



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

▶ **FILE #:** 7-SI-06-C **AGENDA ITEM #:** 20  
 7-F-06-UR **AGENDA DATE:** 8/10/2006

POSTPONEMENT(S): 7/13/2006

▶ **SUBDIVISION:** RIVER MEADOWS

▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN

OWNER(S): RIVER MEADOWS, GP

TAX IDENTIFICATION: 42 195.37

JURISDICTION: County Commission District 8

▶ **LOCATION:** South side of Mascot Rd., west side of Saylor's Ford Rd.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 47.36 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached single-family subdivision

SURROUNDING LAND USE AND ZONING: North: Church, credit union and railroad / RA (Low Density Residential) & I (Industrial)  
 South: Vacant land / I (Industrial)  
 East: Residences / RA (Low Density Residential)  
 West: Church, service business and vacant land / I (Industrial) & RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 169

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Mascot Rd., a minor collector street with a 20' pavement width within a 40' right-of-way and Saylor's Ford Rd., a local street with a 17' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 15 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Installation of traffic calming devices on Road A as required by the Knox County Dept. of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. Adding a note on the final plat that if any building construction is proposed within the 50' setback area around the sinkholes, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration and approval. Engineered footings may be required for these areas. Construction is not permitted within five feet of the closed contours of the sinkholes/depressions.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation for any alteration or drainage discharge into any sinkholes.
7. Certification on the final plat by the applicant's surveyor that required sight distances are met in both directions along both Mascot Rd. and Saylor's Ford Rd. at the subdivision entrances.
8. Relocating the eastern driveway for Mascot Methodist Church onto their own property or designating an access easement across Lots 122 and 123 for the driveway encroachment on the final plat.
9. Placing a note on the final plat that all lots will have access only to the internal street system.
10. Obtaining approval from the applicable utility company for relocation of the telephone lines and providing documentation to MPC Staff prior to final plat approval that the line location and any associated easement across the subdivision allows buildable areas on all lots.
11. Prior to final plat approval, the applicant shall work with the Knox County Greenways and Parks Coordinator to determine if a greenway easement would be required within the proposed subdivision to allow for a greenway connection between the proposed Eastbridge Park on Mascot Rd. and the Holston River.
12. Providing sidewalks, meeting Knox County standards, on at least one side of all streets within the subdivision to provide access to the common/recreation area and the future greenway trail. The applicant shall provide proposed plans for the recreational amenities to MPC Staff for review and approval prior to final plat approval.
13. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, recreational amenities and drainage system.
14. Meeting all requirements of the approved use on review development plan.
15. 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 development plan for up to 169 detached single family dwellings on individual lots subject to 2 conditions.**

1. Meeting all applicable requirements of the approved concept subdivision plan.
2. 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 and a Use-on-Review.

**COMMENTS:**

The applicant is proposing to subdivide this 47.36 acre tract into 169 detached single-family lots at a density of 3.57 du/ac. A concept plan for 104 lots was previously approved for this site on June 12, 2003. At that time the property was zoned RA (Low Density Residential). On May 22, 2006, Knox County Commission approved a rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac (4-P-06-RZ).

The primary access to the proposed subdivision is via a Mascot Rd., a minor collector street. Access to all lots will be from the internal road system only. With 169 lots, the applicant is required to provide a second access into the development. The second access is being provided to Saylor's Ford Rd. Sight distance will have to be certified at both subdivision entrances.

With the increase in the number of lots from the previous approval, the Traffic Impact Study for the subdivision was updated. The Study identified acceptable levels of service at the studied intersections.

The Knox County Parks Plan identifies a proposed greenway along the eastern portion of this property. The proposed greenway would provide a connection between the proposed Eastbridge Park on Mascot Rd. and the Holston River. Staff is recommending a condition that the applicant work with the Knox County Greenways and Parks Coordinator to determine if a greenway easement would be required.

With 169 lots, a recreational amenities plan is required for the subdivision. The applicant has designated a common/recreation area on the plan but has not designated the type of amenities that will be provided. Staff is recommending that the applicant provide sidewalks on at least one side of all streets within the subdivision to provide access to the common/recreation area and the future greenway trail. The applicant needs to provide proposed plans for the recreational amenities to Staff for review and approval prior to final plat approval.

**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 available to serve this site.
2. The proposed detached single-family subdivision at a density of 3.57 du/ac, is consistent in use and density (up to 5 du/ac) with the approved zoning.
3. Any school age children living in this development are presently zoned to attend East Knox County Elementary and Carter Middle and High Schools.

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

1. The proposed detached single-family subdivision with the conditions noted, meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
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 is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan designates this property for low density residential uses. The PR zoning for the site allows a density up to 5 du/ac. At a proposed density of 3.57 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.



