

SUBDIVISION REPORT - CONCEPT

► **FILE #:** 4-SE-19-C

AGENDA ITEM #: 15

AGENDA DATE: 4/11/2019

► **SUBDIVISION:** VILLAS AT JOHN SEVIER

► **APPLICANT/DEVELOPER:** RYAN LYNCH

OWNER(S): R & R Properties

TAX IDENTIFICATION: 124 M E 038

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 E. Norton Road

► **LOCATION:** South side of East Norton Road, West side of Arthur Harmon Road

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Burnett Creek

► **APPROXIMATE ACREAGE:** 2.91 acres

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Attached residential

SURROUNDING LAND USE AND ZONING: This area has been developed with single family residential uses under A, RA and RB zoning.

► **NUMBER OF LOTS:** 20

SURVEYOR/ENGINEER: Lynch Surveys, LLC

ACCESSIBILITY: Access is via Norton Rd., a local street with a pavement width of 20' within a 50' right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:**
1) Reduce the minimum street frontage from 25' to 18.33' for Lots 2-7, 10-13, and 16-19.
2) Reduce the minimum street frontage from 25' to 19.17' for Lots 1, 8, 9, 14, 15, and 20.

STAFF RECOMMENDATION:

► **APPROVE** variances 1 & 2 because the attached housing unit design restrict compliance with the Subdivision Regulations and the proposed variances will not create a health or safety hazard.

APPROVE the Concept Plan subject to 5 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Tennessee Department of Environment and Conservation.
3. Any lot that is determined to be non-buildable because of the stream buffers must be removed when the Final Plat is submitted for Planning Commission approval.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the PR zone.

COMMENTS:

This proposal is associated with a Use on Review the Planning Commission approved in December 2018 (12-D-18-UR). At that time, the request was to have each dwelling unit on the same lot as a condominium development. The proposed attached residential units will be developed in three clusters six or eight units as two story townhouse units. Each unit will be approximately 1250 square feet and parking will be provided via a shared parking lot. There will be two parking spaces on each lot for the associated dwelling. The proposed units are narrow with a width of 18'. While this is not an issue with an apartment or condominium development, with each unit being tied to a lot, the lots do not meet the minimum lot frontage requirement of 25'. The applicant is requesting a variance from the minimum lot frontage requirement.

There are two separate creeks noted on the plan that are around each side and behind of the middle cluster of units. The stream that is to the west and behind of the middle cluster of units had been determined to not be a stream in the past but that determination is no longer valid. The property owner will need to have it reevaluated if they want to have the stream buffer eliminated to allow these units to be pushed further back on the property. The stream shown on the east side of the middle cluster of units is a stream and the inner buffer cannot be disturbed and the outer buffer width can be averaged if TDEC approves the plan.

ESTIMATED TRAFFIC IMPACT: 225 (average daily vehicle trips)

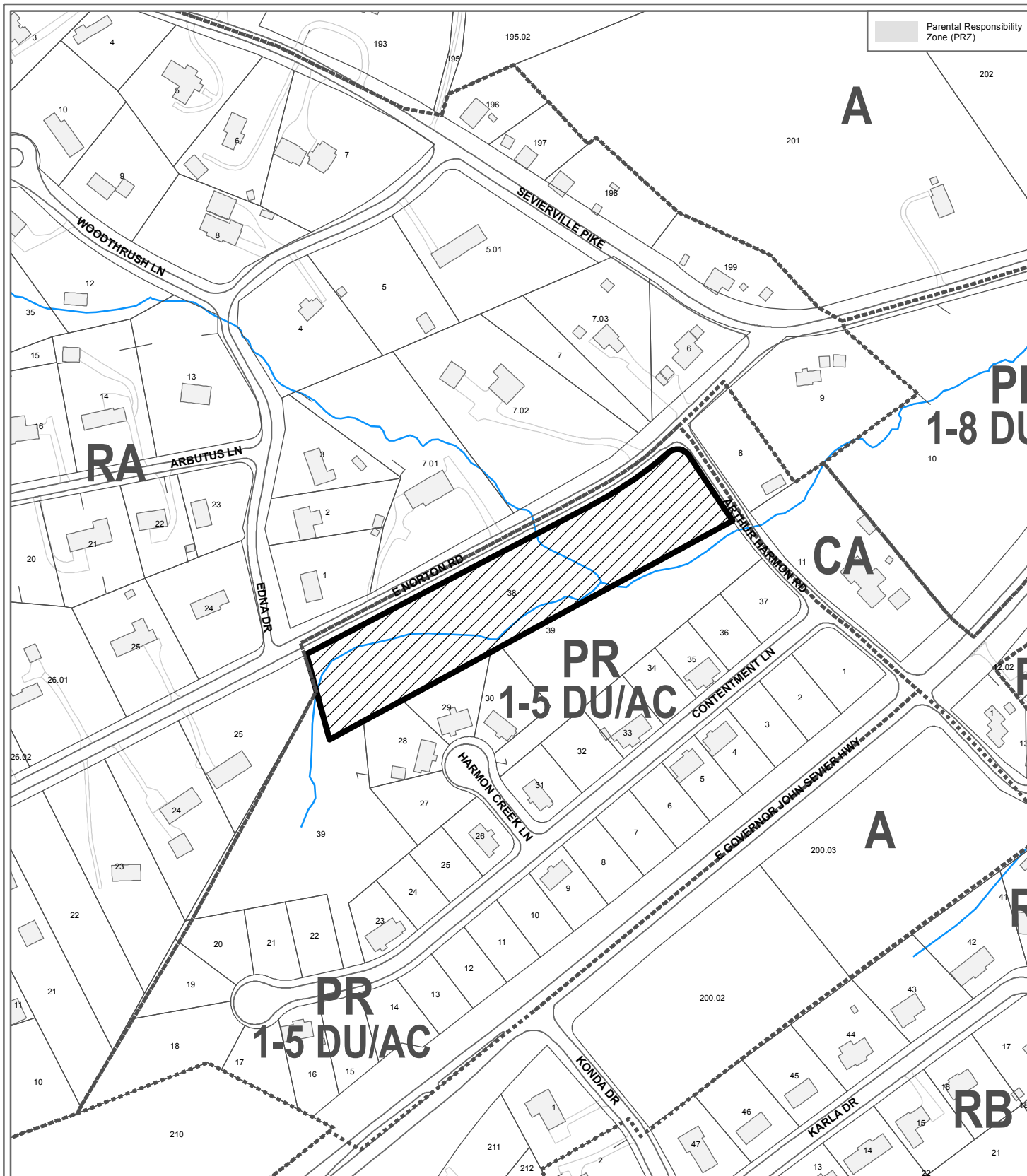
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle High.

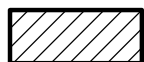
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals appeal hearing will depend on when the appeal application is filed.



**4-SE-19-C
CONCEPT PLAN**

Subdivision: Villas at John Sevier



Approval of Concept Plan

Original Print Date: 3/18/2019
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 124
Jurisdiction: County

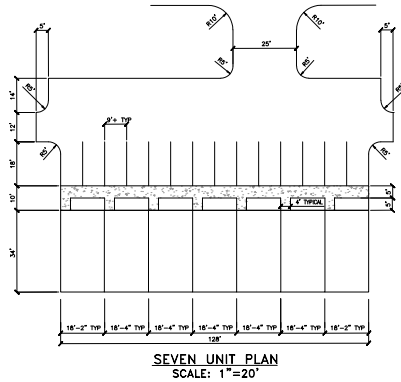
0 250
Feet



SYMBOL LEGEND	
○ IRON ROD (SIZE/TYPE)	□ CONC. MONUMENT
● IRON ROD SET	⊕ WATER VALVE
⊙ SANITARY MANHOLE	⊕ POWER/TELE. POLE
⊕ GAS VALVE	⊕ DRAIN INLET
⊕ SERVICE POLE	⊕ TELEPHONE MANHOLE
⊕ CATCH BASIN	⊕ GUY WIRE
⊕ WATER METER	⊕ LIGHT POLE
⊕ SANITARY SEWER	⊕ GAS METER
⊕ SIGN (TYP.)	

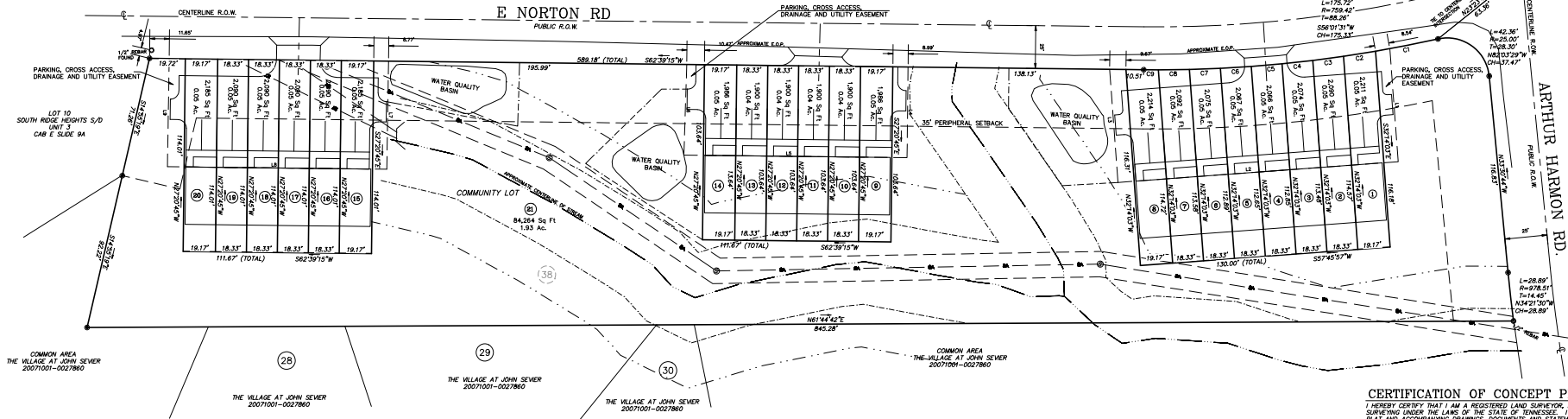
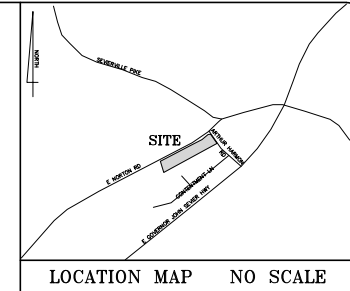
LINE LEGEND	
—x—x—x—	CHAIN LINK FENCE
----	GAS LINE
----	WATER LINE
----	SEWER LINE
----	STORM SEWER LINE
----	POWER/TELE. LINE
----	POWER LINE

PROPERTY DATA:
 ADDRESS: E NORTON ROAD
 PARCEL ID: 124M E 038
 AREA: 126,920 SQ.FT.
 2.91 AC.
 ZONING: PR 1-5 DU/AC
 TOTAL LOTS: 21
 COMMON AREA (THIS LOT): 1.93 AC (66.3%)
 SETBACKS:
 FRONT: 20'
 SIDE: 0' REAR: 15'
 PERIPHERAL: 35'
 UTILITIES:
 SEWER & WATER: KNOX-CHAPMAN
 UTILITY DISTRICT
 GAS & ELECTRIC: K.U.B.
 PHONE: AT&T
 CABLE: COMCAST



CURVE TABLE			
CURVE	BEARING	CHORD	RADIUS
C1	N89°40'00"E	17.67	759.42
C2	N89°52'51"E	19.23	759.42
C3	N89°52'51"E	18.33	759.42
C4	N89°52'51"E	18.33	759.42
C5	N89°52'51"E	18.33	759.42
C6	N89°52'51"E	18.33	759.42
C7	N89°52'51"E	18.33	759.42
C8	N89°52'51"E	18.33	759.42
C9	N89°52'51"E	18.33	759.42

- NOTES:
1. TOPOGRAPHIC INFORMATION OBTAINED FROM KIDS. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
 2. A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG ALL STREET RIGHT-OF-WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG INTERIOR LOT LINES.
 3. ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAN.
 4. CONSTRUCTION PLANS MUST BE APPROVED BY KNOX COUNTY ENGINEERING AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
 5. DRAINAGE POND WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAN.
 6. PLEASE REFER TO 12-D-18-UR FOR USE ON REVIEW COMMENTS.
 7. NORTH ROTATION NAD 83(NGRS2007)
 8. CLT TAX MAP 124M GROUP E PARCEL 038.
 9. DEED REFERENCES - 2012121-0040931
 PLAT REFERENCE - THE VILLAGE AT JOHN SEVER
 20071001-0027860
 10. THIS PROPERTY IS ZONED PR 1-5 DU/AC
 MINIMUM SETBACKS:
 FRONT: 20'
 SIDE: 0'
 REAR: 15'
 PERIPHERAL: 35'



CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE 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 KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED LAND SURVEYOR:
 TENNESSEE CERTIFICATE NO. 2442
 DATE:

Continued at Other and Adjacent to Other
 I HEREBY CERTIFY THAT THIS IS A CATEGORY "TV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.
 LYNCH SURVEYS, LLC

RYAN S. LYNCH
 TENNESSEE CERTIFICATE NO. 2447
 CONCEPT PLAN OF:



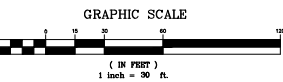
SURVEY FOR:

RJR Properties, G.P.
 P.O. Box 24235
 Knoxville, Tennessee 37933
 Phone: (865) 388-1479

The Villas of John Sevier
 Norton Road
 Knoxville, Tennessee
 District 9, Knox County

PROJECT NO.
 4087-2 CP
 SHEET NO.
 1 of 1

REVISIONS	
DRAWN BY: M.STRANGE	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=30'	4
DATE: 02/12/2019	5
	6



LYNCH SURVEYS LLC
 SUBDIVISIONS | AS-BUILTS | SITE DESIGN
 4403 COTTER RD. KNOXVILLE, TENN. 37912
 865-984-2630 FAX: 865-984-2801 WWW.LYNCHSURVEY.COM

MPC

METROPOLITAN
PLANNING
COMMISSION
TENNESSEESuite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

SUBDIVISION - CONCEPT

Name of Applicant: RYAN LYNCH

Date Filed: 2-25-19 Meeting Date: April 11, 2019

Application Accepted by: Thomas Brackley

Fee Amount: \$1130.00 File Number: Subdivision - Concept 4-SE-19-C

Fee Amount: — Related File Number: Development Plan —

PROPERTY INFORMATION

Subdivision Name: VILLAS AT JOHN SEIVERUnit/Phase Number: —General Location: SOUTH SIDE
E NORTON RD @ JOHN SEIVERTract Size: 2.91 No. of Lots: 21Zoning District: PRExisting Land Use: VACANTPlanning Sector: SOUTH COUNTYGrowth Policy Plan Designation: PlannedCensus Tract: 55.01Traffic Zone: 124Parcel ID Number(s): 124 ME 038

Jurisdiction: ☐ City Council _____ District _____

☒ County Commission 9 District _____

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KNOX CHAPMANWater KNOX CHAPMANElectricity KUBGas KUBTelephone AT&T

TRAFFIC IMPACT STUDY REQUIRED

☒ No ☐ YesUSE ON REVIEW ☒ No ☐ Yes

Approval Requested:

☐ Development Plans in Planned District or Zone☐ Other (be specific): REMOVED CONCEPTSEE 12-D-18-UR

VARIANCE(S) REQUESTED

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

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: —Company: RJR PROPERTIESAddress: P.O. BOX 24235City: KNOXVILLE State: TN Zip: 37933Telephone: 865.388.1479Fax: —E-mail: —

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: RYAN LYNCHCompany: LYNCH SURVEYS LLCAddress: —City: KNOXVILLE State: TN Zip: 37912Telephone: 865.584.2630Fax: 865.584.2801E-mail: RYAN@LYNCHSURVEY.COM

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: RYAN LYNCHCompany: —Address: —City: — State: — Zip: —Telephone: —Fax: —E-mail: —

VARIANCES REQUESTED

1.

Justify variance by indicating hardship: _____

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.

Signature: _____

Date: 2/25/2019

PLEASE PRINT

Name: RYAN LYNN

Address: 4405 GSTER RD

City: KOKOMO

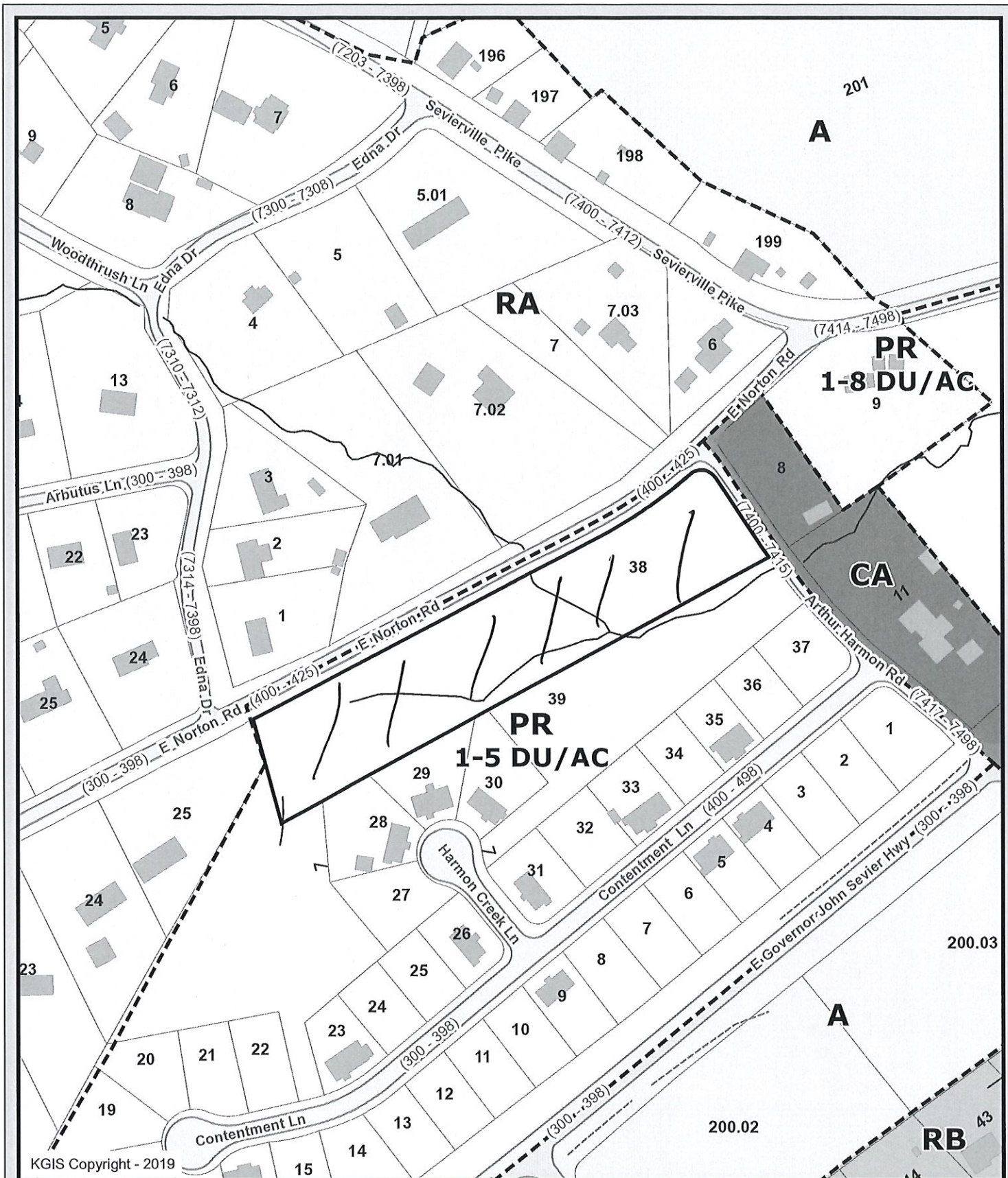
State: TN

Zip: 37112

Telephone: 865 584 2801

Fax: _____

E-mail: RYAN@LYNN SURVEY, COM



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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

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Printed: 2/25/2019 at 4:10:25 PM



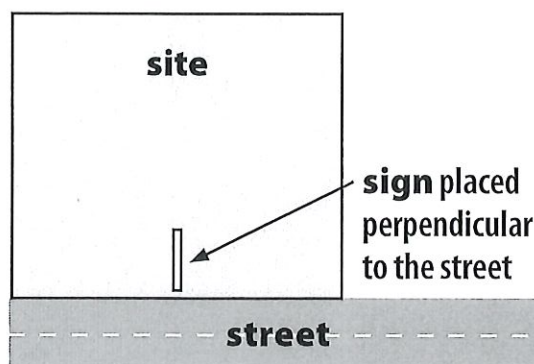
REQUIRED SIGN POSTING AGREEMENT

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:

March 27, 2019 and April 12, 2019
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Arthur Crook

Printed Name: ARTHUR CROOK

Phone: (865) 584-2630 Email: arthur@lynchsurvey.com

Date: FEBRUARY 25, 2019

MPC File Number: 4-SE-19-C