

SUBDIVISION REPORT - CONCEPT

► **FILE #:** 11-SD-20-C

AGENDA ITEM #: 32

AGENDA DATE: 11/12/2020

► **SUBDIVISION:** FRANCIS ROAD SUBDIVISION

► **APPLICANT/DEVELOPER:** HOMESTEAD LAND HOLDINGS, LLC

OWNER(S): Clayton Schmeid

TAX IDENTIFICATION: 106 C D 001

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 1200 Francis Rd.

► **LOCATION:** East side of Francis Rd, South of Grenoble Dr.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A

WATERSHED: Fourth Creek / Ten Mile

► **APPROXIMATE ACREAGE:** 6.5 acres

► **ZONING:** RN-2 (Single Family Residential) pending / HP (Hillside Protection)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential / RN-1 (Single family residential), HP (Hillside protection)

South: Single family residential / RN-1 (Single family residential) & HP (Hillside protection)

East: Rural residential / RN-1 (Single family residential), RN-5 (General Residential) & HP (Hillside protection)

West: Single family residential / RN-1 (Single family residential) & HP (Hillside protection)

► **NUMBER OF LOTS:** 12

SURVEYOR/ENGINEER: Russell N. Rackley, PE / Rackley Engineering

ACCESSIBILITY: Access is via Francis Road, a minor arterial street with a pavement width of 23 ft within 50 ft of right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:**

STAFF RECOMMENDATION:

► **WITHDRAW** the application as requested by the applicant.

The applicant has requested withdrawal of the application after determining the cost of improving Francis Road to obtain the required sight distance at the entrance was too much.

COMMENTS:

This request is for a 12-lot subdivision with access to Francis Road at the apex of a hill. The property is almost

entirely within the Hillside Protection (HP) overlay district. The maximum disturbance allowed on the site is 4.52 acres of the total 6.51 acres within the HP overlay.

ESTIMATED TRAFFIC IMPACT: 148 (average daily vehicle trips)

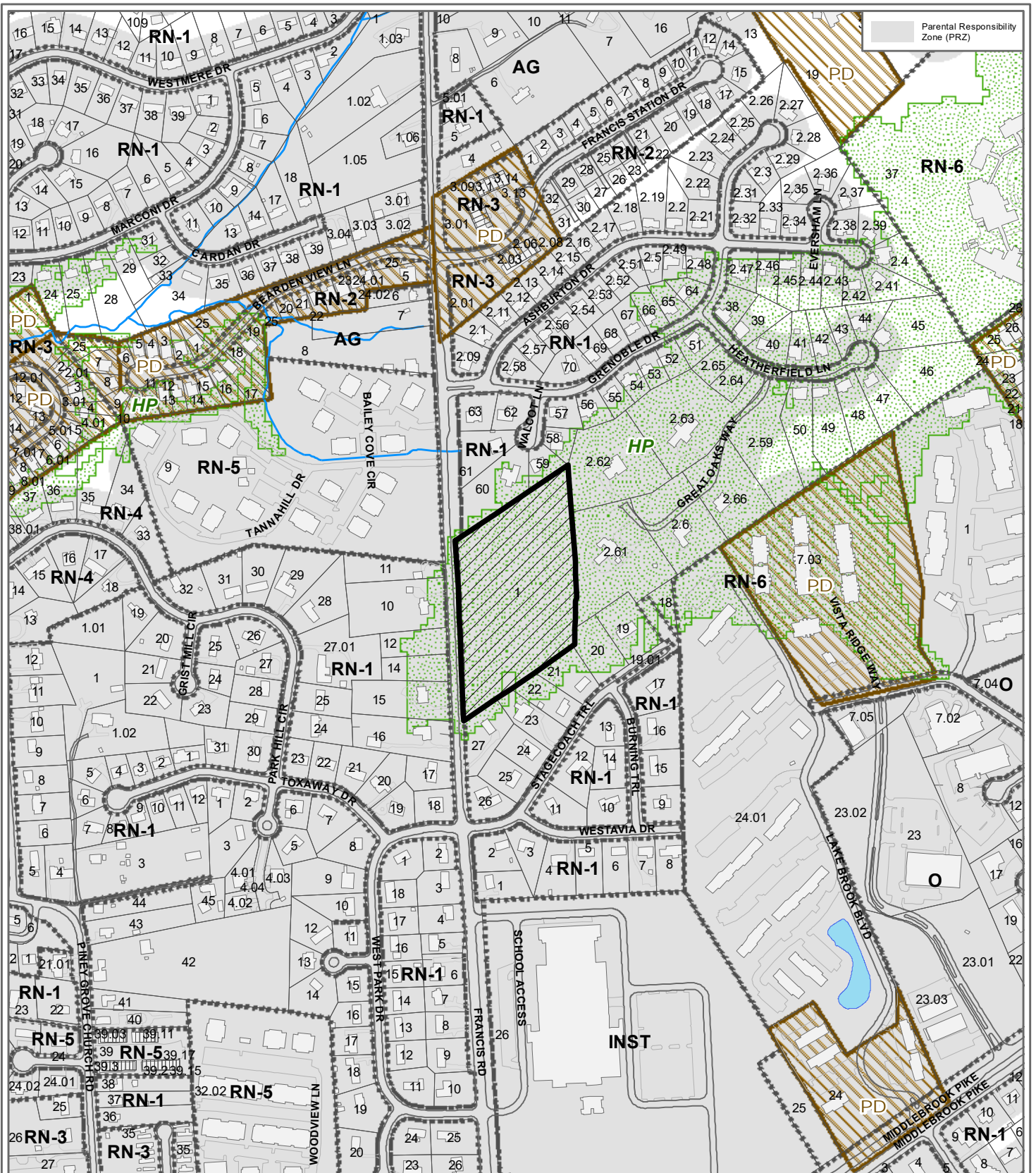
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 5 (public school children, grades K-12)

Schools affected by this proposal: West Hills Elementary, Bearden 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 request is final, unless the action is appealed to Knoxville City Council. The date of the Knoxville City Council appeal hearing will depend on when the appeal application is filed.



**11-SD-20-C
CONCEPT PLAN**

Subdivision: Francis Road Subdivision



Approval of Concept Plan

Original Print Date: 10/20/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 106
Jurisdiction: City

0 500
Feet





Dori Caron <dori.caron@knoxplanning.org>

Fwd: 11-SD-20-C

Mike Reynolds <mike.reynolds@knoxplanning.org>
To: Planning Services <planningservices@knoxplanning.org>

Mon, Oct 26, 2020 at 9:51 AM

Withdrawal request.

----- Forwarded message -----

From: **Russell Rackley** <rrackley@rackleyengineering.com>
Date: Mon, Oct 26, 2020 at 9:45 AM
Subject: 11-SD-20-C
To: Mike Reynolds <mike.reynolds@knoxplanning.org>

Mike,
We request to withdraw the above referenced concept plan. We will be withdrawing the rezoning from City Council as well. The cost implications of fixing Francis Rd for site distance are too much for the project to survive.

Thanks,
Russell N. Rackley, PE
Consulting Engineer

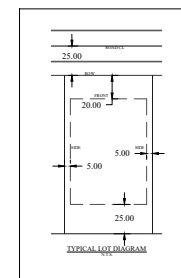
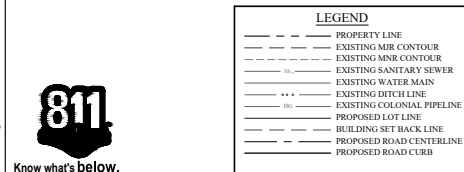
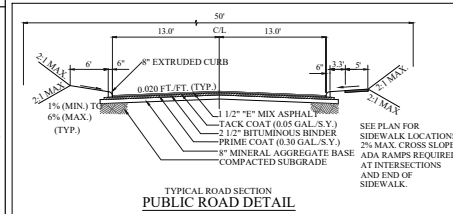
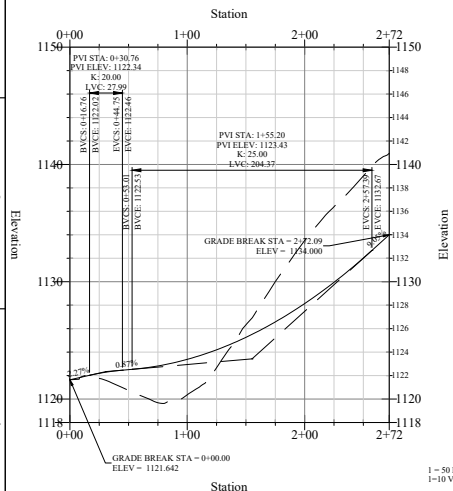
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Mike Reynolds, AICP
Senior Planner
Knoxville-Knox County Planning
(865) 215-3827
www.knoxplanning.org

Sent from my smartphone

**WITHDRAWAL REQUEST****File #:** 11-SD-20-C**Meeting Date:** 11.12.2020

- NOTES:
1. EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
 2. A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STEET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES.
 3. DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAT.
 4. ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.
 5. ALL ROADS TO BE IN 50' PUBLIC RIGHT OF WAY.
 6. CONSTRUCTION PLANS MUST BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
 7. DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAT.



PROPERTY DATA:
1200 FRANCIS RD
PARCEL ID: 106CD001
AREA: 6.5 ACRES +/-
ZONE: RN-1 (RN-2 PENDING)
TOTAL LOTS: 12
DENSITY: 1.8 DU/AC
COMMON AREA: 2.72 AC (42%)
SETBACKS:
FRONT= 20 FT
SIDE= 5 FT;
REAR= 25 FT
UTILITIES:
K/U/R

OWNER/DEVELOPER:
Homestead Land Holdings, LLC
122 Perimeter Park Dr
Knoxville, TN 37922

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.

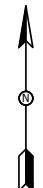
REGISTERED ENGINEER: [Signature]
TENNESSEE CERTIFICATE NO: 109503

[illegible]

DEVOLPER HOMESTEAD LAND HOLDINGS, LLC 127 PERMITTER PARK DR KNOXVILLE, TN 37922		Designed By: RNR
		Checked By: RNR
		Date: 09/28/20
 Rackley Engineering P.O. BOX 30165, KNOXVILLE, TN 37930		File Name: 201917 - 001 - 641 Group.dwg

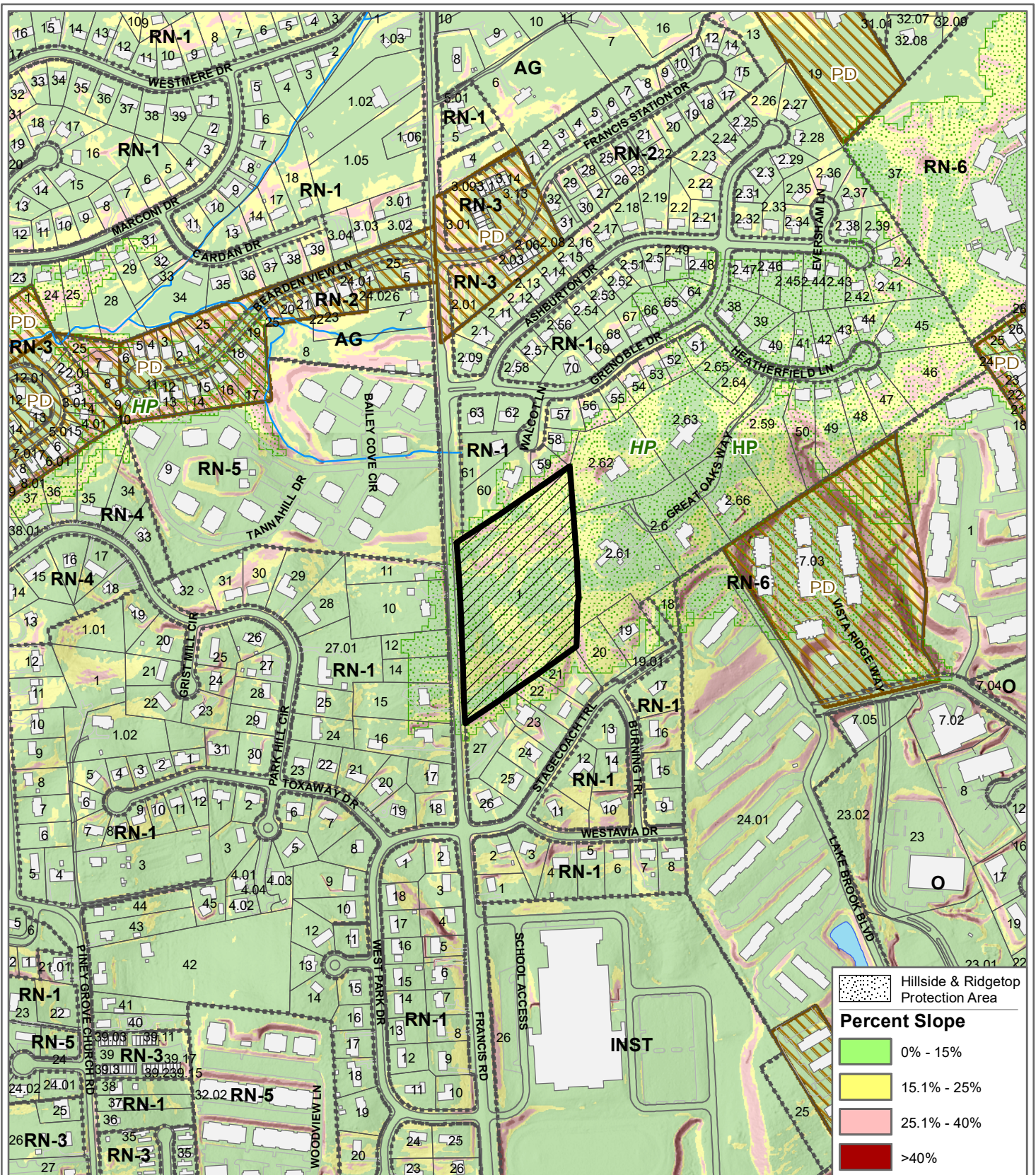
FRANCIS RD SUBDIVISION
KNOXVILLE, TN
CONCEPT PLAN

Sheet
C100



Slope Analysis
11-SD-20-C

CATEGORY	ACRES	DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS	LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
Non-Hillside (HP)	0.08	8.71	0.7	100%	0.08
0-15% Slope	2.72	8.71	23.7	100%	2.72
15-25% Slope	3.20	2.00	6.4	50%	1.60
25-40% Slope	0.58	0.50	0.3	20%	0.12
Greater than 40% Slope	0.01	0.20	0.0	10%	0.00
Subtotal: Sloped Land (Inside HP)	6.51		30.4		
Total	6.59	4.72	31.1		4.520



Petitioner: Homestead Land Holdings, LLC

Original Print Date: 9/2/2020
Revised:
Knoxville - Knox County Planning * City / County Building * Knoxville, TN 37902



DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Rezoning

Homestead Land Holdings, LLC		Developer
Applicant Name		Affiliation
August 24, 2020	October 8, 2020	11-SD-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

Russell N. Rackley, PE		Rackley Engineering	
Name	Company		
PO Box 30456	Knoxville	TN	37930
Address	City	State	Zip
865-850-1535	Rnrackley@rackleyengineering.com		
Phone	Email		

CURRENT PROPERTY INFO

Clayton Schmied		1123 Scatter Way	
Owner Name (if different)	Owner Address	Owner Phone	
1200 Francis Rd	106CD001		
Property Address	Parcel ID		
Francis Rd	6.5		
General Location	Tract Size		
3 rd	RN-2 PENDING (RN-1 CURRENT) / HP		
Jurisdiction (specify district above)	<input checked="" type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District	
Northwest County	LDR	City	
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation	
Vacant	No	KUB	KUB
Existing Land Use	Septic (Y/N)	Sewer Provider	Water Provider

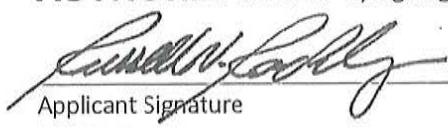
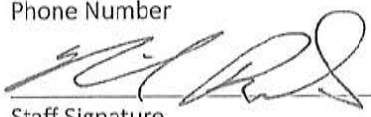
REQUEST

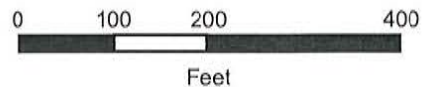
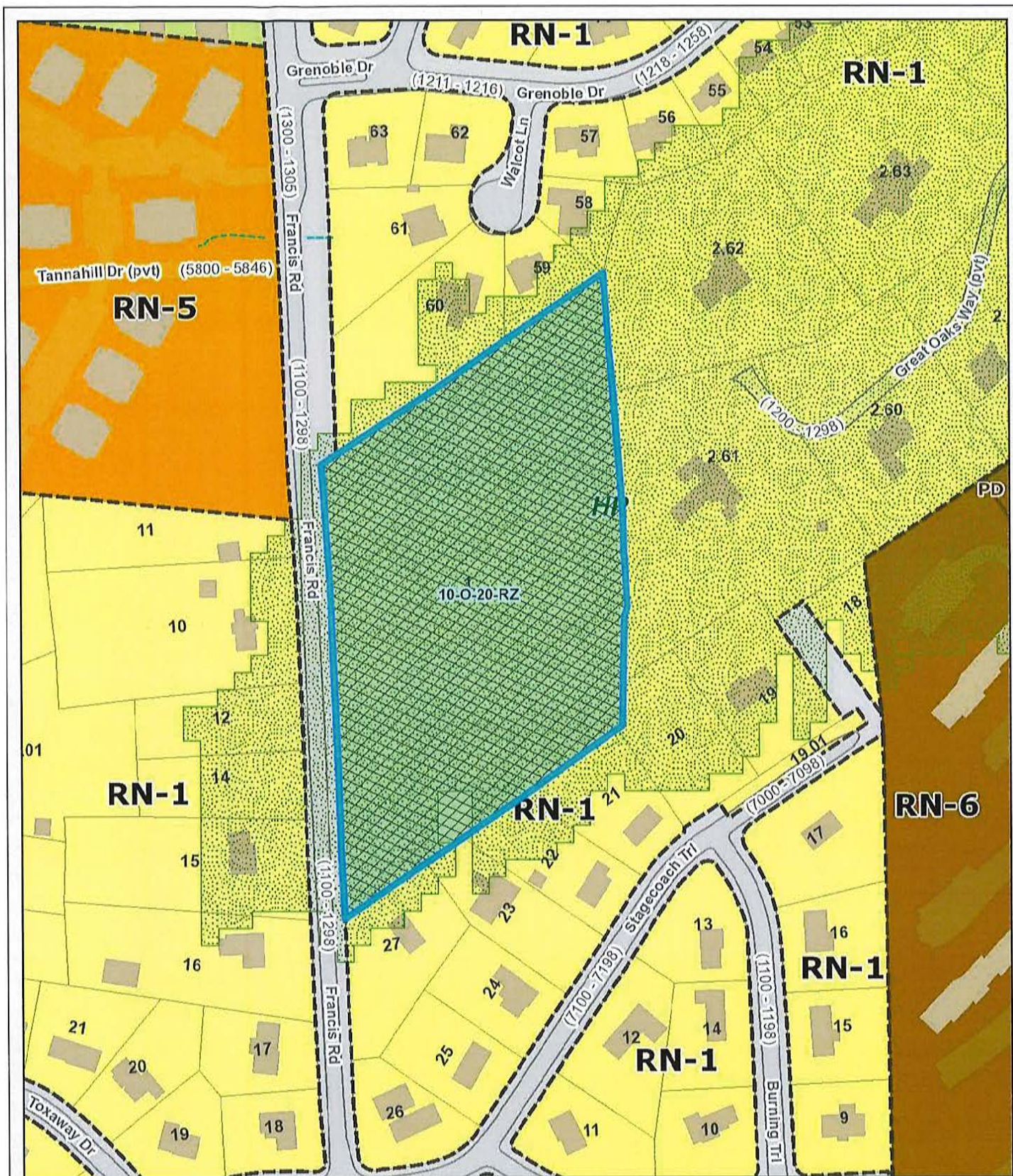
DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	<input type="checkbox"/> Home Occupation (specify): _____	
	<input type="checkbox"/> Other (specify): _____	
SUBDIVISION	FRANCIS RD SUBDIVISION (DEVELOPMENT NAME TBD)	
	<input checked="" type="checkbox"/> Proposed Subdivision Name	NA Unit / Phase Number
	<input checked="" type="checkbox"/> Parcel Change	
	<input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel Total Number of Lots Created: <u>14</u>	
ZONING	<input type="checkbox"/> Other (specify): _____	
	<input checked="" type="checkbox"/> Attachments / Additional Requirements	
	<input type="checkbox"/> Zoning Change: <u>PN 3</u> Proposed Zoning	
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) None	
	Proposed Density (units/acre) Previous Rezoning Requests	
<input type="checkbox"/> Other (specify): <u>None</u>		

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission		FEE 1: 108 \$920		TOTAL: \$920
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		FEE 2:		
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study		FEE 3:		

AUTHORIZATION

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

 Applicant Signature	Russell N. Rackley Please Print	09/28/20 Date
865-850-1535 Phone Number	Rnrackley@rackleyengineering.com Email	
 Staff Signature	Michael Reynolds Please Print	9/28/2020 Date



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