

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

▶ **FILE #:** 9-SB-17-C
 9-F-17-UR

AGENDA ITEM #: 16
AGENDA DATE: 9/14/2017

▶ **SUBDIVISION:** WOODSON TRAIL
 ▶ **APPLICANT/DEVELOPER:** BRIAR ROCK PARTNER, LLC
 OWNER(S): Ken Sunzeri

TAX IDENTIFICATION: 122 K B 00101 PART
 JURISDICTION: City Council District 1
 STREET ADDRESS:

[View map on KGIS](#)

▶ **LOCATION:** East of terminus of Creek Bank Ln., east of Chimney Rock Ln.

SECTOR PLAN: South County
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 8.04 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Partially developed subdivision and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned RA residential and A agricultural. Development in the area consists primarily of detached dwellings with the exception of the attached dwellings that were done as an earlier part of this subdivision.

▶ **NUMBER OF LOTS:** 30

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access will be via the extension of Creek Bank Dr., a local street with a pavement width of 26' within a 50' wide right-of-way that has been stubbed to the site.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 6 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Prior to design plan approval for this unit of the Subdivision address/correct all of the identified deficiencies in the previously approved units of the subdivision as per the requirements of the City Engineering Dept.
3. Posting the speed limit within the entire subdivision at 25 mile per hour (MPH)
4. Meeting all applicable requirements of the City Stormwater Control Ordinance
5. Meeting all other applicable requirements of the City Engineering Dept.
6. 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 request for up to 30 detached dwellings on individual lots subject to 1 condition**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance

COMMENTS:

The applicant is proposing to develop 30 lots in this unit, phase 4, of Woodson Trail Subdivision. MPC approved plans for the overall development of the subdivision in 2002 and again in 2007. The 2007 plan proposed a total of 91 lots which would be developed with a mixture of attached and detached dwellings. With this concept plan and the previously recorded lots, the subdivision will now contain a total of 87 lots. The total number of attached units has been reduced and, with the approval of this concept plan, the number of permitted detached units will be increased. As approved in 2007 the development density of the subdivision would have been 3.08 du/ac. With the approval of this phase of the subdivision the overall density will be reduced to 2.98 du/ac.

The City Engineering Dept. has informed this applicant that some of the earlier developed portions of the subdivision have design/construction deficiencies that are going to have to be addressed before they will sign off on the Design Plan for this phase of the development. The problem areas date back to the time when the other roads in the subdivision were being built by a previous developer. Rock was encountered which resulted in the road construction not meeting the City's standard. The City Engineering Dept. has recommended that the speed limit in this subdivision be posted at 25 MPH. Discussions regarding possible remedies to the deficiencies will continue between the developer and the City.

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. This phase of Woodson Trail Subdivision at a density of 3.73 du/ac, is consistent in use and density with the zoning of the property which would permit up to 5 du/ac.
3. Any school age children living in this development are presently zoned to attend Mount Olive Elementary, South-Doyle Middle School and South Doyle High School.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within the RP-1 District and with the recommended conditions it will meet all of the other requirements for approval of a use on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan and One Year Plan. The South County Sector Plan proposes this site for low density residential use which may permit a maximum density of 5.99 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knoxville Zoning Ordinance.
 - C. The use is compatible with the character of the neighborhood where it is proposed.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan designates this property for low density residential use. The approved RP-1 zoning for this property allows consideration of up to 5 du/ac. The proposed subdivision with its distribution of density on the site and overall density of 2.98 du/ac is consistent with the Sector Plan and the current zoning designation.
2. The site is located in the Urban Growth (within the City) as shown on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 342 (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.

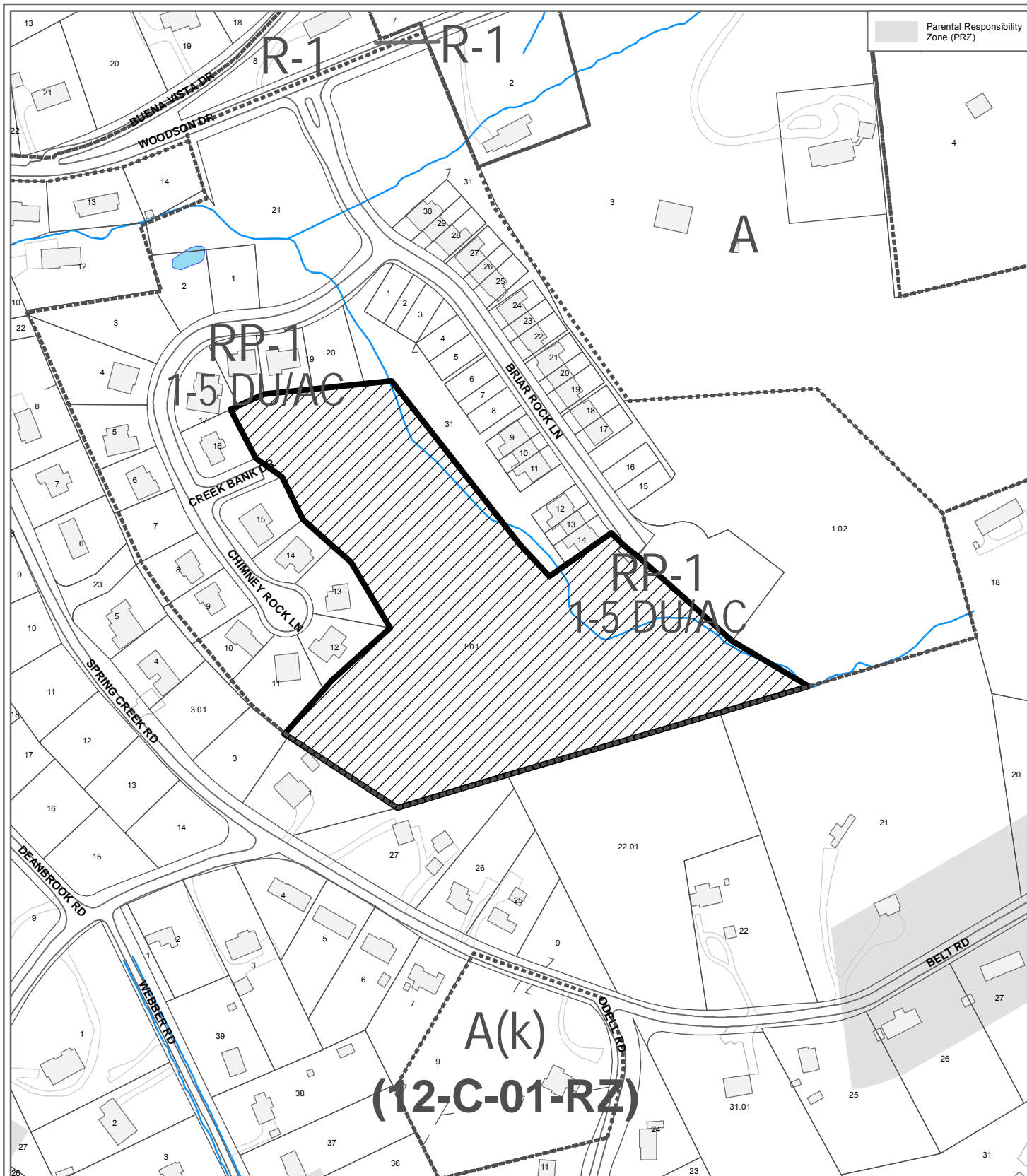
ESTIMATED STUDENT YIELD: 10 (public school children, ages 5-18 years)

Schools affected by this proposal: Mount Olive 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.
- 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.

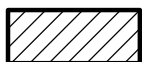
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



**9-SB-17-C / 9-F-17-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Briar Rock Partner, LLC
Woodson Trail



Detached residential subdivision in RP-1 (Planned Residential)

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

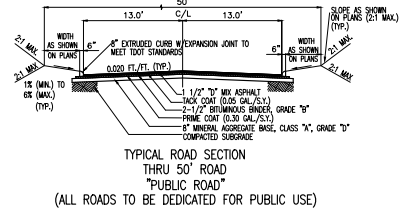
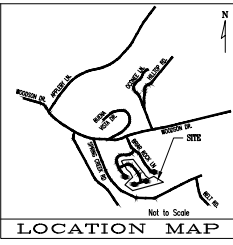
Revised:

Map No: 122

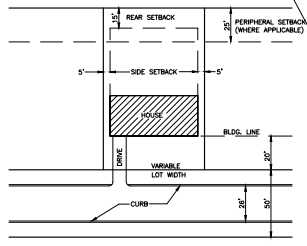
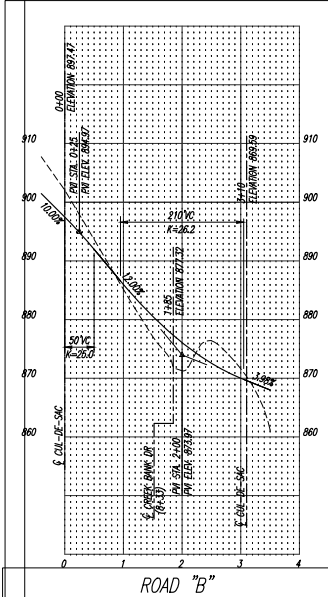
Jurisdiction: City



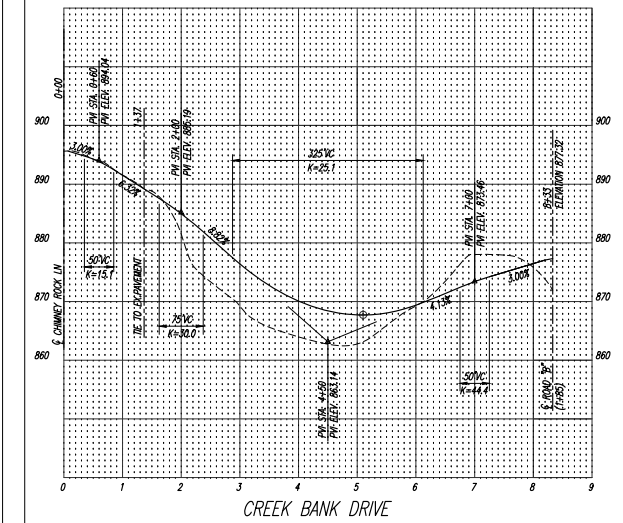
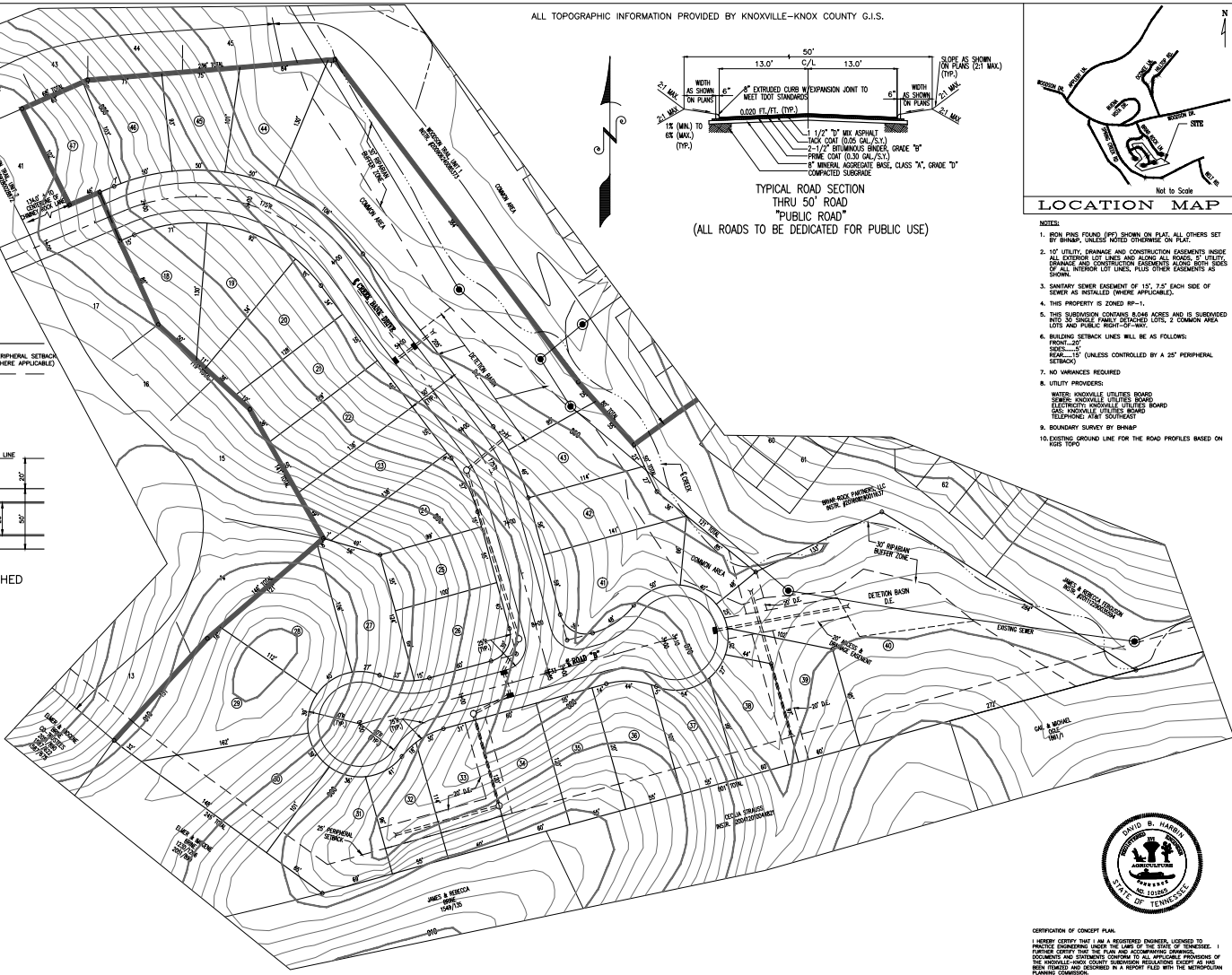
ALL TOPOGRAPHIC INFORMATION PROVIDED BY KNOXVILLE-KNOX COUNTY G.I.S.



- NOTES:**
1. SOME PINS FOUND (PP) SHOWN ON PLAT. ALL OTHERS SET BY BIRAP, UNLESS NOTED OTHERWISE ON PLAT.
 2. 10' UTILITY EASEMENT AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL PORTIONS OF UTILITY EASEMENTS AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS AS SHOWN.
 3. SANITARY SEWER EASEMENT OF 12', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 4. THIS PROPERTY IS ZONED RP-1.
 5. THIS SUBMISSION CONTAINS 8.644 ACRES AND IS SURROUNDED BY 20 TO 25 FEET WIDE OPEN LOTS, 2' CROWN AREA LOTS AND PUBLIC RIGHT-OF-WAY.
 6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT LOT: 10'-0"
REAR LOT: 15'-0" (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK)
 7. NO VARIANCES REQUIRED.
 8. UTILITY PROVIDERS:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRICITY: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T SOUTHWEST
 9. BOUNDARY SURVEY BY BIRAP.
 10. EXISTING GROUND LINE FOR THE ROAD PROFILES BASED ON 1989 DATA.



TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED



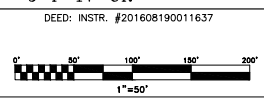
CREEK BANK DRIVE



CERTIFICATION OF CONCEPT PLAN:
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TENNESSEE. I HAVE REVIEWED THE SITE PLAN AND ALL APPROPRIATE DOCUMENTS AND STATEMENTS CONFORMING TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-CLATSOP COUNTY DEVELOPMENT REGULATIONS AS ADEQUATELY INDICATED BY A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO. _____

OWNER/DEVELOPER
BRIAR ROCK PARTNERS, LLC
c/o KEN SUNZGERI
404 B. MCGLINCY LANE
CAMPTREE, CA 96008
PHONE: (408)961-8848

9-SB-17-C
9-F-17-UR
Revised: 8/28/2017



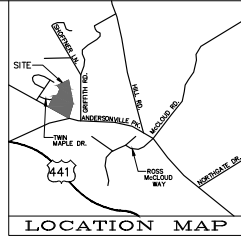
SITE PLAN AND ROAD PROFILES FOR
WOODSON TRAIL S/D, PHASE 4
CLT MAP 122KB, PARCEL 1
CITY BLOCK 25916, WARD 25, CITY OF KNOXVILLE, TN.
DISTRICT 9, KNOX COUNTY, TN

23817-4-C
SHEET 1 OF 2 SHEET(S)

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

| | | | | | | | | | |
|----------|-----|---|---------|--------------|----------|------|------|------|----------|
| DESIGNED | ### | | | | | | | | |
| DRAWN | ### | | | | | | | | |
| CHECKED | ### | 1 | 8/28/17 | MPC COMMENTS | REVISION | APPR | IND. | DATE | REVISION |

ALL TOPOGRAPHIC INFORMATION PROVIDED BY KNOXVILLE-KNOX COUNTY G.I.S.



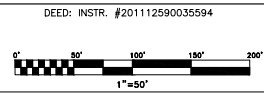
9-SB-17-C / 9-F-17-UR
 Revised: 8/28/2017

OWNER/DEVELOPER
 BRIAR ROCK PARTNERS, LLC
 c/o KEN STUYZZERI
 404 E. MCCLINTOCK LANE
 CAMPBELL, CA 95008
 PHONE: (408)968-9843

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

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| DESIGNED | ### | | | | | | | | |
| DRAWN | ### | | | | | | | | |
| CHECKED | ### | 1 | 8/28/17 | MPC COMMENTS | | | | | |
| | | NO. | DATE | REVISION | APPR. | NO. | DATE | REVISION | APPR. |

SCALE
 1" = 50'
 DATE
 7/28/17



DEED: INSTR. #201112590035594

GRADING PLAN FOR
 WOODSON TRAIL S/D, PHASE 4
 CLT MAP 122KB, PARCEL 1

23817-GP
 SHEET 2 OF 2 SHEET(S)

SUBDIVISION - CONCEPT

Name of Applicant: Briar Rock Partners, LLC
 Date Filed: 7/3/17 Meeting Date: 9/14/17
 Planner in Charge of Application: Thomas Brubaker
 Fee Amount: \$1,400.00 File Number: Subdivision - Concept 9-SB-17-C
 Fee Amount: _____ Related File Number: Use On Review 9-F-17-UR



PROPERTY INFORMATION

Subdivision Name: Woodson Trail
 Unit/Phase Number: 4
 General Location: East Terminus of Creek Bank Lane, east of Chimney Rock Ln
 Tract Size: 8.046 ac No. of Lots: 30
 Zoning District: RP-1
 Existing Land Use: Vacant
 Planning Sector: South County
 Sector Plan Proposed Land Use Classification: _____
 Growth Policy Plan Designation: Urban Growth
 Traffic Zone: 63
 Census Tract: 35
 Tax Identification Number: 122KB Parcel Parcel 1 (00101)
 Jurisdiction: City Council 1st District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Ken Sunzeri
 Company: Briar Rock Partners
 Address: 404 E. McGilvey Lane
 City: Campbell State: CA Zip: 95008
 Telephone: (408) 963-8843
 Fax: _____
 E-mail: Ken.sunzeri.construction@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
 Name: David Harlan
 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 Harlan
 Company: Batson Himes Norvell & Poe
 Address: 4334 Papermill Drive
 City: Knoxville State: TN Zip: 37909
 Telephone: 588-6472
 Fax: 588-6473
 E-mail: harlan@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)