

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION SUBDIVISION REPORT - CONCEPT

► **FILE #:** 6-SA-17-C

AGENDA ITEM #: 14

AGENDA DATE: 6/8/2017

► **SUBDIVISION:** JOHNSTONE SUBDIVISION

► **APPLICANT/DEVELOPER:** DON W. DUNCAN

OWNER(S): Don W. Duncan

TAX IDENTIFICATION: 49 00501 AND 007

[View map on KGIS](#)

JURISDICTION: County Commission District 2

STREET ADDRESS: 5350 Calvert Ln

► **LOCATION:** Northwest side of Tazewell Pike, southwest of Murphy Rd., west end of Calvert Ln.

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Knoxville)

WATERSHED: Whites Creek

► **APPROXIMATE ACREAGE:** 20.6 acres

► **ZONING:** RB (General Residential)

► **EXISTING LAND USE:** Vacant land (partially developed subdivision)

► **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: Development in the area consists of detached single family dwellings and a convenience store. Property in the area is zoned RA, RB and PR residential and CA commercial.

► **NUMBER OF LOTS:** 55

SURVEYOR/ENGINEER: Robert Campbell & Associates

ACCESSIBILITY: Access is via Tazewell Pk., a minor arterial street with a pavement width of 23' to 26' within a 50' right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

► **APPROVE the concept plan subject to 10 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Connection to sanitary sewer and meeting any other applicable requirements of the Knox County Health Dept.
4. Prior to design plan approval obtain off-site drainage easements as required by the Knox County Dept. of Engineering and Public Works
5. Place a note on the concept plan that the grades at each intersection that are less than 3% have been reviewed and approved by the Knox County Dept. of Engineering and Public Works.
6. Prior to design plan approval provide the Knox County Dept. of Engineering a letter from Knoxville Utility Board that states that they have reviewed and approved the grading plan as it relates to the electric towers and the underground gas line that traverse this site.

7. Approval of the design for the proposed left turn lane by the Tenn. Dept. of Transportation.
8. Construction of the left turn lane must be completed prior to the issuance of any building permits in this phase of the development. as called for in the traffic impact study after review and approval of the plan by the Tenn. Dept. of Transportation.
9. Designate proposed lot #54 on the concept plan as common area or combine it with on, or both, of the adjoining lots
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.

COMMENTS:

The applicant is proposing phase 2 of Johnstone which is a detached single family subdivision that will contain 75 lots on this 29.8 acre site. This phase of the development will contain 55 residential lots on 20.6 acres.

When the original concept plan was approved a traffic impact study was submitted that called for the construction of a north bound left turn lane in Tazewell Pk. Construction of the left turn lane will be a condition of approval of this plan. The plan for the left turn lane was submitted along with the Phase 2 concept plan. The plan for the left turn lane will need to be approved by TDOT. Staff has been informed that the plan for the left turn lane does not meet TDOT's required standard and will need revisions before it can be approved.

As noted earlier the traffic impact study was prepared before the initial approval of this subdivision in 2005. The study found that the left turn lane was warranted at that time. Due to those findings staff will recommend that the left turn lane be constructed prior to the issuance of any building permits in this phase of the development. The applicant has already been permitted to develop twenty lots in the first phase of the development. Additionally, traffic counts on Tazewell Pike have increased during the intervening years which makes the need for the left turn lane more acute.

Knoxville Utility Board has a large transmission line and natural gas line traversing this site. Staff will require the applicant to obtain written approval of the proposed grading plan before any land disturbance be permitted. The Knox County Dept. of Engineering has told staff that off-site drainage easements will be required. These easements will have to be obtained prior to beginning any grading on this site

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 sewer and water service is in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the development in the area.

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

1. The proposed detached single-family subdivision meets the standards for development within the RB (General Residential) Zone and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the North County Sector Plan which propose low density residential uses.
2. The site is located within the Urban Growth Area on the Growth Policy Plan.

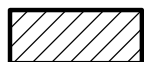
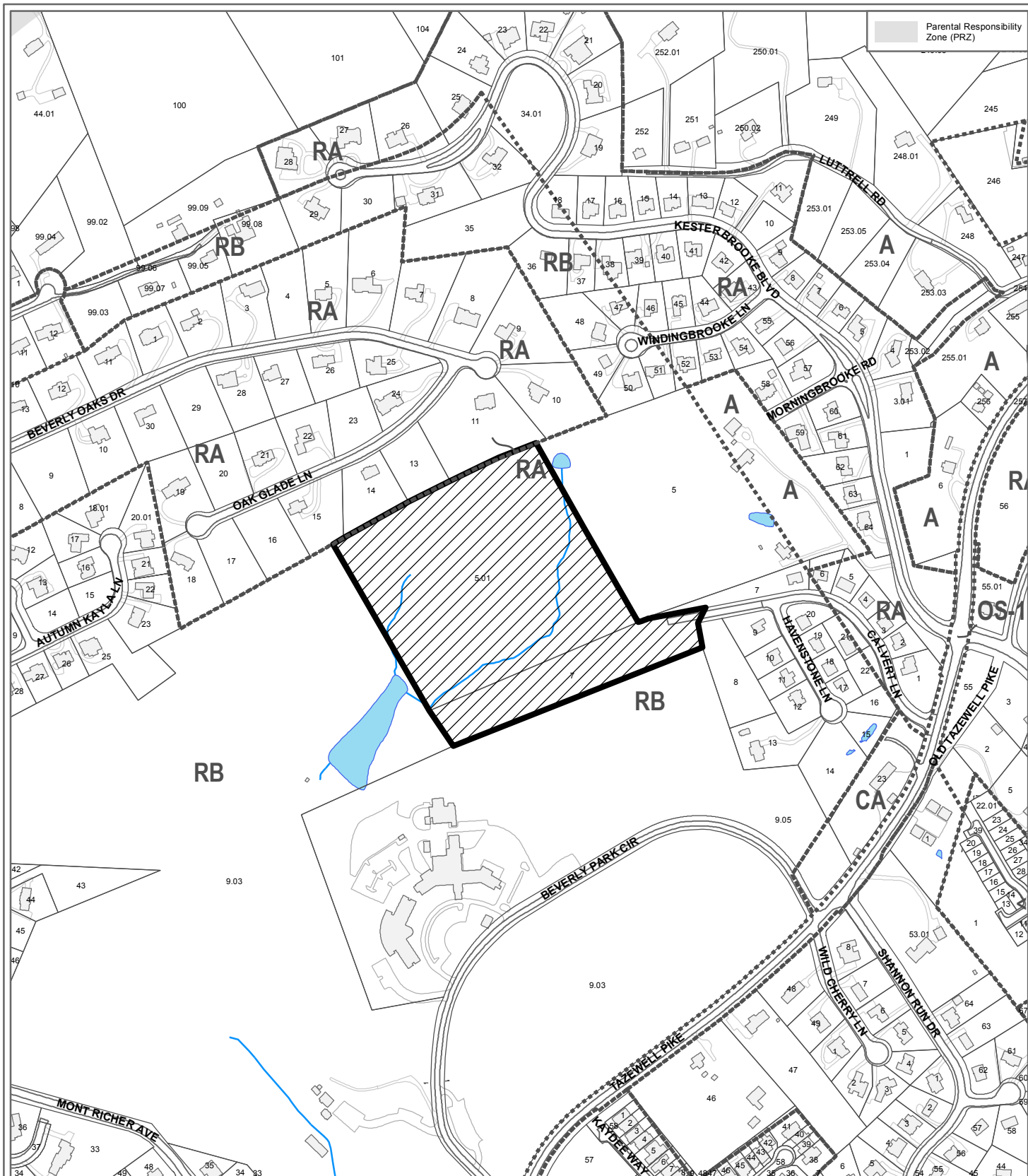
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 20 (public school children, ages 5-18 years)

Schools affected by this proposal: Shannondale Elementary, Gresham 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 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.



Approval of Concept Plan

Original Print Date: 5/17/2017
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Subdivision: Johnstone Subdivision

Map No: 49

Jurisdiction: County

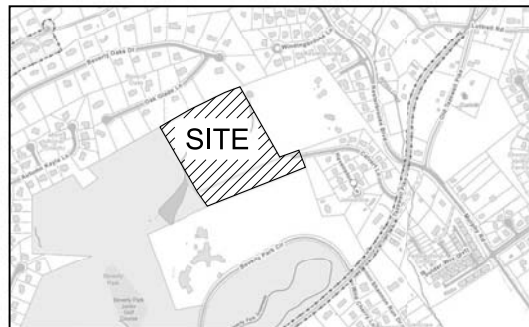
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 Feet



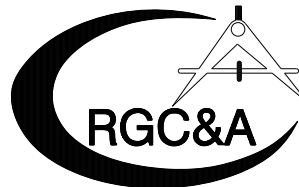
CONCEPT PLAN
JOHNSTONE SUBDIVISION - PHASE 2
DISTRICT NO. 2
CLT: 48
PARCELS: 5.01 & 7

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

DEVELOPER: DON DUNCAN
5301 WHITE BLOSSOM WAY
KNOXVILLE, TN 37918
(865) 688-8643



LOCATION MAP



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

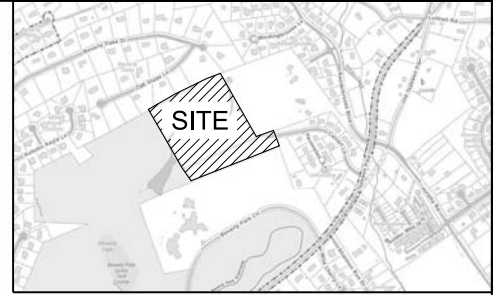
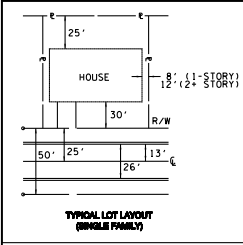
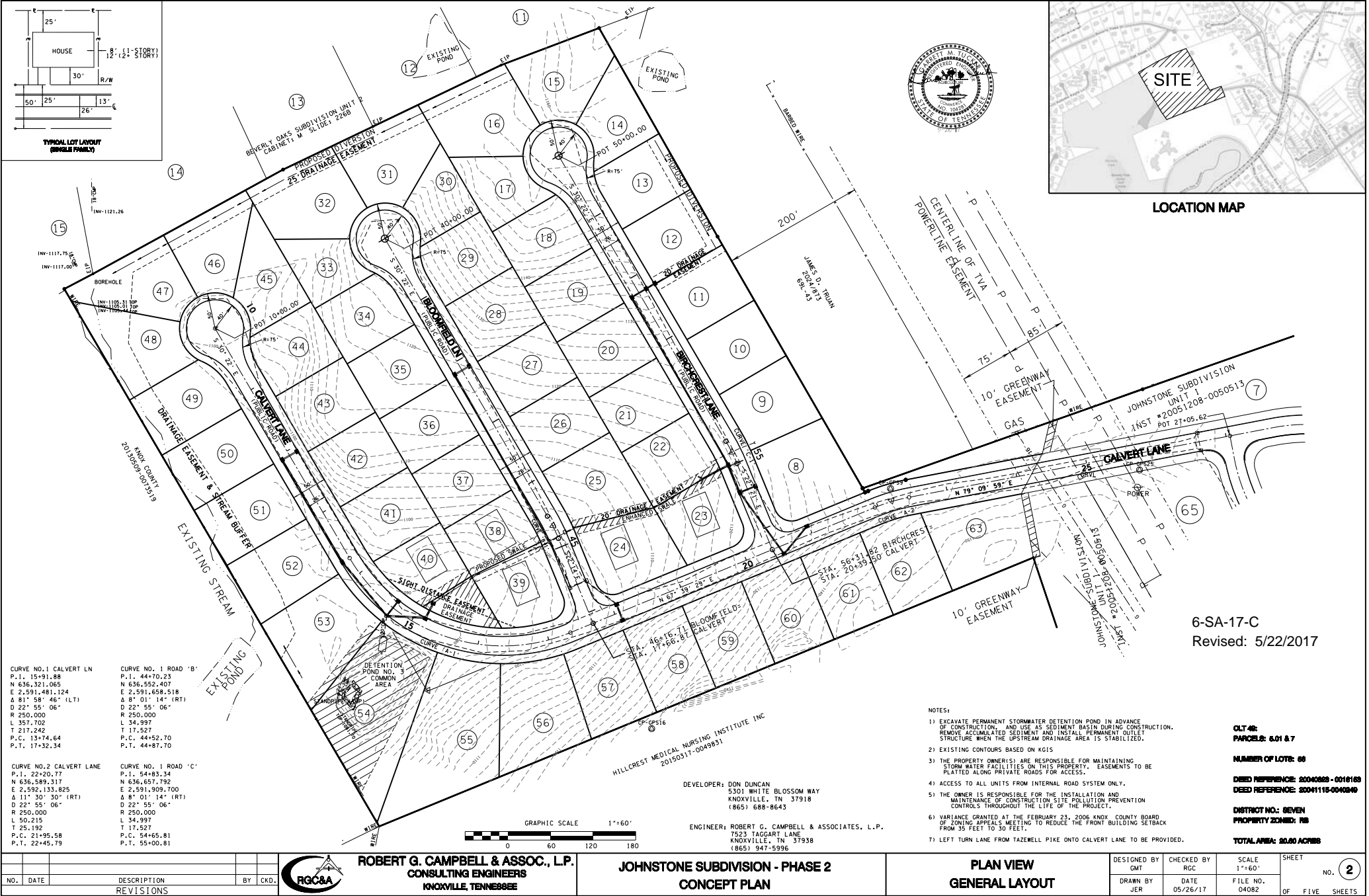


Certification of Concept Plan.
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: Don M. Jones
Tennessee Certificate No. 104281

6-SA-17-C
Revised: 5/22/2017

PC FILE NUMBER: ~~4-SA-17-C~~
4-E-17-UR



CURVE NO. 1 CALVERT LN	
P.I. 15+91.88	
N 636,321.065	
E 2,591,481.124	
Δ 81° 58' 46" (LT)	
D 22° 55' 06"	
R 250,000	
L 351,702	
T 217,242	
P.C. 13+74.64	
P.T. 17+32.34	

CURVE NO. 2 CALVERT LANE	
P.I. 22+20.77	
N 636,589.317	
E 2,592,133.825	
Δ 11° 30' 30" (RT)	
D 22° 55' 06"	
R 250,000	
L 50,215	
T 25,192	
P.C. 21+95.58	
P.T. 22+45.79	

CURVE NO. 1 ROAD 'B'	
P.I. 44+70.23	
N 636,552.407	
E 2,591,658.518	
Δ 8° 01' 14" (RT)	
D 22° 55' 06"	
R 250,000	
L 34,997	
T 17,527	
P.C. 44+52.70	
P.T. 44+87.70	

CURVE NO. 1 ROAD 'C'	
P.I. 54+83.34	
N 636,657.792	
E 2,591,909.700	
Δ 8° 01' 14" (RT)	
D 22° 55' 06"	
R 250,000	
L 34,997	
T 17,527	
P.C. 54+65.81	
P.T. 55+00.81	



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

JOHNSTONE SUBDIVISION - PHASE 2
CONCEPT PLAN

PLAN VIEW
GENERAL LAYOUT

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=60'	SHEET NO. 2
DRAWN BY JER	DATE 05/26/17	FILE NO. 04082	OF FIVE SHEETS

- 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) EXISTING CONTOURS BASED ON KOIS
 - 3) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
 - 4) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
 - 5) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
 - 6) VARIANCE GRANTED AT THE FEBRUARY 23, 2006 KNOX COUNTY BOARD OF ZONING APPEALS MEETING TO REDUCE THE FRONT BUILDING SETBACK FROM 35 FEET TO 30 FEET.
 - 7) LEFT TURN LANE FROM TAZEWELL PIKE ONTO CALVERT LANE TO BE PROVIDED.

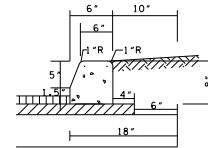
OLT 48:
PARCELS: 6.01 & 7

NUMBER OF LOTS: 66

DEED REFERENCE: 20040828 - 0016163
DEED REFERENCE: 20041115-0040849

DISTRICT NO.: SEVEN
PROPERTY ZONING: R1B

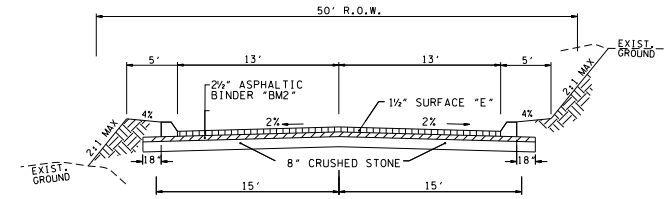
TOTAL AREA: 20.60 ACRES



STANDARD DETAIL OF EXTRUDED CURB

6-SA-17-C

Revised: 5/22/2017

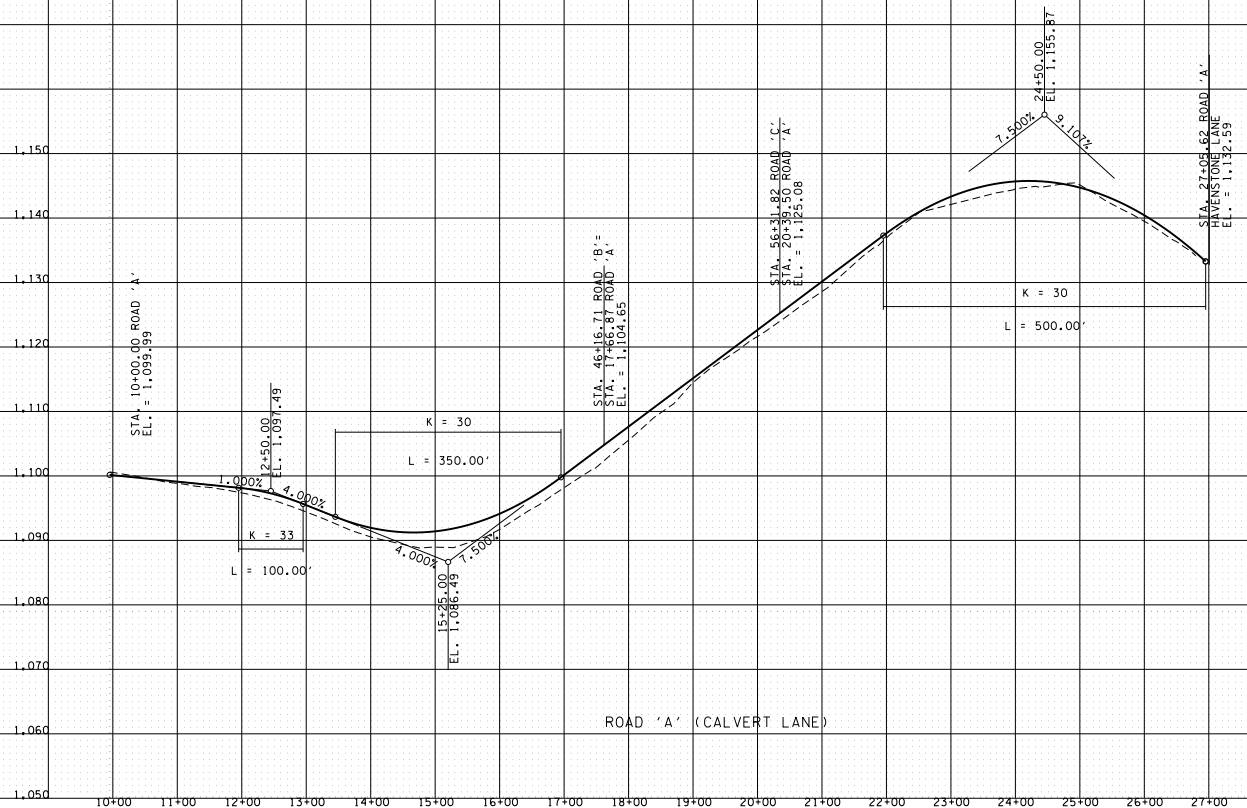


TYPICAL 2 LANE STREET

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

* "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



ROAD 'A' (CALVERT LANE)

NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

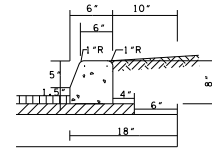


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

JOHNSTONE SUBDIVISION - PHASE 2
CONCEPT PLAN

ROAD PROFILES

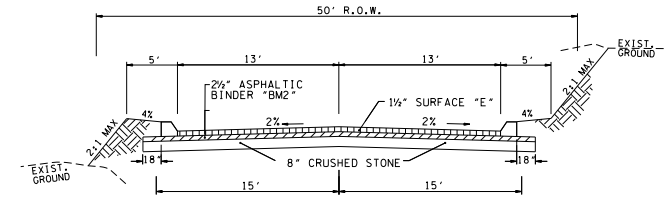
DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=100' HORIZ.	SHEET THREE
DRAWN BY JER	DATE 5-19-17	FILE NO. 04082	NO. 3
			OF 5 SHEETS



STANDARD DETAIL OF EXTRUDED CURB

6-SA-17-C

Revised: 5/22/2017

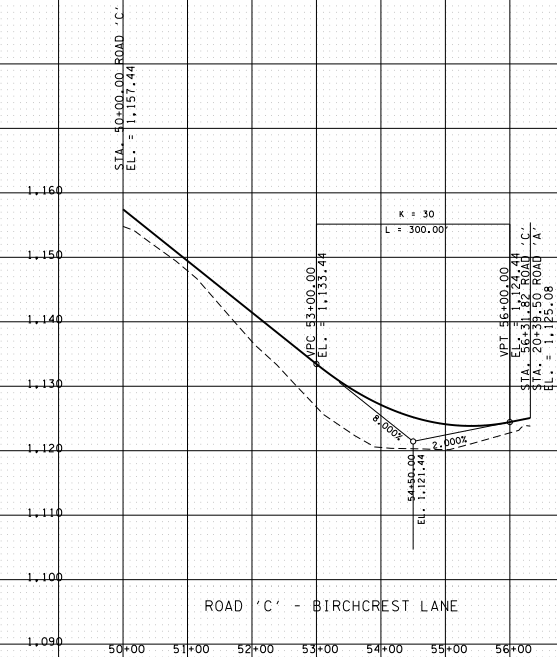
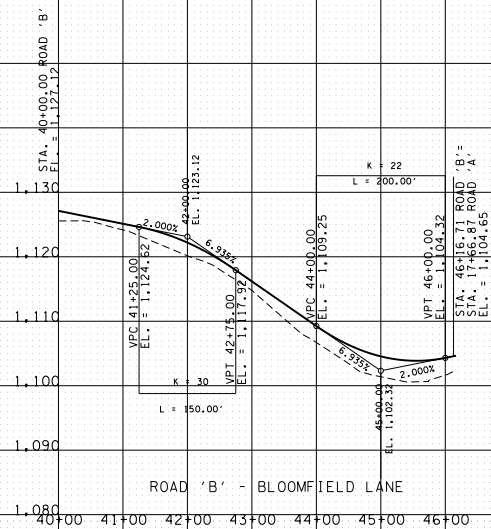


TYPICAL 2 LANE STREET

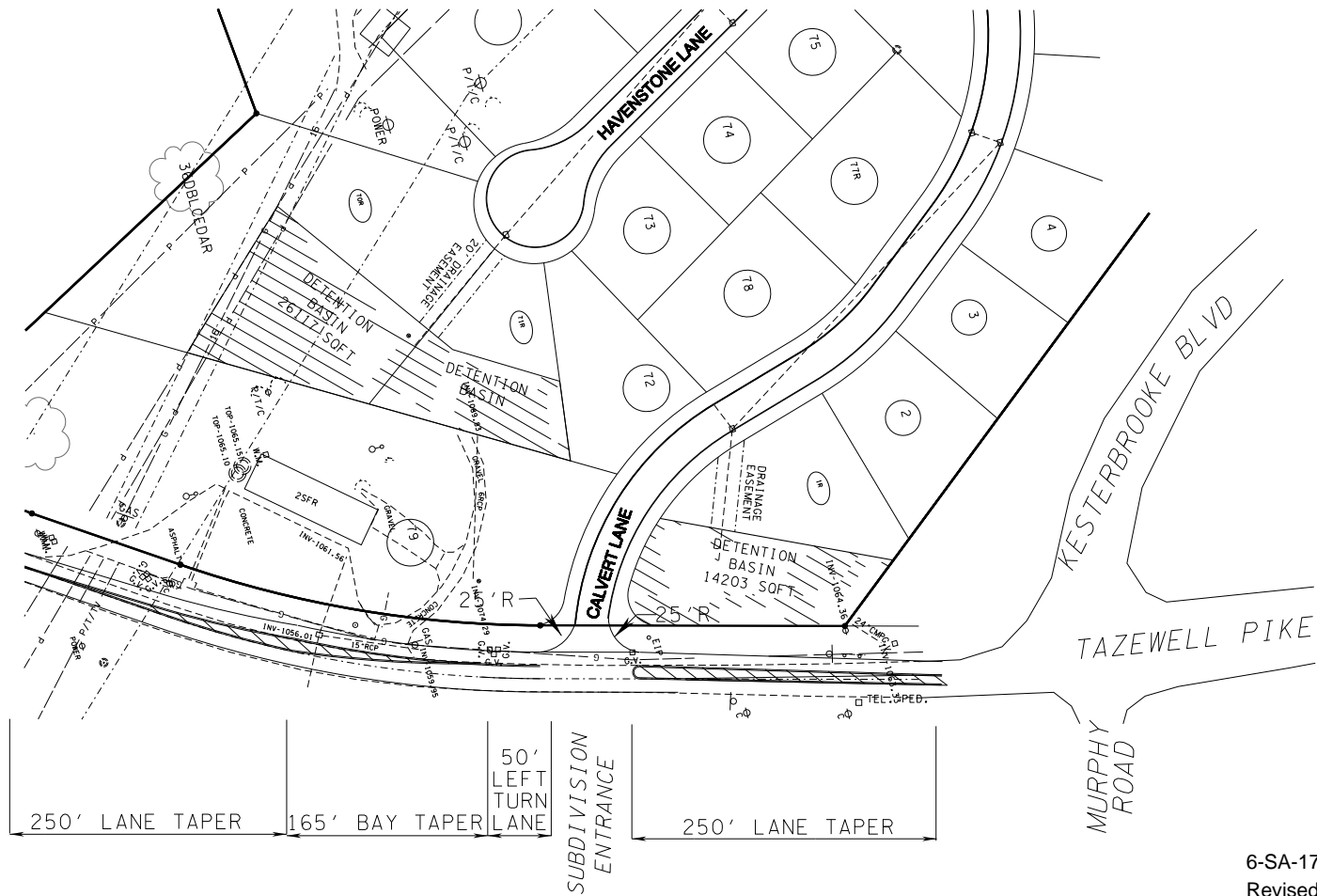
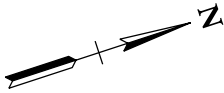
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FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

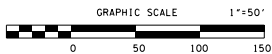
* "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



NO.	DATE	DESCRIPTION REVISIONS	BY	CKD.	 ROBERT G. CAMPBELL & ASSOC., LP. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	JOHNSTONE SUBDIVISION - PHASE 2 CONCEPT PLAN	ROAD PROFILES	DESIGNED BY GMT DRAWN BY JER	CHECKED BY RGC DATE 5-19-17	SCALE 1"=100' HORIZ. 1"=10' VERT. FILE NO. 04082	SHEET FOUR NO. 4 OF 5 SHEETS
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6-SA-17-C
Revised: 5/22/2017



NO.	DATE	DESCRIPTION REVISIONS	BY CKD.	 ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	JOHNSTONE SUBDIVISION - PHASE 2 CONCEPT PLAN	TAZEWELL PIKE LEFT TURN LANE PRELIMINARY LAYOUT	DESIGNED BY GMT CHECKED BY RGC DATE 05/19/17	SCALE 1"=50' FILE NO. 04082	SHEET NO. 5 OF FIVE SHEETS
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SUBDIVISION - CONCEPT

RECEIVED

APR 18 2017

Metropolitan
Planning CommissionName of Applicant: Don W. DuncanDate Filed: 4/18/17 Meeting Date: June 8, 2017Application Accepted by: BrusseauFee Amount: \$2180 File Number: Subdivision - Concept 6-SA-17-C

Fee Amount: _____ Related File Number: Development Plan _____

PROPERTY INFORMATION

Subdivision Name: Johnstone SubdivisionUnit/Phase Number: 2General Location: NORTHWEST SIDE OF TAZEWELL
PIKE, SOUTHWEST OF KESTERBROOK BLVDTract Size: 20.60 ACRES No. of Lots: 56Zoning District: RBExisting Land Use: UNUSED LANDPlanning Sector: NORTH CITYGrowth Policy Plan Designation: Urban Growth (Outside City)Census Tract: 51Traffic Zone: 138Parcel ID Number(s): CLT 049 PARCELS 005.01 & 007
 Jurisdiction: ☐ City Council _____ District
☒ County Commission 2nd District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer NEKUDWater KUBElectricity KUBGas KUBTelephone AT&T

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: Don W. Duncan

Company: _____

Address: 4929 BROWN GAP RDCity: KNOXVILLE State: TN Zip: 37918Telephone: (865) 281-2569Fax: (865) 281-2546

E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Garrett M. Tucker, PE, LSCompany: Robert G. Campbell & Associates, LPAddress: 7523 Taggart LaneCity: Knoxville State: TN Zip: 37938Telephone: (865) 947-5996Fax: (865) 947-7556E-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. TuckerCompany: Robert Campbell & AssociatesAddress: 7523 Taggart LaneCity: Knoxville State: TN Zip: 37938

Telephone: _____

Fax: _____

E-mail: _____

VARIANCES REQUESTED

1. _____
Justify variance by indicating hardship: _____

2. _____
Justify variance by indicating hardship: _____

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: Don W. Duncan

Address: 4929 Brown Gap Road

City: Knoxville State: TN Zip: 37718

Telephone: (865) 281-2569

Fax: (865) 281-2546

Signature: 

Date: 4/17/17

E-mail: _____