

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

▶ **FILE #:** 12-SB-18-C
 12-I-18-UR

AGENDA ITEM #: 14
AGENDA DATE: 12/13/2018

▶ **SUBDIVISION:** GRAY BELL SPRINGS

▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN

OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 28 246.01, 246.02

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 4701 Gray Rd

▶ **LOCATION:** North side of Gray Rd., east of McCloud Rd.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 11.61 acres

▶ **ZONING:** PR (Planned Residential) up to 3 du/ac

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Detached residential dwellings in the A and RA zones, and attached residential dwellings in the RB zone.

▶ **NUMBER OF LOTS:** 35

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Accessed via Gray Road, a local road with 17' of pavement width within a 50' right of way. Gray Road connects to McCloud Road, a minor collector and Maynardville Pike, a major arterial.

▶ **SUBDIVISION VARIANCES
 REQUIRED:**

STAFF RECOMMENDATION:

▶ **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 a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. On the final plat, verifying that the development does not exceed the maximum 3 dwelling units per acre approved with the PR (Planned Residential) zoning.
5. On the final plat, including the line of sight easement across Lot 19 as identified on the concept plan (200' minimum distance) and as required by the Knox County Department of Engineering and Public Works.

6. Grading the north side of Gray Road as required by Knox County Engineering and Public Works, to allow the future widening of asphalt by Knox County.
7. 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 and drainage system.
8. 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 35 detached residential units on individual lots in the PR zoning district and the reduction of the peripheral setbacks as identified in the comment section below, 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 in a PR zoning district and a Use on Review.

COMMENTS:

The applicant is proposing to develop this 11.61 acre site with 35 detached residential lots at a density of 3.01 du/ac. The subdivision will have access to Gray Rd. and the proposed road connection will be directly across from Fall Branch Way. The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 3 du/ac on October 11, 2018 (10-A-18-RZ). The Knox County Commission approved the rezoning request on November 19, 2018.

The proposed density of the development is calculated at 3.01 du/ac based on the acres provided on the plan. The acreage on Concept Plan applications are typically preliminary and subject to more detailed surveying that is done for the Final Plat. The recommended approval is for up to 35 lots, however, this is subject to the actual surveyed acreage being enough so the density is less than 3 du/ac. The number of lots may need to be reduced if the site does not have sufficient acreage.

The portion of Gray Rd. from the subject site to the McCloud Rd. varies in width, with some of it being substandard (less than 18' wide). The road width in front of the subject site is approximately 15'-16' wide. Knox County Engineering and Public Works staff is recommending that the developer grade their frontage to allow for future widening by Knox County when the road is resurfaced in the next few years. The developer has agreed to provide the grading as recommended. Even though portions of Gray Rd. is substandard in width, the road does have a centerline stripe which is typically reserved for roads that are at least 18' wide.

An open space (possible community park) is provided as an amenity in the northeast corner of the subdivision, between Lots 24 & 25.

The applicant is requesting a reduction of the peripheral setback from 35' to 25' on the northwest and northeast boundaries, and the southeast (Gray Road) boundary on Lot 1. The southwest boundary and the remainder of the Gray Road frontage will have a 35' peripheral setback.

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 low density residential development is compatible with other development that has occurred in this area.
3. At the request of Knox County Engineering and Public Works, the developer will grade the north side of Gray Road, along their frontage, to allow the future widening of pavement the next time the road is resurfaced by Knox County.

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

1. With the stated conditions, the proposed detached residential subdivision 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 general standards for uses permitted on review: The proposed development 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 is compatible

with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property as LDR, which allows consideration of up to 5 du/ac. The PR zoning for this site allows a density up to 3 du/ac. With the recommended conditions, the subdivision is consistent with the recommended rezoning and Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 395 (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.

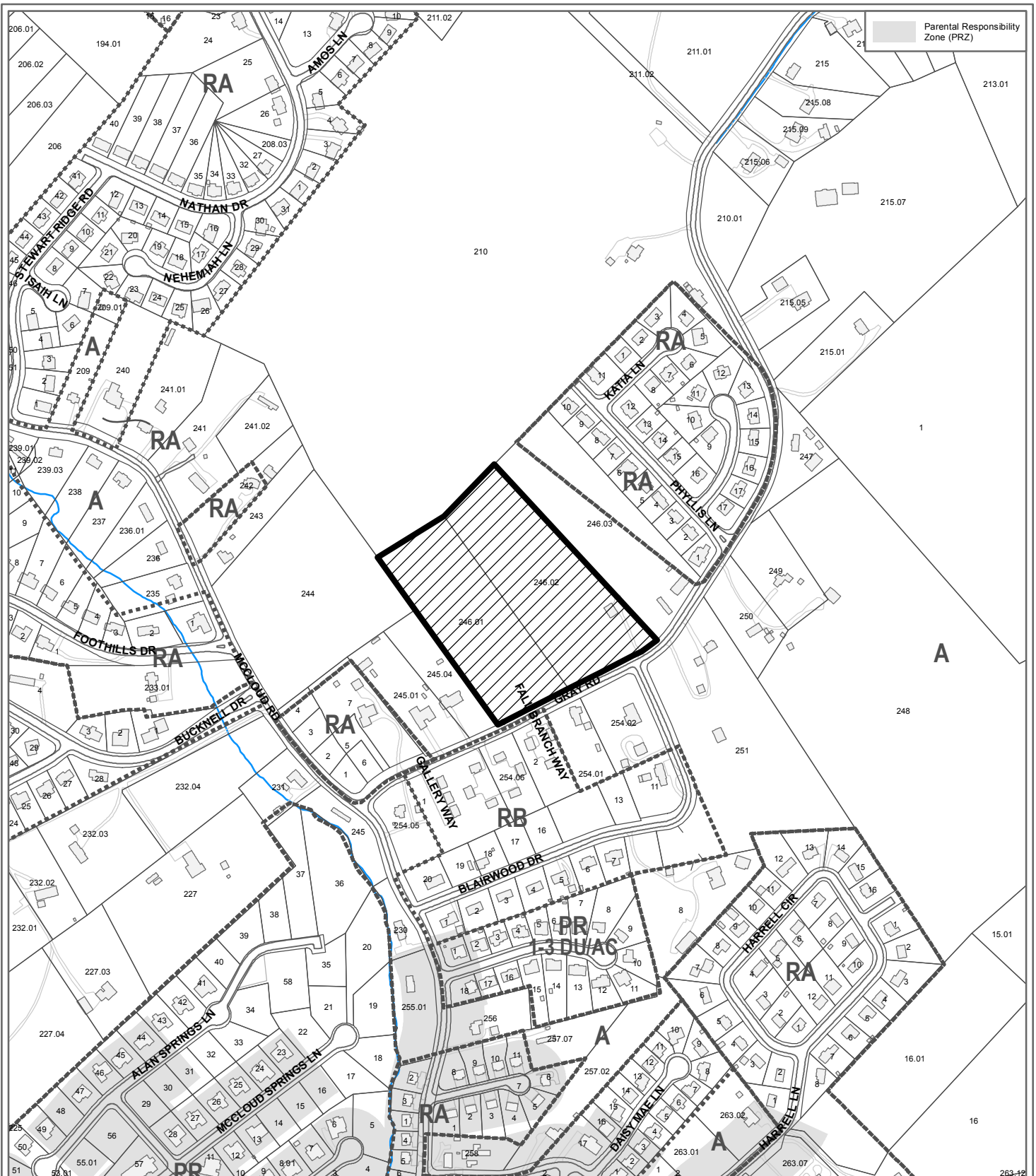
ESTIMATED STUDENT YIELD: 14 (public school children, ages 5-18 years)

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.

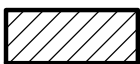
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**12-SB-18-C / 12-I-18-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Sullivan, Jim
Gray Bell Springs

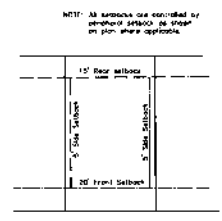
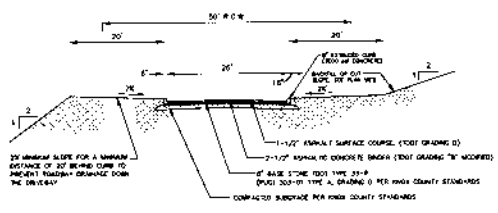
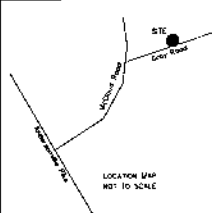


Detached residential subdivision in PR (Planned Residential) pending

Map No: 28
Jurisdiction: County

Original Print Date: 11/15/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



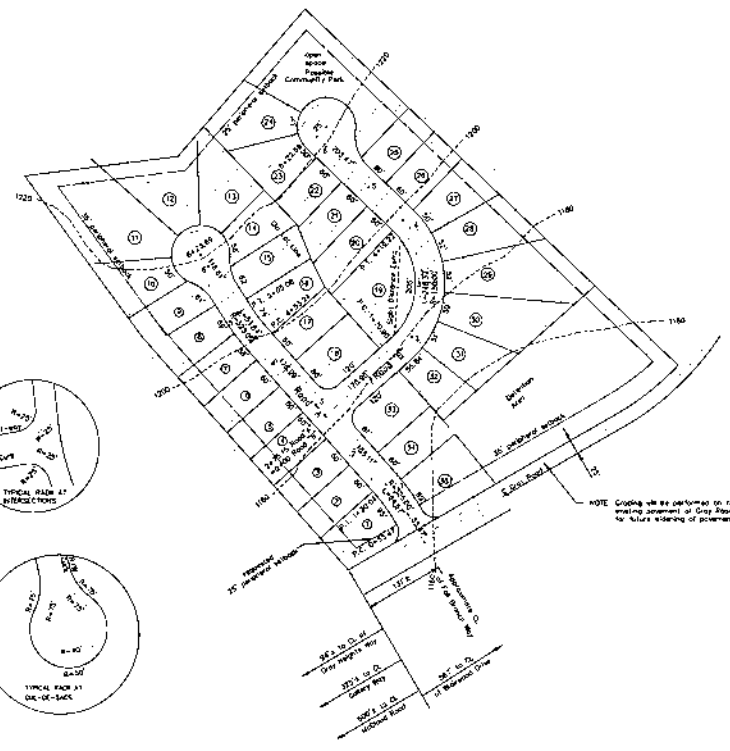


TYPICAL ROADWAY CROSS-SECTION
NTS

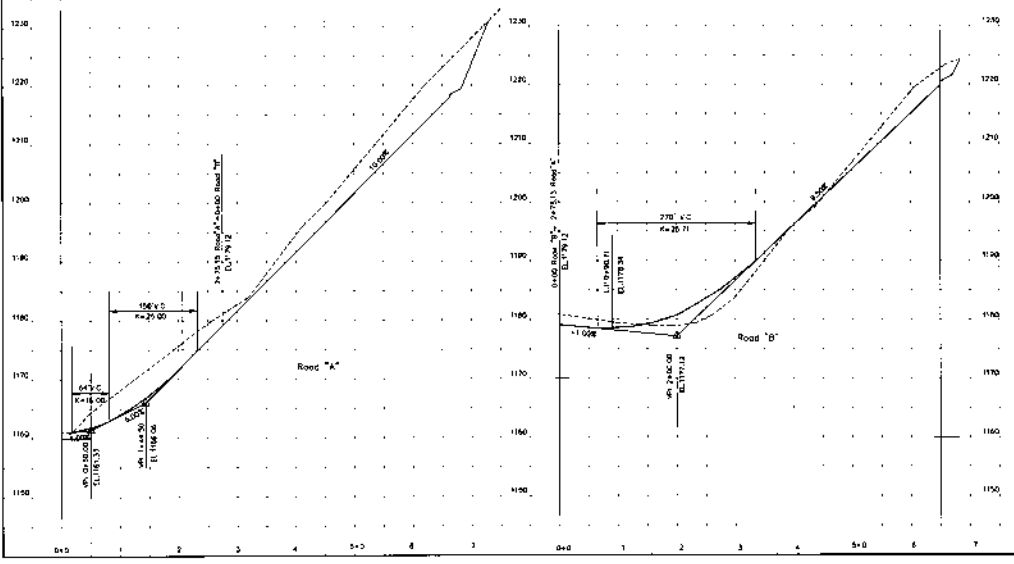
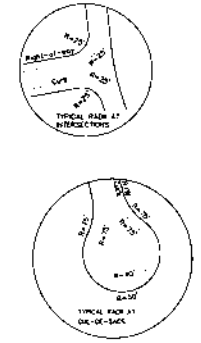
TYPICAL LOT LAYOUT
NTS

1. C11 MAP COB, PARCELS 246.01 & 246.02
2. NO. OF LOTS - 36
3. AREA SUBDIVIDED - 14.816 ACRES
4. THIS PROPERTY IS ZONED PC
5. ALL LOTS ON THIS PLAN WILL HAVE ACCESS FROM A PERMANENT STREET SYSTEM ONLY
6. 10' WIDTH & BRANCHED FRONT SETBACK POLLS, LOT LINES, DRIVE ALI, OTHER INTERIOR LOT LINES AND EXTERIOR LOT LINES
7. BRADING SETBACKS: FRONT - 20'
SIDE - 5'
REAR - 5'
PERIPHERAL - 25' OR 30' AS NOTED

NOTE: All setbacks are controlled by perimeter setbacks as shown on plan where applicable.



NOTE: Grading will be performed on both sides of existing easement at Gray Bell Springs to be future widening of easement by Knox County.

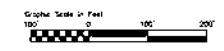


ROAD PROFILE
HOR. Scale: 1"=100'
VERT. Scale: 1"=10'

SUPERVISOR
JIM BRADSHAW
2543 ONEPINE OAKLE
MARTINEZ, TN 37054
PH: 606-232-4

OWNER:
MICKAM INVESTMENTS, LLC
P.O. BOX 11315
MADISONVILLE, TN 37050
PH: 663-693-3256

CERTIFICATION OF CONCEPT PLAN
I, hereby certify that I am a Designer licensed to do so according to the laws of the State of Tennessee. Further, I certify these plans and accompanying drawings, documents and statements conform to all applicable provisions of the Tennessee-Knox County Subdivision Regulators' manual on the page numbered and described in a report filed with the Metropolitan Planning Commission.
IN WITNESS WHEREOF
ON THIS 13th DAY OF OCTOBER, 2018



MPC FILE NO.'S 12-SB-18-C & 12-I-18-LR
CONCEPT PLAN & SITE PLAN
GRAY BELL SPRINGS
C11 MAP COB, PARCELS 246.01 & 246.02
DISTRICT 6 - KNOX CO., TENN.
SCALE: 1"=100' OCT. 29, 2018

REVISED
1/5

SUBDIVISION - CONCEPT

Name of Applicant: Jim Sullivan

Date Filed: 10/29/18

Meeting Date: 12/13/18

Application Accepted by: M. Payne

Fee Amount: 1550.⁰⁰/₁₀₀ File Number: Subdivision - Concept 12-5B-18-C

Fee Amount: X Related File Number: Development Plan 12-I-18-UR



PROPERTY INFORMATION

Subdivision Name: _____

GRAY BELL SPRINGS

Unit/Phase Number: _____

General Location: ON GRAY RD EAST OF Mc CLOUD RD.

Tract Size: 11.61 Ac No. of Lots: 35

Zoning District: Agricultural

Existing Land Use: Vacant

Planning Sector: North County

Growth Policy Plan Designation: _____

Rural Area

Census Tract: 6302

Traffic Zone: 190

Parcel ID Number(s): CLT MAP 0-28

PARCELS 246.01 & 246.02

Jurisdiction: City Council _____ District

County Commission 8th District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer _____

Water _____

Electricity _____

Gas _____

Telephone _____

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: MESANA INVESTMENT, LLC

Company: _____

Address: P.O. BOX 11315

City: KNOXVILLE State: TN Zip: 37939

Telephone: (865) 693-3356

Fax: _____

E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: JIM SULLIVAN

Company: JIM SULLIVAN

Address: 2543 CREEKSTONE CIRCLE

City: MARYVILLE State: TN Zip: 37804

Telephone: (865) 406-7324

Fax: _____

E-mail: SUSIANDJIMS@gmail.com

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: JIM SULLIVAN

Company: JIM SULLIVAN

Address: 2543 CREEKSTONE CIRCLE

City: MARYVILLE State: TN Zip: 37804

Telephone: (865) 406-7324

Fax: _____

E-mail: SUSIANDJIMS@gmail.com

VARIANCES REQUESTED

1. _____
Justify variance by indicating hardship: _____

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: Jim Sullivan

Address: 2543 Creekgate Circle

City: Marionville State: TN Zip: 37804

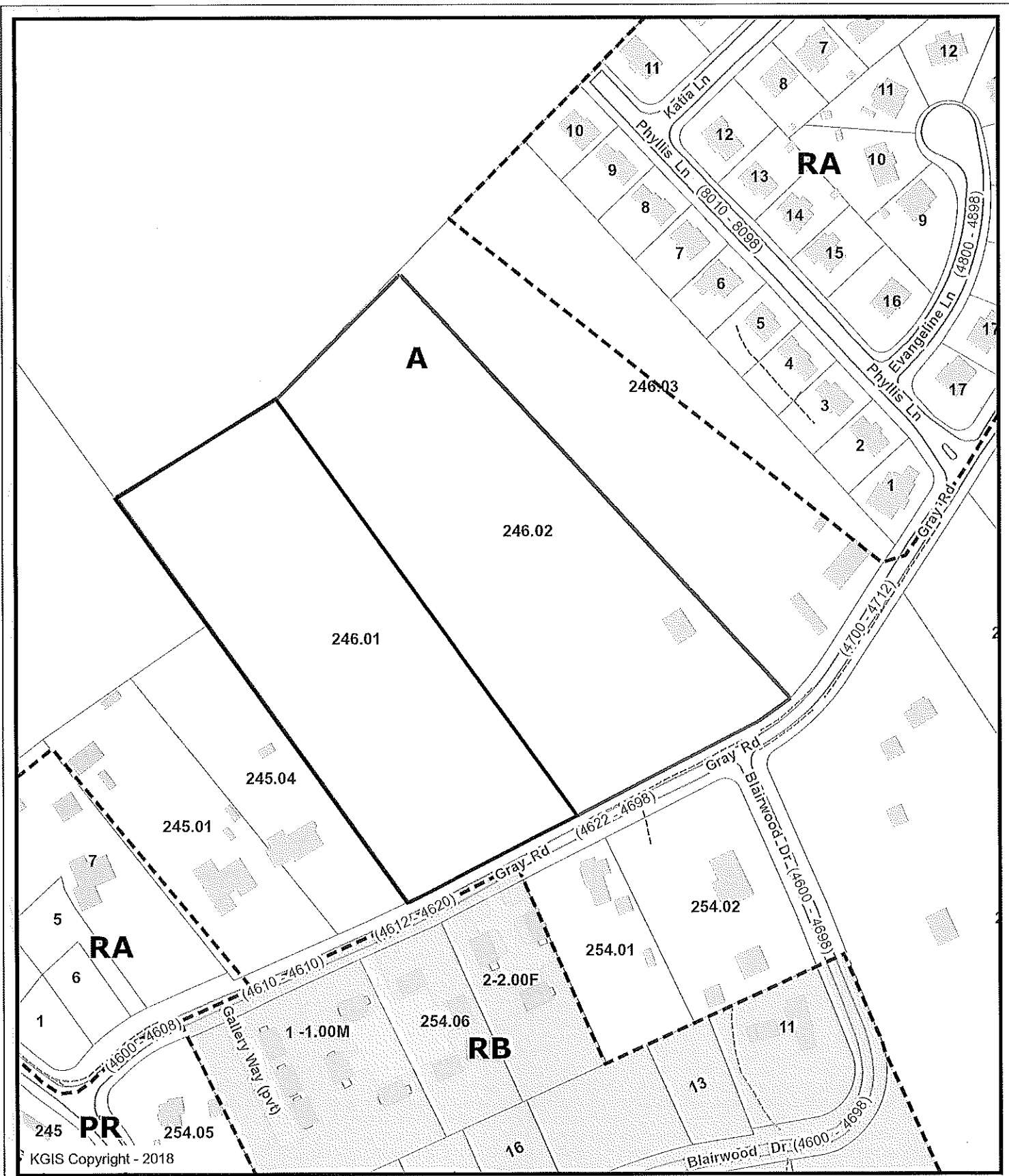
Telephone: (865) 406-7324

Fax: _____

Signature: JIM SULLIVAN

Date: Oct. 29, 2018

E-mail: susie and Jim 5 @ Gmail / com

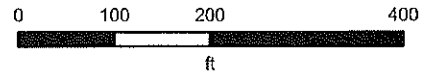


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Letter Portrait



Printed: 10/29/2018 at 3:46:18 PM



Knoxville - Knox County - KUB Geographic Information System

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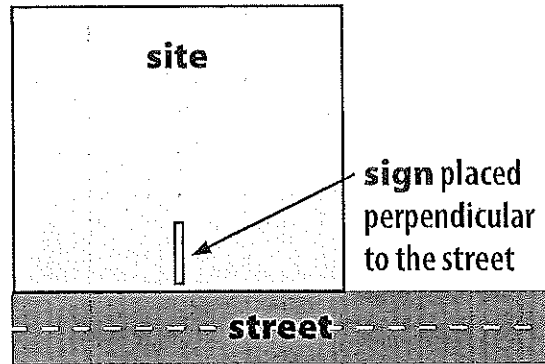
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. 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.

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(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Nov. 28th and Dec 14th
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Jin Sullivan

Printed Name: Jin Sullivan

Phone: 406-7324 Email: _____

Date: 10/29/18

MPC File Number: 12-SB-18-C

12-I-18-WR