



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 11-SA-19-C

AGENDA ITEM #: 20

11-B-19-UR

AGENDA DATE: 11/14/2019

► **SUBDIVISION:** THE GLEN AT WEST VALLEY

► **APPLICANT/DEVELOPER:** KNOX T.L.

OWNER(S): Ed Daniel

TAX IDENTIFICATION: 132 04909 (PART OF) & 04922

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 864 Valley Glen Blvd.

► **LOCATION:** West end of Valley Glen Boulevard, southwest of Millstone Lane.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Sinking Creek

► **APPROXIMATE ACREAGE:** 22.96 acres

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND
USE AND ZONING: North: Residence - A (Agricultural)
South: Railroad and golf course - OS-1 (Open Space Preservation)
East: Residences and vacant land - A (Agricultural) and PR (Planned Residential)
West: Residences and vacant land - A (Agricultural)

► **NUMBER OF LOTS:** 64

SURVEYOR/ENGINEER: David Campbell

ACCESSIBILITY: Access is via Valley Glen Boulevard, a local street with a 26' pavement width within a 50' right-of-way.

► **SUBDIVISION VARIANCES
REQUIRED:** None noted

STAFF RECOMMENDATION:

► **APPROVE** the concept plan subject to 9 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Revising the Concept Plan and typical street cross section to show a 26' pavement width for all streets as per the Knox County Department of Engineering and Public Works.
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. The 50' building setback from the sinkhole/closed contour on the site shall be shown on the final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.

6. Prior to obtaining a design plan approval for the subdivision, submitting documentation to the Knox County Department of Engineering and Public Works and Planning staff that shows adequate building sites meeting required setbacks are available for all lots. Driveway grades shall not exceed 15%. Those lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted for approval.

7. Completion of the Traffic Impact Study recommendations from the original study (Millstone Subdivision - dated January 18, 2017) as required by the Knox County Department of Engineering and Public Works.

8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

9. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the Development Plan for up to 64 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 of a Concept Plan and a Use on Review.

COMMENTS:

The applicant is proposing to subdivide this 22.96 acre tract of land into 64 lots with a density of 2.79 du/ac as Unit Two of the Glen at West Valley Subdivision. The first unit of the Subdivision was approved by the Planning Commission on April 13, 2017. The Final Plat for Unit One was recorded on December 18, 2018 for a total of 53 lots on 17.07 acres. With the approval of Unit Two, the Subdivision will have a total of 117 lots on 40.03 acres with an overall density of 2.92 du/ac. The Knox County Commission had approved the rezoning of this property to PR (Planned Residential) at a density of up to 3 du/ac on January 23, 2017.

The revised Concept Plan submitted for Unit Two of the Subdivision included a change in the street design with a request that the Knox County Department of Engineering and Public Works approve a reduction of the pavement width for Roads A-E of the Subdivision from the required 26', to a width of 22'. The extension of Valley Glen Boulevard, the main street serving the Subdivision would remain at a 26' pavement width. Section 3.04.G.1 of the Knoxville-Knox County Subdivision Regulations allows the Knox County Department of Engineering and Public Works to reduce the minimum pavement width. The County has evaluated the applicant's request and has made the determination that the 26' pavement width should apply to all the streets within this Subdivision.

Since the Subdivision is located within the Parent Responsibility Zone for West Valley Middle School, sidewalks are required within the Subdivision and will be extended into this second unit. A small amenity area is proposed adjoining the stormwater detention facility located in the area between Lots 83 and 84. With a total of 117 lots, Planning staff is recommending that the applicant look at providing a larger amenity area in the Subdivision. One possible location is in the area of Lots 71 and 72 which includes a sinkhole/closed contour.

The applicant was required to provide a Traffic Impact Letter with this Subdivision expansion which included new traffic count data, a comparison and review of the original Traffic Impact Study recommendations and an evaluation of the proposed Subdivision layout. Based on this evaluation, it was determined that there are no new identifiable specific issues or additional recommendations for the Subdivision. The letter did identify a few issues from the original study recommendations that still need to be addressed.

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 low density residential development at a density of 2.79 du/ac is compatible with the mixed residential uses found in this area. and the PR zoning for the property which allows consideration of a density of up to 3.0 du/ac.

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

1. With the recommended conditions, 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 impact from the additional traffic that will be generated by this subdivision had been previously evaluated and mitigated with the first unit of the subdivision.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential use which allows consideration of a density of up to 5 du/ac. The proposed subdivision with a density of 2.79 du/ac is consistent with the Sector Plan 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.

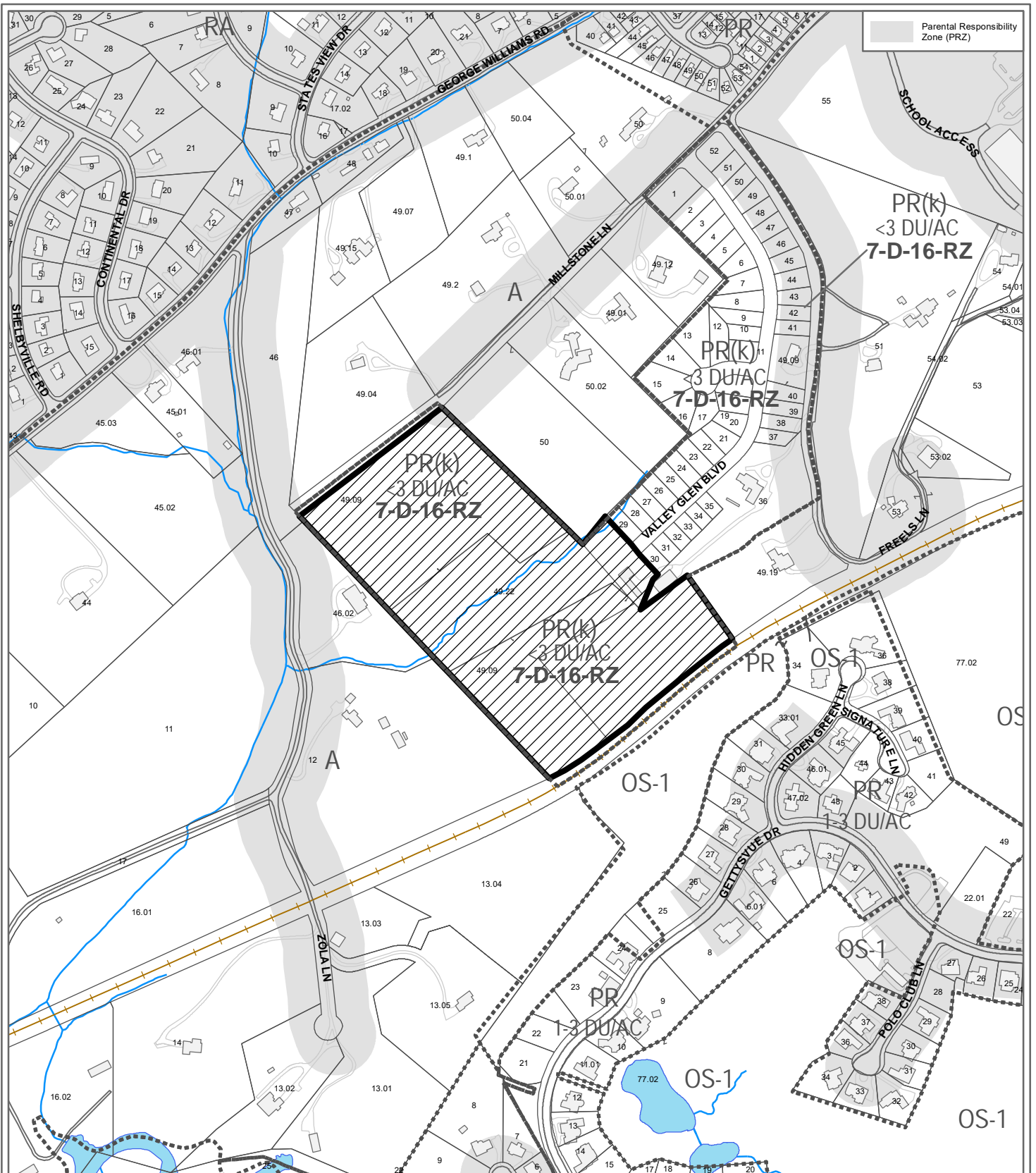
ESTIMATED STUDENT YIELD: 26 (public school children, grades K-12)

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.



**11-SA-19-C / 11-B-19-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 10/11/2019
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

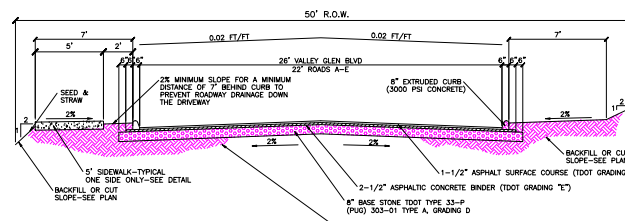
Petitioner: Knox T.L.
The Glen at West Valley

Map No: 132

Jurisdiction: County

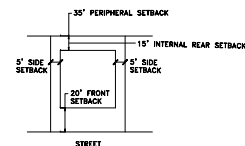
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GENERAL NOTES / SPECIFICATIONS FOR ROAD AND DRAINAGE CONSTRUCTION

1. ALL MATERIALS AND CONSTRUCTION METHODS WILL BE IN ACCORDANCE WITH KNOX COUNTY ENGINEERING AND PUBLIC WORKS STANDARDS.
2. FOR GRADES 6" COURSE OF TYPE B OR 6" STONE MUST BE PLACED AND COMPACTED AROUND THE ENTIRE CIRCUMFERENCE OF ALL STRUCTURES.
3. ALL MATERIALS SHALL BE PERFORMED TO ACHIEVE A MINIMUM 95% STANDARD PROCTOR DENSITY. ROADWAY COMPACTOR SPECIFICATIONS ARE LISTED IN THE ROADWAY CROMPTON SECTION (SEE DETAIL SHEET SEVEN).
3. CONSTRUCTION, MATERIALS, INSTALLATION AND TESTING PER KNOX COUNTY PUBLIC WORKS STANDARDS.
4. ROADWAY SIGNS AND MARKINGS PER KNOX COUNTY PUBLIC WORKS STANDARDS.
5. CATCH BASINS AND JUNCTION BOXES WILL BE EITHER OF TYPE 1 OR 2, MAXIMUM 24" DIAMETER. BASE DETAIL TYPE 7030/FM GRATE/FRAMES WILL BE EAST JORDAN IRONWORKS TYPE 7030/FM WITH M6 GRATE OR APPROVED EQUIV.



A map of the project area showing the intersection of George Williams Rd and Railroad Tracks. The project site is highlighted in black and labeled 'PROJECT SITE' with a leader line. Surrounding areas include Millstone Ln, Pines Ln, and a residential neighborhood.

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE BASED ON THE BEST AVAILABLE INFORMATION, CALL TENNESSEE 800 452 2264 FOR INFORMATION ON UTILITY LOCATION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILIZATION, SHORING AND SLOPE PROTECTION DURING CONSTRUCTION.
3. ALL TIES MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING DEPTHS, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEERING SOLUTIONS, INC. AT 755-357-5500.
5. TRAFFIC CONTROL DEVICES TO BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING PERMISSIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION, INC.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOT COUNTY.

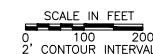
PROPERTY NOTES:

1. C11.323 PARCELS 04822 AND PART OF 04909
2. TOTAL AREA=40.522 ACRES (UNIT TWO=2.296 ACRES)
3. ZONING: PR-(3 DU/ACR)
4. NO LOT LINES PROPOSED
5. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERIOR STREETS ONLY
6. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERIOR LINES ADJOINING PUBLIC AND PRIVATE ROW'S, 5' EACH SIDE OF ALL LOTS TO HAVE INTERIOR LINES
7. TOPOGRAPHY TAKEN FROM KGS/SURVEY
8. TRAFFIC CALIBRATION AS REQUIRED BY KNOT COUNTY ENGINEERING AND SURVEYORS.

SETBACKS:
FRONT: 20 FT.
SIDE: 5 FT.
REAR: 35 FT.

LEGEND:

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



SCALE: 1"=10'

SHEET ONE

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.

(1) J. Campbell TN PE 22540



NOTE:
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; protect life, property, or work; to avoid excessively wide cuts in unstable material.

OSHA RULES SHALL BE ADDED BY

**IDEAL
ENGINEERING
SOLUTIONS
INCORPORATE**

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

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DEVELOPMENT REQUEST



DEVELOPMENT

- ☐ Development Plan
☒ Use on Review / Special Use

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Rezoning

Applicant KNOX T. L.
Date Filed 9-27-19 Meeting Date (if applicable) NOV. 14, 2019 File Number(s) 11-SA-19-C
11-B-19-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☒ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Name ERIC MOSELEY Company KNOX T. L.
Address 405 Montbrook Ln. City KNOXVILLE State TN Zip 37919
Phone 865-539-1112 Email

CURRENT PROPERTY INFO

Owner Name (if different) ED DANIEL Owner Address 825 Freels Ln. Knoxville, TN 37922 Owner Phone 49.22
VALLEY GLEN BLVD.
Property Address 803 Freels Ln., Knoxville, TN 37922 Parcel ID 132 49.09, 49.17, 49.18
General Location WEST end of Valley Glen Blvd., southwest of Millstone Ln. Tract Size 22.96 acres.
Jurisdiction (specify district above) County Commission 5 ☐ City ☒ County Zoning District PR 3 du.
Planning Sector Southwest County Sector Plan Land Use Classification LDR and HP Growth Policy Plan Designation Planned Growth
Existing Land Use vacant Septic (Y/N) N Sewer Provider First Utility Water Provider FWD

REQUEST

DEVELOPMENT	SUBDIVISION			ZONING
<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential				
<input type="checkbox"/> Home Occupation (specify): _____ <input checked="" type="checkbox"/> Other (specify): <u>CONCEPT PLAN Detached Residential Subdivision</u>				
	<input type="checkbox"/> Proposed Subdivision Name <u>The Glen at West Valley</u>	<u>2</u> Unit / Phase Number		
	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: <u>64</u>			
	<input type="checkbox"/> Other (specify): _____			
	<input type="checkbox"/> Attachments / Additional Requirements			
	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning			
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)			
	<input type="checkbox"/> Proposed Property Use (specify)	<input type="checkbox"/> Proposed Density (units/acre)	<input type="checkbox"/> Previous Rezoning Requests	
	<input type="checkbox"/> Other (specify): _____			

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1: <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	TOTAL: <div style="font-size: 2em; font-family: cursive;">\$ 2420.00</div>
	ATTACHMENTS <input checked="" type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2: <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification <i>(Final Plat only)</i> <input type="checkbox"/> Use on Review / Special Use <i>(Concept Plan only)</i> <input checked="" type="checkbox"/> Traffic Impact Study	FEE 3: <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	

AUTHORIZATION

Thomas Brechko Thomas Brechko 9-27-2019
Staff Signature Please Print Date

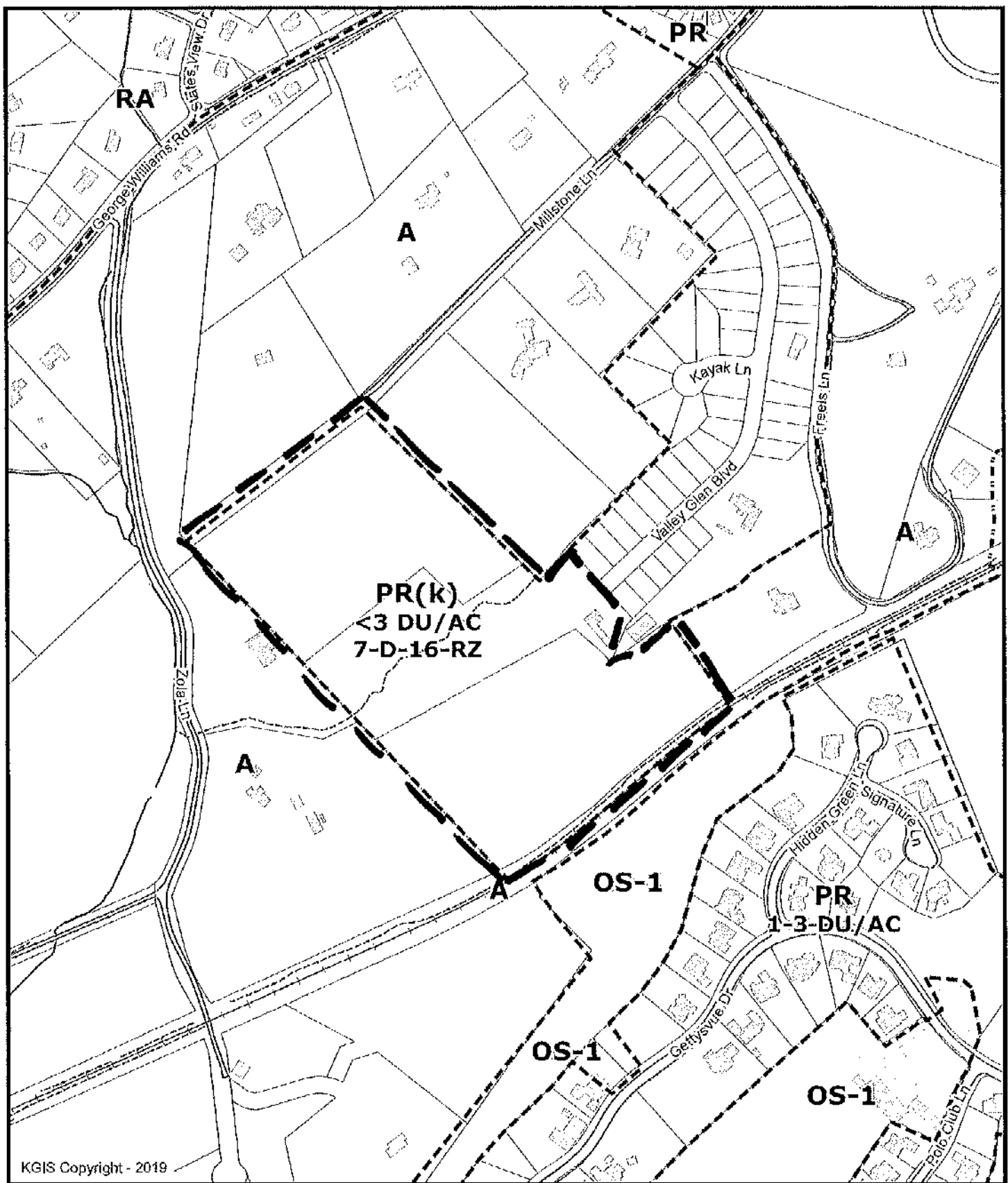
Applicant Signature Scott Smith Please Print 9-27-19 Date



Please print or type in black ink:

EDDIE DANIEL FREELS LA KINGVILLE, TN 37919 ✓

If more space is needed, attach additional sheets.

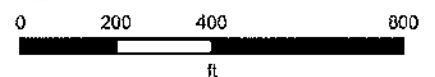


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 9/27/2019 at 11:06:30 AM



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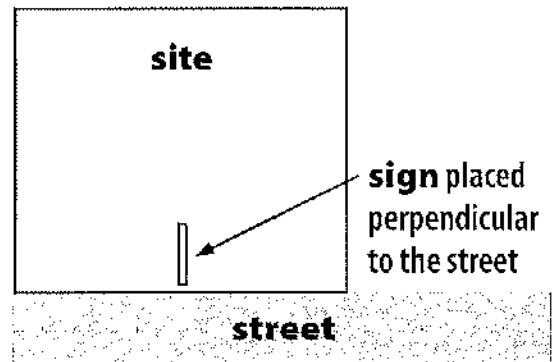
REQUIRED SIGN POSTING AGREEMENT

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:

October 30, 2019 and November 15, 2019
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: _____

Printed Name: _____

Phone: _____

Email: _____

Date: _____

File Number: _____

11-SA-19-C / 11-B-19-UR