

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

▶ **FILE #:** 10-SC-17-C **AGENDA ITEM #:** 18  
 10-G-17-UR **AGENDA DATE:** 10/12/2017

▶ **SUBDIVISION:** GOODISON PARK  
 ▶ **APPLICANT/DEVELOPER:** TURNER HOMES, LLC  
 OWNER(S): Turner Homes, LLC

TAX IDENTIFICATION: 89 12301 & 12306 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3101 George Light Rd

▶ **LOCATION:** North side of George Light Rd., west side of Pellissippi Parkway.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 13.722 acres

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

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

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - PR (Planned Residential) / TO (Technology Overlay)  
 South: Residences - RA (Low Density Residential) /TO (Technology Overlay)  
 East: Pellissippi Parkway - A (Agricultural) / TO (Technology Overlay)  
 West: Cemetery and Solway Park - A (Agricultural) / TO (Technology Overlay)

▶ **NUMBER OF LOTS:** 49

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via George Light Rd., a minor collector street with a 17' pavement width within a 50' right-of-way (60' required).

▶ **SUBDIVISION VARIANCES REQUIRED:**  
 1. Vertical curve length variance from 175' to 105' at STA 0+65 on Road A.  
 2. Vertical curve length variance from 350' to 210' at STA 7+00 on Road B.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 and 2 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 8 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. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Working with the Knox County Greenways Coordinator on establishing the greenway easement along the George Light Rd. street frontage and along Lots 44 and 45 that will help to provide access to Solway Park.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. 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 49 detached dwelling units on individual lots, and a reduction of the peripheral setback from 35' to 25', 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 subdivide this 13.722 acre tract into 49 detached residential lots at a density of 3.57 du/ac. The property is located on the north side of George Light Rd. and the west side of Pellissippi Parkway. The proposed subdivision will be served by public streets with a single access out to George Light Rd.

The Planning Commission recommended approval of a rezoning to PR (Planned Residential) at a density of up to 4 du/ac. on September 14, 2017. The Knox County Commission will consider the rezoning to PR (Planned Residential) on October 23, 2017.

Staff is recommending that the applicant work with the Knox County Greenways Coordinator on establishing the greenway easement along George Light Rd. and their subdivision boundary as identified on the concept plan. The proposed subdivision includes sidewalks that would provide a pedestrian connection to the future Knox to Oak Ridge Greenway which will connect to Solway Park which is located just west of the subdivision.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all exterior boundaries of this subdivision. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with the scale and intensity of development that has occurred in this area.
3. The proposed detached residential subdivision at a density of 3.57 du/ac, is consistent in use and density with the approved rezoning for the property.

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

## ORDINANCE

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor collector street.

## CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential uses for this site. The proposed development at a density of 3.57 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 538 (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.

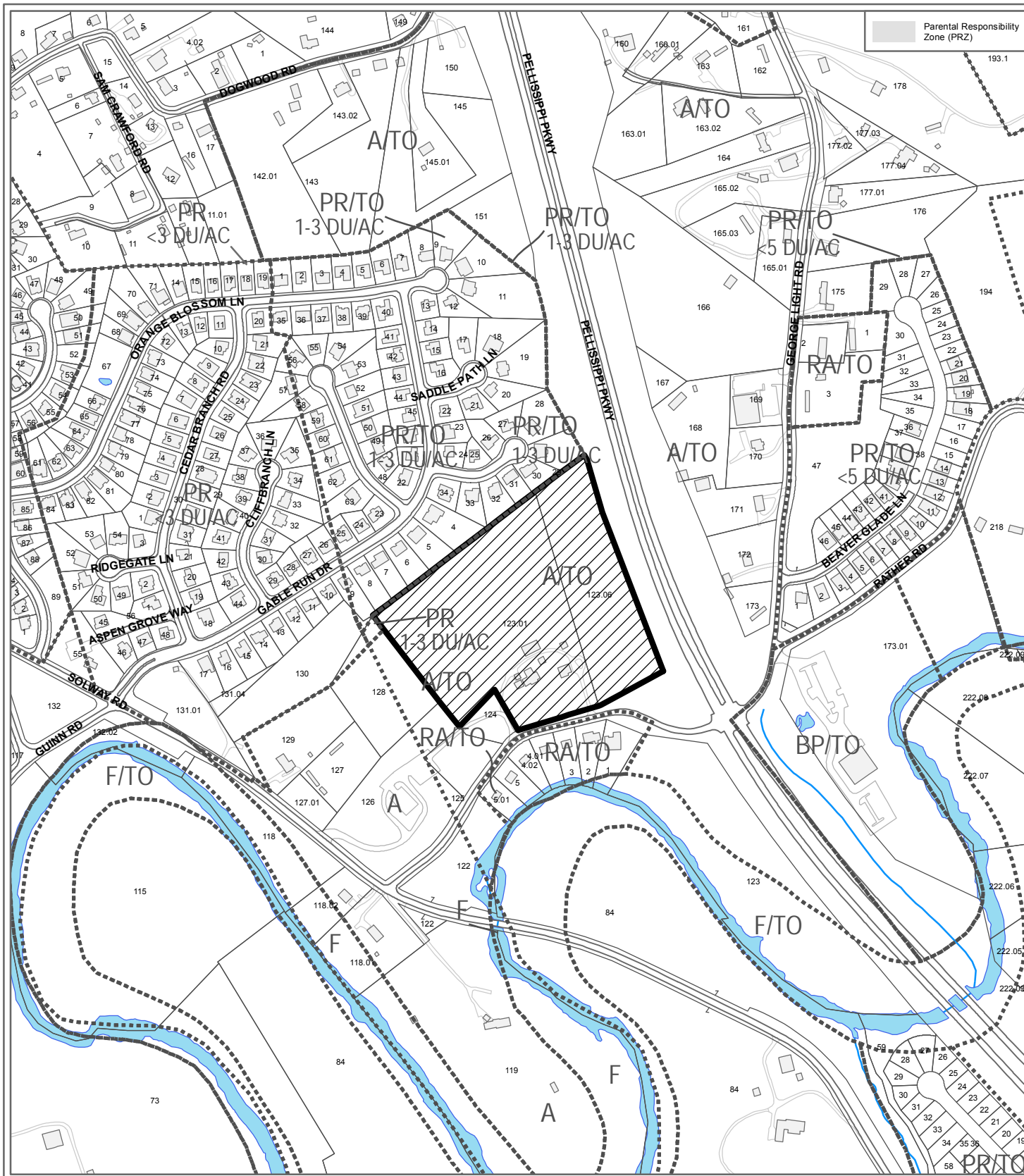
ESTIMATED STUDENT YIELD: 20 (public school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

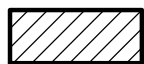
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. 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.



**10-SC-17-C / 10-G-17-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential) Pending

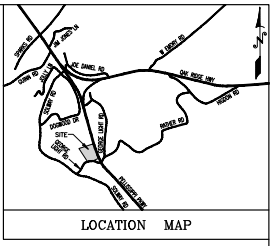
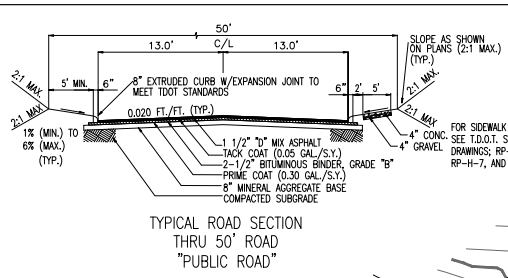
Original Print Date: 9/20/2017  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

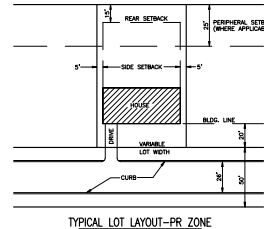
Petitioner: Turner Homes, LLC  
Goodison Park

Map No: 89  
Jurisdiction: County





- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS UNDER 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 13,722 ACRES, SUBDIVIDED INTO 49 SINGLE FAMILY DETACHED LOTS AND 3 COMMON AREA LOTS.
  5. THIS PROPERTY IS ZONED PR (PENDING).
  6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY CGS CONTOURS.
  7. UTILITIES WEST KNOX UTILITY DISTRICT, WATER WEST KNOX UTILITY DISTRICT, ELECTRIC, KNOX CITY UTILITY BOARD GAS AND UTILITY BOARD TELEPHONE BELLSOUTH.
  8. BOUNDARY SURVEY BY SH&AP ENGINEERS.
  9. NO BUILDINGS WILL BE ALLOWED WITHIN THE RIM OF THE SINKHOLE. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50' BUFFER AREA SURROUNDING THE SINKHOLE. THIS REPORT MAY BE REQUIRED FOR LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49. THE RIM OF THE SINKHOLE ON THAT LOT.
  10. VARIANCES REQUIRED:
    - 30 VERTICAL CURVE LENGTH FROM 350' TO 210', STA 7+00, ROAD "A"
    - 30 VERTICAL CURVE LENGTH FROM 170' TO 105', STA 5+45, ROAD "A"
  11. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
  12. MINIMUM FLOOR ELEVATION FOR LOTS 42 & 43 IS ONE FOOT ABOVE THE RIM OF THE DETENTION BASIN ADJACENT TO THAT LOT.
  13. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
  14. 10' GREENWAY EASEMENT IN FAVOR OF KNOX COUNTY PARKS AND RECREATION DEPT. FOR EACH LOT AS SHOWN BY THE KNOXVILLE/KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS.
  15. 200' SIGHT DISTANCE IS CERTIFIED IN BOTH DIRECTIONS AT THE INTERSECTION OF ROAD "A" AND GEORGE LIGHT RD. AS SET BY THE KNOXVILLE/KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS.



10-SC-17-C / 10-G-17-UR  
Revised: 9/27/2017



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 DOCUMENTS, EXHIBITS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN INTENTIONALLY DEVIATED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER  
TENNESSEE CERTIFICATE NO. \_\_\_\_\_

OWNER (PARCEL 123.01):  
JOHNNY & GLENDA BOLES  
3101 GEORGE LIGHT RD  
KNOXVILLE, TN 37931

OWNER (PARCEL 123.06):  
W.WALDO & VIRGINIA EVANS  
540 ADENA TRACE  
VERSAILLES, KY 40383

DEVELOPER:  
TURNER HOMES, LLC  
P.O. BOX 52895  
KNOXVILLE, TN 37950-2895  
PHONE: (865)777-1700

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

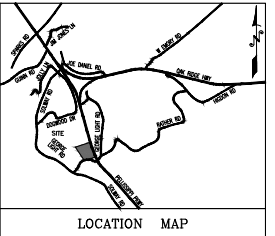
DESIGNED	###								
DRAWN	###								
CHECKED	###								
	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.	

SCALE  
1"=50'  
DATE  
08/15/17

DEED REFERENCES: DEED BOOK 1685, PAGE 677  
DEED REFERENCES: DEED BOOK 1706, PAGE 602  
DEED REFERENCES: DEED BOOK 1675, PAGE 912

CONCEPT & DEVELOPMENT PLAN FOR  
GOODISON PARK S/D  
CLT MAP 89, PARCELS 123.01 & 123.06  
DISTRICT 6, KNOX COUNTY, TN

25014-C  
SHEET 1 OF 2 SHEET(S)  
© 25014/25014-C-DWG



10-SC-17-C / 10-G-17-UR  
 Revised: 9/27/2017

OWNER (PARCEL 123.01):  
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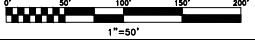
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 PHONE: (865)777-1700

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 email@bhn-p.com

DESIGNED	###								
DRAWN	###								
CHECKED	###								
NO.	DATE	REVISION	APPR.	NO.	DATE	MPC COMMENTS	REVISION	APPR.	
				1	9/26/17				

SCALE  
 1"=50'  
 DATE  
 08/15/17



GRADING PLAN FOR  
**GOODISON PARK S/D**  
 CLT MAP 89, PARCELS 123.01 & 123.06  
 DISTRICT 6, KNOX COUNTY, TN

25014-GP  
 SHEET 3 OF 3 SHEET(S)  
 03/25014/25014-C.DWG

# SUBDIVISION - CONCEPT



Name of Applicant: Turner Homes, LLC  
 Date Filed: 8/28/17 Meeting Date: 10/12/17  
 Planner in Charge of Application: Thomas Brechko  
 Fee Amount: \$2090.00 File Number: Subdivision - Concept 10-SC-17-C  
 Fee Amount: --- Related File Number: Use On Review 10-G-17-UR

### PROPERTY INFORMATION

Subdivision Name: Goodison Park  
 Unit/Phase Number: \_\_\_\_\_  
 General Location: North side of George Light Rd, west of Pellissippi Parkway  
 Tract Size: 13.76 ac No. of Lots: 53  
 Zoning District: PR (Pending)  
 Existing Land Use: single Rural residential  
 Planning Sector: Northwest County  
 Sector Plan Proposed Land Use Classification: \_\_\_\_\_

Growth Policy Plan Designation: Planned Growth  
 Traffic Zone: 226  
 Census Tract: 59.07  
 Tax Identification Number: map 89  
Parcels 123.01 & 123.06  
 Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 6<sup>TH</sup> District

### AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:  
 Sewer West Knox Utility District  
 Water West Knox Utility District  
 Electricity Knoxville City Utility Board  
 Gas Knoxville Utilities Board  
 Telephone: AT&T 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 52895  
 City: Knoxville State: TN Zip: 37950-2895  
 Telephone: 777-1700  
 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 Homes Norvell & Poe  
 Address: 4334 Papermill Drive  
 City: Knoxville State: TN Zip: 37909  
 Telephone: 588-6472  
 Fax: 588-6473  
 E-mail: harbin@bhn-p.com

**VARIANCES REQUESTED**

1. Vertical curve length from 350' to 210', Sta 7+00 Road "B"

Justify variance by indicating hardship: topography

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

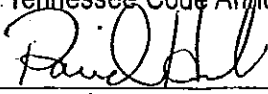
Name: David Harbin

Address: 4334 Papermill Dr

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

Signature: 

Date: 8/26/17

E-mail: harbin@bhr-p.com