

# SUBDIVISION REPORT - CONCEPT

► **FILE #:** 11-SC-21-C

**AGENDA ITEM #:** 25

**AGENDA DATE:** 11/10/2021

► **SUBDIVISION:** ASHTON POINT SUBDIVISION

► **APPLICANT/DEVELOPER:** DERICK JONES

OWNER(S): Michael Mencer & Ashton Watson

TAX IDENTIFICATION: 120 B F 030

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 225 Vanosdale Rd.

► **LOCATION:** West side of Vanosdale Road, west of Buckingham Drive

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A

WATERSHED: Ten Mile Creek

► **APPROXIMATE ACREAGE:** 2.33 acres

► **ZONING:** RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)

► **EXISTING LAND USE:** House

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Houses -- RN-2 (Single-Family Residential Neighborhood)  
South: I-40/I-75 off ramp -- No zoning  
East: Houses -- RN-1 (Single-Family Residential Neighborhood)  
West: Public park -- OS (Parks and Open Space)

► **NUMBER OF LOTS:** 7

SURVEYOR/ENGINEER: Derick Jones / Sterling Engineering, Inc.

ACCESSIBILITY: Access is via Vanosdale Rd, a local street south of Buckingham Dr and a minor arterial north of Buckingham Dr with 20'-23' of pavement width within 50'-56' of right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** 1) Reduce the minimum spacing between the intersections of Riley Rose Lane and Buckingham Drive from 125-ft to 80-ft.

## STAFF RECOMMENDATION:

► **Approve the variance 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 6 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Department of Engineering, including but not limited to the roadway design meeting the applicable AASHTO standards and the stormwater regulations (Chapter 22.5).

4. If it is determined that the HP (Hillside Protection Overlay) zoning standards apply to this property, a disturbance limitation line must be included on the final plat for the subdivision to indicate how much disturbance is permissible on the lots the the HP overlay touches.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Submitting the certification of design plan approval form to Planning staff as required by the Knoxville-Knox County Subdivision Regulations prior to final plat approval.

#### **COMMENTS:**

This proposal is for a 7-lot residential subdivision on this 2.33-acre tract at a density of 3 du/ac. Access will be provided via a new public road that connects to Vanosdale Road, south of the Buckingham Drive intersection. This portion of Vanosdale Road only provides access to four houses. An intersection separation variance is requested to reduce the minimum distance from 125-ft to 80-ft between the Riley Rose Lane and Buckingham Drive intersections. Because this portion of Vanosdale Road has so little existing traffic, the variance request is supported by staff.

The RN-1 (Single-Family Residential Neighborhood) zone requires a minimum lot size of 10,000 sqft for single-family houses. The proposed lots range in size from 10,022 sqft to 13,271 sqft. The adjacent neighborhood to the north, Vanosdale Place, is zoned RN-2 (Single-Family Residential Neighborhood) and has lot sizes between 8,100 sqft to 16,000 sqft. The detention pond is proposed in the northwest corner of the property and is adjacent to a house lot the north and the West Hills and Bynon Park to the northwest. The previous owner of the property, Legacy Park Foundation, dedicated 8,240 sqft of the western portion of the property to the City of Knoxville to be incorporated into the park.

Approximately .38 acres of this 2.33-acre property is within the HP (Hillside Protection Overlay) zone, however, the property is exempt from the HP overlay standards because it was previously disturbed when the area was largely agricultural before the interstate was constructed and the West Hills neighborhood was developed. If the property were not exempt, .15 acres of the .38 acres in the HP area could be disturbed. The HP area is located on the western portion of the site and would only impact lots 4 and 5.

ESTIMATED TRAFFIC IMPACT: 90 (average daily vehicle trips)

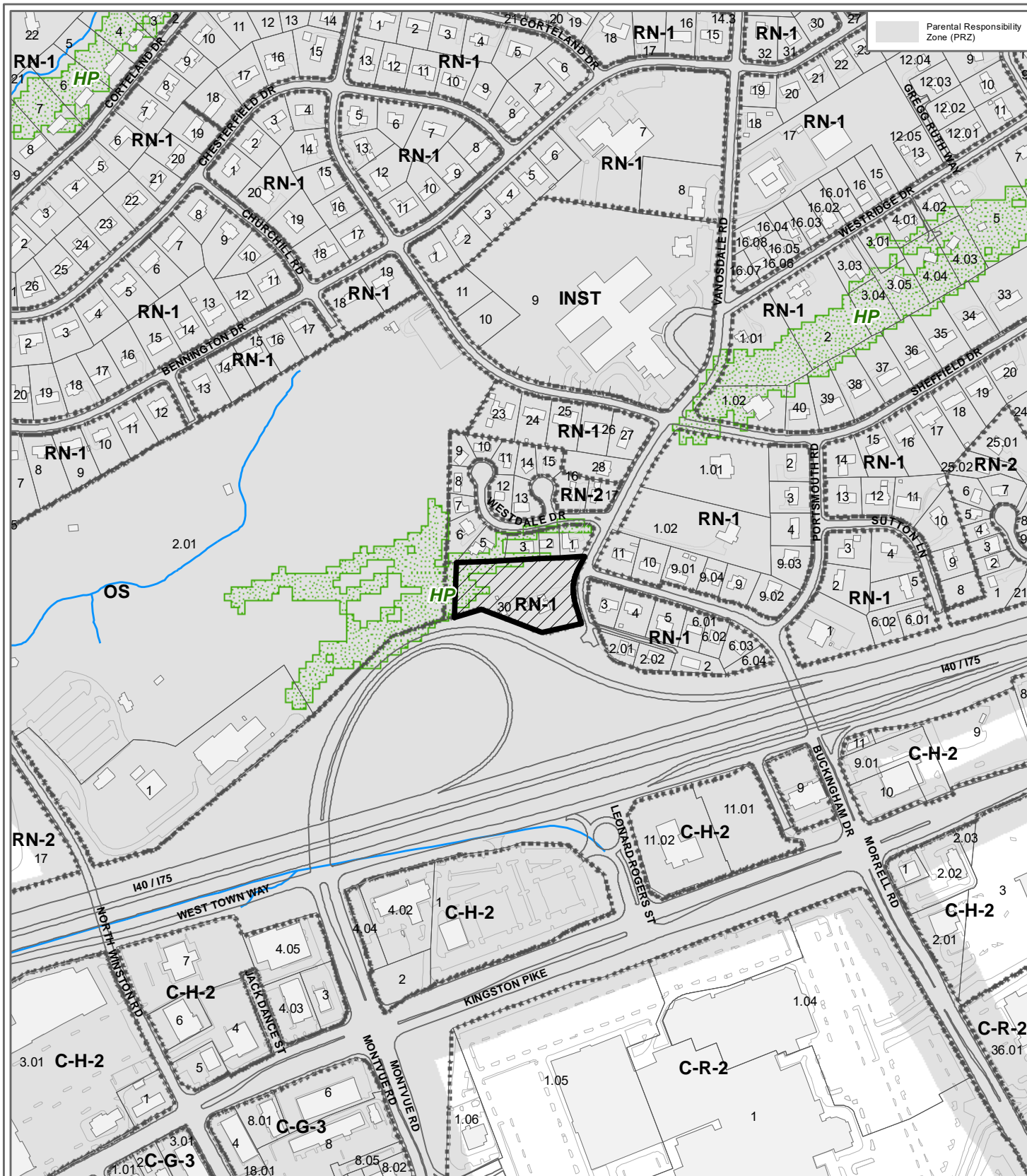
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 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 Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**11-SC-21-C  
CONCEPT PLAN**

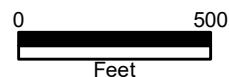


Approval of Concept Plan

Original Print Date: 10/13/2021  
 Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Subdivision: Ashton Point Subdivision

Map No: 120  
 Jurisdiction: City





CATEGORY	ACRES	RECOMMENDED LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
Non-Hillside	1.95	N/A	1.95
0-15% Slope	0.03	1.00	0.03
15-25% Slope	0.23	0.50	0.12
25-40% Slope	0.07	0.20	0.01
Greater than 40% Slope	0.04	0.10	0.00
Ridgetops	0		0.0
Maximum Land Disturbance Guideline (Hillside & Ridgetop Protection Plan)	<b>0.37</b>		<b>0.16</b>
Proposed Land Disturbance (Applicant)			

From Hillside &amp; 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***	***	***

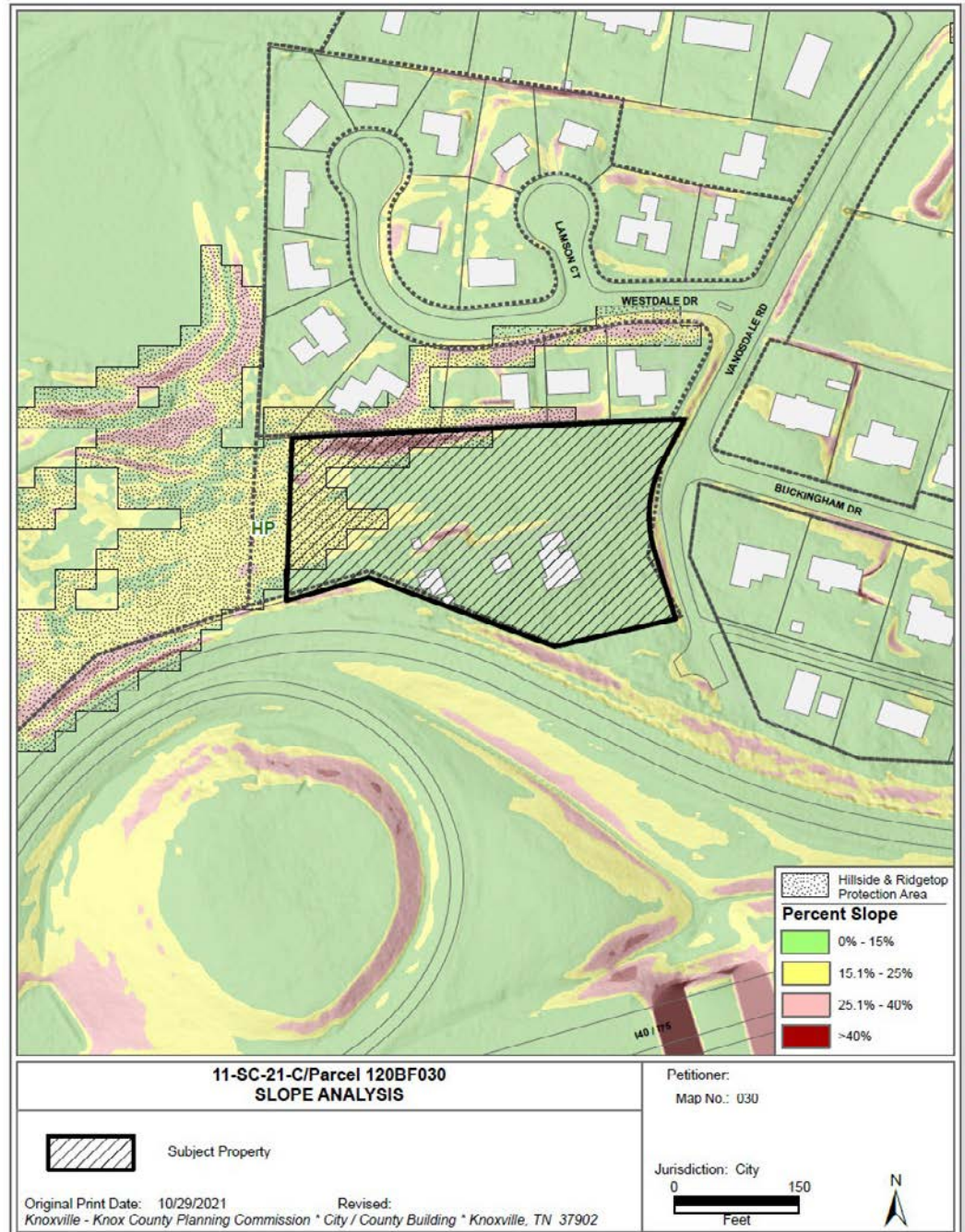
dua: dwelling units per acre

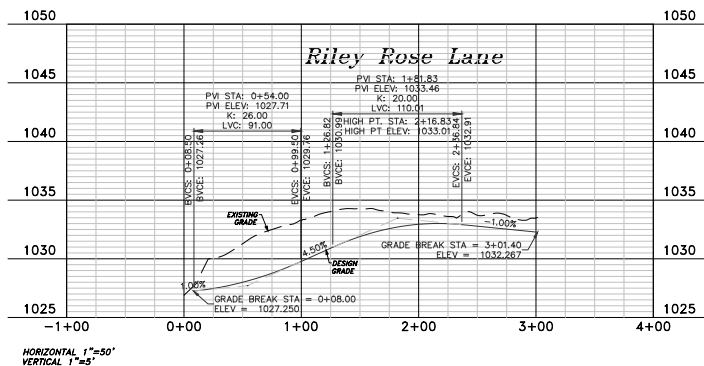
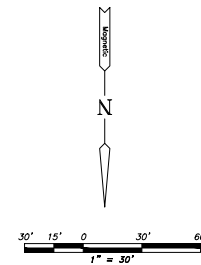
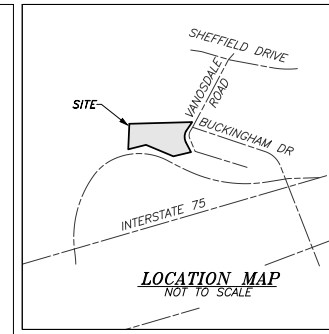
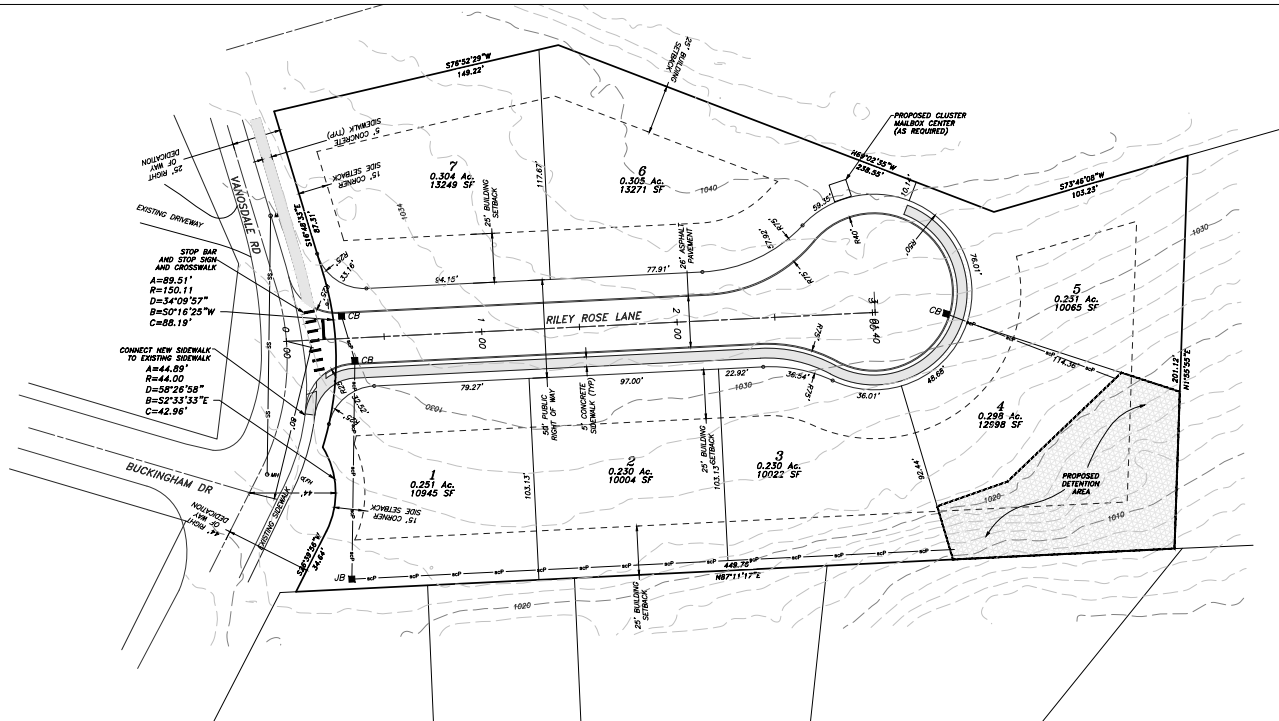
\* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being 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.

The Knoxville Knox County Hillside and Ridgetop Protection Plan — 33





#### VARIANCE REQUESTS:

1. Variance request for reduction of distance between intersection of Riley Rose Lane/Vanosdale and Buckingham Drive/Vanosdale from 125 feet to 80 feet.

#### SIGHT DISTANCE:

1. The minimum sight distance at the intersection of Vanosdale Road and Riley Rose Lane was measured from a point on Riley Rose Lane fifteen (15) feet from the edge of the Vanosdale Road traveled way and measured from the pavement surface to a height of eye of three and one half (3.5) feet on the Riley Rose to a height of object of three and one half (3.5) feet above the pavement surface on the Vanosdale.
2. The posted speed limit on Vanosdale is 35 mph and AASHTO requires 250 feet of sight distance based on the posted speed.
3. Based on the proposed location of the intersection of Riley Rose Lane and Vanosdale Road, the required sight distance of 250 will be met.

#### NOTES:

1. C/L Map 1208 7" Parcel 030.
2. Number of Lots - 7
3. Area Subdivided - 2.33 Acres
4. This property is zoned R1-1.
5. All lots on this plot will have access from internal streets only.
6. 10' Utility and Drainage Easement inside Right-of-Way lines, 5' along all other property lines.
7. Proposed Building Setbacks:  
Front: 25'  
Rear: 25'  
Interior Side: 8' minimum and no less than 20' combined
8. This proposed development is to be served by public utilities.
9. Survey information shown herein taken from Flood Plat completed by Figure Land Surveying dated 6/08/20 (20210610101002)

#### CERTIFICATE OF APPROVAL FOR RECORDING

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 the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been amended and described in a report filed with the Metropolitan Planning Commission.

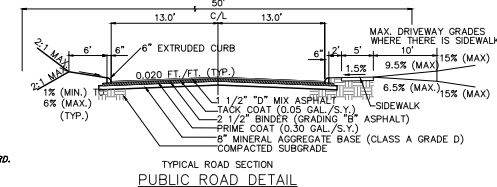
Registered Engineer \_\_\_\_\_  
TN License No. \_\_\_\_\_  
Date \_\_\_\_\_

#### OWNER/DEVELOPER:

MICHAEL MENCER  
7511 SHEFFIELD DRIVE  
KNOXVILLE, TN 37909  
865-556-4491

#### PROPERTY DATA:

ADDRESS: 225 VANOSDALE RD.  
ZONING: R1-1  
PARCEL ID: 1208030  
ACREAGE: 2.33 ACRES



**STERLING**  
CONSULTING  
CIVIL ENGINEERING  
CONSULTING  
LAND SURVEYING  
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE  
MARYVILLE, TENNESSEE  
37602-8001  
P.O. BOX 4878  
MARYVILLE, TENNESSEE  
37602-4878  
PHONE: VOL 984 3905  
FAX: VOL 981 2815  
WWW.STERLING-LLC.COM

KNOXVILLE, TN

FILE NUMBER 11-SC-21-C

CONCEPT PLAN OF  
**ASHTON POINT  
SUBDIVISION**  
MICHAEL MENCER

DATE	BY	REVISIONS
10/20/21	SDJ	Revised per Knoxville code comments



SHEET  
**CP**

DESIGNED: SDJ  
DRAWN: SDJ  
CHECKED: SDJ  
DATE: 9/10/21  
SCALE: 1" = 30'  
DRAWING: 7352-CP  
PROJECT NO: SE1#7352



# 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

Derick Jones

Property Owner

Applicant Name

Affiliation

September 27, 2021

November 10, 2021

File Number(s)

Date Filed

Meeting Date (if applicable)

11-SC-21-C

## 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

Derick Jones

Sterling Engineering, Inc.

Name

Company

1020 William Blount Drive

Maryville

TN

37801

Address

City

State

ZIP

865-984-3905

sdjones@sterling.us.com

Phone

Email

## CURRENT PROPERTY INFO

Michael Mencer/Ashton Watson

7511 Sheffield Drive

865-556-4491

Owner Name (if different)

Owner Address

Owner Phone

225 Vanosdale Road

120BF030

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

West side of Vanosdale Road, west of Buckingham Drive

2.33 acres

General Location

Tract Size

☒ City ☐ County

2nd  
District

RN-1 & HP  
Zoning District

Single-family residential  
Existing Land Use

Northwest City  
Planning Sector

LDR & HP  
Sector Plan Land Use Classification

N/A  
Growth Policy Plan Designation



**DEVELOPMENT REQUEST**

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST****Ashton Point Subdivision**

Proposed Subdivision Name

**1/1**☐ Combine Parcels☒ Divide Parcel

Unit / Phase Number

**7**

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) **Detached residential subdivision**☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning \_\_\_\_\_

☐ Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_**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

**0108**

Fee 2

Fee 3

Total

**\$710****AUTHORIZATION**

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

Applicant Signature

**865-984-3905**

Phone Number

**Derick Jones**

Please Print

**sdjones@sterling.us.com**

Email

**9/21/21**

Date

Staff Signature

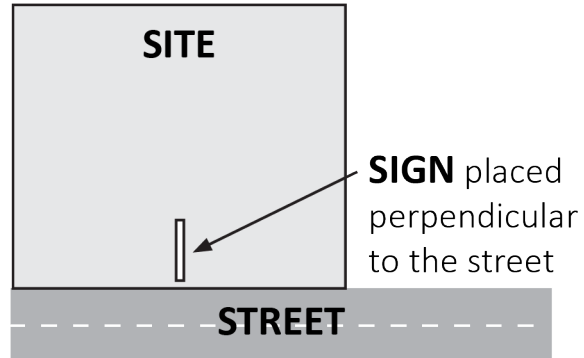
**Michael Reynolds**

Please Print

**9/27/2021 ak**

Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

## TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

***The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:***

\_\_\_\_\_ and \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: \_\_\_\_\_

Date: \_\_\_\_\_

File Number: \_\_\_\_\_

☐

Sign posted by Staff

☐

Sign posted by Applicant