

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION SUBDIVISION REPORT - CONCEPT

► **FILE #:** 11-SC-17-C

AGENDA ITEM #: 15

AGENDA DATE: 11/9/2017

► **SUBDIVISION:** RIVER MEADOWS, UNIT TWO

► **APPLICANT/DEVELOPER:** IDEAL ENGINEERING SOLUTIONS

OWNER(S): William K. Alexander, Jr.

TAX IDENTIFICATION: 42 19537

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 Saylor's Ford Rd

► **LOCATION:** West side of Saylor's Ford Rd., south end of River Poppy Rd.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Holston and French Broad

► **APPROXIMATE ACREAGE:** 18.12 acres

► **ZONING:** PR (Planned Residential)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - PR (Planned Residential)

South: Vacant land - I (Industrial)

East: Residences - RA (Low Density Residential)

West: Vacant land - I (Industrial)

► **NUMBER OF LOTS:** 64

SURVEYOR/ENGINEER: Ideal Engineering Solutions, Inc

ACCESSIBILITY: Access is via River Poppy Rd., a local street with a 26' pavement width within a 50' right-of-way and Saylor's Ford Rd., a local street with a 17' pavement width within a 40' right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance on River Poppy Rd. at STA 17+64, from 250' to 172'.
2. Vertical curve variance on Road D at STA 1+13, from a K value of 25 to 22.63.

STAFF RECOMMENDATION:

► **POSTPONE** until the January 11, 2018 MPC meeting as requested by the applicant.

COMMENTS:

The applicant has submitted a new concept plan for Unit Two of River Meadows Subdivision that includes a total of 64 lots on 18.12 acres at a density of 3.53 du/ac. The original concept plan and use on review approvals for River Meadows Subdivision (7-SI-06-C/7-F-06-UR) were issued on August 10, 2006. The concept plan approval expired prior to the development and final plat approval for Unit Two.

The applicant has requested a postponement in order to complete an updated Traffic Impact Study and to address comments from staff.

ESTIMATED TRAFFIC IMPACT: 1634 (average daily vehicle trips)

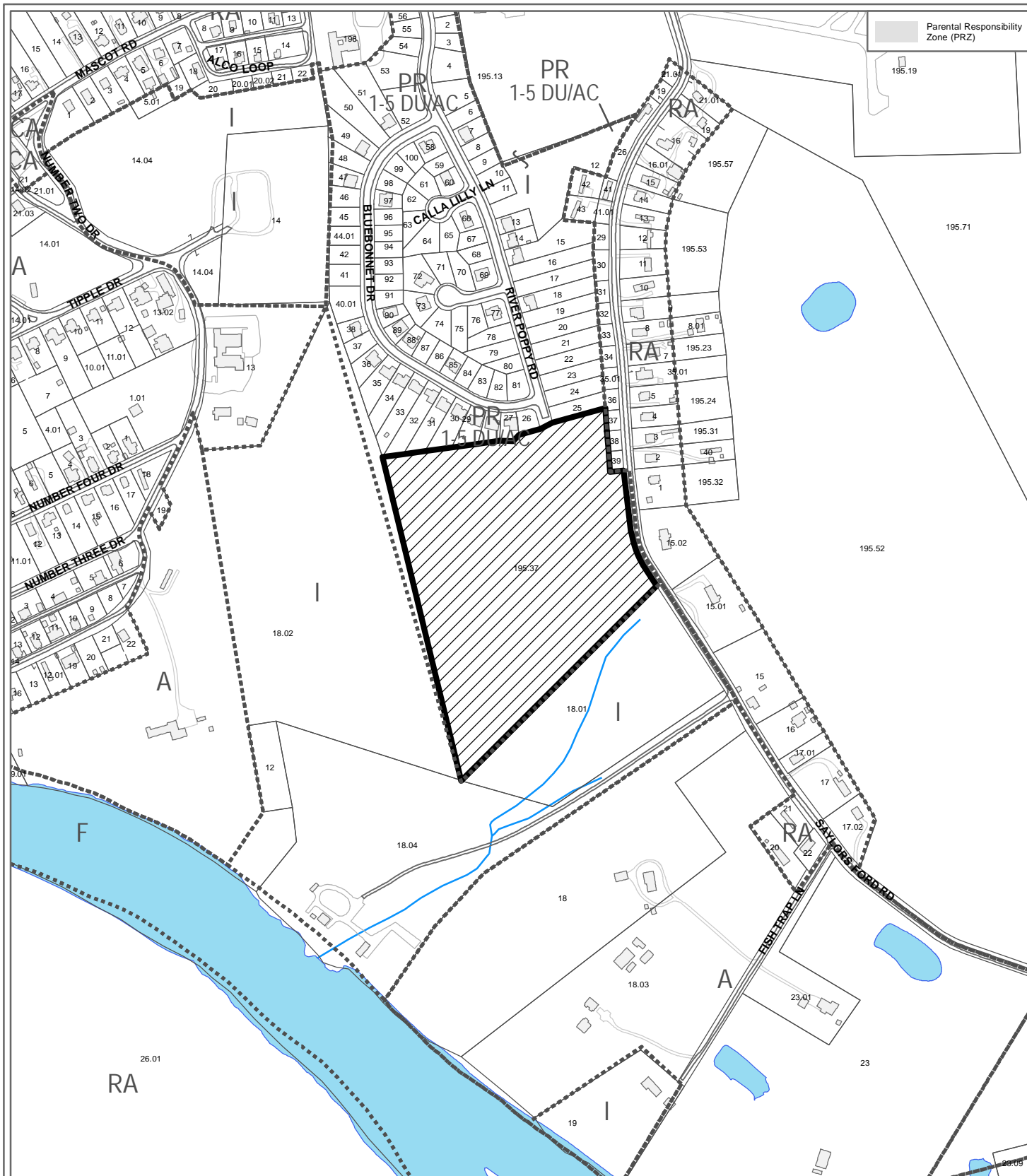
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 21 (public school children, ages 5-18 years)

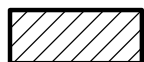
Schools affected by this proposal: East Knox County Elementary, Carter Middle, and Carter High.

- 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.



**11-SC-17-C
CONCEPT PLAN**



Approval of Concept Plan

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

Subdivision: River Meadows, Phase Two

Map No: 42
 Jurisdiction: County

0 500
 Feet



SUBDIVISION - CONCEPT



Name of Applicant: Ideal Engineering Solutions
 Date Filed: 09/25/17 Meeting Date: 11/9/2017
 Application Accepted by: Marc Payne
 Fee Amount: 2510.00 File Number: Subdivision - Concept 11-5C-17-C
 Fee Amount: X Related File Number: Development Plan X

PROPERTY INFORMATION

Subdivision Name: River Meadows Phase Two
 Unit/Phase Number: _____
 General Location: 1/2 Saylor's Ford Road
NW of Fish Trap Ln
 Tract Size: 18.12 No. of Lots: 67
 Zoning District: PR 1-5 du/ac
 Existing Land Use: Vacant
 Planning Sector: North County
 Growth Policy Plan Designation: Planned
 Census Tract: 602.06
 Traffic Zone: X
 Parcel ID Number(s): 042 19537
 Jurisdiction: ☐ City Council _____ District
☒ County Commission 7th District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUB/Knox UD
 Water NB Knox UD
 Electricity KUB
 Gas KUB
 Telephone Private ATT

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: William K Alexander, Jr.

Company: _____

Address: 1205 Saylor's Ford Road

City: Marietta State: GA Zip: 30066

Telephone: 665 932-6678

Fax: _____

E-mail: bill@appraisalco.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: David Campbell

Company: Ideal Engineering

Address: 325 Wooded Lane

City: Knox State: TN Zip: 37922

Telephone: 665 755-3575

Fax: _____

E-mail: dcamp14@tds.net

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: Bill Alexander

Company: _____

Address: Same as above

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

VARIANCES REQUESTED

1. Horiz Radii 250' to 172' STA 17+64

Justify variance by indicating hardship: _____

2. Horiz Radii 250' to 175' Road D STA #37

Justify variance by indicating hardship: _____

3. Horiz Radii 250' to 125' Road E 1+49

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: Bill Alexander

Address: 1205 Saylor's Ford Rd

City: Mascot State: TN Zip: 37806

Telephone: 665 932-6678

Signature: Bill Alexander

Fax: _____

Date: 9/25/17

E-mail: bill @ appraisalco.com