



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 3-SD-19-C **AGENDA ITEM #:** 12  
3-E-19-UR **AGENDA DATE:** 3/14/2019

▶ **SUBDIVISION:** TURNER HOMES, LLC - THOMAS LANE

▶ **APPLICANT/DEVELOPER:** TURNER HOMES, INC.

**OWNER(S):** Mike Turner / Turner Homes, LLC

**TAX IDENTIFICATION:** 29 053 AND 05405 - 05409

[View map on KGIS](#)

**JURISDICTION:** County Commission District 7

**STREET ADDRESS:** 7435 Thomas Ln

▶ **LOCATION:** Southwest side of Thomas Ln., south of E. Emory Rd.

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Beaver Creek

▶ **APPROXIMATE ACREAGE:** 18.83 acres

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

▶ **EXISTING LAND USE:** Vacant land and residences

▶ **PROPOSED USE:** Attached and detached residential subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Residences - A (Agricultural) and RA (Low Density Residential)  
South: Residences - RB (General Residential)  
East: Residences and vacant land - A (Agricultural), RA (Low Density Residential) & PR (Planned Residential)  
West: Residences and vacant land - A (Agricultural), RB (General Residential) & PR (Planned Residential)

▶ **NUMBER OF LOTS:** 93

**SURVEYOR/ENGINEER:** Batson, Himes, Norvell & Poe

**ACCESSIBILITY:** Access is via Thomas Ln., a local access street with a 15' pavement width within a 30'-40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** Variance requiring Planning Commission approval:  
1. Reduction of the minimum street frontage from 25' to 20'.

**Waivers approved by Knox County Department of Engineering and Public Works:**

1. Reduction of the pavement width from 26' to 22' for Moon Lake Ln. and Roads B and C.
2. 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 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 10 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirement 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 the street and intersection improvements and recommendations outlined in the Transportation Impact Study prepared by Ajax Engineering, as last revised on February 20, 2019, and as approved by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), and Planning staff. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works and TDOT during the design plan stage for the subdivision.
4. Implementation of improvements to Thomas Ln. The Knox County Department of Engineering and Public Works is recommending that Thomas Ln be widened to 20 feet with sidewalks being added to the southwest side of the widened roadway. A cul-de-sac turnaround area will also be added at the end of Thomas Ln. The design and 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. Providing design plans for over-detention of on-site drainage or working downstream to mitigate existing drainage problems, subject to approval by the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Obtaining all applicable permits from the Tennessee Department of Transportation (TDOT) for any work within the TDOT right-of-way.
9. 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.
10. 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 91 attached and 2 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 18.96 acre tract into 91 attached and 2 detached residential lots at a density of 4.94 du/ac. The property was rezoned to PR (Planned Residential) at a density of up to 5 du/ac by Knox County Commission on September 25, 2006 (8-J-06-RZ).

The proposed attached residential units will be developed in clusters of three to six units as two story townhouse units. Each unit will be approximately 1400 square feet with a one car garage. The proposed units are narrow with a width of 20'. While this is not an issue with an apartment or condominium development, with each unit being tied to a lot, the lots do not meet the minimum lot frontage requirement of 25'. The applicant is requesting a variance from the minimum lot frontage requirement.

With the combination of narrow lots with no on-street parking and only one car garages, the applicant is providing 15 small parking lots throughout the development with a total of 91 spaces for overflow parking. Sidewalks are being provided on both sides of the streets for pedestrian access to the parking lots, mail kiosk, amenity areas and external sidewalk system. With the sidewalks being located on both sides of the streets, the applicant has requested approval of a reduction of the paved roadway width from 26' to 22'. The Knox County Department of Engineering and Public Works has approved the waiver.

A Transportation Impact Study prepared by Ajax Engineering, was submitted for the proposed subdivision. A

condition has been added regarding the implementation of the recommended improvements at the intersection of Thomas Ln. and E. Emory Rd. subject to final approval by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), and Planning staff. The applicant will also be improving Thomas Ln. from a 15' pavement width to a 20' pavement width and will provide a cul-de-sac turnaround area at the southern end just past the last residence. 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.

Due to down-stream drainage problems, the applicant shall provide design plans for over-detention of on-site drainage or work downstream to mitigate the existing drainage problems. These plans are subject to approval by the Knox County Department of Engineering and Public Works.

#### 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 attached and detached residential subdivision at a density of 4.94 du/ac, is consistent in use and density (up to 5 du/ac) with the existing zoning. Other subdivision development in the area has occurred under the PR, RB and RA zoning districts at similar densities.

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

1. The proposed attached and 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 traffic impact from this development will be mitigated with the proposed road improvements.

#### 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. The PR zoning approved for the site allows a density up to 5 du/ac. At a proposed density of 4.94 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.
2. The 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.

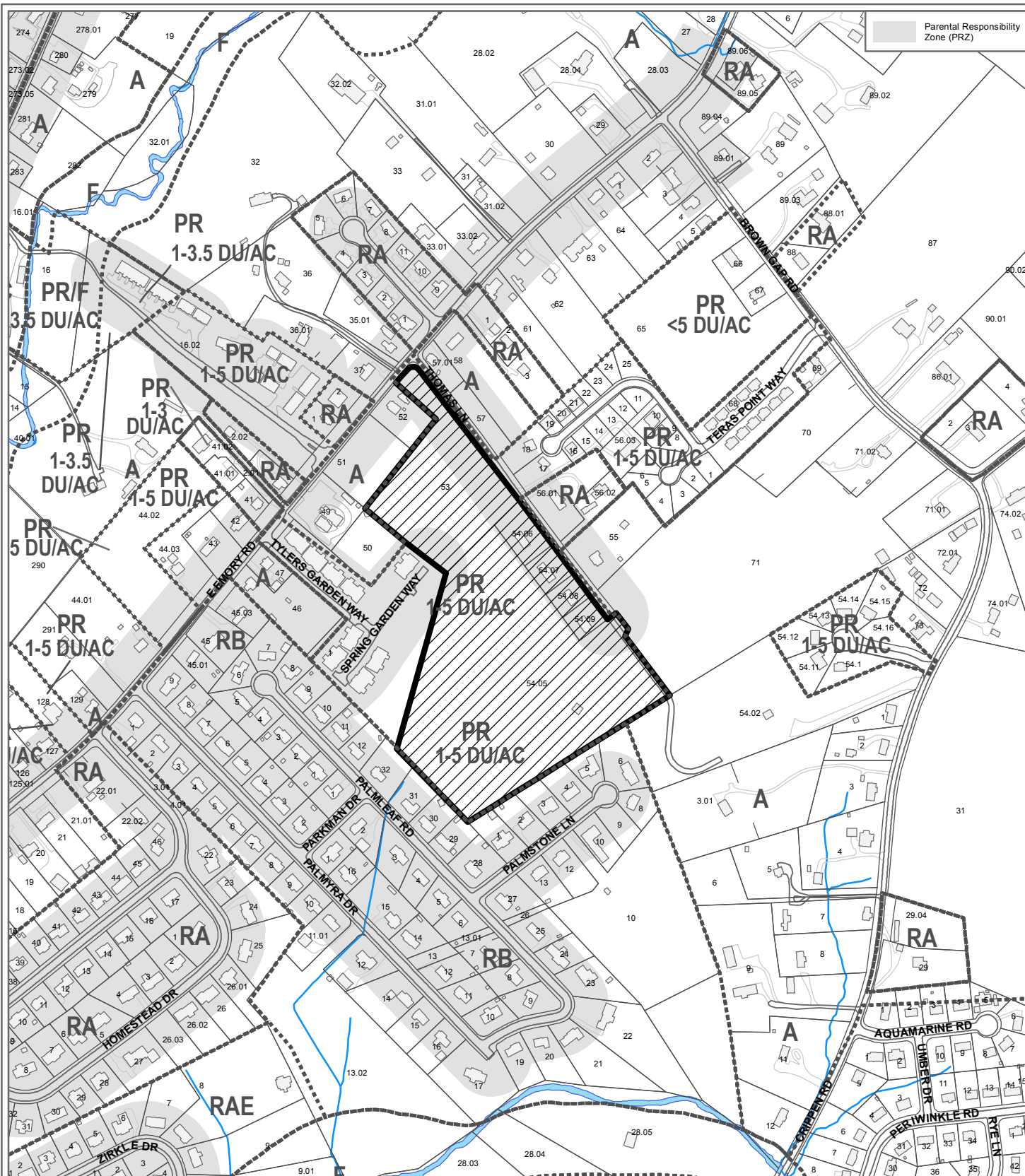
ESTIMATED STUDENT YIELD: 37 (public school children, grades K-12)

Schools affected by this proposal: Adrian Burnett Elementary, Halls Middle, and Halls 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.



Parental Responsibility Zone (PRZ)

**3-SD-19-C / 3-E-19-UR  
CONCEPT PLAN/USE ON REVIEW**



Attached and detached residential subdivision in PR (Planned Residential)

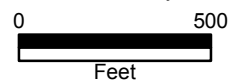
Original Print Date: 2/19/2019  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

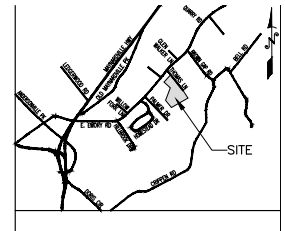
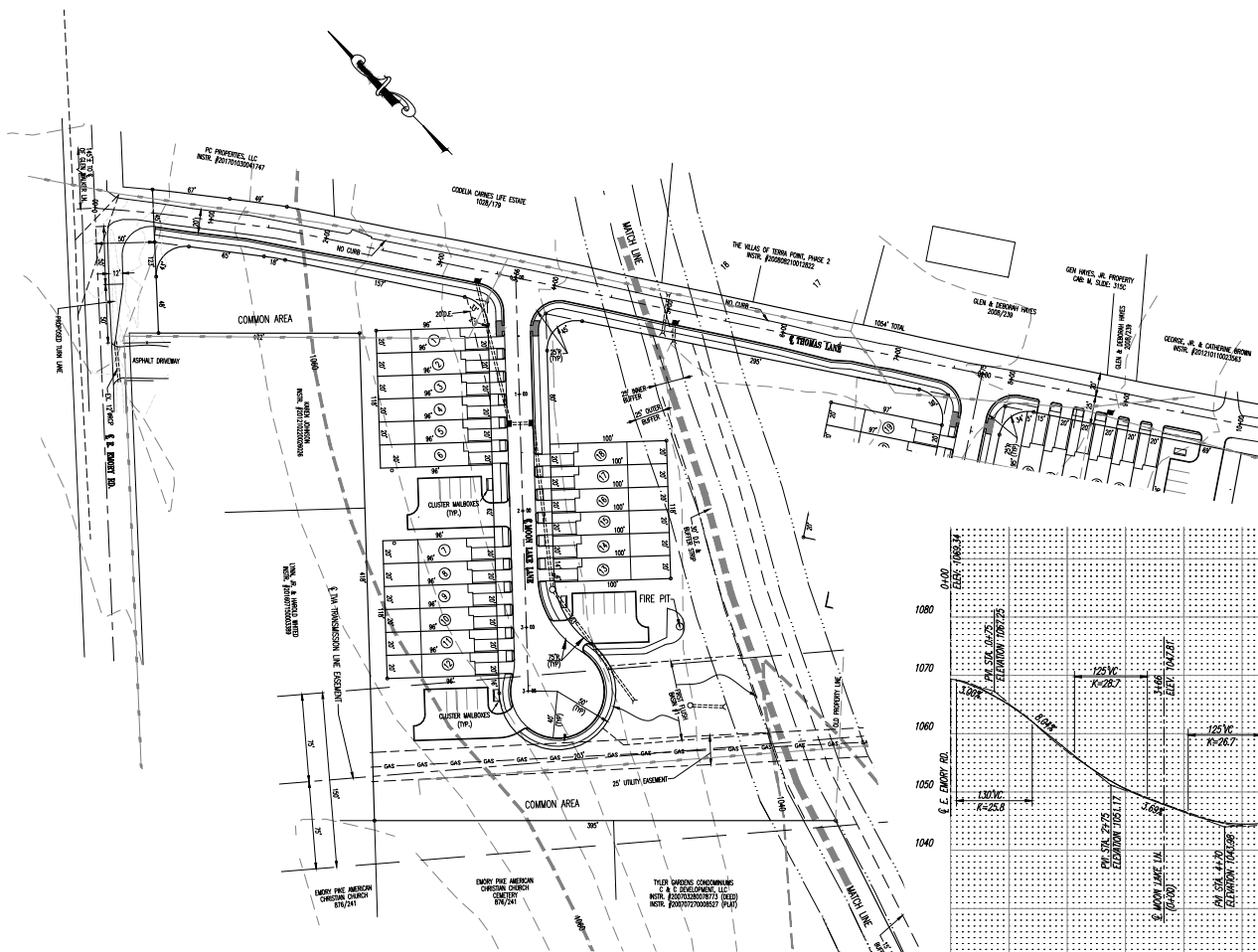
Revised:

Petitioner: Turner Homes, Inc.  
 Turner Homes, LLC - Thomas Lane

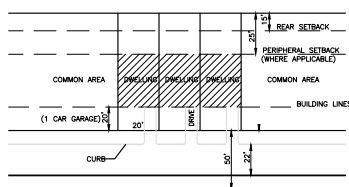
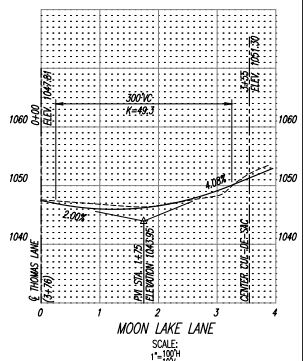
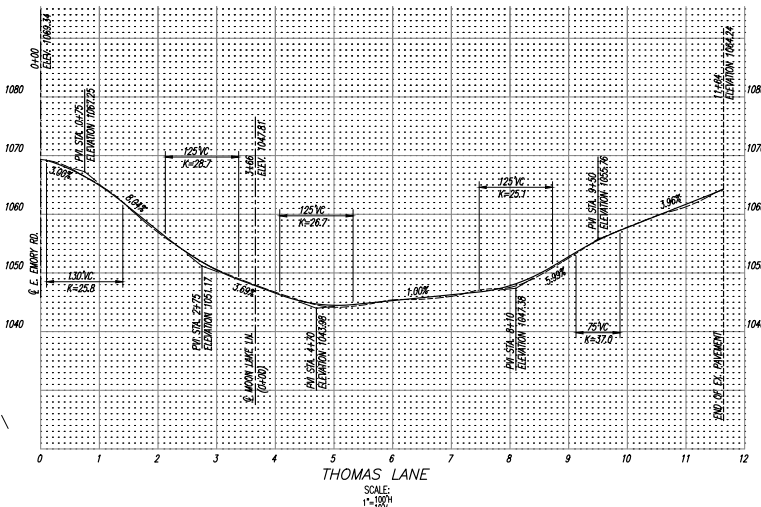
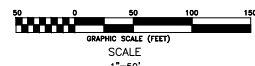
Map No: 29

Jurisdiction: County





- NOTES
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. ALL UTILITY TRENCHES AND CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KNOXVILLE UTILITY DEPARTMENT STANDARDS AND SPECIFICATIONS.
  3. ALL UTILITY TRENCHES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KNOXVILLE UTILITY DEPARTMENT STANDARDS AND SPECIFICATIONS.
  4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE.
  5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE.
  6. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE.
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  10. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE.



TYPICAL LOT LAYOUT FOR SINGLE FAMILY ATTACHED  
SCALE 1"=50'

3-SD-19-C / 3-E-19-UR

Revised: 2/25/2019

DEED REFERENCES: INSTR. #201708100008345  
INSTR. #201807100002285  
INSTR. #20111290029477

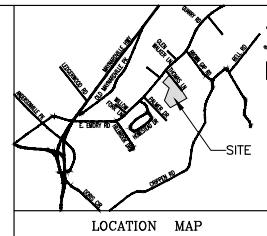
OWNER:  
**TURNER HOMES, LLC**  
1154 S. KINGSTON PINE  
KNOXVILLE, TN 37934  
PHONE: (865)777-1700



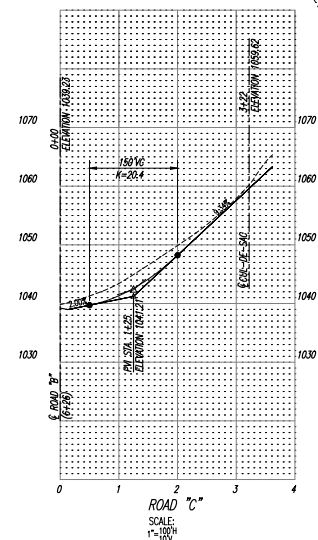
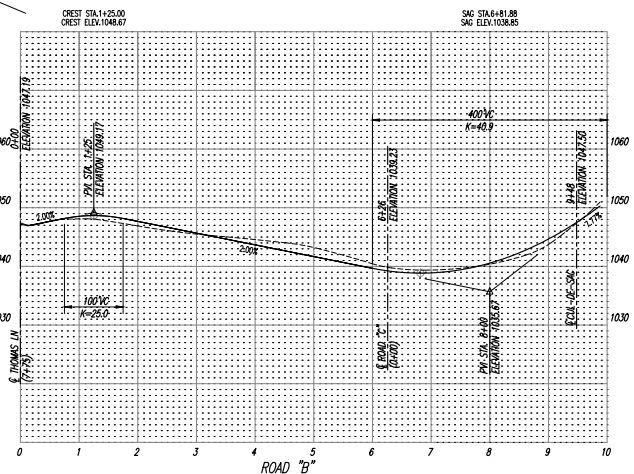
CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER:  
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I HAVE REVIEWED THE CONCEPT PLAN AND FOUND IT TO BE IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE TENNESSEE ENGINEERING CODE AND A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

PROFESSIONAL ENGINEER  
TENNESSEE LICENSE NO. \_\_\_\_\_ DATE: \_\_\_\_\_

1/25/19 REVISED FOR KNOXVILLE COUNTY PLANNING	
<b>CONCEPT &amp; DEVELOPMENT PLAN FOR TURNER HOMES, LLC-THOMAS LANE</b>	
TAX MAP 29, PARCELS 53, 54.05-54.09	SCALE: AS NOTED
	TPD 01/21/19
DISTRICT 6, KNOX COUNTY, TN	
CONTOUR INTERVAL = 4"	01/24/19 24233-C1
SHEET 1 OF 2 SHEETS	24233-C1



- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 12" DRAINAGE UTILITY AND CONNECTION EASEMENT SPACES MUST BE MAINTAINED ALL EXTERIOR LOT LINES AND FRONT YARDS OF EACH SIDE OF INTERIOR LOT LINES (EXCEPT UNDER BUILDINGS).
  3. A 12" UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF DRIVEWAY SERVING AS NOTED.
  4. THE PROPERTY CORNER APPROXIMATELY 100' ALONG SHOWNED INTO BY SINGLE FAMILY ATTACHED LOTS AND 2' SINGLE FAMILY SERVICE LOTS TO VITAL LOTS.
  5. THE PROPERTY IS ZONED PA.
  6. THE PROPERTY IS A 100' WIDE STRIP.
  7. EXISTING UTILITY LINES:
    - SEWER: 18" DIAMETER POLYETHYLENE GLASS REINFORCED (PEGR) PIPE
    - ELECTRIC: 12KV VOLTAGE SERVICE
    - GAS: 12" DIAMETER BLACK IRON PIPE
    - TELEPHONE: 12" DIAMETER BLACK IRON PIPE
  8. MINIMUM FLOOR ELEVATION FOR LOTS 14 AND 27 IS ONE FOOT ABOVE THE HIGH OF THE CELESTIAL BODIES ON 4/1/2000 TO THE LOT.
  9. WATERSHED DESIGN TO 30' TO 32'.
  10. SLOPE DESIGN SHALL COVER THE SLOPE CONTAINMENT ON ALL FILL SLOPES.
  11. GEOTECHNICAL ENGINEER SHALL COVER THE SLOPE CONTAINMENT BY KNOX COUNTY STATE OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL AREAS.
  12. ALL UTILITIES SHALL BE MAINTAINED AND THE PROPERTY SHALL BE MAINTAINED BY THE OWNER & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREAS.
  13. REDUCTION OF UTILITY PILES SHALL BE REQUIRED DUE TO ROAD IMPROVEMENTS.



OWNER:  
 TURNER HOMES, LLC  
 11543 KINGSTON PIKE  
 KNOXVILLE, TN 37934  
 PHONE: (865)777-1700



CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER:  
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO  
 PREPARE CONCEPT PLANS FOR THE STATE OF TENNESSEE. I  
 HAVE REVIEWED THE CONCEPT PLAN AND THE DATA THEREON AND  
 I AM Satisfied THAT THE CONCEPT PLAN IS IN ACCORDANCE WITH THE  
 REQUIREMENTS OF THE METROPOLITAN PLANNING COMMISSION.  
 A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

PROFESSIONAL ENGINEER  
 TENNESSEE LICENSE NO. \_\_\_\_\_ DATE: \_\_\_\_\_

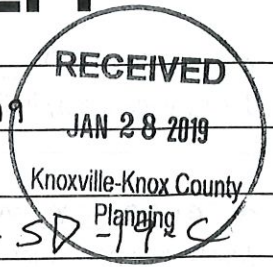
3-SD-19-C / 3-E-19-UR  
 DEED REFERENCES: INSTR. #201708100009345  
 INSTR. #201707100002095  
 INSTR. #20111200028477

Revised: 2/25/2019

DATE	2/25/19	REVISION	REVISED PER KNOXVILLE-METRO COUNTY PLANNING
REV. DATE		DESCRIPTION	
<b>CONCEPT &amp; DEVELOPMENT PLAN FOR TURNER HOMES, LLC-THOMAS LANE</b>			
TAX MAP 29, PARCELS S3, 34.05-34.09	SCALE:	DRAWN BY:	TPD
	AS NOTED	DATE:	01/21/19
DISTRICT 6, KNOX COUNTY, TN			DWG NO: 24293-0433-DWG
CONTOUR INTERVAL = 4"			
SHEET 2 OF 2 SHEETS			24293-C2

# SUBDIVISION - CONCEPT

Name of Applicant: TURNER HOMES, LLC  
 Date Filed: 1/28/19 Meeting Date: 3/14/19  
 Application Accepted by: Thomas Bralke  
 Fee Amount: 3290<sup>00</sup> File Number: Subdivision - Concept 3-SD-19C  
 Fee Amount: — Related File Number: Development Plan 3-E-19-UR



**PROPERTY INFORMATION**

Subdivision Name: TURNER HOMES, LLC - THOMAS LANE  
 Unit/Phase Number: \_\_\_\_\_  
 General Location: SOUTH OF E EMORY RD, WEST OF THOMAS LANE  
 Tract Size: 18.83 No. of Lots: 93  
 Zoning District: PR  
 Existing Land Use: Ag for Vac  
 Planning Sector: NORTH COUNTY  
 Growth Policy Plan Designation: PLANNED GROWTH  
 Census Tract: 62.03  
 Traffic Zone: 191  
 Parcel ID Number(s): 29, 54.05  
 Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 7<sup>th</sup> District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: MIKE TURNER  
 Company: TURNER HOMES, LLC  
 Address: 11543 KINGSTON PIKE  
 City: KNOXVILLE State: TN Zip: 37934  
 Telephone: (865) 777-1700  
 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@bhn-p.com

**AVAILABILITY OF UTILITIES**

List utility districts proposed to serve this subdivision:  
 Sewer HPVD  
 Water HPVD  
 Electricity KVB  
 Gas KVB  
 Telephone TDS TELECOM

**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

**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)



**VARIANCES REQUESTED**

1. LOT WIDTH FROM 25' TO 20'

Justify variance by indicating hardship: ATTACHED UNITS ARE ONLY 20' WIDE.

2. ROADWAY WIDTH FROM 20' TO 22'

Justify variance by indicating hardship: REDUCTION IN EXCHANGE FOR SIDEWALKS ON BOTH SIDES OF ROADWAY.

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

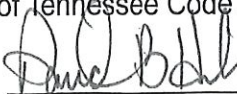
City: KNOXVILLE State: TN Zip: 37909

Telephone: (865) 588-6472

Fax:

E-mail: harbin@bhn-p.com

Signature:



Date:

1/28/19



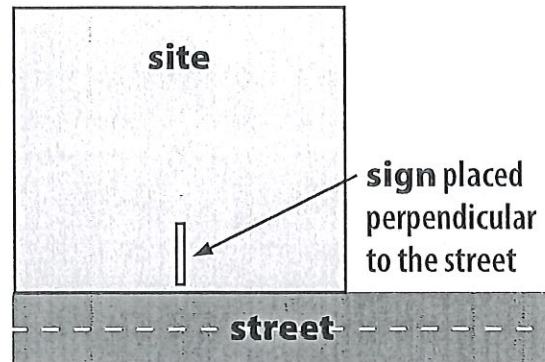
## REQUIRED SIGN POSTING AGREEMENT

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:

February 27, 2019

and

March 15, 2019

(15 days before the MPC meeting)

(the day after the MPC meeting)

Signature: Kathy Patterson

Printed Name: KATY PATTERSON

Phone: 805-588-6472 Email: kpatterson@bhn-p.com

Date: 1/28/19

MPC File Number: 3-SD-19-C / 3-E-19-UR