



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 7-SA-20-C **AGENDA ITEM #:** 19

AGENDA DATE: 7/9/2020

▶ **SUBDIVISION:** MVG ENGINEERING CONSULTANTS

▶ **APPLICANT/DEVELOPER:** MVG ENGINEERING CONSULTANTS

OWNER(S): Kenneth Cantrell

TAX IDENTIFICATION: 39 201 & 039DA019 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 Atkins Rd.

▶ **LOCATION:** Southwest corner of the intersection of Tazewell Pk., & Atkins Rd.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 23.17 acres

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Agricultural

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: The are is developed with single family and rural residential, and agricultural uses in the A and RA zones, and business uses along Tazewell Pike in the CR, CA, and CB zones.

▶ **NUMBER OF LOTS:** 7

SURVEYOR/ENGINEER: Mark V. Graham Engineering Conculants, LLC

ACCESSIBILITY: Access is via Atkins Rd., a local street with 17' of pavement width within a 40' right-of-way, and Tazewell Pike, a minor arterial with 24' of pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 10 conditions.**

1. Meeting all applicable requirements of the Knox County Health Department.
2. If required, provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Submitting verification of 300' sight distance in both directions along Atkins Road from the proposed private right-of-way, to be reviewed and approved by Knox County Engineering and Public Works during design plan review.
4. Providing a minimum floor elevation (MFE) for each lot on the Final Plat as required by Knox County Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

7. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
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.
9. Paving the driving surface within the public right-of-way.
10. Providing detailed profile information to Knox County Engineering and Public Works during the design plan phase.

COMMENTS:

The applicant is proposing to subdivide this 23.17 acre site into 7 lots for detached residential houses, and of this, 5.5 acres will be left for future development and is not included as a lot because it is larger than 5 acres and exempt from the platting requirements. The access for lots 1-5 will be provided by the proposed 20' gravel driving surface within a 40' private right-of-way, and an alternative hammerhead turnaround design that must be approved by the Knox County Fire Prevention Bureau.

Cox Creek, a tributary to Beaver Creek, is the southern boundary of this property and separates the house lots from the 5.5 acres of this parcel that is for future development and not listed as a lot on this Concept Plan. The 5.5 acres has access to Tazewell Pike. The houses constructed on each lot must have finished floor elevation that is higher than the flood zone per the requirements of Knox County Engineering and Public Works.

ESTIMATED TRAFFIC IMPACT: 90 (average daily vehicle trips)

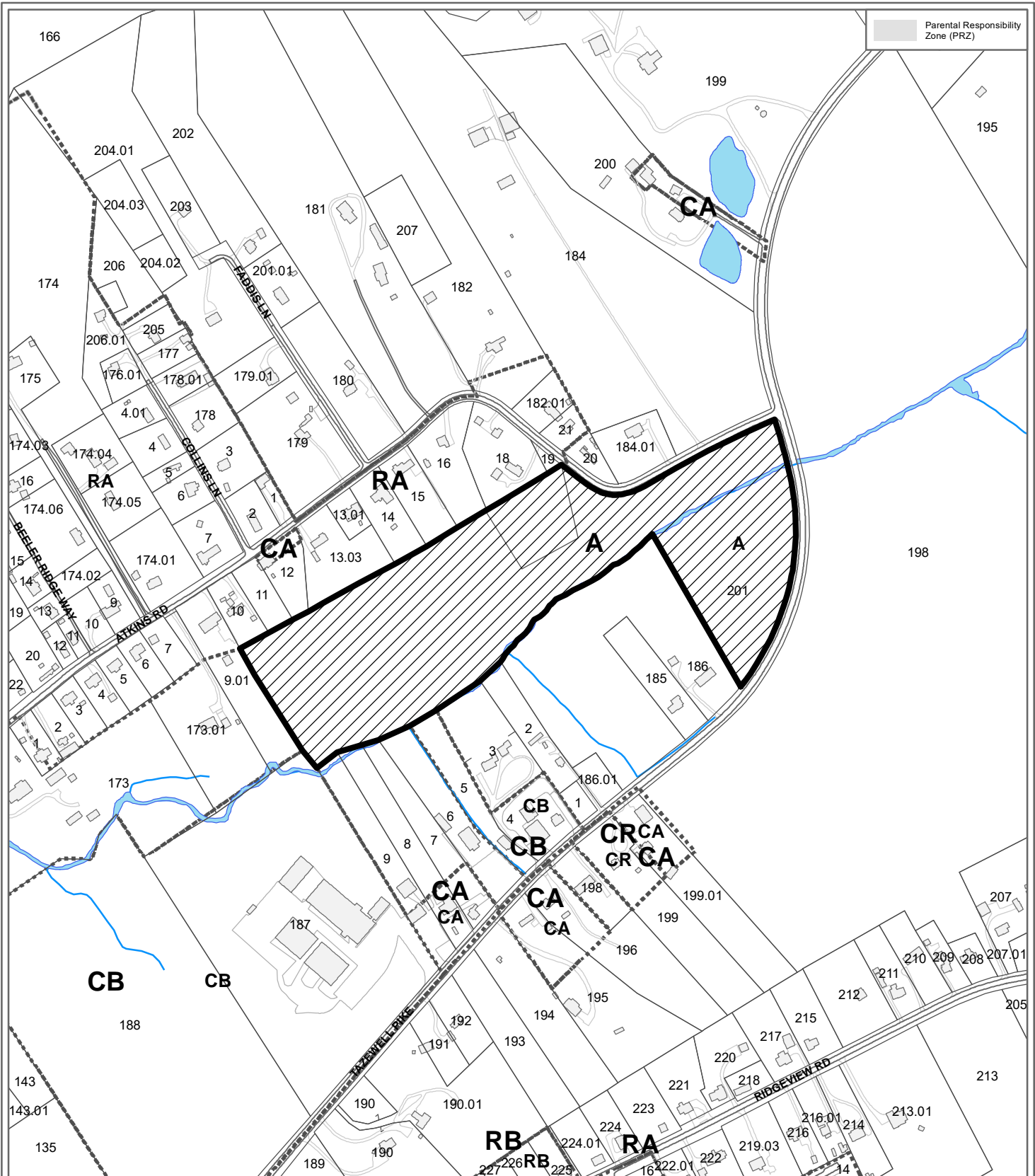
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs High.

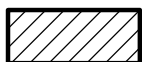
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



**7-SA-20-C
CONCEPT PLAN**

Subdivision: Undefined



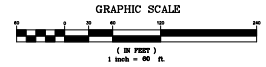
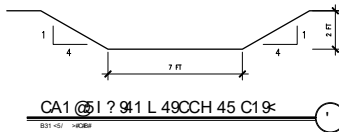
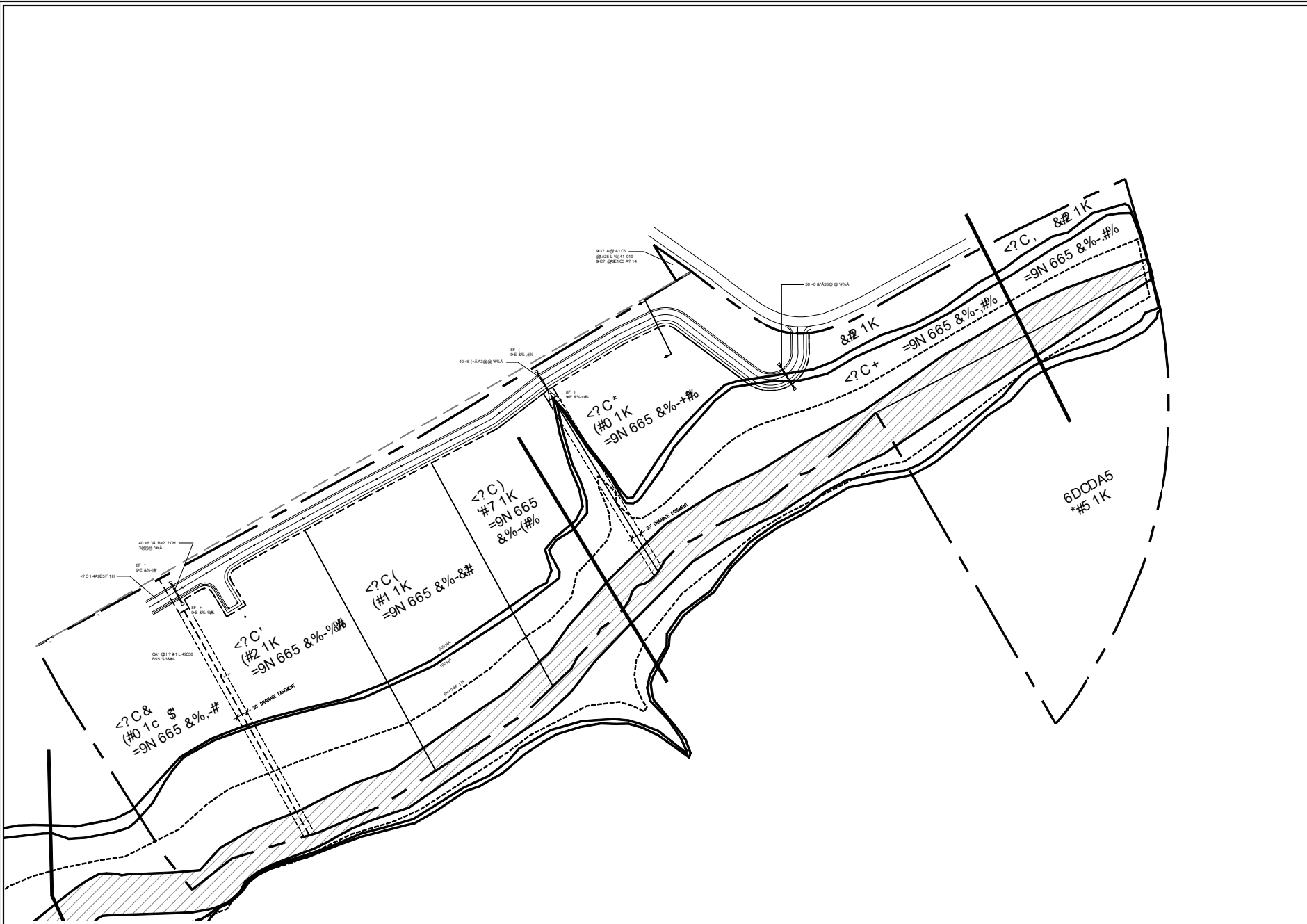
Approval of Concept Plan

Original Print Date: 6/16/2020
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

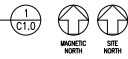
Revised:

Map No: 39
 Jurisdiction: County

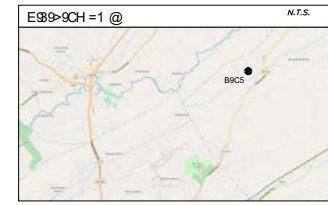




GRADING PLAN
SCALE: 1" = 40'-0"



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 8A7 >C H1A4 40 6C
 B85 H1A4 10 6C
 A51R H1A4 35 6C
 17x5 1
 @A35 L @ 039 %&
 665 / 69 5EH 6-77 R 5 <SE1 CP >
 &@ 6C 127 E5 500 HR 6-774
 37 x4 IRM =@MUM 665 @R
 65+1 : >? G37 D-CHI C-
 B85 5CR 4@7 @ 11ND @



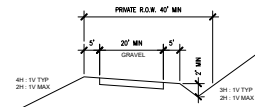
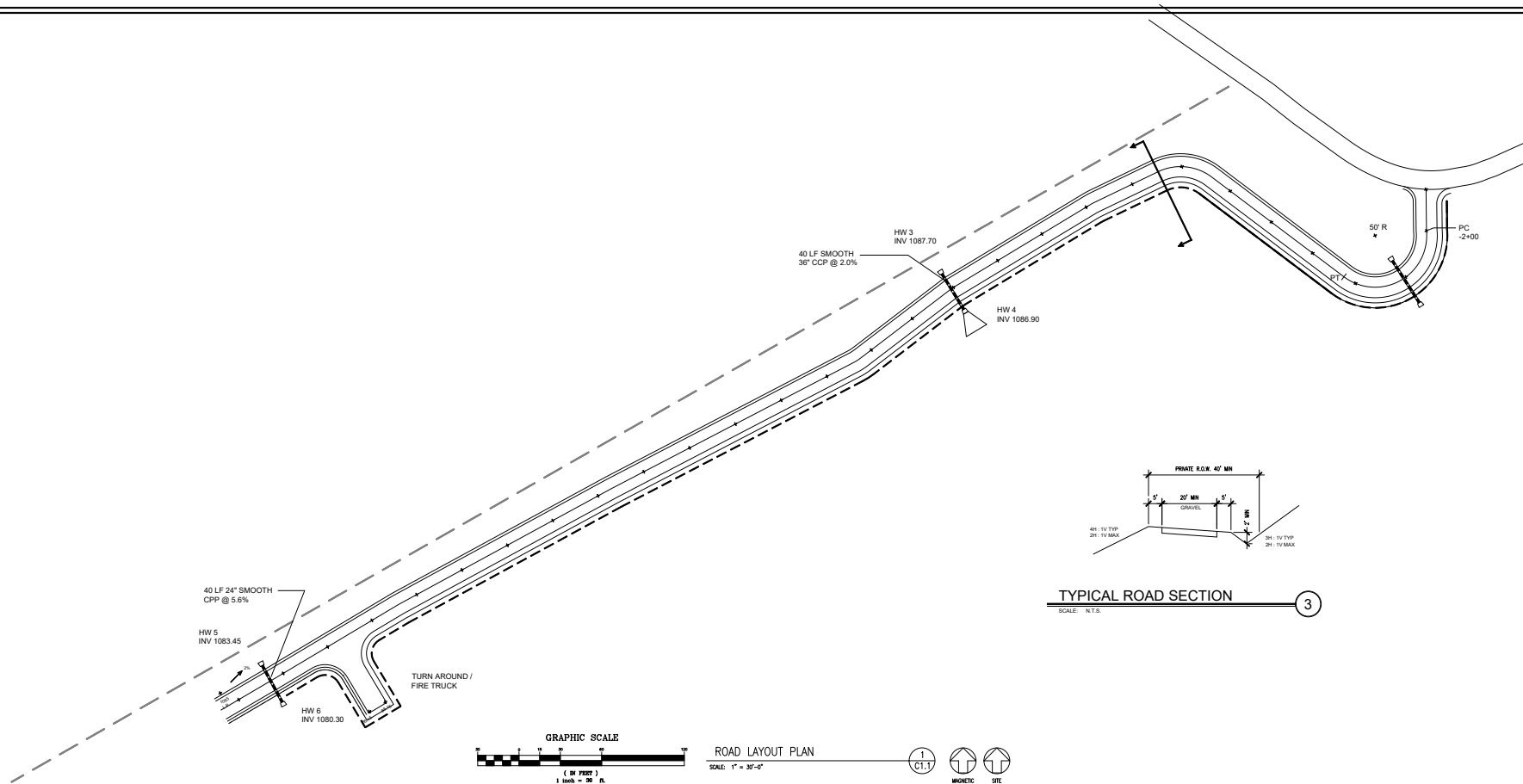
MARK V GRAHAM
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NO.	DATE	DESCRIPTION

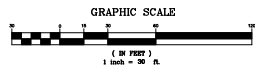


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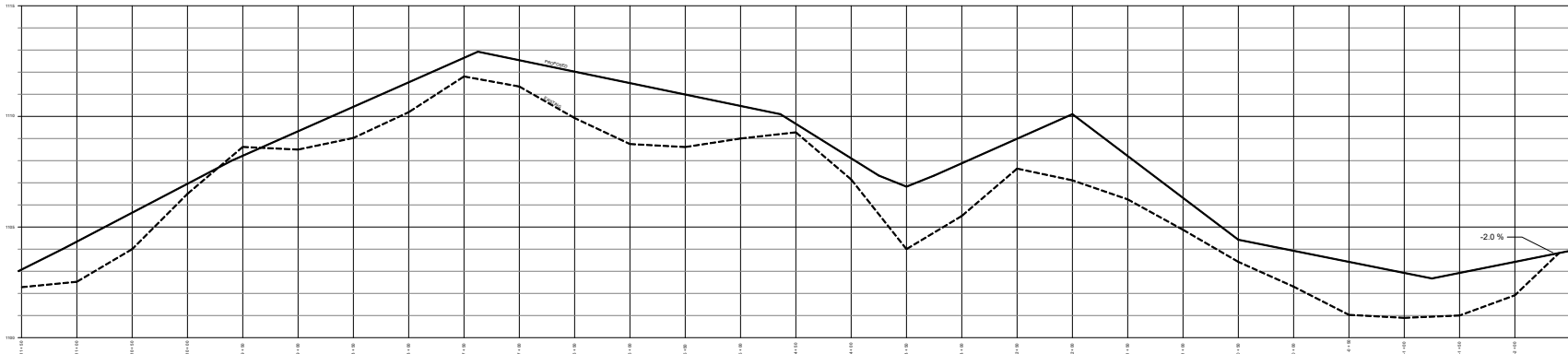
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TYPICAL ROAD SECTION ③
SCALE: N.T.S.



ROAD LAYOUT PLAN
SCALE: 1" = 30'-0"



ROAD PROFILE ②
SCALE: N.T.S.

GRADES SHALL NOT EXCEED 8.0 %

REVISIONS

NO.	DESCRIPTION	DATE
1	RESPONSE TO REVIEW COMMENTS	



CANTRELL PROPERTY CONCEPT PLAN
TAZEWELL PIKE AT ATHENS ROAD
KNOX COUNTY, TENNESSEE

ROAD LAYOUT AND PROFILE

DATE: 05/01/20

C1.1
SHEET 2 OF 2

PROJ NO: 20114



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

MVG Engineering Consultants

Applicant Name

Affiliation

5/22/2020

7/9/2020

7-SA-20-C

Date Filed

Meeting Date (if applicable)

File Numbers(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

MARK GRAHAM

MVG ENGINEERING CONSULTANTS

Name

Company

PO Box 53131

KNOXVILLE

TN

37950

Address

City

State

Zip

(865) 712-9210

MARKV GRAHAM @ gmail.com

Phone

Email

CURRENT PROPERTY INFO

KENNETH W CANTRELL

6639 TAREWELL PK

(865) 567-3591

Owner Name (if different)

Owner Address

Owner Phone

0 ATKINS RD

039201

Property Address

Parcel ID

SOUTHWEST CORNER INTERSECTION TAREWELL PK AT ATKINS ROAD

23.17 AC

General Location

Tract Size

COUNTY 8th

A

Jurisdiction (specify district above)

- City
- County

Zoning District

Northeast County

AG

RURAL AREA

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Ag - Hay vacant

YES

N/A

HALLSDALE POWELL

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): _____

Other (specify): 7 lots, varying acreage, in an agricultural zone

SUBDIVISION

Proposed Subdivision Name _____ Unit / Phase Number _____

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created: _____

Other (specify): _____

Attachments / Additional Requirements

Zoning Change: _____
Proposed Zoning _____

Plan Amendment Change: _____
Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify): _____

ZONING

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (Final Plat only)
- Use on Review / Special Use (Concept Plan only)
- Traffic Impact Study

FEE 1:		TOTAL:
0108	710.00	
FEE 2:		
FEE 3:		710.00

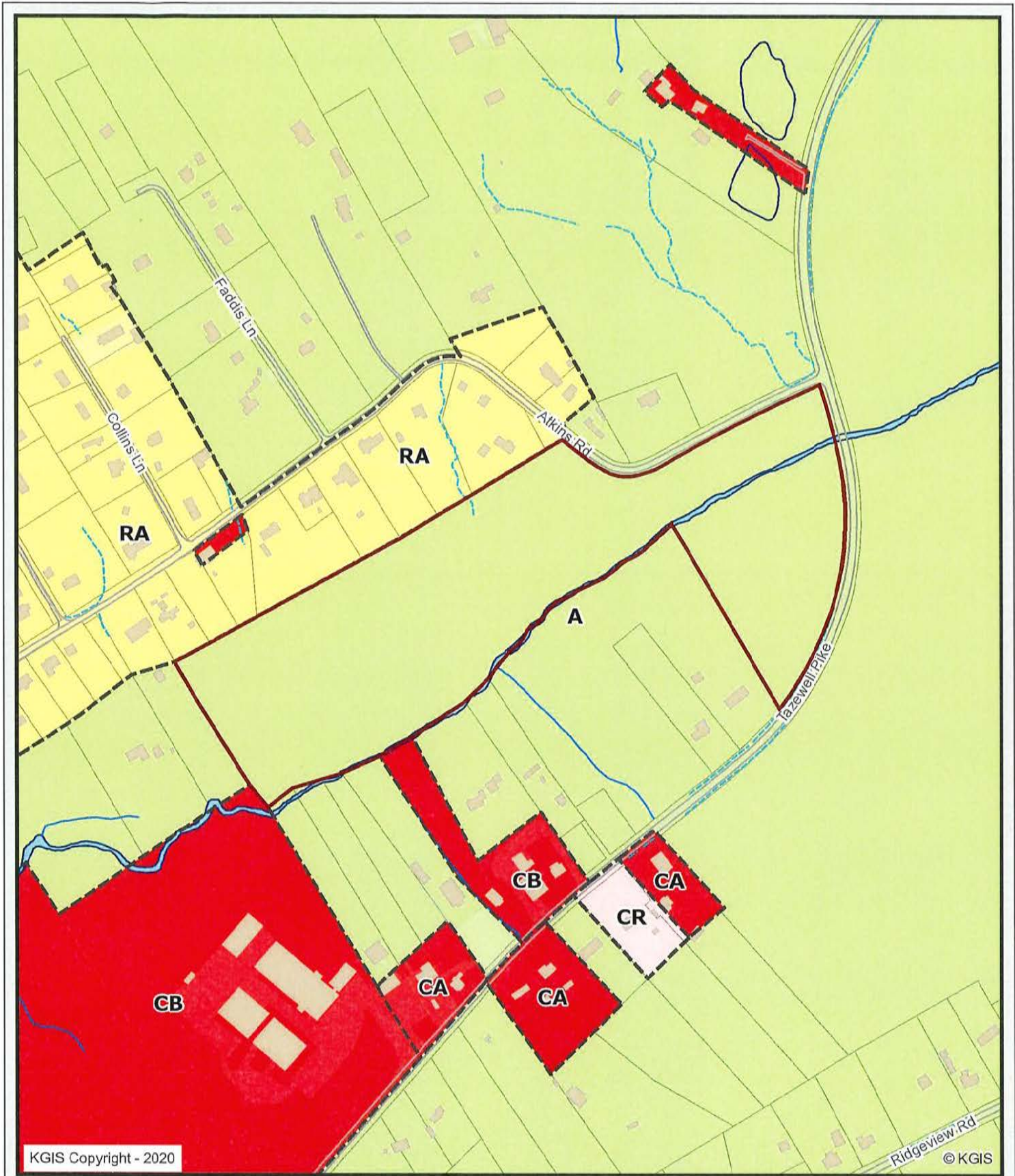
AUTHORIZATION

 By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Mark V. II MARK GRAHAM 5/22/2020
Applicant Signature Please Print Date

(845) 712-9210 MARK/GRAHAM@gmail.com
Phone Number Email

Marc Payne 5/22/2020
Staff Signature Please Print Date

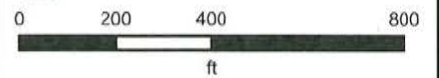


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 5/22/2020 at 12:40:11 PM



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