



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

▶ **FILE #:** 1-SA-18-C
1-E-18-UR

AGENDA ITEM #: 10
AGENDA DATE: 1/11/2018

▶ **SUBDIVISION:** CRIPPEN ROAD DEVELOPMENT
▶ **APPLICANT/DEVELOPER:** PRIMOS LAND CO. LLC
OWNER(S): Primos Land Company, LLC

TAX IDENTIFICATION: 38 142, 142.01 [View map on KGIS](#)
JURISDICTION: County Commission District 7
STREET ADDRESS: 4213 Crippen Rd

▶ **LOCATION:** North side Crippen Rd, west side Recreation Ln.

SECTOR PLAN: North County
GROWTH POLICY PLAN: Planned Growth Area
WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 10.58 acres

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

▶ **EXISTING LAND USE:** Rural residential and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area is developed with low to medium density residential uses and a community park and recreation center under A, RB, and PR zoning.

▶ **NUMBER OF LOTS:** 37

SURVEYOR/ENGINEER: SEC, LLC

ACCESSIBILITY: Access is via Crippen Rd., a minor collector street with 18' of pavement width within 40' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1) Right-of-way dedication reduction variance on Crippen Rd., from 30' to 25'.

STAFF RECOMMENDATION:

▶ **DENY variance 1 as recommended by MPC and Knox County Engineering and Public Works staff.**

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. Obtaining zoning approval by County Commission for PR (Planned Residential).
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
4. Revising the concept plan to add a 5' wide sidewalk and a minimum 2' vegetative strip along Crippen Rd. The design and location of the sidewalk shall be approved by Knox County Department of Engineering and Public Works during design plan review.

5. Installation of sidewalks as identified on the revised concept plan, include the pedestrian connection to Recreation Lane between lots 18 & 19 and along Crippen Road, if required as recommended. 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to certification of the final plat for the first phase of the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities and drainage system.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
9. 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 37 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.**

1. Meeting the 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:

This proposal is for a 37 lot subdivision on 10.58 acres at a density of 3.5 du/ac. The Planning Commission recommended approval of PR (Planned Residential) zoning up to 5 du/ac in December 2017 (12-E-17-RZ) and Knox County Commission will consider approval of the rezoning on January 22, 2018.

Staff is recommending denial of the right-of-way reduction variance because Crippen Road is a minor collector street and because of the potential need for future improvements to this road. The property is adjacent to Halls Senior Center and Halls Community Park / Greenway, and is about a half mile east of Maynardville Pike. To the east of the subject property are large tracks of undeveloped land along Crippen Road that are recommended for low density residential (LDR) uses on the Sector Plan.

The subject site is within the Parental Responsibility Zone (PRZ) for Halls Middle School and Halls High School. The developer proposes a sidewalk on one side of the internal street and a pedestrian connection at the end of the cul-de-sac to Recreation Lane. Staff is recommending a sidewalk also be installed along Crippen Road because the development is located within a PRZ.

The applicant has requested the peripheral setback be reduced from 35' to 25' on all exterior lot lines. Staff is recommending approval of this request because the zoning to the west and northwest is RB (General Residential) which has a 25' rear setback and the A (Agricultural) zoning to the northeast and east is County park property with no active or passive recreational uses immediately adjacent to the subject property. However, if the Planning Commission approves the right-of-way dedication variance from 30' to 25', the peripheral setback variance along Crippen Road should be approved at 30' instead of the requested 25'.

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 all utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 3.5 du/ac, is consistent in use and density (up to 5 du/ac) if the zoning is approved as recommended. Other residential development in the area include detached and attached houses in the RB (General Residential) and residential subdivisions in the PR (Planned Residential) zone.

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

1. 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 since the subdivision is located on a minor collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential uses with a maximum density of 5 du/ac. The PR zoning approved for the site allows a density up to 5 du/ac (pending). At a proposed density of 3.5 du/ac, the proposed subdivision 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: 415 (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.

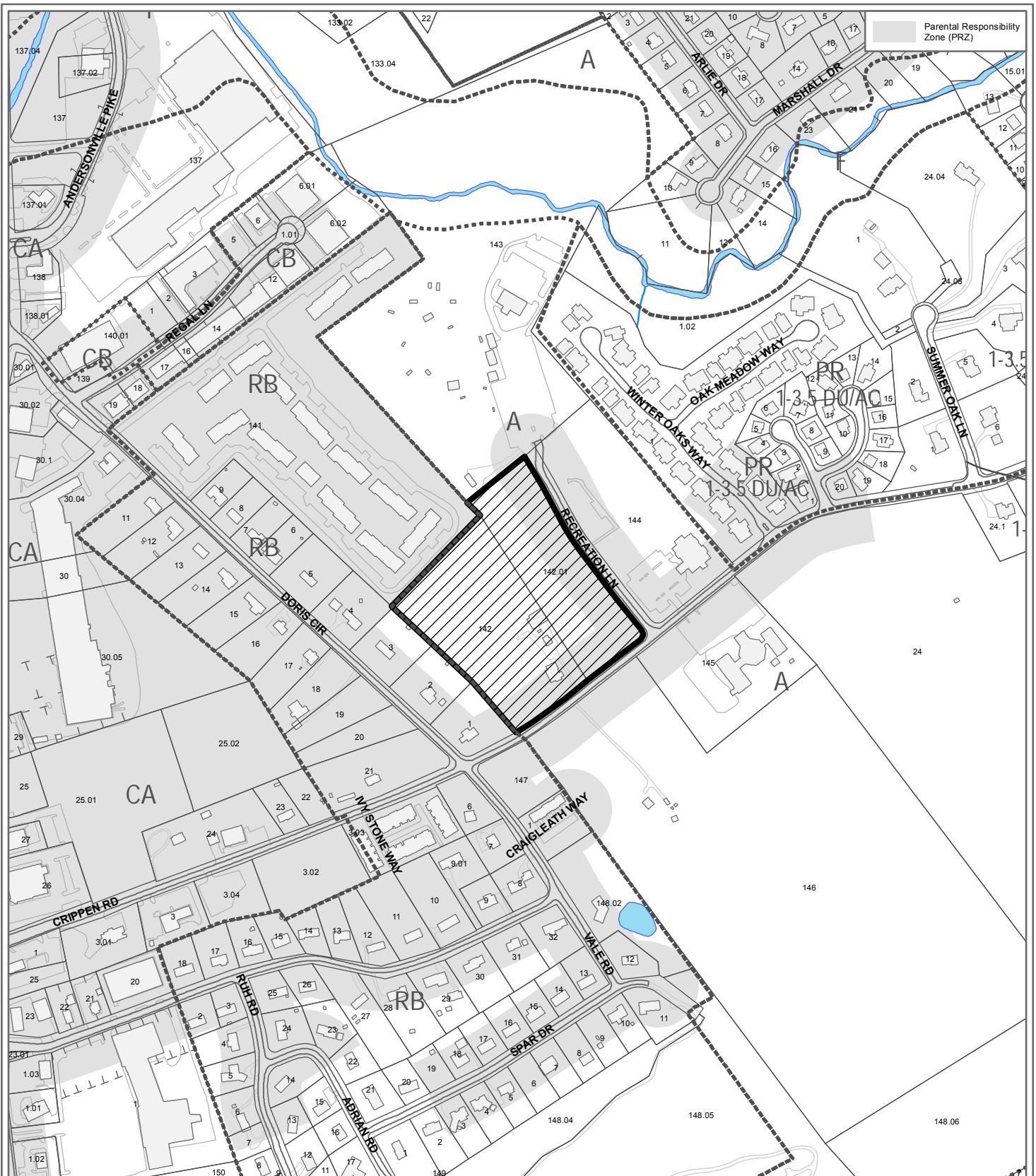
ESTIMATED STUDENT YIELD: 15 (public school children, ages 5-18 years)

Schools affected by this proposal: Adrian Burnett 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.



**1-SA-18-C / 1-E-18-UR
CONCEPT PLAN/USE ON REVIEW**

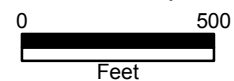


Detached residential subdivision in PR (Planned Residential) pending

Petitioner: Primos Land Co. LLC
Crippen Road Development

Map No: 38

Jurisdiction: County



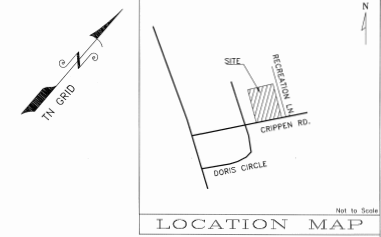
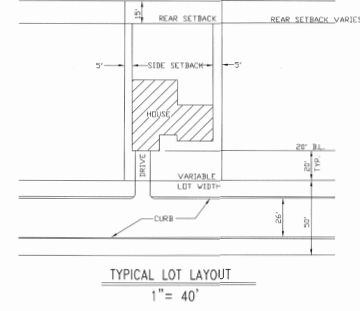
Original Print Date: 12/18/2017

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

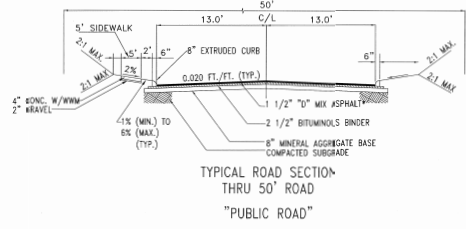
NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY.
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT REQUIREMENTS AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION TO PROTECT LIFE, PROPERTY, OR WORKING TO AVOID EXCESSIVE VIBRATION CUTS IN INSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER: 160926614
CONFIRMATION NUMBER: 160985276

- NOTES:
- ALL DIMENSIONS AND AREAS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES 5' EACH SIDE OF INTERIOR LOT LINES.
 - A 10' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY LIES WITHIN APPROXIMATELY 10000' FROM A HIGHWAY AND IS SUBMITTED INTO 37' GRADE TRUCK LOTS.
 - PER ZONING IS CLAYTON PARKING.
 - CORRIDOR PROVIDED BY KNOXVILLE KNOX COUNTY KIDS AND ROAD PROVIDES ARE SHOWN ON PLOT.
 - UTILITIES:
 - WATER: HULLSVILLE REGIONAL UTILITY DISTRICT
SEWER: HULLSVILLE REGIONAL UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITY BOARD
GAS: KNOXVILLE UTILITY BOARD
TELEPHONE: POWERLINE
 - THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 - DRIVING SETBACK LINES WILL BE AS FOLLOWS:
FRONT: 25'
SIDE: 5'
REAR: 25'
 - VARIOUS REQUIREMENTS:
4) REQUEST REDUCTION OF PERIPHERAL SETBACK FROM 25' TO 20' ALONG THE OUTSIDE BOUNDARY.
5) REDUCE SETBACK FROM 25' TO 20' ALONG CRIPPEN ROAD.
 - BOUNDARY IS SHOWN ON A TYPICAL CORNER.
 - ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROADS WITH 50' RIGHT-OF-WAY AND 20' WIDE PAVEMENT.
 - NECESSARY ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - EXISTING HOUSES TO BE REMOVED.
 - LOT 24 WILL HAVE AN ACCESS EASEMENT THROUGH LOT 23 AND LOT 15 WILL HAVE 20' ACCESS EASEMENT THROUGH LOT 34.
 - 10' SIDE PROPERTY EASEMENT ON FIELD DATA.
 - NO STRUCTURE OR UTILITY WILL BE LOCATED INSIDE THE SHORT DISTANCE EASEMENT AREA.
 - SHORT DISTANCE EASEMENT 10' WIDE FROM EACH SIDE OF CRIPPEN ROAD.



CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.

ENGINEER
TENNESSEE CERTIFICATE NO. _____

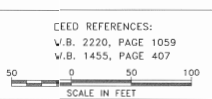
OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

1-SA-18-C
1-E-18-UR
Revised: 1/2/2018

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrightall@seconline.com
www.southlandengineer.com

| DESIGNED | APPROVED | SCALE |
|----------|----------|--|
| WAR | ENGINEER | HORIZONTAL: 1" = 50' CONTOUR INTERVAL: 4' |
| WAR | | DATE |
| WAR | | 11-27-2017 |
| CHECKED | | NO. DATE REVISION APPR. |

| DATE | REVISION | APPR. |
|------|----------|-------|
| | | |



CEED REFERENCES:
V.B. 2220, PAGE 1059
V.B. 1455, PAGE 407

CONCEPT PLAN
FOR CRIPPEN ROAD DEVELOPMENT
ON CRIPPEN ROAD
CLT MAP 038, PARCELS 142 & 142.11
DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-11-27-17-CP
SHEET 2 OF 9 SHEETS

SUBDIVISION - CONCEPT

Name of Applicant: Primos Land Co. LLC Date Filed: 11/27/2017 Meeting Date: 1/11/2018 Application Accepted by: Mike Reynolds Fee Amount: \$1610 File Number: Subdivision - Concept 1-SA-18-C Fee Amount: Related File Number: Development Plan 1-E-18-UR



PROPERTY INFORMATION

Subdivision Name: Crippin Rd Dovel. Unit/Phase Number: General Location: 200'± East of Davis Circle Tract Size: 10.56± No. of Lots: 37 Zoning District: PR pending Existing Land Use: Rural residential Planning Sector: North County Growth Policy Plan Designation: Planned Growth Census Tract: 62.03 Traffic Zone: 191 Parcel ID Number(s): 038 142, 142.01 Jurisdiction: [X] County Commission 7 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Josh Sanderson Company: Primos Land Co. LLC Address: 4909 Ball Rd. City: Knoxville State: TN Zip: 37931 Telephone: 865-694-7136 Fax: 865-693-9699 E-mail: josh@primos.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT Name: LOANIS A. Raghabi Company: SEC, LLC Address: 4909 Ball Rd. City: Knoxville State: TN Zip: 37921 Telephone: 865-694-7756 Fax: 865-693-9699 E-mail: wraghabi@sengconsultants.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision: Sewer: HDWD Water: HPWD Electricity: KUB Gas: KUB Telephone: Frontier

TRAFFIC IMPACT STUDY REQUIRED

[X] No [] Yes

USE ON REVIEW [] No [X] Yes

Approval Requested: [X] Development Plans in Planned District or Zone [] Other (be specific): Detached residential subdivision

VARIANCE(S) REQUESTED

[X] No [] Yes (If Yes, see reverse side of this form)

APPLICATION CORRESPONDENCE

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

PLEASE PRINT Name: Company: Same as above Address: City: State: Zip: Telephone: Fax: E-mail:

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: WANIS A. Rghibi

Address: 4909 Ball Rd

City: KNOX State: TN Zip: 37931

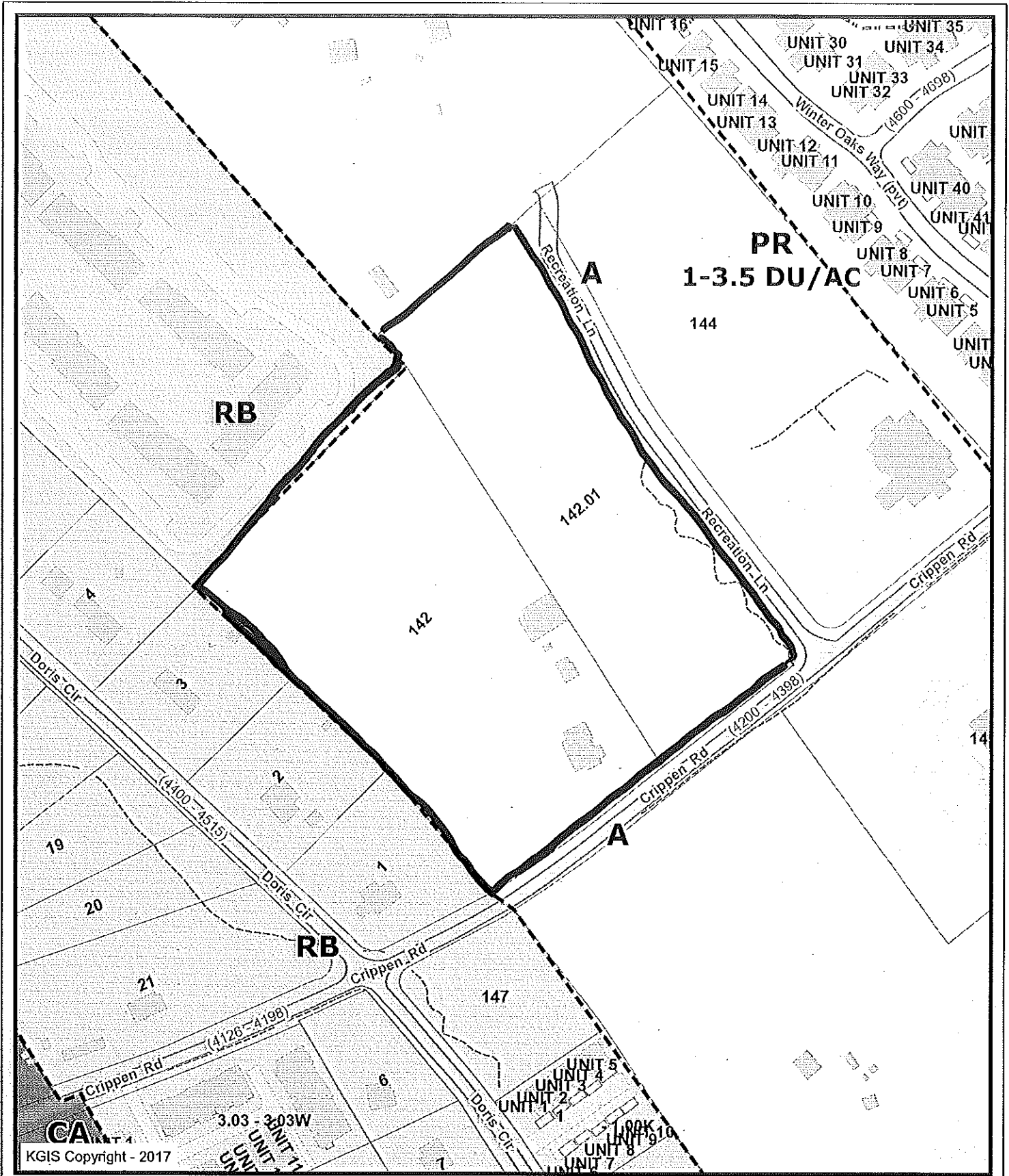
Telephone: 865-694-7756

Fax: 865-694-7756

Signature: Wanis Rghibi

Date: 11-27-17

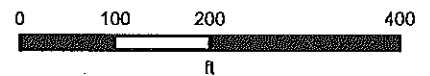
E-mail: wghibi@sengconsultants.com



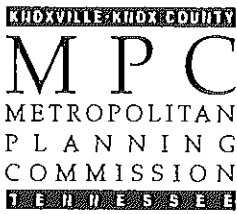
Letter Portrait

Printed: 11/27/2017 at 11:35:25 AM

Knoxville - Knox County - KUB Geographic Information System



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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. When applicable, MPC staff will provide a sign to post on the property at the time of application.

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

The sign must be posted no later than two weeks prior to the scheduled MPC/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/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before December 27, 2017, consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: *Wanis A. Rabb*
Printed name: WANIS A. Rabb
MPC/BZA File #: 1-SA-18-C 1-E-18-OR

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