



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

▶ **FILE #:** 8-SC-06-C
8-C-06-UR

AGENDA ITEM #: 23
AGENDA DATE: 8/10/2006

▶ **SUBDIVISION:** VIRTUE VALLEY
▶ **APPLICANT/DEVELOPER:** WILLIAMS & ASSOCIATES
OWNER(S): SCOTT WILLIAMS

TAX IDENTIFICATION: 79 003
JURISDICTION: County Commission District 6

▶ **LOCATION:** North side of Meredith Rd., west of Fieldstone Farms Ln.

SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 11.78 acres

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

▶ **EXISTING LAND USE:** One single family dwelling and vacant land

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

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR and RA residential and A agricultural. Development consists of detached single family dwellings

▶ **NUMBER OF LOTS:** 29

SURVEYOR/ENGINEER: Scott Williams

ACCESSIBILITY: Access is via Meredith Rd., a collector street with a pavement width of 18' within a 40' right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Vertical curve variance from 300' To 225' at sta.3+15 of Road A
2. Property line radius from 25' to 0' at Meredith Rd.
3. Intersection spacing variance from 300' to 177' between Road A and Fieldstone Farms Wy.
4. horizontal curve variance from 250' to 100' at sta 9+33 of Road A

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 - 4 because the site's topography and location restricts 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 Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Improvements to Meredith Road are to be done at the developers expense while under the direct

supervision of the Knox County Dept. of Engineering and Public Works

5. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions at the intersection of Road A and Meredith Rd.
6. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the stormwater drainage system.
7. Prior to final plat approval, obtain an off-site drainage if required by the Knox County Dept. of Engineering and Public Works
8. Establishing a sight distance easement across lot 26 or as directed by the Knox County Dept. of Engineering and Public Works
9. Placing a note on the final plat that all lots will have access to the internal road system only
10. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff
11. Meeting all requirements of the approved use on review development plan

► **APPROVE the development plan for up 30 detached single family dwellings on individual lots subject to 5 Conditions**

1. Meeting all requirements of the approved concept subdivision plan
2. Reduction of the peripheral setback from 35' to 20' restricted to the rear of lots 1 and 2
3. Construction of all sidewalks as shown on the plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act
4. Relocating the proposed swimming pool or obtaining the required setback variance from the Knox county board of Zoning Appeals
5. Meeting all applicable requirements of the Knox County Zoning Ordinance

COMMENTS:

The applicant is proposing to develop a subdivision containing 30 lots on this 11.78 acre site. The proposed subdivision will also contain recreational facilities for use by the subdivision residents. These recreational facilities will include a swimming pool, a clubhouse, sidewalks/walking trail and open space. The site was recently rezoned PR (Planned Residential) with a permitted density of up to 4.0 dwellings per acre. At the maximum density permitted by the pending zoning, 47 dwellings could be approved for this property.

Due to the shape of the site, the applicant has requested a reduction of the 35' peripheral boundary setback to 20' along the rear of lots 1 and 2. When a site zoned PR (Planned Residential) adjoins another PR zoned site, MPC has the authority to reduce the required peripheral setback down to 15'. Staff will recommend approval of this applicant's request because of the narrowness of the site at the requested location. The reduction of this setback should not have a negative impact on the adjoining residences.

At the present time, the sight distance at the proposed entrance does not meet the minimum required standard. Three hundred feet of sight distance, in both directions, is required at the proposed entrance. The sight distance is impaired due to a hump in Meredith Rd. The applicant has proposed to make some improvements to Meredith Rd. which would result in lowering the hump and creating the required sight distance. This subdivision is being recommended for condition approval based on the applicant's ability to provide the required sight distance. All work done within the existing Knox County right-of-way will have to be done with the permission of and under the direct supervision of the Knox County Dept. of Engineering and Public Works.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

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 will be provided to this site.
2. The proposed detached single-family subdivision at a density of 2.55 du/ac, is consistent in use and density with the approve zoning of the property.
3. Any school age children living in this development are presently zoned to attend Powel Elementary, Powell

Middle and Powell High Schools.

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

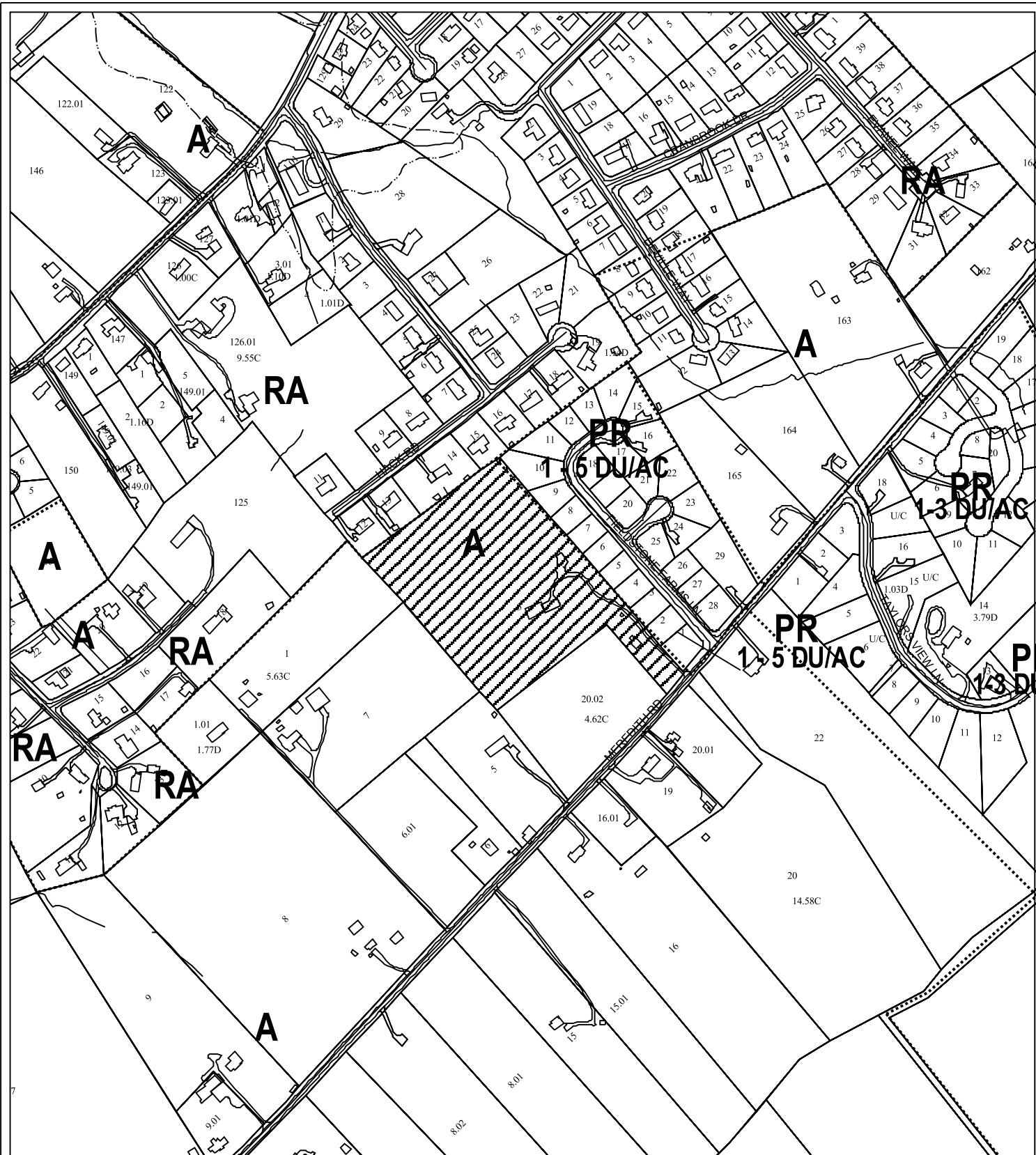
1. The proposed detached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest 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 2.55 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 Knoxville Zoning Ordinance. With approval of the reduction in the peripheral setback, 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. The dwellings proposed in this development will be of similar value to a number of the houses in this area.
 - 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. Meredith is classified as a collector street. With that classification, it is expected to collect traffic from this and the surrounding residential areas and provide a route to other major streets in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Northwest 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 2.55 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.

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.



8-SC-06-C/8-C-06-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached single family subdivision in PR (Planned Residential)

Original Print Date: 07/27/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Virtue Valley
 Williams & Associates

Map No: 79

Jurisdiction: County

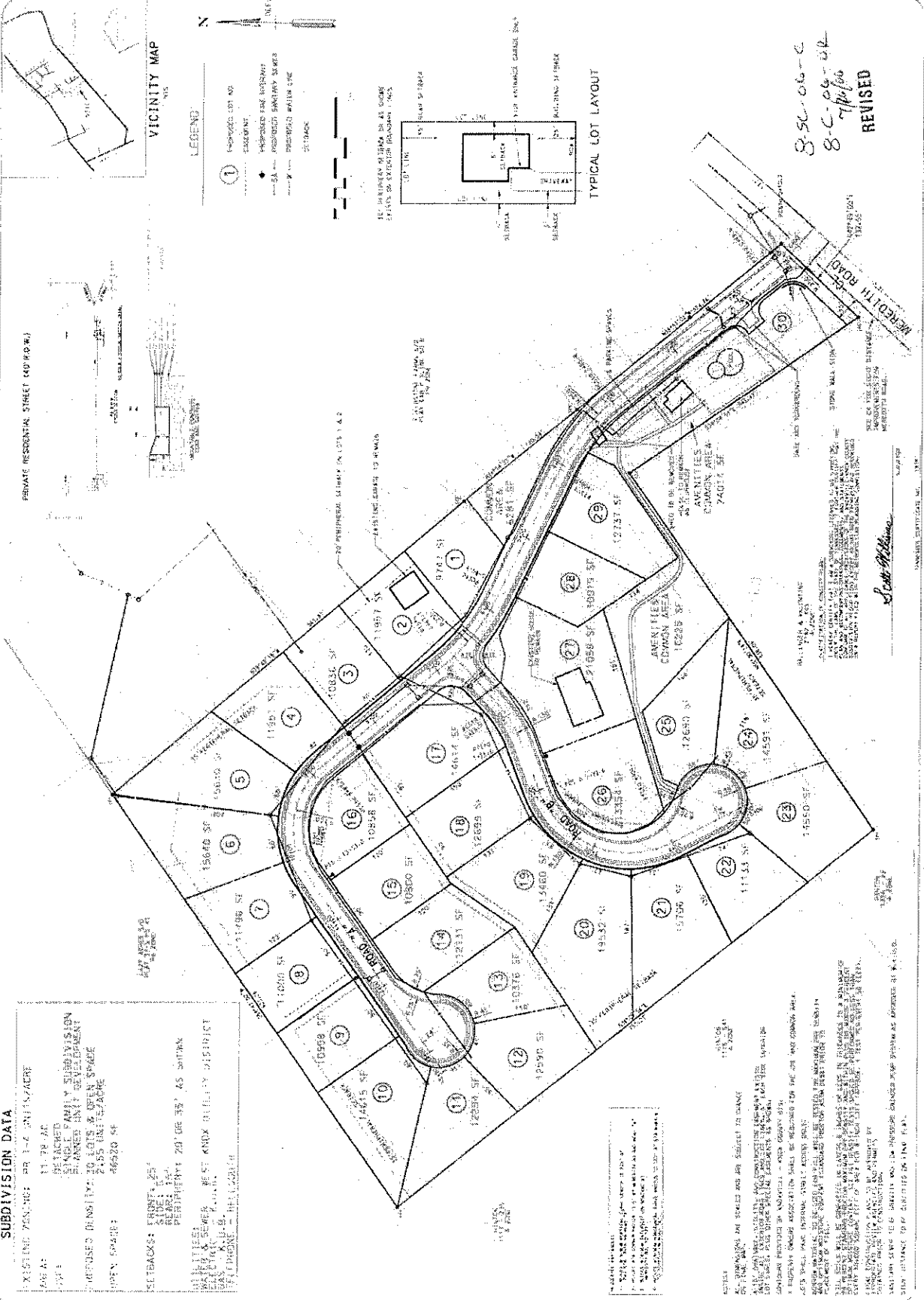


CONCEPT PLAN
VIRIDE VALLEY
DATE: 7/26/06
DRAWN BY: [illegible]



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7/26/06
C1



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LANDSCAPE PLAN VIRTUE VALLEY			

