



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 4-SB-09-C

**AGENDA ITEM #:** 13

**AGENDA DATE:** 4/9/2009

▶ **SUBDIVISION:** IVYBRIDGE

▶ **APPLICANT/DEVELOPER:** SOUTHLAND GROUP, INC.

**OWNER(S):** Southland Group Inc.

**TAX IDENTIFICATION:** 91 190

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** North side of Schaad Rd. (extension), north end of Olive Branch Ln.

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Grassy Creek

▶ **APPROXIMATE ACREAGE:** 19.8 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Residences / PR (Planned Residential)  
South: Schaad Road extension and residences (Glenlake Subdivision, Unit 1) / PR (Planned Residential)  
East: Residences / PR (Planned Residential) & A (Agricultural)  
West: Vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 56

**SURVEYOR/ENGINEER:** Southland Engineering Consultants, LLC

**ACCESSIBILITY:** Access is via Olive Branch Ln., a local street with a 26' pavement width within a 50' right-of-way, with future access to the Schaad Rd. extension.

- ▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Vertical curve length variance on Ivybridge Road at Sta 0+60, from 95' to 90'.
  2. Vertical curve length variance on Ivybridge Road at Sta 2+00, from 57' to 50'.
  3. Vertical curve length variance on Sparkle Lane at Sta 0+55, from 125' to 75'.
  4. Vertical curve length variance on Sparkle Lane at Sta 8+76, from 125' to 112'.
  5. Vertical curve length variance on Summer Grove Lane at Sta 7+35, from 102.5' to 72'.
  6. Vertical curve length variance on Summer Grove Lane at Sta 8+70, from 160' to 130'.

**STAFF RECOMMENDATION:**

- ▶ **APPROVE** variances 1-6 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

**APPROVE the Concept Plan for up to 56 residential lots subject to 15 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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. Prior to final plat approval, the right-of-way for the Schaad Rd. extension shall be dedicated so that a public street connection will be established between the existing Olive Branch Ln. and Ivy Bridge Ln. in the proposed subdivision.
4. Identifying the slope easement for the Schaad Rd. extension on the final plat. If the final plat is to be recorded prior to the completion of the Schaad Rd. extension, the temporary construction easement shall also be shown on the plat.
5. At the time of design plan submittal, provide cross sections at 50' intervals that show how the sidewalks and driveways tie in.
6. At the time of the design plan submittal, provide a geotechnical report that includes the retaining wall design
7. Provide a 50' buffer on Grassy Creek (measured from top of bank).
8. Provide a 50' buffer on each side of the blue-line stream on the east end of the property. Please note that the inner 25' cannot be disturbed with the grading as currently shown on the revised concept plan.
9. Presenting design plans for the storm drainage system to the Knox County Department of Engineering and Public Works indicating how the subdivision's storm drainage system will be integrated with the storm drainage for the Schaad Rd. extension project.
10. Planting a landscape screen, that at a minimum will be a single row of evergreen trees on 10' centers with branches touching the ground (installed height of 8' and a mature height of 30'), along the north side of the slope easement for the Schaad Rd. extension for lots 1-4 and 45-56 in order to reduce the impact of the proposed arterial road on the adjoining lots. This landscape screen shall be planted upon the completion of the Schaad Rd. extension in this area, when the temporary construction easement is no longer needed. The landscape screen may be planted in the slope easement area, only if approved by the Knox County Department of Engineering and Public Works.
11. The grading limits line shown on the concept plan shall be designated on the final plat as a "no clearing/grading limits" line with a notation on the plat that no clearing or grading will be allowed on the north side of the line during the construction of the subdivision and individual homes. Slight adjustment to this line may be approved by both the County Engineering and Planning Commission Staff based on more detailed grading plans. The no clearing and grading line shall be clearly marked in the field before any further grading is done on site.
12. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
13. Placing a note on the final plat that all lots will have access only to the internal street system.
14. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval for the revised concept plan has been submitted to the MPC staff.
15. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the PR zoning district.

**COMMENTS:**

This proposed concept plan was originally approved by the Planning Commission on July 13, 2006 (5-SG-04-C & 5-M-04-UR). Since the original concept plan had expired, a revised concept plan was submitted to the Planning Commission and was approved on November 13, 2008. After further evaluation of the amount grading and surplus of cut material, the applicant has submitted a revised subdivision layout for the site.

The applicant is proposing to subdivide this 19.8 acre tract into 56 lots (same number of lots as the original approval) at a density of 2.83 du/ac. Access to the site is via an extension of Olive Branch Ln. which is a local street within Unit 1 of Glenlake Subdivision. The property is located on the north side of the extension of Schaad Rd. which will provide the primary access for the subdivision when it is officially opened by the County.

The new subdivision layout will greatly reduce the amount of cut material from the top of the ridge. With the street being located on the south side of the ridge line, less grading will be required for the home sites. The revised plan increases the number of lots along the ridge from 6 to 13, however, the grading plan for the home sites identifies grading limits that for 10 of the lots will be over 200' from the rear property line. A retaining wall is proposed for three home sites located at the northeast corner of the subdivision. Staff is recommending a condition that the grading limits line be designated on the final plat as a "no clearing/grading limits" with a notation on the plat that no clearing or grading will be allowed on the north side of the line during the construction of the subdivision and individual homes. The no clearing and grading line shall be clearly marked in the field before any further grading is done on site.

With the construction of the Schaad Rd. extension along the southern property line for this subdivision, 16 lots within the subdivision will be adjacent to a four lane minor arterial street. With the shallow depth of these lots (102' - 129'), with a portion of the lot including a slope easement for the new road, Staff is recommending a condition that the applicant plant a landscape screen along the north side of the slope easement for the Schaad Rd. extension for lots 1-3 and 44-56. This landscape screen will help to reduce the impact of the proposed arterial road on the adjoining lots.

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

1. The proposed subdivision will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed detached residential subdivision at a density of 2.83 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Amherst Elementary and Karns Middle and High Schools.

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

1. The proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 draw additional traffic through residential areas since future access will be to an arterial street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use and slope protection area. The PR zoning approved by the Knox County Commission allows consideration of a density up to 3 du/ac. The proposed subdivision at a density of 2.83 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 608 (average daily vehicle trips)

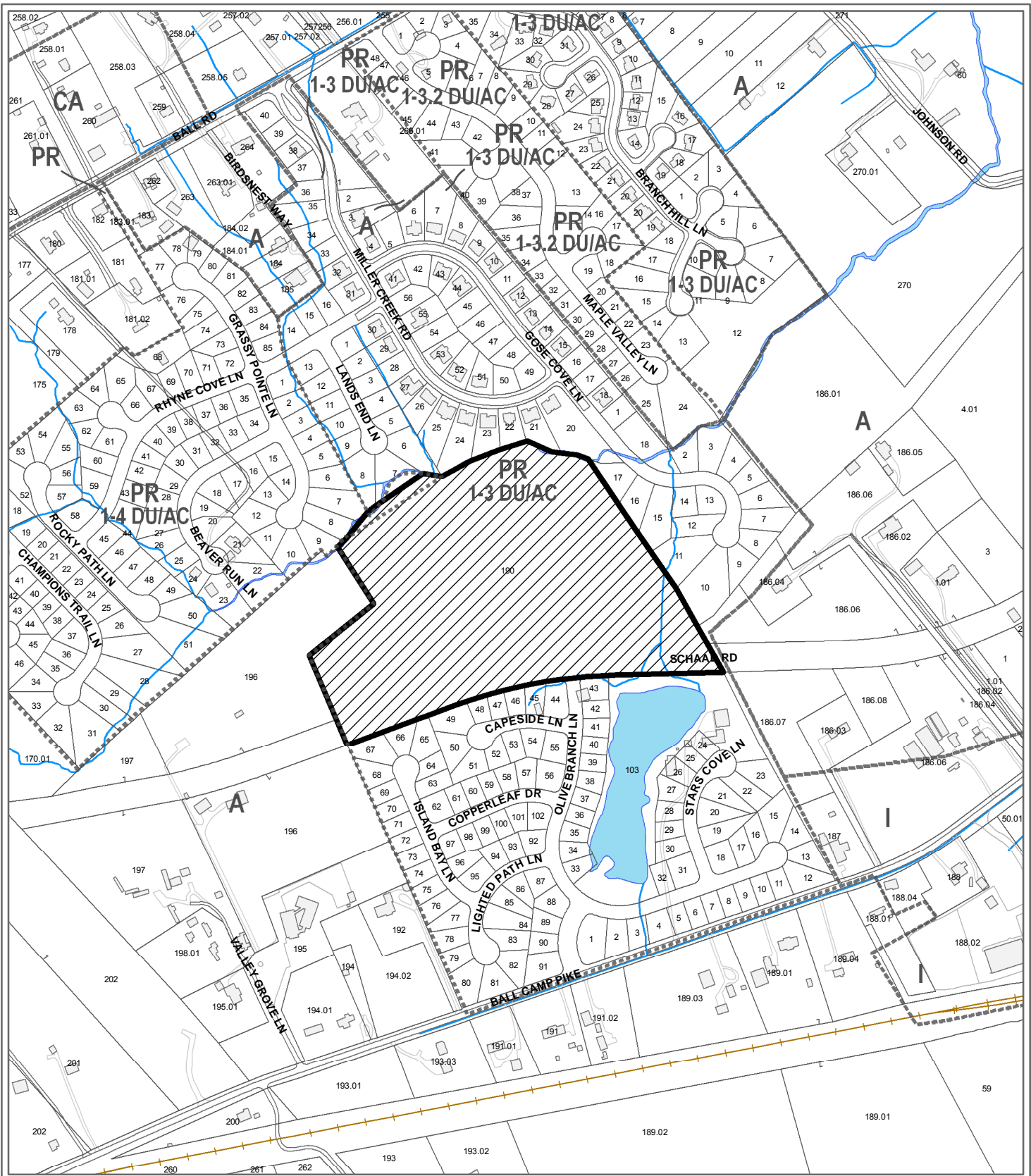
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 30 (public and private school children, ages 5-18 years)

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

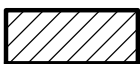
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC'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.



**4-SB-09-C  
CONCEPT PLAN**

Subdivision: Ivybridge

 Approval of Concept Plan

Map No: 91  
Jurisdiction: County

Original Print Date: 3/30/2009  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902







**NOTES:**

1. THE SHAD SHALL BE PLACED AT THE LOW END OF THE LOT AFTER THE CONSTRUCTION IS COMPLETE. THE SHAD SHALL BE SITUATED TO A DRAINAGE MAIN LINE.
2. THE DRAINAGE MAIN LINE SHALL BE LOCATED WITHIN A 10' WIDE STRIP.
3. THE SHAD SHALL BE PLACED AT 11' FROM THE OUTLET.
4. THE SHAD SHALL BE PLACED AT 10' FROM THE PERIPHERAL SETBACK.
5. THE SHAD SHALL BE PLACED AT 10' FROM THE PERIPHERAL SETBACK.
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4.12.07 - C  
 REVISED  
 11.25.07

REV. OCT. 31-2008 MPC COMMENTS  
 REV. MAR. 09-2008 REVISE  
 REV. JUN. 09-2008 REVISE  
 REV. 8/26/08 REVISE CONCEPT  
 GRADING & DRAINAGE PLAN FOR  
 IVY BRIDGE SUBDIVISION  
 IN SCHMID RD ADJ  
 CLT MAP #1, PARCEL 190  
 DEED BOOK 2150, PAGE 223  
 DISTRICT #, INDC COUNTY, TN  
 CONTOUR INTERVALS=2'  
 SHEET 3 OF 4  
 (CL)500-06-11-D

REV. 3-29-09, DEV. LAYOUT  
 SOUTHLAND ENGINEERING CONSULTANTS, LLC  
 4900 BALDWIN STREET  
 MEMPHIS, TN 38117-2241  
 PHONE: (901) 534-7341  
 FAX: (901) 534-7342  
 www.southland-engineering.com  
 Engineer: [Signature]

**LOCATION MAP**

**SOUTHLAND GROUP INC.**  
 ANDOVER, TENNESSEE, 37111  
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