

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

▶ **FILE #:** 9-SA-17-C **AGENDA ITEM #:** 15  
 9-D-17-UR **AGENDA DATE:** 10/12/2017

POSTPONEMENT(S): 9/14/2017

▶ **SUBDIVISION:** AVIAN FOREST  
 ▶ **APPLICANT/DEVELOPER:** IRON FORGE, LLC  
 OWNER(S): Iron Forge, LLC

TAX IDENTIFICATION: 26 044, 049 & 050 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 702 E Raccoon Valley Dr

▶ **LOCATION:** Southeast side of E. Raccoon Valley Dr., southwest of Raccoon Woods Rd.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Bull Run

▶ **APPROXIMATE ACREAGE:** 36.89 acres

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

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

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural)  
 South: Vacant land - A (Agricultural)  
 East: Residences and vacant land - RA (Low Density Residential)  
 West: Residences and vacant land - A (Agricultural)

▶ **NUMBER OF LOTS:** 92

SURVEYOR/ENGINEER: Ingram, Gore, & Associates, LLC

ACCESSIBILITY: Access is via E. Raccoon Valley Dr. a major arterial street with a 22' pavement width within a 50' right-of-way.

▶ **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 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. Installation of the street improvements as requested by the Tennessee Department of Transportation (TDOT) Traffic Office on September 25, 2017 to include a left turn lane on SR-170 (E Raccoon Valley Rd) into the subdivision. The TIS mentions sight distance as a minimum of 400', but TDOT has requested the intersection sight distance of 445' as required by AASHTO.
7. The boundary for the "550' Hillside Buffer" shall be clearly marked in the field prior to any site clearing or grading in order to identify the limits of disturbance and protect that area.
8. On the final plat, the "550' Hillside Buffer" shall be clearly identified and the deed for Lot 34 shall prohibit clearing and grading within that area.
9. Placing a note on the final plat that all lots will have access only to the internal street system.
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 49 detached dwelling units on individual lots, subject to 1 condition.**

1. 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 36.89 acre tract into 92 detached residential lots at a density of 2.49 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) at a density of up to 3.5 du/ac by Knox County Commission on June 26, 2017.

The proposed subdivision will be served by public streets with a single access (as conditioned by TDOT) out to E. Raccoon Valley Rd . A Traffic Impact Study was prepared by Fulghum MacIndoe for this development. The Tennessee Department of Transportation (TDOT) Traffic Office is requiring the installation of the street improvements to include a left turn lane on SR-170 (E Raccoon Valley Rd) into the subdivision.

The proposed subdivision will include sidewalks on one side of the two main streets. Staff is recommending that a sidewalk also be added to the short connector street.

Approximately 15.58 acres (41.5%) of this site are located within the Hillside Protection Area. The applicant has identified 11.6 acres (30.9% of the site) of the Hillside Protection Area as being within a "550' Hillside Buffer". Staff has included two conditions to protect this area.

**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 under RA (Low Density Residential) zoning.
3. The proposed detached residential subdivision at a density of 2.49 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 major arterial street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes low density residential uses for this site. The proposed development at a density of 2.49 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: 960 (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.

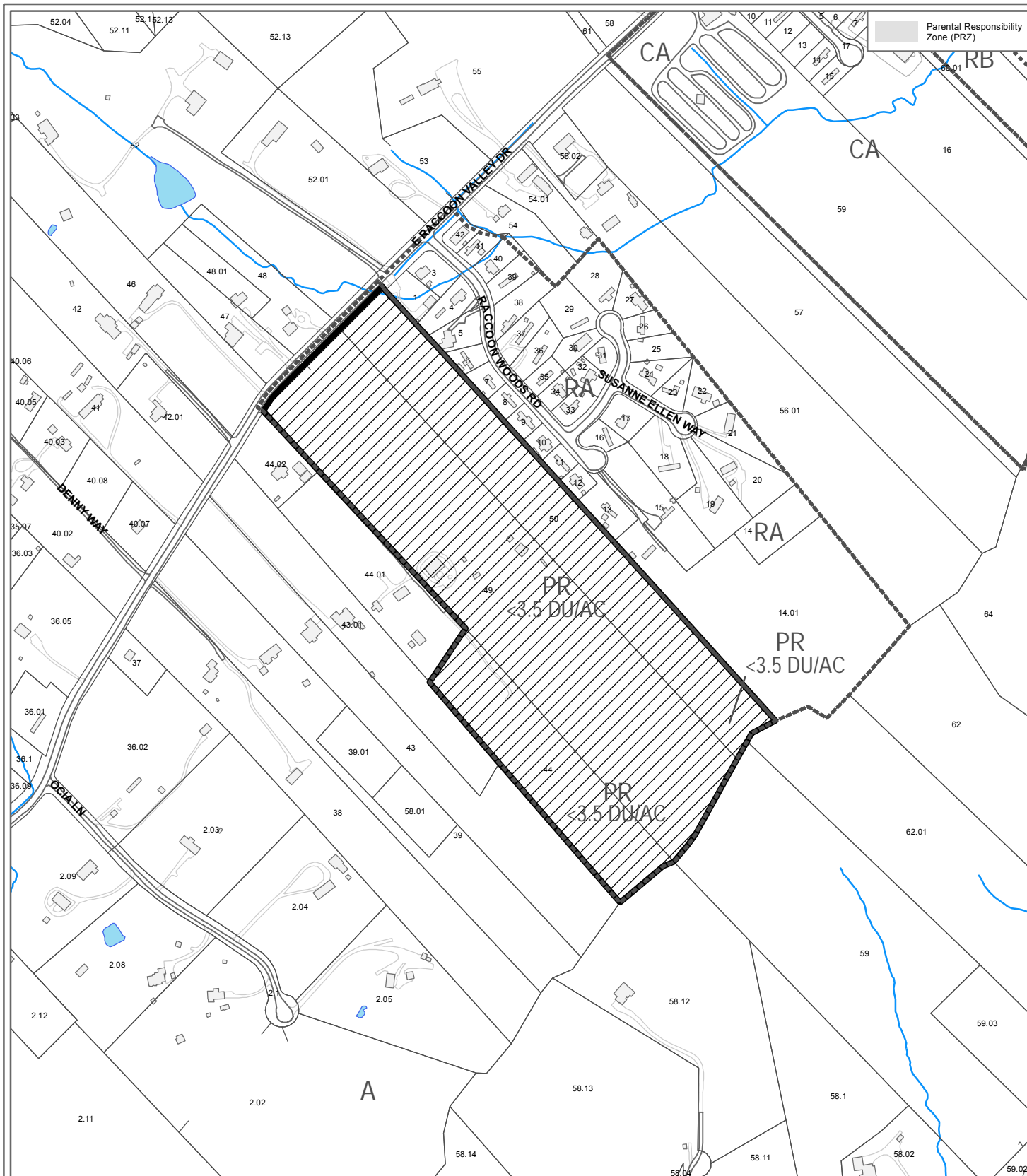
ESTIMATED STUDENT YIELD: 38 (public school children, ages 5-18 years)

Schools affected by this proposal: Copper Ridge Elementary, Powell Middle, and Powell 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.

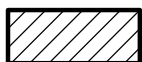
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**9-SA-17-C / 9-D-17-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Iron Forge, LLC  
Avian Forest



Detached residential subdivision in PR (Planned Residential)

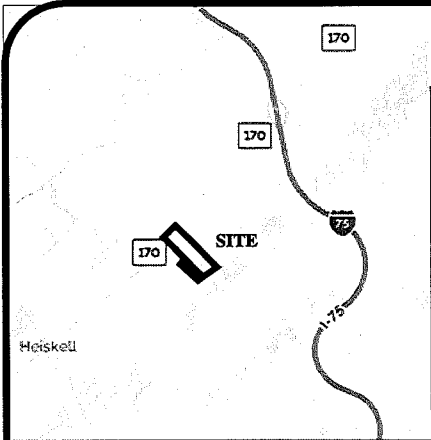
Original Print Date: 8/15/2017  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Map No: 26

Jurisdiction: County

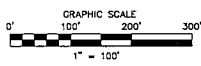
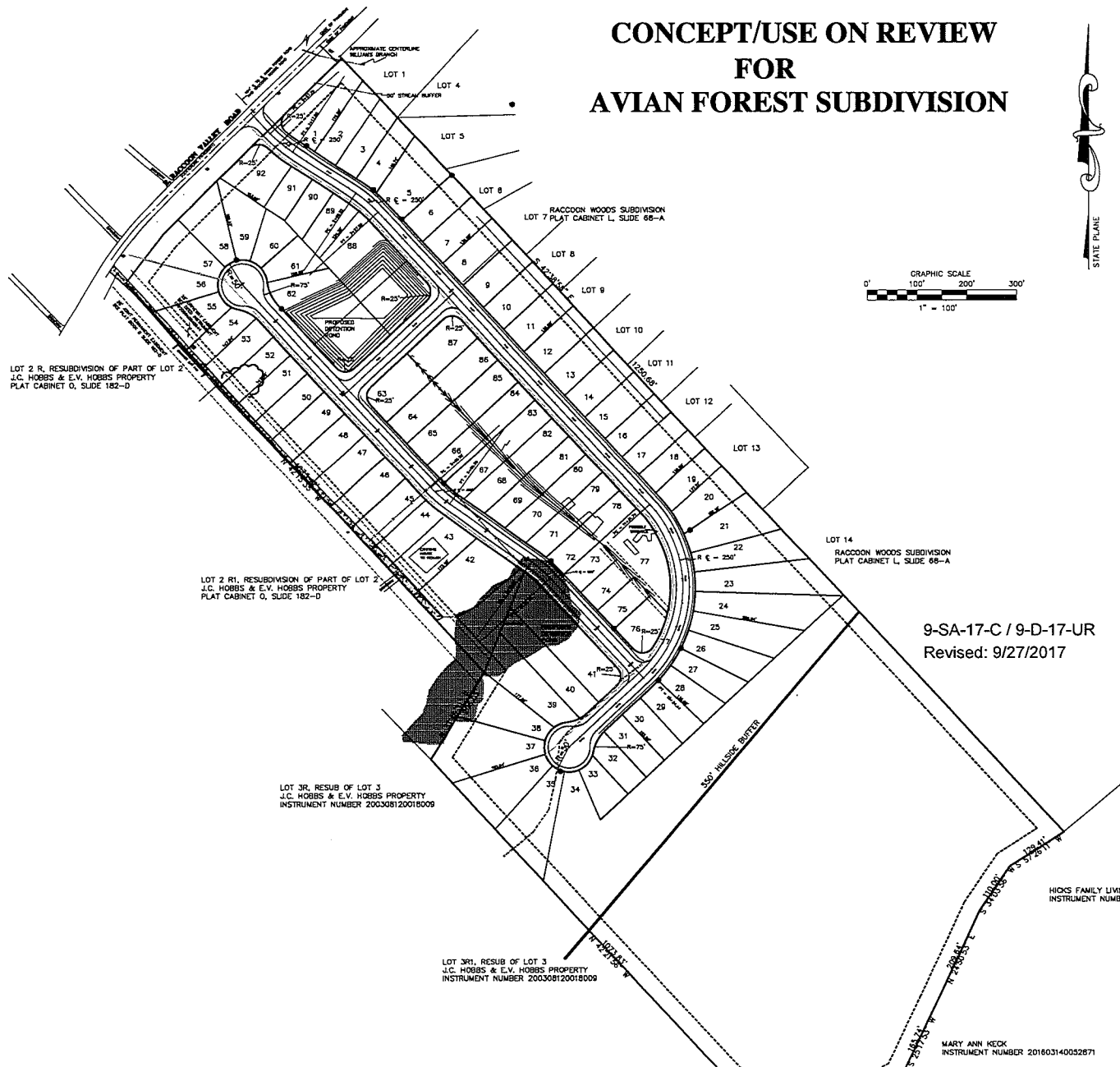




LOCATION MAP N.T.S.

NOTES:  
 1. ELECTRIC POWER AVAILABLE ALONG RACCOON VALLEY ROAD BY ALLIANCE POWER CO. AVAILABLE ALONG RACCOON VALLEY ROAD BY WHEELS POWER CO. ALL UTILITY INFORMATION IS AVAILABLE AT THE OFFICE OF PROPERTY DEVELOPMENT, HILLSBOROUGH, TENNESSEE.  
 2. ALL UTILITIES ARE TO BE LOCATED IN ACCORDANCE WITH THE TENSSESEE DEPARTMENT OF TRANSPORTATION.  
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# CONCEPT/USE ON REVIEW FOR AVIAN FOREST SUBDIVISION



LOT 2 R, RESUBDIVISION OF PART OF LOT 2  
J.C. HOBBS & E.V. HOBBS PROPERTY  
PLAT CABINET O, SLIDE 182-D

LOT 2 R1, RESUBDIVISION OF PART OF LOT 2  
J.C. HOBBS & E.V. HOBBS PROPERTY  
PLAT CABINET O, SLIDE 182-D

LOT 3R, RESUB OF LOT 3  
J.C. HOBBS & E.V. HOBBS PROPERTY  
INSTRUMENT NUMBER 200308120018009

LOT 3R1, RESUB OF LOT 3  
J.C. HOBBS & E.V. HOBBS PROPERTY  
INSTRUMENT NUMBER 200308120018009

LOT 14  
RACCOON WOODS SUBDIVISION  
PLAT CABINET L, SLIDE 68-A

9-SA-17-C / 9-D-17-UR  
Revised: 9/27/2017

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 drawings, documents and statements conform to all applicable provisions of the *Surveying and Mapping Act of 1992* and the *Professional Engineer Act of 1992* and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer \_\_\_\_\_  
Tennessee Certificate No. 18012 \_\_\_\_\_

PROPERTY OWNER  
DARRELL A. BETTY CLARK  
782 E. RACCOON VALLEY ROAD  
HEISKELL, TN 37748

TAX INFORMATION  
TAX MAP 36, PARCELS 41, 49, & 50  
DEED BOOK 1092, PAGE 590  
DEED BOOK 1201, PAGE 541  
INSTRUMENT NUMBER 2010051010922

MARY ANN KECK  
INSTRUMENT NUMBER 201603140052871

PROPOSED AVIAN FOREST SUBDIVISION  
RACCOON VALLEY ROAD  
HEISKELL, TENNESSEE

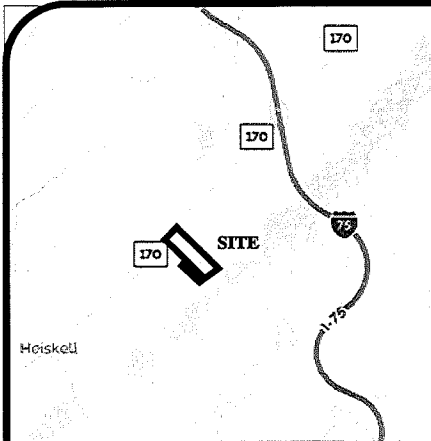


INGRAM, GORE & ASSOCIATES, LLC  
7540 GARY WHITE ROAD  
CORRYTON, TN 37221  
(865) 216-8355  
denise.gore@yahoo.com

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9-25-2017  
AS SHOWN

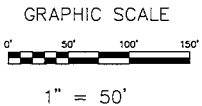
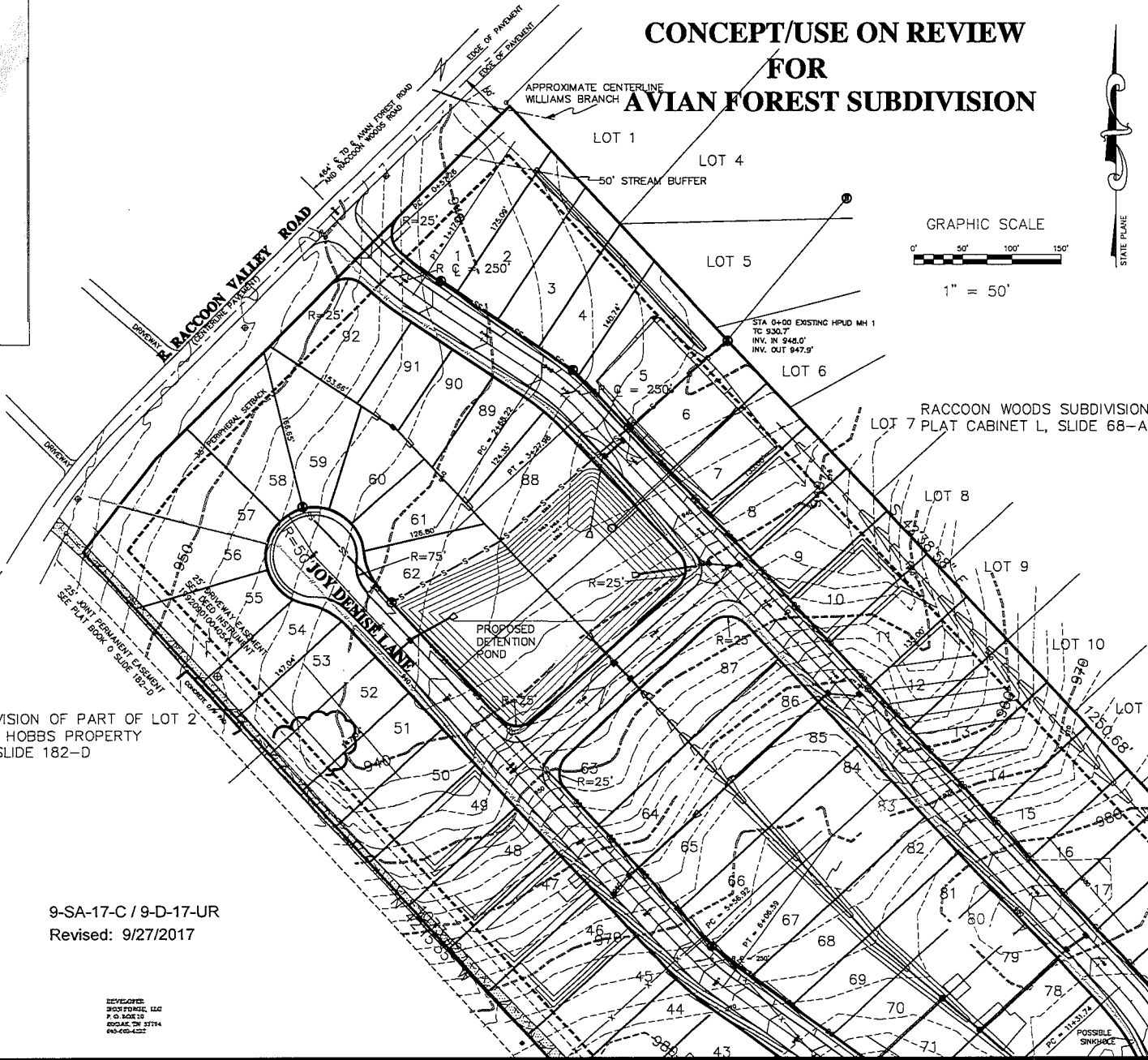
1 OF 6



LOCATION MAP N.T.S.

NOTES:  
 1- ELEC. POWER AVAILABLE ALONG RACCOON VALLEY ROAD BY KLEIN  
 2- WATER AVAILABLE ALONG RACCOON VALLEY ROAD BY HALLSDALE POWER UTILITY  
 3- SANITARY SEWER AVAILABLE AT THE CORNER OF PROPOSED LOT 6 BY  
 HALLSDALE POWER UTILITY  
 4- TELEPHONE AVAILABLE ALONG RACCOON VALLEY ROAD BY SOUTH CENTRAL BELL  
 TELEPHONE  
 5- SERVICE OF SEWER MAIN IS NOT IN NEARBY FROM 100' TO MARK ANY ALTERATIONS  
 TO EXISTING SINK HOLE.  
 6- ALL DISTANCES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.  
 7- ALL ROAD DIMENSIONS FOR THE PUBLIC ROADS WITH A 50' FOOT RIGHT WAY  
 BOUNDARY AS PER 1987  
 8- TOPOGRAHY FROM HONOR COUNTY GIS  
 9- EASEMENTS PERMIT TO BE OBTAINED FROM THE TENNESSEE DEPARTMENT OF  
 TRANSPORTATION  
 10- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH HONOR COUNTY HIGHWAY  
 DEPARTMENT, THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT), AND  
 THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC).  
 11- THIS SUBDIVISION CONTAINS 36.89 ACRES COVERED INTO 101 LOTS.  
 12- THIS PROJECT IS ZONED PR-25.  
 13- CENTERLINE RADIUS OF ALL CURVES IS 40 FEET.

# CONCEPT/USE ON REVIEW FOR AVIAN FOREST SUBDIVISION



LOT 2 R, RESUBDIVISION OF PART OF LOT 2  
 J.C. HOBBS & E.V. HOBBS PROPERTY  
 PLAT CABINET O, SLIDE 182-D

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 drawings, documents and statements conform to all applicable provisions of the *Koenigs-Koenigs County Subdivision Regulations* except as has been amended and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer \_\_\_\_\_  
 Tennessee Certificate No. \_\_\_\_\_ 19812

9-SA-17-C / 9-D-17-UR  
 Revised: 9/27/2017

PROPERTY OWNER  
 DARRELL & BETTY CLARK  
 782 E. RACCOON VALLEY ROAD  
 HEISKELL, TN 37754

TAX INFORMATION  
 TAX MAP 98, PARCELS 44, 44, & 49  
 DEED BOOK NO. 7 PAGE 190  
 DEED BOOK 2391 PAGE 139  
 INSTRUMENT 21, MHEK 29106511009623

DEVELOPER  
 2907 FORREST, 020  
 P. O. BOX 10  
 HONOLULU, HI 96714  
 808-440-1222

PROPOSED AVIAN FOREST SUBDIVISION  
 RACCOON VALLEY ROAD  
 HEISKELL, TENNESSEE



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 dennis.gore@yahoo.com

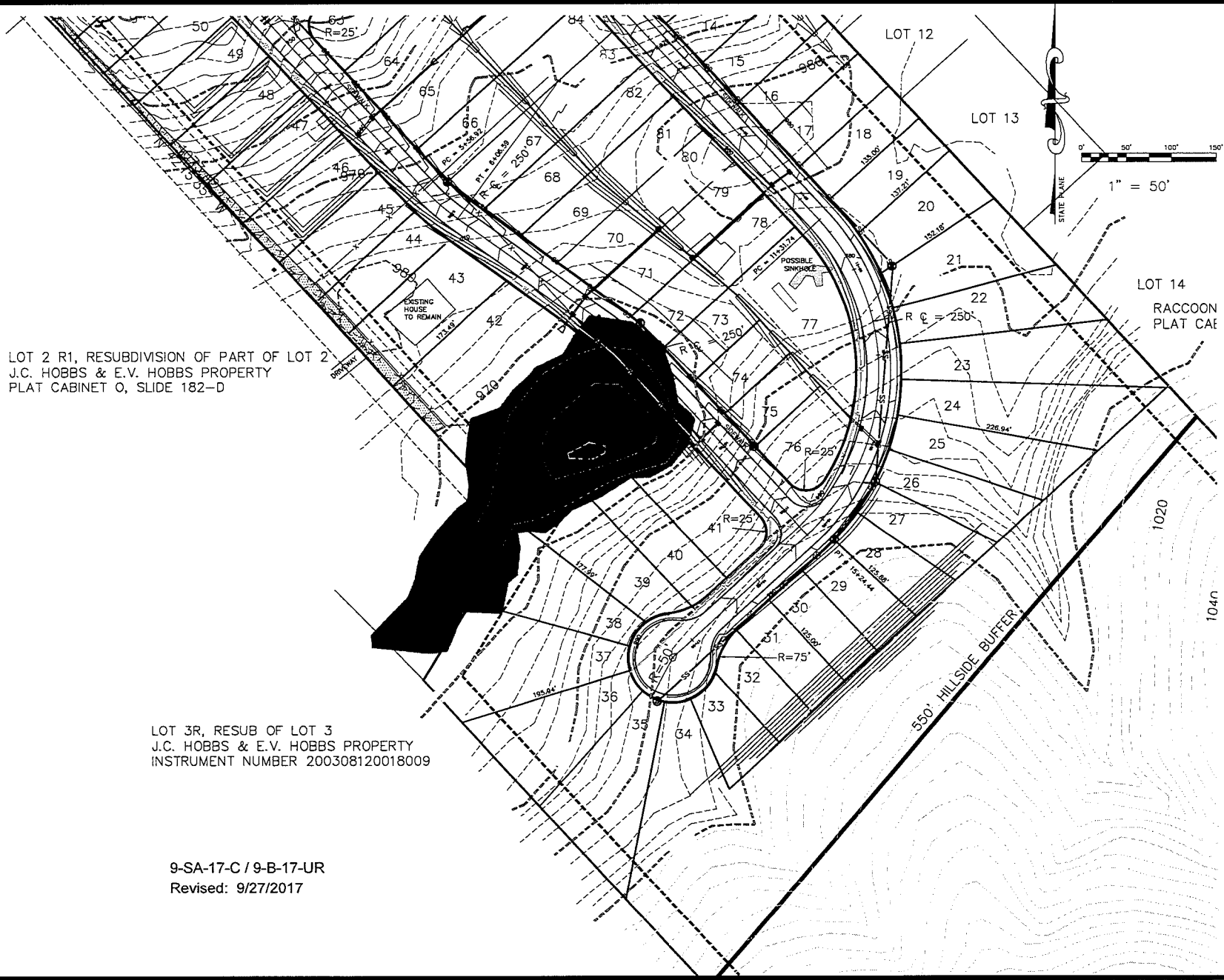
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Date: 9-25-2017  
 Sheet: 2 OF 6  
 AS SHOWN

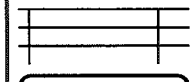
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9-SA-17-C / 9-B-17-UR  
 Revised: 9/27/2017



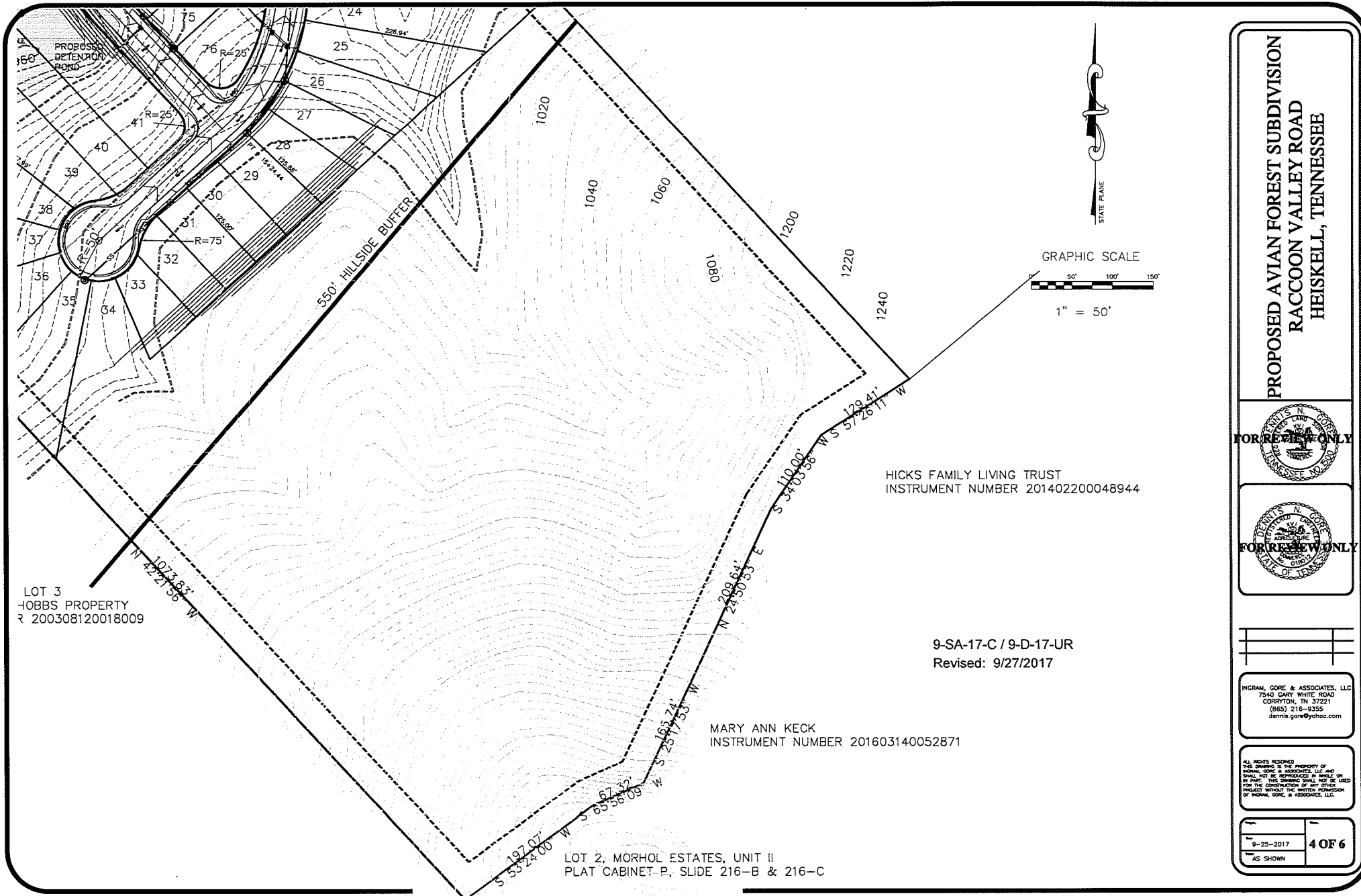
**PROPOSED AVIAN FOREST SUBDIVISION  
 RACCOON VALLEY ROAD  
 HEISKELL, TENNESSEE**



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DATE	9-25-2017	<b>3 OF 6</b>
AS SHOWN		



PROPOSED AVIAN FOREST SUBDIVISION  
 RACCOON VALLEY ROAD  
 HEISKELL, TENNESSEE

FOR REVIEW ONLY

FOR REVIEW ONLY

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DATE	9-25-2017	4 OF 6
AS SHOWN		



SUBDIVISION - CONCEPT

Name of Applicant: Iron Forge, LLC

Date Filed: 7/31/2017

Meeting Date: 9/14/2017

Application Accepted by: Man Payne

Fee Amount: \$3590.00 File Number: Subdivision - Concept 9-5A-17-C

Fee Amount: Related File Number: Development Plan 9-D-17-UR



PROPERTY INFORMATION

Subdivision Name: AVIAN FOREST

Unit/Phase Number:

General Location: 1/2 E Raccoon Valley Drive due West of Raccoon Woods Rd.

Tract Size: 36.89 No. of Lots: 103

Zoning District: 7

Existing Land Use: Vacant

Planning Sector: LDR

Growth Policy Plan Designation: PLANNED GROWTH

Census Tract: 61.02

Traffic Zone:

Parcel ID Number(s): MAP 26, PARCELS 44, 49, 50

Jurisdiction: [ ] City Council District [x] County Commission 7th District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer: HALLSDALE POWELL UTILITY

Water: HALLSDALE POWELL UTILITY

Electricity: KUB

Gas: NONE

Telephone: POWELL

TRAFFIC IMPACT STUDY REQUIRED

[ ] No [x] 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: BILLY EVANS

Company: IRON FORGE, LLC

Address: P. O. BOX 10

City: KOPDAK State: TN Zip: 37764

Telephone: 865-660-4227

Fax:

E-mail: bevans@southerndesigngroup.net

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: DENNIS N. GORE

Company: INGRAM, GORE, & ASSOCIATES, LLC

Address: 7540 GARY WHITE ROAD

City: CORRYTON State: TN Zip: 37721

Telephone: 865-216-9355

Fax:

E-mail: dennis.gore@yahoo.com

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: BILLY EVANS

Company: IRON FOGE, LLC

Address: P. O. BOX 10

City: KODAK State: TN Zip: 37764

Telephone: 865-660-4227

Fax:

E-mail: bevans@southerndesigngroup.net