

Google Groups

Use on Review 10-A-18-UR

Shaun Ramsey <shaunbramsey@gmail.com>

Oct 9, 2018 9:56 PM

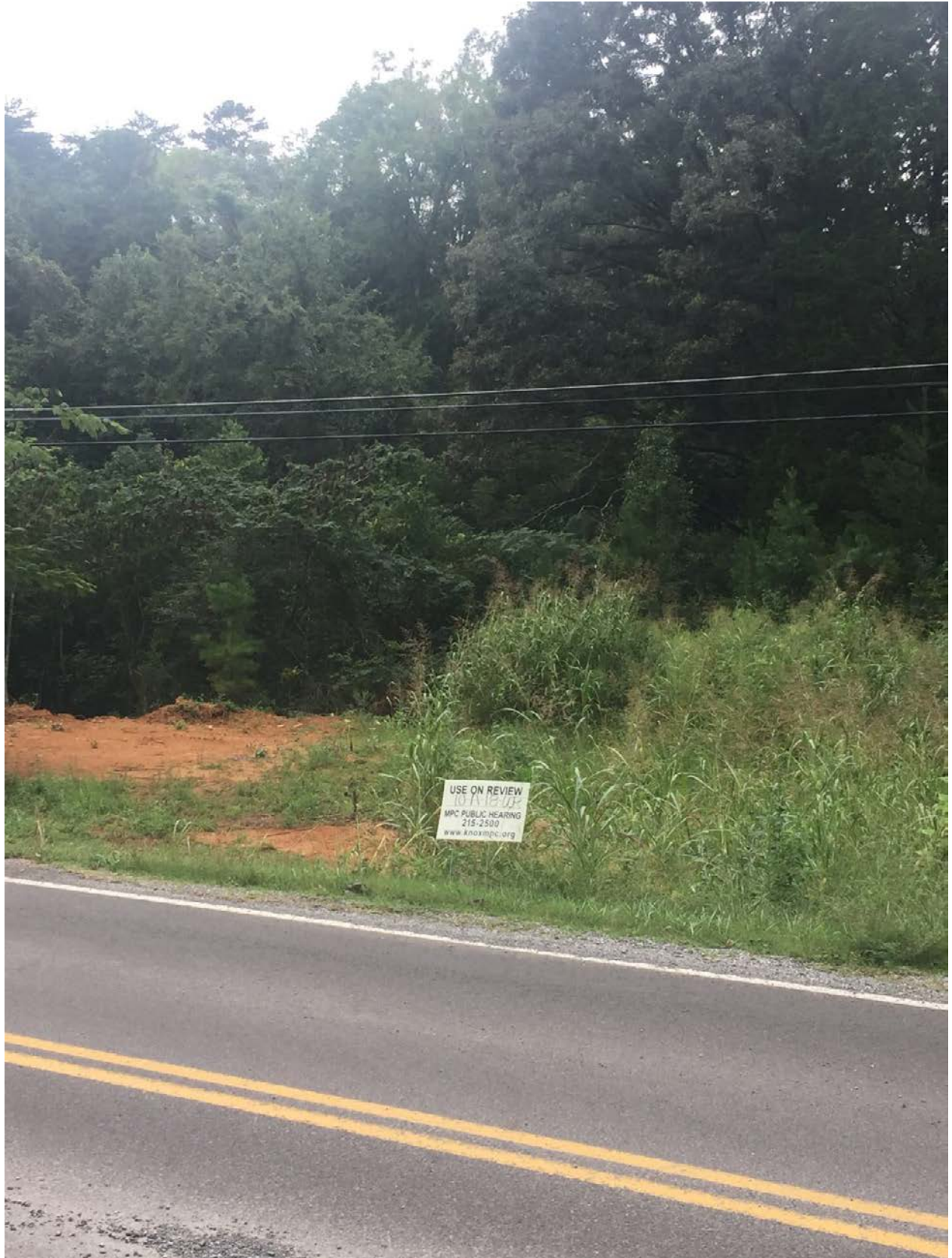
Posted in group: **Commission**

Members of the MPC

Please see the attached letter, pictures and documents in regards to 10-A-18-UR.

Sincerely, Shaun Ramsey



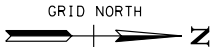




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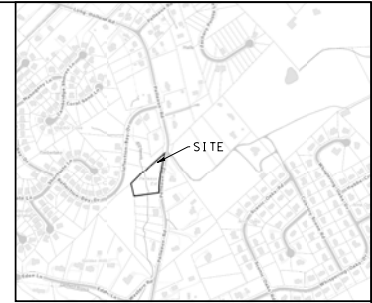




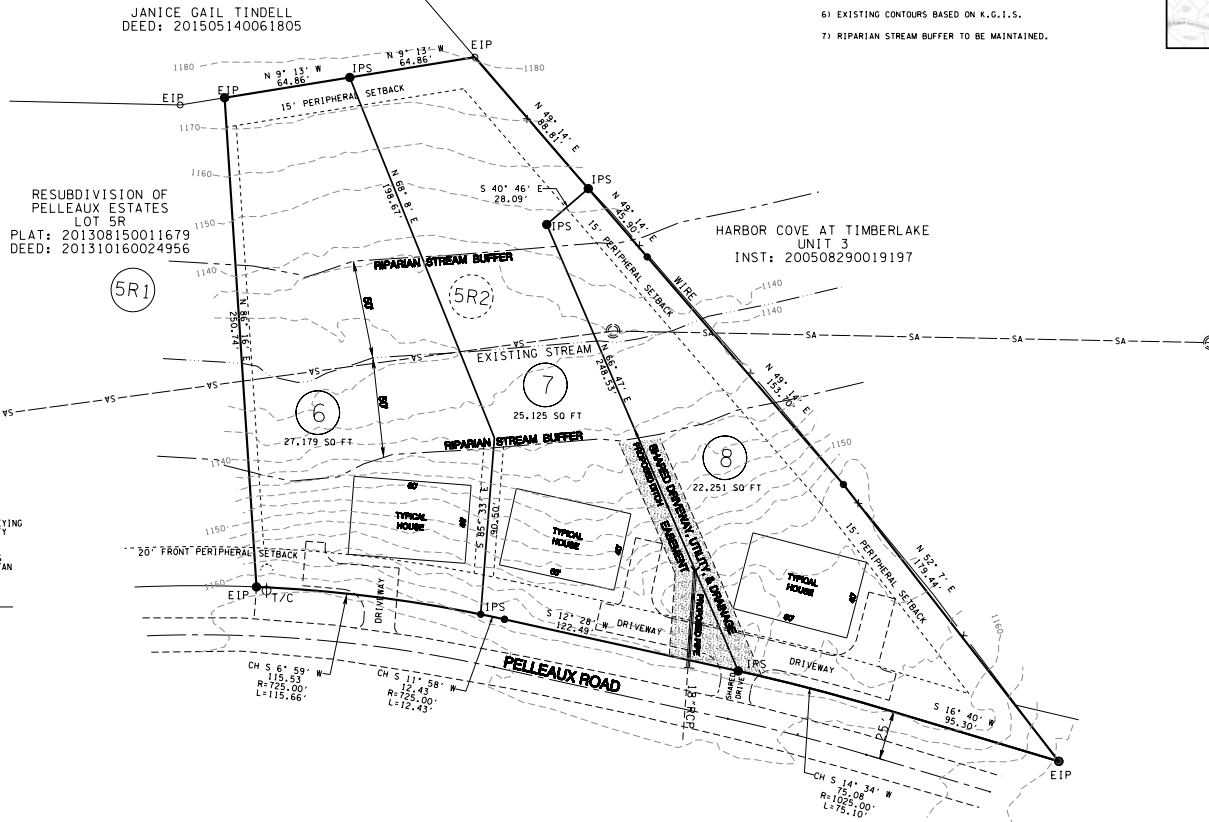


NOTES:

- 1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY ROG&A.
- 2) A UTILITY AND DRAINAGE EASEMENT EXISTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT EXISTS FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
- 3) A 15" SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5 FEET ON EACH SIDE AS INSTALLED.
- 4) ALL LOTS TO HAVE DRIVEWAYS WITH TURNAROUND TO AVOID BACKING OUT ONTO PELLEAUX ROAD. LOTS 7 & 8 TO HAVE SHARED DRIVEWAY.
- 5) EXISTING 18" CMP UNDER PELLEAUX ROAD TO BE EXTENDED, AND DITCH CONSTRUCTED ALONG LOT 7 & 8 COMMON LINE.
- 6) EXISTING CONTOURS BASED ON K.G.I.S.
- 7) RIPARIAN STREAM BUFFER TO BE MAINTAINED.



LOCATION MAP NOT TO SCALE



JANICE GAIL TINDELL
DEED: 201505140061805

RESUBDIVISION OF
PELLEAUX ESTATES
LOT 5R
PLAT: 201308150011679
DEED: 201310160024956

HARBOR COVE AT TIMBERLAKE
UNIT 3
INST: 200508290019197

CERTIFICATION OF CONCEPT PLAN

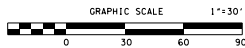
I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOWVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT WITH THE METROPOLITAN PLANNING COMMISSION.

Garrett M. Judd
SURVEYOR

TENNESSEE CERTIFICATE NO. 1947

I HEREBY CERTIFY THAT SIGHT DISTANCE OF 300 FEET CAN BE ACHIEVED IN BOTH DIRECTIONS ALONG PELLEAUX ROAD FROM THE PROPOSED ENTRANCES

Garrett M. Judd



BUILDING SETBACKS:
FRONT PERIPHERAL - 20' (BZA APPROVAL JULY 26, 2006)
REAR PERIPHERAL - 15' (BZA APPROVAL JULY 26, 2006)
SIDE - 5'
SIDE PERIPHERAL - 15' (BZA APPROVAL JULY 26, 2006)

PREPARED FOR: ROBERT D. & BETHANY K. BURRIS
625 #1 E. MAIN STREET
FLUSHING, MI 48433
(906)475-5005

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES
7523 TAGGART LN
KNOXVILLE TN, 37938
(865)947-5996

LEGEND

- ⊙ EIP EXISTING IRON PIN 1/2"
- ⊙ IPS IRON PIN SET W/ ROD W/CAP
- ⊙ UNMONUMENTED POINT
- ⊙ GAS VALVE
- ⊙ WATER METER
- ⊙ MANHOLE
- ⊙ LIGHT POLE
- ⊙ SPRING
- 4 SIGN
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ CATCH BASIN
- ⊙ POWER/TELEPHONE
- ⊙ GUY WIRE
- ⊙ CONTROL POINT/BENCH MARK
- ⊙ GAS METER
- ⊙ WATER METER

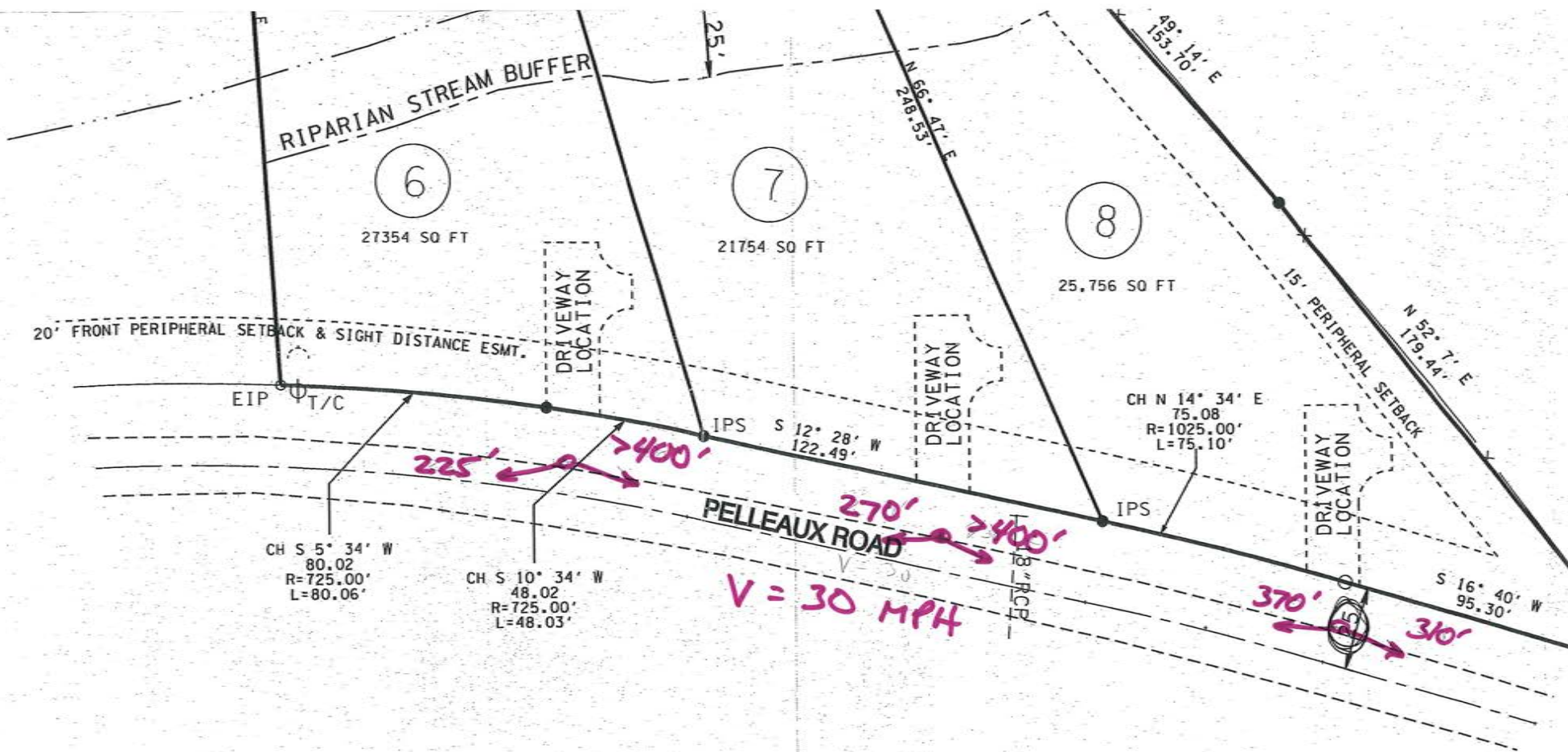
CLT: 27M
PARCEL: 006
ZONING: PR
TOTAL AREA: 1.72 AC
TOTAL LOTS: 9
DEED REFERENCE: 20180829-0077867
PLAT REFERENCE: 20130815-0011679

MPC FILE NO. 10-A-18-UR

USE ON REVIEW

PELLEAUX ESTATES
RESUBDIVISION OF LOT 5R2

DEED NO. 006 KNOX CO., TN.	SCALE 1"=80'	DRAWN BY MCO
SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P.		
DATE 8-27-18	REVISED 8-18-18	PROJECT NUMBER 0006



PR ZONING DEFAULT MINIMUM SETBACKS:
 FRONT - 15' (PER BZA VARIANCE APPROVAL)
 FRONT PERIPHERAL - 20' (PER BZA VARIANCE APPROVAL)
 REAR PERIPHERAL - 15' (PER BZA VARIANCE APPROVAL)
 SIDE - 5'
 SIDE PERIPHERAL - 15'

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MEMORANDUM

DATE:	September 13, 2018
FROM:	John Sexton
TO:	Cindy Pionke
CC:	
SUBJECT:	Pelleaux Estates resub lot 5R2 sight distance measurements

Hi, Cindy

This is in regard to sight distance at the three new lots on Pelleaux Road being created by the subject re-subdivision. Garret Tucker of Robert G. Campbell and Associates had staked the property corners and driveway centerlines for each of the three lots (#s 6, 7 and 8). I checked the available sight distance at each driveway location. All measurements were made at the edge of Pelleaux Road using a driver's eye height of 3.5 feet and an approaching vehicle target height of 3.5 feet. The posted speed limit on Pelleaux Road is 30 MPH, so the required sight distance is 300 feet. The table below summarizes my findings, and I have attached a figure for clarity.

Lot #	Sight distance		Comments
	To left (south)	To right (north)	
6	Greater than 400 feet	225 feet	Sight distance to right is restricted by combination of crest vertical curve and horizontal curve with cut bank.
7	Greater than 400 feet	270 feet	Sight distance to right is restricted by combination of crest vertical curve and horizontal curve with cut bank.
8	310 feet	370 feet	Sight distance to right is restricted by crest vertical curve. Sight distance to left is restricted by vegetation within site frontage and on adjacent property.

Based on my field review there are some deficiencies. I will be glad to meet with the engineer in the field to discuss these findings. Let me know if you have any questions.

(Rezoning of 7943 Pelleaux Rd, Knoxville, Tn 37938 from vacant land to PR 3 lots)

To whom it may concern,

My name is Shaun Ramsey, I reside at 8003 Pelleaux Rd, Knoxville, TN 37938. I have spoken with 2 other adjacent property owners and another resident that live across the road from the above mentioned property and we have a few concerns with the rezoning. We would like to formally oppose this rezoning of the property due to the below concerns.

Our first concern is public safety. The property is located in a low lying area between two crest vertical curves. (See attached pictures) This limits the visibility of approaching vehicles while pulling out from the driveways. On 9/13/2018 John Sexton with Knox County Engineering conducted a sight distance calculation for the 3 proposed driveways. Two of the three proposed driveways did not meet the minimum requirements. The only driveway that met the minimum requirements was the driveway to lot 8. It barely met the requirements at 310 feet. *(300 feet minimum required distance)(*See attached document from Knox County Engineering). The only reason this driveway met the sight distance minimum was that I had recently trimmed the trees at the corner of my property. (*note the engineer's comments in the attached document about vegetation on adjacent property). The latest site plan has different driveway locations, but the driveway for lot 6 was moved in the wrong direction which would actually decrease sight distances. (*Note the map from Knox county engineering and the new site plan map by the applicant). The shared driveway was created but would still have site distance limitations from vegetation on the adjacent property and it was possibly moved too far to have a safe sight distance past the crest vertical curve. This shared driveway easement would also create problems for future property owners due to determining who would maintain the driveway. We would like to request that Knox county engineering verify the new sight distances because there appears to be some discrepancies to the original sight distance performed on 9/13/2018 and the new site plan by the applicant and his surveyor.

Our second concern is the storm water runoff that will be created by 3 new houses and driveways versus only one on this property. The runoff from 3 residential rooftops and concrete driveways will create increased flooding issues for downstream property owners that are near the creek. There is a blue line stream that runs through this property which is Spring Creek. According to the Knox County Storm water management manual section 6.3.2.1 a 50ft minimum width stream buffer shall be provided along each side of the stream. According to the MPC file 6-H-09 the 50 feet stream buffer would come almost to Pelleaux Rd and would not allow adequate room for a residence on lot 6. However, the new site plan shows the 50 feet stream buffer far enough from the road for a residence to fit. There are also some discrepancies here that need to be addressed. We would like to request that the stream buffer distance is also verified by Knox county engineering. Also, due to over 1 acre of property being disturbed this property could possibly fall under the requirements for a storm water management plan.

(Continued on page2)

Our third concern is the overhead fiber optic and cable lines that run through the property. (*See attached pictures).These lines have not been addressed by the applicant. These lines should have a prescriptive easement due to the length of time they have been on the property. These lines would prevent any houses from being built on any of the proposed building sites without being moved.

In conclusion we hope the planning commission will take the above concerns into consideration and deny the request to divide this property into 3 tracts. According to the Knox County general provisions for subdivision development “developers should consider developing their subdivisions at higher standards.” In this case the developer is not following this recommendation. We hope the commission will take all these factors into consideration when making their decision. The decision to deny this request would not create a financial hardship to the applicant because of the purchase price for the property was only \$6,000. There would still be plenty of profit to be made by building only one residence on the property.Thank you all for taking the time to hear these concerns and we hope you will take these concerns into strong consideration when making your decision.