

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

▶ **FILE #:** 4-SA-17-C **AGENDA ITEM #:** 17
 4-E-17-UR **AGENDA DATE:** 5/11/2017

POSTPONEMENT(S): 4/13/2017

▶ **SUBDIVISION:** TWIN OAK LANDING

▶ **APPLICANT/DEVELOPER:** PAUL C. HIBBIN

OWNER(S): Highway Markings, Inc

TAX IDENTIFICATION: 21 001 013-049

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS:

▶ **LOCATION:** Northwest & southeast sides of Twin Oak Ln., west side of Tazewell Pk.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 32.3 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This site is located within an agricultural/residential area in the vicinity of Gibbs Elementary and High Schools, zoned A, RA and PR.

▶ **NUMBER OF LOTS:** 92

SURVEYOR/ENGINEER: Robert G. Campbell

ACCESSIBILITY: Access is via Twin Oak Ln., a local street with 13' of pavement width within 30' of right-of-way or Tazewell Pike, a major collector street with 23' of pavement width within 40' of right-of-way,

▶ **SUBDIVISION VARIANCES
 REQUIRED:**

1. Vertical curve variance from K=25 to K=17 at sta 61+00 of Road F
2. Vertical curve variance from K=25 to K=23 at sta 62+75 of Road F
3. Horizontal curve variance from 250' to 150' at sta 11+29 on Road A
4. Horizontal curve variance from 250' to 150' at sta 22+40 on Road A
5. Horizontal curve variance from 250' to 100' at sta 59+42 on Road E
6. Horizontal curve variance from 250' to 100' at sta 60+79 on Road E
7. Reverse curve tangent variance from 50' to 0' at sta 11+95 on Road A
8. Reduction of tangent length between broken back curve from 175' to 39.77' between sta 5+79 and sta 60+19 on Road E
9. Reverse curve tangent length from 50' to 33.06' between sta 11+95 and sta 12+28 on Road A
10. Horizontal curve variance from 250' to 100' at sta 65+13 on Road F
11. Grade at inter section from 1% to 4% on Road C

STAFF RECOMMENDATION:

- ▶ **APPROVE variances 1-10 because the site's shape restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard Deny variance 11**

APPROVE the Concept Plan subject to 10 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. Construction of the left turn lane from Tazewell Pk. To Twin Oak Ln. as required by the Tenn. Dept. of Transportation and the Knox County Dept. of Engineering and Public Works
 4. Reconstructing the existing Twin Oak Ln. as shown on the plan to the local road standard
 5. Construction of sidewalks as shown on the concept plan. All sidewalk construction must meet the requirements of the Americans with Disabilities Act.
 6. Revising the plan to reflect a grade at the intersection of Road C at 3% or less,
 7. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works Obtaining a street connection permit from the Tennessee Department of Transportation.
 8. Place a note on the final plat that all lots will have access only to the internal street system.
 9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm water facility, common area, recreational amenities and drainage system..
 - 10.. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.
- ▶ **APPROVE the request for up to 102 detached dwellings on individual lots and a reduction of the periphery boundary setback from 35' to 25' as shown subject to conditions**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance

COMMENTS:

The applicant has submitted a concept plan containing 102 lots. The proposed development density of this project is 3.16 du/ac. The site was recently rezoned to PR (Planned Residential) at 4 du/ac. Access to the development will be via the existing Twin Oak Ln. At the present time Twin Oak Ln. is a substandard local street with a pavement width of only 13 feet. As part of this project Twin Oak Ln. will be brought up to existing standard width for a local street. Due to the number of lots involved a traffic impact study was prepared. The traffic impact study identified the need for a left turn lane from Tazewell Pk. To Twin Oak Ln. The developer of this project will be required to constrict the left turn lane as required by the Tenn. .Dept. of Transportation and the Knox County Dept. of Engineering and Public Works.

The site adjoins Gibbs Elementary School and the soon to be complete Gibbs Middle School. Given the proximity to the schools, the applicant has met with administrators from the Knox County Schools and the principal of the elementary school in order to provide a convenient pedestrian access point from this project to the schools. Sidewalks will also be provided within the proposed subdivision. Additionally, the applicant is showing greenway easement across the site as requested by the Knox County Greenways coordinator.

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 all utilities are nearby to serve this site
2. The proposed detached residential subdivision at a density of .3.16 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 Gibbs Elementary, 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 Zone and all other requirements of the Zoning Ordinance with the recommended conditions.

2. The proposed residential development is consistent with the general standards for uses permitted on review:

A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northeast County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.16 dwellings per acre.

B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).

C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.

D. The use will not significantly injure the value of adjacent property.

E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.16 du/ac is consistent with the Sector Plan and the proposed zoning designation.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

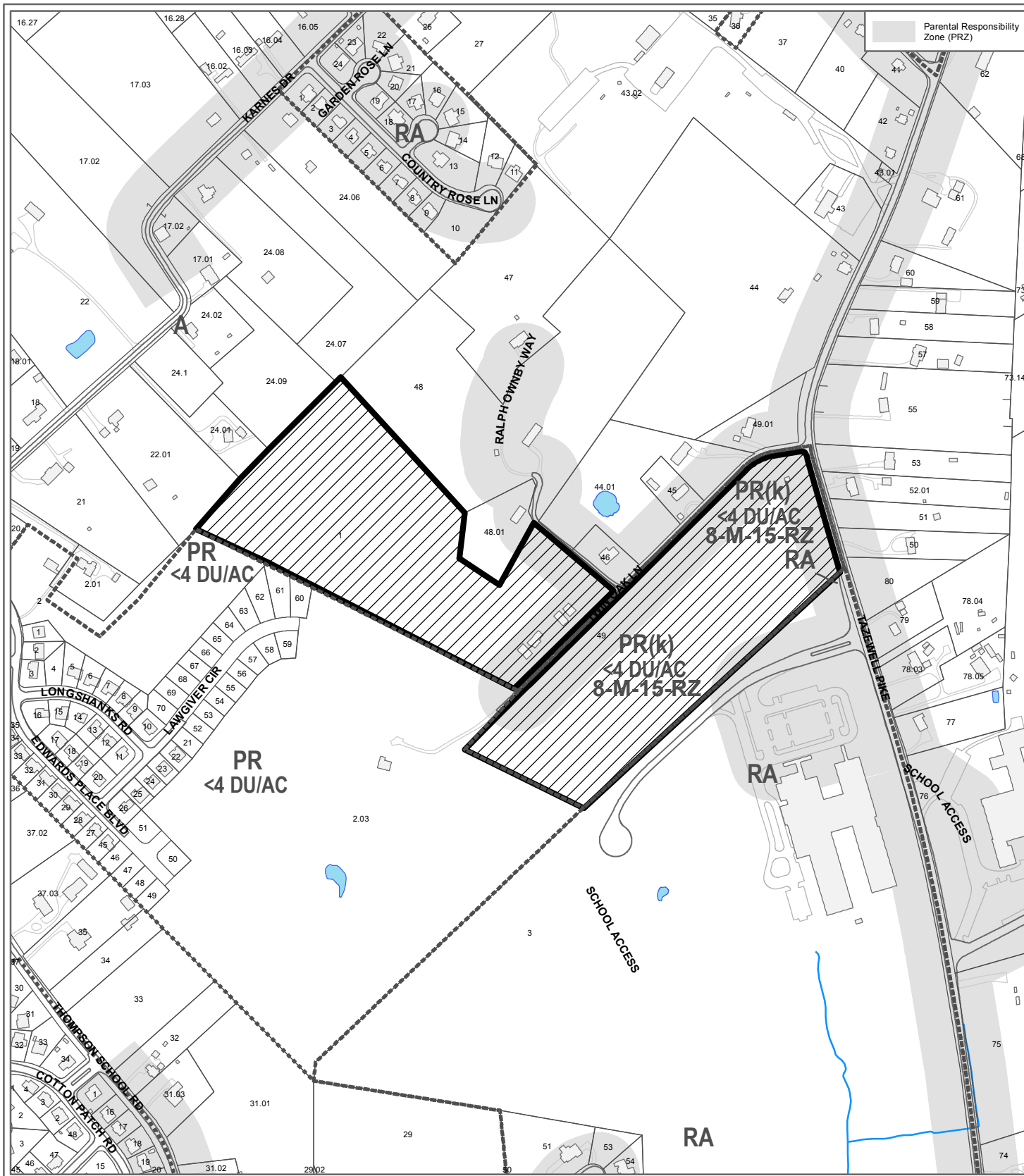
ESTIMATED STUDENT YIELD: 45 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Gibbs Elementary, Holston Middle, and Gibbs High.

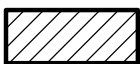
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 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.

MPC'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-17-C / 4-E-17-UR
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential) & PR (Planned Residential) pending

Original Print Date: 3/14/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Hibbin, Paul C.
Twin Oak Landing

Map No: 21
Jurisdiction: County



CONCEPT PLAN / USE ON REVIEW

TWIN OAK LANDING

DISTRICT NO. 8

7718 TWIN OAK LANE, CORRYTON, TN 37721

CLT: 013

PARCEL ID: 013 049

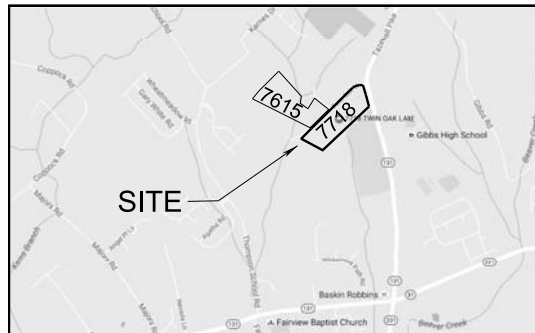
7615 TWIN OAK LANE, CORRYTON, TN 37721

CLT: 0021

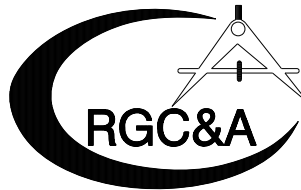
PARCEL ID: 021 001

ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

DEVELOPER:
GARY HIBBEN
8333 COPPOCK ROAD
KNOXVILLE, TN 37938
PHONE: (865) 922-1550
FAX: (865) 922-9229



LOCATION MAP



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

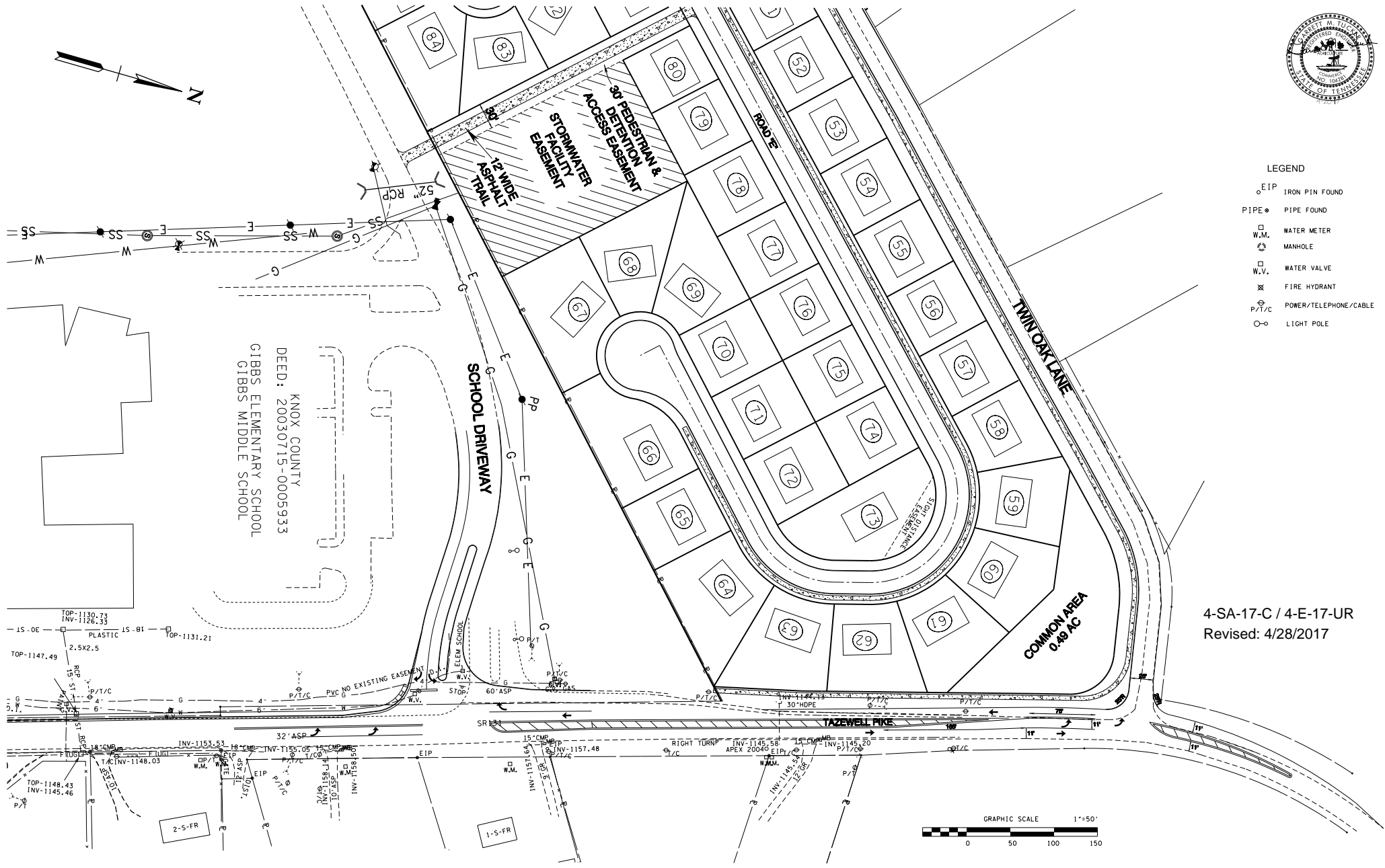
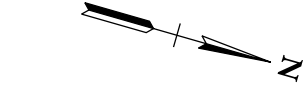


Certification of Concept Plan.
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: Robert M. Judd
Tennessee Certificate No. 104281

Revised: 4/28/2017

PC FILE NUMBER: 4-SA-17-C
4-E-17-UR

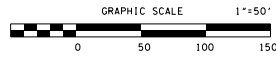


LEGEND

- EIP IRON PIN FOUND
- PIPE FOUND
- W.M. WATER METER
- ⊙ MANHOLE
- W.V. WATER VALVE
- ⊗ FIRE HYDRANT
- ⊕ P/T/C POWER/TELEPHONE/CABLE
- LIGHT POLE

KNOX COUNTY
 DEED: 20030715-0005933
 GIBBS ELEMENTARY SCHOOL
 GIBBS MIDDLE SCHOOL

4-SA-17-C / 4-E-17-UR
 Revised: 4/28/2017



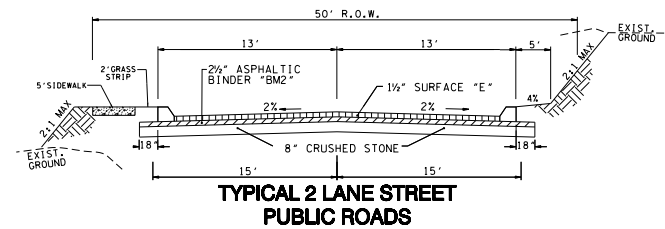
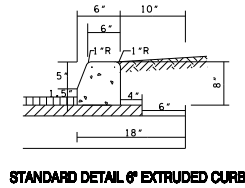
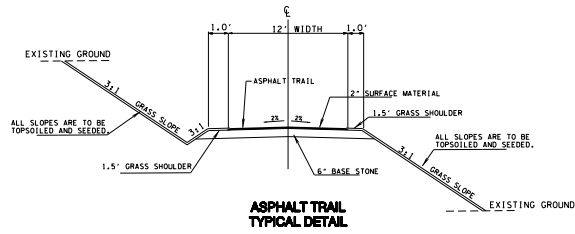
NO.	DATE	DESCRIPTION	BY	CHKD.

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

TWIN OAK LANDING
 CONCEPT PLAN / USE ON REVIEW

TAZEWELL PIKE WIDENING
 PRELIMINARY LAYOUT

DESIGNED BY GMT	CHECKED BY ROC	SCALE 1" = 50'	SHEET THREE NO. 3
DRAWN BY JER	DATE 04-28-17	FILE NO. 15041	OF 5 SHEETS

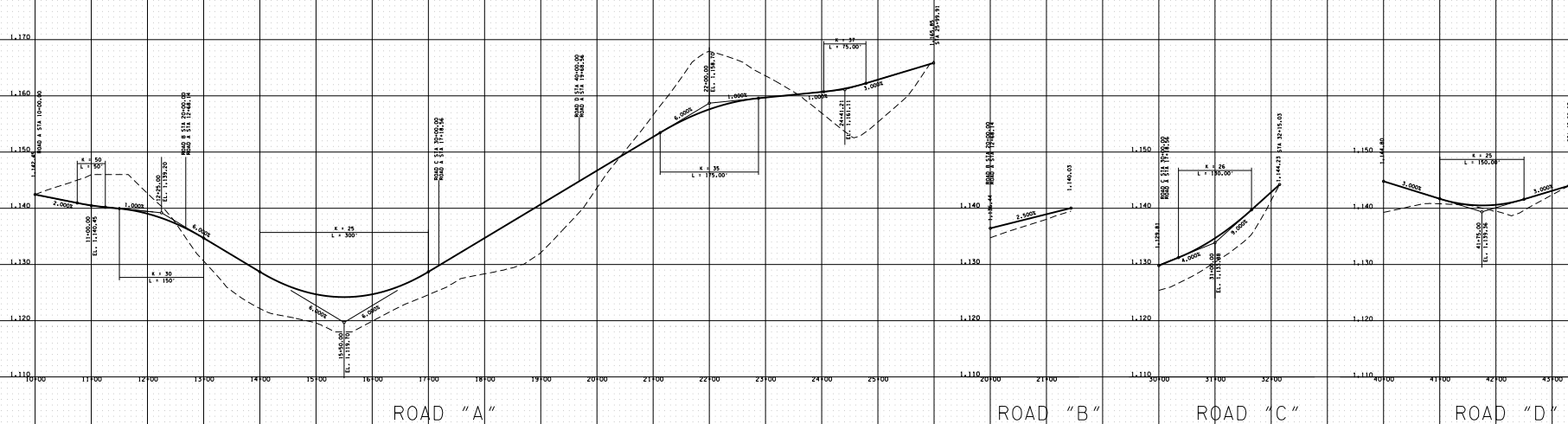


BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

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.

4-SA-17-C / 4-E-17-UR
 Revised: 4/28/2017



NO.	DATE	DESCRIPTION	BY	CHKD.

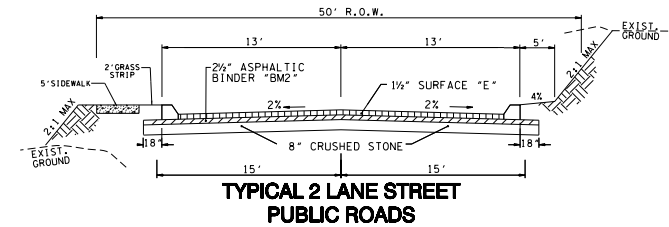
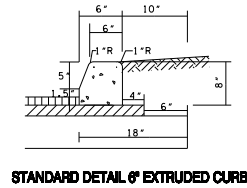
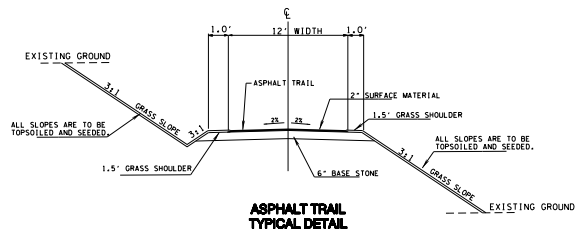


ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

TWIN OAK LANDING
 CONCEPT PLAN / USE ON REVIEW

ROAD PROFILES

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=100' HORIZ. 1"=10' VERT.	SHEET FOUR NO. 4
DRAWN BY JER	DATE 04-28-17	FILE NO. 10041	OF 5 SHEETS

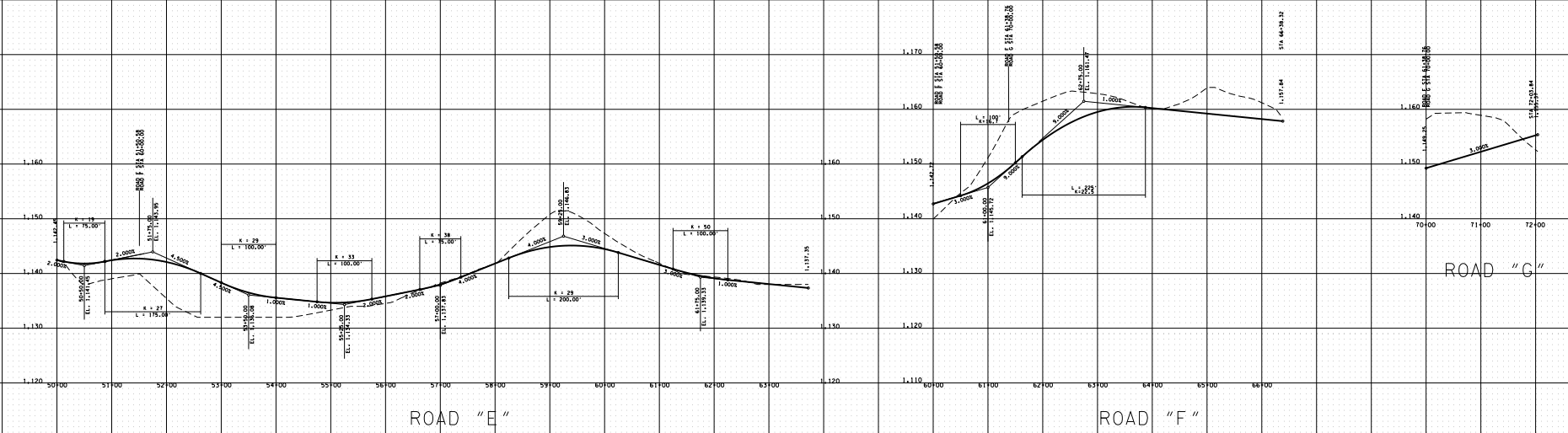


BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

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.

4-SA-17-UR / 4-E-17-UR
Revised: 4/28/2017



NO.	DATE	DESCRIPTION	BY	CHKD.

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

TWIN OAK LANDING

ROAD PROFILES

DESIGNED BY GMT	CHECKED BY NGC	SCALE 1"=100' HORIZ. 1"=10' VERT.	SHEET FIVE NO. 5
DRAWN BY JER	DATE 4-28-17	FILE NO. 10041	OF 5 SHEETS

4-SA-17-C - 4-E-17-UR - PP-4-13-17



Dan Kelly <dan.kelly@knoxmpc.org>



Twin Oak Landing - Concept Plan

1 message

Garrett Tucker <gtucker@rgc-a.com>

Wed, Mar 8, 2017 at 11:13 AM

To: "dan.kelly@knoxmpc.org" <dan.kelly@knoxmpc.org>

Cc: "Lawson.Bordley" <Lawson.Bordley@rgc-a.com>, Jordan Richardson <JordanRichardson@rgc-a.com>

Dan,

Please postpone MPC Items 4-SA-17-C & 4-C-17-UR to the May 11, 2017 meeting.

We are working toward getting a traffic study and will send the report as soon as possible.

Thank You,

Garry Tucker
Robert Campbell & Associates
7523 Taggart Lane
Knoxville, TN 37938
(865) 947-5996
Fax 947-7556

 winmail.dat
6K

SUBDIVISION - CONCEPT



Name of Applicant: Paul G. Hibben

Date Filed: 2/27/2017

Meeting Date: 4/13/2017

Application Accepted by: M. Payne

Fee Amount: 3,200.00 File Number: Subdivision - Concept 4-SA-17-C

Fee Amount: # Related File Number: USE-ON-REVIEW Development Plan 4-E-17-UR

PROPERTY INFORMATION

Subdivision Name: Twin Oak Landing

Unit/Phase Number: 1

General Location: Southwest side of Twin Oak Lane
West of Tazewell Pike

Tract Size: 32.3 ACRES No. of Lots: 92

Zoning District: PR

Existing Land Use: UNUSED LAND

Planning Sector: NORTHWEST COUNTY

Growth Policy Plan Designation: Planned

Census Tract: 64.02

Traffic Zone: 186

Parcel ID Number(s): 021 001 & 013 049

Jurisdiction: City Council _____ District
 County Commission 8th District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer NEKUD

Water HPUD

Electricity KUB

Gas KUB

Telephone _____

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Paul G. Hibben & Tammy B. Hibben

Company: _____

Address: 8333 Coppock Road

City: KNOXVILLE State: TN Zip: 37721

Telephone: (865) 922-1550

Fax: (865) 922-9229

E-mail: paul@highwaymarkings.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Garrett M. Tucker, PE, LS

Company: Robert G. Campbell & Associates, LP

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: gtucker@rgc-a.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: Garrett M. Tucker

Company: Robert Campbell & Associates

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: _____

Fax: _____

E-mail: _____

VARIANCES REQUESTED

1. Decrease the minimum K value on Road F @ STA. 61+00 from 25 to 17

Justify variance by indicating hardship: Topography disallows the higher K value

2. Decrease the minimum K value on Road F @ STA. 62+75 from 25 to 23

Justify variance by indicating hardship: Topography disallows the higher K value

3. Decrease the minimum radius at Curve "A1" from 250' to 150'

Justify variance by indicating hardship: _____

Property, stream, and topographic features make other options virtually impossible

4. Decrease the minimum radius at Curve "A2" from 250' to 150'

Justify variance by indicating hardship: _____

Property, stream, and topographic features make other options virtually impossible

5. Reduce the tangent for reverse curves from 50' to 0' between curve "A1" and "A2"

Justify variance by indicating hardship: _____

Property, stream, and topographic features make other options virtually impossible

6. _____

Justify variance by indicating hardship: _____

7. _____

Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Paul G. Hibben

Address: 8333 Coppock Road

City: Knoxville State: TN Zip: 37721

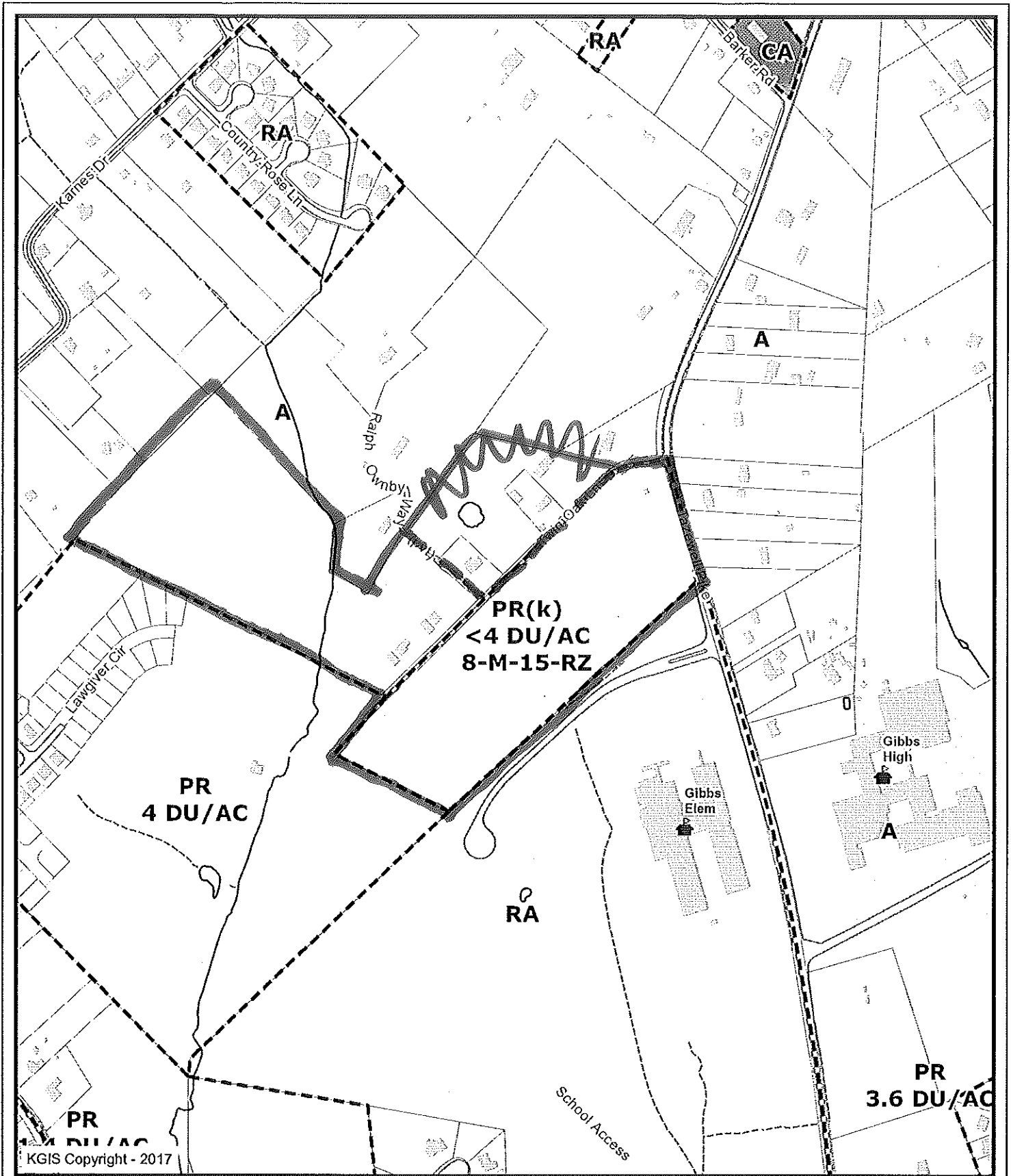
Telephone: (865) 922-1550

Fax: (865) 922-9229

Signature: _____

Date: _____

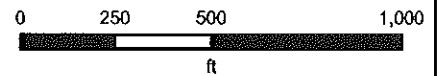
E-mail: paul@highwaymarkings.com



Letter Portrait

Printed: 2/27/2017 at 10:11:06 AM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.