



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 6-SD-19-C **AGENDA ITEM #:** 8
6-C-19-UR **AGENDA DATE:** 7/11/2019

POSTPONEMENT(S): 6/13/2019

▶ **SUBDIVISION:** OT TINDELL FARM
▶ **APPLICANT/DEVELOPER:** TRANTANELLA CONSTRUCTION CO.
OWNER(S): David Trantanella / Trantanell Construction

TAX IDENTIFICATION: 47 233 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1108 E Beaver Creek Dr

▶ **LOCATION:** South side of E. Beaver Creek Drive, West of Dry Gap Pike

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 6.59 acres

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

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

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - PR (Planned Residential)
South: Vacant land - PR (Planned Residential)
East: Residences and vacant land - A (Agricultural)
West: Residences - A (Agricultural)

▶ **NUMBER OF LOTS:** 31

SURVEYOR/ENGINEER: David Harbin

ACCESSIBILITY: Access is via E. Beaver Creek Dr., a major collector street with a 19' pavement width within a 50' to 60' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCE REQUIRING PLANNING COMMISSION APPROVAL:**
1. Reduction of vertical curve length on Road A at STA 0+80, from 203.5' to 125'.

APPROVED WAIVER:

1. Intersection grade waiver on Road A, from 1% up to 2.41% except in the area where the pedestrian crossing must meet ADA requirements.

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 9 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
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. The site's frontage along E. Beaver Creek Dr. shall be graded for a future sidewalk. The intersection grade shall be adjusted so that the pedestrian street crossing will comply with the Americans with Disabilities Act (ADA) standards.
4. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act 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.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation and the U.S. Army Corps of Engineers for any alteration to the existing pond and designated wetland on the site. The final determination regarding the proposed alteration of these features may require a modification of the layout of the subdivision.
6. Obtaining any off-site drainage easement that may be required for the discharge from the stormwater pond located between Lots 18 and 19.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
9. 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 31 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 6.59 acre tract into 31 detached residential lots at a density of 4.70 du/ac. The property is located on the south side of E Beaver Creek Dr. just west of Dry Gap Pike. The subdivision will be served by a new public street which will be in alignment with Calla Crossing Ln. which is on the north side of E. Beaver Creek Dr.

The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on May 9, 2019 (5-D-19-RZ). The Knox County Commission approved the rezoning request on June 24, 2019.

Since the site is located within the Parent Responsibility Zone, sidewalks are being provided on one side of the proposed street. Staff is recommending a condition that the site's frontage along E. Beaver Creek Dr. be graded for a future sidewalk.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all subdivision boundaries. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins residential zoning districts.

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 4.70 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 and RA 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 North County Sector Plan designates this property for low density residential with a maximum density of 5 du/ac. At a proposed density of 4.70 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: 354 (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.

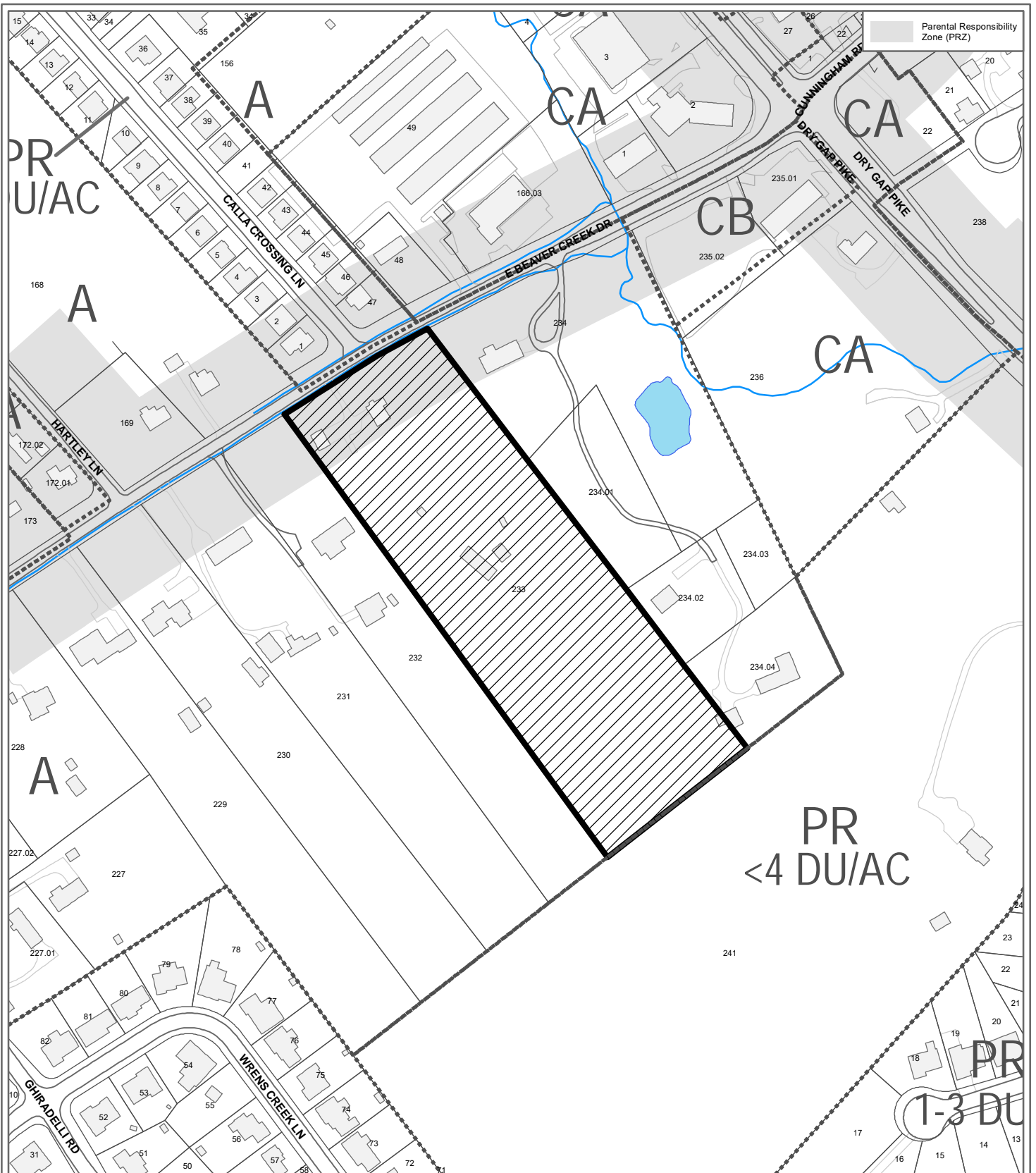
ESTIMATED STUDENT YIELD: 13 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Central 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.



**6-SD-19-C / 6-C-19-UR
CONCEPT PLAN/USE ON REVIEW**



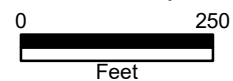
Detached Residential Subdivision in PR (Planned Residential) (pending)

Original Print Date: 5/16/2019
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Trantabella Construction Co.
OT Tindell Farm

Map No: 47
Jurisdiction: County



6-SD-19-C-6-C-19-UR-PP-6-13-19

BATSON, HIMES, NORVELL & POE

REGISTERED ENGINEERS AND LAND SURVEYORS

4334 Papermill Road

Knoxville, Tennessee 37909

Phone (865) 588-6472

Fax (865) 588-6473



June 3, 2019

Mr. Tom Brechko
Knoxville Knox County Planning
(KKCP)

Dear Mr. Brechko:

We request the following at the June 13, 2019 KKCP meeting:

Please postpone consideration of the following Concept/Use on Review Plan:

- Trantanella Construction Company – E. Beaver Creek Drive (6-SD-19-C & 6-C-19-UR)

Until the July 11, 2019 KKCP meeting.

Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Harbin".

David Harbin PE, RLS

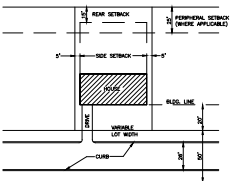
NOTE:

CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

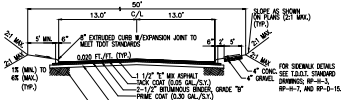
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

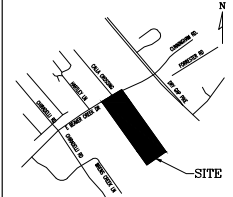
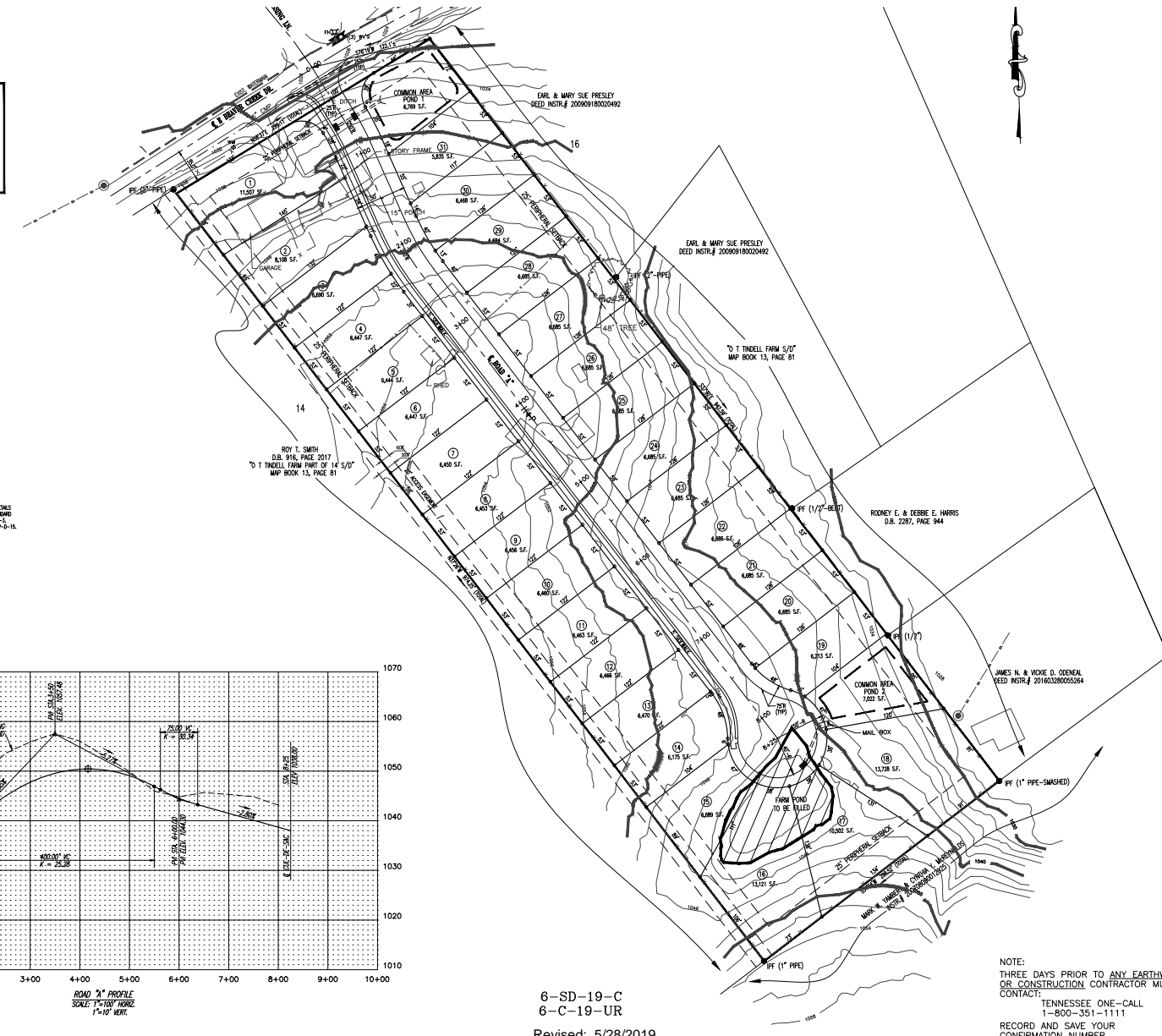
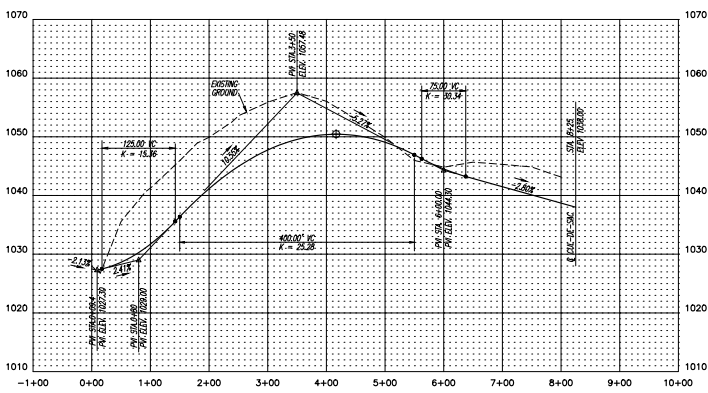
OSHA RULES SHALL BE AIDED BY:



TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED



TYPICAL ROAD SECTION THRU 50' ROAD "PUBLIC ROAD"



- NOTES:
1. HIGH POND FOUND (H/PF) SHOWN ON PLAN. ALL OTHERS SET BY OWNER. UNLESS NOTED OTHERWISE ON PLAN.
 2. 10" UTILITY DRAINAGE AND CONSTRUCTION EMBLEMETS INSIDE ALL EXISTING LOTS USED UNDER ALL PROPOSED UTILITY DRAINAGE AND LINES. PLUS OTHER EMBLEMETS AS SHOWN.
 3. SHADY WOOD SHOWN EAST END OF 10", 7.5" EACH SIDE OF SEWER AS INDICATED THEREON.
 4. THIS PROPERTY IS ZONED R1 (RHSN).
 5. THIS SUBDIVISION CONTAINS 2.68 ACRES AND IS SHOWN AS PER THE 1998 SURVEY OF COMMON AREA LOTS AND PUBLIC ROADWAY.
 6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT - 15'
SIDE - 5'
REAR - 10' UNLESS CONTROLLED BY A 20' PERMANENT SETBACK UTILITY PROVIDED.
 7. UTILITY PROVIDER:
 8. WATER: HALLS/CREEK POWERLINE
SEWER: HALLS/CREEK POWERLINE BOARD
ELECTRICITY: UTILITY CO. (ELECTRICITY)
GAS: KNOXVILLE UTILITY BOARD
TELEPHONE: PROVIDER
 9. BOUNDARY SURVEY BY OTHERS
 10. EXISTING GROUND LINE FOR THE ROAD PROFILES BASED ON HIGH CONTAINS.
 11. REQUESTED VARIANCE:
REDUCTION OF THE VERTICAL CURVE LENGTH FROM 203.50' TO 125.00' AT STATION 0+80.50; TOPOGRAPHY.
 12. REDUCTION OF THE PERMANENT SETBACK FROM 20' TO 15'
REQUESTED TO ALLOW FUTURE IMPROVEMENTS TO CONSTRUCT A POOL.

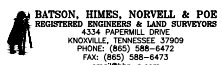


CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I DOCUMENTED THIS PLAN AND ACCOMPANYING DRAWINGS, SPECIFICATIONS AND STATEMENTS CONFORM TO THE APPLICABLE PROVISIONS OF THE PROFESSIONAL ENGINEER CONSTRUCTION REGULATORY CODE AS HAS BEEN REVISED AND INCORPORATED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO. _____

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

6-SD-19-C
6-C-19-UR
Revised: 5/28/2019



DESIGNED	DBH		
DRAWN	EEG		
CHECKED	KKCP	COMMENTS	

1 | 5-28-19 |

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2" INTERVAL

DATE
05/28/19

PLAT REFERENCE: MAP BOOK 13, PAGE 81
DEED REFERENCE: INSTR. #200803120057049

0' 50' 100' 150' 200'

CONCEPT AND DEVELOPMENT PLAN & ROAD PROFILE FOR
TRANTANELLA CONSTRUCTION CO. - E. BEAVER CREEK DR.
"O T TINDEL FARM S/D"
TAX MAP # 47, PARCEL 233
DISTRICT 6, WALKER COUNTY, TENNESSEE

25165-C
SHEET 1 OF 1 SHEET

SUBDIVISION - CONCEPT

Name of Applicant: TRANTANELLA CONSTRUCTION CO.
 Date Filed: 4/29/19 Meeting Date: 6/13/19
 Application Accepted by: Thomas Bacchler
 Fee Amount: \$1430.00 File Number: Subdivision - Concept 6-SP-19-C
 Fee Amount: -0- Related File Number: Development Plan 6-C-19-OR

PROPERTY INFORMATION

Subdivision Name: OT TINDELL FARM
1108 E Beaver Creek Dr, West of
Dry Gap Pike
 Unit/Phase Number: 1
 General Location: SOUTH SIDE OF E-BEAVER
CREEK DR, WEST OF DRY GAP PIKE
 Tract Size: 6.59AC No. of Lots: 31
 Zoning District: AGRICULTURE PR pending
 Existing Land Use: RURAL RESIDENTIAL
 Planning Sector: NORTH COUNTY LDR
 Growth Policy Plan Designation: PLANNED GROWTH

Census Tract: 62.07
 Traffic Zone: 247
 Parcel ID Number(s): 047 parcel 233

Jurisdiction: City Council _____ District
 County Commission 7th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: DAVID TRANTANELLA
 Company: TRANTANELLA CONSTRUCTION CO.
 Address: 8001 CONNER RD
 City: POWELL State: TN Zip: 37849
 Telephone: (865) 938-7200
 Fax: _____
 E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
 Name: DAVID HARBIN
 Company: BATSON, HIMES, NORVELL & POE
 Address: 4334 PAPERMILL DRIVE
 City: KNOXVILLE State: TN Zip: 37909
 Telephone: 865-588-6472
 Fax: _____
 E-mail: harbin@gmail.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer HPVD
 Water HPVD
 Electricity KUB
 Gas KUB
 Telephone FRONTIER

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)

APPLICATION CORRESPONDENCE

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

PLEASE PRINT
 Name: DAVID HARBIN
 Company: BATSON, HIMES, NORVELL & POE
 Address: 4334 PAPERMILL DRIVE
 City: KNOXVILLE State: TN Zip: 37909
 Telephone: 865-588-6472
 Fax: _____
 E-mail: harbin@bhn-p.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: DAVID HARBIN

Address: 4334 PAPERMILL DRIVE

City: KNOXVILLE State: TN Zip: 37909

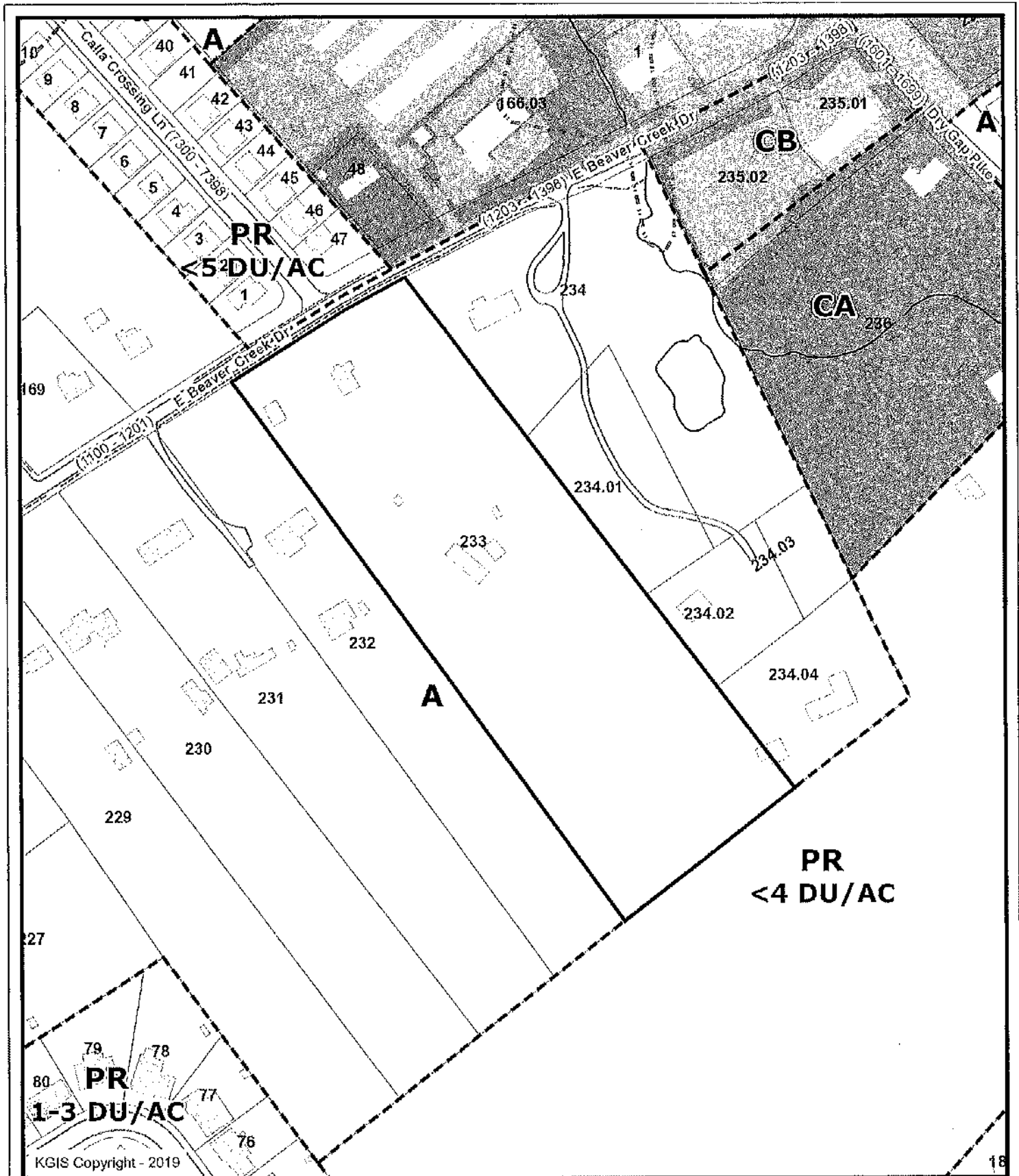
Telephone: 865-588-6472

Fax: _____

E-mail: harbin@gmail.com

Signature: 

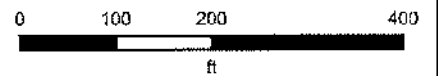
Date: 4/26/19



Letter Portrait



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Knoxville - Knox County - KUB Geographic Information System

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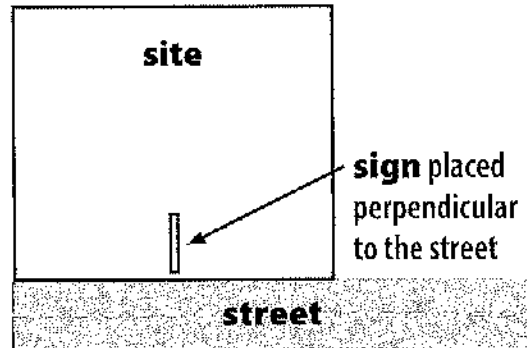
REQUIRED SIGN POSTING AGREEMENT

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:

May 29, 2019 and June 13, 2019
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Kathy Patterson

Printed Name: Kathy Patterson

Phone: 865-588-6472 Email: kpatterson@bhn-p.com

Date: 4/29/19

File Number: 6-SD-19-C / 6-C-19-UR