

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

► **FILE #:** 1-SC-18-C
1-F-18-UR

AGENDA ITEM #: 12
AGENDA DATE: 1/11/2018

► **SUBDIVISION:** BOULDER POINT, FUTURE PHASES

► **APPLICANT/DEVELOPER:** MJM DEVELOPMENT, INC.

OWNER(S): MJM Development, Inc.

TAX IDENTIFICATION: 55 042

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Stanley Rd

► **LOCATION:** Northwest terminus of Poplar Grove Ln., northwest of Boulder Point Ln.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 20.495 acres

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Mobile home park - RB (General Residential)
South: Residences - A (Agricultural)
East: Residences (Boulder Point) - PR (Planned Residential)
West: Residence and vacant land - Anderson County

► **NUMBER OF LOTS:** 61

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Poplar Grove Ln., a local street with a 26' pavement width within a 50' right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** 1. Street grade variance on Poplar Grove Ln., from STA 19+25 to STA 23+50, from 12% to 15%.

STAFF RECOMMENDATION:

► **APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

APPROVE the Concept Plan subject to 7 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. The closed contour/sinkhole 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 during the design plan stage of the subdivision review for approval. 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. Obtaining any off-site drainage easements that may be required by the Knox County Department of Engineering and Public Works for the proposed stormwater system.

5. Implementation of any recommended improvements identified in the Transportation Impact Study prepared by Ajax Engineering, dated December 21, 2017 as revised and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. Any required improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.

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

7. 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 61 detached dwellings on individual lots subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

The applicant is proposing to develop this 20.495 acre tract into 61 detached residential lots at a density of 2.98 du/ac. The Planning Commission recommended approval of the rezoning of the property to PR (Planned Residential) at a density of up to 3 du/ac on November 9, 2017. The Knox County Commission approved the rezoning on December 18, 2017.

The proposed subdivision will be an extension of Boulder Pointe Subdivision, an existing subdivision with 75 lots that has access off of Stanley Rd. at a point approximately 400' off of Clinton Highway. The majority of the proposed lots will have a standard lot width of 70'. The 35' peripheral setback that exists in the first phase of the subdivision will also be provided in this new phase of the subdivision.

With a proposed total of 136 detached residential lots, a Traffic Impact Study was required. The Traffic Impact Study prepared by Ajax Engineering identified that at full build-out, the studied intersection would operate at acceptable levels.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed detached residential 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 the scale and intensity of development that has occurred in this area under PR (Planned Residential) zoning, and at a density of 2.98 du/ac, is consistent in use and density with the approved rezoning for the property.

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development 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 substantial additional traffic through residential areas since the entrance to the subdivision is only 400' from a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 3.0 du/ac. The proposed subdivision with a density of 2.98 du/ac is consistent with the Sector Plan and the approved 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: 25 (public school children, ages 5-18 years)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Karns 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-SC-18-C / 1-F-18-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

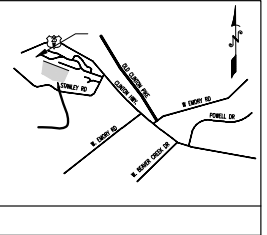
Original Print Date: 12/19/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: MJM Development, Inc.
Boulder Point, Future Phases

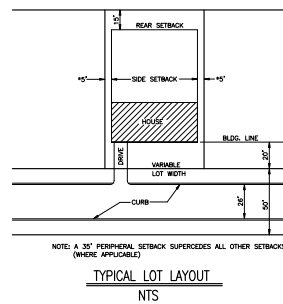
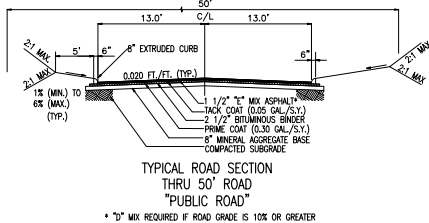
Map No: 55
Jurisdiction: County

0 500
Feet





- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 20.748 ACRES SUBDIVIDED INTO 100 COMMON AREA LOTS AND 2 COMMON AREA LOTS. THE ENTIRE BOULDER POINT SUBDIVISION (ALL PHASES) CONTAINS 44.50 ACRES SUBDIVIDED INTO 138 LOTS.
 5. THIS PROPERTY IS ZONED FR (FINDING).
 6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/ANDERSON COUNTY USE CONDITIONS.
 7. UTILITIES:
WATER: HILLSDALE POWELL UTILITY DISTRICT
SEWER: HILLSDALE POWELL UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: FRONTIER
 8. BOUNDARY SURVEY BY OTHERS.
 9. NO BUILDINGS WILL BE ALLOWED WITHIN THE RM OF THE SHIMOLE. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIGNED WITHIN THE 50' BUFFER AREA SURROUNDING THE SHIMOLE. THIS REPORT WILL BE REQUIRED FOR LOTS 40 AND 41. MINIMUM FLOOR ELEVATION FOR THESE LOTS WILL BE 6' MEASURED FROM THE RM OF THE SHIMOLE TO AND 10'.
 10. VARIANCE REQUIRED:
ROADWAY GRADE FROM 12E TO 13E, STATION 19+25 TO STATION 21+50 POPULAR GROVE LANE
ALL TYP. TO EXIST.
 11. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL TYP. TO EXIST.
 12. MINIMUM FLOOR ELEVATION FOR LOTS 4, 5 AND 30-34 IS ONE FOOT ABOVE THE BERM OF THE DETENTION BASIN ADJACENT TO THAT LOT.



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Revised: 12/27/2017

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DEED REFERENCES: WARRANTY BOOK 1671, PAGE 133



CERTIFICATION OF CONCEPT PLAN:
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING INFORMATION, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE TENNESSEE ENGINEERING BOARD'S REGULATIONS, AS WELL AS THE PLANNING COMMISSION'S.

REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO. _____

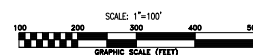
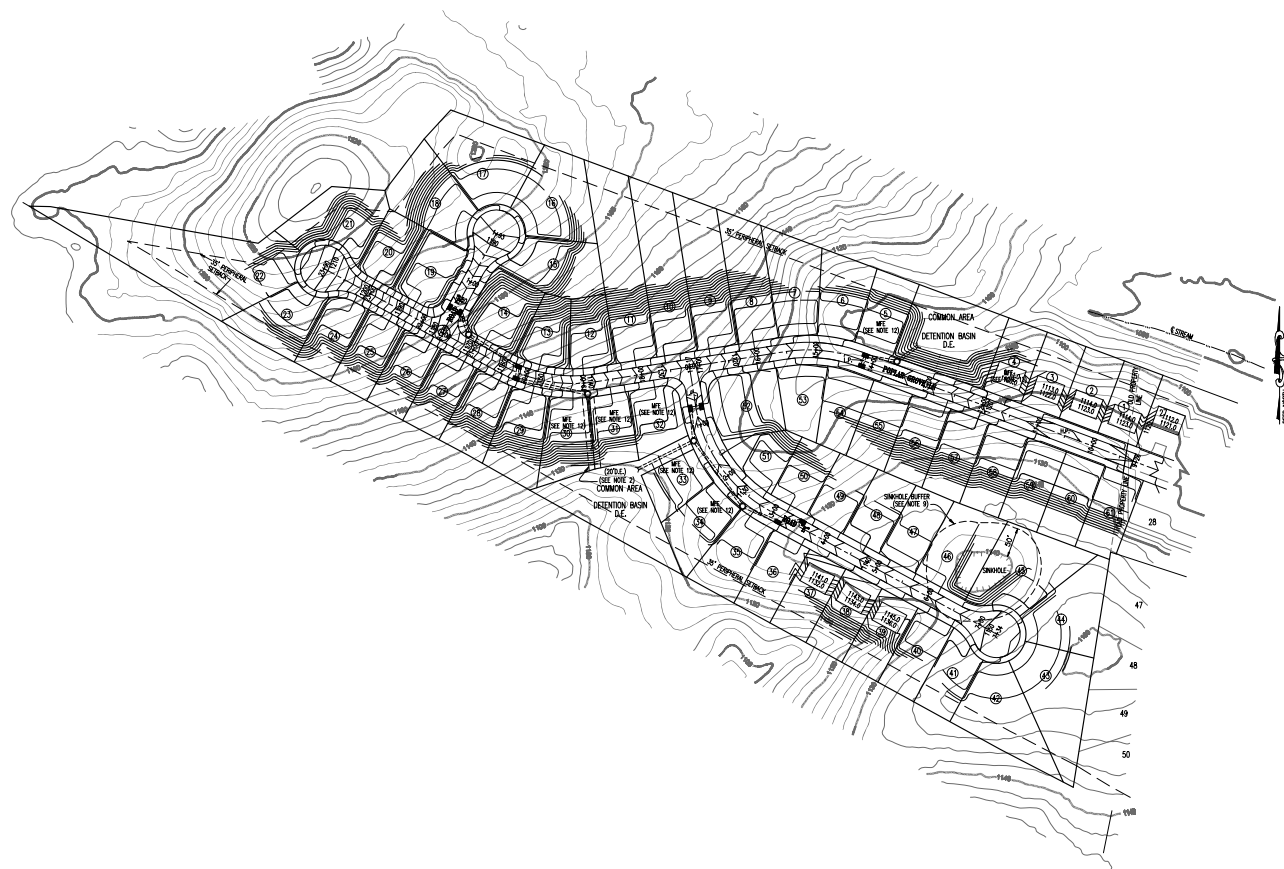
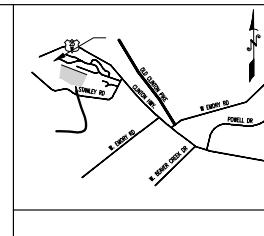
CONCEPT & DEVELOPMENT PLAN
FOR
BOULDER POINT
FUTURE UNITS
CLT MAP 55, PARCEL 42

SCALE: 1" = 100' NOVEMBER 15, 2017
0 100' 200' 300'



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PATTERSON DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
www.bhnpe.com

SHEET 1 OF 3 SHEETS
24389-FUTURE-C



DEVELOPER:
MJM DEVELOPMENT, INC.
c/o JAMES JENKINS
1400 BRANCH FIELD LAKE
KNOXVILLE, TENNESSEE 37918
PHONE: (865) 388-2753

GRADING PLAN
FOR
BOULDER POINT
FUTURE UNITS
CLT MAP 55, PARCEL 42
SCALE: 1" = 100' NOVEMBER 15, 2017
0 100' 200' 300'



BATSON, HIMES, NORVELL & POE
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enr@bhn-c.com

SHEET 3 OF 3 SHEETS
24389-FUTURE-GP

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

SUBDIVISION - CONCEPT

Name of Applicant: MJM Development, Inc.Date Filed: 11/27/17Meeting Date: 1/11/18

Planner in Charge of Application: _____

Fee Amount: \$2,330.00 File Number: Subdivision - Concept 1-SC-18-CFee Amount: _____ Related File Number: Use On Review 1-F-18-OK

PROPERTY INFORMATION

Subdivision Name: Boulder PointUnit/Phase Number: Future UnitsGeneral Location: NW terminus of Poplar Grove Lane, NE of Boulder Point LaneTract Size: 20.495 ac No. of Lots: 61Zoning District: PR (pending)Existing Land Use: ForestPlanning Sector: Northwest County

Sector Plan Proposed Land Use Classification: _____

Growth Policy Plan Designation: Planned GrowthTraffic Zone: 209Census Tract: 60.03Tax Identification Number: Tax Map 55 Parcel 4.2Jurisdiction: ☐ City Council _____ District☒ County Commission 6th District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer Hallsdale Powell Utility DistrictWater Hallsdale Powell Utility DistrictElectricity Knoxville Utilities BoardGas Knoxville Utilities BoardTelephone AT&T Southeast

TRAFFIC IMPACT STUDY REQUIRED

☐ No ☒ YesUSE 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: James JenkinsCompany: MJM Development, Inc.Address: 1400 Branch Field LaneCity: Knoxville State: TN Zip: 37918Telephone: 388-2753

Fax: _____

E-mail: jjenkins@boulderpoint.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: David HarbinCompany: Batson, Himes, Norvell & PoeAddress: 4334 Papermill DriveCity: Knoxville State: TN Zip: 37909Telephone: 588-6472Fax: 588-6473E-mail: email@bhn-p.com

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: David HarbinCompany: Batson Himes Norvell & PoeAddress: 4334 Papermill DrCity: Knoxville State: TN Zip: 37909Telephone: 588-6472Fax: 588-6473E-mail: harbin@bhn-p.com

VARIANCES REQUESTED

1. Roadway horizontal grade from 12% to 15%, Sta 19+25 to 23+50, Apple Grove Lane
Justify variance by indicating hardship: topography

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.

Signature: _____

Date: _____

PLEASE PRINT

Name: _____

Address: _____

City: _____

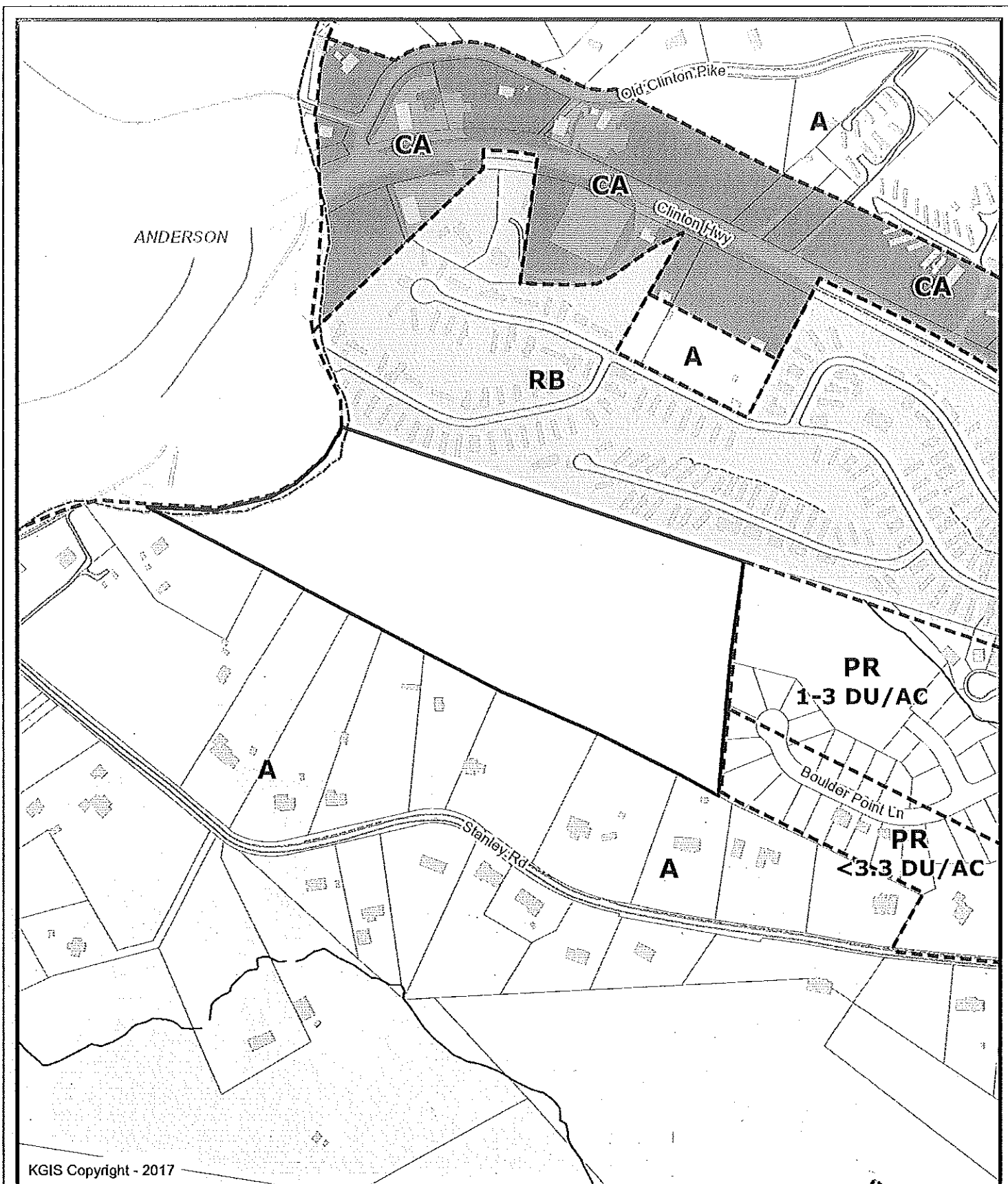
State: TN

Zip: 37909

Telephone: _____

Fax: _____

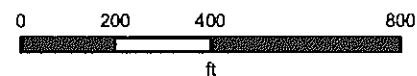
E-mail: _____



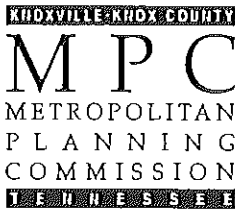
Letter Portrait

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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: _____

Printed name: _____

MPC/BZA File #: _____

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
B 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
www.knoxmpc.org