

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

▶ **FILE #:** 11-SA-17-C **AGENDA ITEM #:** 13
 11-C-17-UR **AGENDA DATE:** 11/9/2017

▶ **SUBDIVISION:** 2129 EMORY ROAD
 ▶ **APPLICANT/DEVELOPER:** STEVE BETHEL
 OWNER(S): Vertex Development

TAX IDENTIFICATION: 37 230, 230.01, 230.02 230.03 [View map on KGIS](#)
 JURISDICTION: County Commission District 7
 STREET ADDRESS: 2129 E Emory Rd

▶ **LOCATION:** West side E. Emory Rd, east of Fortner Ln.

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

▶ **APPROXIMATE ACREAGE:** 17 acres

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

▶ **EXISTING LAND USE:** House and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area is developed with rural to low density residential uses. The intersection of E. Emory Road and Dry Gap Pike is .65 miles away and is developing as a neighborhood center, including an elementary school and Boy's and Girls Club, retail/commercial and office uses, and attached houses. The uses that make up this center are primarily on the south side of Emory Road with the only pedestrian crossing being at the Dry Gap Pike intersection.

▶ **NUMBER OF LOTS:** 64

SURVEYOR/ENGINEER: Ideal Engineering Solutions, Inc

ACCESSIBILITY: Access is via E. Emory Road, a major arterial street with 65' of pavement width within 90' of right-of-way. Hoff Lane, a local street with 26' of pavement within 50' of right-of-way, terminates at the eastern property line but does not currently provide vehicular access to the site.

▶ **SUBDIVISION VARIANCES REQUIRED:**

- 1) Horizontal curve variance on Road "A" from 250' to 125' beginning at STA 3+08.39
- 2) Horizontal curve variance on Road "A" from 250' to 125' beginning at STA 5+27.42
- 3) Horizontal curve variance on Road "A" from 250' to 125' beginning at STA 12+55.53
- 4) Horizontal curve variance on Road "A" from 250' to 125' beginning at STA 14+93.71
- 5) Horizontal curve variance on Road "A" from 250' to 125' beginning at STA 22+21.12

- 6) Broken back tangent on Road "A" from 50' to 40.01' between STA 14+53.70 and STA 14+93.71
- 7) Vertical curve variance on Road "A" from K=25 to K=20 at STA 0+30.00
- 8) Reverse curve tangent variance on Road "A" from 150' to 75.61' at STA 4+51.81

STAFF RECOMMENDATION:

- ▶ **APPROVE variances 1 - 8 because the site's topography restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.**

APPROVE the Concept Plan subject to 9 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
 3. Installation of sidewalks as identified on the concept plan at the time of the installation of Road "A", with the exception of the pedestrian connection (sidewalk) from Road "A" to Hoff Lane, which shall be constructed in accordance with condition #4. All sidewalks, including the pedestrian connection, shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works.
 4. Installation of the pedestrian connection (sidewalk) on Lot 10, from Road "A" to Hoff Lane, when the building permit for a house on Lot 10 is approved.
 5. Prior to submission of the final plat a stream determination shall be submitted to Knox County Department of Engineering and Public Works to verify the blue line shown on the property is not a stream. If it is determined to be a stream, the stream and applicable buffers shall be shown on the final plat.
 6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 7. Meeting all applicable requirements of the Tennessee Department of Transportation.
 8. Placing a note on the final plat that all lots will have access only to the internal street system.
 9. 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 64 detached dwelling units on individual lots, subject to 2 conditions.**
1. Obtaining approval from Knox County Commission of the rezoning of the property to PR (Planned Residential).
 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

COMMENTS:

The applicant is proposing to develop this 17.7 acre tract into 64 detached residential lots at a density of 3.6 du/ac. The Planning Commission recommended approval of rezoning the property from A (Agricultural) and RA (Low Density Residential) to PR (Planned Residential) at a density of up to 4 du/ac. Knox County Commission will consider the rezoning on November 20, 2017.

The proposed subdivision will have a single access to Emory Rd. and will not have a secondary vehicular access. The new road will include bulbouts in three of the curves that create a wider than usual driving surface, as well as a greater amount of frontage area for the creation of lots. This is an atypical design that is being considered a test case by Knox County Engineering and Public Works (EPW) to see how this design functions and used by the residents. Until this development is constructed and there is time to study its functionality, EPW does not anticipate approving any additional streets with this design.

The development is within the Parental Responsibility Zone for Brickey McCloud Elementary School so it will include a sidewalk on one side of the street and include a pedestrian connection (sidewalk) to Hoff Lane, which is in the adjacent Emory Estate subdivision to the east. Staff is recommending that the sidewalks be installed when the road is constructed.

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 detached residential subdivision at a density of 3.6 du/ac is consistent in use and density with the recommended rezoning and low density residential sector plan classification of the property.
3. The proposed low density residential zoning and development is compatible with the scale of development that has occurred in this area, however, the density is more than the immediately adjacent development. There are two adjacent residential developments to the west zoned PR at 4 du/ac and 3 du/ac with access to Morris Road, however, both developments were constructed at approximately 2.5 du/ac. The larger residential development to the east (Emory Estates) is zoned RA with an approximate overall density of 1.2 du/ac. The proposed development will have a 35' peripheral setback which will help buffer the new houses from the adjoining developments.

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

1. The proposed detached 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 since the property will have direct access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for LDR (Low Density Residential). This proposal is consistent with the LDR land use classification.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map and is consistent with the recommendations of the plan.

ESTIMATED TRAFFIC IMPACT: 688 (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.

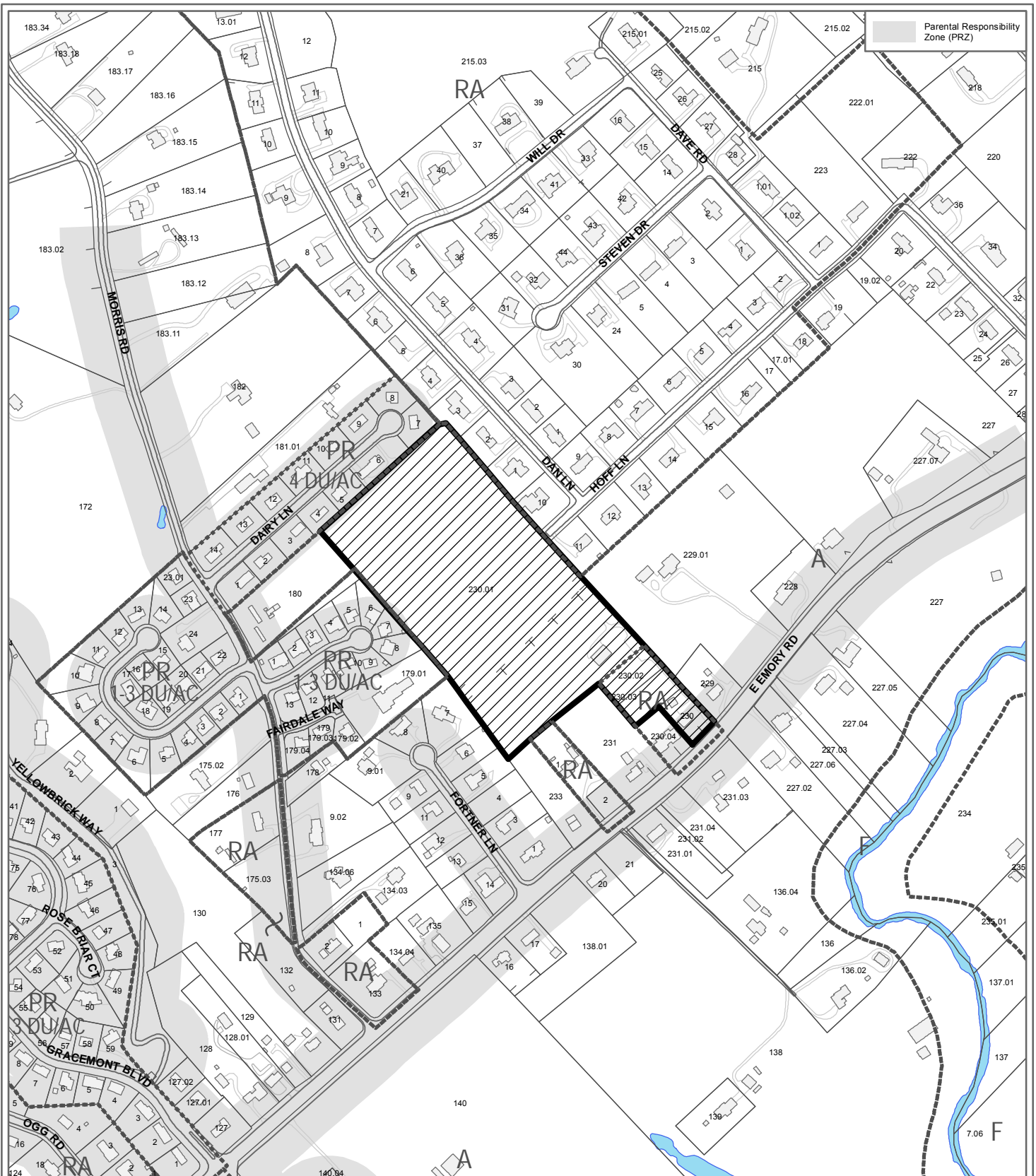
ESTIMATED STUDENT YIELD: 26 (public school children, ages 5-18 years)

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



**11-SA-17-C / 11-C-17-UR
CONCEPT PLAN/USE ON REVIEW**



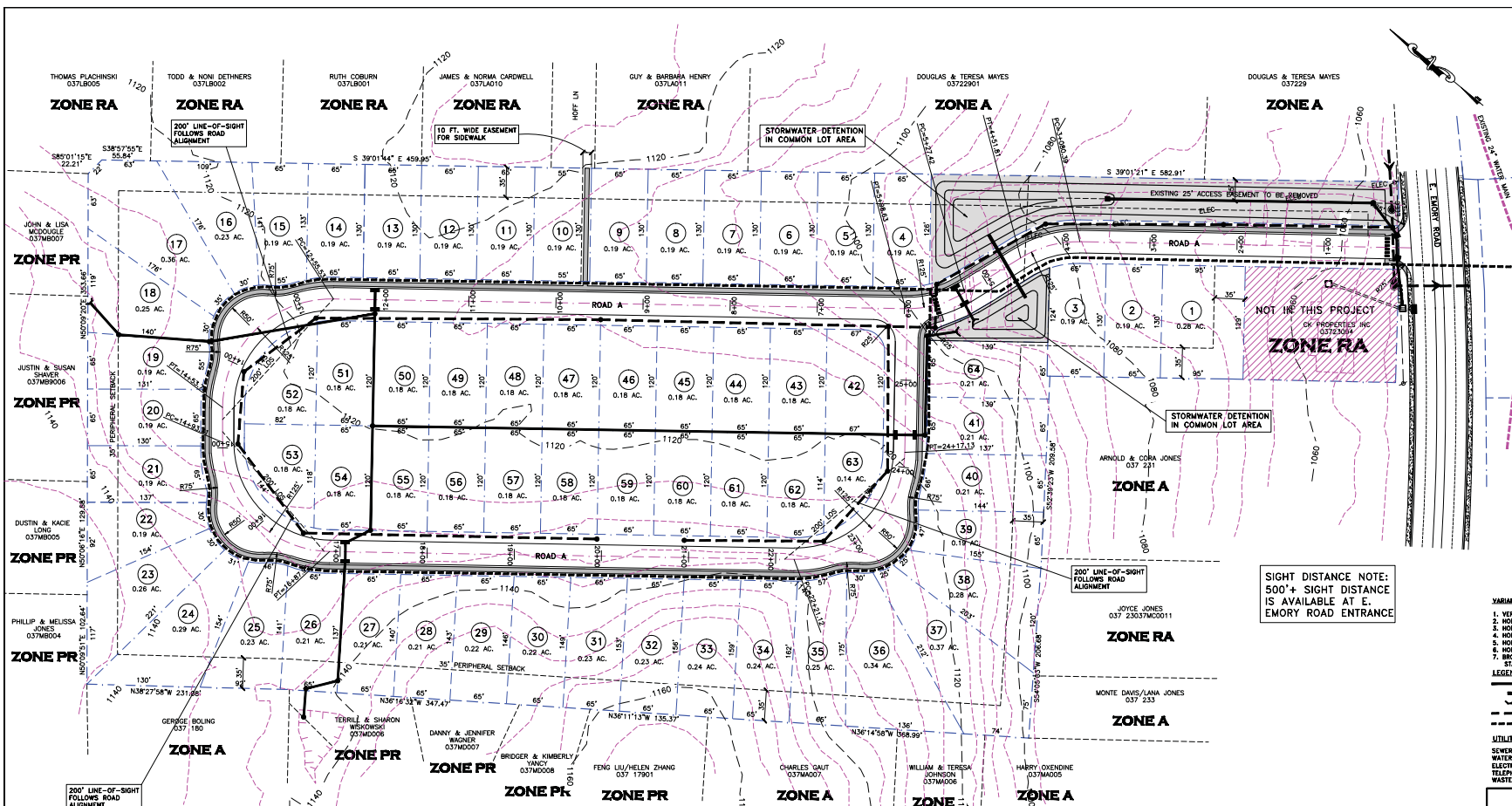
Detached residential subdivision in PR (Planned Residential) pending

Petitioner: Bethel, Steve
2129 Emory Road

Map No: 37
Jurisdiction: County



Original Print Date: 10/17/2017 Revised: 10/19/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATIONS.
 - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH ROAD REQUIREMENTS FOR SLOPE, STABILITY, SHOULDER, AND SLOPE CONTROL DURING CONSTRUCTION.
 - BACK FILL SHALL BE PLACED AND COMPACTED TO MEET STANDARD PRACTICE FOR UTILITY INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO THE CAMPBELL COMPANY AT 755-2572.
 - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
 - DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.
- PROPERTY NOTES:**
- AREA = 17.76 ACRES
 - NUMBER OF LOTS PROPOSED: 64
 - CL 037 PARCELS 230, 230.01, 230.02, 230.03
 - EXISTING ZONING: A AND RA (PR PENDING)
 - SETBACKS:
FRONT: 35 FT.
SIDE: 5 FT.
PERIPHERAL: 35 FT.
 - ACCESS TO INTERNAL STREETS ONLY.
 - 10' DRAINAGE AND UTILITY EASEMENT INSIDE PERMETER AND ROAD FRONTAGE LOT LINES. 5' EACH SIDE OF INTERNAL LOT LINES EXCEPT UNDER BUILDINGS.
- STORMWATER DETENTION IN COMMON LOT AREA**
- NOT IN THIS PROJECT**
OF PROPERTIES INC.
03723019
- 200' LINE-OF-SIGHT FOLLOWS ROAD ALIGNMENT**
- SIGHT DISTANCE NOTE: 500'+ SIGHT DISTANCE IS AVAILABLE AT E. EMORY ROAD ENTRANCE**

UTILITIES REQUESTED:

- VERTICAL CURVE VARIANCE ON ROAD A FROM K+25 TO K+20 AT STA 0+30.00.
- HORIZONTAL CURVE VARIANCE ON ROAD A FROM 290' TO 125' BEGINNING AT STA 5+08.39.
- HORIZONTAL CURVE VARIANCE ON ROAD A FROM 290' TO 125' BEGINNING AT STA 5+27.42.
- HORIZONTAL CURVE VARIANCE ON ROAD A FROM 290' TO 125' BEGINNING AT STA 12+56.58.
- HORIZONTAL CURVE VARIANCE ON ROAD A FROM 290' TO 125' BEGINNING AT STA 14+83.71.
- HORIZONTAL CURVE VARIANCE ON ROAD A FROM 50' TO 400' BETWEEN STA 14+83.70 AND STA 14+83.71.

LEGEND:

—	PROPOSED DRAINAGE LINE
—	CATCH BASIN
—	HEADWALL
—	PROPOSED SEWER MAIN
—	PROPOSED WATER MAIN

UTILITIES

SEWER:	HALLSDALE-POWELL UTILITY DISTRICT
WATER:	HALLSDALE-POWELL UTILITY DISTRICT
ELECTRIC:	KNOXVILLE UTILITIES BOARD
AT&T:	AT&T
WASTE DISPOSAL:	PRIVATE HAULER

SCALE 1"=80'
24 OCT 2017

CONCEPT PLAN

2129 EMORY ROAD

KNOX COUNTY, TENNESSEE

Prepared For:

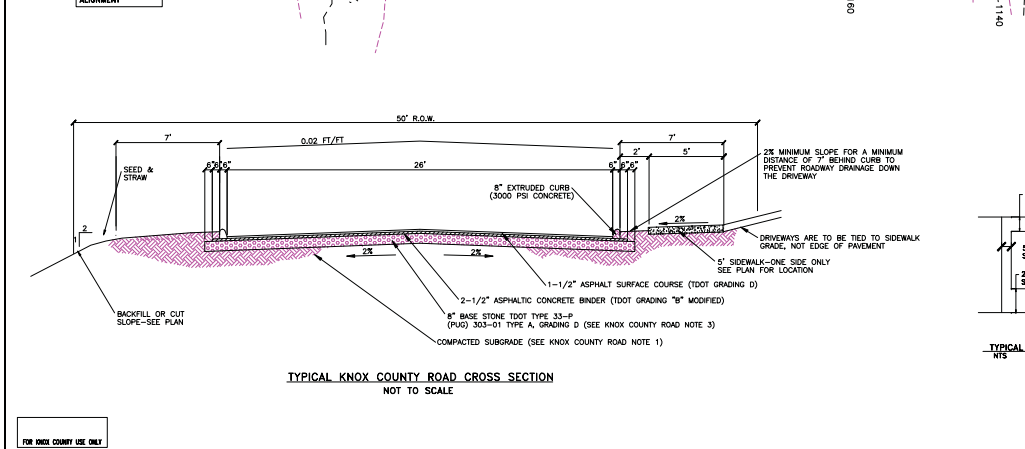
Steve Bethel
226 Castle Down Lane
Knoxville, Tennessee 37934
(865) 384-8124

Planning Agency:

Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902
(865) 215-2500

IDEAL ENGINEERING SOLUTIONS INCORPORATED

Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575



11-SA-17-C / 11-C-17-UR
Revised: 10/25/2017

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS WHICH HAVE BEEN TEMPLATED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

D. Craig Campbell PE 22540

BEFORE YOU DIG STOP CALL TENNESSEE "811" FOR UTILITY LOCATIONS IT'S THE LAW

SCALE IN FEET
0 60 120
NOTE: CONTOUR INTERVAL=4'

IDEAL ENGINEERING SOLUTIONS INCORPORATED

CONTRACTOR IS RESPONSIBLE FOR ALL TRUCK SAFETY
Contractor shall adhere and brace all open cut trenches as required by State and Federal Laws and Local Ordinances to conform with recommendations set forth in ACC Manual of Accident Prevention in Construction to protect life, property, or work to avoid excessively wide cuts in unstable material.

OSHA RULES SHALL BE ADDED BY

SUBDIVISION - CONCEPT



Name of Applicant: Steve Bethel
Date Filed: 9/25/2017 Meeting Date: 11/9/2017
Application Accepted by: Marc Payne
Fee Amount: 1,200.00 File Number: Subdivision - Concept 11-5A-17-C
Fee Amount: Use on Review Related File Number: Development Plan 11-C-17-UR

PROPERTY INFORMATION

Subdivision Name: 2179 Emory Road
Unit/Phase Number: 1/5
General Location: Emory Road east of Fortner Lane
Tract Size: 17 acres No. of Lots: 64
Zoning District: A PR proposed
Existing Land Use: Residential
Planning Sector: North County
Growth Policy Plan Designation: Planned

Census Tract: 62.06
Traffic Zone: 62.06
Parcel ID Number(s): 037 230 037 230.1 037 230.2 037 230.03
Jurisdiction: [X] County Commission 17th District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:
Sewer: HPUD
Water: HPUD
Electricity: KUB
Gas: KUB
Telephone: ATT

TRAFFIC IMPACT STUDY REQUIRED

[X] No [] Yes

USE ON REVIEW [] No [X] Yes

Approval Requested:
[X] Development Plans in Planned District or Zone
[] Other (be specific):

VARIANCE(S) REQUESTED

[] No [X] Yes (If Yes, see reverse side of this form)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Steve Bethel
Company: Vertex Development
Address: 226 Castle Downs Lane
City: Knoxville State: TN Zip: 37934
Telephone: 865 304-0124
E-mail: sbethel.bethel@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT Name: David Campbell
Company: Ideal Engineering
Address: 325 Wooded Lane
City: Knoxville State: TN Zip: 37922
Telephone: 605 755-7575
E-mail: dcamp44@tds.net

APPLICATION CORRESPONDENCE

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

PLEASE PRINT Name: Steve Bethel
Company: Same as above
Address:
City: State: Zip:
Telephone:
Fax:
E-mail:

VARIANCES REQUESTED

1. Horiz Radii ~~SSA~~ 250' to 125' STA 24+08

Justify variance by indicating hardship: property shape

2. Horiz Radii 250' to 125' STA 9+27

Justify variance by indicating hardship: property shape

3. Horiz Radii 250' to 125' STA 12+55

Justify variance by indicating hardship: property shape

4. Horiz Radii 250' to 125' STA 14+93

Justify variance by indicating hardship: property shape

5. Horiz Radii 250' to 125' STA 22+21

Justify variance by indicating hardship: property shape

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: Steve Bethel (Vertex development)

Address: 226 Castle Downs Ln

City: Knox State: Tn Zip: 37934

Telephone: 865-384-8124

Signature: [Signature]

Fax: _____

Date: 9-25-17

E-mail: sbethel.bethel@gmail.com