

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

▶ **FILE #:** 9-SG-18-C
 9-I-18-UR

AGENDA ITEM #: 20
AGENDA DATE: 9/13/2018

▶ **SUBDIVISION:** TIPPIT VILLAGE, UNIT 2
 ▶ **APPLICANT/DEVELOPER:** SITES TO SEE, INC.
 OWNER(S): Sites to See, Inc.

TAX IDENTIFICATION: 91 P D 00101 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2016 Gisele Way

▶ **LOCATION:** Northeast side of Andes Rd., northwest end of Gisele Way.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 6.94 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Schaad Road right-of-way - A (Agricultural)
 South: Residences - PR (Planned Residential)
 East: Tippit Village - Unit 1 / PR (Planned Residential)
 West: Schaad Road right-of-way - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 38

SURVEYOR/ENGINEER: Scott Williams Scott Williams and Associates

ACCESSIBILITY: Access is via Andes Rd., a major collector street with a pavement width of 20' within a 70' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance on Giselle Way at STA 4+76, from 400' to 352'.
 2. Reduction of the minimum lot frontage from 25' to 24.67'.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 and 2 because the site's topography and existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard**

APPROVE the concept plan subject to 3 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. 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.

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

► **APPROVE the development plan for 38 attached residential units on individual lots in the PR zoning district subject to the following condition:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, the request meets all requirements for approval within the PR zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is seeking re-approval of the concept plan for this partially developed subdivision. The previous concept plan (9-SA-10-C) that was approved on March 13, 2014, has expired. The first phase of the project contained 34 lots that have been developed with attached dwellings. This request is to develop the remaining portion of the site with more attached dwellings on the 38 proposed lots.

At the time this plan was originally approved in 2003, the site contained 14.78 acres. Since that time Knox County has taken 2.83 acres of the site for the construction the Schaad Rd. extension. This residential development was started and a substantial portion of the project has been completed reliant on that 2003 approval. The approval of a concept subdivision plan expires, if not completed, five years after the MPC action approving the plan. However, MPC's approval of the development plan through the use on review process does not have an expiration date. As a result, the approved development plan for this project is still valid and with the approval of this concept plan the project will be completed as originally approved. Staff supports the view that this developer is vested in the plan as approved in 2003 and should be permitted to proceed with the project on the reduced acreage.

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 all utilities are in place to serve this site.
2. The proposed attached residential subdivision is consistent in use and density with the zoning and subdivision development in the area.
3. Access to this project will be limited to Andes Rd. via the internal road system of the project.

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

1. The site is zoned PR (Planned Residential) at 1-5 du/ac. The proposed development density based on the original 14.78 acre site is 4.88 du/ac.
2. The proposed attached residential development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
3. The proposed development 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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to a collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for medium density residential use. The PR zoning will allow a density up to 5 du/ac. The proposed development at a density of 4.88 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 400 (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.

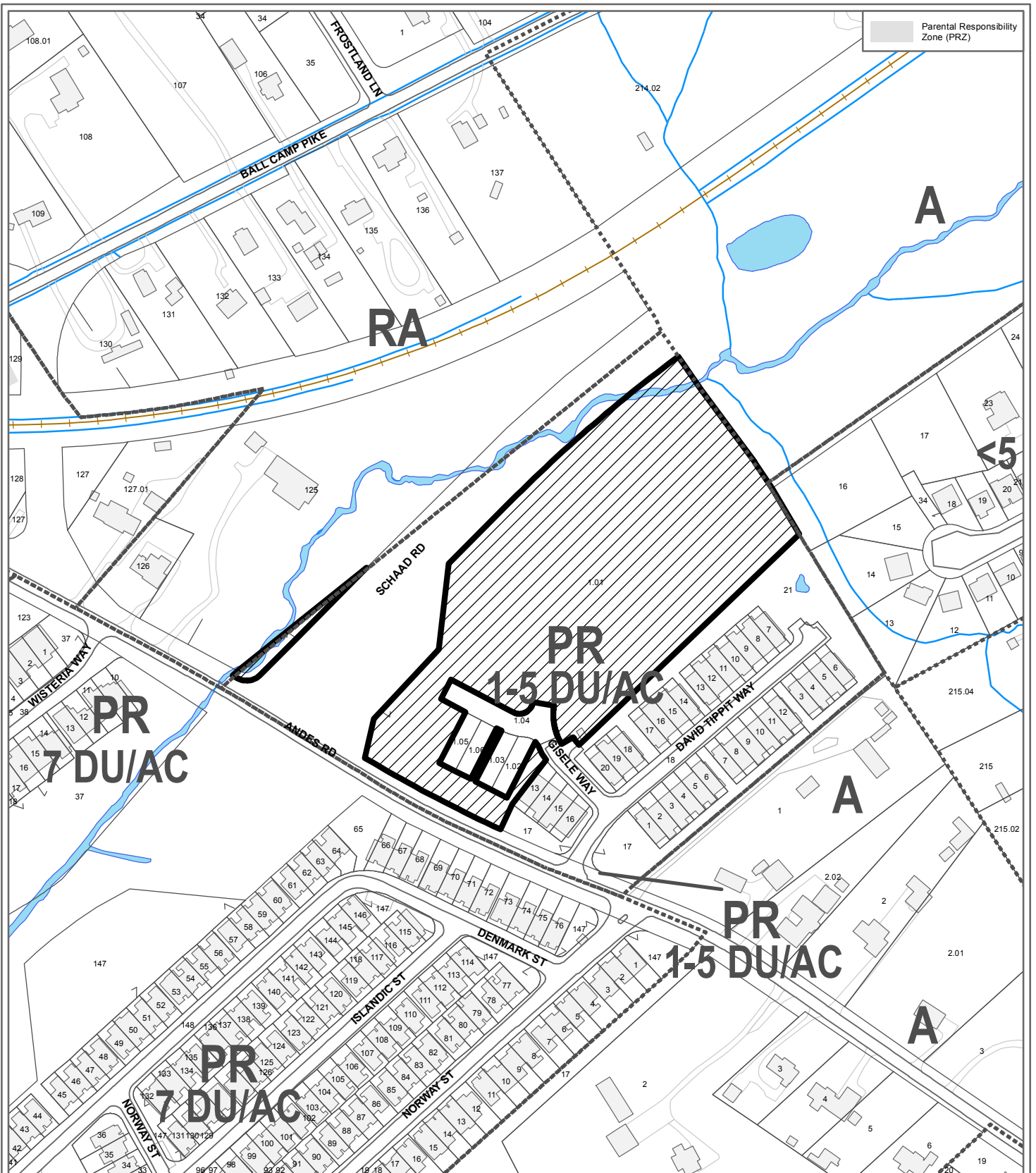
ESTIMATED STUDENT YIELD: 3 (public school children, ages 5-18 years)

Schools affected by this proposal: Karns 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.



**9-SG-18-C / 9-I-18-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Sites to See, Inc.
Tippit Village, Unit 2



Attached Residential Subdivision in PR (Planned Residential)

Map No: 91
Jurisdiction: County

Original Print Date: 8/15/2018
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

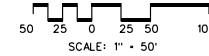


SITE DATA TABLE

ZONING: PR 1-5 UNITS/ACRE
AREA: 14.748 AC (11.9488 AC W/O FUTURE BALL CAMP ROW)
USE: SINGLE FAMILY ATTACHED ZERO LOT LINE SUBDIVISION PLANNED LINE DEVELOPMENT
PROPOSED DENSITY: 72 UNITS/LOTS (38 IN UNIT 2) 4.88 UNITS/ACRE
UNIT TYPE: 26 - 3 BEDROOM (1864 SF) 46 - 3 BEDROOM (2058 SF) UNIT SIZE MAY VARY
PARKING REQUIRED: 1.5 SPACES/UNIT OR 111 SPACES
PARKING PROVIDED: 146 GARAGE PLUS 73 DRIVEWAY= 219 SPACES
PAVEMENT AREA: 90000 SF
GREENSPACE AREA: 9.2 ACRES
SETBACKS: FRONT: 15' SIDE: 0' REAR: 15' (35' PERIPHERY)
UTILITIES: WATER & SEWER - WEST KNOX UTILITY DISTRICT
 ELECTRIC - LENOIR CITY UTILITY BOARD
 GAS - K.U.B.
 TELEPHONE - BELLSOUTH

ZONING: RA

- REQUESTED VARIANCES:**
1. REDUCE MINIMUM VERTICAL CURVE LENGTH TO 352' - STA. 4+76 GISELE WAY.
 2. REDUCE MINIMUM HORIZONTAL CURVE LENGTH TO 125' - STA. 2+50 GISELE WAY.
 3. REDUCE MINIMUM HORIZONTAL CURVE LENGTH TO 100' - STA. 6+60 GISELE WAY.
 4. REDUCE MINIMUM LOT FRONTAGE TO 24.67' AS SHOWN.



ZONING: PR

PRIMOS LAND COMPANY L
 INST NO 20130513-0074

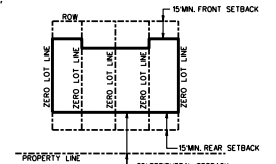


VICINITY MAP
 NTS

GENERAL NOTES:
 BOUNDARY SURVEY BY W. SCOTT WILLIAMS AND ASSOC. SAID PARCEL 124 BEING LOTS 28, 29, & 30 OF FIFTH SUBDIVISION OF W.D. JONES IN MAP BOOK 14, PG 101. TOPOGRAPHY TAKEN FROM KGIS AERIAL TOPO.
 FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.
 WATER AND SEWERAGE CONNECTIONS PROVIDED BY WEST KNOX UTILITY DISTRICT. UTILITIES FOR LOCATION ONLY. SEE WATER AND SEWER PLANS FOR DETAIL.
 THE CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
 ALL ROADS TO BE PRIVATELY OWNED AND MAINTAINED.
 ALL LOTS TO HAVE INTERNAL SUBDIVISION ACCESS ONLY.
 ALL LOTS TO HAVE 2 CAR GARAGE.

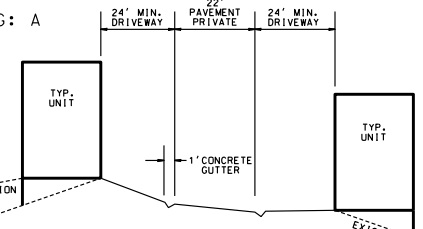
LEGEND

- PROPOSED LOT NO.
- PROPOSED VALVE
- ◆ PROPOSED METER
- ◆ PROPOSED FIRE HYDRANT
- ◆ PROPOSED 3-WAY TEE
- SA — PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- PROPOSED SANITARY SEWER MANHOLE

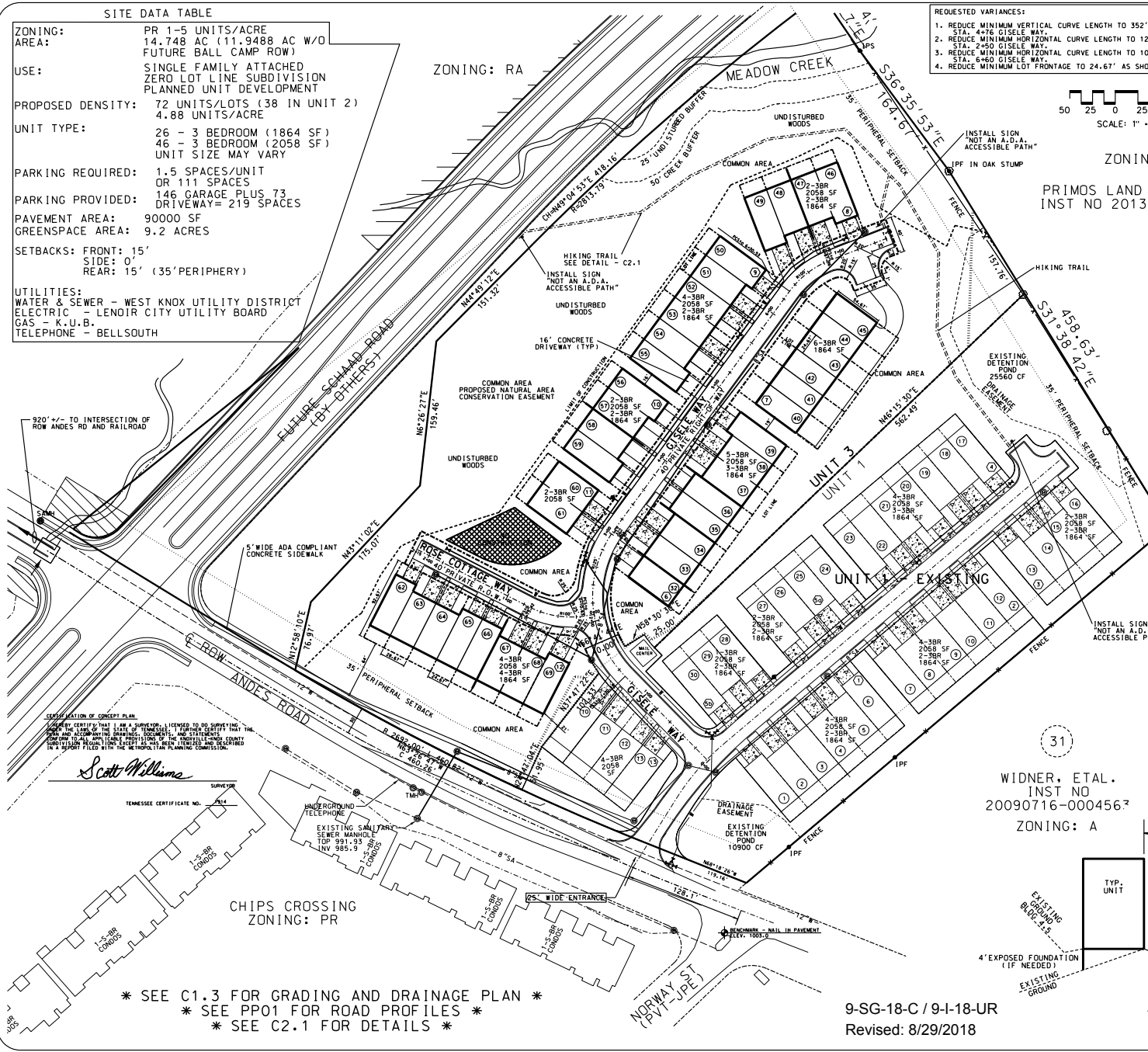


TYPICAL LOT LAYOUT

WIDNER, ETAL.
 INST NO 20090716-0004567
 ZONING: A



TYPICAL CROSS SECTION



* SEE C1.3 FOR GRADING AND DRAINAGE PLAN *
 * SEE PP01 FOR ROAD PROFILES *
 * SEE C2.1 FOR DETAILS *

9-SG-18-C / 9-I-18-UR
 Revised: 8/29/2018

REVISIONS

NO.	DATE	DESCRIPTION
1	7/27/11	ISSUE FOR PERMITS
2	7/27/11	W.P. CORN
3	7/27/11	W.P. CORN
4	7/27/11	W.P. CORN
5	7/27/11	W.P. CORN

SITE CONCEPT PLAN
 TIPPIT VILLAGE
 UNIT 3
 ANOK COUNTY, TENNESSEE
 PROJECT NO. 9-SG-18-C / 9-I-18-UR



4838 Anchor Way
 Knoxville, Tennessee 37921
 PHONE: 865.526.8899
 FAX: 865.526.8899
 E-MAIL: SCOTT.WILLIAMS@GMAIL.COM
 CONSULTING
 CIVIL ENGINEERING
 LAND SURVEYING

Scott Williams and Associates

DRAWN/REVIEWED BY:
SITES TO SEE

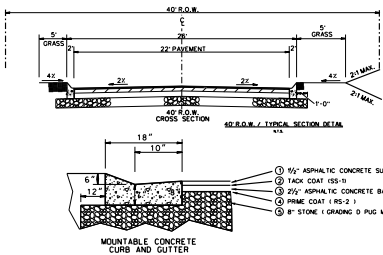
ORIGINAL ISSUE:
JULY 26, 2010

SHEET NO.

C1.1

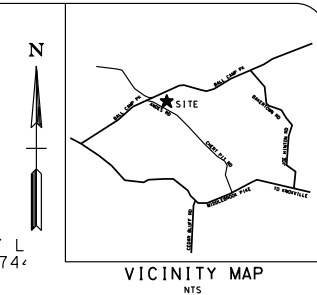
JOB NO. 10721(2)

PRIVATE RESIDENTIAL STREET (40' R.O.W.)
N.T.S.



ZONING: RA

* SEE SWPPP FOR SEDIMENT CONTROL *
* AND EROSION PREVENTION PLAN *
* SEE PP01 FOR ROAD PROFILES *
* SEE C2.1 FOR DETAILS *

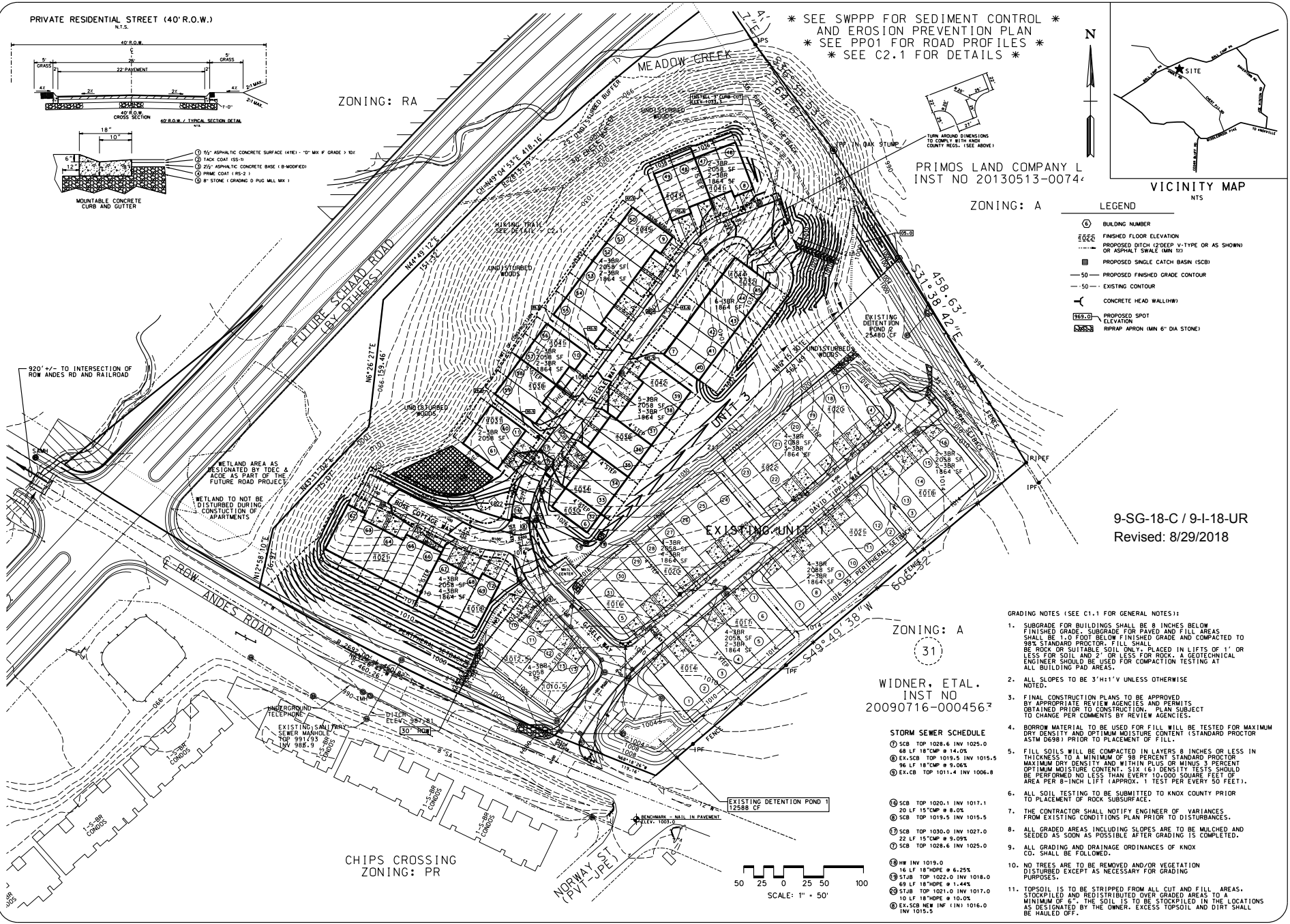


PRIMOS LAND COMPANY L
INST NO 20130513-0074

ZONING: A

LEGEND

- BUILDING NUMBER
- FINISHED FLOOR ELEVATION
- - - - - PROPOSED DITCH (200EP V-TYPE OR AS SHOWN) OR ASPHALT SWALE (MIN 12")
- PROPOSED SINGLE CATCH BASIN (SCB)
- PROPOSED FINISHED GRADE CONTOUR
- - - - - EXISTING CONTOUR
- CONCRETE HEAD WALL (HW)
- PROPOSED SPOT ELEVATION
- R/R/RAP APRON (MIN 6" DIA STONE)



GRADING NOTES (SEE C1.1 FOR GENERAL NOTES):

1. SUBGRADE FOR BUILDINGS SHALL BE 8 INCHES BELOW FINISHED GRADE. SUBGRADE FOR PAVED AND FILL AREAS SHALL BE 1.0 FOOT BELOW FINISHED GRADE AND COMPACTED TO 98% STANDARD PROCTOR. FILL SHALL BE ROCK OR SUITABLE SOIL ONLY. PLACED IN LIFTS OF 1" OR LESS FOR SOIL AND 2" OR LESS FOR ROCK. A GEOTECHNICAL ENGINEER SHOULD BE USED FOR COMPACTION TESTING AT ALL BUILDING PAD AREAS.
2. ALL SLOPES TO BE 3'H:1'V UNLESS OTHERWISE NOTED.
3. FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION. PLAN SUBJECT TO CHANGE PER COMMENTS BY REVIEW AGENCIES.
4. BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.
5. FILL SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. SPT (6) DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 10,000 SQUARE FEET OF AREA PER 8-INCH LIFT (APPROX. 1 TEST PER EVERY 50 FEET).
6. ALL SOIL TESTING TO BE SUBMITTED TO KNOX COUNTY PRIOR TO PLACEMENT OF ROCK SURFACE.
7. THE CONTRACTOR SHALL NOTIFY ENGINEER OF VARIANCES FROM EXISTING CONDITIONS PLAN PRIOR TO DISTURBANCES.
8. ALL GRADED AREAS INCLUDING SLOPES ARE TO BE MULCHED AND SEEDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETED.
9. ALL GRADING AND DRAINAGE ORDINANCES OF KNOX CO. SHALL BE FOLLOWED.
10. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES.
11. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM OF 6". THE SOIL IS TO BE STOCKPILED IN THE LOCATIONS AS DESIGNATED BY THE OWNER. EXCESS TOPSOIL AND DIRT SHALL BE HAULED OFF.

ZONING: A
31
WIDNER, ETAL.
INST NO
20090716-0004567

STORM SEWER SCHEDULE

① SCB TOP 1028.6 INV 1025.0	20 LF 18"CP @ 8.0%
② 64-SCB TOP 1019.5 INV 1015.5	96 LF 18"CP @ 9.05%
③ EX.CB TOP 1011.4 INV 1006.8	
④ SCB TOP 1020.1 INV 1017.1	20 LF 15"CP @ 8.0%
⑤ SCB TOP 1019.5 INV 1015.5	
⑥ SCB TOP 1030.0 INV 1027.0	22 LF 15"CP @ 9.09%
⑦ SCB TOP 1028.6 INV 1025.0	
⑧ HW INV 1019.0	16 LF 18"HOPE @ 6.25%
⑨ STUB TOP 1022.0 INV 1018.0	69 LF 18"HOPE @ 1.44%
⑩ STUB TOP 1021.0 INV 1017.0	10 LF 18"HOPE @ 10.0%
⑪ EX.SCB NEW INF (IN) 1016.0 INV 1015.5	



NO.	DATE	DESCRIPTION
1	10/20/10	ISSUE FOR PERMITS
2	1/27/11	REVISED PER COMMENTS
3	1/27/11	REVISED PER COMMENTS
4	1/27/11	REVISED PER COMMENTS
5	1/27/11	REVISED PER COMMENTS
6	1/27/11	REVISED PER COMMENTS
7	1/27/11	REVISED PER COMMENTS
8	1/27/11	REVISED PER COMMENTS
9	1/27/11	REVISED PER COMMENTS
10	1/27/11	REVISED PER COMMENTS

REVISIONS

SITE GRADING & DRAINAGE PLAN
TIPPIT VILLAGE
UNIT 3

ANDY COOPER, REGISTERED PROFESSIONAL ENGINEER
KNOX COUNTY, TENNESSEE
PROJECT NO. 20090716-0004567

SCOTT WILLIAMS & ASSOCIATES
CIVIL ENGINEERING
LAND SURVEYING

4538 Appleton Way Knoxville, TN 37921
Phone: 865.584.8989
Fax: 865.584.9000
E-MAIL: SCOTT.WILLIAMS@SCW.NET

CONSULTING ENGINEER
ANDY COOPER
KNOX COUNTY, TENNESSEE
PROJECT NO. 20090716-0004567

ORIGINAL ISSUE:
JUNE 21, 2003

SHEET NO.
C1.3

JOB NO. 1072121

SUBDIVISION - CONCEPT



Name of Applicant: Sites to See, Inc.
 Date Filed: 7/30/18 Meeting Date: 9/13/18
 Application Accepted by: James Reed
 Fee Amount: \$1640 File Number: Subdivision - Concept 9-5G-18-C
 Fee Amount: _____ Related File Number: Development Plan 9-I-18-OR

PROPERTY INFORMATION

Subdivision Name: Tippit Village - Unit 2
 Unit/Phase Number: 2
 General Location: Northeast side of Andes Rd., north of David Tippit Way
 Tract Size: 6.94 No. of Lots: 38
 Zoning District: PR
 Existing Land Use: Ag for Vac
 Planning Sector: Northwest County
 Growth Policy Plan Designation: Planned Growth
 Census Tract: 46.06
 Traffic Zone: 225
 Parcel ID Number(s): 091PD00101

Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Chris Shore
 Company: Sites to See, Inc.
 Address: 2011 Gisele Way
 City: Knoxville State: TN Zip: 37931
 Telephone: (865) 235-4933
 Fax: _____
 E-mail: chrisshore8008@comcast.net

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
 Name: Scott Williams
 Company: W. Scott Williams & Assoc.
 Address: 4530 Annalee Way
 City: Knoxville State: TN Zip: 37921
 Telephone: (865) 692-9809
 Fax: (865) 692-9809
 E-mail: wscottwill@comcast.net

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer WKUD
 Water WKUD
 Electricity LCUB
 Gas KUB
 Telephone Bellsouth

APPLICATION CORRESPONDENCE

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

PLEASE PRINT
 Name: Scott Williams
 Company: W. Scott Williams & Assoc.
 Address: 4530 Annalee way
 City: Knoxville State: TN Zip: 37921
 Telephone: (865) 692-9809
 Fax: (865) 692-9809
 E-mail: wscottwill@comcast.net

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)

VARIANCES REQUESTED

1. Vertical curve variance from 400' to 352' at sta. 4+76 of Gisele Way
Justify variance by indicating hardship: Topography

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: Chris shore

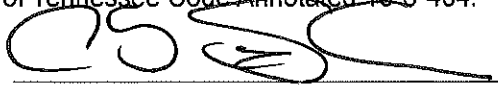
Address: 2011 Gisele Way

City: Knoxville State: TN Zip: 37931

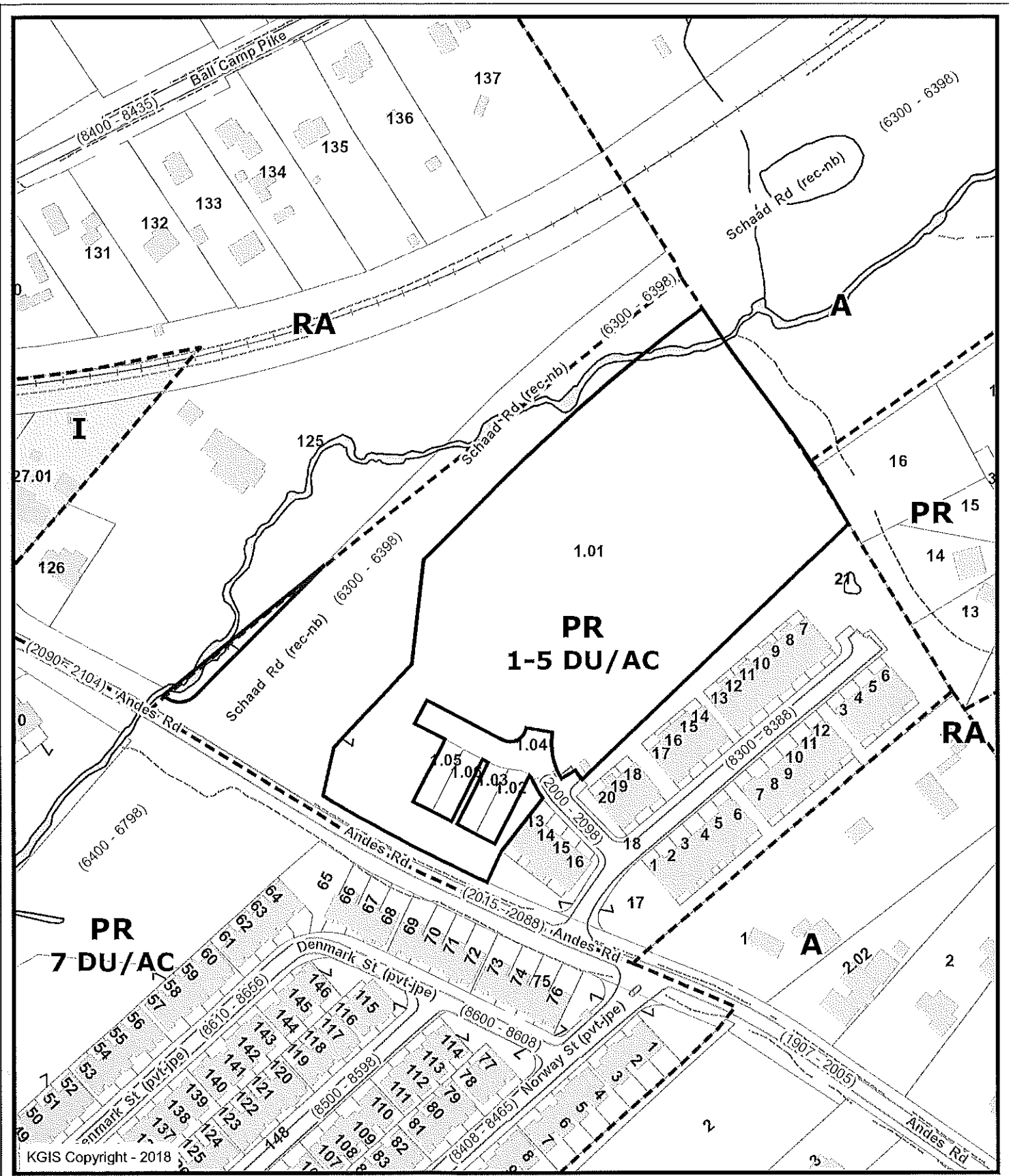
Telephone: (865) 235-4933

Fax: _____

E-mail: chrisshore8008@comcast.net

Signature: 

Date: 7/10/18



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 8/7/2018 at 3:05:11 PM



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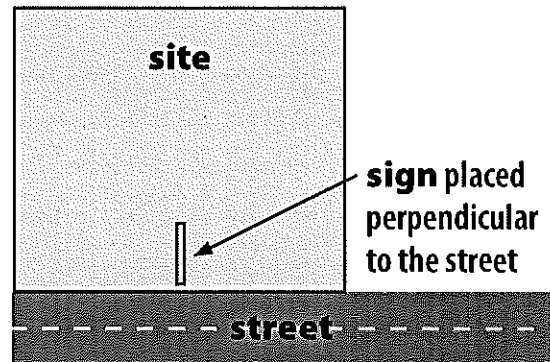
REQUIRED SIGN POSTING AGREEMENT

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:

8/31/18 and 9/14/18
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: [Handwritten Signature]

Printed Name: Kolby Poterret

Phone: (423) 912-4855 Email: kkolbyd@gmail.com

Date: 7/30/18

MPC File Number: 9-SG-18-C / 9-I-18-UR