

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

▶ **FILE #:** 3-SB-17-C
 3-E-17-UR

AGENDA ITEM #: 18
AGENDA DATE: 3/9/2017

▶ **SUBDIVISION:** TURNER HOMES - DRY GAP PIKE
 ▶ **APPLICANT/DEVELOPER:** TURNER HOMES, LLC
 OWNER(S): Turner Homes, LLC

TAX IDENTIFICATION: 57 12536 & 12537 [View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 810 Dry Gap Pike

▶ **LOCATION:** East side of Dry Gap Pike, north side of Haynes Sterchi Rd.

SECTOR PLAN: North City

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

WATERSHED: Knob Fork Creek

▶ **APPROXIMATE ACREAGE:** 11.69 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residence and church / RP-1 (Planned Residential)
 South: Residences / A-1 (General Agricultural)
 East: Vacant land and residence / RP-1 (Planned Residential) and A (Agricultural)
 West: Residence and vacant land / RP-1 (Planned Residential) and A-1 (General Agricultural)

▶ **NUMBER OF LOTS:** 16

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Dry Gap Pike., a major collector street with a pavement width of 19' within a 40' right-of-way (70' right-of-way required).

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **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 Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation (TDEC).

4. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the depression/sinkhole (closed contour area) identified on the plat. Construction within this area may be permitted if a geotechnical study prepared by a registered engineer states that building within this area is acceptable and the study is approved by the Knoxville Department of Engineering. Construction is not permitted within the final hatched contour area as approved by TDEC. Engineered footings may be required for any structures within the study area.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Following design plan approval but prior to conducting any major site work, the bank along the property frontage of Dry Gap Pike at the proposed subdivision entrance shall be graded in order to achieve the required sight distance.
7. Certification on the final plat by the applicant's surveyor that there is the required sight distance in both directions along Dry Gap Pike at the subdivision entrance and at the access driveways for Lots 14, 15 and 16 along Haynes Sterchi Rd. If sight distance across private property is required, a sight distance easement will be required.
8. Place a note on the final plat that all lots except Lots 14, 15 and 16 will have access only to the internal street system. Lots 14, 15 and 16 shall be provided with an on-site turnaround area.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the drainage system and common area.
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 16 detached dwellings 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 of a concept plan and a use on review in the RP-1 zoning district.

COMMENTS:

The applicant is proposing to subdivide this 11.69 acre tract into 16 detached residential lots at a density of 1.37 du/ac. A public street will serve 13 of the proposed lots with access of off Dry Gap Pike. Three of the lots front on and will have access directly to Haynes Sterchi Rd.

To achieve the required site distance at the proposed entrance to the subdivision on Dry Gap Pike, the applicant will have to remove vegetation and regrade the existing bank along the road. Staff is recommending a condition that the grading work for the bank shall be completed to achieve required sight distance prior to any other grading work for the subdivision.

A depression/hatched contour area exists on the northern portion of the property. This feature may be the result of a former farm pond but it has been identified as a karst feature by the Tennessee Department of Environment and Conservation (TDEC). The applicant has designated a 50' buffer from the upper contour of the depression/sinkhole on the concept plan. Construction within this area may be permitted if a geotechnical study prepared by a registered engineer states that building within this area is acceptable and the study is approved by the Knoxville Department of Engineering. Construction is not permitted within the final hatched contour area as approved by TDEC. Engineered footings may be required for any structures within the study area.

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 utilities are in place to serve this site.
2. The proposed subdivision is consistent in use and density with the zoning designation for the property.

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

1. With the stated conditions, the proposed subdivision meets the standards for development within a RP-1 (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 and minor collector streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan and One Year Plan identify this property for low density residential use. The RP-1 zoning approved for this site will allow a density up to 6 du/ac. With a proposed density of 1.37 du/ac, the proposed subdivision is consistent with the One Year Plan and Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 192 (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.

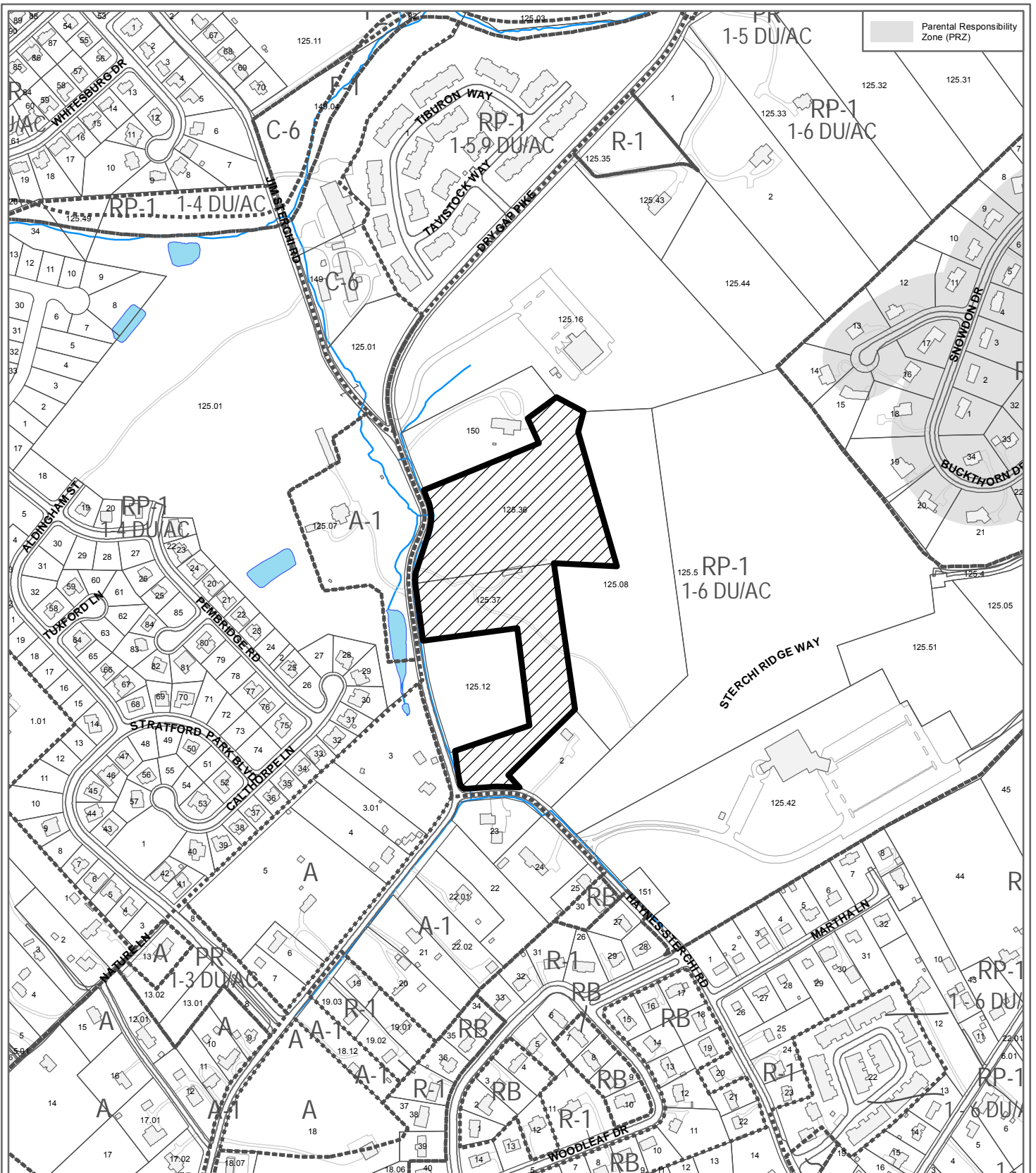
ESTIMATED STUDENT YIELD: 6 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central 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.

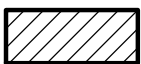
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



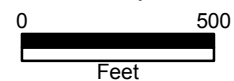
**3-SB-17-C / 3-E-17-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Turner Homes, LLC
Turner Homes - Dry Gap Pike

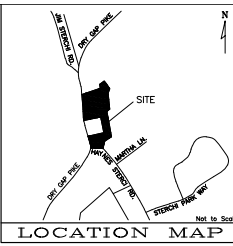
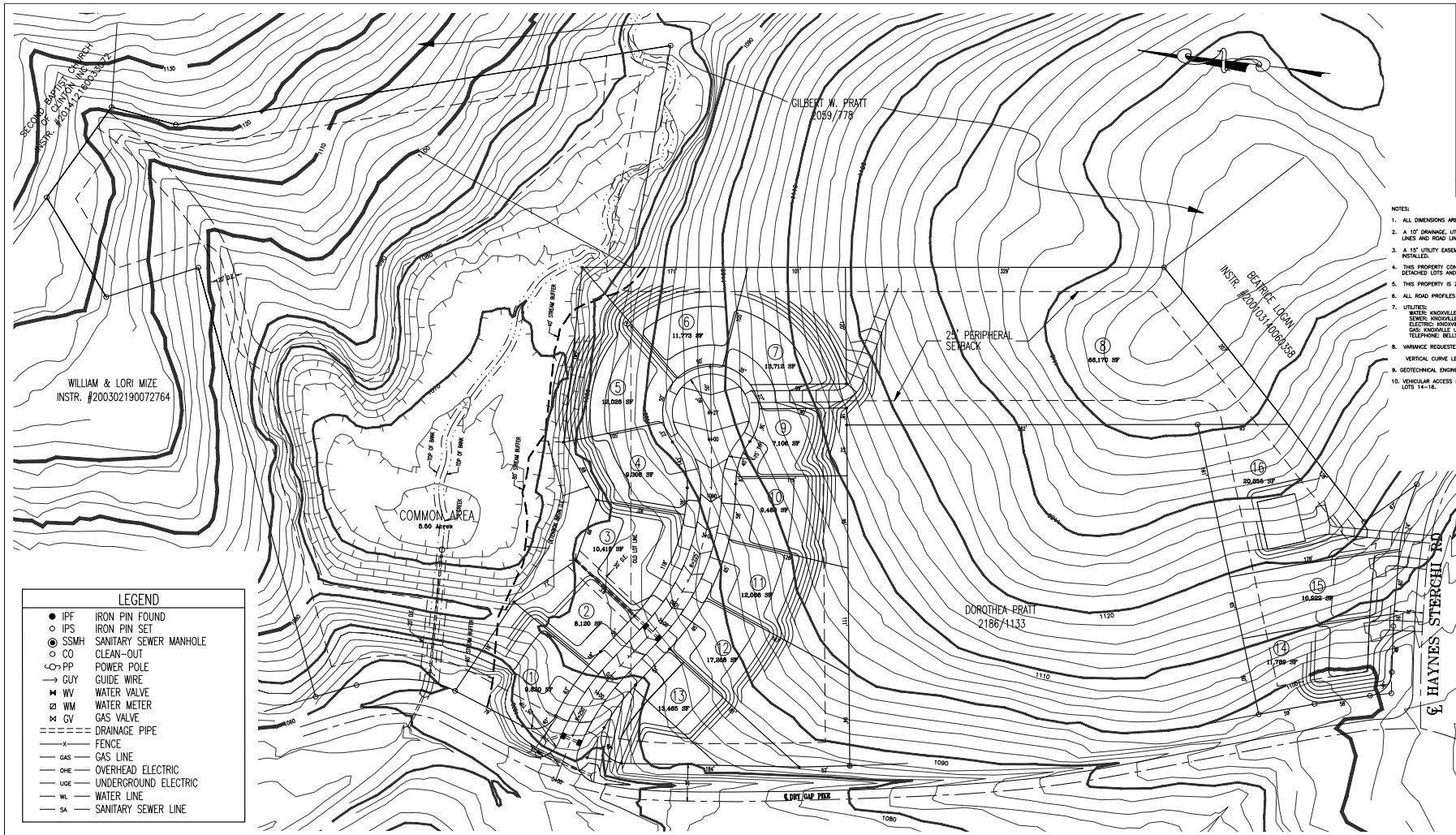


Detached residential subdivision in RP-1 (Planned Residential)

Map No: 57
Jurisdiction: City



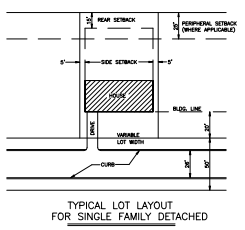
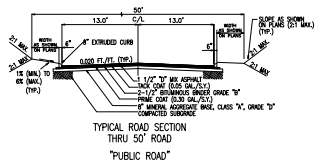
Original Print Date: 2/15/2017
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



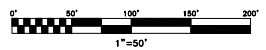
- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 11.88 ACRES SUBDIVIDED INTO 16 SINGLE DETACHED LOTS AND 1 COMMON AREA LOT CONTAINING 0.50 ACRES.
 5. THIS PROPERTY IS ZONED RP-1
 6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
 7. UTILITIES:
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 8. VARIANCE REQUESTED:
 9. GEOTECHNICAL ENGINEER SHALL VERIFY THE SOILS STABILITY ON ALL FILL SLOPES.
 10. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM EXCEPT FOR LOTS 14-16.

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- ⊙ SSMH SANITARY SEWER MANHOLE
- CO CLEAN-OUT
- PP POWER POLE
- CUW GUIDE WIRE
- WV WATER VALVE
- WM WATER METER
- GV GAS VALVE
- DRAINAGE PIPE
- X- FENCE
- GAS GAS LINE
- OHE- OVERHEAD ELECTRIC
- UGE- UNDERGROUND ELECTRIC
- WL- WATER LINE
- SA- SANITARY SEWER LINE



3-SB-17-C / 3-E-17-UR
 Revised: 2/27/2017



OWNER:
TURNER HOMES, LLC
 c/o MIKE TURNER
 P.O. BOX 22485
 KNOXVILLE, TENNESSEE 37933
 PHONE: (865) 567-7400

CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN IDENTIFIED, DESCRIBED, AND LISTED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
 REGISTERED ENGINEER
 TENNESSEE CERTIFICATE NO. _____

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 434 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6475
 email@bhn-p.com

DESIGNED	DBH								
DRAWN	SEW								
CHECKED	DBH	1	2/21/17	MPC COMMENTS		REVISION		APPR.	
		NO.	DATE						

SCALE	1"=50'
DATE	1/19/17

**CONCEPT & USE ON REVIEW PLAN FOR
 TURNER CONSTRUCTION DRY GAP PIKE**
 CLT MAP 57, PARCELS 125.36 & 125.37
 WARD 38, CITY BLOCK 38134
 DISTRICT 6, KNOX COUNTY, TENNESSEE

23572-C
 SHEET 1 OF 2 SHEET(S)
 6/23572/23572-SE.000

KNOXVILLE-KNOX COUNTY

M P C

METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
www.knoxmpc.org

SUBDIVISION - CONCEPT

RECEIVED

JAN 23 2017

Metropolitan
Planning Commission

Name of Applicant: Turner Homes, LLC

Date Filed: 1/23/17 Meeting Date: 3/9/17

Planner in Charge of Application: Russell

Fee Amount: _____ File Number: Subdivision - Concept 3-58-17-C

Fee Amount: \$1,200 Related File Number: Use On Review 3-E-17-UR

PROPERTY INFORMATION

Subdivision Name: Turner Homes - Dry Gap Pike

Unit/Phase Number: _____

General Location: East side of Dry Gap Pike,
North of Hynes Storch Road

Tract Size: 5.03 No. of Lots: 16

Zoning District: RP-1

Existing Land Use: Vacant

Planning Sector: North City

Sector Plan Proposed Land Use Classification: _____

Growth Policy Plan Designation: Urban Growth

Traffic Zone: 205

Census Tract: 49

Tax Identification Number: 57 Parcel 125.37

Jurisdiction: City Council 578 District

County Commission _____ District

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 ATT Southeast

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: Mike Turner

Company: Turner Homes, LLC

Address: P.O. Box 22485

City: Knoxville State: TN Zip: 37933

Telephone: 567-7400

Fax: _____

E-mail: miket865@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

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: 588-647

E-mail: harbin@bhn-p.com

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 Herbin

Address: 4334 Papermill Dr

City: Knoxville State: TN Zip: 37909
~~3081~~

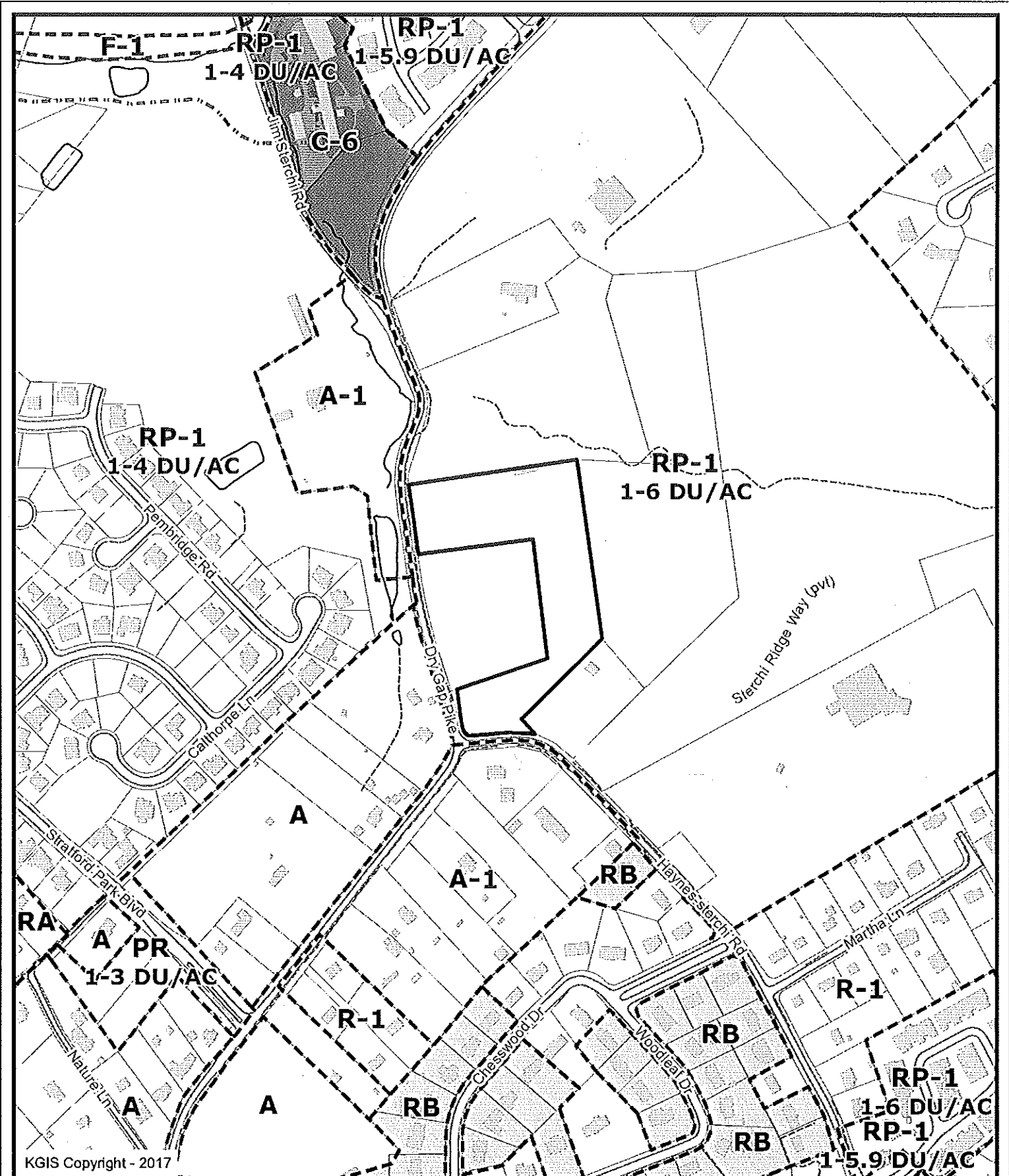
Telephone: 588-6472

Signature: David Herbin

Fax: 588-6473

Date: 1/23/17

E-mail: herbin@bhn-p.com

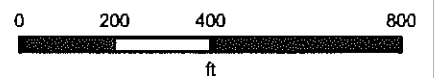


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Letter Portrait

Printed: 1/23/2017 at 2:09:03 PM

Knoxville - Knox County - KUB Geographic Information System



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