



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 8-SC-19-C **AGENDA ITEM #:** 12
8-D-19-UR **AGENDA DATE:** 8/8/2019

► **SUBDIVISION:** CANTON HOLLOW WOODS
► **APPLICANT/DEVELOPER:** CHRIS SHARP / URBAN ENGINEERING
OWNER(S): Daniel Parker

TAX IDENTIFICATION: 143 096, 097, 098 & 143KB001 [View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 813 Canton Hollow Rd.

► **LOCATION:** South side of Canton Hollow Road, West of Alyson Nikole Drive

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Sinking Creek

► **APPROXIMATE ACREAGE:** 3.2 acres

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

► **EXISTING LAND USE:** Residences and vacant land

► **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - PR (Planned Residential) & A (Agricultural)
South: Residences - PR (Planned Residential)
East: Residences - PR (Planned Residential)
West: Residences - A (Agricultural)

► **NUMBER OF LOTS:** 14

SURVEYOR/ENGINEER: Urban Engineering, Inc.

ACCESSIBILITY: Access is via Canton Hollow Rd., a major collector street with a 19' pavement width with a required right-of-way of 60'.

► **SUBDIVISION VARIANCES REQUIRED:** 1. Reduction of the K-value for the vertical curve in Road A from STA 0+10.01 to STA 0+89.16, from 25.0 to 15.0.

STAFF RECOMMENDATION:

► **APPROVE variance 1 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variance 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 utility provider.
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. During the design plan stage of the subdivision, working out the details and timing of the connection of the

proposed private street to Knox County's proposed road improvements for Canton Hollow Rd. The completion of the Canton Hollow Road improvements may impact the timing of the approval of the final plat for this subdivision.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Providing an access easement with a minimum width of 20' from the private street to the common area behind Lots 7-9.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the private street, common area and drainage system.
7. Submitting to Planning staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the development plan for up to 14 detached dwellings 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 of a Concept Plan and a Use-on-Review.

COMMENTS:

The applicant is proposing to subdivide this 3.2 acre tract into 14 detached residential lots and common area at a density of 4.375 du/ac. This property which is zoned PR (Planned Residential) is located on the southwest side of Canton Hollow Rd., southeast of Woody Dr. and west of Edgewater Dr. The Knox County Commission approved the rezoning of this property to PR at a density of up to 5 du/ac on May 23, 2016 (4-K-16-RZ) and July 25, 2016 (6-D-16-RZ).

The subdivision will be served by a private street that will connect to Knox County's Canton Hollow Road improvement project. A condition has been recommended that the applicant work out the details and timing of the street connection with the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision review. The completion of the Canton Hollow Road improvements may impact the timing of the approval of the final plat for this subdivision.

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 utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 4.375 du/ac, is consistent in use and density (up to 5 du/ac) with the approved zoning. Other subdivision development in the area has occurred under PR zoning at similar densities.

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

1. The proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision 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. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. 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 a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 4.375 du/ac, the proposed subdivision is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 170 (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.

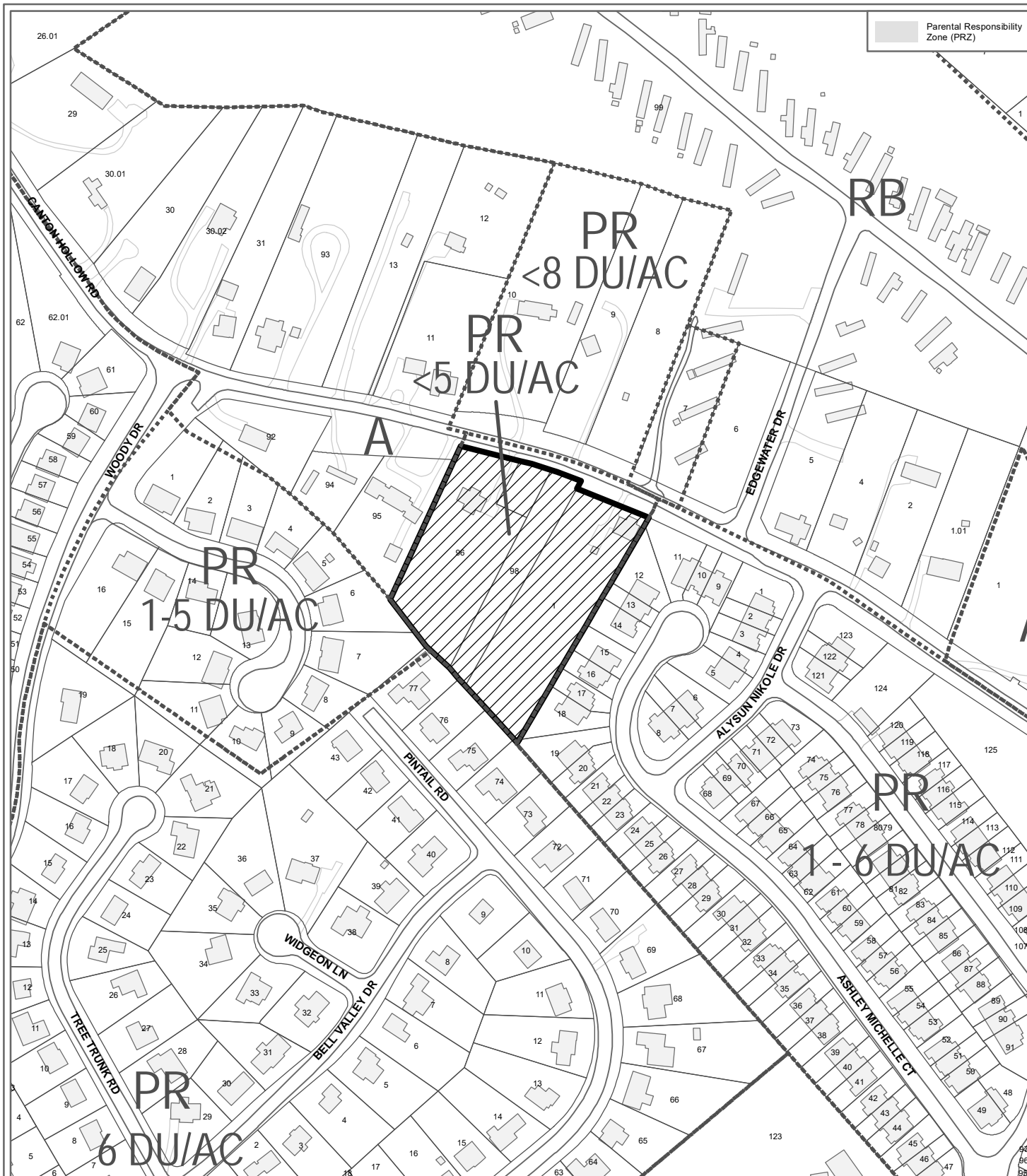
ESTIMATED STUDENT YIELD: 6 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Farragut High.

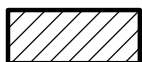
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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

Knoxville-Knox County Planning Commission'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.



**8-SC-19-C / 8-D-19-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 7/15/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Sharp / Urban Engineering,
Chris
Canton Hollow Woods

Map No: 143
Jurisdiction: County



CONCEPTUAL PLANS

U.E.I. PROJECT NO. 1607023

CANTON HOLLOW WOODS

CLT MAP: MULTIPLE, PARCELS: MULTIPLE



LOCATION MAP

DEVELOPER:

DANIEL PARKER
833 CANTON HOLLOW ROAD
KNOXVILLE, TENNESSEE 37934
(865) 693-3232



ENGINEER:

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

SPECIFICATIONS

EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL	- AS DIRECTED BY LCUB
WATER & SEWER	- AS DIRECTED BY FIRST UTILITY DISTRICT
GAS	- AS DIRECTED BY KUB
CABLE TV	- AS DIRECTED BY COMCAST
TELEPHONE	- AS DIRECTED BY AT&T

SHEET INDEX

TITLE

TITLE SHEET
SITE PLAN - PHASE 1
SITE PLAN - PHASE 2
DRIVE PROFILE - PHASE 1
DRIVE PROFILE - PHASE 2
PRELIMINARY FLOOR PLAN
ARCHITECTURAL ELEVATIONS

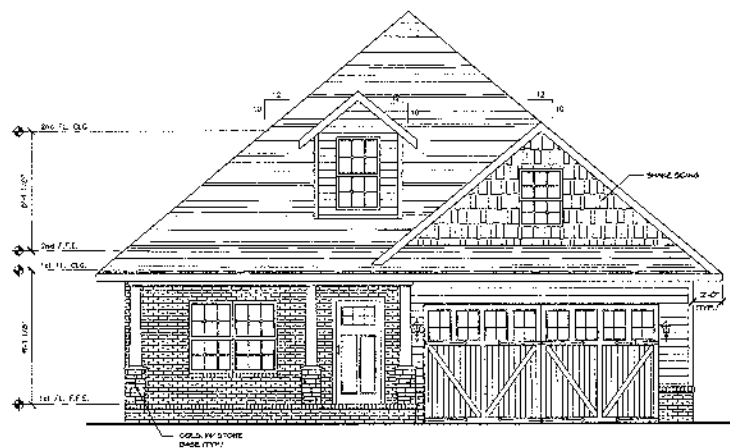
SHEET

C-0
C-1
C-2
C-3
C-4
A-2.02
A-2.03

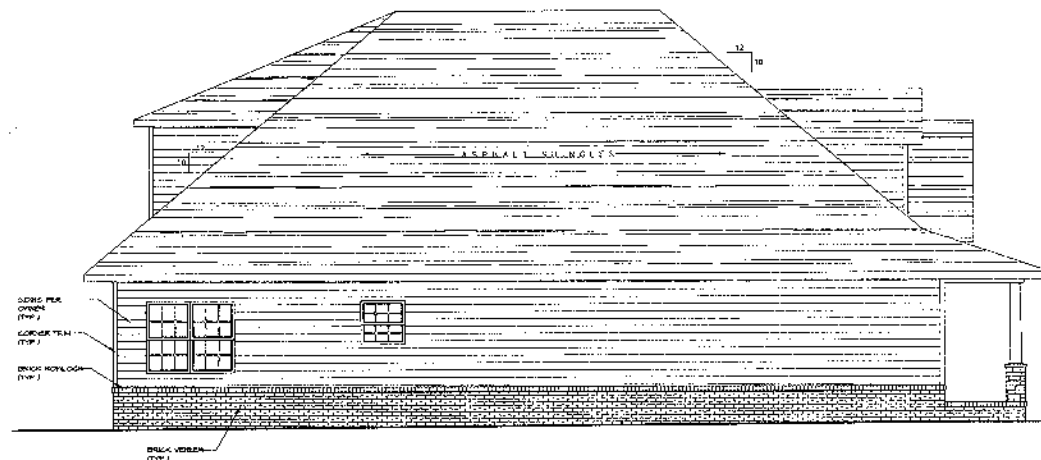
2	7/22/19	MPC RESUBMITTAL
ISSUE NO.	DATE	DESCRIPTION

Revised: 7/19/2019

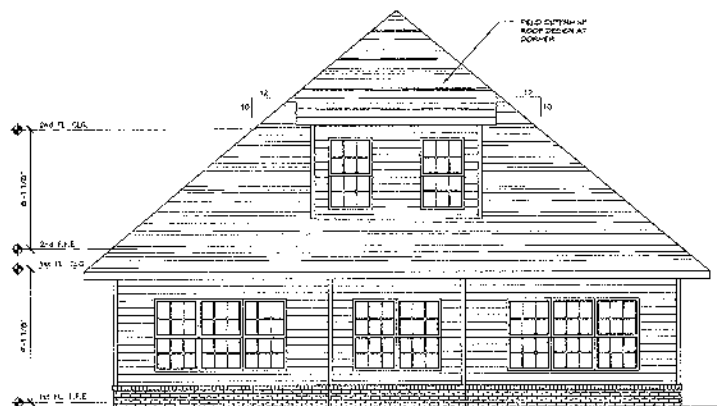
MPC FILE NO. 8-SC-19-C AND 8-D-19-UR
UE DRAW NO. 1607023_CO



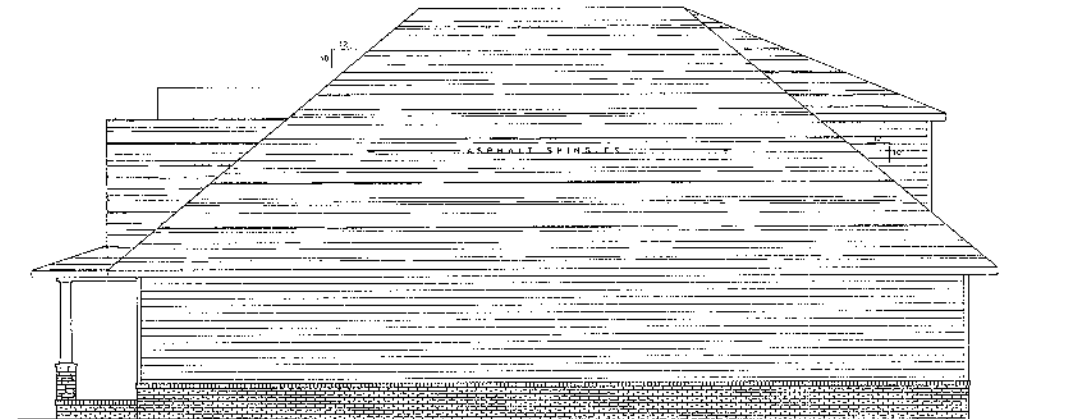
1 FRONT ELEVATION
A-2.03 SCALE 1/4" = 1'-0"



2 LEFT ELEVATION
A-2.03 SCALE 1/4" = 1'-0"



3 REAR ELEVATION
A-2.03 SCALE 1/4" = 1'-0"



4 RIGHT ELEVATION
A-2.03 SCALE 1/4" = 1'-0"

8-SC-19-C / 8-D-19-UR
Revised: 7/19/2019

SHEET A-2.03 5 OF 5

NO.	REVISIONS
1	
2	

A New House For:

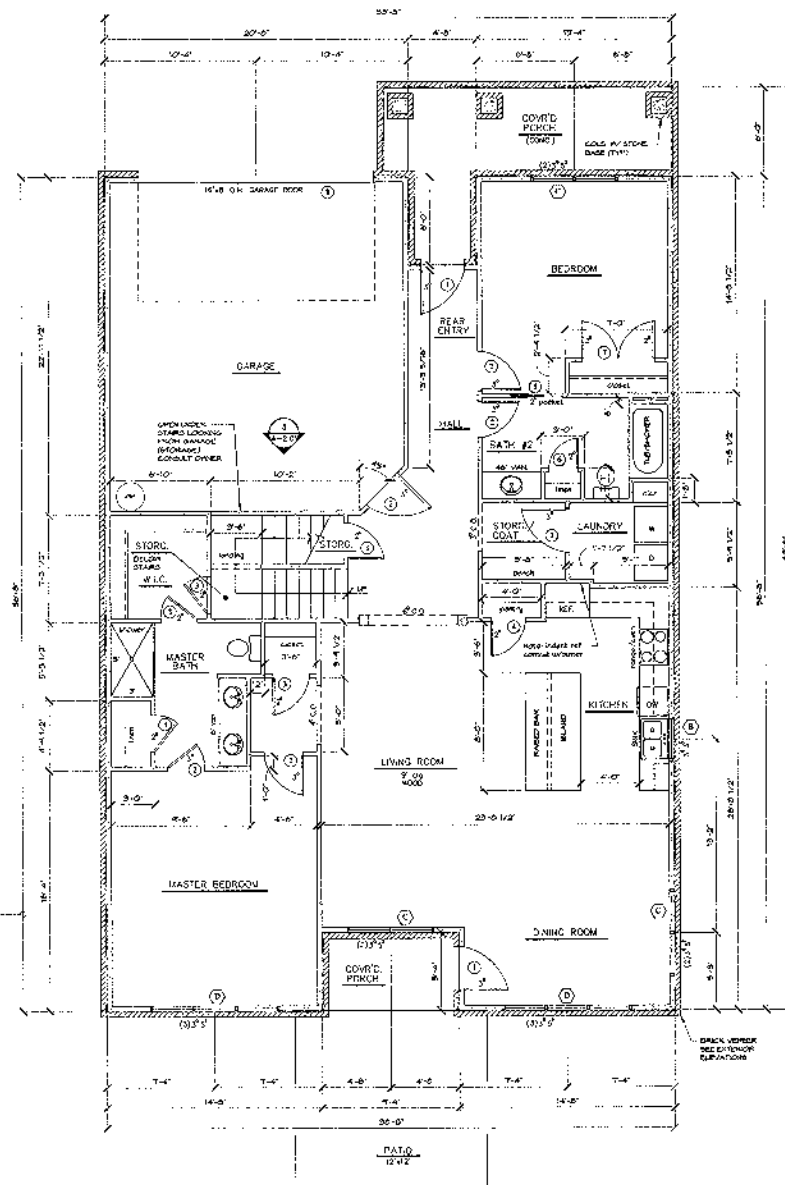
EXTERIOR ELEVATIONS

PROJECT LOCATION:
CANTON, MASSACHUSETTS

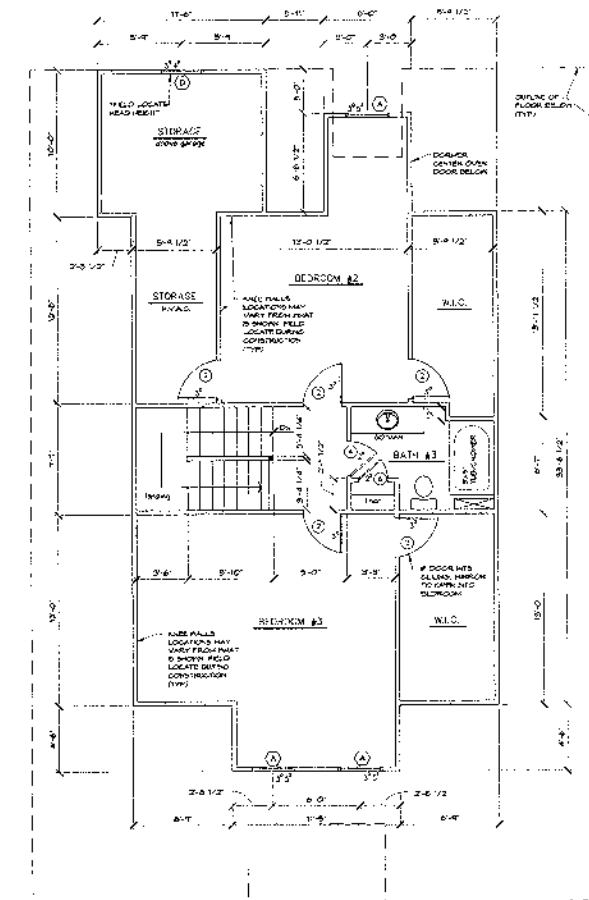
DATE: JAN
FEBRUARY 03, 2018
PROJECT NO.
SHEET NUMBER

A-2.03

Q	MARK	WIDTH	HEIGHT	REMARKS
1	(A)	3'-0"	5'-2"	
1	(B)	3'-0"	3'-0"	
3	(C)	8'-0"	5'-2"	(2) DBL. HUNG
2	(D)	9'-0"	5'-2"	(3) DBL. HUNG
1	(F)	3'-0"	4'-0"	



MAIN FLOOR PLAN
SCALE 1/4" = 1'-0" SF = 1,655



2 UPPER LEVEL FLOOR PLAN
A 2.02 SCALE 1/4" = 1'-0" SF = 1,040

LEGEND

	CONCRETE
	BUCKLE UP! VEHICLE
	24" WD STD WALK
	24" WD STD WALK
	CMU

8-SC-19-C / 8-D-19-UR
Revised: 7/19/2019

SHEET A-2.02 4 OF 5

A New House For:

MAIN & UPPER FLOOR PLAN

PROJECT LOCATION:
CANION HOLLOW

ISSUE DATE
FEBRUARY 03, 2018

PROJECT ID:
SHEET NUMBER

A-2.02



REQUEST TYPE

DEVELOPMENT

- ☐ Development Plan
☒ Use on Review / Special Use

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Rezoning



6/24/19
Date Filed

8/8/19
Meeting Date

8-SC-19-C 8-D-19-OR
File Number(s)

APPLICATION CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

CHRIS SHARP
Name

URBAN ENGINEERING, INC.
Company

11852 KINGSTON PIKE
Address

KNOXVILLE TN
City State

37934
Zip

266-1924
Phone

CHRIS@URBAN-ENG.COM
Email

CURRENT PROPERTY INFO

817 Canton Hollow Rd 821 Canton Hollow Rd
DANIEL PARKER - 833 CANTON HOLLOW RD. 389-6010
BRANDON SCOTT - 813 CANTON HOLLOW RD.

Owner Name (if different) Owner Address Owner Phone

SAME AS ABOVE
Property Address

143096, 143097, 143098, 143099
Parcel ID

S/S of Canton Hollow Rd., W of Alyson Nikole Dr.
General Location

CANTON HOLLOW @ WOODY DR. 3.2 ± AC.
Tract Size

PR
Zoning District

RESIDENCES
Existing Land Use

SW COUNTY
Planning Sector

GDR
Sector Plan Land Use Classification

P.G.
Growth Policy Plan Designation

5
Jurisdiction (specify district above)

☐ City Council ☒ County Commission

REQUEST

DEVELOPMENT

☐ Development Plan ☒ Use on Review / Special Use

☒ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☒ Other (specify): Detached residential subdivision

SUBDIVISION

CANTON HOLLOW WOODS

☐ Proposed Subdivision Name

Unit / Phase Number

☒ Concept Plans in Planned District or Zone

☐ Parcel Change

☐ Combine Parcels ☒ Divide Parcel

Total Number of Lots Created: 12

☐ Other (specify): _____

☐ Attachments / Additional Requirements

ZONING

☐ Proposed Property Use (specify)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Zoning Change ☐ Plan Amendment Change

Proposed Zoning

Proposed Plan Designation(s)

☐ Other (specify): _____

STAFF USE ONLY

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)
☐ Use on Review / Special Use (Concept Plan only)
☐ Traffic Impact Study

FEE 1:

1,200.⁰⁰

FEE 2:

FEE 3:

TOTAL:

1,200.⁰⁰

AUTHORIZATION

[Signature]

Staff Signature

Michael Reynolds

Please Print

6/24/2019

Date

[Signature]

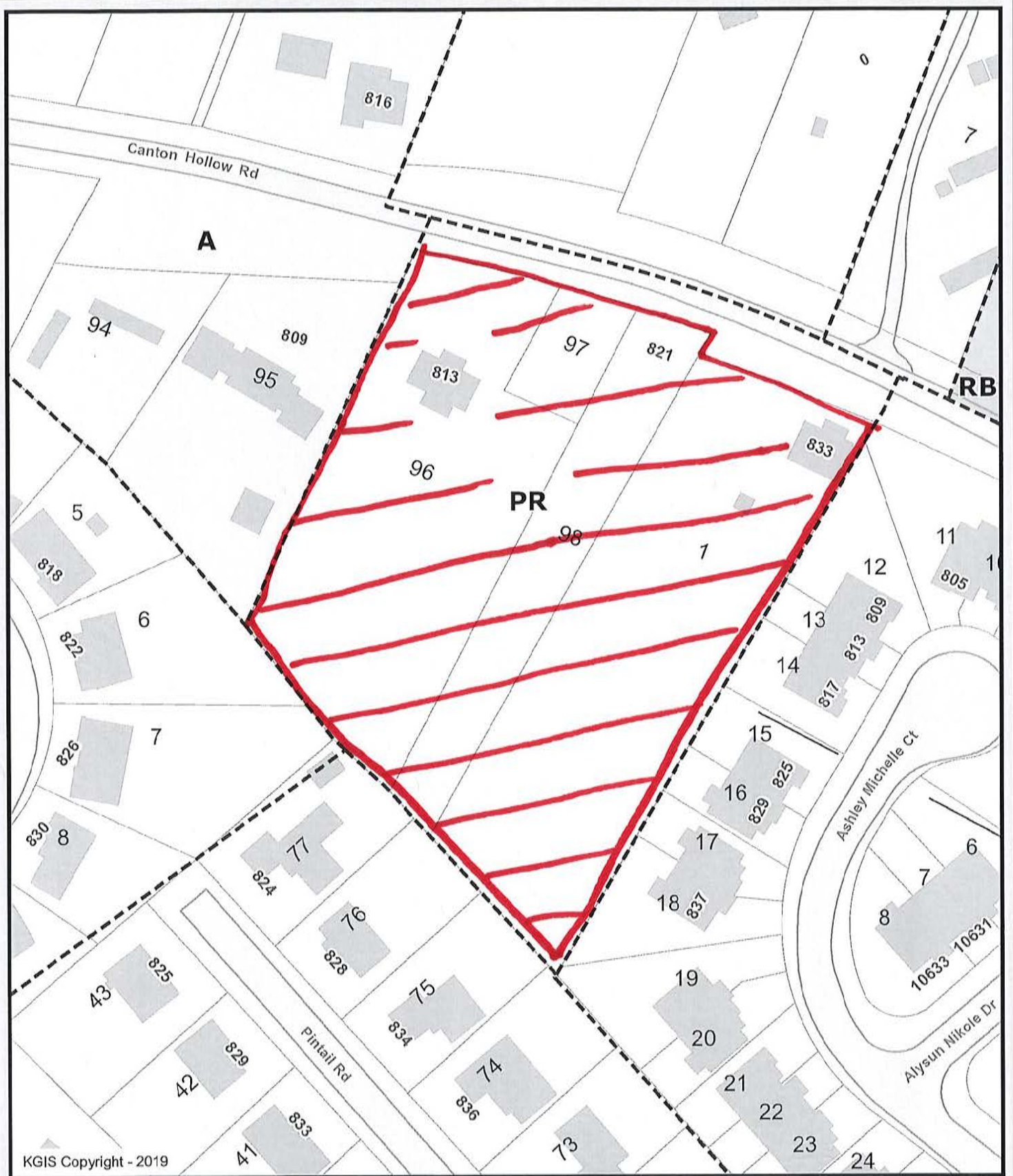
Applicant Signature

CHRIS SHARP

Please Print

6/24/19

Date

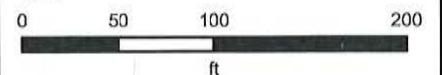


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 6/24/2019 at 2:13:30 PM



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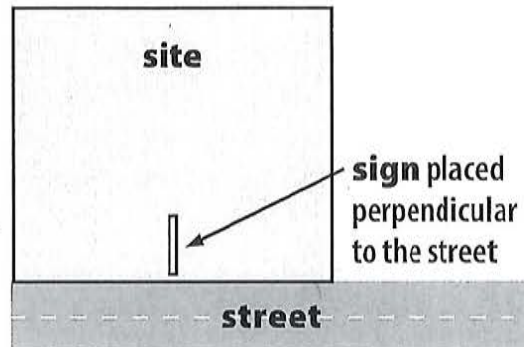
REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

7/24/2019 and 8/9/2019
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Ashley Russell

Printed Name: Ashley Russell

Phone: 615-966-7924 Email: A.S. Chris@Urban-eng.com

Date: 6-24-19

File Number: 8-SC-19-C 8-D-19-OR