



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 2-SA-20-C **AGENDA ITEM #:** 16
2-C-20-UR **AGENDA DATE:** 2/13/2020

▶ **SUBDIVISION:** RAINIER VALLEY (FORMERLY AUTUMN GROVE)

▶ **APPLICANT/DEVELOPER:** NORTSHORE CONSTRUCTION, INC.

OWNER(S): Ranier Services, LLC

TAX IDENTIFICATION: 29 04402 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4807 E. Emory Rd.

▶ **LOCATION:** North side of E. Emory Rd., northeast of Palmyra Dr.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 3.6 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences - A (Agricultural)
South: Residences - RB (General Residential) & A (Agricultural)
East: Residences - PR (Planned Residential) & A (Agricultural)
West: Residence - A (Agricultural)

▶ **NUMBER OF LOTS:** 16

SURVEYOR/ENGINEER: Robert Campbell & Associates

ACCESSIBILITY: Access is via E. Emory Road, a major arterial with a 20 ft pavement width and 100 ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Reduction of intersection spacing from 400 ft to 300 ft between Rainier Valley Way and Palmyra Drive.
2. Reduction of vertical curve length on proposed Rainier Valley Way from K=25 (168.75 ft) to K=19 (125 ft) at STATION 11+25.

WAIVERS REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduction of private road pavement width to 20 ft and right-of-way width to 40 ft.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 and waivers 1 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 8 conditions:

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
4. Meeting all applicable requirements of TDOT and installing access shoulder(s) compliant with their requirements.
5. Sight distance easement to be placed on the final plat of 180 ft within the horizontal curve of Rainier Valley Way or as worked out with Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of Knox County Fire Marshal's office.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities, private road maintenance, and stormwater/drainage facilities.
8. 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 request for up to 16 detached dwellings on individual lots and a reduction of the peripheral setback to 25 ft, 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 concept plan and use-on-review.

COMMENTS:

The applicant is proposing to subdivide this 3.60-acre tract into 16 detached residential lots and common area at a density of 4.44 du/ac. This property which is zoned PR 1-5 du/ac (Low Density Residential) is located on the north side of E Emory Road just west of Tylers Garden Way. The proposed subdivision will be served by a private street with access out to E Emory Road. The project engineer has certified on the concept plan that 400 ft of sight distance is available in both directions along E Emory Road at the proposed subdivision entrance, which is required per Subdivision Regulations.

The applicant has requested a reduction of the peripheral setback from 35 ft to 25 ft.

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 4.44 du/ac is consistent in use and density (between 1- 5 du/ac) with the approved zoning. There are several developments in the area that are zoned and developed at similar densities.

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

1. The proposed 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 arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 4.44 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: 193 (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.

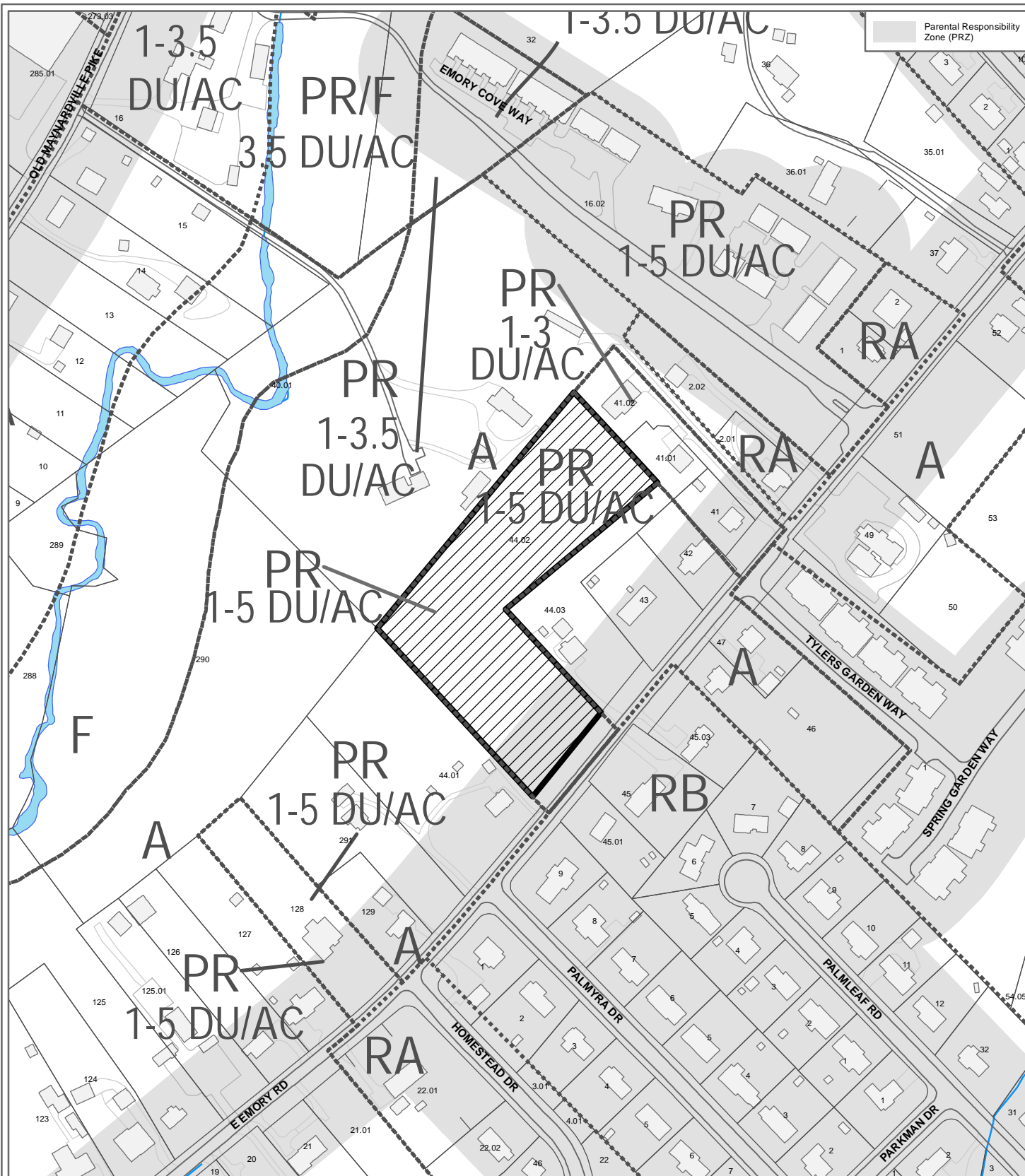
ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

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

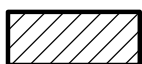
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 . The date of the 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 . The date of the hearing will depend on when the appeal application is filed.



**2-SA-20-C / 2-C-20-UR
CONCEPT PLAN/USE ON REVIEW**



Attached residential subdivision in PR (Planned Residential)

Original Print Date: 1/13/2020 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

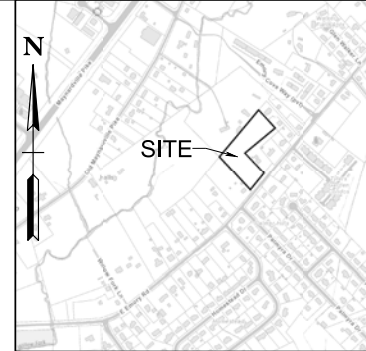
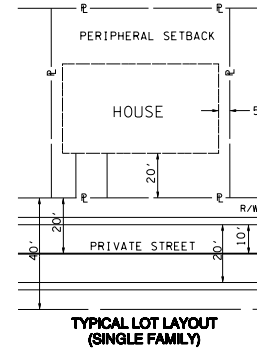
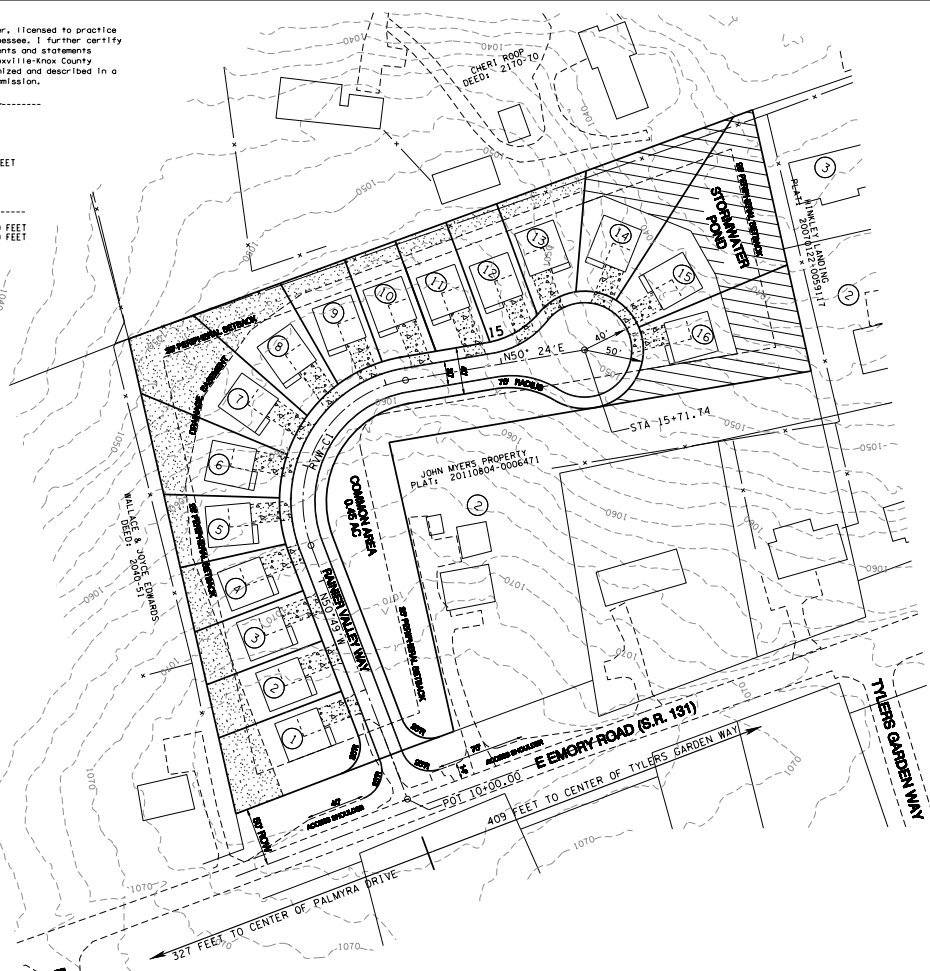
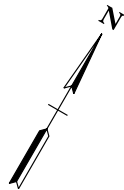
Petitioner: Northshore Construction, Inc.
 Autumn Grove

Map No: 29
 Jurisdiction: County



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 further certify that the plan 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.
 Registered Engineer: Robert G. Campbell
 Tennessee Certificate No. 104281

I HEREBY CERTIFY THAT SIGHT DISTANCE OF 400 FEET CAN BE ACHIEVED IN BOTH DIRECTIONS ALONG E EMORY ROAD FROM THE PROPOSED ENTRANCE.
Robert G. Campbell
 MEASURED SIGHT DISTANCE LOOKING SOUTHWEST : 530 FEET
 MEASURED SIGHT DISTANCE LOOKING NORTHEAST : 1,500 FEET



LOCATION MAP - N.T.S.

- NOTES:
- 1) DETENTION POND TO BE CONSTRUCTED AS FIRST ITEM AND USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
 - 2) EXISTING CONTOURS FROM K.G.I.S.
 - 3) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
 - 4) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
 - 5) SIGHT DISTANCE OF 400 FT IS AVAILABLE IN EACH DIRECTION ALONG E EMORY ROAD.
 - 6) A UTILITY AND DRAINAGE EASEMENT TO BE PLATTED TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT TO BE PLATTED FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, EXCEPT FOR ZERO LOT LINES FOR ATTACHED UNITS.
 - 7) LOCATION OF CENTRALIZED CLUSTER MAILBOXES TO BE COORDINATED WITH THE U.S. POSTAL SERVICE.
 - 8) ENTRANCE PERMIT TO BE OBTAINED FROM TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT). DETAILS FOR INGRESS AND EGRESS LANES TO BE COORDINATED WITH TDOT. ADDITIONAL RIGHT-OF-WAY PREVIOUSLY DEDICATED FOR FUTURE WIDENING OF E EMORY ROAD TO 5 LANES.

- WAIVERS:
- 1) REDUCTION OF THE PERIPHERAL SETBACK FROM 35' TO 25' HARSHIPS; NARROW WIDTH OF PARCEL
 - 2) PRIVATE ROAD WITH 40' R.O.W. AND 20' PAVEMENT

- VARIANCES:
- 1) REDUCTION OF INTERSECTION SPACING FROM 400 FEET TO 300 FEET BETWEEN RAINIER VALLEY WAY AND PALMYRA DRIVE.
 - 2) REDUCTION OF VERTICAL CURVE LENGTH AT STATION 11+25 FROM 168.75 FEET TO 125 FEET.

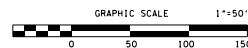
CLT MAP: 29
 PARCEL: 44.02

DEED REFERENCE: 10170626-0078700
 TOTAL AREA: 3.60 ACRES
 COMMON AREA: 0.51 ACRES

NUMBER OF LOTS / UNITS: 16
 PROPERTY ZONED: PR (1-5 DU/AC)

HORIZONTAL CURVE INFORMATION

CURVE R/W-C1
 P.I. 13+59.35
 PC 12+31.48
 PT 14+16.97
 Δ 101° 13' 08" (RT)
 D 54° 34' 03"
 R 105.000
 L 185.493
 T 127.872



DEVELOPER:
 NORTHSORE CONSTRUCTION, INC
 7035 HARTWINN LANE
 KNOXVILLE, TN 37918
 DAVID DROZHZHIN
 (865) 200-9521

OWNER:
 RAINIER SERVICES, LLC
 4807 E EMORY ROAD
 KNOXVILLE, TN 37938
 (865) 200-9251

ENGINEER:
 ROBERT G. CAMPBELL
 AND ASSOCIATES
 7523 TAGGART LANE
 KNOXVILLE, TN 37938
 PHONE: (865) 947-5996
 FAX: (865) 947-7556

PLANNING SERVICES FILE NUMBER: 2-SA-20-C & 2-C-20-UR

NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

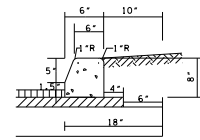


ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

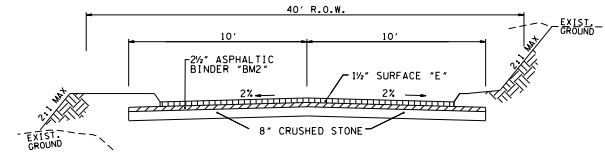
RAINIER VALLEY
 CONCEPT PLAN / USE ON REVIEW

GENERAL LAYOUT
PLAN VIEW

DESIGNED BY	CHECKED BY	SCALE	SHEET NO.
CMT	RGC	1" = 50'	NO. 1
DRAWN BY	DATE	FILE NO.	OF 2 SHEETS
CMT	1-29-2019	19158	



STANDARD DETAIL OF EXTRUDED CURB

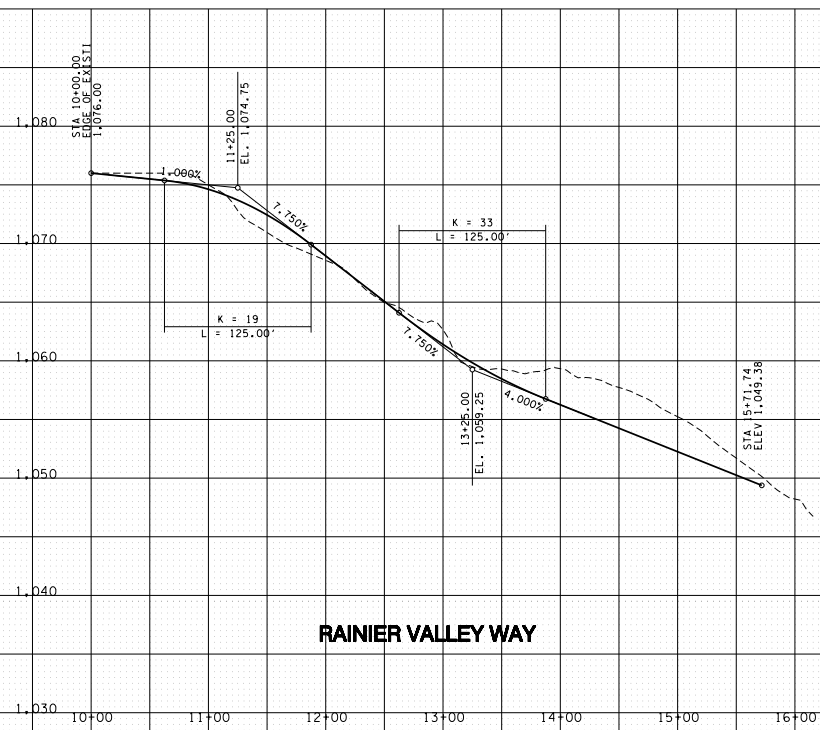


TYPICAL 2 LANE STREET PRIVATE ROADS

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

* *D* MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 1% OR GREATER.



RAINIER VALLEY WAY

NO.	DATE	DESCRIPTION	BY	CHKD.



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

RAINIER VALLEY
CONCEPT PLAN / USE ON REVIEW

ROAD PROFILES

DESIGNED BY GNT	CHECKED BY RGC	SCALE 1"=50' HORIZ. 1"=5' VERT.	SHEET TWO
DRAWN BY GNT	DATE 1-24-90	FILE NO. 10188	OF 2 SHEETS

2



DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Northshore Construction INC

Applicant

12-26-19

Date Filed

February 13, 2020

Meeting Date (if applicable)

2-SA-20-C / 2-C-20-WR

File Number(s)

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

Garrett Tucker, PE

Robert G. Campbell and Associates, LP

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

Zip

865-947-5996

gtucker@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Rainier Services LLC

4807 E Emory Road

865-200-9251

Owner Name (if different)

Owner Address

Owner Phone

KNOXVILLE, TN 37928

CLT 29 PARCEL 44.02

Property Address

Parcel ID

4807 E Emory Road

3.60 Ac

General Location

Tract Size

*N/S E Emory Rd
NE of Palmira Dr*

SEVENTH

PR (1-5)

Jurisdiction (specify district above)

- City
- County

Zoning District

North County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

AgForVac

N

HPUD

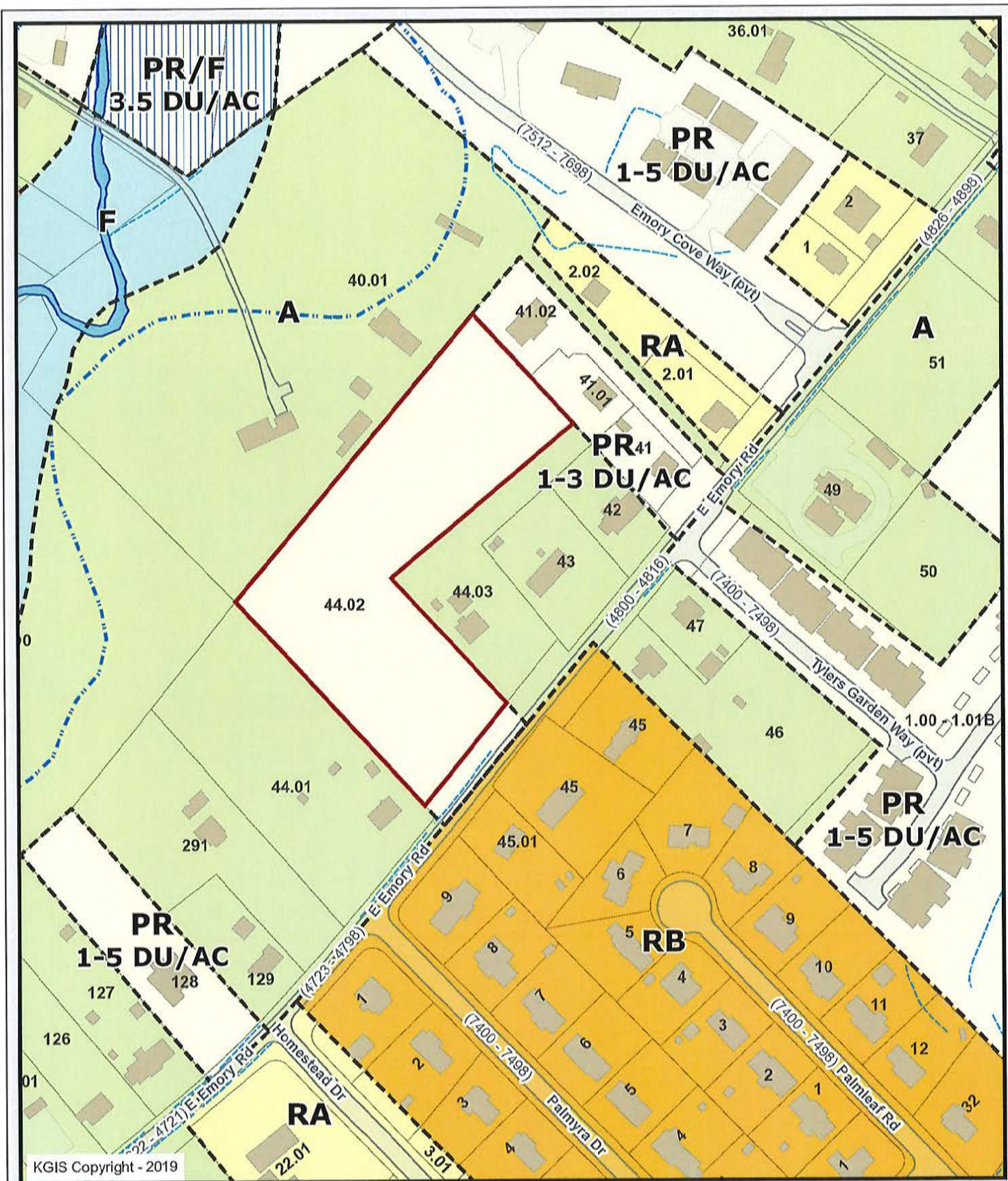
HPUD

Existing Land Use

Septic (Y/N)

Sewer Provider

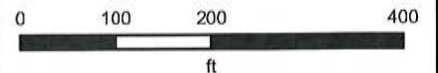
Water Provider



Letter Portrait



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Knoxville - Knox County - KUB Geographic Information System

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