

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

▶ **FILE #:** 3-SC-18-C
 3-E-18-UR

AGENDA ITEM #: 10
AGENDA DATE: 3/8/2018

▶ **SUBDIVISION:** KING PROPERTIES
 ▶ **APPLICANT/DEVELOPER:** JOHN KING
 OWNER(S): King Properties

TAX IDENTIFICATION: 89 218

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10620 Rather Rd

▶ **LOCATION:** Southeast side Rather Rd, east of George Light Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 8.53 acres

▶ **ZONING:** PR (Planned Residential) < 3.5 du/ac

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area to the east of Pellissippi Parkway, that is accessed from George Light Rd. and Rather Rd., is developed with agricultural and rural to low density residential uses under A, RA and PR zoning.

▶ **NUMBER OF LOTS:** 24

SURVEYOR/ENGINEER: Robert Campbell & Associates

ACCESSIBILITY: Access is via Rather Rd., a local street with 15' of pavement width within 50' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
 1) Reduction of right-of-way turning radius at corner of Road "A" and Rather Road from 25' to 10'.
 2) Reduction of the pavement turning radius on Road "A" at Rather Road from 25' to 22'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-2 because the site's topography and shape restricts compliance with the Subdivision Regulations and the proposed variances 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. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. Place a note on the final plat that all lots will have access only to the internal street system.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association for the purpose of maintaining the storm water drainage system and common open space.
6. Widening Rather Rd. to a minimum width of 20' from the George Light Rd. intersection to the eastern frontage boundary of the subject property, including the proposed realignment of Rather Rd. to increase the curve radius along the northern boundary of the property as proposed. The widening is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, and must be completed before final plat approval, unless the Knox County Department of Engineering and Public Works accepts a bond to ensure completion of the improvements to Rather Road.
7. Certification on the final plat by the applicant's engineer that there is 250' of sight distance at the proposed subdivision entrance to the widened and realigned Rather Rd.

► **APPROVE the Development Plan for up to 24 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.**

1. Meeting all 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:

King Properties is proposing to subdivide this 8.53 acre tract into 24 detached residential lots at a net density of 3.1 du/ac. The net acreage for determining the density is 7.72 acres and excludes the land area designated floodway on the FEMA map (.57 acres) and right-of-way dedicated to realign Rather Road (.24 acres).

Rather Road is currently only about 15' wide and does not meet the minimum County road standards. The developer is required to widen Rather Road to a minimum of 20' pavement, 2' shoulders, and swales from the George Light Rd. intersection to the eastern boundary of the property. In addition, there is a sharp curve in the road along the northern boundary of the property and a steep road grade east of this curve. The developer proposes to realign Rather Road in this curve to increase the radius and decrease the road grade to 15 percent, which is the maximum recommended for new streets. There are two private driveways on the opposite side of Rather Road that will need to be extended by the developer because of the road realignment.

The final design and installation of the Rather Road improvements are to be completed by the developer with the approval and supervision of the Knox County Department of Engineering and Public Works (Knox County EPW). These improvements should be completed before final plat approval by the Planning Commission, which is the preference of Knox County EPW. However, if the circumstances warrant and Knox County EPW is agreeable, a bond may be accepted to ensure the completion of the Rather Road improvements and allow consideration of final plat approval by the Planning Commission.

The applicants engineer must certify and add a note to the final plat that at the sight distance at the Road "A" intersection with Rather Road is a minimum of 250' in both directions. The sight distance is to be to the widened and realigned Rather Road and not the current condition. In most cases the minimum sight distance is 300' or more because the requirement is 10 times the posted speed limit but not less than 250'. Rather Rd. has a posted speed limit of 20 mph so the minimum sight distance is 250'.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all subdivision boundaries. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts, including the Agricultural zone. Because there are drainage easements around the peripheral of the development and topographic constraints, the proposed 25' peripheral setback will only be applicable to lots 1, 19, 21, and 24.

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 at a density of 3.1 du/ac is compatible with the scale and intensity of recent development that has occurred in this area. The subdivision across Rather Rd. is zoned PR < 5 du/ac but is developed at 3.6 du/ac. However, the remaining residential development in the area have lots that are 1 acre or larger.
3. The developer is required to widen approximately .3 miles of Rather Rd. to a minimum pavement width of 20

feet from the intersection of George Light Rd. to the northeastern corner of the property. This will include realignment of Rather Rd. to smooth out the sharp 90 degree turn along the north property boundary.

4. Vehicular access to Pellissippi Parkway at George Light Rd. is currently unrestricted and is the most logical path for residents of the subdivision. TDOT has made it known that in the future they will be restricting access to Pellissippi Parkway from side streets such as George Light Rd. This could take the form of completely removing access if alternative access is provided, such a new frontage roads, or restricting turn movements to right only. If access is restricted, additional vehicle traffic will go east on Rather Road which is has about 1.1 miles of roadway that is approximately 12 feet wide and has an at-grade railroad crossing at its eastern end.

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

1. With the recommended conditions, the proposed residential development 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 in is 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 additional traffic through residential areas.
3. The proposed residential development at a density of 3.1 du/ac is consistent in use and density with the PR zoning of the property that was approved at a density of up to 3.5 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential development for this site. The proposed development density of 3.1 du/ac is consistent with the sector plan.
2. The entire property is located within the hillside protection area. The steepest slopes are on the south side of the property leading down to Beaver Creek and the central portion of the property is primarily 15 percent slope or less.
3. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 279 (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.

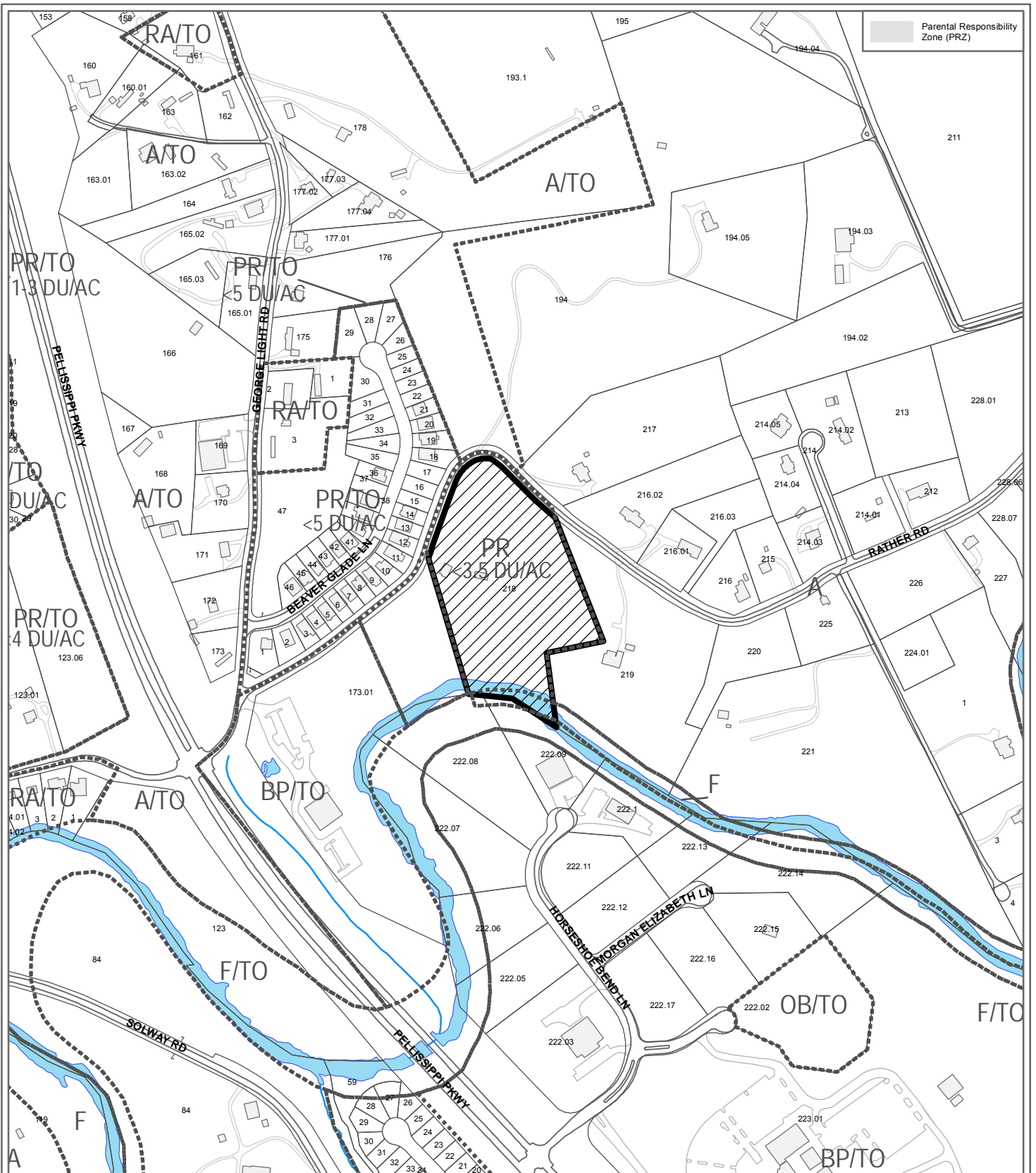
ESTIMATED STUDENT YIELD: 10 (public school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns 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.



**3-SC-18-C / 3-E-18-UR
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential) pending

Original Print Date: 2/13/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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

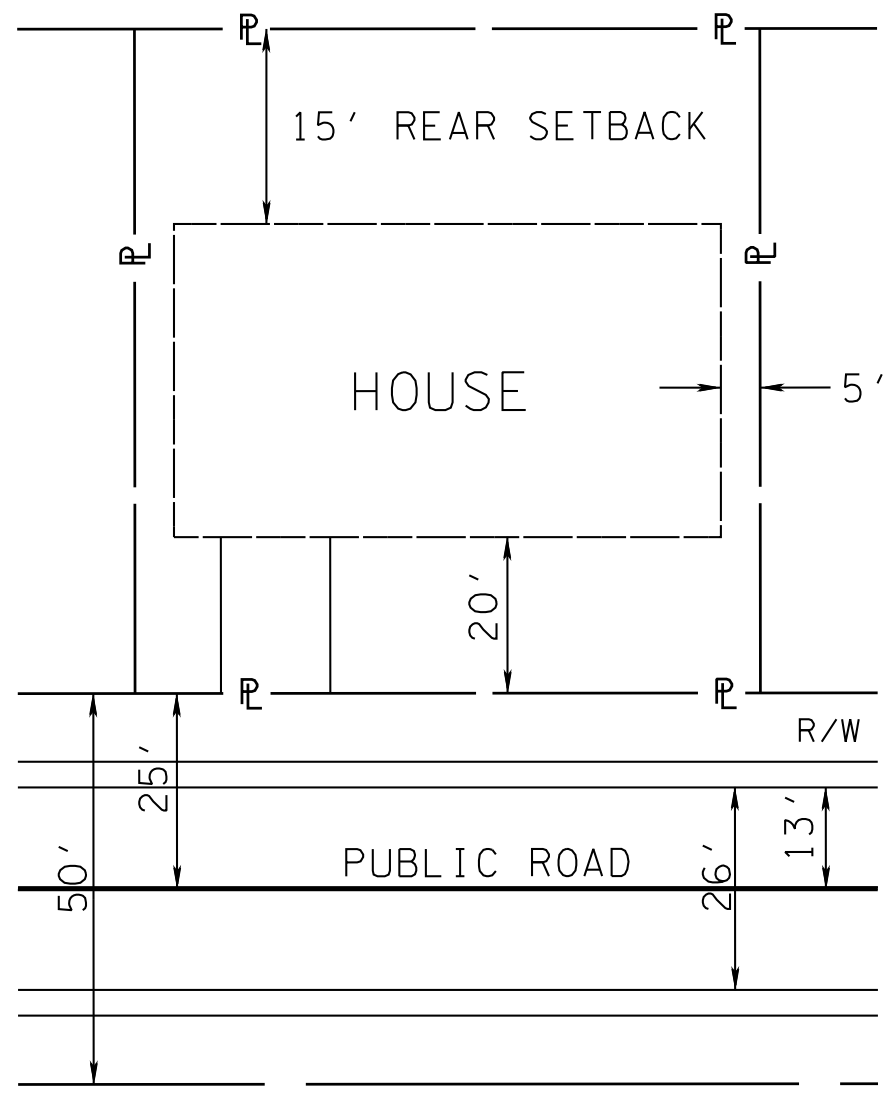
Petitioner: King, John
King Properties

Map No: 89
Jurisdiction: County



- NOTES:
- 1) SITE DISTANCE OF 250 FT IS AVAILABLE IN EACH DIRECTION ALONG RATHER ROAD.
 - 2) EXISTING CONTOURS BASED ON KGIS
 - 3) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
 - 4) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
 - 5) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
 - 6) WIDENING AND REDESIGN OF RATHER ROAD WILL BE APPROVED BY KNOX COUNTY.

NOTE: 25' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT (SINGLE FAMILY)

Curve C46

P.I. Station	33+17.88 92
Delta	22° 55' 06" (LT)
Tangent	74.32
Length	144.47
Radius	250.00
External	10.81
Long Chord	142.47
Mid. Ord.	10.36

Curve C45

P.I. Station	13+29.86
Delta	22° 55' 06" (LT)
Tangent	8.04
Length	16.08
Radius	250.00
External	0.13
Long Chord	16.07
Mid. Ord.	0.13

Curve C44

P.I. Station	12+77.59
Delta	22° 55' 06" (LT)
Tangent	10.80
Length	21.59
Radius	250.00
External	0.23
Long Chord	21.58
Mid. Ord.	0.23

Curve C42

P.I. Station	11+39.59
Delta	22° 55' 06" (LT)
Tangent	4.14
Length	8.28
Radius	250.00
External	0.03
Long Chord	8.28
Mid. Ord.	0.03

Curve C41

P.I. Station	10+35.88
Delta	57° 17' 45" (LT)
Tangent	32.69
Length	100.00
Radius	100.00
External	5.21
Long Chord	62.14
Mid. Ord.	14.95

CURVE DATA

CURVE C50	CURVE C51	CURVE RATHER
P.I. 30+83.92	P.I. 34+11.73	P.I. 23+70.01
PC 30+63.15	PC 33+79.00	PC 33+51.67
PT 31+04.43	PT 34+43.45	PT 34+55.62
Δ 15° 45' 56" (RT)	Δ 24° 36' 54" (LT)	Δ 115° 43' 16" (RT)
D 38' 11' 50"	D 38' 11' 50"	D 28' 38' 52"
R 150.000	R 150.000	R 200.000
L 41.274	L 64.442	L 403.943
T 20.768	T 32.726	T 318.340

- LEGEND
- EIP IRON PIN FOUND
 - PIPE ⊗ PIPE FOUND
 - W.M. WATER METER
 - ⊙ MANHOLE
 - W.V. WATER VALVE
 - ⊗ FIRE HYDRANT
 - ⊕ P/T/C POWER/TELEPHONE/CABLE
 - LIGHT POLE

DEVELOPER:
KING PROPERTIES
531 CALLAHAN DRIVE
KNOXVILLE, TN 37912
CONTACT: JOHN KING
PHONE: (865) 560-9401
FAX: (865) 560-9402

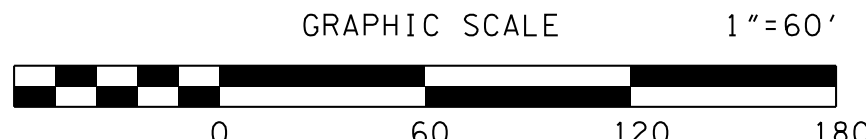
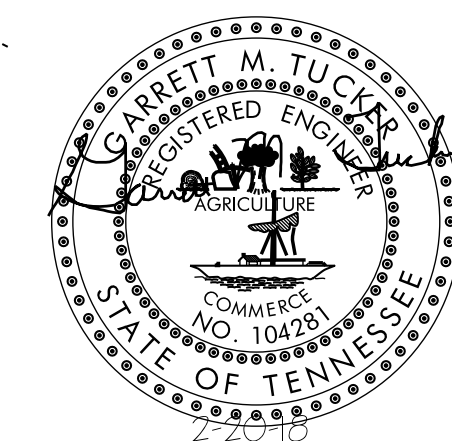
ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

- VARIANCES:
- 1) REDUCTION OF RIGHT-OF-WAY TURNING RADIUS AT CORNER OF ROAD "A" AND RATHER ROAD FROM 25 FEET TO 10'.
 - 2) REDUCTION OF PAVEMENT TURNING RADIUS ON ROAD "A" AT RATHER ROAD FROM 25 FEET TO 22 FEET.

CLT MAP: 089
PARCEL: 218
DEED REFERENCE: 20050816 - 0015269
PROPERTY ZONED: PR (3.5 DU/AC)

TOTAL AREA: 8.53 ACRES
FLOODWAY AREA: 0.57 ACRES
NUMBER OF LOTS: 24 (3.0 DU/AC)

Revised: 2/27/2018
MPC FILE NUMBER: 3-SC-18-C
3-E-18-UR



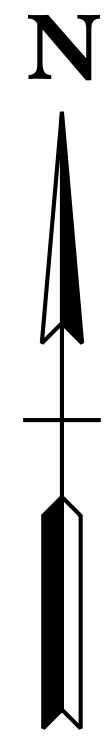
NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

KING PROPERTIES
CONCEPT PLAN / USE ON REVIEW

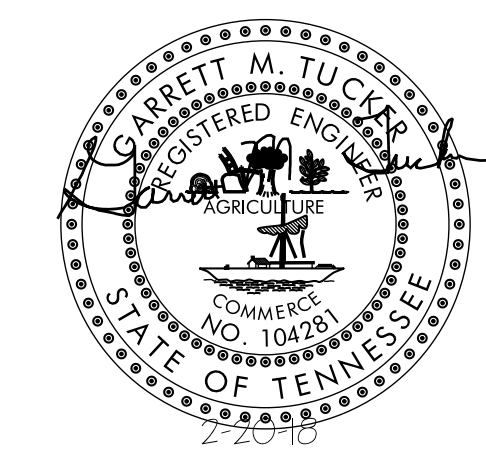
GENERAL LAYOUT
PLAN VIEW

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 60'	SHEET TWO NO. 2
DRAWN BY JER	DATE 02/20/18	FILE NO. 17101	OF 5 SHEETS



LEGEND

- EIP IRON PIN FOUND
- PIPE ● PIPE FOUND
- W.M. WATER METER
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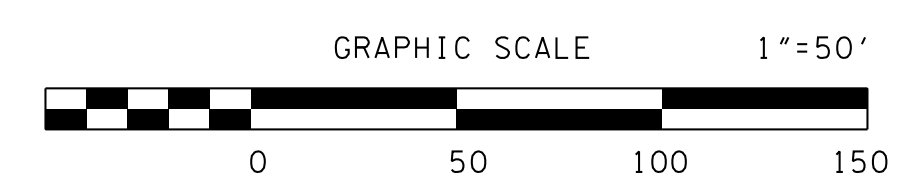
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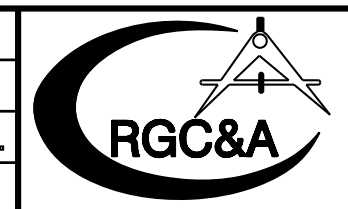
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 NUMBER OF LOTS: 24 (3.0 DU/AC)

Revised: 2/27/2018
 MPC FILE NUMBER: 3-SC-18-C
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NO.	DATE	DESCRIPTION	BY	CKD.



ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

KING PROPERTIES
 CONCEPT PLAN / USE ON REVIEW

**PRELIMINARY GRADING
 & DRAINAGE PLAN**

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 50'	SHEET THREE NO. 3
DRAWN BY JER	DATE 02/20/18	FILE NO. 17101	OF 5 SHEETS

SUBDIVISION - CONCEPT



Name of Applicant: John King
 Date Filed: 1/26/18 Meeting Date: 3/8/18
 Application Accepted by: M. Payne
 Fee Amount: 2196.00 File Number: Subdivision - Concept 35C-18-0C
 Fee Amount: # Related File Number: Development Plan 3-E-18-UR
Use on Review

PROPERTY INFORMATION

Subdivision Name: Rather Road
King Properties

Unit/Phase Number: 1

General Location: Southeast side of Rather Road
East of Rather Road and George Light intersection.

Tract Size: 7.78 Acres No. of Lots: 24

Zoning District: PR (Pending)

Existing Land Use: Rural Residential

Planning Sector: Northwest County

Growth Policy Plan Designation: Planned Growth

Census Tract: 59.08

Traffic Zone: 226

Parcel ID Number(s): 089 218

Jurisdiction: City Council _____ District
 County Commission 6th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: John King

Company: King Properties

Address: 531 Callahan Drive, Suite 102

City: Knoxville State: TN Zip: 37912

Telephone: (865) 560-9401

Fax: (865) 560-9402

E-mail: jking@kingrealestateservices.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Garrett M. Tucker, PE, LS

Company: Robert G. Campbell & Associates, LP

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: gtucker@rgc-a.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer NEKUD

Water HPUD

Electricity KUB

Gas KUB

Telephone _____

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)

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: Garrett M. Tucker

Company: Robert Campbell & Associates

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: _____

Fax: _____

E-mail: _____

VARIANCES REQUESTED

- 1. Reduce the length of the vertical curve on Road "A" at STA. 14+80 from 312.5 feet to 250 feet.
Justify variance by indicating hardship: Topography disallows the higher K value.
- 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: John King
Address: King Properties
531 Callahan Drive
City: Knoxville State: TN Zip: 37912
Telephone: (865) 560-9401
Fax: (865) 560-9402
E-mail: jking@kingrealestateservices.com

Signature: *John King*
Date: 1-26-18