

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

▶ **FILE #:** 11-SB-18-C **AGENDA ITEM #:** 15
 11-E-18-UR **AGENDA DATE:** 11/8/2018

▶ **SUBDIVISION:** STRAWBERRY PLAINS SUBDIVISION
 ▶ **APPLICANT/DEVELOPER:** KNOXVILLE HABITAT FOR HUMANITY
 OWNER(S): Knoxville Habitat for Humanity

TAX IDENTIFICATION: 73 172 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 Strawberry Plains Pike

▶ **LOCATION:** North side of Strawberry Plains Pike, west of S. Molly Bright Rd.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Holston and French Broad, and Lyon Creek

▶ **APPROXIMATE ACREAGE:** 10.9 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential neighborhood

SURROUNDING LAND USE AND ZONING: The properties fronting along this section of Strawberry Plains Pike are developed with agricultural and rural to low density residential uses under A and RA zoning.

▶ **NUMBER OF LOTS:** 35

SURVEYOR/ENGINEER: Fulghum MacIndoe & Associates, Inc

ACCESSIBILITY: Access is via Strawberry Plains Pike, a minor arterial street with 27' of pavement width within 50' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

- 1) Reduce the vertical curve K value on Road "A" from 25 to 15 at STA 0+75.00.
- 2) Reduce horizontal curve length on Road "A" from 250' to 125' at STA 4+54.67.
- 3) Reduce horizontal curve length on Road "A" from 250' to 125' at STA 6+14.77.
- 4) Reduce horizontal curve length on Road "A" from 250' to 125' at STA 10+23.98.
- 5) Reduce horizontal curve length on Road "A" from 250' to 125' at STA 12+80.31.
- 6) Reduce cul-de-sac right-of-way return radius on Road "A" from 75' to 50'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-6 because site conditions restrict compliance with the Subdivision Regulations

and the variances will not create a health or safety hazard.

APPROVE the Concept Plan subject to 9 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 (Ord 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Installation of extruded curbing unless otherwise approved by Knox County Department of Engineering and Public Works.
5. Placing the 20' access easement in common area that is shown over the shared lot line for Lots 18 & 19.
6. Installation of all sidewalks as identified 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.
7. Meeting all requirements of the Knox County Department of Engineering and Public Works regarding the wetlands identified in the Natural Wetlands Inventory shown on the rear of Lots 19 & 20.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, drainage system and any recreational amenities.
9. 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 35 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 3 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Installation of screening on the east side of curve C-1 (south of lot 35) with landscaping, as shown on the Concept Plan, or fencing. The screening must meet all requirements of the Knox County Department of Engineering and Public Works.
3. Installation of landscape screening between the external boundary of the development and the detention ponds that are adjacent parcels 073-172.01, 073-172.02, and 073-171.01, and any lot within the Creek Stone subdivision.

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:

The applicant is proposing to subdivide this 10.9 acre site into 35 lots at a density of 3.2 du/ac. Access for the subdivision will be from Strawberry Plains Pike, a minor arterial street. The applicant has requested a reduction of the peripheral setback from 35' to 25' along all exterior boundaries of this subdivision.

The development is located within the Parental Responsibility Zone (PRZ) for Carter Elementary School so a 5' sidewalk and 2' grass strip is proposed on one side of Road "A" for its full length. Staff is not recommending a sidewalk on Road "B" because of its short length and small number of houses. While Strawberry Plains Pike does not currently have a sidewalk along it, Knox County does prioritize public sidewalk installation within PRZ's and The Knoxville-Knox County Park, Recreation and Greenway Plan (2009) recommends Strawberry Plains Pike as a "greenway connector". This indicates that pedestrian improvements should be programmed as street projects are funded, or as separate projects were critically needed.

Landscape screening is shown at the base of the detention pond in the southwest corner of the development and on the east side of the first road curve. Most detention ponds are built up to, or very near, the external boundaries of developments and landscaping cannot be installed on detention pond berms. A complaint often expressed by neighbors is the lack of screening for ponds. This condition will require the pond berm to be far enough off the external boundary to allow the installation of plantings. The landscape screening along Road "A" is to block the headlights of vehicles traveling toward Strawberry Plains Pike from shining into the house to the east of Road "A". The condition also allows the installation of a fence along this curve if the landscaping in the right-of-way is a concern when reviewed for permitting.

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 or will be extended to serve this site.
2. The proposed low density residential development at a density of 3.2 du/ac is compatible with the scale and intensity of recent development that has occurred in this area.

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 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 additional traffic through residential areas since the development has access to an arterial street.
3. The proposed residential development at a density of 3.2 du/ac, is consistent in use and density with the PR zoning of the property that was approved at a density of up to 5 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East County Sector Plan identifies this area for LDR (Low Density Residential). The proposed development at a density of 3.2 du/ac is consistent with the sector plan.
2. This site is within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 395 (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.

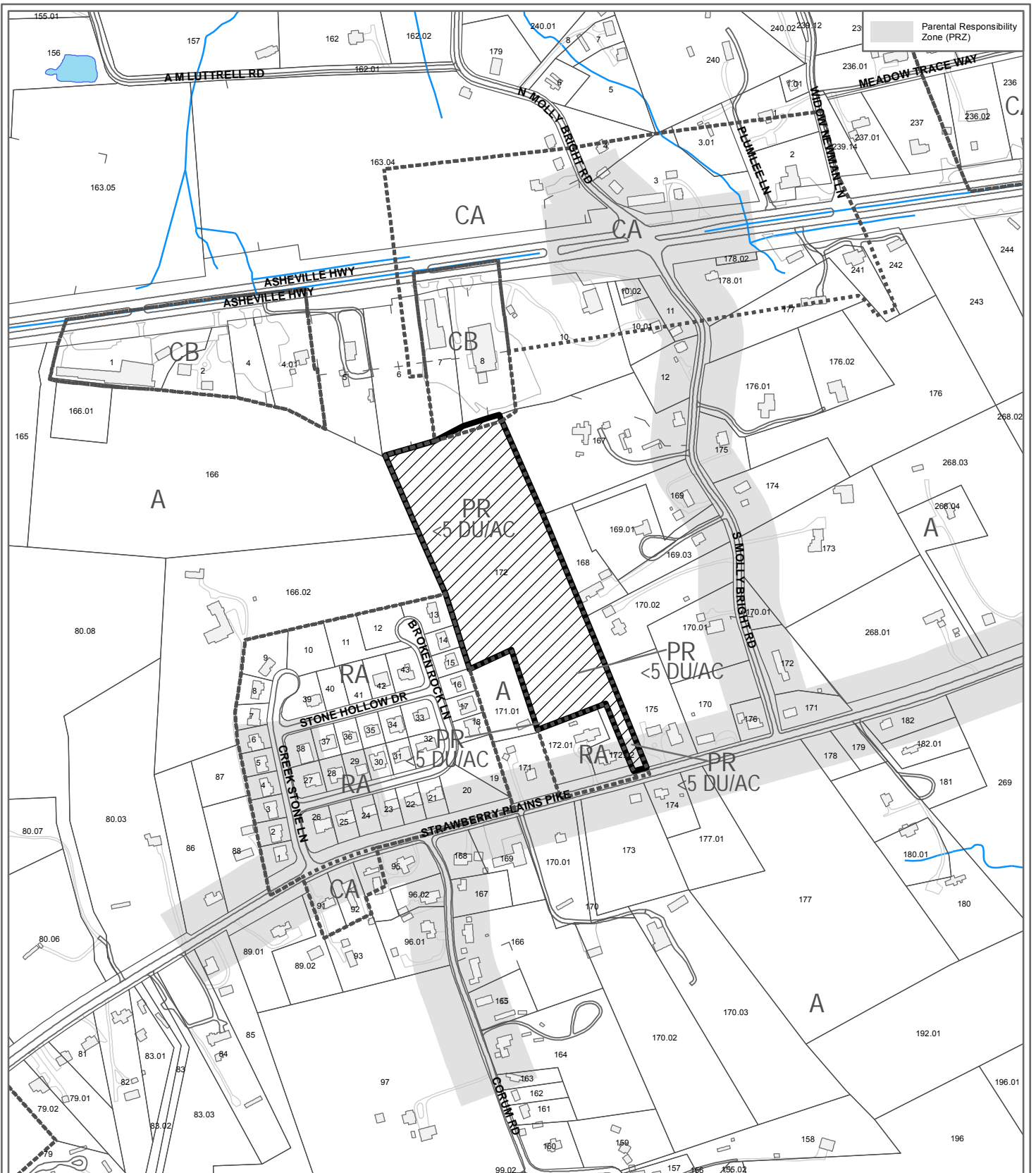
ESTIMATED STUDENT YIELD: 12 (public school children, ages 5-18 years)

Schools affected by this proposal: Carter 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.

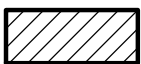
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**11-SB-18-C / 11-E-18-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Knoxville Habitat for Humanity
Strawberry Plains Subdivision



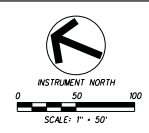
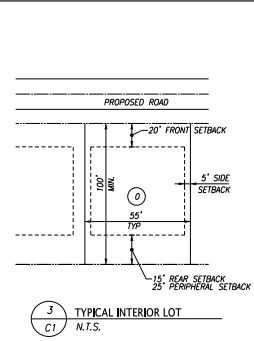
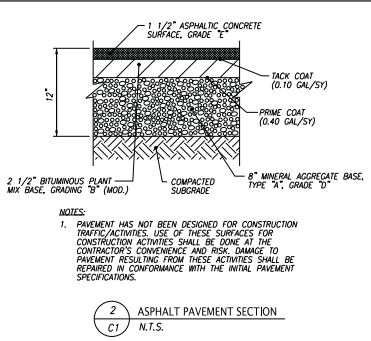
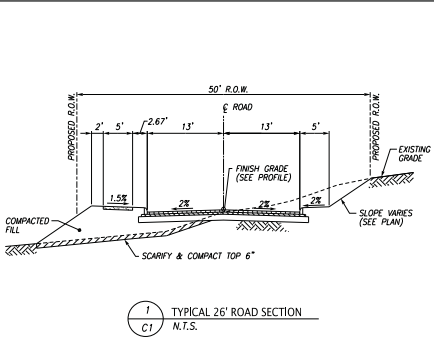
Detached residential neighborhood in PR (Planned Residential)

Map No: 73

Jurisdiction: County

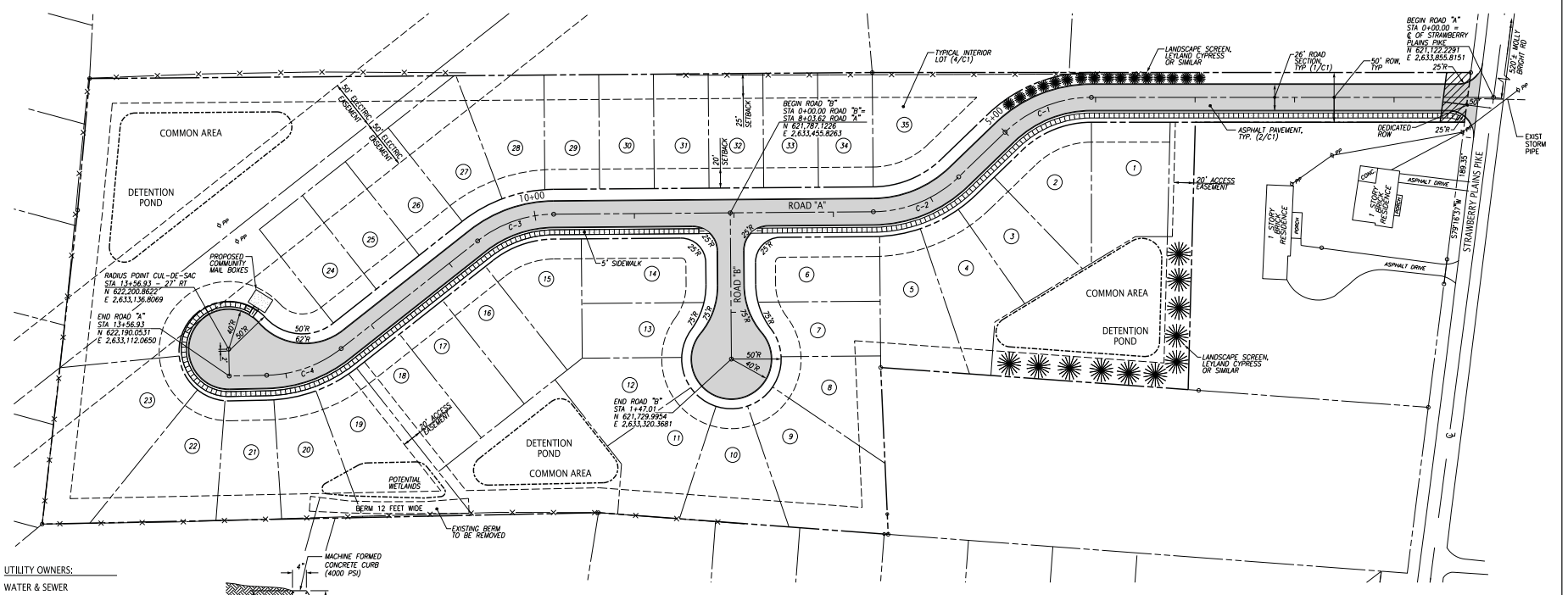
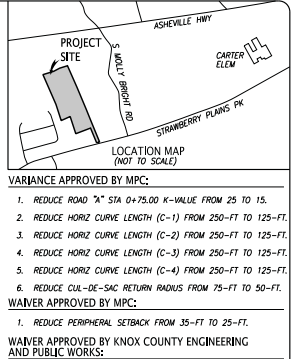
Original Print Date: 10/16/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





GENERAL NOTES:

1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KIDS EXISTING CONTOURS ARE AT 2'-FT INTERVALS. VERTICAL DATUM IS BASED ON NAVD83.
2. CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE KNOX COUNTY DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
3. CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
4. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
5. PROPERTY CONCERNED REFLECTS PARCEL 073172 AS SHOWN IN KNOX COUNTY CLT MAP 73. ZONING FOR THE PROPERTY IS PR. PLANNED RESIDENTIAL ZONE. TOTAL AREA = 16,808 AC.
6. BUILDING SETBACKS INTERNAL TO SUBDIVISION ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE, 15'-FT. REAR, AND 25'-FT. AT THE PERIPHERY.
7. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
8. PROPOSED IMPROVEMENTS INCLUDE 26" WIDE PUBLIC ROAD, ROLLER CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
9. ROOF DRAIN AND FRONT YARD FOR ALL PROPOSED LOTS WILL BE CONNECTED TO PROPOSED STORM DRAINAGE SYSTEM.



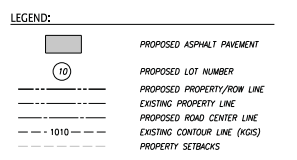
HORIZONTAL CURVE DATA TABLE

CURVE NO.	P.L. COORDINATES		STATION	DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING					
C-1	621,542.5135	2,633,682.3738	4+54.67	43° 57' 41" (L)	125.00	50.45	95.91
C-2	621,608.6489	2,633,531.0946	6+14.77	43° 31' 10" (R)	125.00	49.89	94.94
C-3	621,990.1620	2,633,370.1978	10+23.98	37° 50' 04" (L)	125.00	42.84	82.54
C-4	622,117.1367	2,633,143.9201	12+80.31	43° 57' 41" (L)	125.00	41.95	80.94

11-SB-18-C
11-E-18-UR
Revised: 10/30/2018

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO DO ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REMOVED AND DESCRIBED IN ACCORDANCE WITH THE METROPOLITAN PLANNING COMMISSION.

ENGINEER
TENNESSEE CERTIFICATE NO. 108748



FULGHUM MACINDOE ASSOCIATES INC.
10330 HARDEN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

PRELIMINARY NOT FOR CONSTRUCTION

STRAWBERRY PLAINS SUBDIVISION
STRAWBERRY PLAINS PIKE
KNOXVILLE, TENNESSEE 37924

KNOXVILLE HABITAT FOR HUMANITY
1501 WASHINGTON AVENUE
KNOXVILLE, TN 37917
CONTACT: BILL TERRY
TELEPHONE NO.: 865.625.5359
EMAIL: BTERRY@HFH.ORG

CONCEPT PLAN

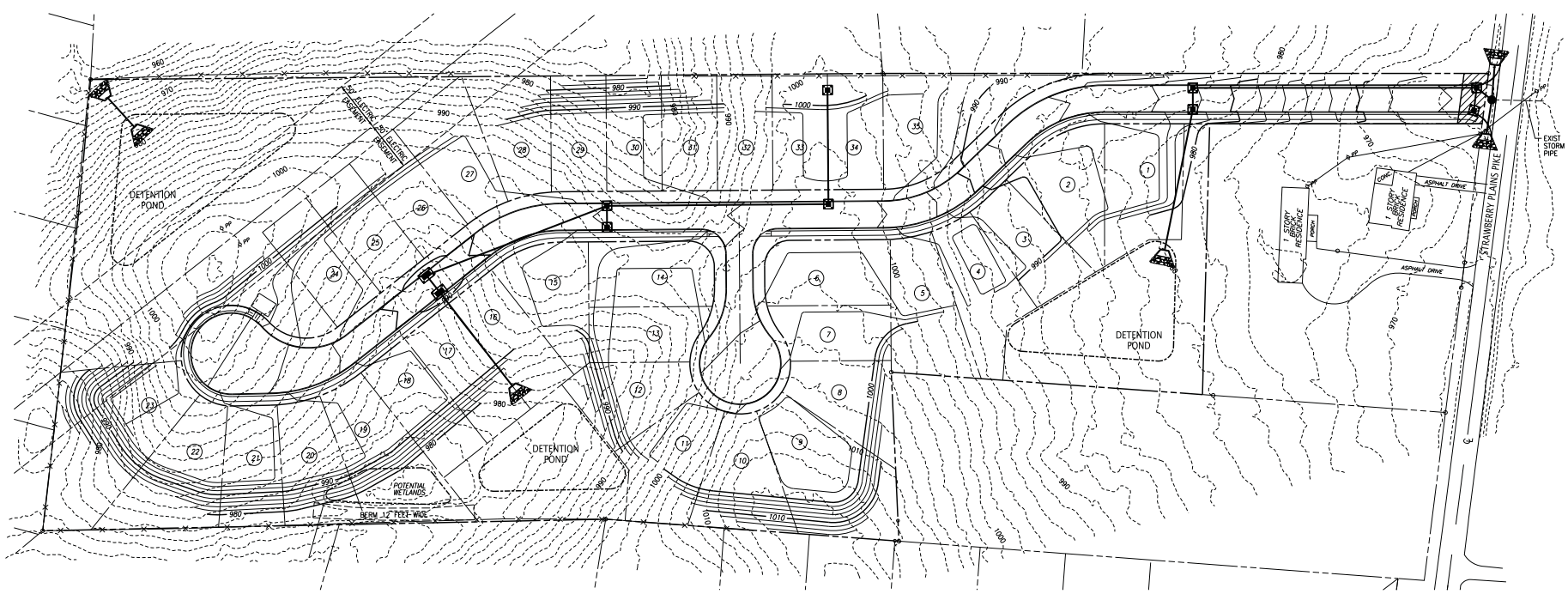
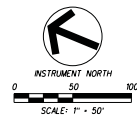
NO.	DATE	REVISION/ISSUE
1	08/20/18	ISSUED FOR CONCEPT PLAN
2	08/20/18	REVISION

Project: 620.001
Date: 08/20/18
Scale: 1"=50'

C1

File Name: 11SB18C110110001.dwg
Plot Date: 10/30/2018 10:07 AM

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11-SB-18-C
 11-E-18-UR
 Revised: 10/30/2018

LEGEND:
 ——— 1010 ——— PROPOSED CONTOUR
 - - - 1010 - - - EXISTING CONTOUR

File Name: 110115_110115_110115_110115_110115.dwg
 Plot Date: 10/22/2018

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**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

**STRAWBERRY PLAINS
 SUBDIVISION**
 STRAWBERRY PLAINS PIKE
 KNOXVILLE, TENNESSEE 37924

**KNOXVILLE HABITAT
 FOR HUMANITY**
 1501 WASHINGTON AVENUE
 KNOXVILLE, TN 37917
 CONTACT: BILL FERRY
 TELEPHONE NO.: 865.647.5359
 EMAIL: BFERRY@FHHC.COM

**CONCEPT GRADING
 AND DRAINAGE PLAN**

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
620.001	AMC	10/22/18	REV. PER ANOK COUNTY & MFC COMMENTS
	AMC	08/20/18	ISSUED FOR CONCEPT PLAN

NO.	DATE	REVISION/ISSUE

Project	Sheet
Date	C2
Scale	1"=50'

SUBDIVISION - CONCEPT

Name of Applicant: Knoxville Habitat for Humanity
 Date Filed: August 20, 2018 Meeting Date: ~~October 11, 2018~~ 11/8/2018
 Application Accepted by: ~~_____~~ Marc Payne
 Fee Amount: \$1,550 File Number: Subdivision - Concept 11-58-18-C
 Fee Amount: 7 Related File Number: Development Plan 11-E-18-UR

PROPERTY INFORMATION

Subdivision Name: Strawberry Plains Subdivision
 Unit/Phase Number: 1
 General Location: North side of Strawberry Plains Pike, 1200 feet east of Creek Stone Lane
 Tract Size: 10.9 acres No. of Lots: 35
 Zoning District: Planned Residential
 Existing Land Use: Vacant
 Planning Sector: East County
 Growth Policy Plan Designation: Planned Growth
 Census Tract: 53.01
 Traffic Zone: 130
 Parcel ID Number(s): 073 172
 Jurisdiction: City Council _____ District
 County Commission S8 District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:
 Sewer KUB
 Water KUB
 Electricity KUB
 Gas KUB
 Telephone Bellsouth

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: Bill Terry
 Company: Knoxville Habitat for Humanity
 Address: 1501 Washington Avenue
 City: Knoxville State: TN Zip: 37917
 Telephone: (865) 523-3539
 Fax: _____
 E-mail: bterry@khfh.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
 Name: Aarron M. Gray
 Company: Fulghum, MacIndoe & Associates, Inc.
 Address: 10330 Hardin Valley Road, Suite 201
 City: Knoxville State: TN Zip: 37932
 Telephone: (865) 690-6419
 Fax: (865) 690-6448
 E-mail: gray@fulghummacindoe.com

APPLICATION CORRESPONDENCE

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

PLEASE PRINT
 Name: Bill Terry
 Company: Knoxville Habitat for Humanity
 Address: 1501 Washington Avenue
 City: Knoxville State: TN Zip: 37917
 Telephone: (865) 523-3539
 Fax: _____
 E-mail: bterry@khfh.com

VARIANCES REQUESTED

1. Reduce front yard setback from 20ft to 15ft

Justify variance by indicating hardship: Property shape and topography

2. Reduce peripheral setback from 35ft to 25ft

Justify variance by indicating hardship: Property shape and topography

3. Reduce horizontal curve length from 250ft to 125ft

Justify variance by indicating hardship: Property shape and topography

4. Reduce ROW radius at the cul-de-sac from 75ft to 50ft

Justify variance by indicating hardship: Property shape and topography

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 Terry

Address: 1501 Washington Avenue

City: Knoxville State: TN Zip: 37917

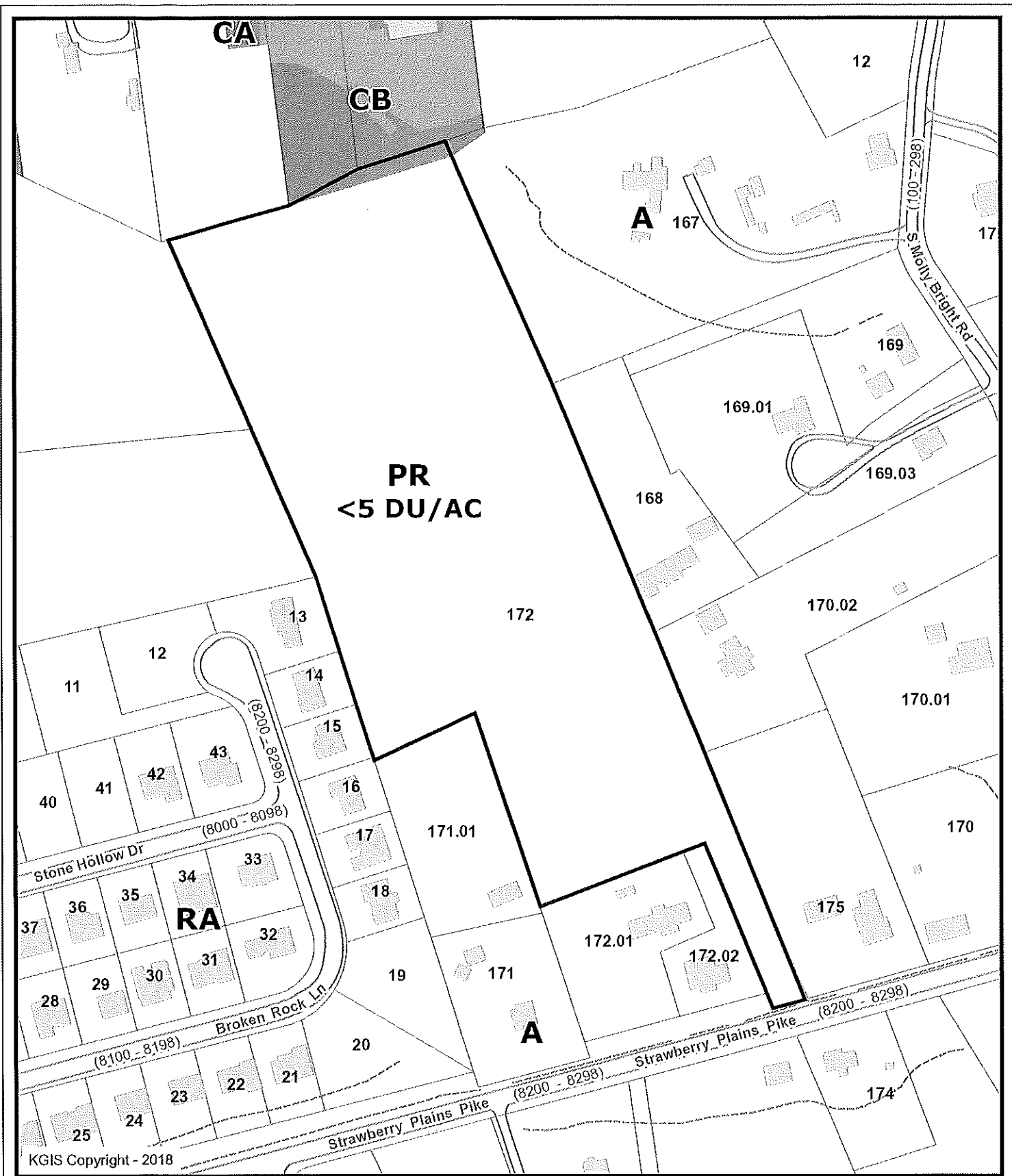
Telephone: (865) 523-3539

Fax: _____

Signature: 

Date: August 20, 2018

E-mail: bterry@khfh.com



Letter Portrait



Printed: 9/21/2018 at 10:39:47 AM



Knoxville - Knox County - KUB Geographic Information System

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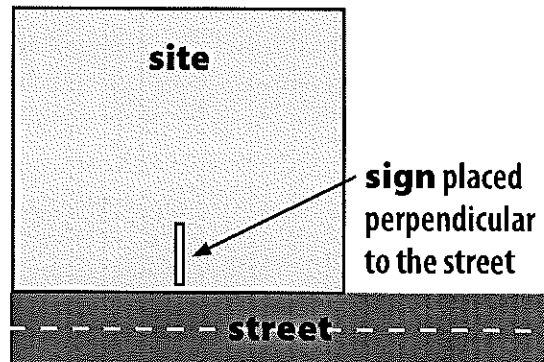
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Oct 25 2018 and Nov. 9 2018
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Bill Terry

Printed Name: Bill Terry

Phone: 755-3780 Email: bterry@khfh.com

Date: 9/21/18

MPC File Number: 11-5B-18-C