



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

▶ **FILE #:** 12-SC-16-C **AGENDA ITEM #:** 14
 POSTPONEMENT(S): 12/8/2016-2/09/2017 **AGENDA DATE:** 3/9/2017

▶ **SUBDIVISION:** WOODSON TRAIL
 ▶ **APPLICANT/DEVELOPER:** BRIAR ROCK PARTNERS, LLC
 OWNER(S): Ken Sunzeri

TAX IDENTIFICATION: 122 K B 00101 [View map on KGIS](#)
 JURISDICTION: City Council District 1
 STREET ADDRESS:

▶ **LOCATION:** Southeast terminus of Briar Rock Ln., southeast of Woodson Dr.
 SECTOR PLAN: South County
 GROWTH POLICY PLAN: Urban Growth Area
 WATERSHED: Tennessee River
 ▶ **APPROXIMATE ACREAGE:** 1.365 acres

▶ **ZONING:** RP-1 (Planned Residential)
 ▶ **EXISTING LAND USE:** Developed subdivision and vacant land
 ▶ **PROPOSED USE:** Attached residential subdivision
 SURROUNDING LAND USE AND ZONING: Property in the area is zoned RA residential and A agricultural. Development in the area consists primarily of detached dwellings with the exception of the attached dwellings that were done as an earlier part of this subdivision.

▶ **NUMBER OF LOTS:** 6
 SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe
 ACCESSIBILITY: Access is via Briar Rock Ln., a local street with a pavement width of 26' within a 50' wide right-of-way.
 ▶ **SUBDIVISION VARIANCES REQUIRED:**
 1. Vertical curve variance from 268.75' to 169.19' at sta. 2+04.61 of Briar Rock Ln.
 2. Vertical curve variance from 164.4' to 109.62' at sta. 1+77.44 of Chimney Rock Ln.
 3. Vertical curve variance from 215.00' to 128.94' at sta. 4+78.61 of Briar Rock Ln.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's topography and shape restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 6 conditions

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Prior to design plan approval for this unit of the Subdivision, address/correct all of the identified deficiencies in the previously approved units of this subdivision as per the requirements of the City Engineering Dept.

3. Posting the speed limit within the entire subdivision at 25 mile per hour (MPH)
4. Meeting all applicable requirements of the City Stormwater Control Ordinance
5. Meeting all other applicable requirements of the City Engineering Dept.
6. 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 to develop six lots in this unit of Woodson Trail Subdivision. MPC approved plans for the overall development of the subdivision in 2002 and again in 2005. Development in the subdivision consists of both detached and attached dwellings at an overall proposed density of 1.67 du/ac. After five years a concept subdivision plans times out and a new plan has to be approved before development can proceed. The lots proposed by this plan have been approved as part of the previously approved concept plans.

The City Engineering Dept. has informed this applicant that Briar Rock Ln. has design/construction deficiencies that are going to have to addressed before they will sign off on the Design Plan for this phase of the development. At the time the road was being built by the original developer, rock was encountered which resulted in the road construction not meeting the City's standard. The City Engineering Dept. has recommended that the speed limit in this subdivision be posted at 25 MPH. Discussions regarding possible remedies to the deficiencies will continue between the developer and the City.

ESTIMATED TRAFFIC IMPACT: 76 (average daily vehicle trips)

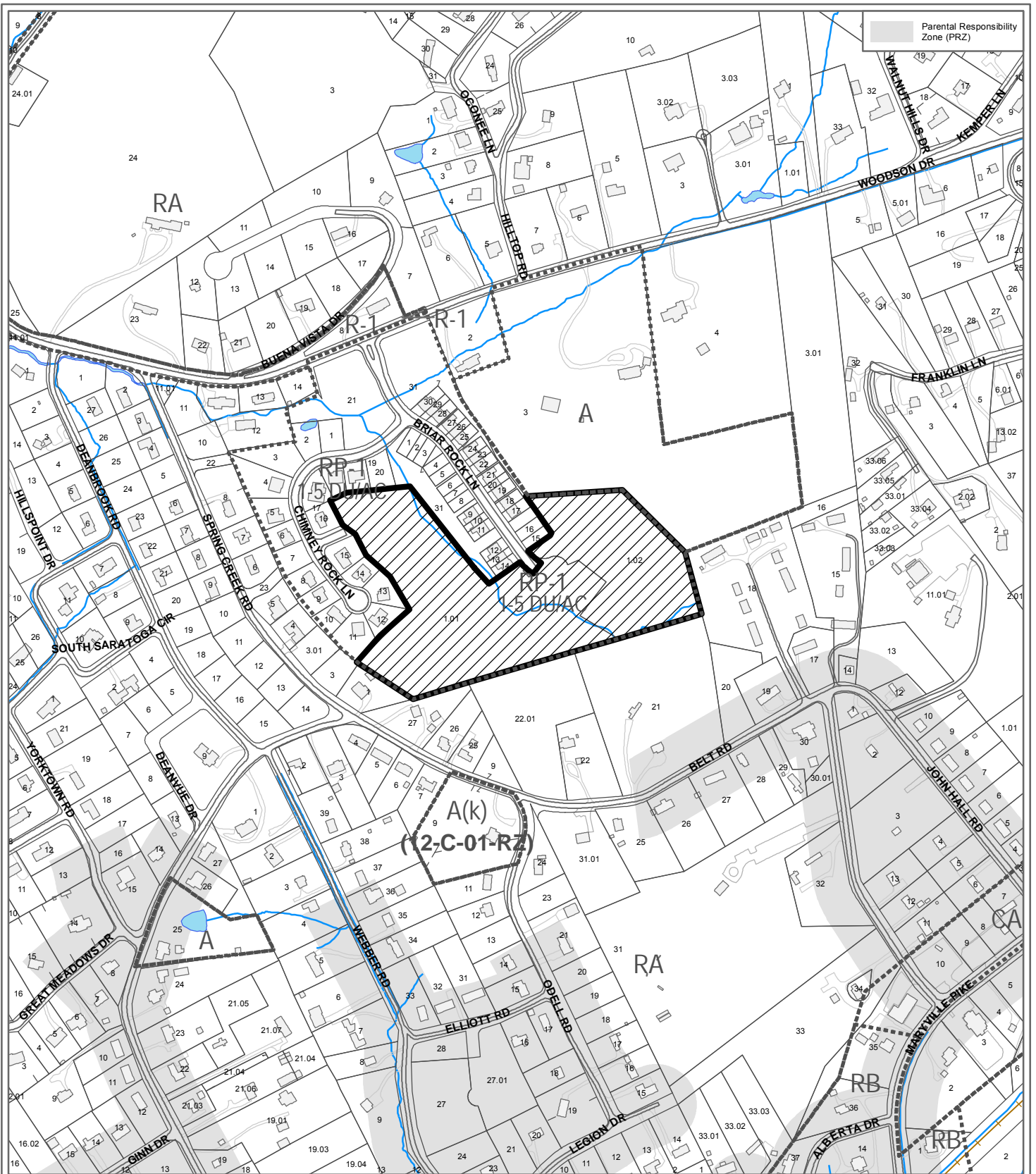
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Mount Olive Elementary, South Doyle Middle, and South Doyle 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.



**12-SC-16-C
CONCEPT PLAN**

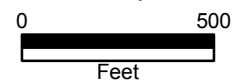
Subdivision: Woodson Trail

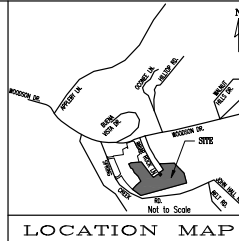
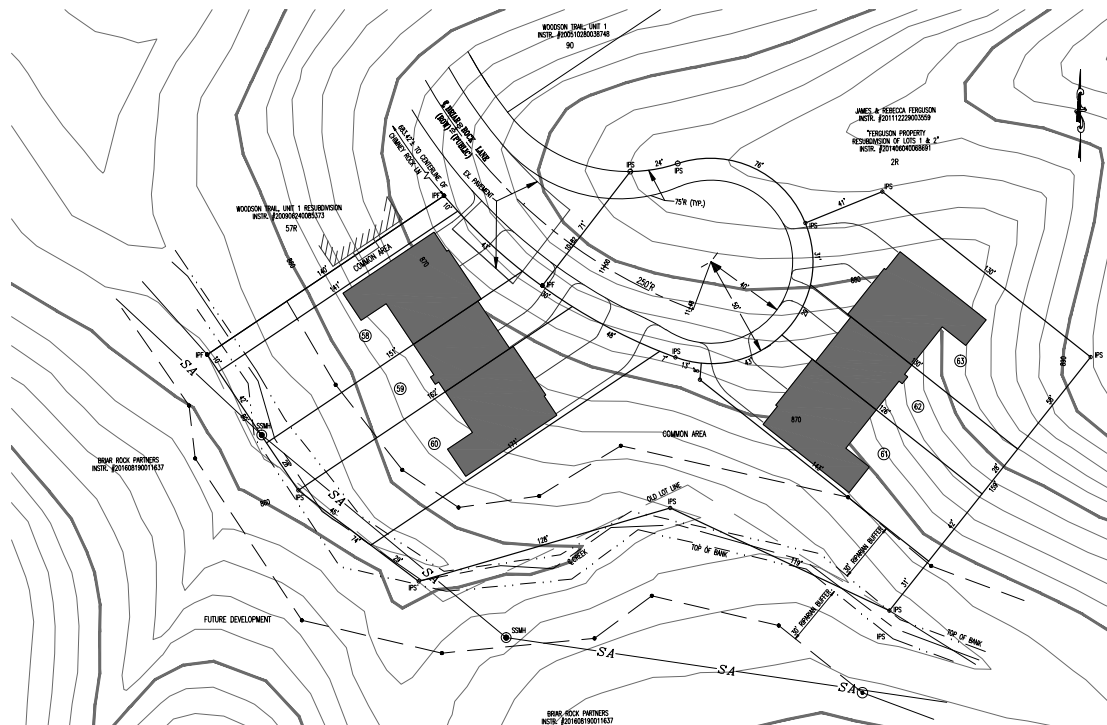


Approval of Concept Plan

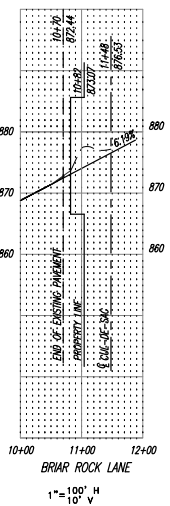
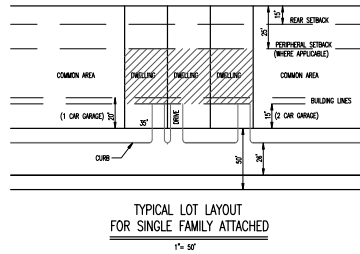
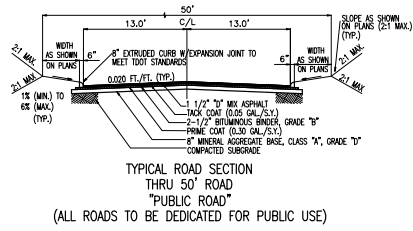
Original Print Date: 11/17/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 122
Jurisdiction: City





- NOTES:**
1. BORN PINS FOUND (PP) SHOWN ON PLAN. ALL OTHERS SET BY BHMAP UNLESS NOTED OTHERWISE ON PLAN.
 2. 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL BORDERS. 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG JOHN BISHOP SHOWN.
 3. SANITARY SEWER EASEMENT OF 15' 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 4. THIS PROPERTY IS ZONED RP-1.
 5. THIS SUBDIVISION CONTAINS 1.345 ACRES AND IS SUBDIVIDED INTO 6 SINGLE FAMILY ATTACHED LOTS. 2 COMMON AREA LOTS AND PUBLIC RIGHT-OF-WAY.
 6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...20' (ONE CAR GARAGE) 15' (TWO CAR GARAGE)
REAR...15' (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK)
 7. VARIANCES REQUIRED: SEE SHEETS 2 & 3.
 8. UTILITY PROVIDERS:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRICITY: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T SOUTHWEST
 9. BOUNDARY SURVEY BY BHMAP
 10. ROAD PROFILES BASED ON BHMAP FIELD SURVEY



12-SC-16-C
Revised: 1/25/2017



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 INSTRUMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE PROFESSIONAL ENGINEERING REGULATION ACT AND THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS. I HAVE REVIEWED AND APPROVED THIS REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
REGISTERED ENGINEER _____
TENNESSEE CERTIFICATE NO. _____

OWNER/DEVELOPER
BRIAR ROCK PARTNERS, LLC
c/o KEN SUNZERI
404 E. MOULDRY LANE
CAMPBELL, CA 95008
PHONE: (408)963-0843

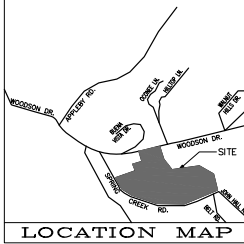
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
enr@bhn-rp.com

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	SEW							
CHECKED	DBH	1/23/17	ADDED SHEETS TO APPLY FOR VARIANCES					

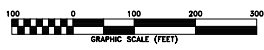
SCALE: AS NOTED
DATE: 1/23/17
DEED REFERENCE: INSTR. #201608190011637

CONCEPT AND DEVELOPMENT PLAN & ROAD PROFILES FOR
WOODSON TRAIL S/D, PHASE 3
TAX MAP 122KB, PART OF PARCEL 1.01
CITY BLOCK 25916, WARD 25, CITY OF KNOXVILLE, TN.
DISTRICT 9, KNOX COUNTY, TN

23817-C
SHEET 1 OF 3 SHEET(S)
0:23817\SUNZERI\23817-SC-C.DWG



12-SC-16-C
 Revised: 1/25/2017



WOODSON TRAIL S/D PHASE 3			
CLT MAP 122KB, PART OF PARCEL 1.01	SCALE 1"=100'	DRAWN BY SEW	DATE 1-23-17
CITY BLOCK #25916 25th WARD, CITY OF KNOXVILLE, TN DISTRICT 9, KNOX COUNTY, TN			
SHEET 2 OF 3 SHEETS			DRAWING NUMBER 23817-DP

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (865) 588-6472
 FAX (865) 588-6473

KNOXVILLE-KNOX COUNTY

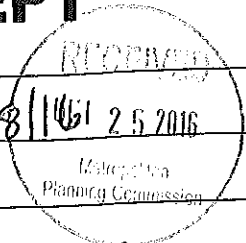
MPC

METROPOLITAN
PLANNING
COMMISSION

TE N N E S S E E
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
866 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

SUBDIVISION - CONCEPT

Name of Applicant: Briar Rock Partners, LLC
Date Filed: 10/25/16 Meeting Date: 12/8/16 25 2016
Planner in Charge of Application: M. Payne
Fee Amount: \$1200 File Number: Subdivision - Concept 12-SC-16-C
Fee Amount: \$816 Related File Number: Use On Review _____



PROPERTY INFORMATION

Subdivision Name: Woodson Trail
 Unit/Phase Number: 3
 General Location: SE terminus of Briar Rock Ln, SE of Woodson Drive
 Tract Size: 1.345 No. of Lots: 6
 Zoning District: RP-1
 Existing Land Use: Vacant
 Planning Sector: South County
 Sector Plan Proposed Land Use Classification: _____

Growth Policy Plan Designation: Urban Growth
 Traffic Zone: 63
 Census Tract: 35
 Tax Identification Number: 1221CB Parcel 01

Jurisdiction: City Council _____ District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Ken Gunzeri
 Company: Briar Rock Partners, LLC
 Address: 404 E. McGlinchey Lane
 City: Campbell State: CA Zip: 95008
 Telephone: 408-963-8843
 Fax: _____
 E-mail: ken.gunzeri@construction@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
 Name: David Harbin
 Company: Batson, Himes, Norvell & Poe
 Address: 4334 Papermill Drive
 City: Knoxville State: TN Zip: 37909
 Telephone: 588-6472
 Fax: 588-6473
 E-mail: email@bhn-p.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer Knoxville Utilities Board
 Water Knoxville Utilities Board
 Electricity Knoxville Utilities Board
 Gas Knoxville Utilities Board
 Telephone ART Southeast

APPLICATION CORRESPONDENCE

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

PLEASE PRINT
 Name: David Harbin
 Company: Batson Himes Norvell & Poe
 Address: 4334 Papermill Dr.
 City: Knoxville State: TN Zip: 37909
 Telephone: 588-6472
 Fax: 588-6473
 E-mail: harbin@bhn-p.com

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)

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: David Harbin

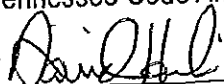
Address: 4334 Papermill Dr

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

Signature: 

Date: 10/24/16