



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

▶ **FILE #:** 5-SF-17-C **AGENDA ITEM #:** 13  
5-H-17-UR **AGENDA DATE:** 6/8/2017

POSTPONEMENT(S): 5/11/2017

▶ **SUBDIVISION:** AUTUMN WALK  
▶ **APPLICANT/DEVELOPER:** B AND B BUILDERS  
OWNER(S): Jason Baker

TAX IDENTIFICATION: 47 24501 [View map on KGIS](#)  
JURISDICTION: County Commission District 7  
STREET ADDRESS:

▶ **LOCATION:** Northeast side of Dry Gap Pk., southeast of Autumn Path In.

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

▶ **APPROXIMATE ACREAGE:** 17.5

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential development

SURROUNDING LAND USE AND ZONING: Detached dwellings are the primary land use in the immediate area. The first phases of Autumn Walk contains attached residential dwellings. There is a small commercial node at the intersection of Dry Gap Pk. and E. Beaver Creek Dr. Zoning in the area is still predominantly A (Agricultural). All of the recent low density residential developments in the area are zoned PR (Planned Residential). The commercial area is zone CA and CB.

▶ **NUMBER OF LOTS:**

SURVEYOR/ENGINEER: Richard LeMay

ACCESSIBILITY: Access to this phase of the development is via Ashby Fields Lane which is an existing street in the subdivision. External access is via Dry Gap Pk., a collector street with a pavement width of 19' to 22' within a right-of-way that varies in width from 40' to 80'.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Cul-de-sac transition radius both right-of-way and pavement from 75' to 25' at both ends of Road B
2. Broken back curve tangent from 150' to 109.4' between sta. 9+09 and sta. 10+18 of Road B
3. Horizontal curve variance from 250' to 175' at three locations on Road B 1)sta. 6+18, 2)sta. 8+50 and 3)sta. 10+90
4. Horizontal curve variance from 250' to 125' at sta. 0+76 of Road B

**STAFF RECOMMENDATION:**

- ▶ **APPROVE variances 1 - 4 because site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.**

**APPROVE the concept plan subject to 12 conditions**

1. Connection to sanitary sewer and meeting all other applicable 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 on at least one side of Ashby Field Ln. and Road B as shown on the concept plan. Sidewalk construction must meet all applicable requirements of the Americans with Disabilities Act (ADA) and shall be installed at the time the street improvements are installed for the subdivision
4. Prior to final plat approval post a bond with Knox County to guarantee the construction of the right turn lane from Dry Gap Pile to Autumn Path Ln.as called for in the traffic impact study and as required by the Knox County Department of Engineering and Public Works. The construction will include the relocation of all impacted utilities, the subdivision entrance sign and landscaping
5. Construction of the left turn lane as called for in the traffic impact study within 120 days of the approval date of this concept plan. The construction of the left turn lane must be in conformance with plans approved by the Knox County Department of Engineering and Public Works. If the construction of the left turn lane is not completed within the 120 day time frame, Knox County will withhold inspections of any dwellings that are under construction at that time and not issue any more building permits until such time the left turn lane is completed
6. Relocating the existing mail boxes and the associated parking as required by the Knox County Dept. of Engineering and Public Works
7. Relocating the existing real estate for sale sign at the entrance of the development such that it does not block the required corner sight distance
8. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
9. Providing the correct map and parcel number on the concept plan. (047-24501)
- 10.Placing a note on the final plat that all lots shall have access only to the internal street system.
11. Prior to final plat approval establish a homeowners association that will be responsible for maintenance of stormwater facilities and any other commonly held assets
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.

- ▶ **APPROVE the revised plan for Autumn Walk Subdivision to permit up to 55 additional attached dwellings on individual lots as shown on the concept plan and the reduction of the internal peripheral setback as shown from 35' to 15' subject to 1 condition.**

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

**COMMENTS:**

The matter before MPC is the third phase of Autumn Walk Subdivision. The first two phases of the development were approved with a total of 61 lots. Since the development only contained 61 lots, a traffic study was not required. The proposed third phase will add 55 lots to the development which will bring the total number of lots up to 116. Based on this number of lots the applicant was required to have a traffic impact study prepared. This same concept plan was approved by MPC in 2016 (4-SB-16-C). At that time the improvements required by the traffic study would have to be completed before any building permits could be issued. The applicant has resubmitted the plan with the hope of getting relief from that requirement.

The traffic study revealed the need for a south bound left turn lane into the development and a right turn lane at the intersection of Autumn Path Ln. and Dry Gap Pk. After reviewing the analysis contained the study, the Knox County Engineering Dept. concluded that the improvements called for in the traffic study will be warranted. They are now recommending that the right turn lane be bonded in order to guarantee its completion. Knox County will include the cost of relocating the impacted utilities and the replacement of the existing subdivision sign and entrance landscaping in the bond amount the developer will have to post in order to proceed.

The left turn lane called for in the traffic study is already needed. The County is now willing to allow this project to move forward without the turn lane, however, the developer will be expected to commence construction on the left turn lane immediately. The staff will recommend that the construction of the left turn lane be completed within 120 days of the date this concept plan is approved. If the turn lane is not completed in the 120 day time frame, Knox County will cease any inspections of dwellings under construction and they will not issue any additional permits until the construction is completed and accepted by the Engineering Dept.

This new phase of the subdivision will connect to the previously approved portion of the development by the extension of Ashby Field Ln. and tying into Autumn Path Ln. At present, the mail boxes serving the residents of phases 1 and 2 and the associated parking spaces are located in close proximity to where the new intersection will be created. In order to insure traffic safety, the Knox County Department of Engineering and Public Works will require those facilities to be relocated.

Sidewalks are being provided in this project. This new phase proposes to have a sidewalk on one side of each street in the development. That will match what has been done in the previous two phases of the subdivision.. In the first two phases the sidewalks have been constructed as each dwelling has been built. Staff is now recommending that the sidewalk construction be done at the same time the other infrastructure, roads and utilities, are in being built/installed. By requiring the sidewalks be built up front, staff believes that they are more likely to be ADA compliant and will result in compatible driveway and building pad configurations.

#### 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 water and sewer will be provided to this site.
2. The proposed attached residential subdivision at a density of 3.15 du/ac, is consistent in use and density with the recommended rezoning of the property.
3. The low density residential zoning and development is compatible with the scale and intensity of recent development that has occurred in this area.
4. The proposed turn lanes that will be built as part of this development will improve the traffic flow on Dry Gap Pk. and will help to improve traffic safety.

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

1. The proposed attached residential subdivision with the recommended conditions meets the standards for development within a PR 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 proposed subdivision will not draw significant traffic through residential neighborhoods.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.5 du/ac . The proposed subdivision with its overall density of 3.15 du/ac is consistent with the Sector Plan and the proposed 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: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

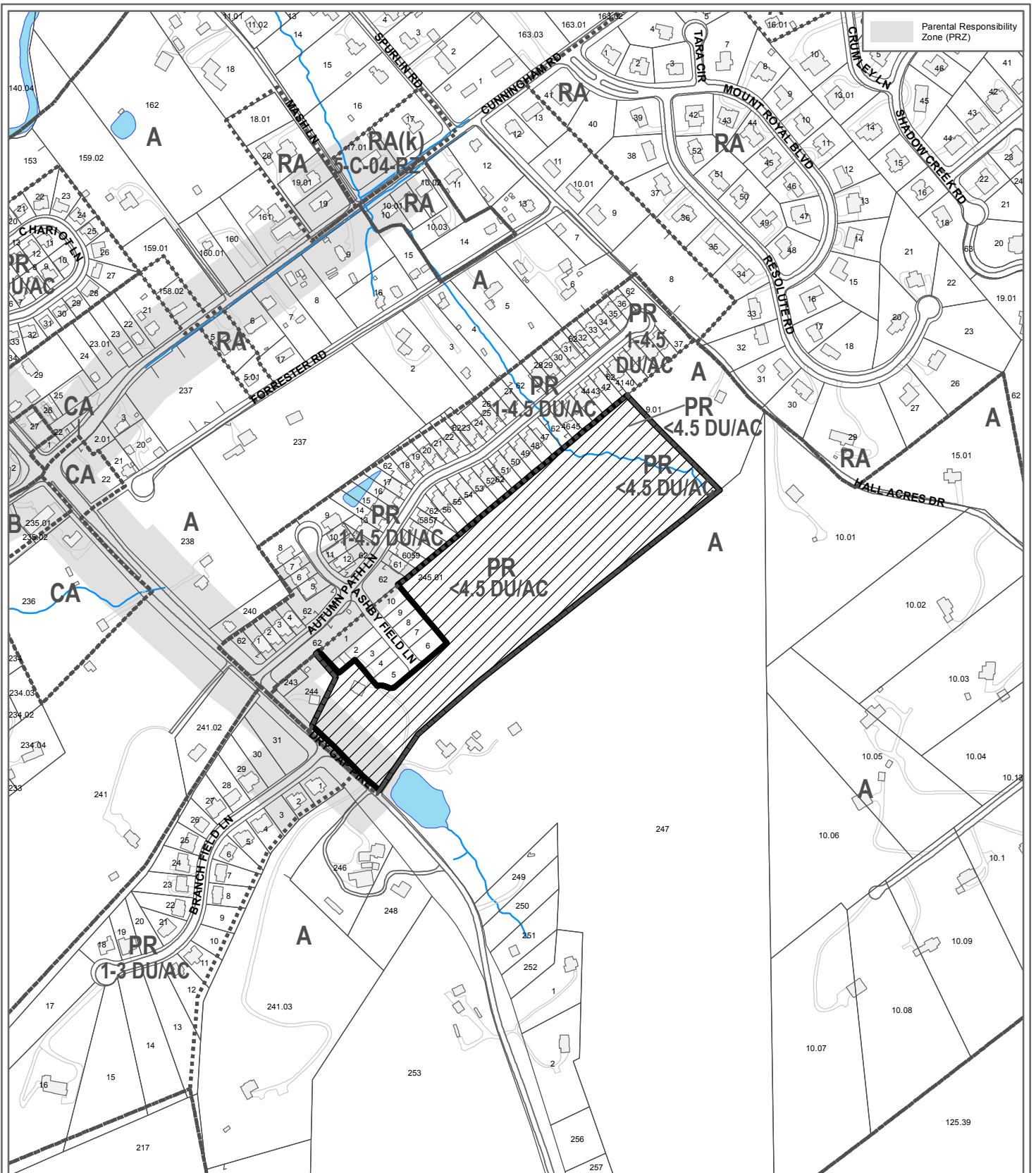
ESTIMATED STUDENT YIELD: 4 (public school children, ages 5-18 years)

Schools affected by this proposal: Brickey-McCloud Elementary, Halls Middle, and Central High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

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.



**5-SF-17-C / 5-H-17-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: B and B Builders  
Autumn Walk

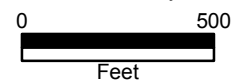


Attached residential development in PR (Planned Residential)

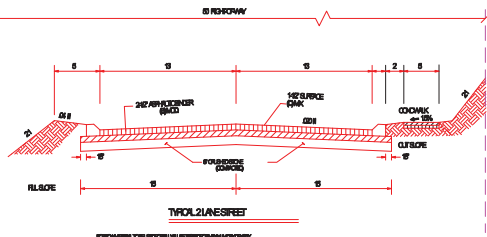
Map No: 47

Jurisdiction: County

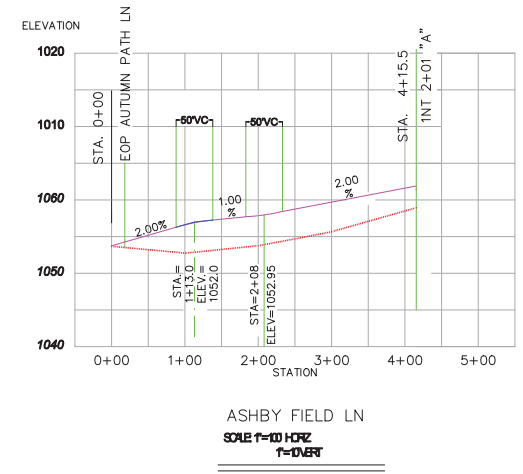
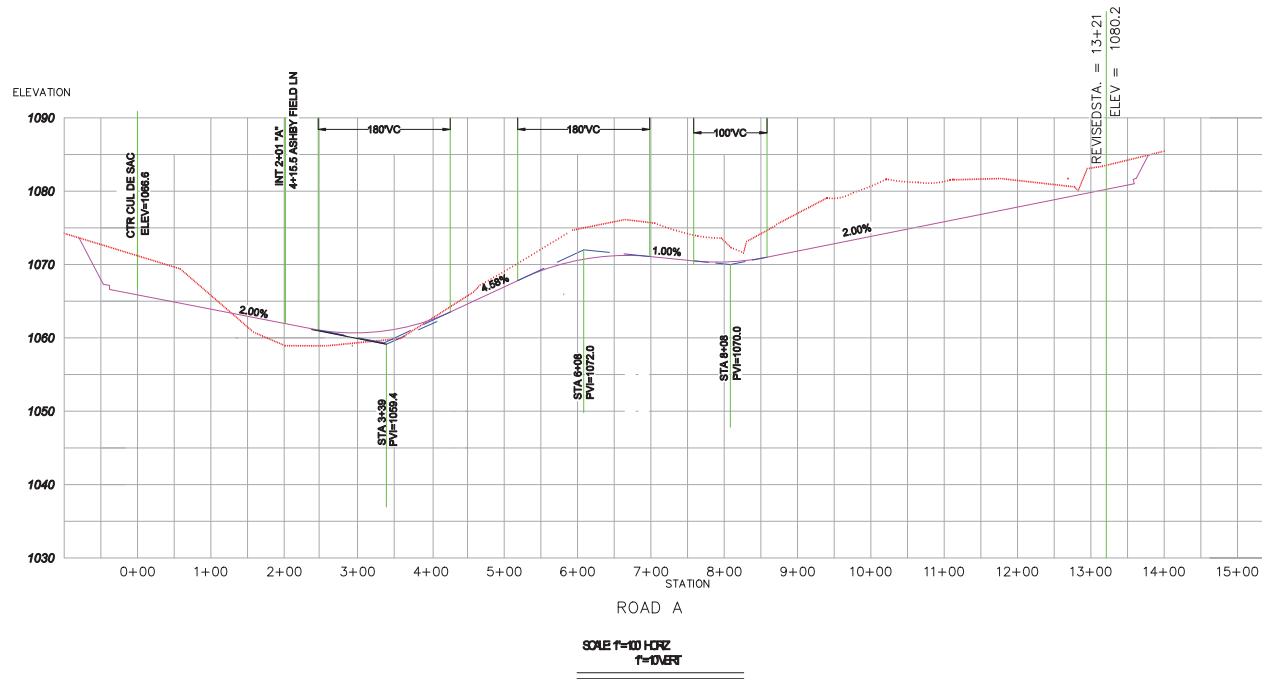
Original Print Date: 4/18/2017  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902







1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO EXISTING UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO NEW UNLESS OTHERWISE NOTED.  
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 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



5-SF-17-C / 5-H-17-UR  
 Revised: 5/19/2017



**LeMAY AND ASSOCIATES  
 CONSULTING ENGINEERS**

PH: 865-671-0183 FAX: 865-671-0213  
 10816 KINGSTON PIKE  
 KNOXVILLE, TENNESSEE 37934

SHEET TITLE		SHEET # OF 13	
<b>AUTUMN WALK PHASE 3</b>			
DESIGNER: RICHARD E. LEMAY PROJECT: 5-SF-17-C / 5-H-17-UR ADDRESS: 10816 KINGSTON PIKE			
DATE	BY	CHK	APP
05/20/16	RL	05/20/16	05/20/16
SCALE	DATE	SCALE	DATE
1"=10' VERT			



# SUBDIVISION - CONCEPT

Name of Applicant: B AND B Builders

Date Filed: 3-27-17 Meeting Date: 5/27/2017

Application Accepted by: Marc Payne

Fee Amount: 1200.00 File Number: Subdivision - Concept 5-5F-17-C

Fee Amount: 00R Related File Number: Development Plan 5-H-17-UR

<p align="center"><b>PROPERTY INFORMATION</b></p> <p>Subdivision Name: <u>Autumn WAH</u></p> <hr/> <p>Unit/Phase Number: <u>3</u></p> <p>General Location: <u>N. Side Dry Gap Pt @ Extended Branch Field Ln</u></p> <p>Tract Size: <u>17ac</u> No. of Lots: <u>3</u></p> <p>Zoning District: <u>PR</u></p> <p>Existing Land Use: <u>Residential</u></p> <p>Planning Sector: <u>N. County</u></p> <p>Growth Policy Plan Designation: <u>Planned</u></p> <hr/> <p>Census Tract: <u>62-08</u></p> <p>Traffic Zone: <u>192</u></p> <p>Parcel ID Number(s): <u>047 24501 (part)</u></p> <hr/> <p>Jurisdiction: <input type="checkbox"/> City Council District _____  <input checked="" type="checkbox"/> County Commission <u>EG</u> District _____</p>	<p align="center"><b>PROPERTY OWNER/OPTION HOLDER</b></p> <p>PLEASE PRINT</p> <p>Name: <u>Jason Baker</u></p> <p>Company: <u>B + B Builders</u></p> <p>Address: <u>1505 Paxton Dr</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37918</u></p> <p>Telephone: <u>755-4220</u></p> <p>Fax: _____</p> <p>E-mail: _____</p> <hr/> <p align="center"><b>PROJECT SURVEYOR/ENGINEER</b></p> <p>PLEASE PRINT</p> <p>Name: <u>Richard LeMay</u></p> <p>Company: <u>LeMay + Associates</u></p> <p>Address: <u>10816 Kingston Pike</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37934</u></p> <p>Telephone: <u>671-0183</u></p> <p>Fax: <u>671-0213</u></p> <p>E-mail: <u>rlemay@lemayassociates.com</u></p> <hr/> <p align="center"><b>APPLICATION CORRESPONDENCE</b></p> <p>All correspondence relating to this application (including plat corrections) should be directed to:</p> <p>PLEASE PRINT</p> <p>Name: <u>Surveyor</u></p> <p>Company: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</p>
<p align="center"><b>AVAILABILITY OF UTILITIES</b></p> <p>List utility districts proposed to serve this subdivision:</p> <p>Sewer <u>Hallsdale Powell</u></p> <p>Water <u>Hallsdale Powell</u></p> <p>Electricity <u>TUB</u></p> <p>Gas <u>TUB</u></p> <p>Telephone <u>Bell south</u></p>	
<p align="center"><b>TRAFFIC IMPACT STUDY REQUIRED</b></p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes</p>	
<p align="center"><b>USE ON REVIEW</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Approval Requested:</p> <p><input type="checkbox"/> Development Plans in Planned District or Zone</p> <p><input type="checkbox"/> Other (be specific): <u>Add Entrance From Dry Gap Pike</u></p>	
<p align="center"><b>VARIANCE(S) REQUESTED</b></p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (If Yes, see reverse side of this form)</p>	



**VARIANCES REQUESTED**

1. Vertical Curve 0+40 From 225' to 80'

Justify variance by indicating hardship: Topography

2. Vertical Curve 3+13 From 350' to 200'

Justify variance by indicating hardship: Topography

3. Intersection cross cut From 400' to 369'

Justify variance by indicating hardship: To Match Existing Intersection

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: Richard Lemay

Address: 10816 Kingston Pike

City: Knoxville State: TN Zip: 37934

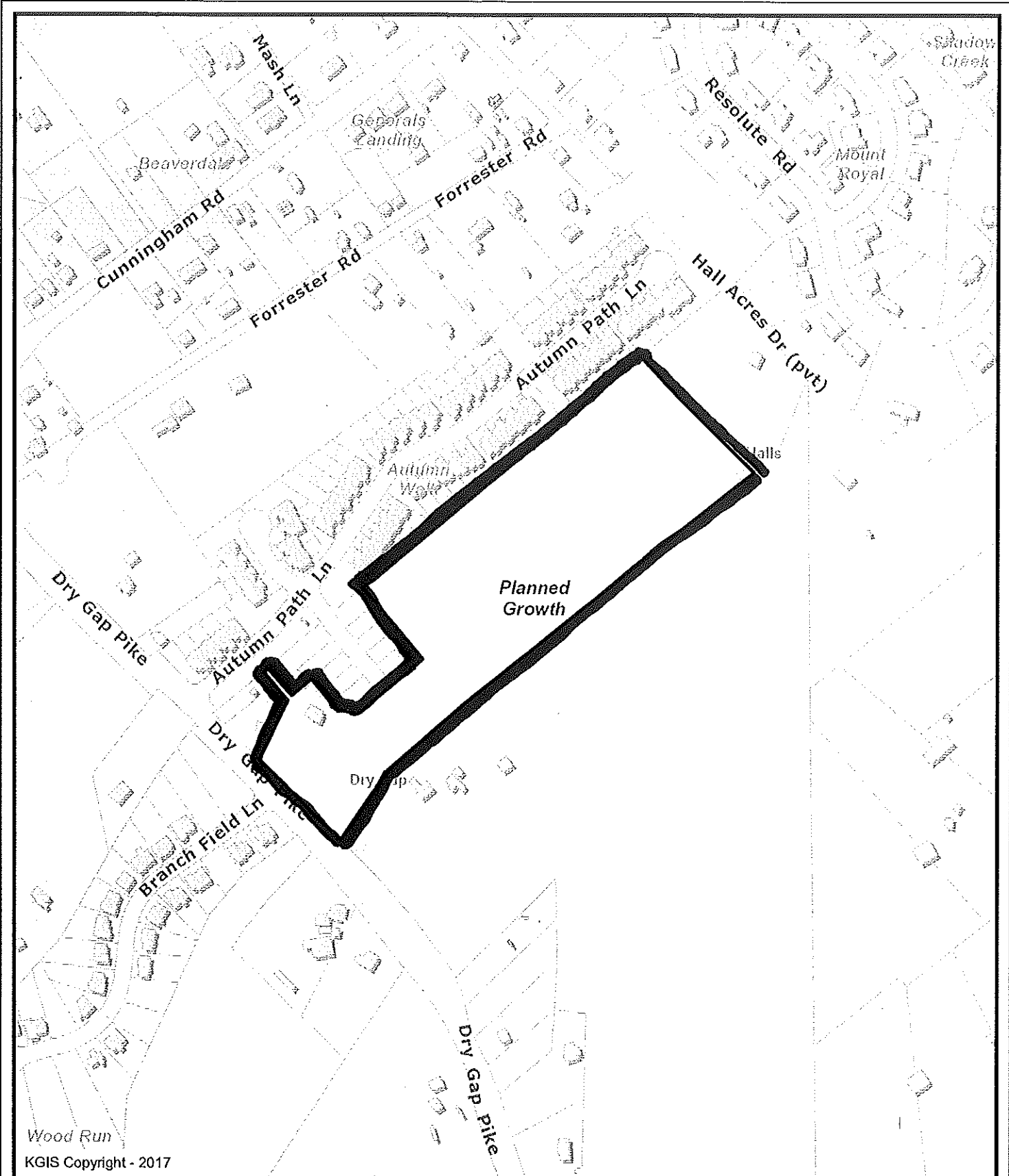
Telephone: 671-0183

Fax: 671-0213

Signature: [Handwritten Signature]

Date: 3-27-17

E-mail: rlemay@lemayassociates.com

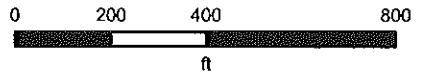


Wood Run  
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Letter Portrait

Printed: 3/27/2017 at 3:18:57 PM

Knoxville - Knox County - KUB Geographic Information System



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