

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

▶ <b>FILE #:</b> 11-SC-17-C		<b>AGENDA ITEM #:</b> 8
POSTPONEMENT(S):	11/9/2017	<b>AGENDA DATE:</b> 1/11/2018
▶ <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>64</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 and Saylor's Ford Rd., a local street with a 17' pavement width within a 40' right-of-way.	
▶ <b>SUBDIVISION VARIANCES REQUIRED:</b>	1. Horizontal curve variance on River Poppy Rd. at STA 17+64, from 250' to 172'. 2. Vertical curve variance on Road D at STA 1+13, from a K value of 25 to 22.63.	

### STAFF RECOMMENDATION:

- ▶ **POSTPONE** until the February 8, 2018 MPC meeting as requested by the applicant.

### COMMENTS:

The applicant has submitted a new concept plan for Unit Two of River Meadows Subdivision that includes a total of 64 lots on 18.12 acres at a density of 3.53 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 concept plan approval expired prior to the development and final plat approval for Unit Two.

The applicant has requested a postponement in order to complete an updated Traffic Impact Study and to address comments from staff.

ESTIMATED TRAFFIC IMPACT: 1634 (average daily vehicle trips)

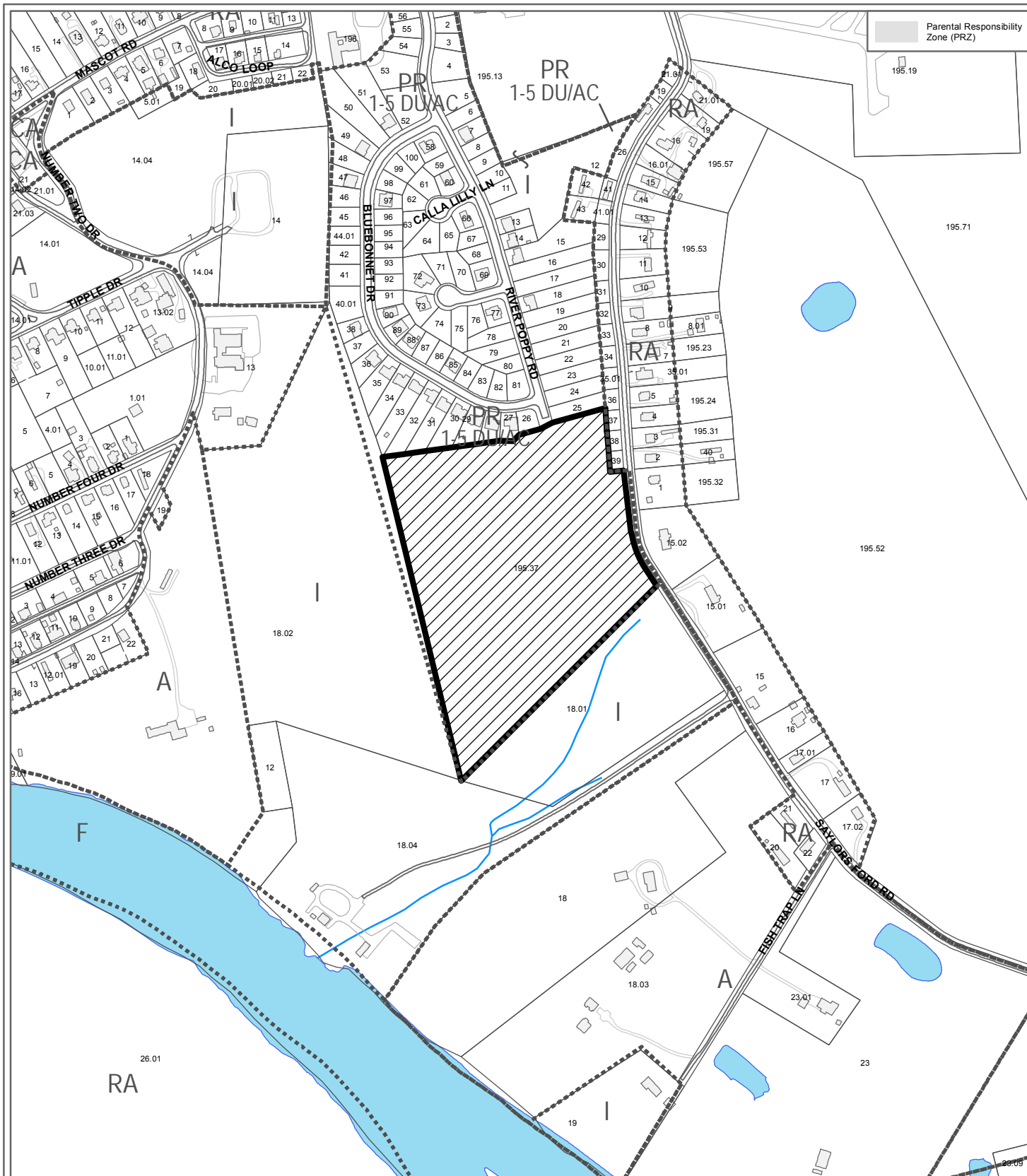
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 21 (public school children, ages 5-18 years)

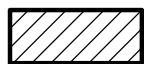
Schools affected by this proposal: East Knox County Elementary, Carter Middle, and Carter High.

- 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

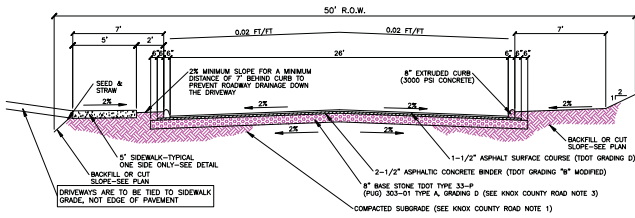
Original Print Date: 10/17/2017 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Subdivision: River Meadows, Phase Two

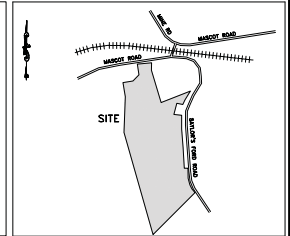
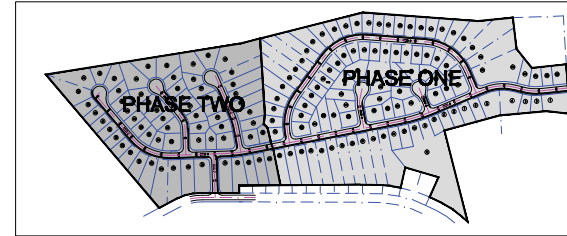
Map No: 42  
Jurisdiction: County



SCALE: 1"=60'



KNOX COUNTY ROAD CROSS SECTION  
NOT TO SCALE



VICINITY MAP  
NOT TO SCALE

#### GENERAL NOTES:

- 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.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
- BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
- 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.
- TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- 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.
- DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

#### PROPERTY NOTES:

- UNIT 2 MEASURES 3.65 ACRES
- CLT 42 PARCEL 195.37
- EXISTING ZONING: P-1
- PROPOSED NUMBER OF LOTS FOR UNIT TWO: 65
- 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 LINES.
- ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
- TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS
- ALL DRIVEWAY GRADES MUST BE LESS THAN 15%.

#### 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:

- HORIZONTAL CURVE VARIANCE ON RIVER POPPY RD 250' TO 120' AT STA 17+44.
- HORIZONTAL CURVE VARIANCE ON ROAD D 250' TO 120' AT STA 14+37.
- HORIZONTAL CURVE VARIANCE ON ROAD E 250' TO 120' AT STA 14+49.
- VERTICAL CURVE VARIANCE ON ROAD D K VALUE 25 TO 22.55 AT STA 14+15.

#### LEGEND:

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



1"=60'

DEC 2017

## CONCEPT PLAN

### RIVER MEADOWS - UNIT TWO KNOX COUNTY, TENNESSEE

Prepared For:  
William Alexander  
dba Fulton Properties, LLC  
P.O. Box 205  
Masco, 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, INC.  
325 Wooded Lane  
Knoxville, Tennessee 37922  
(865) 755-3575

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11-SC-17-C  
Revised: 12/18/2017

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

SIGHT DISTANCE NOTE:  
300'+ SIGHT DISTANCE AVAILABLE  
AT INTERSECTION WITH SAYLORS  
FORD ROAD

NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC SAFETY  
CONTRACTOR SHALL SHORE 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 unnecessarily wide  
cuts in unstable material.  
SMA SHALL BE ADDED BY



SCALE IN FEET  
0 60 120



# 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-SC-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





## 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 Oct. 25<sup>th</sup>, 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  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

