

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

▶ **FILE #:** 5-SB-17-C

**AGENDA ITEM #:** 16

**AGENDA DATE:** 5/11/2017

▶ **SUBDIVISION:** KILGORE PROPERTIES

▶ **APPLICANT/DEVELOPER:** RON KILGORE

OWNER(S): Ron Kilgore

TAX IDENTIFICATION: 123 M F 010, 011

[View map on KGIS](#)

JURISDICTION: City and County Council District 1, Commission District 9

STREET ADDRESS: 420 W Ford Valley Rd

▶ **LOCATION:** South side W. Ford Valley Rd., west of Stonecrest Ln.

SECTOR PLAN: South County

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

WATERSHED: Knob Creek

▶ **APPROXIMATE ACREAGE:** 5.01 acres

▶ **ZONING:** R-1 (Low Density Residential), A (Agricultural)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: The area is developed with detached residential uses in the R-1 (City) and A (County) zone districts. Knob Creek runs along the southern boundary of the property.

▶ **NUMBER OF LOTS:** 8

SURVEYOR/ENGINEER: David Harbin

ACCESSIBILITY: Access is via W. Ford Valley Rd., a minor collector with 18' of pavement within 42' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 7 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering and the Knox County Dept. of Engineering and Public Works.
3. Providing an on-site driveway turnaround for lots 1-3 and 6-8.
4. Installing the driveways for lots 7 and 8 in the locations shown on the Concept Plan, or as otherwise approved by the City of Knoxville Department of Engineering.
5. Providing driveway sight distance for all lots to the City of Knoxville Department of Engineering as part of the Design Plan review. Approval of all lots is contingent on the driveway locations being verified for sight distance prior to submission of the final plat application for the subdivision. Should any of the proposed lots not have the minimum required sight distance in both directions, a shared driveway may be considered or lots must be combined so that adequate sight distance is obtained.
6. Installing all driveway radii within the frontage of the lot it serves.

7. 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the R-1 (Low Density Residential) and A (Agricultural) zones.

**COMMENTS:**

The applicant is requesting approval of an 8-lot subdivision on 5 acres, half of which is within the City of Knoxville and the other half in Knox County. The portion within the City is zoned R-1 will be split into 6 lots fronting along W. Ford Valley Road. These lots will require stormwater detention which is proposed within the County portion of the development. This will require coordination between the City and County engineering departments for permitting. The rear of the property is within the County and will be split into two large lots with each including a 25-foot strip of land for a driveway. Knob Creek runs along the south property boundary and has a 50-foot buffer from the top of the stream bank.

On the east portion of the development, lots 7 & 8 have restricted sight visibility because of the curves to the northeast in West Ford Valley Rd., which requires the driveways on these lots to be located where specified on the Concept Plan. West Ford Valley Rd. also has a slight bend to the southwest of the development, however, it appears that sight visibility will be obtainable for lot 1 without restrictions on where a driveway can be located along its frontage. Staff is recommending that these sight distances be verified during design plan review. In addition, staff is recommending that the driveways for lots 1-3 and 6-8 have an on-site turn around area since W. Ford Valley Rd. is a minor collector.

ESTIMATED TRAFFIC IMPACT: 102 (average daily vehicle trips)

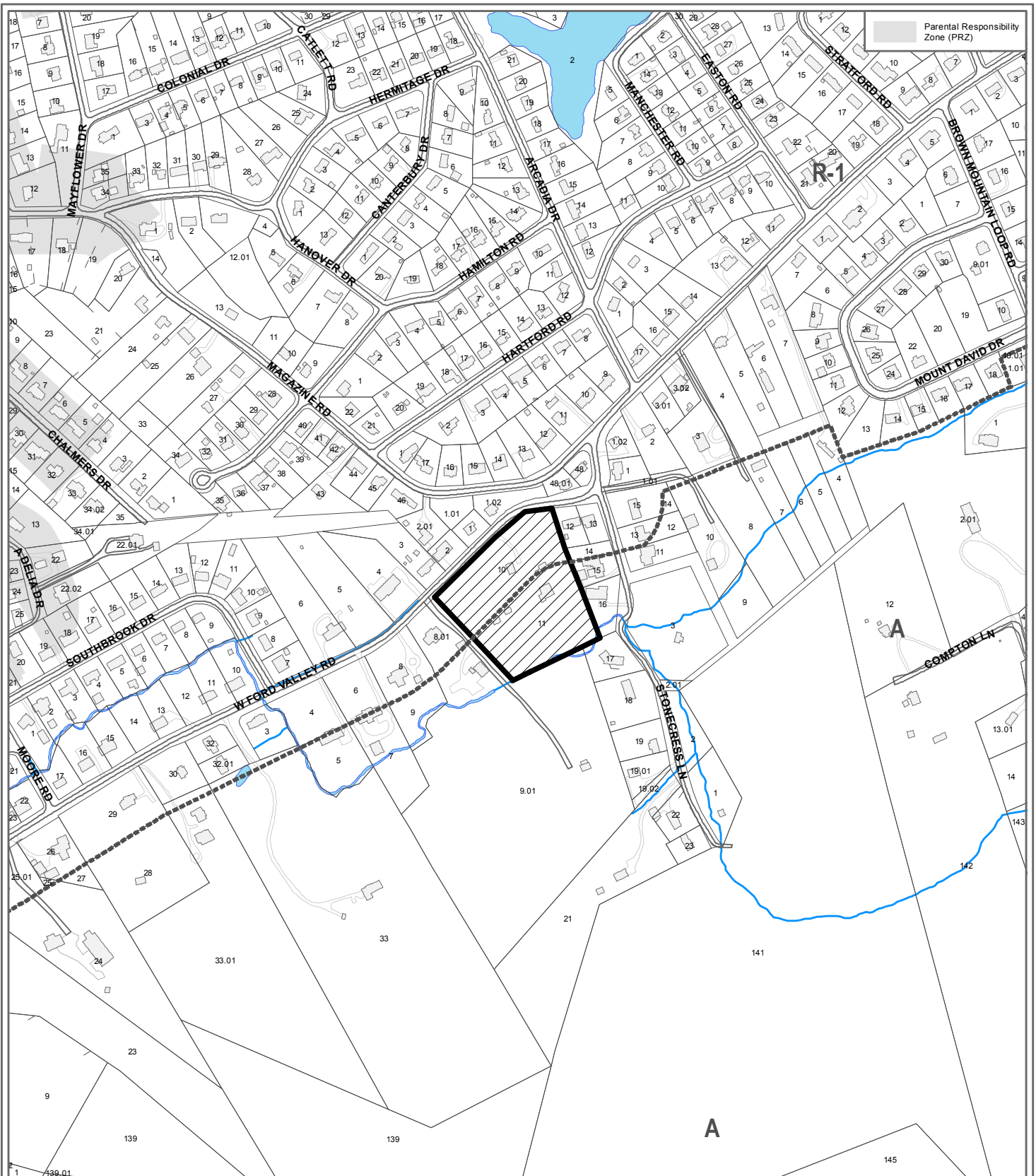
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Mooreland Heights 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.



**5-SB-17-C  
CONCEPT PLAN**

Subdivision: Kilgore Properties



Detailed Residential Subdivision in R-1 (Low Density Residential) and A (Agricultural)

Map No: 123

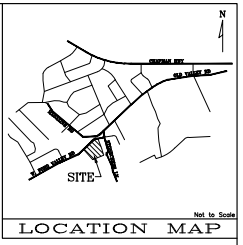
Jurisdiction: City and County

Original Print Date: 4/17/2017

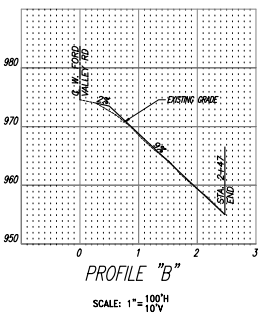
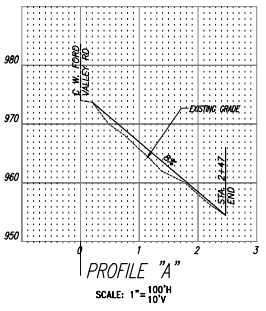
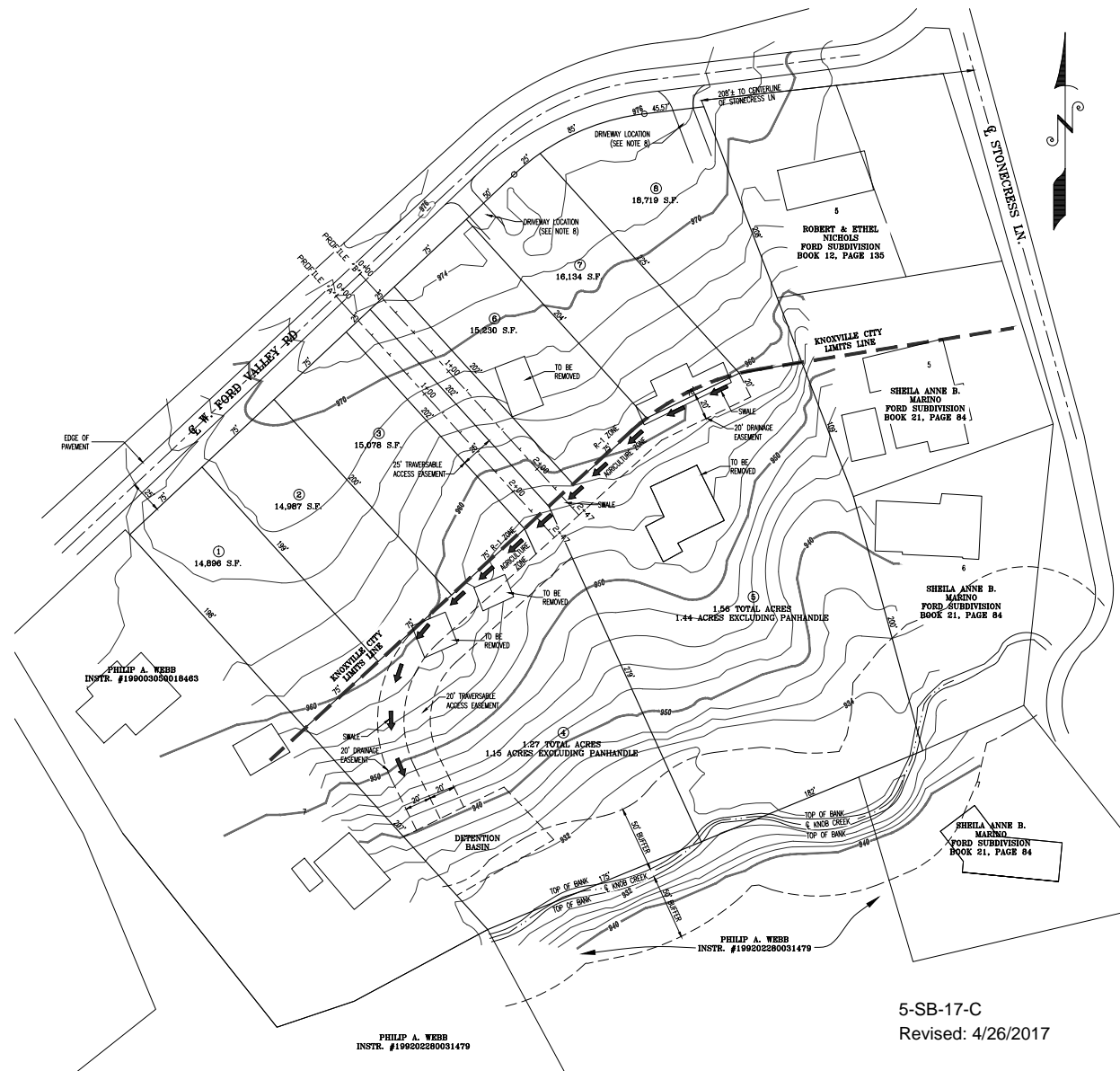
Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

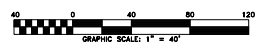




- NOTES:
1. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS ALONG ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
  3. A 10' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF DRAINAGE SLEEN AS SHOWN.
  4. THE PROPERTY CONTAINS APPROXIMATELY 5.01 ACRES SUBDIVIDED INTO 8 SINGLE FAMILY DETACHED LOTS.
  5. THIS PROPERTY IS ZONED R-1 AND AGRICULTURAL.
  6. UTILITIES: UNDER KNOXVILLE UTILITIES BOARD SERVICE (INDUSTRIAL UTILITIES BOARD, ELECTRIC, GAS, WATER, SEWER, GAS, POTABLE UTILITIES, ROAD, TELEPHONE, TELEVISION).
  7. NO IMPROVEMENTS REQUESTED.
  8. DIMENSIONS FOR LOTS 7 & 8 MUST BE INSTALLED AT THE LOCATION SHOWN IN ORDER TO MEET THE DISTANCE REQUIREMENTS SHOWN IN CONNECTION WITH THE CITY OF KNOXVILLE.
  9. LOTS 1-3, 6-8 SHALL HAVE A TURN-AROUND ON ITS DRIVEWAY.



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 DIMENSIONS, REQUIREMENTS AND TOLERANCES CONFORM TO ALL APPLICABLE REGULATIONS OF THE INDIVIDUAL-ACRES COUNTY SUBDIVISION REGULATIONS EXCEPT AS NOTED HEREIN, AND IS ACCORDING TO A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.  
REGISTERED ENGINEER \_\_\_\_\_  
TENNESSEE CERTIFICATE NO. \_\_\_\_\_



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

5-SB-17-C  
Revised: 4/26/2017

OWNER:  
HARRY OLIVER  
424 W. FORD VALLEY RD  
KNOXVILLE, TN 37920

DEVELOPER:  
RON KILGORE  
2300 CLIPPER LANE  
KNOXVILLE, TN 37922  
PHONE: (865) 567-3641

DEED REFERENCE: DEED BOOK 686, PAGE 364

REV.	DATE	REVISION DESCRIPTION	MPC COMMENTS
1	4/23/17		

CONCEPT PLAN FOR  
KILGORE PROPERTIES W. FORD VALLEY ROAD

TAX MAP 123MF, PARCELS 10 & 11 SCALE 1"=40' DRAWN BY DATE 03/21/17

DISTRICT 9, KNOX COUNTY, TN  
CITY BLOCK #27590 27TH WARD, CITY OF KNOXVILLE

DRAWING NUMBER: 25015-C  
CONTOUR INTERVAL=2'

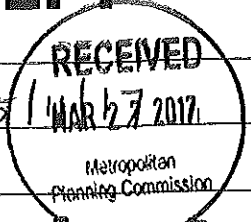
# M P C

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

Name of Applicant: Ron Kilgore  
Date Filed: 3/27/17 Meeting Date: 5/1/2017  
Planner in Charge of Application: [Signature]  
Fee Amount: \$740<sup>00</sup> File Number: Subdivision - Concept 5-53-17-C  
Fee Amount: ✓ Related File Number: Use On Review ✓



**PROPERTY INFORMATION**

Subdivision Name: Kilgore Properties  
 Unit/Phase Number: W. Ford Valley Road  
 General Location: Southside W. Ford Valley Road, west of Stonecress Ln.  
 Tract Size: 5.01 No. of Lots: 8  
 Zoning District: R-1 & Ag.  
 Existing Land Use: Area vacant  
 Planning Sector: South County  
 Sector Plan Proposed Land Use Classification: \_\_\_\_\_  
 Growth Policy Plan Designation: Urban/Rural  
 Traffic Zone: 56.000 164  
 Census Tract: 56.03  
 Tax Identification Number: 123MF Parcels 10/11  
 Jurisdiction:  City Council \_\_\_\_\_<sup>1<sup>st</sup></sup> District  
 County Commission \_\_\_\_\_<sup>9<sup>th</sup></sup> District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: Ron Kilgore  
 Company: \_\_\_\_\_  
 Address: 2300 Clipper Lane  
 City: Knoxville State: TN Zip: 37922  
 Telephone: 567-3641  
 Fax: \_\_\_\_\_  
 E-mail: rlou.kilgore@gmail.com

**PROJECT SURVEYOR/ENGINEER**

PLEASE PRINT  
 Name: \_\_\_\_\_  
 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 AT&T 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

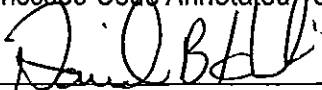
Address: 433A Papermill Dr.

City: Knoxville State: TN Zip: 37909

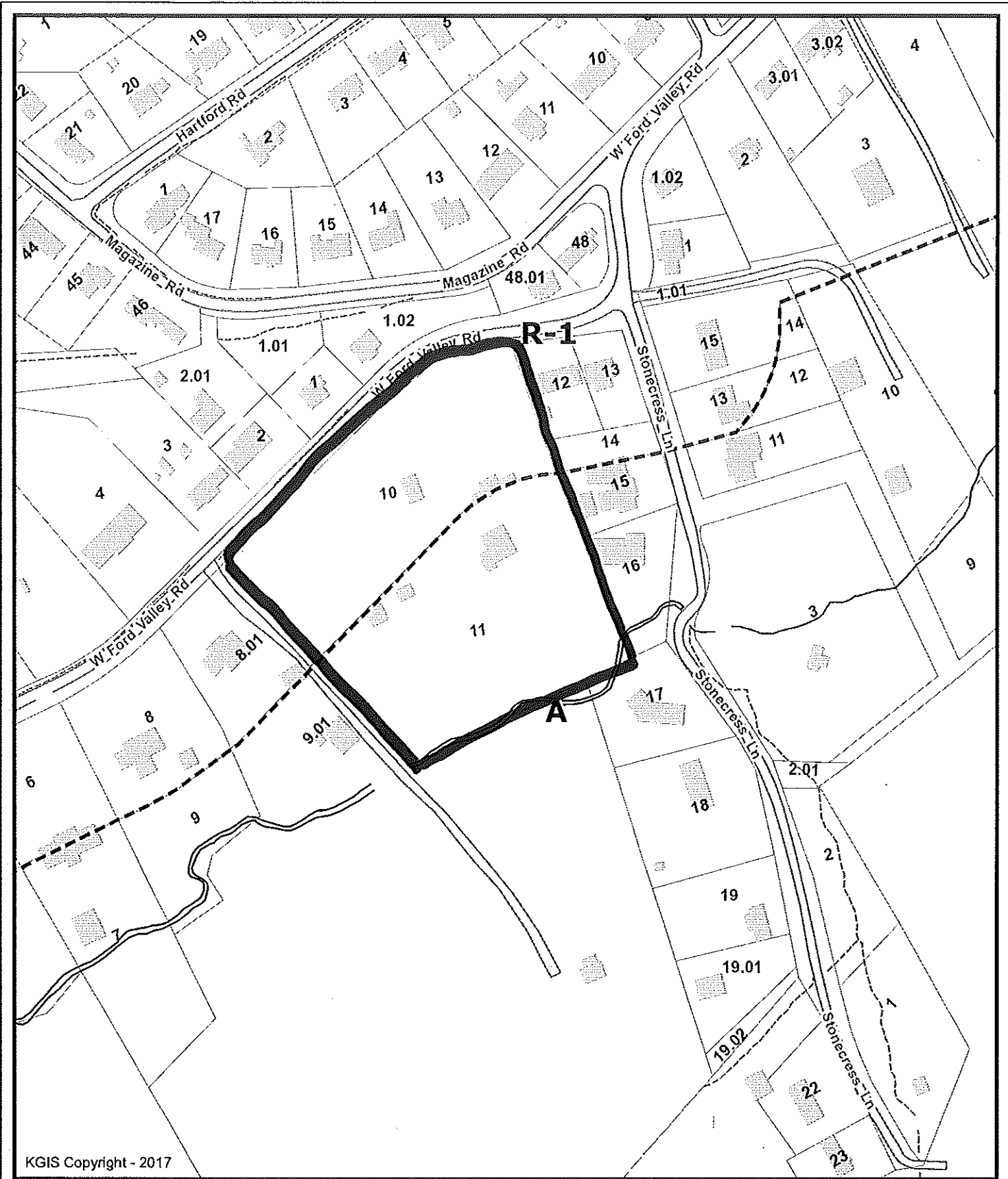
Telephone: 588-6472

Fax: 588-6423

E-mail: harbin@bhr-p.com

Signature: 

Date: 3/27/17

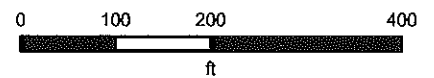


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