

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

► **FILE #:** 7-SF-18-C **AGENDA ITEM #:** 14  
**7-K-18-UR** **AGENDA DATE:** 8/9/2018

POSTPONEMENT(S): 7/12/2018

► **SUBDIVISION:** BERRY PATCH FARMS SUBDIVISION

► **APPLICANT/DEVELOPER:** BRYAN PETETT

OWNER(S): Bryan Petett

TAX IDENTIFICATION: 28 13801 & 225

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4407 McCloud Rd

► **LOCATION:** Northwest side of McCloud Rd., southwest of Medaris Dr.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 44 acres

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

► **EXISTING LAND USE:** Agricultural/vacant land

► **PROPOSED USE:** Detached Residential Subdivision

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

► **NUMBER OF LOTS:** 116

SURVEYOR/ENGINEER: Sterling Engineering

ACCESSIBILITY: Access is via McCloud Rd., a minor collector street with a 20' pavement width within a 50' right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance on Dennis Fox Dr., at STA 0+80, from k=25 / LVC of 175' to K=19.99 / LVC of 139.94.  
 2. Intersection centerline spacing variance between Dennis Fox Dr. and Medaris Ln., from 300' to 210.1'.

### STAFF RECOMMENDATION:

► **APPROVE** variances 1 & 2 because the site's topography and existing site conditions restrict 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 all 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. Prior to obtaining a design plan approval for the subdivision, submitting a landscape plan for the 25' deep common area strip that borders McCloud Rd. to Planning Commission staff for review and approval. The landscape plan should include existing vegetation when possible or include a combination of new landscaping and berms.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes on the site.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. With the recording of the final plat for this subdivision, record a sight distance easement across Lot 83 in order to provide the needed sight distance for the curve in Strawberry Ln.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, recreational amenities and drainage system.
9. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the development plan for up to 116 detached dwellings 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 of a Concept Plan and a Use on Review within the PR zone.

**COMMENTS:**

The applicant is proposing to develop this 44 acre tract with 116 detached residential lots at a density of 2.64 du/ac. The proposed subdivision will have access to McCloud Rd., a minor collector street.

The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 3.5 du/ac on March 8, 2018 (3-C-18-RZ). The Knox County Commission approved the rezoning to PR (Planned Residential) at a density of up to 3.5 du/ac on April 23, 2018.

There are four sinkholes / closed depressions located on the property. The applicant has laid out the subdivision so that these features will be located within common areas and will not impact the development of any of the proposed lots.

Since the site is within the parent responsibility zone of Halls Elementary, Middle and High Schools, sidewalks meeting ADA requirements will be required within the subdivision. The sidewalks also provided pedestrian connections between the lots and the common area lots located throughout the development. Proposed amenities in the common areas include grass areas with benches and picnic tables. A trail connection is being provided between the end of Strawberry Ln and Cody Ln which is located in Hidden View Subdivision to the north.

**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 utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 2.64 du/ac, is consistent in use and density with the approved rezoning of the property and existing residential development along McCloud Rd.
3. The required Traffic Impact Study has identified that traffic flow in the area should continue to function at acceptable levels.

**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 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.

2. The proposed subdivision 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 collector street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use. The PR zoning approved by the Knox County Commission allows consideration of a density up to 3.5 du/ac. The proposed subdivision at a density of 2.64 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

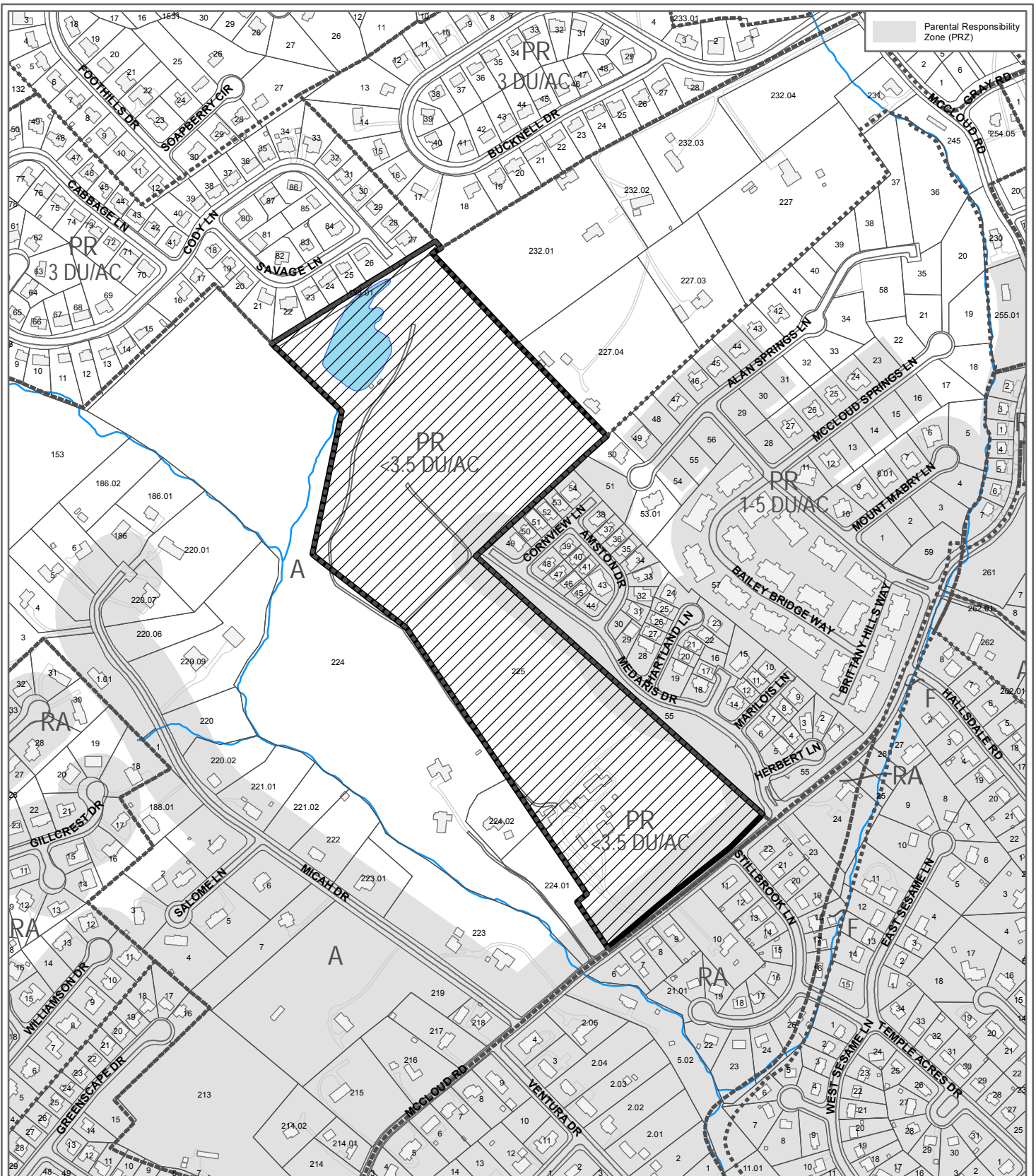
**ESTIMATED STUDENT YIELD:** 48 (public school children, ages 5-18 years)

Schools affected by this proposal: Halls 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.



**7-SF-18-C / 7-K-18-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

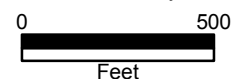
Original Print Date: 6/20/2018  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

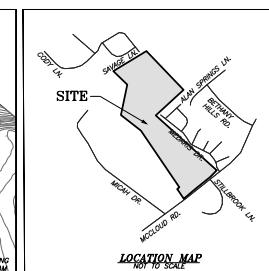
Revised:

Petitioner: Petett, Bryan  
Berry Patch Farms Subdivision

Map No: 28

Jurisdiction: County





7-SF-18-C-PP- 7-12-18  
7-K-18-UR

KNOXVILLE-KNOX COUNTY  
**MPC**  
METROPOLITAN  
PLANNING  
COMMISSION  
TENNESSEE

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## Request to Postpone • Table • Withdraw

Name of Applicant: BRYAN PETETT

AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 7-SF-18-E AND 7-K-18-UR

Date Scheduled for MPC Review: JULY 12, 2018

Date Request Filed: 6/19/18

Request Accepted by: Thomas Buckho

RECEIVED

JUN 19 2018

Metropolitan  
Planning Commission

### REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

AUGUST 9, 2018

DATE OF FUTURE MPC PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

**State reason for request:**

AWAITING TRAFFIC IMPACT  
STUDY.

**Eligible for Fee Refund?** ☐ Yes ☒ No

Amount: \_\_\_\_\_

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

### APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: \_\_\_\_\_

PLEASE PRINT

Name: S. DERRICK JONES (STERLING)

Address: 1020 WILLIAM BLUNT DRIVE

City: MARYVILLE State: TN Zip: 37801

Telephone: 865-984-3905

Fax: \_\_\_\_\_

E-mail: sdjones@sterling-us.com

### PLEASE NOTE

Consistent with the guidelines set forth in MPC's  
*Administrative Rules and Procedures:*

#### POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

#### TABLINGS

Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

#### WITHDRAWALS

Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.



☒ **Use on Review** ☐ **Development Plan**Name of Applicant: BRYAN PETETTDate Filed: 5/29/18Meeting Date: 7/12/18Application Accepted by: BmsseanFee Amount: \$3980

File Number: Development Plan

7-SF-18-CFee Amount: \$1980

File Number: Use on Review

7-K-18-UR**PROPERTY INFORMATION**NW side McCLOUD Rd, NE of Micah Dr.Address: 4407 M<sup>C</sup>CLOUD ROADGeneral Location: ADJACENT TOPETERSON PLACETract Size: 44 AC. No. of Units: 116Zoning District: PR LESS THAN 3.5 du/ac.Existing Land Use: AGRICULTUREPlanning Sector: NORTH COUNTY LDRSector Plan Proposed Land Use Classification: LDR~~SINGLE FAMILY (MAX 3.5 du/ac.)~~Growth Policy Plan Designation: PLANNED GROWTHCensus Tract: 62.02Traffic Zone: 185Parcel ID Number(s): 028 225 & 13801Jurisdiction: ☐ City Council ☐ District☒ County Commission 7 District**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: BRYAN PETETT

Company: \_\_\_\_\_

Address: 1448 HIRST CIRCLECity: KNOX CITY State: TN Zip: 37772Telephone: 865-604-9936

Fax: \_\_\_\_\_

E-mail: bpetett@gmail.com**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: DERICK JONESCompany: STERLING ENGINEERING.Address: 1020 WILLIAM BLOUNT DRIVECity: MARYVILLE State: TN Zip: 37801Telephone: 865-984-3905

Fax: \_\_\_\_\_

E-mail: sdjones@sterling.us.com**APPROVAL REQUESTED**☒ Development Plan: ☒ Residential ☐ Non-Residential☐ Home Occupation (Specify Occupation)☐ Other (Be Specific)**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, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: S. DERICK JONESCompany: STERLING ENGINEERING.Address: 1020 WILLIAM BLOUNT DRIVECity: MARYVILLE State: TN Zip: 37801Telephone: 865-984-3905E-mail: sdjones@sterling.us.com

(If more space is required attach additional sheet.)

Name                     

### Address

City

State

Zip

Owner

Option

Name Joe D. Fox  
JOE D FOX

Address • City • State • Zip  
7722 Hill Rd Knoxville TN 37938

Owner	Option
<u>✓</u>	

Bryan Pett

1448 Hirst Cir Lenoir City TN 37772

Figure 1 consists of two line graphs. The left graph shows a linear relationship between the number of children (x-axis) and the number of children per woman (y-axis). The right graph shows a non-linear relationship, with the number of children per woman increasing sharply as the number of children increases.

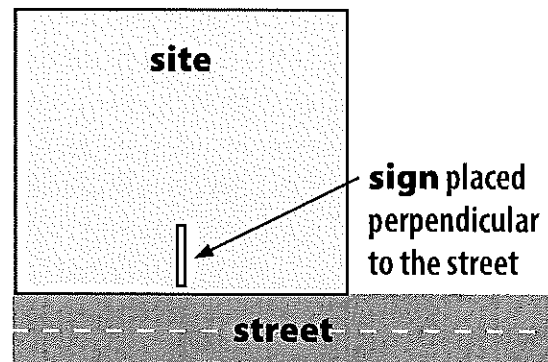


## REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. MPC staff will provide a sign to post on the property at the time of application.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign must be posted no later than **two weeks prior** to the scheduled MPC or BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC or BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

I hereby agree to post the sign provided on the subject property on or before

June 27th  
consistent with the guidelines provided above; and to **remove the sign within one week after** the MPC or BZA decision.

Signature: [Signature] STERLING Eng Inc.

Printed Name: Bryan Petett

Date: 5/29/18

MPC or BZA File Number: 7-SF-18-C / 7-K-18-UR