

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

▶ **FILE #:** 11-SD-06-C **AGENDA ITEM #:** 14
 11-G-06-UR **AGENDA DATE:** 12/14/2006

POSTPONEMENT(S): 11/9/2006

▶ **SUBDIVISION:** MILLER'S PLANTATION REVISED

▶ **APPLICANT/DEVELOPER:** EAGLE BEND PROPERTIES

OWNER(S): EAGLE BEND REALTY

TAX IDENTIFICATION: 91 PART OF 179 & 183.01

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side of Ball Rd., southwest side of Rhyne Cove Ln.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

▶ **APPROXIMATE ACREAGE:** 27.295 acres

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural)
 South: Vacant land / A (Agricultural)
 East: Residences / PR (Planned Residential) & A (Agricultural)
 West: Approved subdivision / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 85

SURVEYOR/ENGINEER: The Campbell Co.

ACCESSIBILITY: Access is via Rhyne Cove Ln., a local access street with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve variance on Road A at STA 4+47, from 250' to 175'.

STAFF RECOMMENDATION:

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

APPROVE the Concept Plan subject to 9 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. Identifying the floodway, no fill line, 100 and 500 year flood fringe, and the minimum floor elevations for applicable lots on the final plat.

4. Identifying all blueline streams, wet weather conveyances, drainage easements and stream buffers on the final plat.
5. The applicant may subdivide up to 73 of the 85 lots without the addition of a left turn lane on Ball Rd. at Miller Creek Rd. Subdivision of the remaining 12 lots will require the left turn lane or a revised traffic impact analysis approved by Knox County Engineering with determination that the turn lane is not needed.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
8. Meeting all requirements of the approved use-on-review development plan.
9. 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 85 detached dwellings on individual lots, and a reduction of the peripheral setback to 15' along the southwest property line, subject to 3 conditions.**

1. Revising the concept plan to move the right-of-way for Road C out of the proposed 15' peripheral setback.
2. Meeting all applicable requirements of the approved concept subdivision plan.
3. 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 develop an additional 85 detached single-family lots as the final phase of Miller's Plantation Subdivision, a multi-unit subdivision which is located on the southeast side of Ball Rd. This is a revision to a concept plan approved by the Planning Commission on January 12, 2006. The concept plan has been revised at the request of the Tennessee Department of Environment and Conservation to reduce the number of crossings of a blueline stream located on the property. The revised plan reduced the total number of lots for this unit of the subdivision by four. The existing three units of the subdivision contain a total of 88 detached single-family lots. With the proposed addition, there will be a total of 173 lots. The proposed density for Unit 4 of the subdivision is 3.11 du/ac. The overall density for the subdivision is 2.96 du/ac.

While a Traffic Impact Study was prepared for the third unit of the subdivision, it only considered the first three units and did not include this addition. A revised study has been submitted for the additional lots in Unit 4. Highlights from that study are included in the packet. The traffic study identifies that warrants are met by this development that would require a left turn lane on Ball Rd. at Miller Creek Rd., the subdivision entrance. However, the position is taken in the study that with the construction of the Ball Camp Pike Connector, the turn lane would not be warranted. Since the Ball Camp Pike Connector is being constructed in three phases, the completion date of the entire road will not occur until after 2012. It was Staff's position that with the amount of subdivision development that is occurring along Ball Rd. and in consideration of the timing of the completion of the Ball Camp Pike Connector, the turn lane was still needed to serve this subdivision. At the meeting of January 12, 2006 the Planning Commission modified Staff's recommended turn lane condition to allow the subdivision of up to 73 of the 89 lots without the addition of the left turn lane. Subdivision of the remaining 16 lots would require the turn lane or a revised traffic impact analysis approved by Knox County Engineering with the determination that a turn lane is not needed. On this revised request, Staff is recommending the Planning Commission's revised condition.

This site includes a named (Grassy Creek) blueline stream that has a required 100' buffer located 50' on each side of the centerline of the creek. Grassy Creek is within a priority watershed that drains into Beaver Creek, which is designated as an impaired stream.

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 residential subdivision at a density of 3.11 du/ac, is consistent in use and density (up to 4 du/ac) with the approved zoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities.
3. Any school age children living in this development are presently zoned to attend Amherst Elementary and Karns Middle School and High School.

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

ORDINANCE

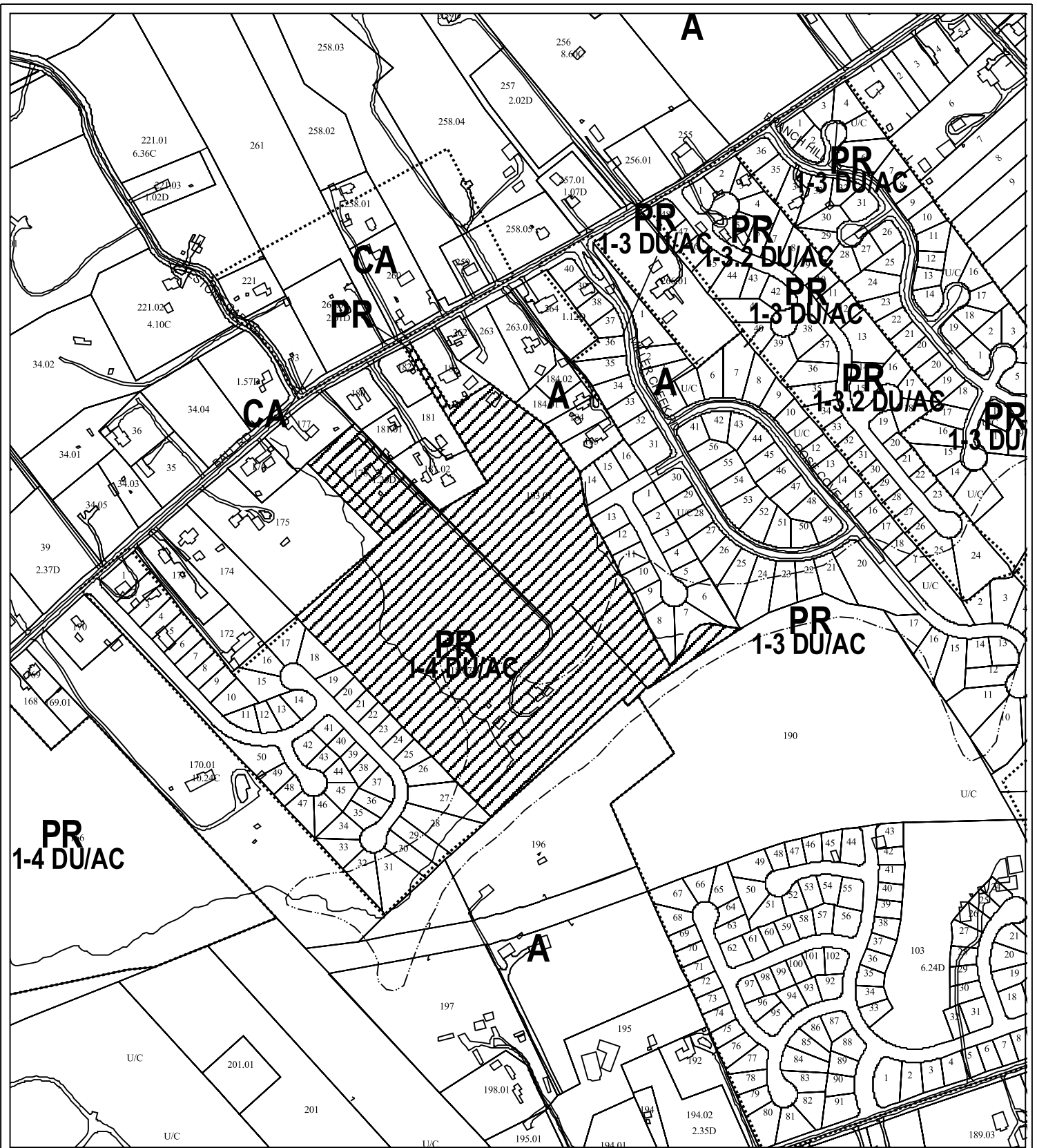
1. The proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is 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. With only one entrance, the proposed addition will draw additional traffic through the existing subdivision.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential uses and stream protection area. The PR zoning for the site allows a density up to 4 du/ac. At a proposed density of 3.11 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.
2. The site is located within the Urban 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.



11-SD-06-C/11-G-06-UR
 CONCEPT PLAN/USE ON REVIEW

Petitioner: Miller's Plantation Revised
 Eagle Bend Properties

Map No: 91

Jurisdiction: County

 Detached Residential Development in PR (Planned Residential)

Original Print Date: 10/25/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



GENERAL NOTES - REVISIONS (SEE PAGE 10)

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KANSAS ENGINEERING AND SURVEYING BOARD RULES AND REGULATIONS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KANSAS ENGINEERING AND SURVEYING BOARD RULES AND REGULATIONS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KANSAS ENGINEERING AND SURVEYING BOARD RULES AND REGULATIONS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KANSAS ENGINEERING AND SURVEYING BOARD RULES AND REGULATIONS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KANSAS ENGINEERING AND SURVEYING BOARD RULES AND REGULATIONS.



- GENERAL NOTES**
1. CONNECTION TO EXISTING DRAINAGE SYSTEM SHALL BE AS SHOWN ON THE PLAN.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KANSAS ENGINEERING AND SURVEYING BOARD RULES AND REGULATIONS.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KANSAS ENGINEERING AND SURVEYING BOARD RULES AND REGULATIONS.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KANSAS ENGINEERING AND SURVEYING BOARD RULES AND REGULATIONS.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KANSAS ENGINEERING AND SURVEYING BOARD RULES AND REGULATIONS.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KANSAS ENGINEERING AND SURVEYING BOARD RULES AND REGULATIONS.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KANSAS ENGINEERING AND SURVEYING BOARD RULES AND REGULATIONS.

PROPOSED DRAINAGE PLAN

PROPOSED DRAINAGE PLAN SHEET ONE

REVISION CONCEPT PLAN F SITE PLAN

MILLER'S PLANTATION - UNIT 4

Knox County, Tennessee

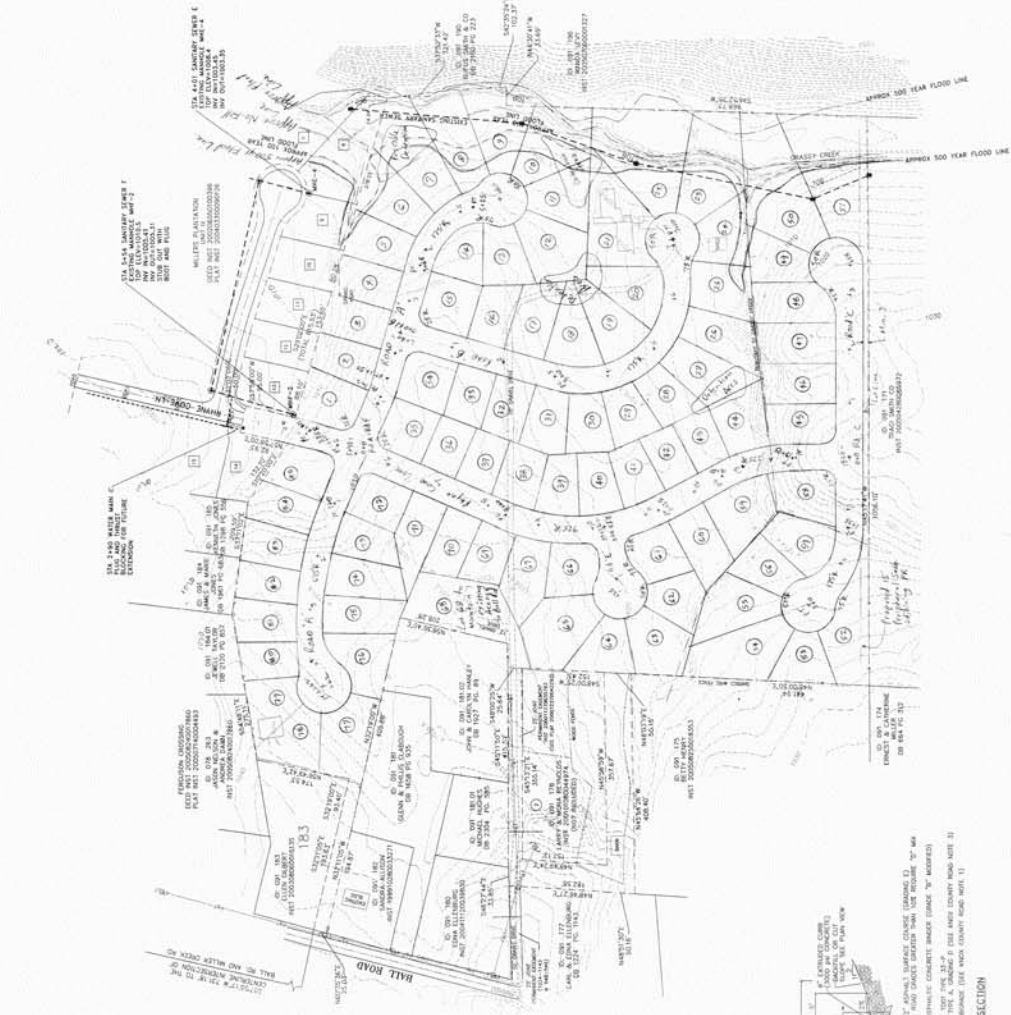
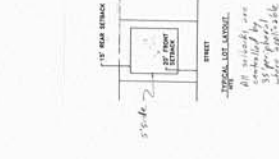
Prepared For:

Eagle Bend Properties
P.O. Box 1515
Knoxville, Tennessee 37939
(865) 806-8008

Municipality:

Knox County Department of Engineering
and Public Works
205 W. Baxter Avenue
Knoxville, Tennessee 37917
(865) 215-5800

The Campbell Company, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575



TYPICAL KNOX COUNTY ROAD CROSS SECTION

NOT TO SCALE

1. THE ROADWAY SHALL BE 36' WIDE WITH A 6' CURB AND GUTTER ON EACH SIDE.

2. THE ROADWAY SHALL BE 36' WIDE WITH A 6' CURB AND GUTTER ON EACH SIDE.

3. THE ROADWAY SHALL BE 36' WIDE WITH A 6' CURB AND GUTTER ON EACH SIDE.

4. THE ROADWAY SHALL BE 36' WIDE WITH A 6' CURB AND GUTTER ON EACH SIDE.

5. THE ROADWAY SHALL BE 36' WIDE WITH A 6' CURB AND GUTTER ON EACH SIDE.

6. THE ROADWAY SHALL BE 36' WIDE WITH A 6' CURB AND GUTTER ON EACH SIDE.

7. THE ROADWAY SHALL BE 36' WIDE WITH A 6' CURB AND GUTTER ON EACH SIDE.

8. THE ROADWAY SHALL BE 36' WIDE WITH A 6' CURB AND GUTTER ON EACH SIDE.

9. THE ROADWAY SHALL BE 36' WIDE WITH A 6' CURB AND GUTTER ON EACH SIDE.

10. THE ROADWAY SHALL BE 36' WIDE WITH A 6' CURB AND GUTTER ON EACH SIDE.

REVISION

1/2 27-06

11-5 P-06-C

11-0-06-V-2

STATE OF TENNESSEE
KNOX COUNTY

ENGINEER: J. ROBERTSON, JR., ALL TENNESSEE
REGISTERED PROFESSIONAL ENGINEER
No. 10000
KNOX COUNTY, TENNESSEE
10000
KNOXVILLE, TENNESSEE 37922
TEL: (865) 215-5800
FAX: (865) 215-5800