



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 9-SA-20-C **AGENDA ITEM #:** 19  
9-B-20-UR **AGENDA DATE:** 9/10/2020

▶ **SUBDIVISION:** DRY GAP ESTATES  
▶ **APPLICANT/DEVELOPER:** WILLIAM WILSON CONSTRUCTION  
**OWNER(S):** Miller, Koontz & Laws

**TAX IDENTIFICATION:** 57 M A 014, 017, 01702 [View map on KGIS](#)

**JURISDICTION:** County Commission District 7

**STREET ADDRESS:** 401 Dry Gap Pk., 5903 & 5923 Nature Ln.

▶ **LOCATION:** Northwest side of Dry Gap Pk., southwest side of Nature Ln.

**SECTOR PLAN:** North City

**GROWTH POLICY PLAN:** Urban Growth Area

**WATERSHED:** Second Creek

▶ **APPROXIMATE ACREAGE:** 8.48 acres

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

▶ **EXISTING LAND USE:** House and vacant land

▶ **PROPOSED USE:** Attached residential subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Single family residential, rural residential / RA (Low Density Residential) & A (Agricultural)  
South: Vacant land, multifamily residential / RN-1 (Single Family Residential Neighborhood), RN-6 (MultiFamily Residential Neighborhood) & HP (Hillside Protection)  
East: Rural residential, multifamily residential, single family residential / RB (General Residential), A (Agricultural) & RN-1 (Single Family Residential)  
West: Single family residential, rural residential / RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 39

**SURVEYOR/ENGINEER:** Garrett Tucker / Robert Campbell & Associates

**ACCESSIBILITY:** Access is via Dry Gap Pike, a major collector street with 21' of pavement width within 56'-80' of right-of-way; and via Nature Lane, a road with 14' of pavement width within 50' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES:**

- 1) Reduction of intersection spacing from centerline of Nature Lane to centerline of Road 'A' from 300 feet to 228 feet.
- 2) Reduction of intersection spacing from centerline of Sanford Road to centerline of Road 'A' from 300 feet to 228 feet.

**ALTERNATIVE DESIGN STANDARDS REQUIRING APPROVAL BY THE**

**PLANNING COMMISSION:**

- 1) Reduction of minimum private right-of-way width from 50 feet to 40 feet.**
- 2) Reduction of minimum private right-of-way pavement width from 26 feet to 24 feet.**

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**STAFF RECOMMENDATION:**

- ▶ **APPROVE variance 1-2 and alternate design standard 1-2 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.**

**APPROVE the Concept Plan subject to 10 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. Providing guest parking as shown on the concept plan. The placement and location can be modified during design plan review with review and approval by Planning Commission staff and the Knox County Department of Engineering and Public Works.
  4. Providing a minimum 25' curb radii at the Road 'A' and Dry Gap Pike intersection.
  5. Placing a note on the final plat that all lots will have access only to the internal street system.
  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. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
  9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, recreational amenities, sidewalks and drainage system.
  10. Submitting to Planning Commission 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 (Section 2.08, Design Plan -- Major Subdivisions).
- ▶ **APPROVE the Development Plan for up to 38 attached and 1 attached dwellings on individual lots and a 25' peripheral setback along the Dry Gap Pike frontage north of Road 'A' and the Nature Lane frontage and west lot line on Lot 39, subject to 1 conditions.**
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 Use on Review.

**COMMENTS:**

The applicant is proposing to develop this 8.48-acre tract with 39 attached residential lots at a density of 4.56 du/ac. The proposed subdivision will have access to Dry Gap Pike between Sanford Road and Nature Lane. The property was zone PR < 5 du/ac in May 2020 (4-A-20-RZ).

The proposed attached residential units will be developed in clusters of two and three units with the exception of the existing house on Lot 39 which will remain. Where there are three attached units, the middle unit is proposed with a single car garage so the minimum front setback must be 20', which is proposed. Most of the lots will be Each unit will have a one car garage.

Guest parking is being provided and distributed throughout the subdivision as on-street parallel spaces and perpendicular spaces. This is being provided because of the reduced pavement width and the narrowness of the lots which would otherwise limit opportunities for on-street parking. The recommended condition #3 will allow staff to approve adjustments to the location of the parking, if needed, during the design plan phase.

The applicant is requesting a reduction of the peripheral setback from 35' to 25' along the Dry Gap Pike frontage north of Road 'A' and along Nature Lane. The staff recommendation is to approve a 25' peripheral setback along the west property line of Lot 39 as well so the existing house is compliant with the setbacks.

## EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed attached and detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with the scale and intensity of development that has occurred in this area.
3. The residential subdivision proposed at a density of 4.56 du/ac, is consistent in use and density with the approved rezoning for the property. The adjacent house lots along Nature Lane are larger detached residential lots but there are small multi-family structures on individual lots on the east side of Dry Gap Pike.

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 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 collector street.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes low density residential uses for this site. The proposed development at a density of 4.56 du/ac is consistent with the sector plan.
2. This site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 415 (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.

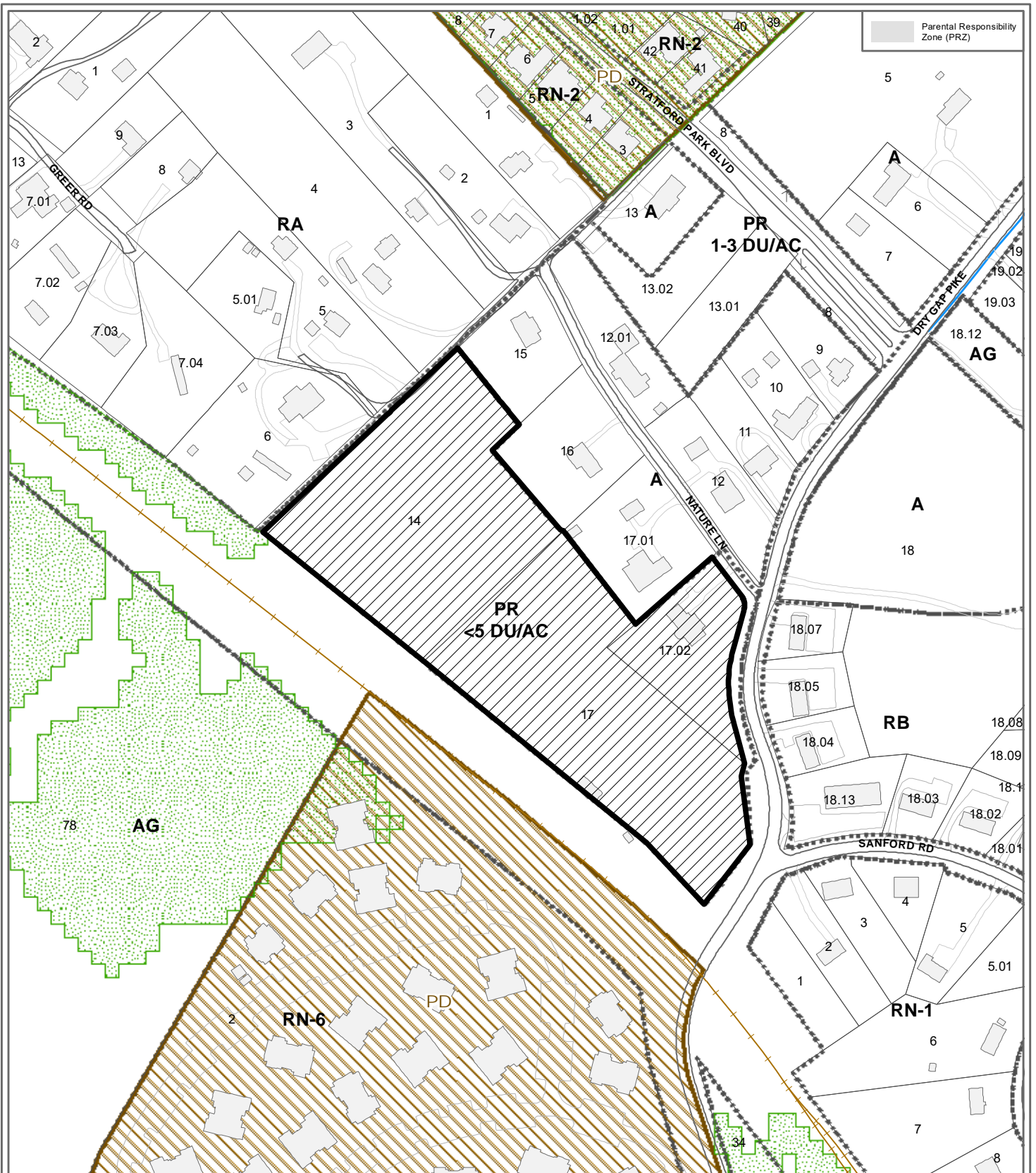
ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central 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.



**9-SA-20-C / 9-B-20-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: William Wilson Construction  
Dry Gap Estates



Attached residential subdivision in PR (Planned Residential)

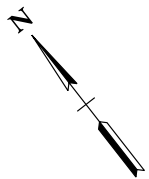
Map No: 57  
Jurisdiction: County

Original Print Date: 8/13/2020 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

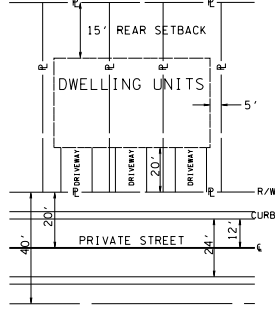


- VARIANCES:**
- 1) REDUCTION OF INTERSECTION SPACE FROM CENTERLINE OF NATURE LANE TO CENTERLINE OF NEW PRIVATE ROAD FROM 300 FEET TO 200 FEET.
  - 2) REDUCTION OF INTERSECTION SPACE FROM CENTERLINE OF SANDFORD ROAD TO CENTERLINE OF NEW PRIVATE ROAD FROM 300 FEET TO 200 FEET.
- ALTERNATE DESIGN STANDARDS**
- 1) RIGHT OF WAY WIDTH FOR PRIVATE ROAD OF 40 FEET.
  - 2) PARADEWAY WIDTH OF PRIVATE ROAD OF 24 FEET.

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

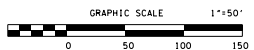


NOTE: 35' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



**HORIZONTAL CURVE DATA**

CURVE C1		CURVE C2	
P.I.	13+39.59	P.I.	17+26.14
PC	13+11.53	PC	16+58.51
PT	13+67.60	PT	17+82.50
Δ	6° 25' 29" (LT)	Δ	56° 50' 06" (LT)
D	11' 27' 33"	D	45' 50' 12" (LT)
R	500.000	R	125.000
L	56.066	L	123.995
T	28.062	T	67.637



ENGINEER:  
 ROBERT G. CAMPBELL  
 AND ASSOCIATES  
 7623 TAGGART LANE  
 KNOXVILLE, TN 37938  
 PHONE: (865) 947-5996  
 FAX: (865) 947-7556

DEVELOPER:  
 WILLIAM WILSON CONSTRUCTION  
 3248 TAZEWELL PIKE, SUITE 102  
 KNOXVILLE, TN 37918  
 WILLIAM WILSON / DENNY KOONTZ  
 (865) 607-1010

CLT MAP: 067M GROUP A  
 PARCELS: 014 & 017  
 DEED REFERENCE: 20200123-0048792  
 PROPERTY ZONED: PR (<5 DU/AC)

TOTAL AREA: 8.48 ACRES  
 NUMBER OF LOTS: 39

Revised: 8/24/2020

MPC FILE NUMBER: 0-SA-20-C / 0-B-20-UR

NO.	DATE	DESCRIPTION	BY	CHKD.
		REVISIONS		

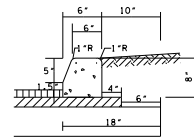


**ROBERT G. CAMPBELL & ASSOC., L.P.**  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

**DRY GAP ESTATES**  
 CONCEPT PLAN / USE ON REVIEW

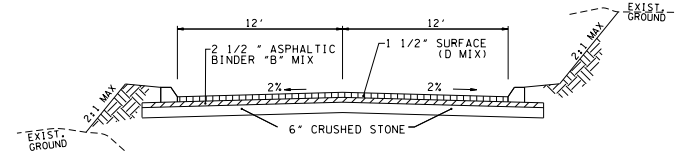
**GENERAL LAYOUT**  
 PLAN VIEW

DESIGNED BY	CHECKED BY	SCALE	SHEET NO.
CMT	RGC	1" = 50'	ONE
DRAWN BY	DATE	FILE NO.	NO. 1
JER	8-21-21	20110	OF 2 SHEETS



STANDARD DETAIL OF EXTRUDED CURB

9-SA-20-C  
 9-B-20-UR  
 Revised: 8/24/2020

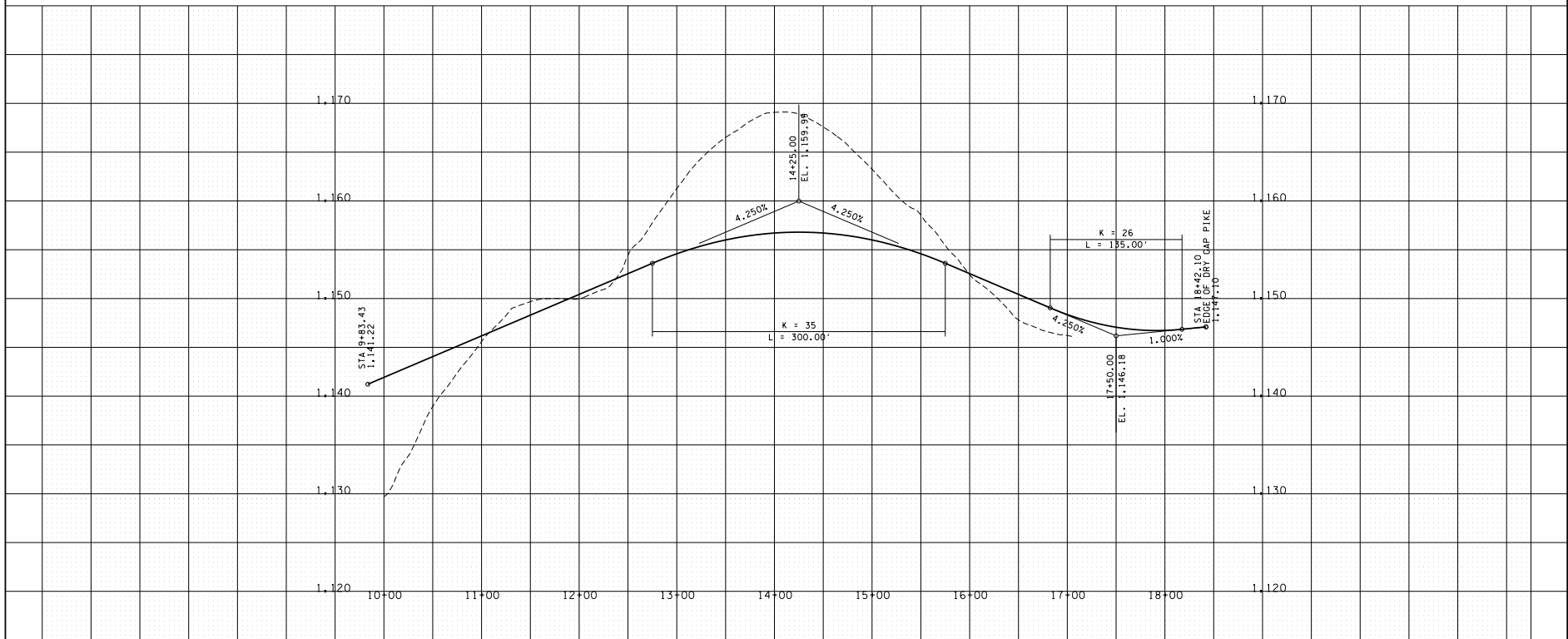


TYPICAL 2 LANE STREET - PRIVATE ROAD

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 10% OR GREATER.



NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				



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

**DRY GAP ESTATES**  
 CONCEPT PLAN / USE ON REVIEW

**ROAD PROFILES**

DESIGNED BY GNT	CHECKED BY RGO	SCALE 1"=40' HORIZ. 1"=8' VERT.	SHEET TWO
DRAWN BY GNT	DATE 9-21-20	FILE NO. 20110	NO. <b>2</b>
			OF <b>2</b> SHEETS



# DEVELOPMENT REQUEST

## DEVELOPMENT

- Development Plan
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

William Wilson Construction

Applicant

*7/24/2020*
September 10, 2020
*9-SA-20-C / 9-B-20-UR*

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

<b>Garrett Tucker, PE</b>	<b>Robert G. Campbell and Associates, LP</b>		
Name	Company		
7523 Taggart Lane	Knoxville	TN	37938
Address	City	State	Zip
865-947-5996	gtucker@rgc-a.com		
Phone	Email		

## CURRENT PROPERTY INFO

Miller, Koontz, & Laws	2208 Will Drive	
Owner Name (if different)	Owner Address	Owner Phone
Knoxville, TN 37938		CLT 57M <del>0</del> A Parcels 14, 17, 17.02
Property Address	Parcel ID	
401 Dry Gap Pike & <sup>5903</sup> 5923 Nature Lane, Knoxville, TN 39712	8.48 Ac	
General Location <i>nw/4 Dry Gap Pk, sw/4 Nature Ln.</i>	Tract Size	
Seventh	PR < 5	
Jurisdiction (specify district above)	<input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District
North City	LDR	Urban Growth
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
RR / AgForVac <i>/SFR</i>	N	HPUD
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

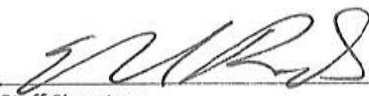
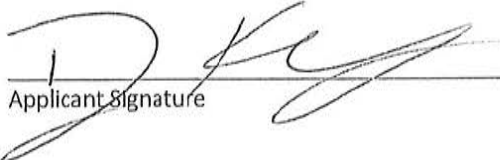
*7/24 payment processed*

# REQUEST

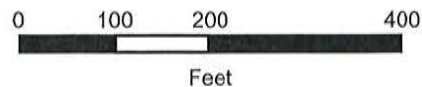
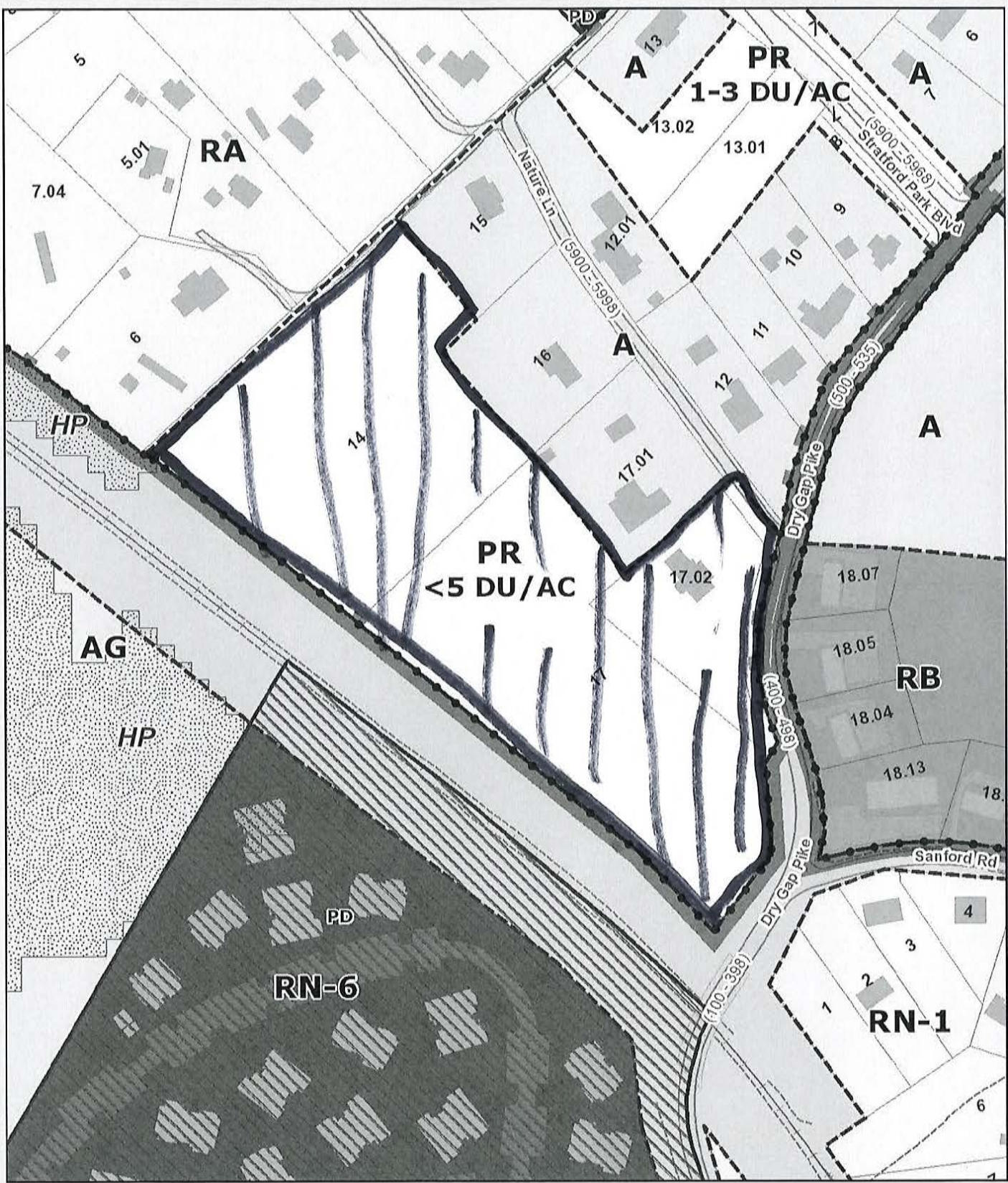
DEVELOPMENT	<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____
SUBDIVISION	Proposed Subdivision Name: <u>Dry Gap Estates</u> <span style="float: right;">Unit / Phase Number</span> <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel    Total Number of Lots Created: <u>39</u> <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements
ZONING	<input type="checkbox"/> Zoning Change: _____ <span style="padding-left: 100px;">Proposed Zoning</span> <input type="checkbox"/> Plan Amendment Change: _____ <span style="padding-left: 100px;">Proposed Plan Designation(s)</span> <input type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	<b>PLAT TYPE</b> <input type="checkbox"/> Administrative <input type="checkbox"/> Meeting	FEE 1:	<b>TOTAL:</b>  <span style="font-size: 2em;">\$1,670</span>
	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification (Final Plat only) <input checked="" type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	FEE 3:	

## AUTHORIZATION

 Staff Signature	Michael Reynolds Please Print	7/24/2020 Date
 Applicant Signature	William Wilson Construction Please Print	7/23/2020 Date





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