



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 1-SC-19-C

AGENDA ITEM #: 12

1-F-19-UR

AGENDA DATE: 1/10/2019

► **SUBDIVISION:** GARRISON HEIGHTS

► **APPLICANT/DEVELOPER:** SMITHBUILT HOMES LLC

OWNER(S): Primos Land Company, LLC

TAX IDENTIFICATION: 90 PART OF 091

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 9717 Garrison Dr

► **LOCATION:** West side of Karns Valley Dr., south side of Oak Ridge Hwy., west end of Production Ln.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 62.2 acres

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

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

► **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Beaver Creek and vacant land - F (Floodway), A (Agricultural) and OS (Open Space)

South: Beaver Creek, residences and vacant land - F (Floodway), A (Agricultural) and I (Industrial)

East: Vacant land - A (Agricultural)

West: Beaver Creek, residence and vacant land - F (Floodway), A (Agricultural) and OS (Open Space)

► **NUMBER OF LOTS:** 191

SURVEYOR/ENGINEER: SEC, LLC

ACCESSIBILITY: Access is via Karns Valley Drive a major arterial street with a 50' pavement width within an 80' right-of-way, and Byington-Solway Rd., a minor collector street with a 20' pavement width within a 50' right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:**

Variances requiring Planning Commission approval.:

1. Horizontal Curve variance on Road A at STA 13+30, from 250' to 200'.
2. Horizontal Curve variance on Road A at STA 16+85, from 250' to 200'.
3. Horizontal Curve variance on Road C at STA 8+41, from 250' to 200'.
4. Vertical curve variance on Road C at STA 2+70, from 337.75' (K=25) to 335' (K= 24.81).
5. Intersection grade variance on Road F, from 3% to a maximum of 9.8%. (See staff comments)

Waiver approved by Knox County Department of Engineering and

Public Works:

1. Intersection grade waivers from 1% to up to 3% as identified on the concept plan except in the case of sidewalk crosswalks where the maximum grade shall meet ADA specifications.

STAFF RECOMMENDATION:

- **APPROVE** variances 1-5 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 14 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Prior to obtaining a design plan approval for the subdivision, submitting a landscape plan for the 15' deep common area strip located along the back of Lots 135-140 that border Karns Valley Dr. to Planning staff for review and approval. The landscape plan should include existing vegetation when possible or include a combination of new landscaping and berms.
4. Revise the concept plan to identify the 5' wide sidewalk connection from the western end of the sidewalk between Lots 62 and 120 through the common area to connect with the sidewalk on the east side of the pavilion/pool area.
5. Installation of sidewalks as identified on the revised 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.
6. Establishing a minimum of 400' of sight distance at the intersection of Road A and Karns Valley Dr. in both directions along Karns Valley Dr. Any proposed signage or landscaping at this intersection shall not impede the required sight distance.
7. Implementation of any recommended improvements identified in the Traffic Impact Study prepared by Cannon & Cannon Inc., dated December 14, 2018 and as revised and approved by the Knox County Department of Engineering and Public Works and Planning staff.
8. Due to the proposed intersection grade of Road F at Road A, stop signs shall be incorporated into the Road A approaches to this intersection allowing the Road F approach to be uncontrolled. The Knox County Department of Engineering and Public Works may modify this condition as deemed appropriate.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Working with the Knox County Department of Parks and Recreation in establishing the 30' greenway easement along Beaver Creek.
11. Revising the concept plan to include a 25' wide access easement across the common area between Lots 134 and 135 from Road B to Lebanon Cemetery.
12. Prior to certification of the final plat for the first phase of the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities and drainage system.
13. Placing a note on the final plat that all lots will have access only to the internal street system.
14. 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 191 detached dwelling units on individual lots and the reduction of the peripheral setback for lots 1, 9-14, 135 and 145 as shown on the concept plan, subject to 2 conditions.**

1. Obtaining approval from Knox County Commission of the rezoning (12-C-18-RZ) of the property to PR (Planned Residential) at a density that would allow the proposed concept plan.
2. 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 and the other criteria for approval of a Use on Review.

COMMENTS:

The applicant is proposing to subdivide this 62.22 acre tract into 191 detached residential lots at a density of 3.07 du/ac. Access to the proposed subdivision will be from Karns Valley Drive, a major arterial street and Byington-Solway Rd./Chuck Jones Dr., a collector street.

The Planning Commission had recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on December 13, 2018. The Planning Commission had also approved an amendment to the Northwest County Sector Plan designating this property for Low Density Residential use. The Knox County Commission will consider the rezoning request at their meeting on January 28, 2019.

A Traffic Impact Study (TIS) prepared by Cannon & Cannon, Inc, dated December 14, 2018 was submitted for the proposed development. The primary conclusion of the study is that traffic generated by the proposed development will result in minimal traffic operational impacts in the project area. It was also determined that additional turning lanes are not justified at either of the study intersections.

The proposed concept plan includes an amenity area along Beaver Creek on the west side of the Subdivision. Sidewalks are being provided throughout the Subdivision. A 30' greenway easement has also been identified along Beaver Creek.

INTERSECTION GRADE VARIANCE:

This proposed concept plan includes an intersection grade variance on Road F (formerly a section of Garrison Dr.), from 3% to a maximum of 9.8%. The Subdivision Regulations allow the Knox County Department of Engineering and Public Works to approve a waiver of the intersection grade from 1% up to 3%. An intersection grade over 3% requires a variance approval by the Planning Commission. Very few intersection grade variances have been requested or approved. In this case, the Knox County Department of Engineering and Public Works had requested that the applicant provide a second entrance to the Subdivision utilizing the existing access from Byington-Solway Rd./Chuck Jones Dr. and bridge crossing of Beaver Creek. This street access will use the former alignment of Garrison Dr. Since that street alignment follows an existing 16" gas main the applicant is restricted in making grade changes for the intersection of Road F with Road A. With the steeper grade on the approach for Road F, stop signs are being recommended for the Road A approaches to this intersection allowing the Road F approach to be uncontrolled. The Knox County Department of Engineering and Public Works may modify this condition as deemed appropriate.

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 3.07 du/ac is compatible with the scale and intensity of PR (Planned Residential) 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 will have access to a collector and major arterial street.
3. The proposed residential development at a density of 3.07 du/ac, is consistent in use and density with the PR zoning that was recommended for approval by the Planning Commission at a density of up to 5 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan was amended to Low Density Residential for this site by the Planning Commission on December 13, 2018. The proposed subdivision at a density of 3.07 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: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 78 (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 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.

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.



Dori Caron <dori.caron@knoxplanning.org>

[MPC Comment] Fwd: File No. 1-SC-19-C/1-F-19-UR (Garrison Heights - Smithbilt Homes LLC)

Terry Gilhula <terry.gilhula@knoxplanning.org>

Mon, Jan 7, 2019 at 2:59 PM

Reply-To: terry.gilhula@knoxplanning.org

To: "Brechko, Tom" <tom.brechko@knoxmpc.org>, Gerald Green <gerald.green@knoxplanning.org>, Commission <commission@knoxplanning.org>

----- Forwarded message -----

From: <cdgreenwood@cs.com>

Date: Mon, Jan 7, 2019 at 2:23 PM

Subject: File No. 1-SC-19-C/1-F-19-UR (Garrison Heights - Smithbilt Homes LLC)

To: <contact@knoxmpc.org>

Mr. Brechko, Mr. Green, and Planning Commissioners,

I am writing to request that the above-referenced item on the January 2019 Planning Commission Agenda be postponed for at least 30 days in order to give the community a chance to better understand the details of the proposed Concept Plan, as well as the conditions being recommended by staff, and to suggest changes as needed. It seems that this proposal has been rushed through, during the busy Thanksgiving/Christmas holiday season, when many of us have been occupied with other matters, out of town, and unable to spend the time needed to understand and discuss what is being proposed. The Sector Plan Amendment and Rezoning of that property that MPC approved at the December meeting has not even been considered by the County Commission yet.

I live off Garrison Drive, about 1/4 mile from this property. The developer has not reached out to any neighbors, as far as I know, but with additional time, we could try to reach out to the developer and to Planning staff to help answer a number of questions that neighbors have and to help ensure that specific concerns about this proposal are adequately addressed. With 191 units, this would be a very different type of development from anything around it (which is all zoned either Agricultural, Industrial, or Open Space), so we need to make sure that its likely impacts are considered carefully and that the Concept Plan addresses valid concerns appropriately. For example, this property is almost surrounded by Beaver Creek, a significant community asset and source for our drinking water, so additional time would allow questions and concerns about the impact to Beaver Creek to be adequately addressed.

Thank you.

Carolyn Greenwood
3224 Boomerang Lane
Knoxville, TN 37931
(865) 254-5039

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This message was directed to commission@knoxmpc.org

M P C

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: Smithbilt Homes LLCDate Filed: 11-26-2018 Meeting Date: January 10, 2019Application Accepted by: Thomas BuckleFee Amount: \$6290.00 File Number: Subdivision - Concept 1-SC-19-CFee Amount: -0- Related File Number: Development Plan 1-F-19-UR**PROPERTY INFORMATION**Subdivision Name: Garrison Heights S/DUnit/Phase Number: Unit 1General Location: on Karns Valley Drive
& Brington Solway RdTract Size: 62.2 ± Ac. No. of Lots: 194Zoning District: PR pending 193Existing Land Use: Residence and vacant landPlanning Sector: Northwest CountyGrowth Policy Plan Designation: Planned
GrowthCensus Tract: 59.08Traffic Zone: 216Parcel ID Number(s): 090 part of 091Jurisdiction: ☐ City Council _____ District
☒ County Commission 6 District**AVAILABILITY OF UTILITIES**

List utility districts proposed to serve this subdivision:

Sewer WKUDWater WKUDElectricity LCUBGas KURTelephone AT&T**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: Josh SandersonCompany: Primes Land Co. LLCAddress: 4909 Ball RdCity: Knoxville State: TN Zip: 37931Telephone: 865-694-7756Fax: 865-693-9699E-mail: josh@rhsc.com**PROJECT SURVEYOR/ENGINEER**

PLEASE PRINT

Name: Wanis A. RaheniCompany: SEC, LLCAddress: 4909 Ball RdCity: Knoxville State: TN Zip: 37931Telephone: 865-694-7756Fax: 865-697-9699E-mail: wraheni@seiconsultants.com**APPLICATION CORRESPONDENCE**

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

PLEASE PRINT

Name: _____

Company: Same as above

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

VARIANCES REQUESTED

1. Reduction H. Curve from 250' to 200'
Justify variance by indicating hardship: at Sta. 12+26 to Sta 20 & 16+95 to 20+54
Road "A"
2. Reduction in H. Curve from 250' to 200'
Justify variance by indicating hardship: Sta. 8+44 to 9+60 Road "C"
3. Reduction in V. Curve from 337.75' to 335.0'
Justify variance by indicating hardship: Road "C" Topography.
4. Reduction in V. Curve from 141.15' to 54'
Justify variance by indicating hardship: Road "F" because it's an existing pavement
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: Wanis A. Rgheb

Address: 4909 Ballard

City: Knoxville State: TN Zip: 37931

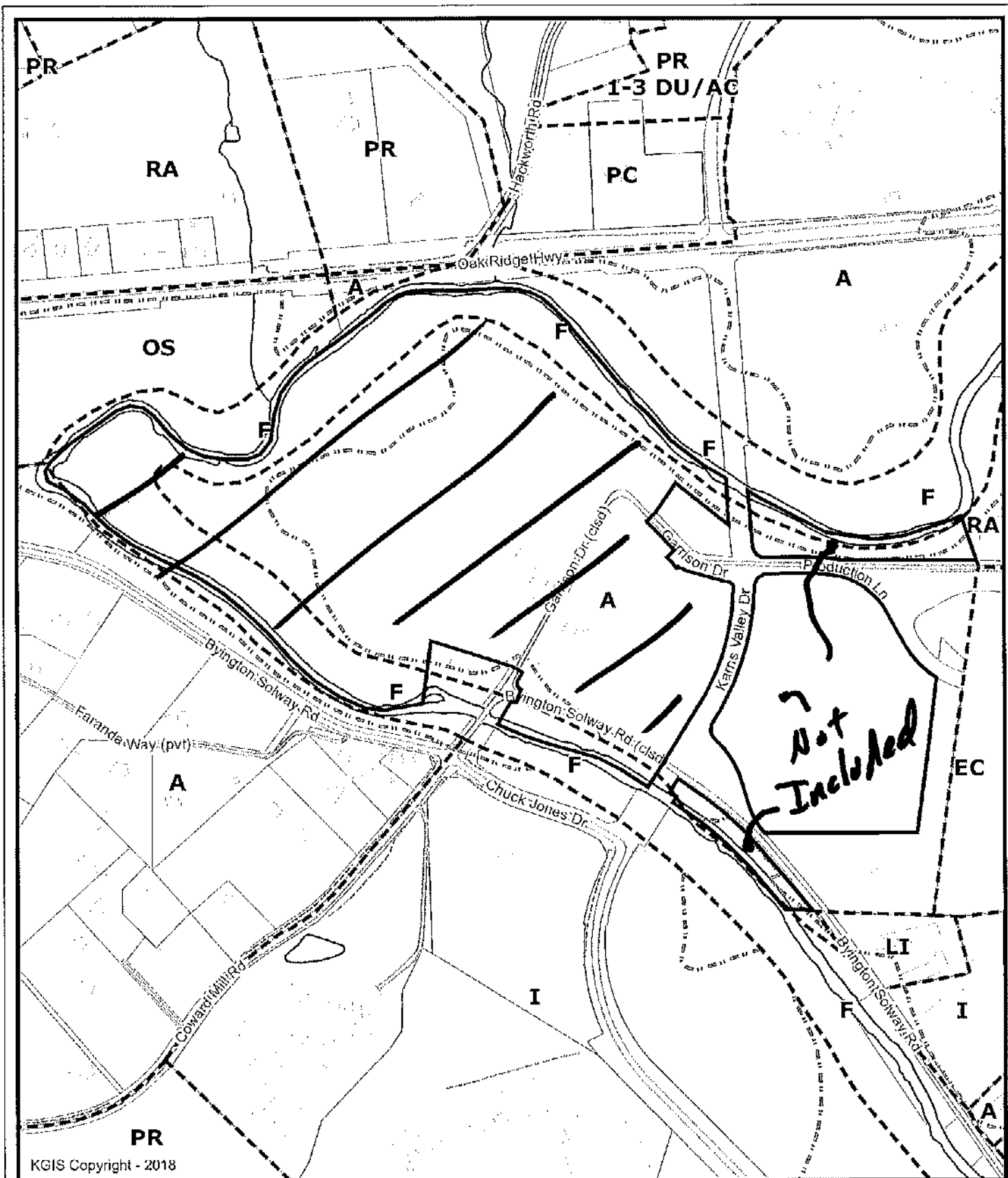
Telephone: 865-694-7756

Fax: 865-693-9699

Signature: Wanis Rgheb

Date: 11/19/18

E-mail: Wrgheb@seengconsultants.com



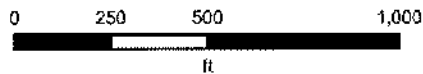
Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

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Printed: 11/26/2018 at 1:48:07 PM



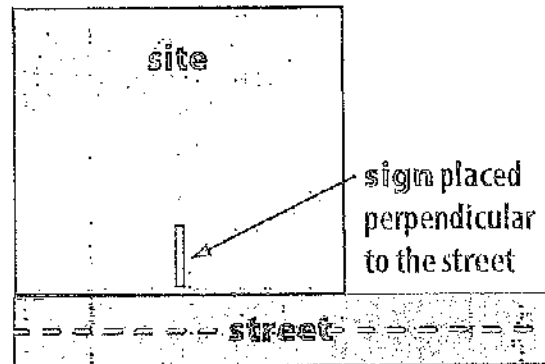
REQUIRED SIGN POSTING AGREEMENT

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:

December 26, 2018 and January 11, 2019
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: *Wahid A. Rghabi*

Printed Name: Wahid A. Rghabi

Phone: 868-694-7756 Email: wahid@sensiconsultants.com

Date: 11-26-18

MPC File Number: 1-SC-19-C/1-F-19-UR