



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 12-SC-18-C **AGENDA ITEM #:** 8
12-J-18-UR **AGENDA DATE:** 1/10/2019

POSTPONEMENT(S): 12/13/2018

▶ **SUBDIVISION:** **SPRING LAKE FARMS**

▶ **APPLICANT/DEVELOPER:** **JIM SULLIVAN**

OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 92 053

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 3028 Bradley Lake Ln

▶ **LOCATION:** **Northeast side of Bradley Lake Ln., southeast side of Ball Camp Pike.**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

WATERSHED: Grassy Creek

▶ **APPROXIMATE ACREAGE:** **45.08 acres**

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

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

▶ **PROPOSED USE:** **Detached Residential Subdivision**

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land - A (Agricultural)
South: Residences and vacant land - I (Industrial) and RP-1 (Planned Residential)
East: Residences and vacant land - A (Agricultural) and RP-1 (Planned Residential)
West: Residences - A (Agricultural)

▶ **NUMBER OF LOTS:** **119**

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Bradley Lake Ln., a local street with 12' pavement width within a 50' right-of-way and Ball Camp Pike, a major collector street with a pavement width of 20' within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **Variances requiring Planning Commission approval.: None**

Waiver approved by Knox County Department of Engineering and Public Works:

1. Intersection grade waivers from 1% to up to 2% as identified on the concept plan except in the case of sidewalk crosswalks where the maximum grade shall meet ADA specifications.

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 12 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. Implementation of any recommended improvements identified in the Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc., dated December 17, 2018 as revised and approved by the Knox County Department of Engineering and Public Works and Planning staff.
4. Implementation of improvements to Bradley Lake Ln. The Knox County Department of Engineering and Public Works is recommending that Bradley Lake Ln be widened to 20 feet or the same width as Amherst Rd, with sidewalks on one side of the widened roadway. The construction details and timing of construction to be worked out with the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision.
5. Installation of 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.
6. During the design plan stage of the subdivision review, the applicant shall work with the Knox County Department of Engineering and Public Works and Planning staff to minimize the clearing and grading of the common areas identified on the concept plan as "not to be disturbed". When the grading and stormwater plans are finalized, a plan shall be prepared that identifies the areas within the common area that are to remain as undisturbed areas. The area to remain undisturbed shall be identified on the final plat for the subdivision. Minor clearing may be allowed in this area for a passive trail system. The boundary for the undisturbed areas shall be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.
7. During the design plan stage of the subdivision, providing documentation to the Knox County Department of Engineering and Public Works and Planning staff that shows adequate building sites meeting required setbacks are available on the lots impacted by the required stream buffers. Those lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing the blueline stream on the property.
10. Revising the concept plan to show the 30 foot to centerline right-of-way dedication required along Ball Camp Pike.
11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas and drainage system.
12. 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 119 detached dwelling units on individual lots, 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 and the other criteria for approval of a Use on Review.

COMMENTS:

The applicant is proposing to develop this 45.08 acre tract with 119 detached residential lots at a density of approximately 2.64 du/ac. The Knox County Commission approved the rezoning of this property to PR (Planned Residential) at a density of up to 4 du/ac on November 19, 2018.

The proposed subdivision will have access to Bradley Lake Ln., a local street. While the property has frontage on Ball Camp Pike, a major collector street, there is no proposed street connection to Ball Camp Pike. A street connection to Ball Camp Pike would require crossing a blueline stream. The applicant has identified the area along Ball Camp pike as a possible site for a small condominium development.

A little over one third of the property falls within the Hillside Protection Area as designated on the Northwest County Sector Plan. The applicant has submitted a concept plan that has clustered the lots on the site in order

to avoid the steeper portions of the site that are within the Hillside Protection Area. With the proposed layout it is Planning staff's position that the design would qualify for consideration of the Hillside and Ridgetop Protection Area Development Standards of Section 4.01 of the Subdivision Regulations. These provisions allow consideration of a reduction of the street right-of-way from 50' to 40', and a reduction of the minimum pavement width from 26' down to 20'. The proposed plan includes a design with a 22' pavement width within a 40' right-of-way. The proposed layout with the reduction of the right-of-way and pavement width, has allowed the applicant to reduce the amount of site grading and clearing so that approximately 10 acres of the site will remain undisturbed.

A Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc., was submitted for the proposed subdivision. While turn lane improvements are not warranted at the studied intersections, road improvements will be required to Bradley Lake Ln. The Knox County Department of Engineering and Public Works is recommending that Bradley Lake Ln be widened to 20 feet or the same width as Amherst Rd, with sidewalks on one side of the widened roadway. The construction details and timing of construction will be worked out with the Knox County Department of Engineering and Public Works during the design plan stage of the subdivision.

The property is located within the Parent Responsibility Zone and sidewalks are being provided on one side of the streets within the subdivision.

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 2.64 du/ac is compatible with the scale and intensity of recent development that has occurred in this area.
3. The applicant has laid out the development to stay off of some of the steeper portions of the site. The concept plan has included these steeper area within common area, and with the recommended conditions, those areas will be protected from development.

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 in is 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.
3. The proposed residential development at a density of 2.64 du/ac, is consistent in use and density with the PR zoning of the property that was approved at a density of up to 4 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies this area for low density residential uses. The proposed development at a density of 2.64 du/ac is consistent with the Sector Plan.
2. Approximately one third of this site is within the hillside protection area. The proposed concept plan includes approximately 10 acres in common area with the majority of that area including the steeper portions of the site.
3. This site is located 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.

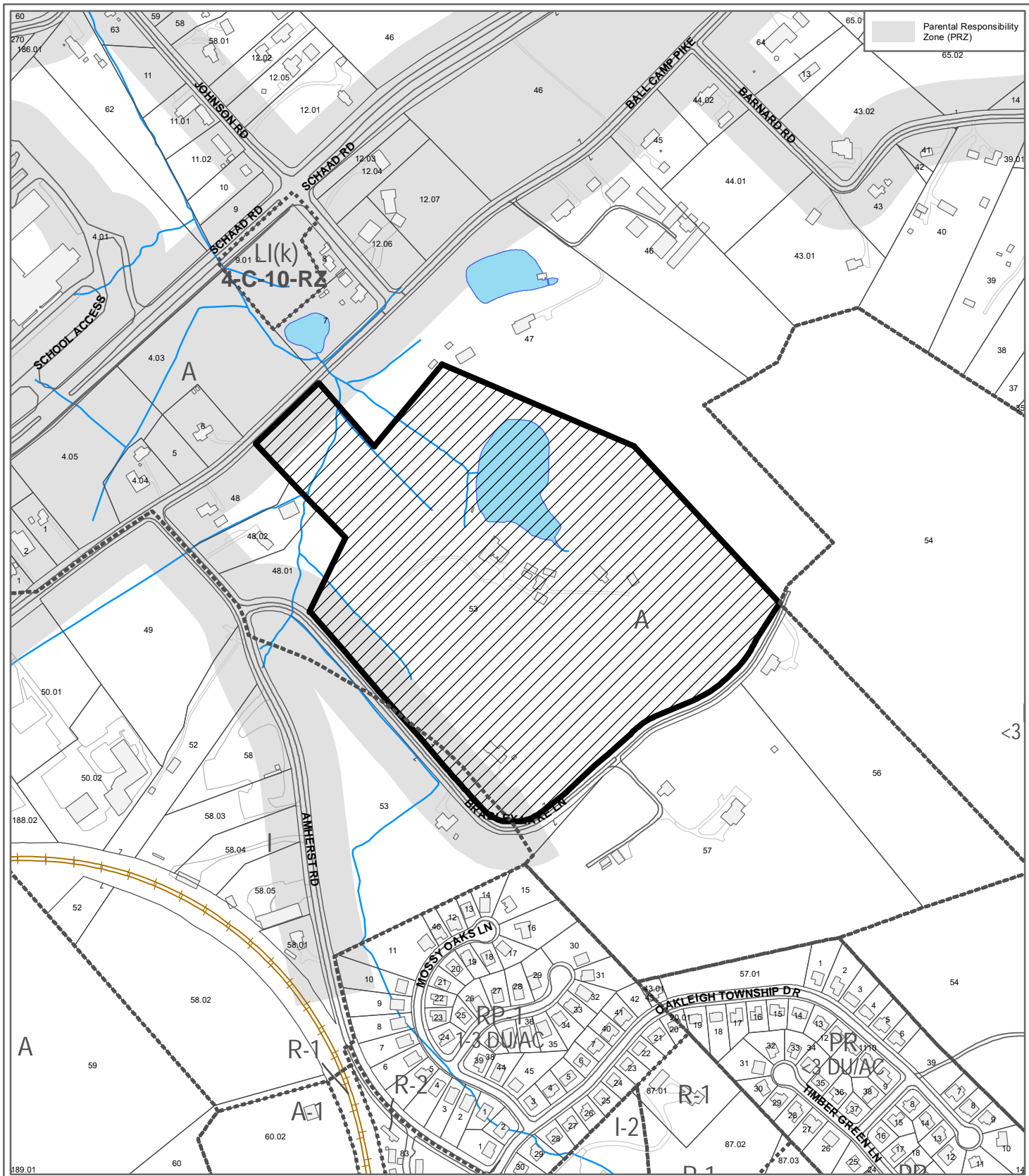
ESTIMATED STUDENT YIELD: 49 (public school children, ages 5-18 years)

Schools affected by this proposal: Amherst Elementary, Karns Middle, and Karns High.

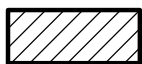
- School-age population (ages 5–18) is estimated using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out 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.



**12-SC-18-C / 12-J-18-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

Petitioner: Sullivan, Jim
Spring Lake Farms

Map No: 92

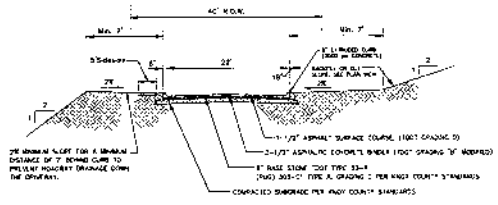
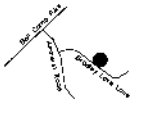
Jurisdiction: County



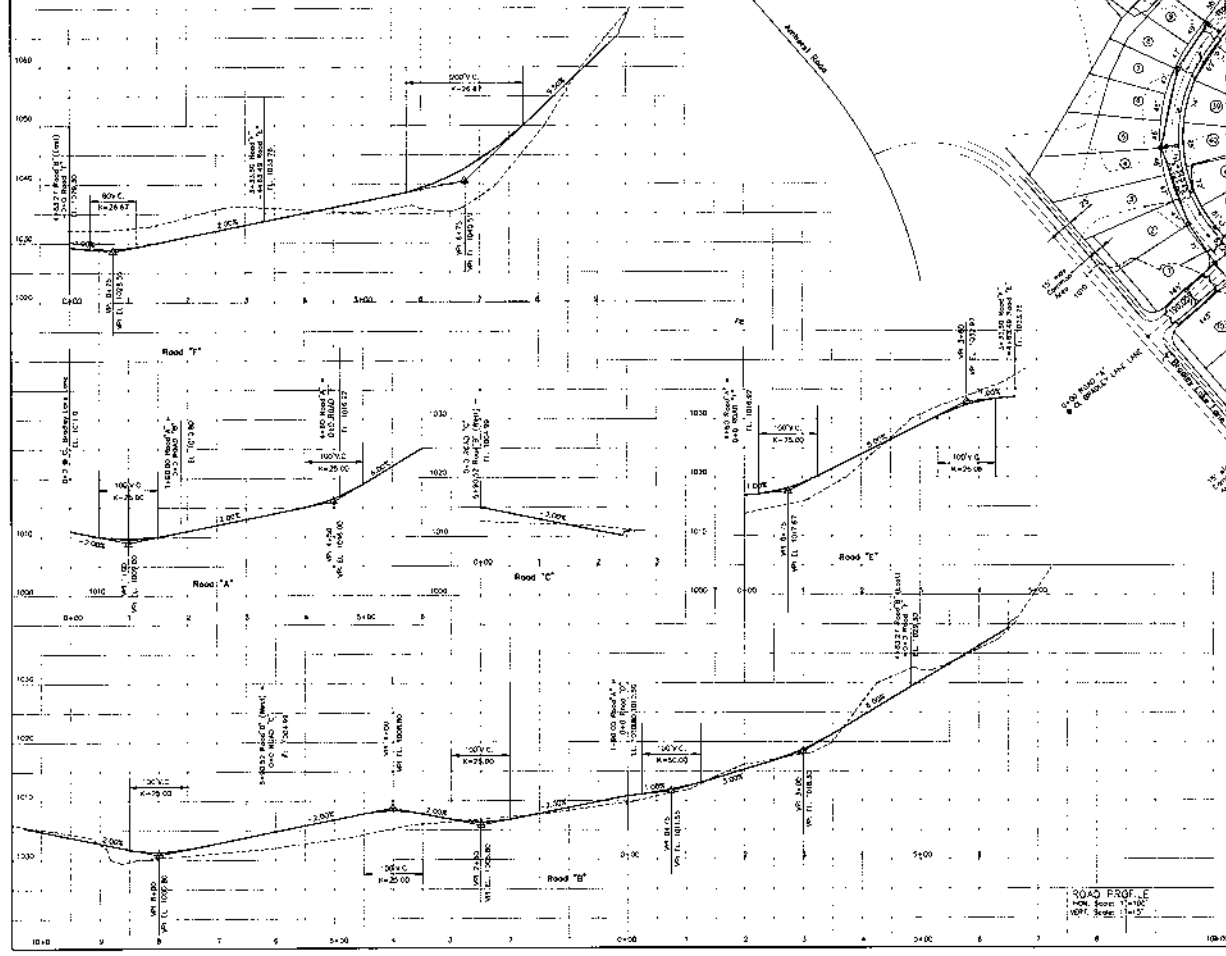
Original Print Date: 11/15/2018

Revised: 12/4/2018

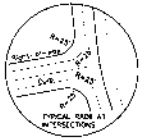
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



TYPICAL ROADWAY CROSS-SECTION
N.T.S.



- NOTES
1. 0.1" MAP 092, PART OF PARCEL 053
 2. NO. OF LOTS - 119
 3. TOTAL SUBDIVISION - 45.06 ACRES
 4. THIS PROPERTY IS ZONED PH
 5. ALL LOTS ON THIS PLAN WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY
 6. 10' UTILITY & DRAINAGE EASEMENT INSIDE ALL ROAD LOT LINES. 5' INSIDE OTHER INTERIOR LOT LINES AND 15' INSIDE LOT LINES
- NOTE: AT INTERSECTION BACK OF PAVT AND PAVT 225' ALL IN PAVT BACK AT DIA-26-SAC ARE 75'



NOTE: All setbacks are controlled by 35' minimum setback unless otherwise noted.

TYPICAL LOT LAYOUT
N.T.S.

12-30-18-C / 12-3-18-UR

RECEIVED DEC 29 2018
Knox County Planning

REVISED DEC 28 2018
Knox County Planning

CLIP CANON OF CONCEPT PLAN

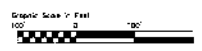
I hereby certify that I am a Surveyor licensed to do business under the laws of the State of Tennessee. I further certify these plans and accompanying drawings, documents and statements conform to the applicable provisions of the Tennessee State County Subdivision Regulations except as has been amended and described in a paper filed with the Metropolitan Planning Commission.

John A. [Signature]

DEC 29 2018

SURVEYOR:
JAY COLLIER
2545 DRIFTWIDE CIRCLE
MARTIN, TN 37050
PH: 606-733-1324

OWNER:
MEGANA INVESTMENTS, LLC
P.O. BOX 17310
MEMPHIS, TN 37519
PH: 901-535-3306



REVISED CONCEPT PLAN & SITE PLAN
SPRING LAKE FARMS
CLT MAP 292, PART OF PARCEL 053
DISTRICT 6 - KNOX CO., TENN.
SCALE 1"=100' OCT 29, 2018
NOV 26, 2018
CRC 21, 2018

12/2/2018

KnoxMPC Mail - Spring Lake Farms (12-SC-18-C / 12-J-18-UR) & Heritage Woods (12-SD-18-C / 12-L-18-UR)

12-SC-18-C-12-J-18-UR-PP-12-13-18



Tom Brechko <tom.brechko@knoxmpc.org>

Spring Lake Farms (12-SC-18-C / 12-J-18-UR) & Heritage Woods (12-SD-18-C / 12-L-18-UR)

3 messages

Tom Brechko <tom.brechko@knoxmpc.org>
To: "swd444@gmail.com" <swd444@gmail.com>

Fri, Nov 30, 2018 at 3:33 PM

automatic
- 30 days -

Scott,

As a follow-up to our previous discussion and your discussion with Gerald Green the other day, it is our understanding that you will be requesting that the above referenced Concept Plan applications be postponed to the Planning Commission's meeting of January 10, 2019. We have received the Traffic Impact Studies and the revised concept plans for both cases which will allow us to review both revised subdivisions for the January meeting. If you provide us with an official request for postponement, we can place the two cases on the automatic postponement list for the December 13, 2018 Planning Commission meeting.

Respectfully,
Tom Brechko

Scott Davis <swd444@gmail.com>
Reply-To: swd444@gmail.com
To: Tom Brechko <tom.brechko@knoxmpc.org>

Fri, Nov 30, 2018 at 4:18 PM

Yes sir, please postpone the two referenced items to the January MPC meeting.

Thank you.

Scott Davis
865-806-8008

[Quoted text hidden]

Tom Brechko <tom.brechko@knoxmpc.org>
To: Dori Caron <dori.caron@knoxmpc.org>

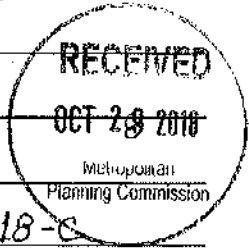
Sun, Dec 2, 2018 at 10:37 AM

FYI.

Tom
[Quoted text hidden]

SUBDIVISION - CONCEPT

Name of Applicant: Jim Sullivan
 Date Filed: 10/29/18 Meeting Date: 12/13/18
 Application Accepted by: M. Payne
 Fee Amount: 2240⁰⁰/₁₀₀ File Number: Subdivision - Concept 12-SC-18-C
 Fee Amount: 44 Related File Number: Development Plan 12-D-18-OR



PROPERTY INFORMATION

Subdivision Name: SPRING LAKE FARMS

Unit/Phase Number: _____

General Location: ON BRADLEY LAKE LN EAST OF AMHERST RD

Tract Size: 13.93 AC No. of Lots: 58

Zoning District: Agricultural

Existing Land Use: Vacant

Planning Sector: Northwest County

Growth Policy Plan Designation: Urban

Census Tract: 4607

Traffic Zone: 212

Parcel ID Number(s): CLT MAP 092 PART OF PARCEL 053

Jurisdiction: City Council _____ District
 County Commission 3rd District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer _____

Water _____

Electricity _____

Gas _____

Telephone _____

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: MESANA INVESTMENT, LLC

Company: _____

Address: PO BOX 11315

City: KNOXVILLE State: TN Zip: 37939

Telephone: (865) 693-3356

Fax: _____

E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: JIM SULLIVAN

Company: JIM SULLIVAN

Address: 2543 CREEKSTONE CIRCLE

City: MARYVILLE State: TN Zip: 37804

Telephone: (865) 406-7324

Fax: _____

E-mail: SUSIEANDJIMS@gmail.com

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: JIM SULLIVAN

Company: JIM SULLIVAN

Address: 2543 CREEKSTONE CIRCLE

City: MARYVILLE State: TN Zip: 37804

Telephone: (865) 406-7324

Fax: _____

E-mail: SUSIEANDJIMS@gmail.com

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.

PLEASE PRINT

Name: Sini Sullivan

Address: 2543 Creekstone Circle

City: Maryville State: TN Zip: 37804

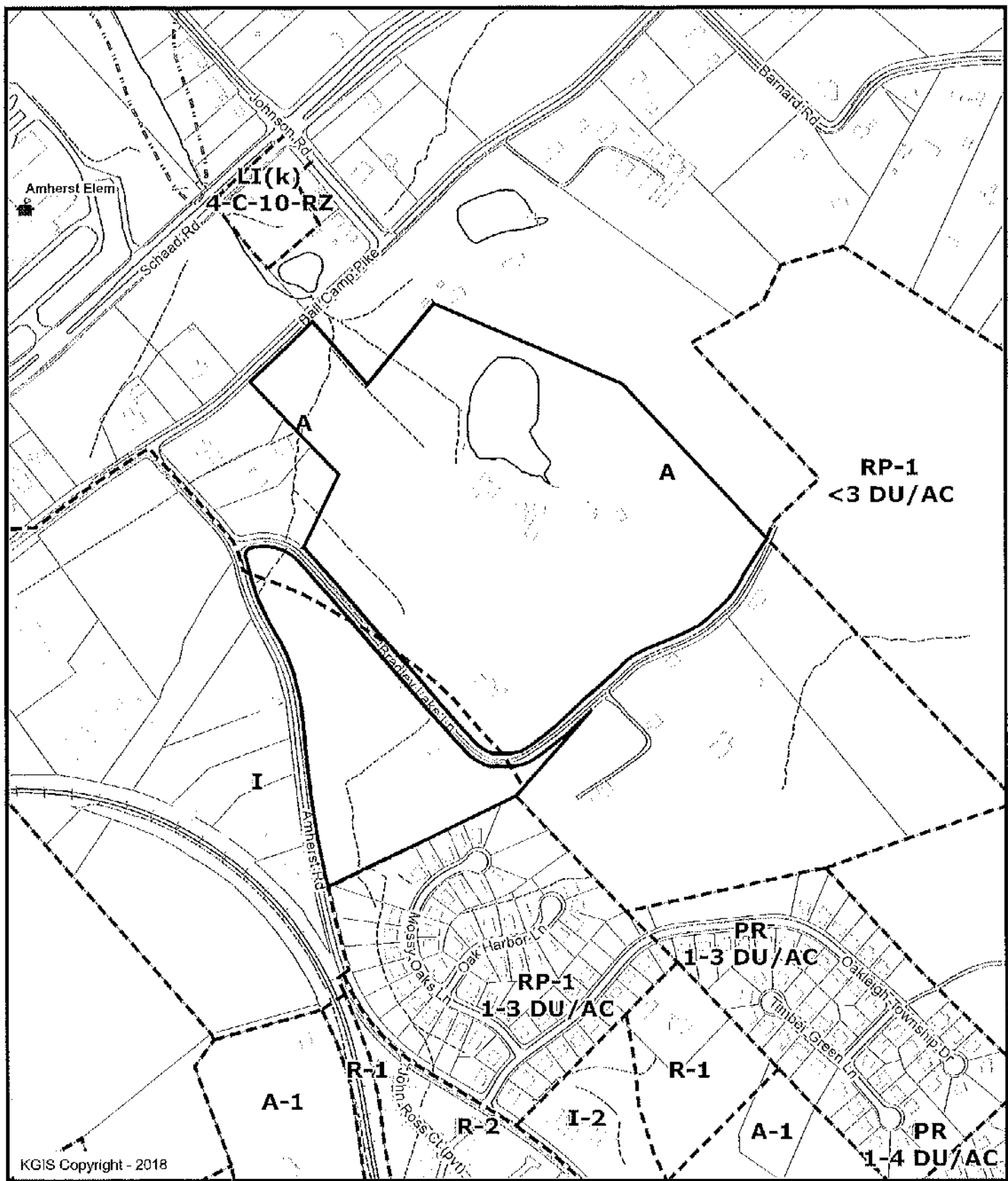
Telephone: (865) 406-7324

Signature: *Sini Sullivan*

Fax: _____

Date: Oct. 29, 2018

E-mail: Susi and Jim Se Gma@t.com
Susi and Jim Se

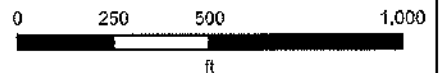


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Letter Portrait



Printed: 10/29/2018 at 3:54:13 PM



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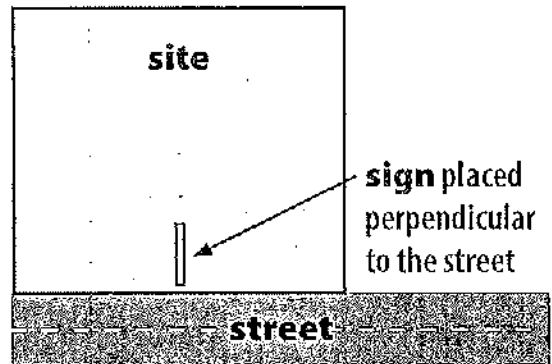
REQUIRED SIGN POSTING AGREEMENT

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:

11/28/18

(15 days before the MPC meeting)

and

12/14/18

(the day after the MPC meeting)

Signature: _____

Printed Name: _____

Phone: _____

Email: _____

Date: _____

MPC File Number: _____

10/29/18

12-5C-18-C

12-5-18-C