114+02 TO 11+16, BEAVER VIEW DR.
f) REDUCE BENCH BACK INCREASE AT STA. 114+02 TO 11+12 FROM 100' TO 112'.
 - VERTICAL ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - BUTTER LAMPS ARE TO BE DELAID AND MARKED WITH SIGNAGE OR TYPED PRIOR TO ANY DETOURING.
 - MINIMUM FLOOR ELEVATION FOR LOTS 17-21 SHALL BE ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.
 - NO STRUCTURE OR TREES WILL BE LOCATED INSIDE THE SHORT DISTANCE EASEMENT AREA.
 - THERE IS A 20' OPENWAY ACCESS EXISTENT BETWEEN LOTS 17 & 18 FOR THE PURPOSE OF ACCESS AND ACCESS TO THE 30' FRONT EASEMENT.



TYPICAL ROAD SECTION THRU 50' ROAD
"PUBLIC ROAD"



6-2-16
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.
Andrew A. Blahnik
ENGINEER
TENNESSEE CERTIFICATE NO. 22028

SITE ADDRESS:
5132 W. EMORY ROAD
KNOXVILLE, TENNESSEE 37849

OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
4509 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

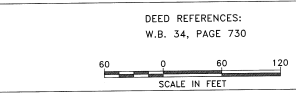
6-SB-16-C
6-C-16-UR

Revised: 6/2/2016

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4802 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wright@southlandengineers.com
www.southlandengineers.com

DESIGNED	WAR	APPROVED	
DRAWN	WAR	ENGINEER	
CHECKED	WAR		

SCALE	HORIZONTAL: 1" = 60'
	CONTOUR INTERVAL: 4'
DATE	04-14-2016
NO.	DATE
1	5-17-16
	REVISION FOR MFC COMMENTS
	REVISION
	APPR.



CONCEPT PLAN
FOR BEAVER VIEW FARMS SUBDIVISION
ON W. EMORY ROAD
CLT MAP 066, PART OF PARCEL 131
DISTRICT 6, KNOX COUNTY, TENNESSEE

BVF-04-14-16-C-P
SHEET 2 OF 3 SHEETS

1"=60'
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