

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

▶ <b>FILE #:</b>	<b>11-SC-17-C</b>	<b>AGENDA ITEM #:</b>	<b>5</b>
POSTPONEMENT(S):	11/9/2017-1/11/18	<b>AGENDA DATE:</b>	<b>2/8/2018</b>
▶ <b>SUBDIVISION:</b>	<b>RIVER MEADOWS, UNIT TWO</b>		
▶ <b>APPLICANT/DEVELOPER:</b>	<b>IDEAL ENGINEERING SOLUTIONS</b>		
OWNER(S):	William K. Alexander, Jr.		
<hr/>			
TAX IDENTIFICATION:	42 19537	<a href="#">View map on KGIS</a>	
JURISDICTION:	County Commission District 8		
STREET ADDRESS:	0 Saylor's Ford Rd		
▶ <b>LOCATION:</b>	<b>West side of Saylor's Ford Rd., south end of River Poppy Rd.</b>		
SECTOR PLAN:	Northeast County		
GROWTH POLICY PLAN:	Planned Growth Area		
WATERSHED:	Holston and French Broad		
▶ <b>APPROXIMATE ACREAGE:</b>	<b>18.12 acres</b>		
<hr/>			
▶ <b>ZONING:</b>	<b>PR (Planned Residential)</b>		
▶ <b>EXISTING LAND USE:</b>	<b>Vacant land</b>		
▶ <b>PROPOSED USE:</b>	<b>Detached Residential Subdivision</b>		
SURROUNDING LAND USE AND ZONING:	North: Residences - PR (Planned Residential) South: Vacant land - I (Industrial) East: Residences - RA (Low Density Residential) West: Vacant land - I (Industrial)		
<hr/>			
▶ <b>NUMBER OF LOTS:</b>	<b>65</b>		
SURVEYOR/ENGINEER:	Ideal Engineering Solutions, Inc		
ACCESSIBILITY:	Access is via River Poppy Rd., a local street with a 26' pavement width within a 50' right-of-way with access out to Mascot Rd., a minor collector street.		
▶ <b>SUBDIVISION VARIANCES REQUIRED:</b>	1. Horizontal curve variance on Road D at STA 1+60.46, from 250' to 175'. 2. Horizontal curve variance on Road E at STA 1+49.41, from 250' to 125'.		

### STAFF RECOMMENDATION:

- **APPROVE** variances 1 & 2 because the site's natural features restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

### APPROVE the Concept Plan for up to 65 lots 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 (County Ord. 91-1-102).
3. 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.

4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration or drainage discharge into any sinkholes.

5. 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.

6. Working with Knox County Department of Engineering and Public Works to correct the existing storm water runoff that is impacting the sanitary sewer system in the subdivision.

7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

8. Placing a note on the final plat that all lots will have access only to the internal street system.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the PR zone.

#### **COMMENTS:**

The applicant has submitted a new concept plan for Unit Two of River Meadows Subdivision that includes a total of 65 lots on 18.12 acres at a density of 3.55 du/ac. The original concept plan and use on review approvals for River Meadows Subdivision (7-SI-06-C/7-F-06-UR) were issued on August 10, 2006. The original subdivision approval proposed to subdivide a 47.36 acre tract into 169 detached residential lots at a density of 3.57 du/ac. The final plat approved for Unit 1 of the subdivision was for 100 lots. The original concept plan approval expired prior to the development of the remaining 69 lots. With the approval of the proposed Unit 2, there will be a total of 165 lots.

The access for the existing subdivision is via Mascot Rd., a minor collector street. The concept plan for the proposed second unit of the subdivision included a second access to Saylor's Ford Rd. Due to design issues, the proposed access out to Saylor's Ford Rd. has been eliminated. All lots will now use the single access out to Mascot Rd.

A Transportation Impact Study was prepared by Ajax Engineering for this development with the last revision date being January, 2018. The revised study evaluated the traffic impact from the subdivision based on the single access. Following review by Knox County Department of Engineering and Public Works and Planning Commission staff, it was determined that there would be acceptable levels of service at the studied intersections and no street improvements would be required.

With 165 lots, a recreational amenities plan would be required for the subdivision. When originally approved, sidewalks were approved as an amenity for the subdivision. Sidewalks will be provided in the second unit of the subdivision. There is a 2.05 acre common area lot in the first unit of the subdivision that can be used as an amenity area.

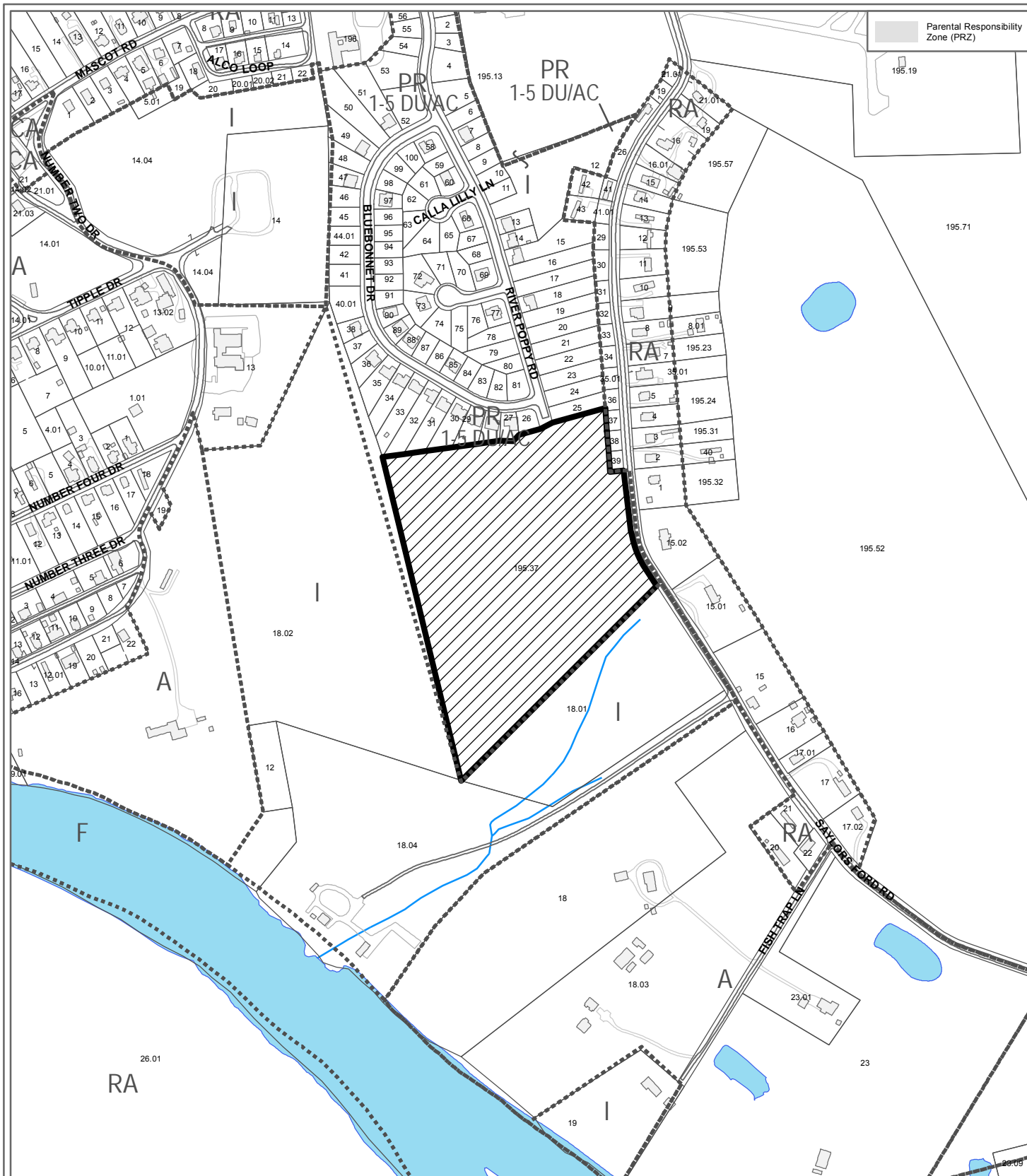
**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**ESTIMATED STUDENT YIELD:** 22 (public school children, ages 5-18 years)

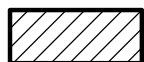
Schools affected by this proposal: East Knox County Elementary, Carter Middle, and Carter High.

- 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**11-SC-17-C  
CONCEPT PLAN**



Approval of Concept Plan

Original Print Date: 10/17/2017  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

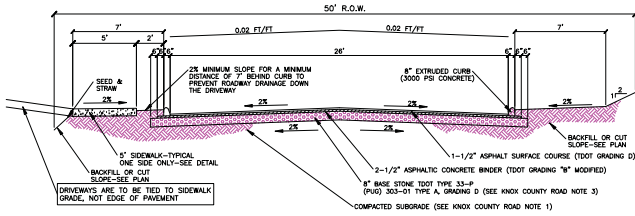
Subdivision: River Meadows, Phase Two

Map No: 42  
 Jurisdiction: County

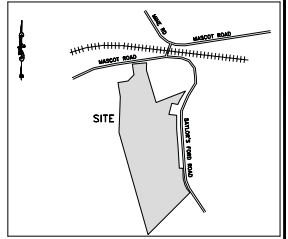
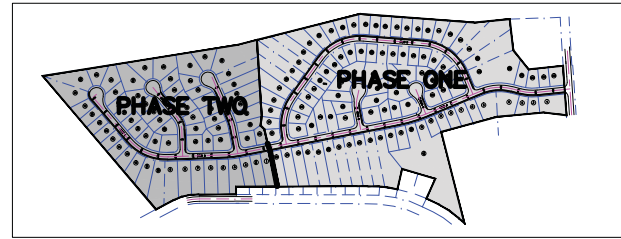
0 500  
 Feet



SCALE: 1"=60'



KNOX COUNTY ROAD CROSS SECTION  
NOT TO SCALE



VICINITY MAP  
NOT TO SCALE

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

PROPERTY NOTES:

1. UNIT 2: 2.64/18.35 ACRES
2. CLT 42: PARCEL 185.37
3. EXISTING ZONING: P-1
4. PROPOSED NUMBER OF LOTS FOR UNIT TWO: 65
5. 10' DRAINAGE AND UTILITY EASEMENT WIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNDER PROPOSED ZERO LOT LINE.
6. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
7. TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
8. ALL DRIVEWAY GRADES MUST BE LESS THAN 18%.

SETBACKS:

- FRONT: 20 FT.  
SIDE: 5 FT.  
REAR: 30 FT.

UTILITIES:

- WATER: KNOXVILLE UTILITIES BOARD  
SEWER: KNOXVILLE UTILITIES BOARD  
ELECTRIC: KNOXVILLE UTILITIES BOARD  
GAS: PRIVATE HAULER  
TELEPHONE: AT&T

VARIANCES REQUESTED:

1. HORIZONTAL CURVE VARIANCE ON RIVER POPPY RD 250' TO 125' AT STA 17+44.
2. HORIZONTAL CURVE VARIANCE ON ROAD D 250' TO 125' AT STA 1+37.
3. HORIZONTAL CURVE VARIANCE ON ROAD E 250' TO 125' AT STA 1+49.
4. VERTICAL CURVE VARIANCE ON ROAD D R VALUE 25 TO 22.65 AT STA 1+13.

LEGEND:

- PROPOSED DRAINAGE LINE
- PROPOSED CATCH BASIN
- PROPOSED JUNCTION BOX
- SEWER LINE
- WATER LINE
- GAS LINE

BEFORE YOU STOP CALL TENNESSEE "811" FOR UTILITY LOCATIONS IT'S THE LAW

SHEET ONE

CONCEPT PLAN

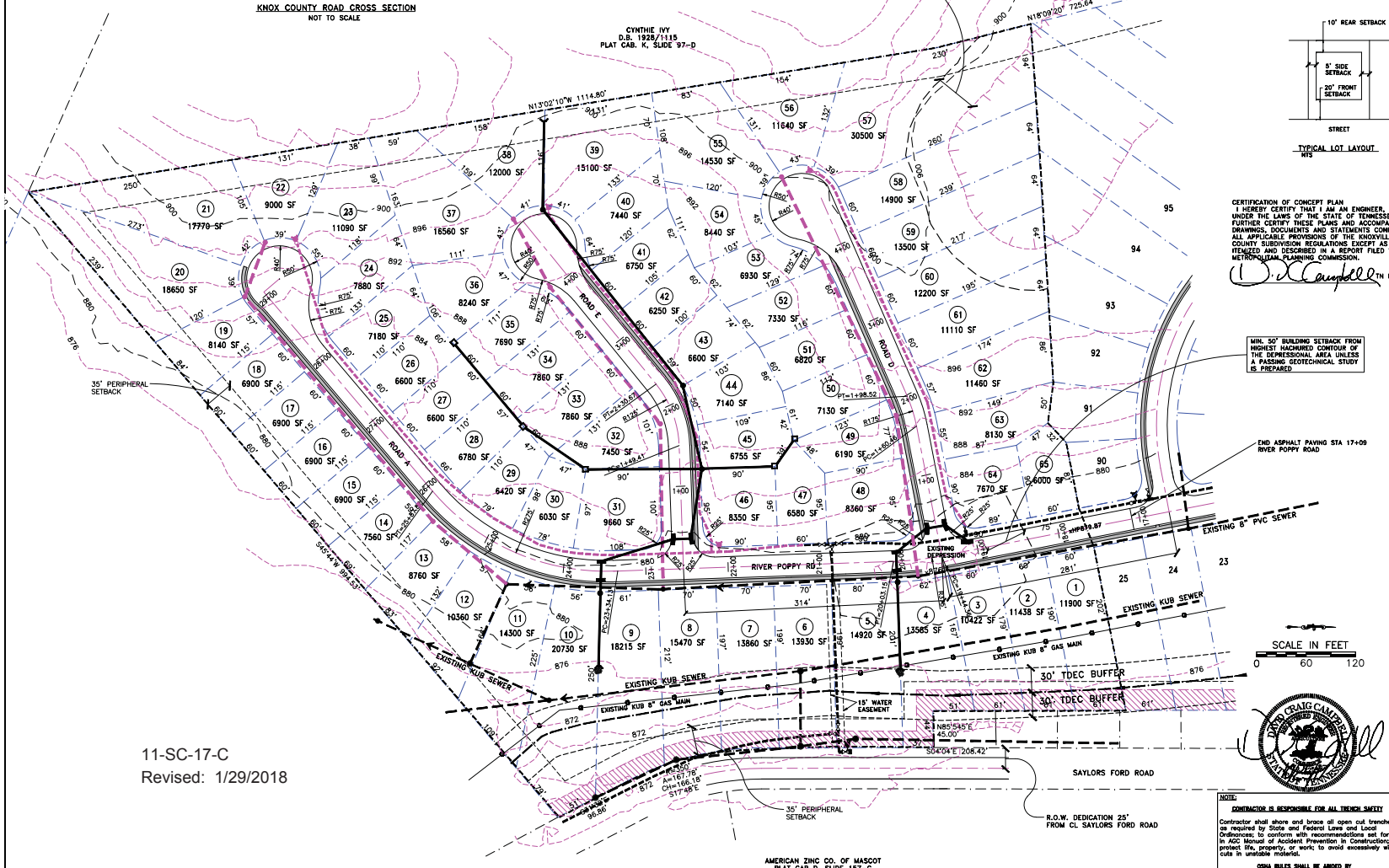
RIVER MEADOWS - UNIT TWO  
KNOX MPC 11-SC-17-C  
KNOX COUNTY, TENNESSEE

Prepared For:  
William Alexander  
dba Fulton Properties, LLC  
P.O. Box 205  
Mascot, Tennessee 37806  
(865) 803-3320

Planning Agency:  
Knoxville-Knox County MPC  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902  
(865) 215-2500

IDEAL ENGINEERING SOLUTIONS INCORPORATED  
Ideal Engineering Solutions, Inc.  
325 Wooded Lane  
Knoxville, Tennessee 37922  
(865) 755-3575

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SCALE IN FEET  
0 60 120



NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC SAFETY. Contractor shall adhere and brace all open cut trenches as required by State and Federal Laws and Local Ordinances to conform with recommendations set forth in ACC Manual of Accident Prevention in Construction to protect life, property, or works to avoid unnecessary side cuts in unstable material.  
SMA BLOCK SHALL BE ADDED BY

AMERICAN ZINC CO. OF MASCO  
PLAT C&B D. SLIDE 157-C

11-SC-17-C  
Revised: 1/29/2018

MPC February 8, 2018

Agenda Item # 5



# SUBDIVISION - CONCEPT



Name of Applicant: Ideal Engineering Solutions  
 Date Filed: 09/25/17 Meeting Date: 11/9/2017  
 Application Accepted by: Marc Payne  
 Fee Amount: 2510.00 File Number: Subdivision - Concept 11-5C-17-C  
 Fee Amount: X Related File Number: Development Plan X

## PROPERTY INFORMATION

Subdivision Name: River Meadows Phase Two  
 Unit/Phase Number: \_\_\_\_\_  
 General Location: 1/2 Saylor's Ford Road  
NW of Fish Trap Ln  
 Tract Size: 18.12 No. of Lots: 67  
 Zoning District: PR 1-5 du/ac  
 Existing Land Use: Vacant  
 Planning Sector: North County  
 Growth Policy Plan Designation: Planned  
 Census Tract: 602.06  
 Traffic Zone: X  
 Parcel ID Number(s): 042 19537  
 Jurisdiction: ☐ City Council \_\_\_\_\_ District  
☒ County Commission 7th District

## AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUB/Knox UD  
 Water NB Knox UD  
 Electricity KUB  
 Gas KUB  
 Telephone Private ATT

## 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: William K Alexander, Jr.

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

Address: 1205 Saylor's Ford Road

City: Marietta State: GA Zip: 30066

Telephone: 665 932-6678

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

E-mail: bill@appraisalco.com

## PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: David Campbell

Company: Ideal Engineering

Address: 325 Wooded Lane

City: Knox State: TN Zip: 37922

Telephone: 665 755-3575

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

E-mail: dcamp14@tds.net

## APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: Bill Alexander

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

Address: Same as above

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

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

E-mail: \_\_\_\_\_

### VARIANCES REQUESTED

1. Horiz Radii 250' to 172' STA 17+64  
Justify variance by indicating hardship: \_\_\_\_\_

2. Horiz Radii 250' to 175' Road D STA #37  
Justify variance by indicating hardship: \_\_\_\_\_

3. Horiz Radii 250' to 125' Road E 1+49  
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: Bill Alexander

Address: 1205 Saylor's Ford Rd

City: Mascot State: TN Zip: 37806

Telephone: 665 932-6678

Signature: Bill Alexander

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

Date: 9/25/17

E-mail: bill @ appraisalco.com