

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

▶ **FILE #:** 7-SH-18-C
 7-P-18-UR

AGENDA ITEM #: 16
AGENDA DATE: 7/12/2018

▶ **SUBDIVISION:** AUTUMN GROVE
 ▶ **APPLICANT/DEVELOPER:** DK DEVELOPMENT, LLC
 OWNER(S): DK Development, LLC

TAX IDENTIFICATION: 92 D A 004.60 [View map on KGIS](#)
 JURISDICTION: City Council District 3
 STREET ADDRESS: 6126 John May Dr

▶ **LOCATION:** South side of John May Dr., east of Wooded Acres Dr.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 WATERSHED: Third Creek

▶ **APPROXIMATE ACREAGE:** 4.46 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached or detached residential neighborhood

SURROUNDING LAND USE AND ZONING: Nearby zoning consists of A-1 agricultural, R-1, R-1A, and RP-1 residential. Nearby uses consist of detached single family dwellings.

▶ **NUMBER OF LOTS:** 18

SURVEYOR/ENGINEER: SITE, Inc.

ACCESSIBILITY: Access is via John May Rd., a collector street with a pavement width of 19' within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1) Reduction of right-of-way radius at intersection of Road "A" and John May Rd. from 25' to 0'.

STAFF RECOMMENDATION:

▶ **WITHDRAW** this Concept Plan as requested by the applicant.

▶ **WITHDRAW** this Use on Review as requested by the applicant.

COMMENTS:

This proposal is for an 18 lot residential development with either attached or detached dwellings. The applicant requested withdrawal of the Concept Plan and Use on Review after determining not to pursue the development further.

ESTIMATED TRAFFIC IMPACT: 214 (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.

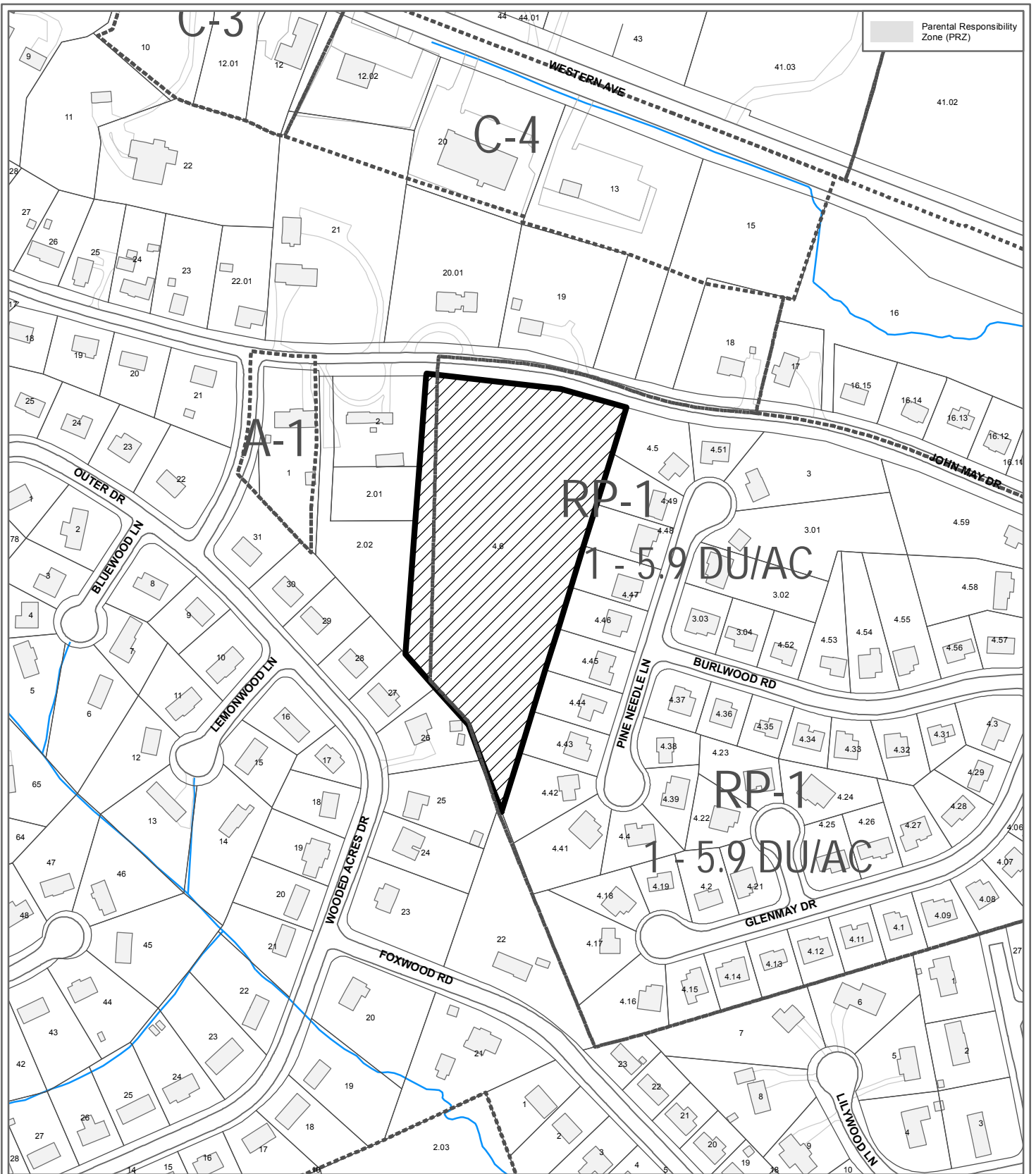
ESTIMATED STUDENT YIELD: 7 (public school children, ages 5-18 years)

Schools affected by this proposal: Amherst Elementary, Northwest 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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



**7-SH-18-C / 7-P-18-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: DK Development, LLC
Autumn Grove



Attached or detached residential neighborhood in RP-1 (Planned Residential)

Map No: 92
Jurisdiction: City

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



SUBDIVISION - CONCEPT

Name of Applicant: DK Development, LLC
 Date Filed: 5/31/18 Meeting Date: July
 Application Accepted by: M Payne
 Fee Amount: \$1,664 File Number: Subdivision - Concept 7-5H-18-C (7-P-18-UR)
 Fee Amount: ✓ Related File Number: Development Plan ✓

PROPERTY INFORMATION

Subdivision Name: AUTUMN GROVE
 Unit/Phase Number: ✓
 General Location: 6126 JOHN MAY DRIVE
 Tract Size: 4.46 AC No. of Lots: 18
 Zoning District: RP-1
 Existing Land Use: UNDEVELOPED
 Planning Sector: NORTHWEST COUNTY
 Growth Policy Plan Designation: City
 Census Tract: 46.08
 Traffic Zone: 212
 Parcel ID Number(s): 092 DAG0460

Jurisdiction: City Council 32D District
 County Commission _____ District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUB
 Water KUB
 Electricity KUB
 Gas KUB
 Telephone AT&T

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone
 Other (be specific): Request Approval for Attached (Duplex) or Detached S-F Residential

VARIANCE(S) REQUESTED

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

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Danny Kirby
 Company: DK Development, LLC
 Address: P.O. Box 10226
 City: Knoxville State: TN Zip: 37939
 Telephone: (865) 206-4622
 Fax: _____
 E-mail: dkirby@5881000.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: GRANT BERRY
 Company: SITE, Inc
 Address: 10215 TECHNOLOGY DR STE304
 City: KNOXVILLE State: TN Zip: 37932
 Telephone: 865-777-4166
 Fax: 865-777-4189
 E-mail: gberry@site-incorporated.com

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: Danny Kirby
 Company: DK Development, LLC
 Address: P.O. Box 10226
 City: Knoxville State: TN Zip: 37939
 Telephone: 865-206-4622
 Fax: _____
 E-mail: dkirby@5881000.com

VARIANCES REQUESTED

1. RIGHT OF WAY RADIUS AT INTERSECTION OF ROAD "A" AND JOHN

Justify variance by indicating hardship: MAX REDUCTION 25' TO 0'
JOHN MAY ROW IS WIDER AT THIS POINT 25' CURB
RADIUS IS ALL W/IN ROW

2. FRONT BUILDING SETBACK REDUCTION 25' TO 15'

Justify variance by indicating hardship: DUE TO TOPOGRAPHIC CONSTRAINTS & POWER
LINE EASEMENTS IT IS NECESSARY TO LOCATE
STRUCTURES CLOSER TO ROW

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: Danny Kirby

Address: P.O. Box 10226

City: Knoxville State: TN Zip: 37939

Telephone: 865-206-4622

Fax: _____

Signature: D. Kirby

Date: 5/31/18

E-mail: dkirby@5881000.com