



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 6-SE-19-C **AGENDA ITEM #:** 11  
6-E-19-UR **AGENDA DATE:** 6/13/2019

▶ **SUBDIVISION:** GLENROTHES  
▶ **APPLICANT/DEVELOPER:** STEVEN MADDOX / MADDOX COMPANIES  
**OWNER(S):** Maddox Companies

**TAX IDENTIFICATION:** 132 021 [View map on KGIS](#)

**JURISDICTION:** County Commission District 3

**STREET ADDRESS:** 127 Triplett Ln

▶ **LOCATION:** West side of Triplett Lane, South of Kingston Pike

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Sinking Creek

▶ **APPROXIMATE ACREAGE:** 5.6 acres

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Detached Residential Subdivision

**SURROUNDING LAND USE AND ZONING:** North: Mixed businesses - CA (General Business)  
South: Residences - RAE (Exclusive Residential)  
East: Residences - RA (Low Density Residential)  
West: Parking lot - O-1 (Office, Medical, and Related Services)

▶ **NUMBER OF LOTS:** 26

**SURVEYOR/ENGINEER:** David Campbell

**ACCESSIBILITY:** Access is via Triplett Ln., a local street with a 19' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
1. Variance to reduce the double frontage lot depth of Lots 9-13 from 150' to 115'.  
2. Horizontal curve radius variance at STA 3+74.59, from 100' to 35'.  
3. Horizontal curve radius variance at STA 5+37.62, from 100' to 25'.

## STAFF RECOMMENDATION:

▶ **DENY variance 1 based on the comments identified below.**

**POSTPONE action on variances 2 and 3 and the Concept Plan until a revised plan is submitted addressing the double frontage lot requirement.**

Staff is recommending denial of the requested Subdivision Regulations variance to reduce the minimum depth of a double frontage lot from 150 feet to 115 feet for the following reasons:

1. When the Subdivision Regulations were amended on October 12, 2017, revisions were made to the double frontage lot standards with a change in the language that "double frontage lots shall be avoided" to "double frontage lots should be avoided". With that change a provision was added that "Double frontage lots shall have a minimum depth of at least 150 feet." This is one of two provisions that allows the Planning Commission to consider use of double frontage lots.
2. On May 9, 2019, the Planning Commission approved amendments to the Subdivision Regulations which included some additional recommendations regarding double frontage lots. These amendments have an effective date of August 7, 2019. One change which would apply to this Subdivision is the reduction of the depth of double frontage lots along local streets from 150' to 135'. Staff has advised the applicant that we would support a variance at this time to a depth of 135'.
3. The applicant has not made any effort to comply with this new standard and has not identified any hardship or justification for not complying with the regulation.
4. If this variance is denied, the concept plan will have to be revised which will require further review by staff, therefore, staff is recommending postponement of an action on the other variances, concept plan and use on review.

► **POSTPONE action on the Use on Review approval until a revised plan is submitted addressing the double frontage lot requirement.**

**COMMENTS:**

The applicant is proposing to subdivide this 5.6 acre tract into 26 detached residential lots at a density of 4.64 du/ac. The property is located on the west side of Triplett Lane, east side of Franklin Blvd, south of Kingston Pike. The subdivision will be served by a new public street which will have access to Triplett Ln.

The applicant is requesting a reduction of the peripheral setback from 35' to 15' along the southern boundary line and Triplett Ln. Staff would recommend a reduction to 25' but not 15'. The adjoining lots to the south have a 25' setback requirement. No justification has been provided for the reduction to the minimum distance. Variances are also being requested from the Knox County Board of Zoning Appeals for a reduction of the peripheral setback along the northern boundary line and Franklin Blvd. These two boundaries cannot be approved by the Planning Commission

ESTIMATED TRAFFIC IMPACT: 301 (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.

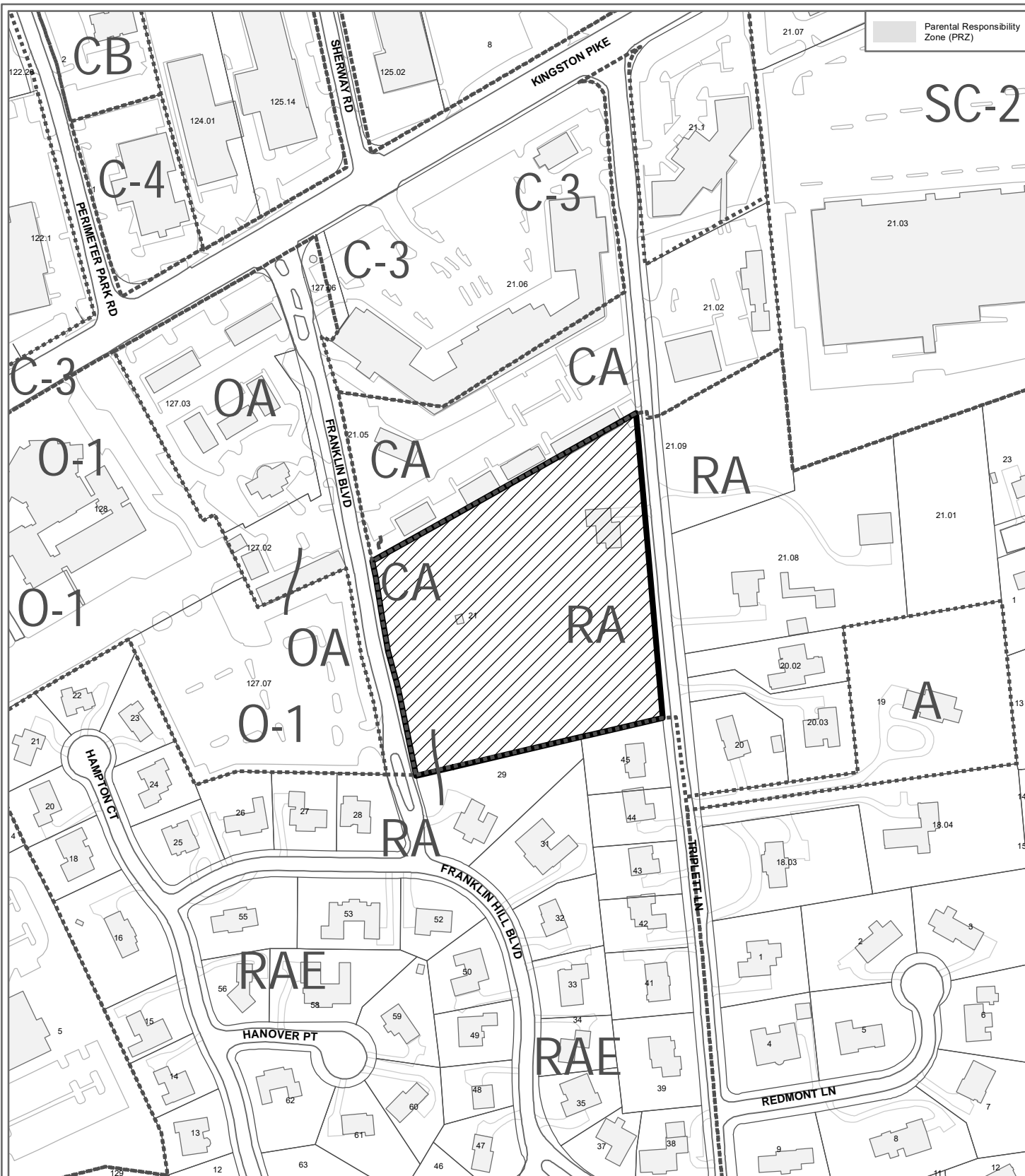
ESTIMATED STUDENT YIELD: 11 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden 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-SE-19-C / 6-E-19-UR  
CONCEPT PLAN/USE ON REVIEW**



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

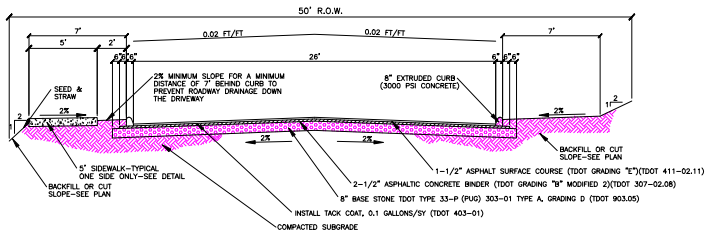
Original Print Date: 5/16/2019 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Maddox / Maddox Companies,  
Steven  
Glenrothes

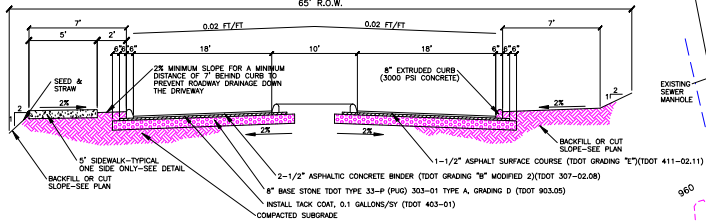
Map No: 132  
Jurisdiction: County  
0 250  
Feet



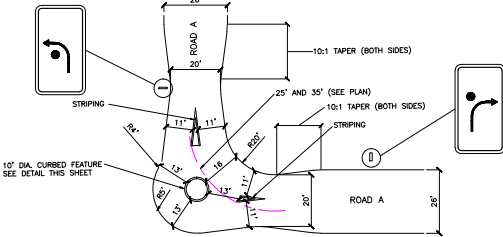
SCALE: 1"=50'



TYPICAL KNOX COUNTY ROAD CROSS SECTION  
NOT TO SCALE



TYPICAL KNOX COUNTY BOULEVARD ROAD CROSS SECTION  
NOT TO SCALE

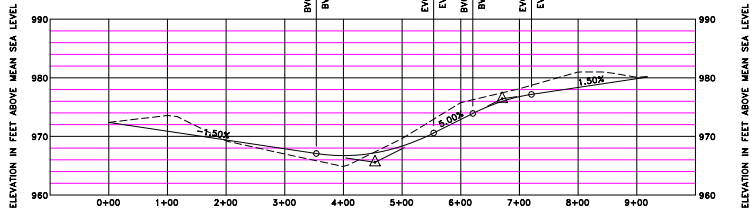
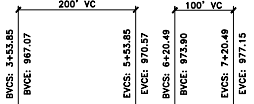


SEE DETAIL A THIS SHEET

DETAIL A  
NOT TO SCALE

LOW POINT ELEV = 966.73  
LOW POINT STA = 4+00  
PVI STA = 4+53.85  
PVI ELEV = 965.57  
A.D. = 6.50  
K = 30.77

PVI STA = 6+70.49  
PVI ELEV = 976.40  
A.D. = -3.50  
K = 28.57



NAOMI CIRCLE PROFILE  
SCALE: 1"=100' HORIZ.  
1"=10' VERT.

COKEBURY UNITED METHODIST CHURCH  
0 FRANKLIN BLVD  
131 12707  
ZONE OA

BROWN LYLE BROWN SUSAN W  
9733 FRANKLIN HILL BLVD  
PARCEL 132H029  
ZONE RA

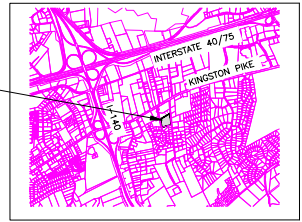
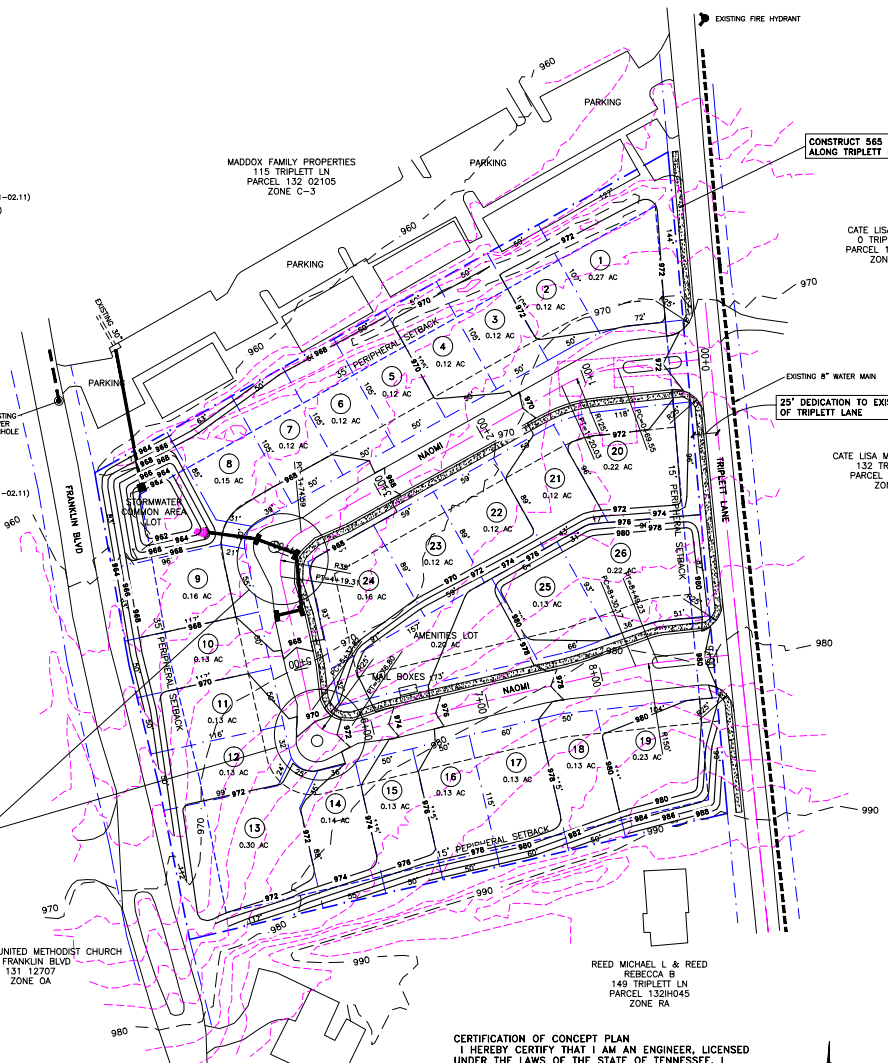
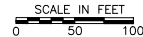
REED MICHAEL L & REED  
REBECCA B  
149 TRIPLETT LN  
PARCEL 132H045  
ZONE RA

CERTIFICATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS 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.

*W.C. Campbell* TN PE 22540



NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY  
Contractor shall show and brace all open cut trenches as required by State and Federal Laws and Local Ordinances; to conform with recommendations set forth in ACC Manual of Accident Prevention in Construction; to protect life, property, or work; to avoid excessively wide cuts in unstable material.  
OSHA RULES SHALL BE ABIDED BY



VICINITY MAP

GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SOIL STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
- BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
- ENGINEER HAS PREPARED GRADING PLAN USING BEST AVAILABLE DATA (KNOX COUNTY GIS TOPOGRAPHY). ENGINEER HAS PREPARED A PRELIMINARY SOIL BALANCE BASED ON THIS INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY GRADES AND ELEVATIONS AT THE SITE IN ORDER TO BALANCE CUT AND FILL.
- TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
- DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

PROPERTY NOTES:

- CLT 132 PARCEL 021
- TOTAL AREA=2.8 ACRES
- ZONING: RA PERMENDING
- NO. OF SINGLE RESIDENTIAL LOTS PROPOSED=26
- ALL LOTS TO HAVE VESICULAR ACCESS TO INTERNAL STREETS.
- 10' UTILITY AND DRAINAGE EASEMENTS INSIDE BOUNDARY AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF INTERIOR LOT LINES.

VARIANCE REQUESTED:

- REAR SETBACK ALONG EASTERN AND SOUTHERN PROPERTY LINES 25' TO 15'
- LOTS 1-15 SINGLE SIDED LOT DEPTH FROM 150' TO 115'
- STA 0+49.55 HORIZONTAL CURVE RADIUS FROM 250' TO 125'
- STA 3+74.59 HORIZONTAL CURVE RADIUS FROM 250' TO 35'
- STA 5+37.82 HORIZONTAL CURVE RADIUS FROM 250' TO 25'
- STA 8+30.17 HORIZONTAL CURVE RADIUS FROM 250' TO 150'

WAIVER REQUESTED:

- WAIVER REQUESTED TO ALLOW ENTRANCE ROAD SLOPES = 1.5%.

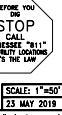
SETBACKS:

- FRONT: 30 FT.
- SIZE: 5 FT.
- REAR: 15 FT.
- PERIPHERAL: 35 FT. (VARIANCE TO 15' REQUESTED ALONG EASTERN AND SOUTHERN PROPERTY LINE)

UTILITY PROVIDERS:

- WATER: FIRST UTILITY DISTRICT
- SEWER: FIRST UTILITY DISTRICT
- ELECTRIC: KNOX CITY UTILITIES BOARD
- SOLID WASTE: PRIVATE HAULER
- NATURAL GAS: KNOX UTILITY BOARD
- TELEPHONE: AT&T

- PROPOSED DRAINAGE LINE
- PROPOSED CATCH BASIN
- PROPOSED JUNCTION BOX
- PROPOSED DROP INLET



SCALE: 1"=50'  
23 MAY 2019

Revised: 6/28/2019 SHEET ONE

CONCEPT PLAN  
FILE NUMBERS 6-6E-19-C AND 6E-19-UR  
GLENROTHES  
KNOX COUNTY, TENNESSEE

Prepared For:  
Steve Maddox  
101 Dalton Place Way  
Knoxville, Tennessee 37912  
(865) 322-9910

Planning Agency:  
Knoxville-Knox County Planning  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902  
(865) 215-2500

IDEAL ENGINEERING SOLUTIONS INCORPORATED  
Ideal Engineering Solutions, Inc.  
325 Wooded Lane  
Knoxville, Tennessee 37922  
(865) 755-3575

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
www.knoxmpc.org

# SUBDIVISION - CONCEPT

Name of Applicant: Steven Maddox, Maddox Companies  
Date Filed: 4-29-2019 Meeting Date: 6-13-2019  
Application Accepted by: Thomas Buehler  
Fee Amount: \$1,280.00 File Number: Subdivision - Concept 6-SE-19-C  
Fee Amount: — Related File Number: Development Plan 6-E-19-UR

### PROPERTY INFORMATION

Subdivision Name: Glenrothes  
Unit/Phase Number: 127 Triplett Lane  
General Location: W side of Triplett Ln  
S of Kingston Pike  
Tract Size: 5.6 acres No. of Lots: 26  
Zoning District: PR pending  
Existing Land Use: Residence & vacant land  
Planning Sector: Southwest County  
Growth Policy Plan Designation: Planned,  
Growth  
Census Tract: 5706  
Traffic Zone: 171  
Parcel ID Number(s): 132 021  
Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 3 District

### PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT  
Name: Glenn W. Maddox Steven Maddox  
Company: Maddox Companies  
Address: 101 DALTON PLACE WAY  
City: KNOXVILLE State: TN Zip: 37912  
Telephone: 865-522-9910 x101  
Fax: \_\_\_\_\_  
E-mail: smaddox@maddoxcompany.com

### PROJECT SURVEYOR/ENGINEER

PLEASE PRINT  
Name: DAVID CAMPBELL  
Company: IDEAL ENG. SOLUTIONS INC  
Address: 325 WOODED LANE  
City: KNOXVILLE State: TN Zip: 37922  
Telephone: 865-755-3575  
Fax: \_\_\_\_\_  
E-mail: dcamp44@tds.net

### AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:  
Sewer First Utility District  
Water First Utility District  
Electricity Lenoir City  
Gas KOB  
Telephone 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)

### APPLICATION CORRESPONDENCE

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

PLEASE PRINT  
Name: Steven Maddox  
Company: Maddox Companies  
Address: 101 DALTON PLACE WAY  
City: KNOXVILLE State: TN Zip: 37912  
Telephone: 865-522-9910 x101  
Fax: \_\_\_\_\_  
E-mail: smaddox@maddoxcompany.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: Steven Maddox

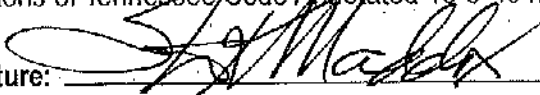
Address: 101 Dalton Place Way

City: Knoxville State: TN Zip: 37912

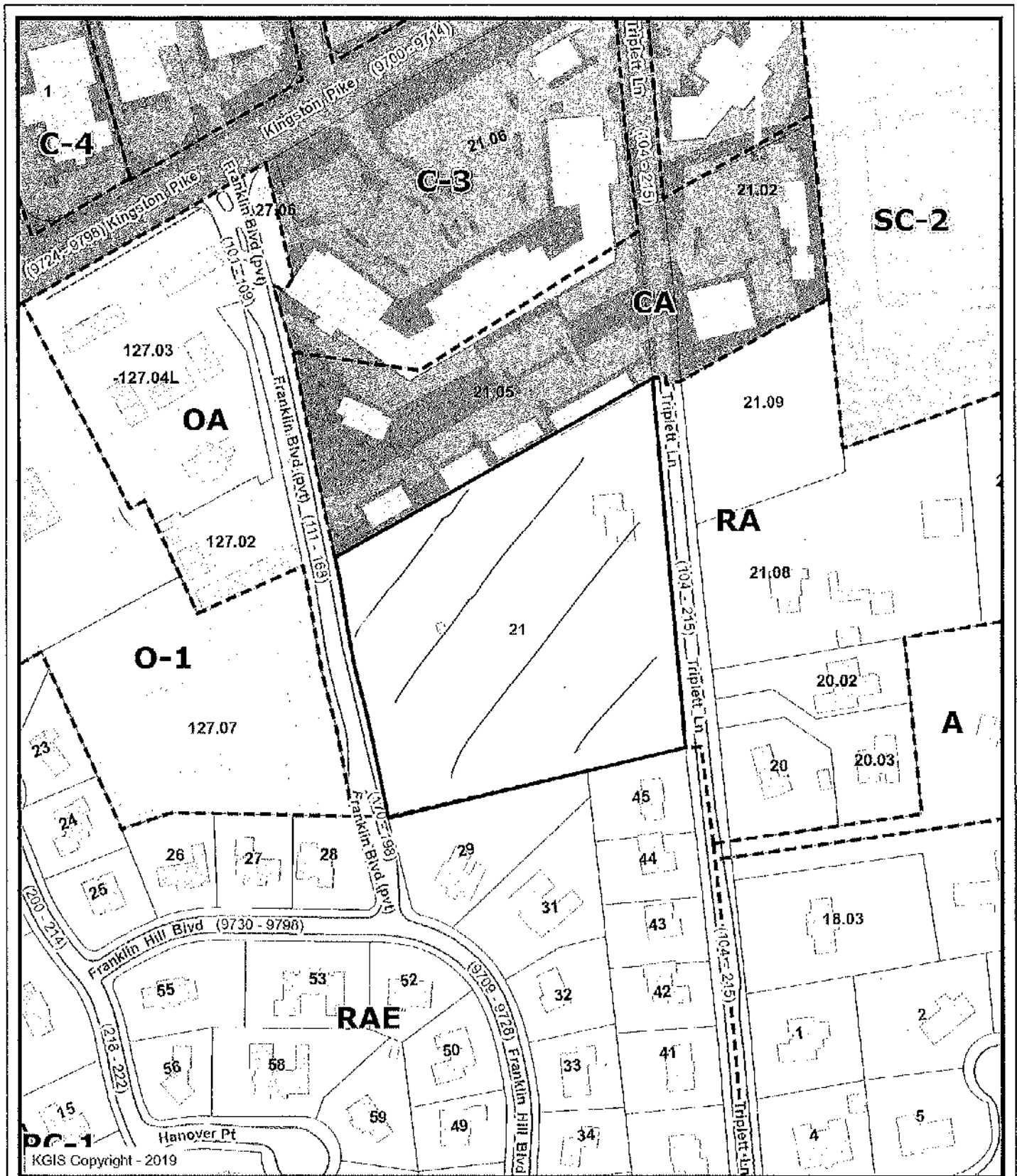
Telephone: 865-522-8910 x 101

Fax: \_\_\_\_\_

E-mail: smaddox@maddoxcompany.com

Signature: 

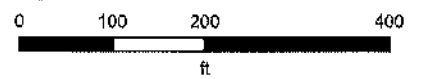
Date: 4-25-19



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### Letter Portrait

Printed: 4/29/2019 at 3:06:49 PM



### Knoxville - Knox County - KUB Geographic Information System

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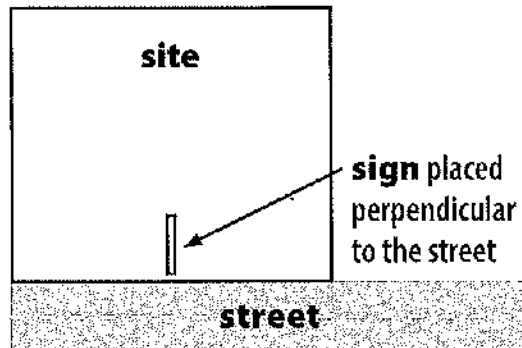
## REQUIRED SIGN POSTING AGREEMENT

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.

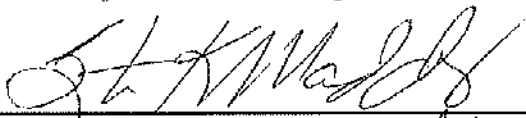


### TIMING

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 14, 2019  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: Steven Maddox

Phone: 865-522-9910 x101 Email: smaddox@maddoxcompany.com

Date: 4-29-19

File Number: 6-SE-19-C / 6-E-19-UR