

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

▶ **FILE #:** 1-SG-17-C
 1-L-17-UR

AGENDA ITEM #: 21
AGENDA DATE: 1/12/2017

▶ **SUBDIVISION:** EDITH'S PLACE
 ▶ **APPLICANT/DEVELOPER:** RUTHERFORD DEVELOPMENT, LLC
 OWNER(S): Rutherford Development, LLC

TAX IDENTIFICATION: 68 P C 015 [View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 1356 Murray Dr

▶ **LOCATION:** South side of Murray Dr, east side of Wilkerson Rd.

SECTOR PLAN: Northwest City

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

WATERSHED: Third Creek

▶ **APPROXIMATE ACREAGE:** 6.35 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: Property immediately adjacent to this site is zone A-1 agricultural and R-1 residential. Zoning within 1600' of this site includes C-3 and C-4 commercial and RP-1 residential zoning. The predominant use in the vicinity of the site is houses on individual lots. General commercial uses are in place along Clinton Highway.

▶ **NUMBER OF LOTS:** 26

SURVEYOR/ENGINEER: Robert Campbell & Associates

ACCESSIBILITY: Access is via Murray Dr., a major collector street with a pavement width of 18' within a right-of-way that varies from 50' to 60', and Wilkerson Rd., minor collector with a pavement width of 18' within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

- 1) Length of vertical curve on Freebird Lane at station 10+60 from 150 feet to 120 feet.
- 2) Length of vertical curve on Zamora Lane at station 20+50 from 105 feet to 100 feet.
- 3) Increase maximum grade of Freebird Lane from 12% to 13%.
- 4) Decrease minimum radius at intersection of Freebird Lane and Zamora Lane from 75' to 25'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-4 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 to 8 conditions:

1. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
2. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Murray Dr. at the intersection with the access to this project as required in section 62-88 of the Subdivision Regulations.
3. Place a note on the final plat that all lots will have access to the internal street system only.
4. Prior to recording the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the stormwater drainage facilities and all other commonly held assets.
5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
7. MPC staff review and approval of school bus stop location, improvements and accessibility before design plan approval by City Engineering, if school bus stop amenity provided.
8. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

► **APPROVE the development plan for up to 26 detached residential units on individual lots, subject to 1 condition.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 district and the other criteria for approval of a use-on-review.

The applicant is proposing to develop a project containing 26 detached dwellings on individual lots on this 6.46 acre site. This is an increase of 4 lots from the concept plan and use on review approved in June 2016. The plan has remained relatively unchanged with the exception of the lots becoming slightly smaller to accommodate the 4 extra lots. As was a requirement of the previous approval, an evergreen landscape is proposed along the Murray Drive and Wilkerson Road frontages to screen the rear of the houses from the road.

The site was zoned RP-1 (Planned Residential) in 1973 but does not have a maximum density. Based on the fact that the site is shown for low density residential use on the Knoxville One Year Plan and sector plan, a plan for up to 6 units per acre could be submitted for review. The proposed development density of this project is 4.1 du/ac.

In 1995 and 2007 MPC approved development plans for this site that had 40+ attached units. MPC's approval was overturned by the Knoxville City Council both times because area residents objections based on concerns regarding neighborhood compatibility and the condition of Murray Dr. Staff believes that the current plan is more inline with the concerns previously expressed and since the site is located at the intersection of two collector streets and it is located within approximately 1500' of Clinton Highway, the use of this site for low density housing is appropriate.

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 utility services.
2. Any school age children living in this development are presently zoned to attend Norwood Elementary, Northwest Middle, and Powell High Schools.
3. The proposed residential development is consistent in use and density with the zoning and community facilities in the area. The predominant use in the area is detached single family dwellings.
4. The proposed detached residential subdivision density is 4.1 du/ac.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed residential development meets the standards of the RP-1 (Planned Residential) zone and all other requirements of the 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 One Year 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 non-residential traffic through residential areas

since the project is located on collector streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The One Year Plan and Sector Plan identify this property for low density residential use with a maximum density of 6 du/ac. The proposed development density of 4.1 dwellings per acre is within the development density permitted by these plan.

ESTIMATED TRAFFIC IMPACT: 300 (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.

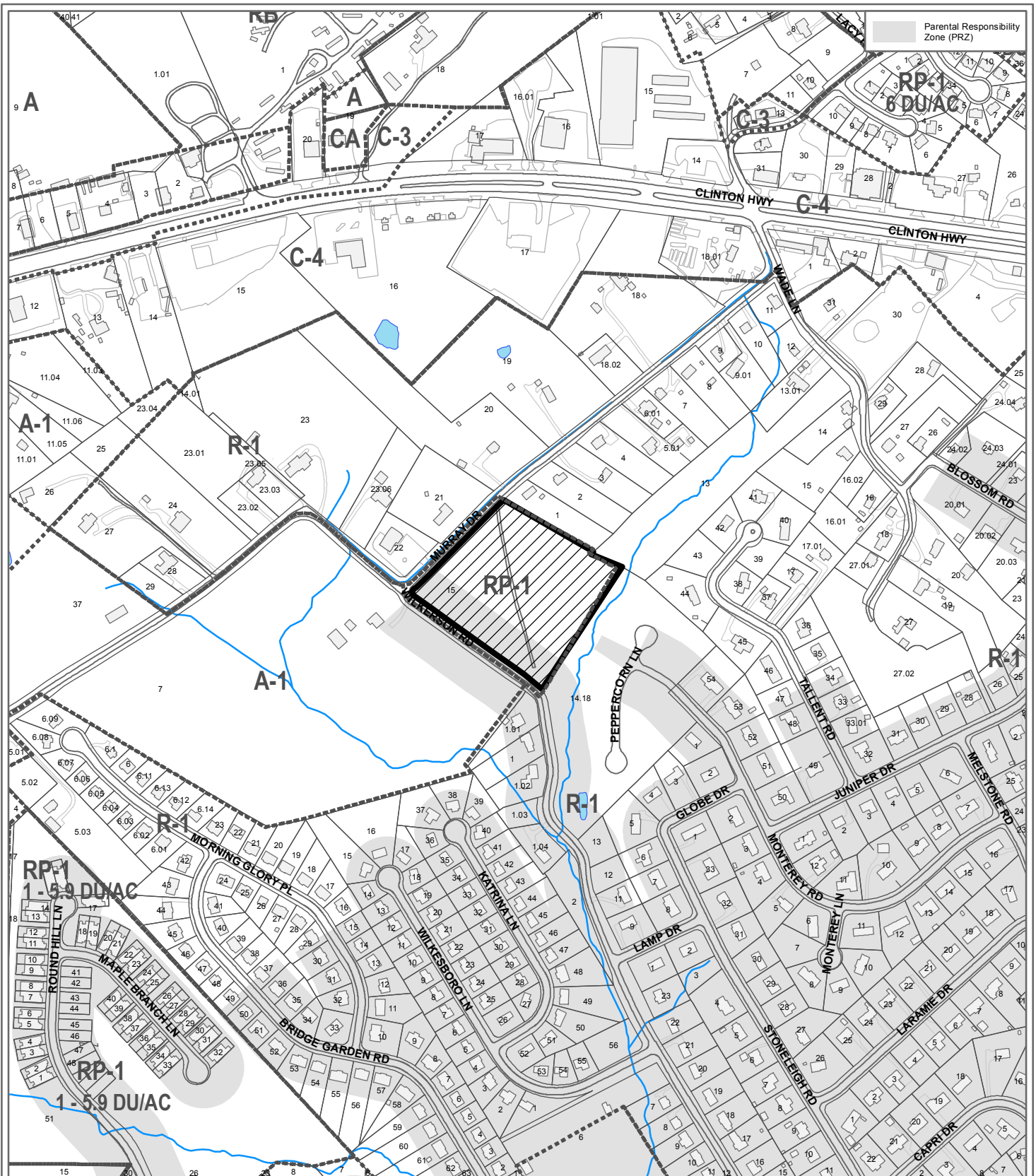
ESTIMATED STUDENT YIELD: 11 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Norwood Elementary, Northwest Middle, and Powell High.

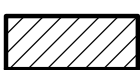
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**1-SG-17-C / 1-L-17-UR
CONCEPT PLAN/USE ON REVIEW**

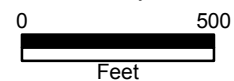


Single family houses in RP-1 (Planned Residential)

Petitioner: Rutherford Development, LLC
Edith's Place

Map No: 68

Jurisdiction: City



Original Print Date: 12/21/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

LEGEND

- EIP IRON PIN FOUND
- PIPE PIPE FOUND
- W.M. WATER METER
- ⊗ MANHOLE
- W.V. WATER VALVE
- ⊗ FIRE HYDRANT
- P/T/C POWER/TELEPHONE/CABLE
- LIGHT POLE
- ☁ PROPOSED TREE PLANTING

CURVE C1
 P.I. 10+61.63
 PC 10+51.38
 E 2,559.187.906
 Δ 11° 42' 42" (LT)
 D 57' 17" 45"
 R 100.000
 L 20.441
 T 10.256

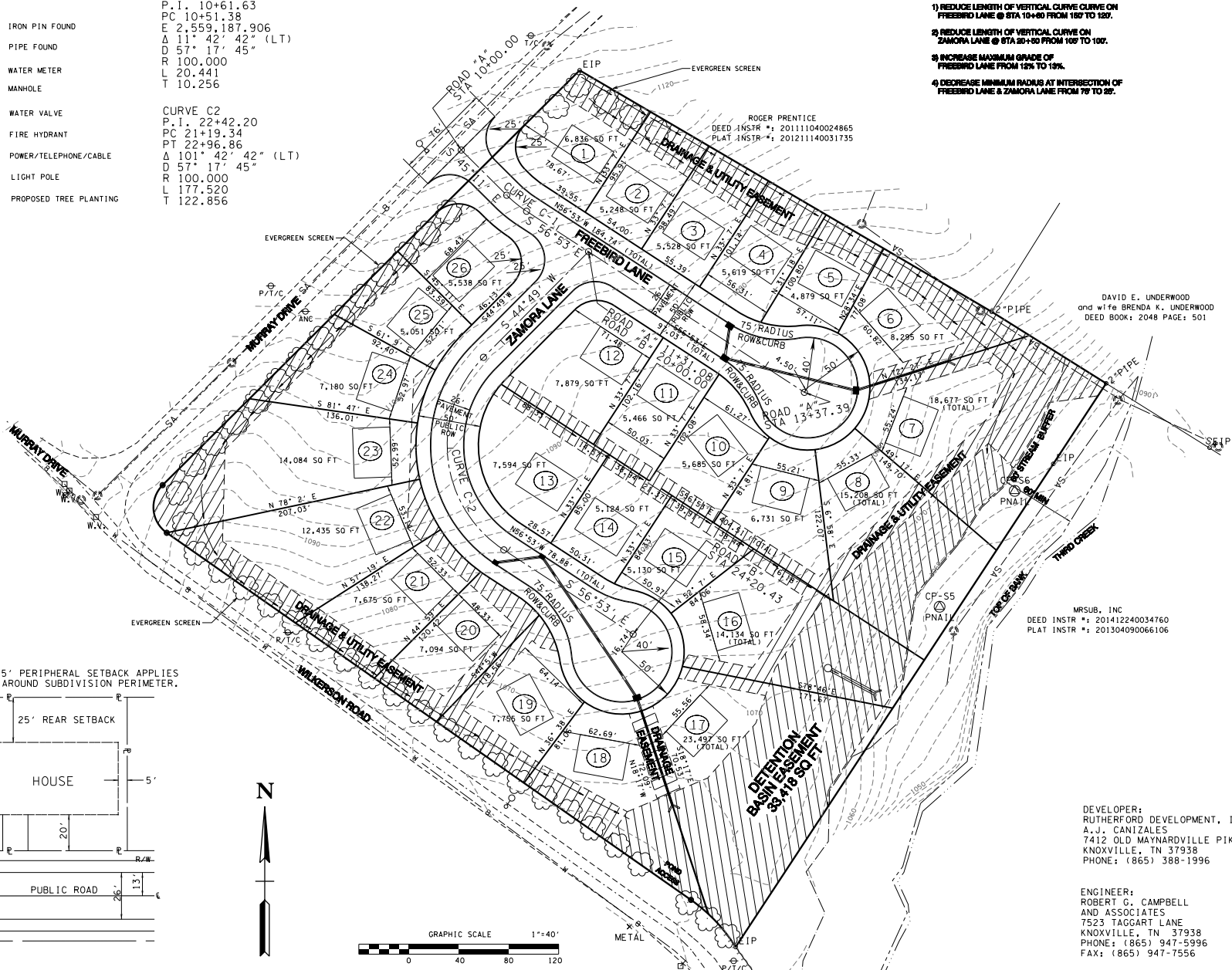
CURVE C2
 P.I. 22+42.20
 PC 21+19.34
 PT 22+96.86
 Δ 101° 42' 42" (LT)
 D 57' 17" 45"
 R 100.000
 L 177.520
 T 122.856

VARIANCES:

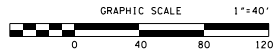
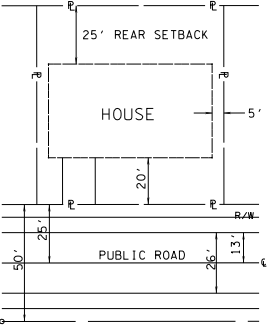
- 1) REDUCE LENGTH OF VERTICAL CURVE ON FREEBIRD LANE @ STA 10+80 FROM 180' TO 120'.
- 2) REDUCE LENGTH OF VERTICAL CURVE ON ZAMORA LANE @ STA 20+50 FROM 100' TO 100'.
- 3) INCREASE MAXIMUM GRADE OF FREEBIRD LANE FROM 12% TO 13%.
- 4) DECREASE MINIMUM RADIUS AT INTERSECTION OF FREEBIRD LANE & ZAMORA LANE FROM 75' TO 25'.

NOTES:

- 1) EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
- 2) START DISTANCE OF 300 FT IS AVAILABLE IN EACH DIRECTION ALONG MURRAY DRIVE.
- 3) EXISTING CONTOURS BASED ON TOPOGRAPHIC SURVEY TIED TO CITY OF KNOXVILLE SURVEY CONTROL, NAVD 1988.
- 4) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
- 5) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
- 6) EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF EROSION FROM THE PROJECT SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
- 7) a. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
 b. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
- 8) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 9) A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
- 10) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 11) LANDSCAPING SHALL COMPLY WITH ALL ASPECTS OF THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE. EVERGREEN SCREEN TO BE PLANTED WITH LELAND CYPRESS OR GREEN GIANT CONICAL EVERGREEN TREES ALONG MURRAY DRIVE AND WILKERSON ROAD, MINIMUM SPACING OF 12 FEET.



NOTE: 25' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



SITE AREA: 6.35 ACRES
DISTURBED AREA: 0.74 ACRES
EXISTING IMPERVIOUS AREA: 0.00 ACRES
POST DEVELOPED IMPERVIOUS AREA: 2.05 ACRES
INCREASE IN IMPERVIOUS AREA: 2.05 ACRES



DEVELOPER:
 RUTHERFORD DEVELOPMENT, INC
 A.J. CANIZALES
 7412 OLD MAYNARDVILLE PIKE
 KNOXVILLE, TN 37938
 PHONE: (865) 388-1996

ENGINEER:
 ROBERT G. CAMPBELL
 AND ASSOCIATES
 7523 TAGGART LANE
 KNOXVILLE, TN 37938
 PHONE: (865) 947-5996
 FAX: (865) 947-7556

CLT MAP: 68P GROUP C
PARCEL: 15
DEED REFERENCE: 20130619-0083951
TOTAL AREA: 6.35 ACRES
NUMBER OF LOTS: 26
PROPERTY ZONED: RP-1

REVISED: 1/5/2017
 MPC FILE NUMBER: 1-SG-17-C
 1-17-UR

NO.	DATE	DESCRIPTION	BY	CHKD.

ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

EDITH'S PLACE
CONCEPT PLAN

GENERAL LAYOUT
PLAN VIEW

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 40'	SHEET TWO NO. 2
DRAWN BY JER	DATE 01/05/17	FILE NO. 16016	OF FOUR SHEETS



Front Elevation

Man Floor
1280 Sq Ft. Living Area

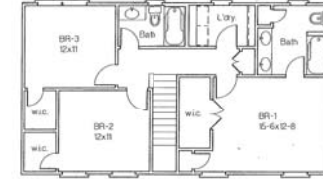


1280 Sq. Ft.
Total Living Area
Overall Dimension: 44' x 42'

TYPICAL ONE-STORY FLOOR PLAN

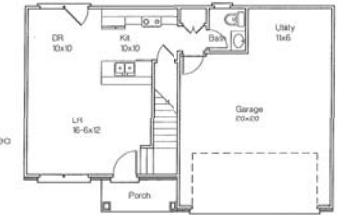


Front Elevation



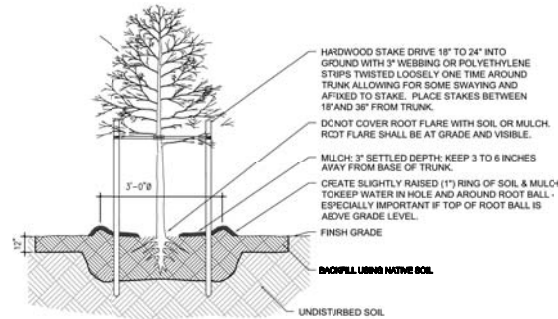
Second Floor
880 Sq Ft. Living Area

1374 Sq. Ft.
Total Living Area
Overall Dimension: 40' x 20'



Main Floor
494 Sq Ft. Living Area

TYPICAL TWO-STORY FLOOR PLAN



HARDWOOD STAKE DRIVE 18" TO 24" INTO GROUND WITH 3" WEBBING OR POLYETHYLENE STRIPS TWISTED LOOSELY ONE TIME AROUND TRUNK ALLOWING FOR SOME SWAYING AND AFFIXED TO STAKE. PLACE STAKES BETWEEN 18" AND 36" FROM TRUNK.

DO NOT COVER ROOT FLARE WITH SOIL OR MULCH. ROOT FLARE SHALL BE AT GRADE AND VISIBLE.

MULCH: 3" SETTLED DEPTH. KEEP 3 TO 6 INCHES AWAY FROM BASE OF TRUNK.

CREATE SLIGHTLY RAISED (1") RING OF SOIL & MULCH TO KEEP WATER IN HOLE AND AROUND ROOT BALL - ESPECIALLY IMPORTANT IF TOP OF ROOT BALL IS ABOVE GRADE LEVEL.

FINISH GRADE

KNOWELL USING NATIVE SOIL

UNDISTURBED SOIL

TYPICAL PLANTING DETAIL

1-SG-17-C
1-L-17-UR
REVISED: 1/5/2017

NO SCALE			
NO.	DATE	DESCRIPTION	BY CKD.
		REVISIONS	



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

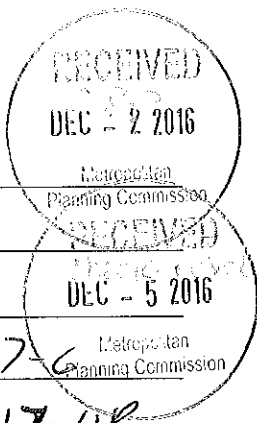
EDITH'S PLACE
CONCEPT PLAN

DETAILS

DESIGNED BY	CHECKED BY	SCALE	SHEET FOUR
GMT	RGC	NO SCALE	NO. 4
DRAWN BY <td>DATE <td>FILE NO. <td>OF FOUR SHEETS</td> </td></td>	DATE <td>FILE NO. <td>OF FOUR SHEETS</td> </td>	FILE NO. <td>OF FOUR SHEETS</td>	OF FOUR SHEETS
JER	12/01/16	16016	

DBL Fee (80%)

SUBDIVISION - CONCEPT



KNOXVILLE KNOX COUNTY

MPC METROPOLITAN PLANNING COMMISSION

TELEPHONE SERVICE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Name of Applicant: RUTHERFORD DEVELOPMENT, LLC

Date Filed: 12/2/2016 Meeting Date: 1/12/2016

Application Accepted by: Mike Reynolds

Fee Amount: _____ File Number: Subdivision - Concept 1-56-17-6

Fee Amount: \$2304 Related File Number: Development Plan 1-2-17-UR

PROPERTY INFORMATION

Subdivision Name: EDITHS PLACE

Unit/Phase Number: 1

General Location: SOUTH SIDE OF MURRAY DRIVE
& EAST SIDE OF WILKERSON ROAD

Tract Size: 6.35 No. of Lots: 26

Zoning District: RP-1

Existing Land Use: UNUSED LAND

Planning Sector: NORTHWEST CITY

Growth Policy Plan Designation: _____

Census Tract: 48

Traffic Zone: _____

Parcel ID Number(s): 068PC015

Jurisdiction: City Council 3rd District

County Commission _____ District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUB

Water KUB

Electricity KUB

Gas KUB

Telephone _____

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: A.J. CANIZALES

Company: RUTHERFORD DEVELOPMENT, LLC

Address: 7412 OLD MAYNARDVILLE PIKE

City: KNOXVILLE State: TN Zip: 37938

Telephone: (865) 388-1996

Fax: _____

E-mail: ajcgeneralcontracting@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Garrett M. Tucker, PE, LS

Company: Robert G. Campbell & Associates, LP

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: gtucker@rgc-a.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: Garrett M. Tucker

Company: Robert Campbell & Associates

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: _____

Fax: _____

E-mail: _____

VARIANCES REQUESTED

1. Length of vertical curve on Freebird Lane at Station 10+60 from 150 feet to 120 feet
Justify variance by indicating hardship: Existing site topography

2. Length of vertical curve on Zamora Lane at Station 20+50 from 105 feet to 100 feet
Justify variance by indicating hardship: Existing site topography

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

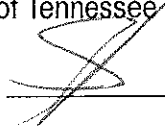
Name: A. J. Canizales

RUTHERFORD DEVELOPMENT, LLC
Address: 7412 Old Maynardville Pike

City: Knoxville State: TN Zip: 37938

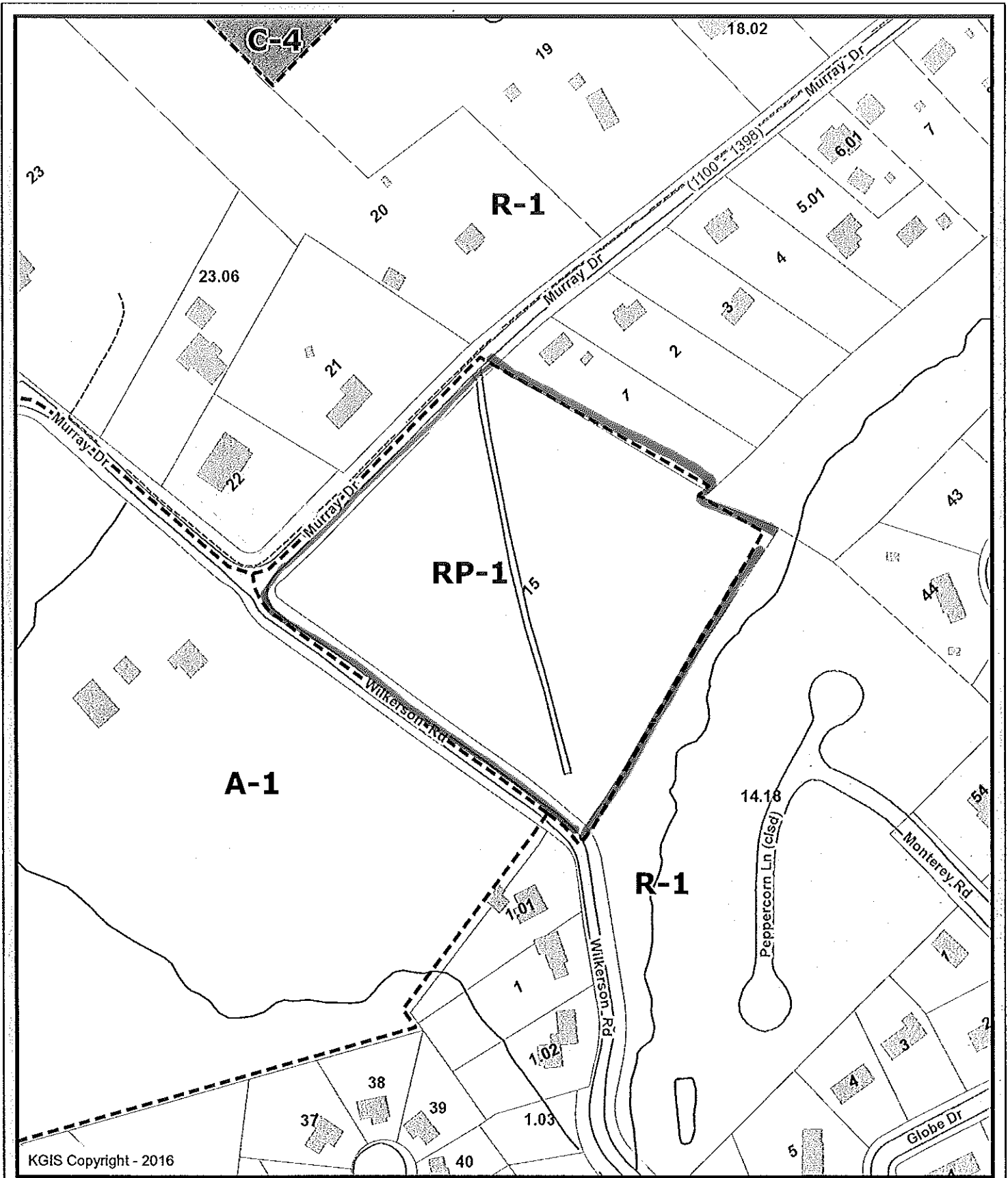
Telephone: (865) 388-1996

Fax: _____

Signature: 

Date: 12/2/16

E-mail: ajcgeneralcontracting@gmail.com

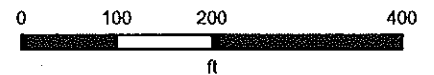


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Knoxville - Knox County - KUB Geographic Information System



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