



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 4-SA-21-C **AGENDA ITEM #:** 26
4-A-21-UR **AGENDA DATE:** 4/8/2021

▶ **SUBDIVISION:** BARRY VAULTON FAMILY
▶ **APPLICANT/DEVELOPER:** BARRY VAULTON / AXIOM PROPERTIES, LLC
OWNER(S): Vaulton Family Holding Company, LLC

TAX IDENTIFICATION: 62 166, 16601 & 165 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8014 & 0 Asheville Hwy.

▶ **LOCATION:** South side of Asheville Hwy., west of N. Molly Bright Rd.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Sinking East Creek

▶ **APPROXIMATE ACREAGE:** 16.8 acres

▶ **ZONING:** A (Agricultural), PR(Planned Residential) pending, & OA (Office Park) pending

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Commercial - CB (Business and Manufacturing)
South: Vacant land, Rural residential - A - (Agricultural)
East: - Vacant land - PR (Planned Residential)
West: Vacant land - A (Agricultural)

▶ **NUMBER OF LOTS:** 50

SURVEYOR/ENGINEER: Wanis Rghebi / SEC, LLC

ACCESSIBILITY: Access is via Asheville Hwy, a four-lane divided with center median major arterial road, with 100ft of pavement within 185ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:**
1) REDUCE THE MINIMUM CONNECTING VERTICAL CURVE ON ROAD 'A' AT ASHEVILLE HIGHWAY FROM K=25 TO K=15
2) REDUCE THE MINIMUM VERTICAL CURVE ON ROAD 'A' AT STA 6+77 TO 9+22 FROM K=25 TO K=21.3
3) REDUCE THE MINIMUM VERTICAL CURVE ON ROAD 'B' AT STA 7+20 TO 10+50 FROM K=25 TO K=17.5
4) REDUCE THE MINIMUM VERTICAL CURVE ON ROAD 'B' AT STA 10+47 TO 12+02 FROM K=25 TO K=23.43

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1) REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD 'B'

FROM 250-FT TO 200-FT AT STA 1+14 TO 5+19

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS APPROVAL:
1) INCREASING THE MAXIMUM ROAD GRADE AT INTERSECTIONS
FROM 1% TO A MAXIMUM OF 3%**

STAFF RECOMMENDATION:

- **APPROVE** variances 1-4, and the alternative design standard 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 will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 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 (County Ord. 91-1-102).
 3. Sinkhole buffer / engineered footers condition
 4. Providing the right-of-way dedication along the Asheville Hwy frontage as required by Section 3.04.A.3. of the Subdivision Regulations.
 5. Providing the required stream buffer for the blue line shown on the USGS Quad map along the Bays Mountain Road frontage unless it is determined to be a wet weather conveyance or that it has been previously rerouted upstream from this property.
 6. Installing the curbing and asphalt road surface through the intersection radii in the road stub-out on Road 'C', west of the Road 'A' intersection.
 7. Installing notification of future street connection at the west end of Road 'C' as required by Section 3.04.C.2.d. of the Knoxville-Knox County Subdivision Regulations.
 8. Providing all stream buffers as required by Knox County Engineering and Public Works during the design plan phase.
 9. Providing documentation to Knox County Engineering and Public Works during the design plan phase that lots 15 and 16 have sufficient buildable area outside the stream buffer.
 10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 11. 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 50 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 in the PR (Planned Residential) zone and the criteria for approval of a concept plan and use-on-review.

COMMENTS:

The applicant is proposing to subdivide this 16.81-acre tract into 50 detached residential lots at a density of 2.97 du/ac. The Planning Commission recommended PR up to 5 du/ac in February 2021 and County Commission approve PR up to 4.5 du/ac (2-D-21-RZ). Access to the site is from Asheville Highway and will be right-in / right-out because there is not a median opening at this location. A road stub-out is being provided to the property to west which is also owned by the owner of the subject property.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.
 - A. The East County Sector Plan recommends LDR (Low Density Residential) uses for this site with a maximum of 5 du/ac. The property was rezoned to PR up to 4.5 du/ac and the proposed subdivision has a density of 2.97 du/ac.
 - B. The property has 3.64 of the 16.71 total acres within the hillside protection area and approximately 2.2 of

the 3.64 acres within the hillside area can be disturbed according to the recommendations of the Hillside and Ridgetop Protection Plan (see the attached Slope Analysis). The majority of the hillside area is located in a large sinkhole and within stream buffers so they are less likely to be disturbed.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The proposed subdivision will have detached residential lot sizes that are comparable to others in the area.

C. The PR (Planned Residential) zoning for this site allows up to 5 du/ac and the proposed subdivision has a density of 2.97 du/ac.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed single-family detached subdivision has a similar character as other residential subdivisions in this area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed residential subdivision is compatible with the surrounding residential uses and will not significantly impact the value of adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development will have direct access to Asheville Hwy which is a major arterial street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. The property has potential sinkholes and blueline streams. The concept plan has identified these features and provided the required buffers.

B. There are no other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

ESTIMATED TRAFFIC IMPACT: 550 (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.

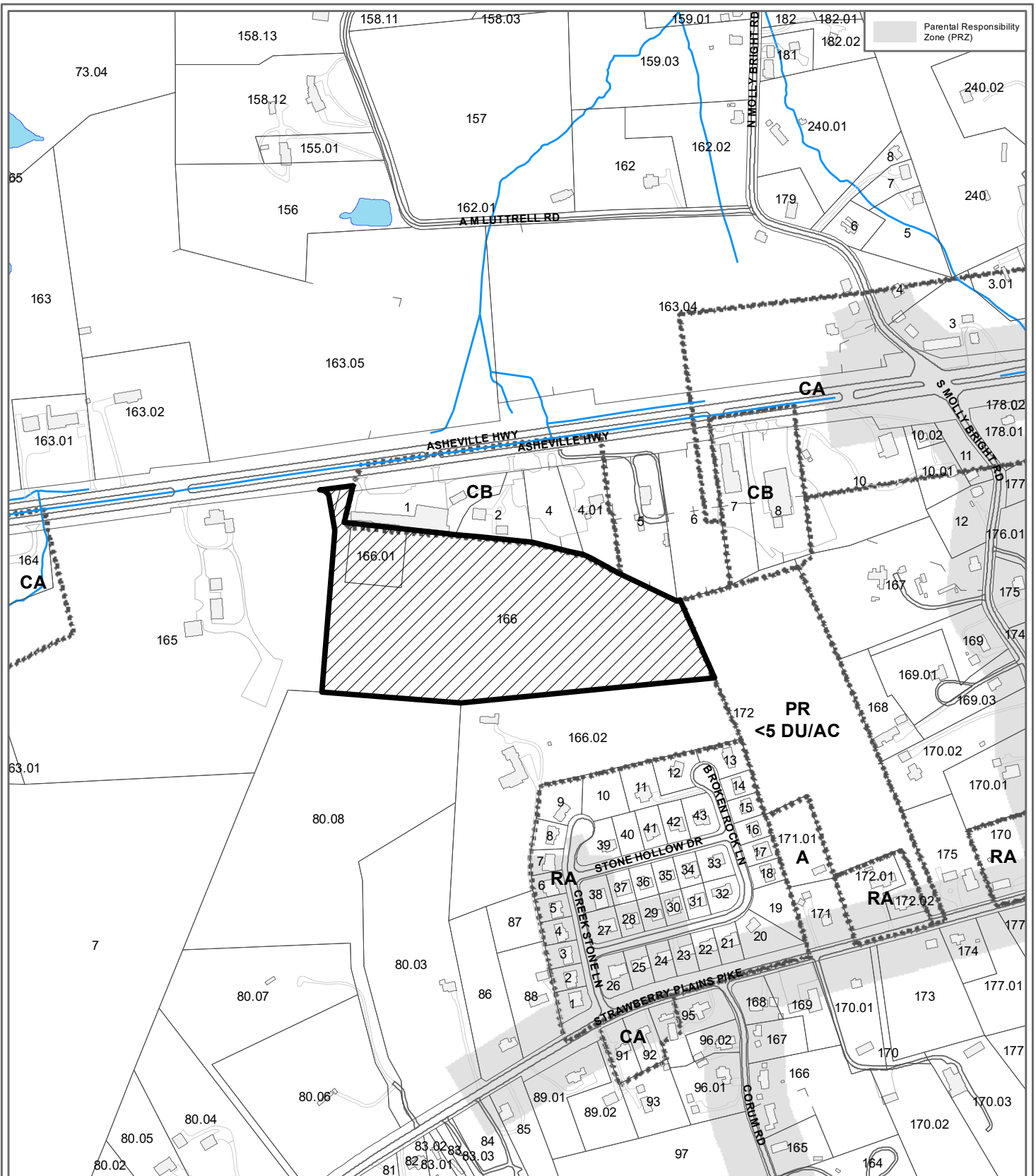
ESTIMATED STUDENT YIELD: 17 (public school children, grades K-12)

Schools affected by this proposal: Carter Elementary, Carter Middle, and Carter 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.



**4-SA-21-C / 4-A-21-UR
CONCEPT PLAN/USE ON REVIEW**

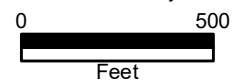


Detached Residential Subdivision in A (Agricultural), PR(Planned Residential) pending, & OA (Office Park) pending

Petitioner: Vaulton / Axiom Properties, LLC,
Barry
Barry Vaulton Family

Map No: 62

Jurisdiction: County



Original Print Date: 3/10/2021

Revised:

Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

CATEGORY	ACRES	RECOMMENDED MAX LAND DISTURBANCE FACTOR	LAND DISTURBANCE (acres)
Non-Hillside	13.07	N/A	
0-15% Slope	1.05	100%	1.1
15-25% Slope	2.07	50%	1.0
25-40% Slope	0.52	20%	0.1
Greater than 40% Slope	0	10%	0.0
Ridgetops	0	N/A	
Maximum Disturbance within the Hillside Area	3.64		2.2

From Hillside & Ridgetop Protection Plan, page 33

LOW DENSITY AND RURAL RESIDENTIAL USES

Density and Land Disturbance Guidelines

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

Table 3: Residential Density and Land Disturbance Guidelines
for Recommendations on Changes to the Zoning Map and Development Plan/
Concept Plan Review within the Hillside and Ridgetop Protection Area
that is within the Urban Growth and the Planned Growth Area

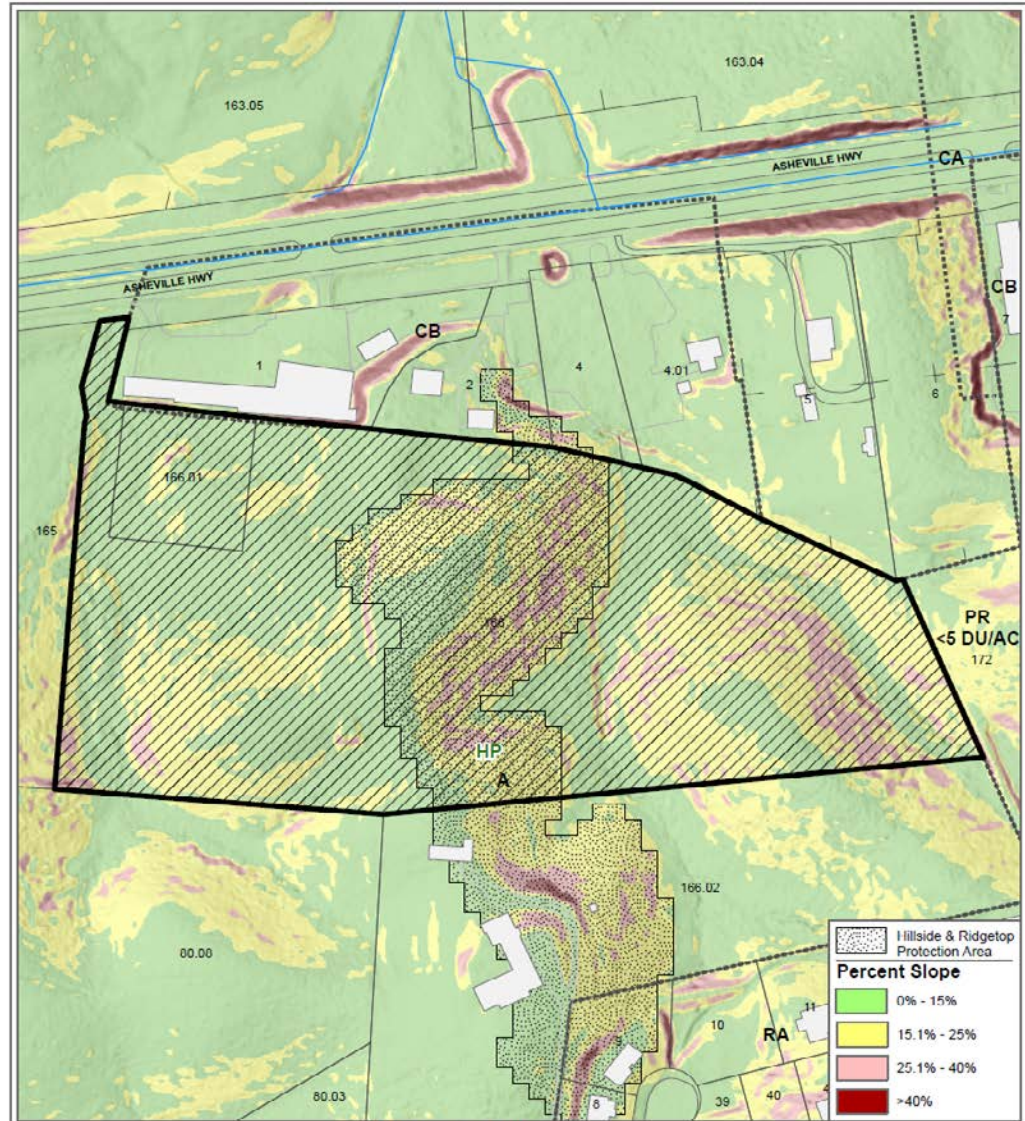
Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***



dua: dwelling units per acre

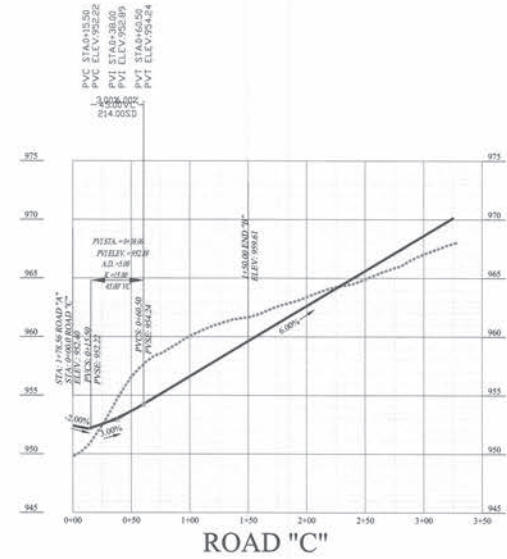
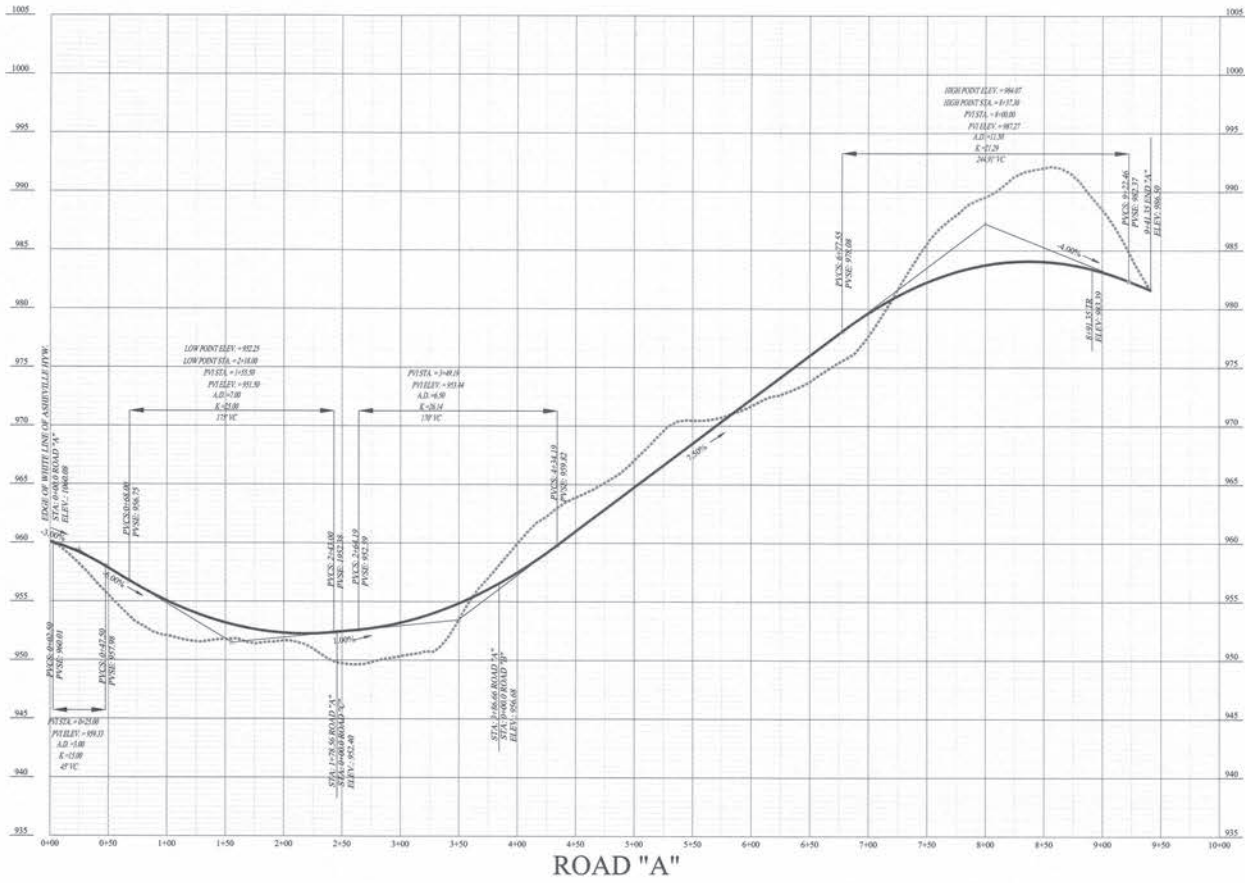
* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

** Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

*** Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 - 9), the ridgetop area should be determined on a case-by-case basis with each rezoning and related development proposal.



4-SA-21-C / 4-A-21-UR Slope Analysis		Petitioner: Axiom Properties
		Map No.: 62
Original Print Date: 1/6/2021		Jurisdiction: County
Revised:		0 250 Feet
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902		



NOC: TNR

4-SA-21-C
4-A-21-UR

4-SA-21-C / 4-A-21-UR
3/19/2021

SITE ADDRESS:
0 ASHVILLE HIGHWAY
KNOXVILLE, TENNESSEE 37924

OWNER:
AXIOM PROPERTIES, LLC
BARRY VAULTON, PRESIDENT
7808 ASHVILLE HIGHWAY
KNOXVILLE, TN 37924
PHONE: (865) 227-3787
EMAIL: (bVAULTON@STINC.COM)

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4939 DALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 594-7756
FAX: (865) 693-9699
E-MAIL: wright@seengineering.com
www.southlandengineering.com

DESIGNED	WAR	APPROVED					
		ENGINEER					
DRAWN	WAR						
CHECKED	WAR						
			NO.	DATE	REVISION	APPR.	

SCALE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'
DATE
1-13-2021

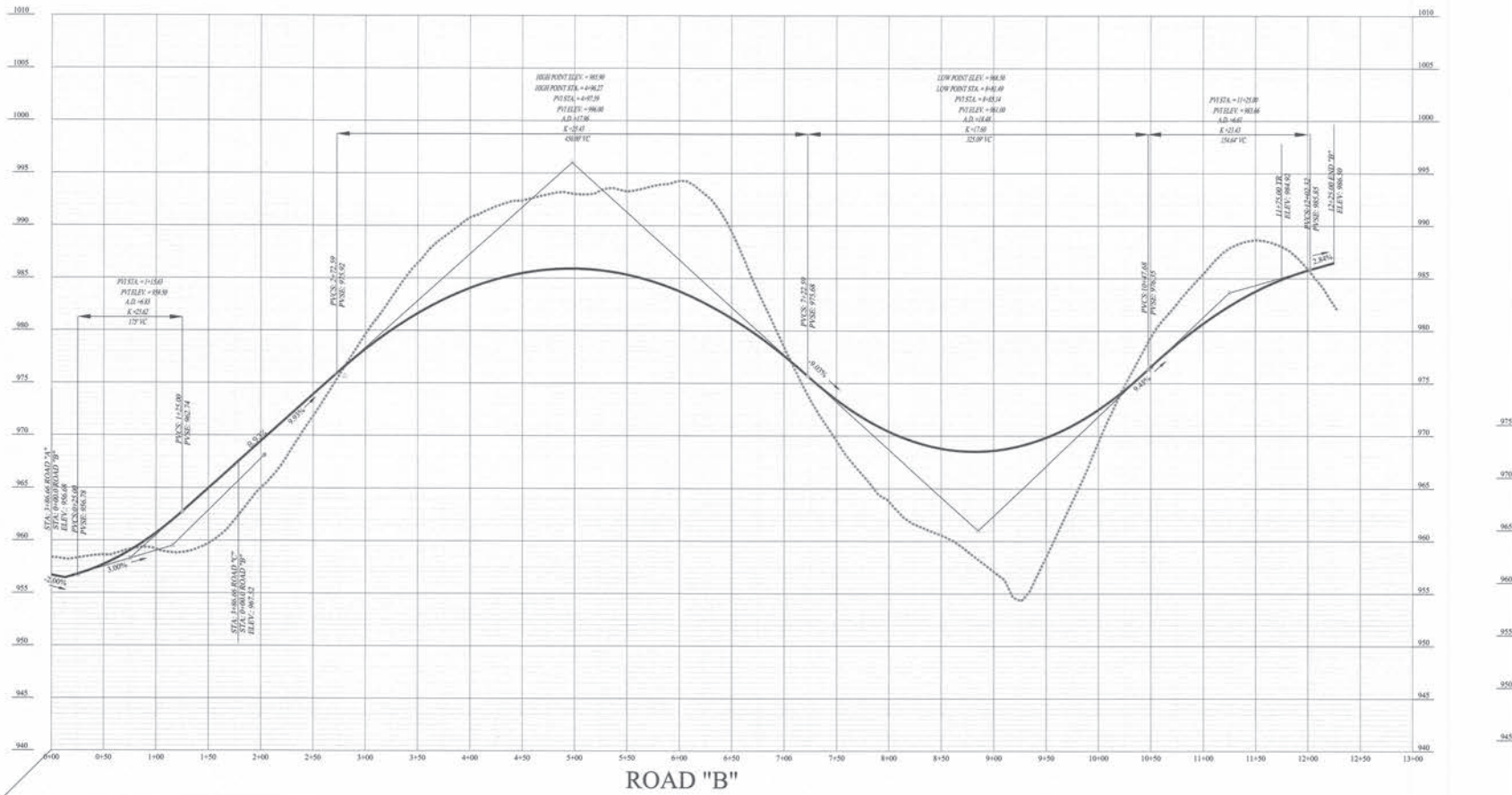


DEED REFERENCES:
INST. # 201141100026288
INST. # 202009010018072

CONCEPT PLAN
FOR BARRY VAULTON FAMILY
ON ASHVILLE HIGHWAY
CLT MAP 062, PARCELS 166 & 166.01
CLT MAP 062, PART PARCEL 165
DISTRICT 8, KNOX COUNTY, TENNESSEE

BV-01-13-21-RP-1
SHEET 2 OF 3 SHEETS

1"=50'
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SITE ADDRESS:
 0 ASHEVILLE HIGHWAY
 KNOXVILLE, TENNESSEE 37924

4-SA-21-C / 4-A-21-UR
 3/19/2021

OWNER:
 AXIOM PROPERTIES, LLC
 BARRY VAULTON, PRESIDENT
 7808 ASHEVILLE HIGHWAY
 KNOXVILLE, TN 37924
 PHONE: (865) 527-3767
 EMAIL: (b.vaulton@axiom.com)

NOC: TNR

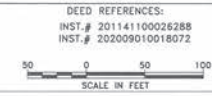
4-SA-21-C
 4-A-21-UR

SOUTHLAND ENGINEERING CONSULTANTS, LLC
 GENERAL CIVIL & LAND SURVEYORS
 4909 BALL ROAD
 KNOXVILLE, TENNESSEE 37931
 PHONE: (865) 594-7754
 FAX: (865) 693-9499
 E-MAIL: enghob@seconcltn.com
 www.southlandengineers.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

SCALE
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'
 DATE
 1-13-2021



DEED REFERENCES:
 INST. # 201141100026288
 INST. # 202009010018072

CONCEPT PLAN
 FOR BARRY VAULTON FAMILY
 ON ASHEVILLE HIGHWAY
 CLT MAP 062, PARCELS 166 & 166.01
 CLT MAP 062, PART PARCEL 165
 DISTRICT 8, KNOX COUNTY, TENNESSEE

BV-01-13-21-RP-3
 SHEET 3 OF 3 SHEETS

1"=50'

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Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Barry Vaulton/Axiom Properties LLC, email: bvaulton@s1inc.co

Applicant Name	Affiliation	
2-12-2021	4-8-21	File Number(s) 4-SA-21-C / 4-A-21-UR
Date Filed	Meeting Date (if applicable)	

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

Wanis A. Rghebi, PE	SEC, LLC
Name	Company
4909 Ball Road	Knoxville TN 37931
Address	City State ZIP
865-694-7756	wrghebi@sengconsultants.com
Phone	Email

CURRENT PROPERTY INFO

Vaulton Family Holdings Company, LLC	4909 Ball Road, Knoxville, Tn 37931	865-694-7756
Owner Name (if different)	Owner Address	Owner Phone
8014 Asheville Hwy 0 Asheville Hyw, Knoxville, TN 37924	062, parcel 166 & Part of Parcel 166.01 and part of parcel 165	
Property Address	Parcel ID	

STAFF USE ONLY

South side of Asheville Highway, due west of N Molly Bright Rd	16.8 acres		
General Location	Tract Size		
8th	A (PR pending)		
Jurisdiction (specify district above) <input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District		
East county	LDR	Planned	
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation	
XXXXXX AgForVac	N	KUB	
Existing Land Use	Septic (Y/N)	Sewer Provider	Water Provider

MR 2/24/21

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Detached residential subdivision

SUBDIVISION REQUEST

Asheville Highway Single Family Development

Related Rezoning File Number

Proposed Subdivision Name

2-D-21-RZ

Unit / Phase Number Combine Parcels Divide Parcel

51 Lots

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change _____
Proposed Zoning

Pending Plat File Number

Plan Amendment Change _____
Proposed Plan Designation(s)

Proposed Density (units/acre) _____ Previous Rezoning Requests

Other (specify) pending PR zoning/Approved on Feb. 11, 2021

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
- Use on Review / Special Use (*Concept Plan*)
- Traffic Impact Study
- COA Checklist (*Hillside Protection*)

Fee 1	Total
0108 2,030.00	
Fee 2	
Fee 3	
	2,030.00

AUTHORIZATION

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

Wanis Ali Rghebi
Applicant Signature

Wanis Ali Rghebi, PE

2-12-2021

Please Print

Date

865-894-7756

wrghebi@sengconsultants.com

Phone Number

Email

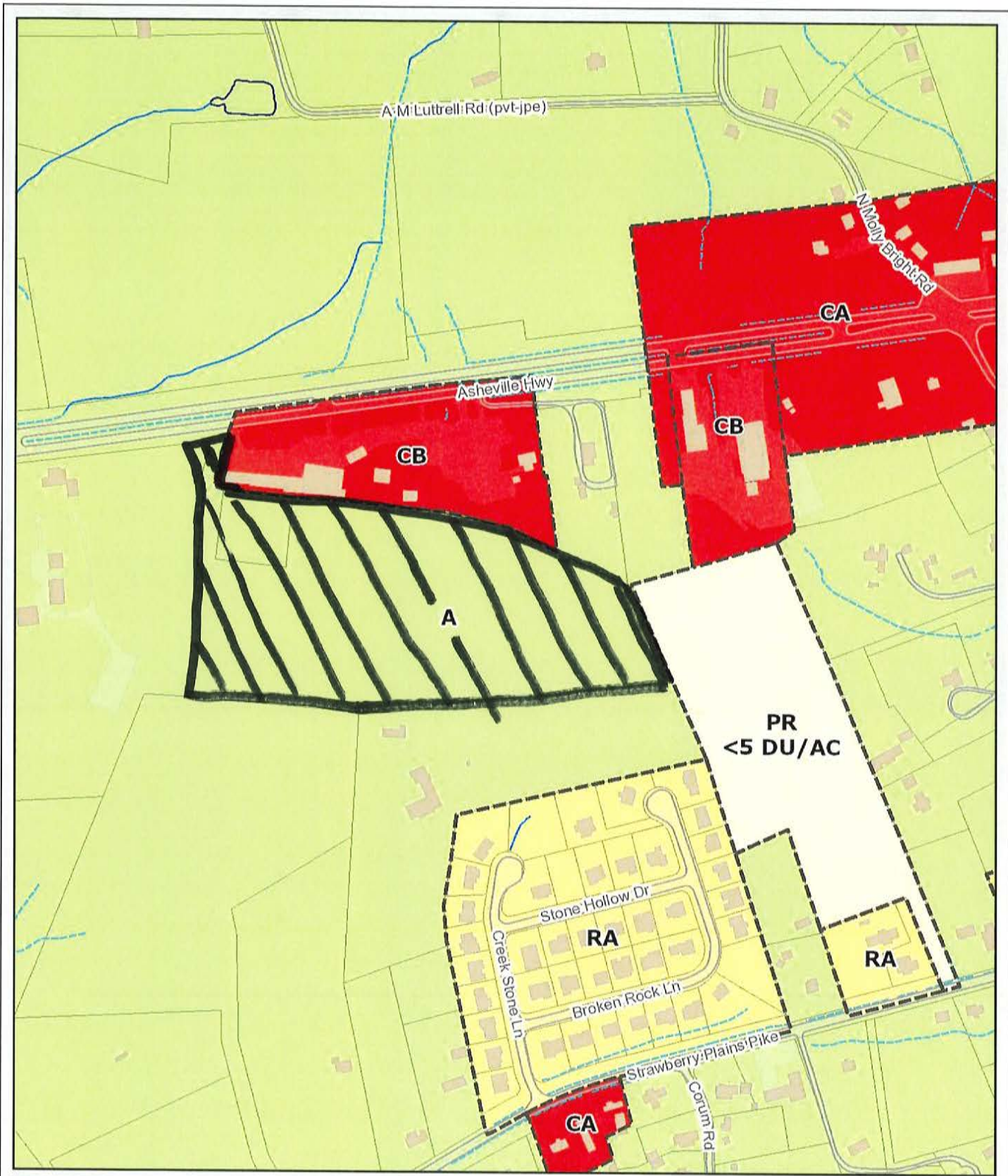
Marc Payne
Staff Signature

Marc Payne

2/16/2021

Please Print

Date



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