



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

▶ **FILE #:** 7-SC-18-C
7-D-18-UR

AGENDA ITEM #: 11
AGENDA DATE: 7/12/2018

▶ **SUBDIVISION:** WILLOW FORK LANE DEVELOPMENT
▶ **APPLICANT/DEVELOPER:** WILLOW FORK LANE DEVELOPMENT
OWNER(S): Primos Land Company, LLC

TAX IDENTIFICATION: 38 122 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7404 Willow Fork Ln

▶ **LOCATION:** Northwest side of E. Emory Rd., northeast side of Willow Fork Ln.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 5.7 acres

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Beaver Creek and vacant land - F (Floodway) and A (Agricultural)
South: Residences - A (Agricultural)
East: Residences and vacant land - A (Agricultural)
West: Residences and vacant land - A (Agricultural)

▶ **NUMBER OF LOTS:** 21

SURVEYOR/ENGINEER: Southland Engineering

ACCESSIBILITY: Access is via E. Emory Rd., a major arterial street with a 23' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

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 (County Ord. 91-1-102).
3. Installation of sidewalks as shown 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.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Obtaining a street connection permit from the Tennessee Department of Transportation.
6. Prior to final plat approval, providing certification that the required sight distance of 450' is available at the subdivision entrance in both directions along E. Emory Rd.
7. Placing a note on the final plat that all lots will have access only to the internal street 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 21 detached dwellings on individual lots subject to 2 conditions.**

1. Approval of the rezoning of the property by Knox County Commission to PR (Planned Residential) at a density that would allow the proposed subdivision.
2. 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 5.7 acre tract with 21 detached residential lots at a density of 3.68 du/ac. The proposed subdivision will have access to E. Emory Rd., a major arterial street. The property is located within the Parent Responsibility Zone and the applicant is including a sidewalk on one side of the street.

The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on June 14, 2018 (6-G-18-RZ). The Knox County Commission will considered the rezoning request on July 23, 2018.

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.

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 since the subdivision has direct access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property as low density residential. The PR zoning as recommended for this site will allow a density up to 5 du/ac. At a proposed density of 3.68 du/ac, 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: 247 (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.

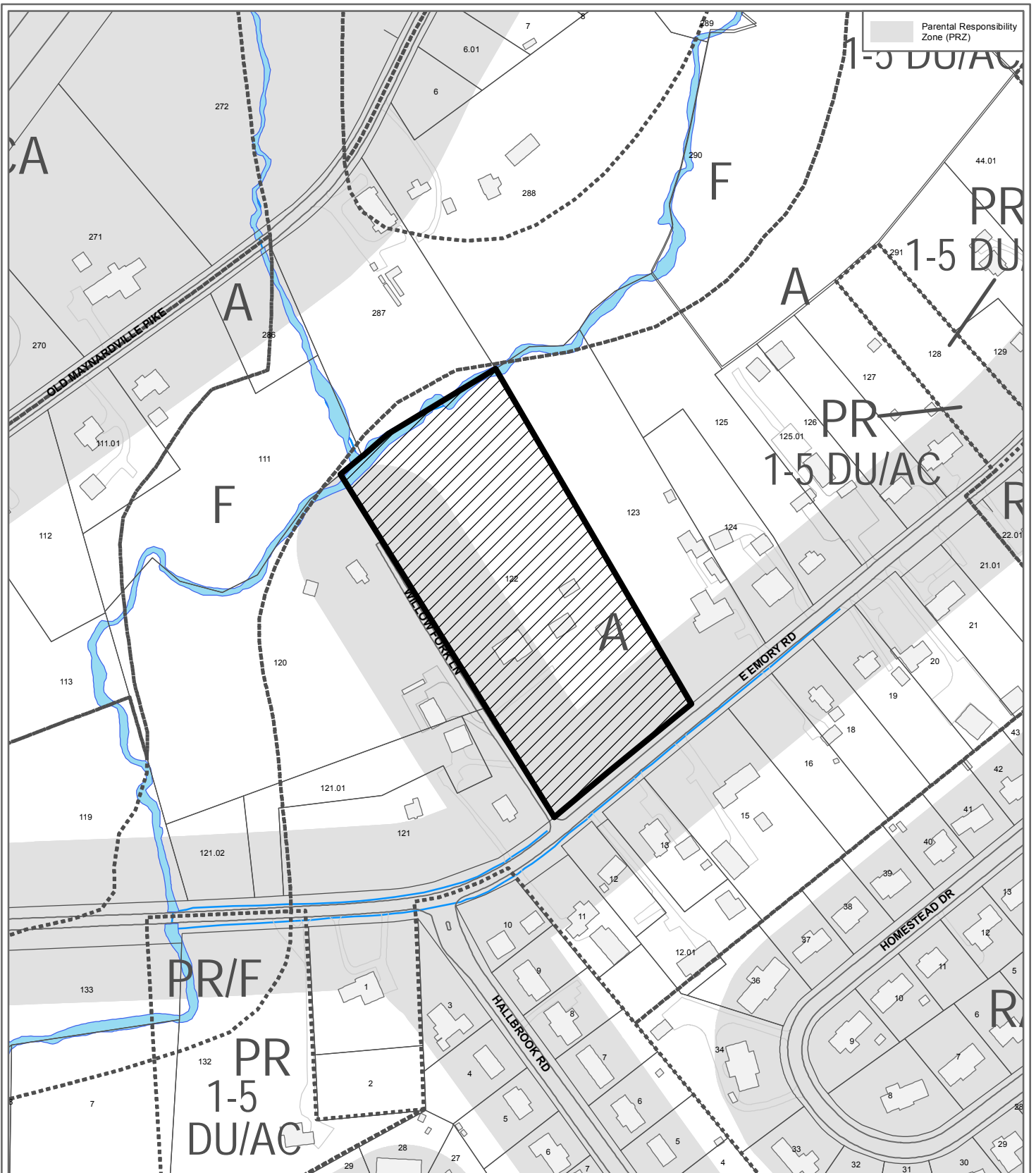
ESTIMATED STUDENT YIELD: 9 (public school children, ages 5-18 years)

Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls High.

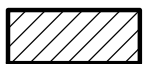
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. 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.



**7-SC-18-C / 7-D-18-UR
CONCEPT PLAN/USE ON REVIEW**

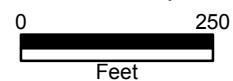


Detached Residential Subdivision in PR (Planned Residential) pending

Original Print Date: 6/20/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

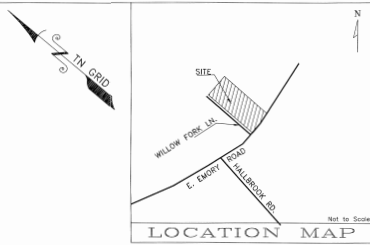
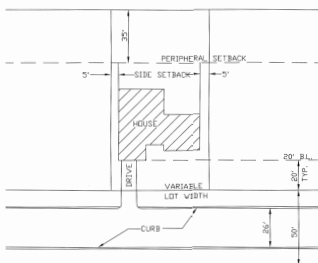
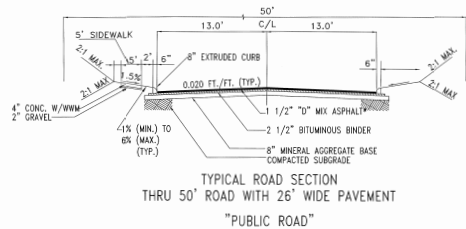
Petitioner: Willow Fork Lane Development
Willow Fork Lane Development

Map No: 38
Jurisdiction: County



NCTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TECHNICAL SAFETY. CONTRACTOR SHALL SHIELD AND BRACE ALL OPEN CUT TECHNIQUES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO COMPLY WITH RECOMMENDATIONS SET FORTH IN ANY MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY HIGH CUTS IN UNDESIRABLE MATERIAL; AND SOMA RULES SHALL BE ADOPTED.



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

- NOTES:**
1. IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN. ALL NEW PINS ARE 1/2" IRON ROD WITH SOUTHLAND O/P (#230).
 2. 10' UTILITY EASEMENT AND CONSTRUCTION EASEMENTS: THESE ALL EXTERIOR LOT LINES ALONG ALL PLOTS, 5' UTILITY EASEMENT AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS SHOWN. UTILITY AND EASEMENT EASEMENTS TO BE IDENTIFIED ABOUT CHANGING STRUCTURE AS INDICATED.
 3. SUMMARY EARTH ELEVATION BY 1/2" 1/2" FACE SIZE OF CENTER OR OUTLINE (WHERE APPLICABLE).
 4. THIS PROPERTY CONFORMS APPROXIMATELY TO THE AGES AND IS SUBMITTED AND IS TRACED THREE (3) LOTS.
 5. PER ZONING & SOILS PAVING.
 6. CONDITIONS PROVIDED BY INDIVIDUAL, KNOX COUNTY AGES AND ROAD PROFILES ARE BASED ON FIELD.
 7. UTILITIES:
KNOX HILLSIDE POWER UTILITY DISTRICT
KNOX HILLSIDE POWER UTILITY DISTRICT
ELECTRIC, KNOXVILLE GRIFFIN ROAD
500 KNOXVILLE GRIFFIN ROAD
ELECTRIC, TOWNERS
 8. THE SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 9. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
SIDE - 5'
REAR - 15' (UNLESS CONTROLLED BY 30' PERIPHERAL SETBACK)
 10. REAR/END IS BASED ON A SIDE SETBACK.
 11. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROADS WITH 50' ROAD-OF-WAY AND 20' WIDE PAVEMENT.
 12. RECORD NOTES FOR ALL LOTS IS LAYED TO RECORD ROAD SYSTEM ONLY.
 13. EXISTING ROAD TO BE RECONSTRUCTED.
 14. KNOX COUNTY ENGINEERING DEPARTMENT APPROVED THE FOLLOWING:
(a) INTERSECTION GRADE ON ROAD "A" AT STA 0+33 TO 1+75 FROM 1% TO 3.0%.
 15. ROAD PROFILE IS BASED ON KGS DATA.
 16. ROAD "A" IS A 20' ROAD WITH 5' WIDE RIGHT-OF-WAY AND 20' WIDE PAVEMENT.
 17. THE SIGN DISTANCE WILL BE MARKED ONCE THE SHARPS, TREES AND THE FENCE ARE CLEARED, THE SIGN DISTANCE WILL BE MARKED ON RECORD.
 18. ALL THE IMPROVEMENTS WILL BE LOCATED IN THE WIDER PLAN.



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.
James A. Robert
ENGINEER
TENNESSEE CERTIFICATE NO. 2028

SITE ADDRESS:
7404 WILLOW FORK LANE
KNOXVILLE, TENNESSEE 37938

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

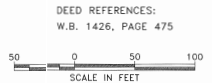
NOC: TNR

7-SC-18-C
7-D-18-UR
Revised: 6/25/2018

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

DESIGNED	WAR	APPROVED	ENGINEER
DRAWN	WAR		
CHECKED	WAR		
		NO.	DATE
		REVISION	APP.

SCALE
HORIZONTAL: 1" = 50'
CONTOUR INTERVAL: 2'
DATE
05-02-2018



DEED REFERENCES:
W.B. 1426, PAGE 475

CONCEPT PLAN
FOR WILLOW VALLEY SUBDIVISION
ON E. EMORY ROAD
CLT MAP 038, PARCEL 122
DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-05-02-18-CP
SHEET 1 OF 2 SHEETS

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: Smithbit LLC

Date Filed: 5/18/18 Meeting Date: 7/12/18

Application Accepted by: M Payne

Fee Amount: 1,200.00 File Number: Subdivision - Concept 7-5C-18-C

Fee Amount: _____ Related File Number: Development Plan 7-D-18-UR

PROPERTY INFORMATION

Subdivision Name: Willow Fork Rd
Development

Unit/Phase Number: 1

General Location: 7404 Willow Fork Ln
Knoxville, TN 37938

Tract Size: 5.7 No. of Lots: 20

Zoning District: A, F

Existing Land Use: Residence

Planning Sector: North County

Growth Policy Plan Designation: Planned

Census Tract: 62.02

Traffic Zone: 185

Parcel ID Number(s): 038 122

Jurisdiction: City Council _____ District
 County Commission 7 District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer HPUD

Water HPUD

Electricity KUB

Gas KUB

Telephone 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: Josh Sanderson

Company: Primos Land Co. LLC

Address: 4909 Ball Rd

City: Knoxville State: TN Zip: 37931

Telephone: 865-694-7756

Fax: 865-693-9699

E-mail: josh@rhlsc.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: WANIS A Rghebi

Company: SEC, LLC

Address: 4909 Ball Rd.

City: Knoxville State: TN Zip: 37931

Telephone: 865-694-7756

Fax: 865-693-9699

E-mail: wrghebi@seengconsultants.com

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: Reduction of peripheral set back from 35' to 25' except on E. Emory Rd will stay 35' set back.

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: Wanda A. Ryhebi

Address: 4909 Ball Rd.

City: Knoxville State: TN Zip: 37921

Telephone: 865-694-7756

Fax: 865-693-9699

Signature: Wanda Ryhebi

Date: 5/18/18

E-mail: Wryhebi@wensconsultants.com