



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

▶ **FILE #:** 4-SE-06-C **AGENDA ITEM #:** 10
4-H-06-UR **AGENDA DATE:** 6/8/2006

POSTPONEMENT(S): 4/13/2006-5/11/2006

▶ **SUBDIVISION:** WESTPOINTE
▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN
OWNER(S): WEST POINTE VENTURES, LLC

TAX IDENTIFICATION: 76 31
JURISDICTION: County Commission District 6

▶ **LOCATION:** South side of W. Emory Rd., north end of Pebblepass Rd., north of Oak Ridge Hwy.
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Rural Area
▶ **APPROXIMATE ACREAGE:** 26 acres

▶ **ZONING:** PR (Planned Residential)
▶ **EXISTING LAND USE:** Vacant land
▶ **PROPOSED USE:** Detached single-family subdivision
SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural)
South: Vacant land / A (Agricultural) & I (Industrial)
East: Residences and mobile home park / A (Agricultural) & RB (General Residential)
West: Residences / A (Agricultural) & I (Industrial)

▶ **NUMBER OF LOTS:** 75
SURVEYOR/ENGINEER: Jim Sullivan
ACCESSIBILITY: Access is via Pebblepass Rd., a local access street with a 26' pavement width within a 50' right-of-way and W. Emory Rd., a minor collector street with a 19' pavement width within a 50' right-of-way.
▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Horizontal curve variance on Road A at station 1+50, from 250' to 225'.
2. Horizontal curve variance on Road A at station 4+00, from 250' to 225'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 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 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Including a clearly visible notation on the final plat that reads as follows: "This subdivision is located within the path of the Tennessee Department of Transportation's current plans for the Knoxville Parkway (SR475) and if the Parkway is built within the designated right-of-way/path, the road project will impact the majority of lots within the subdivision.
5. Based on the most up to date information available at the time, including the proposed right-of-way location for the Knoxville Parkway on the final plat.
6. Certification on the final plat by the applicant's surveyor that the required sight distance exists in both directions along W. Emory Rd. at the proposed subdivision entrance road.
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 75 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 use on review in the PR zoning district.

COMMENTS:

The applicant is proposing to develop this 26 acre site with 75 lots at a density of 2.88 du/ac. Access is proposed to Oak Ridge Hwy via Pebblepass Rd. and to W. Emory Rd.

The Planning Commission had previously considered a concept plan/use-on-review request (12-SB-04-C/12-K 04-UR) for this property and denied the applications on February 10, 2005 based on the applicant's failure to provide a secondary access to W. Emory Rd. This secondary access was needed in order to address the impact of the Tennessee Department of Transportation's current plans for the Knoxville Parkway (SR475) as it crosses this property. The revised plan that is now before the Planning Commission includes that secondary access.

The Tennessee Department of Transportation's (TDOT) plans for the Knoxville Parkway (SR475) includes a 1000' wide study corridor that crosses the property. A recommendation has been made to the State for a more defined corridor. The width of the recommended corridor as it crosses this property is 650 to 750 feet. The greater width in this area is due to the amount of cut and fill required for the Parkway. With the recommended corridor for the Parkway, approximately 45 lots within the subdivision will be impacted by the proposed right-of-way. There will be approximately 11 buildable lots remaining on the southeast side of the Parkway with access to Pebble Pass Rd. There will be approximately 24 buildable lots remaining on the northwest side of the Parkway with access to W. Emory Rd.

Staff is recommending conditions that the final plat include the proposed right-of-way location for the Knoxville Parkway and a clearly visible notation that reads as follows: "This subdivision is located within the path of the Tennessee Department of Transportation's current plans for the Knoxville Parkway (SR475) and if the Parkway is built within the designated right-of-way/path, the road project will impact the majority of lots within the subdivision."

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 utilities are available to serve this site.
2. Upon review of the traffic study, it has been determined by MPC and Knox County Department of Engineering and Public Works Staff that there is adequate capacity on the existing roadways to handle the projected traffic.

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

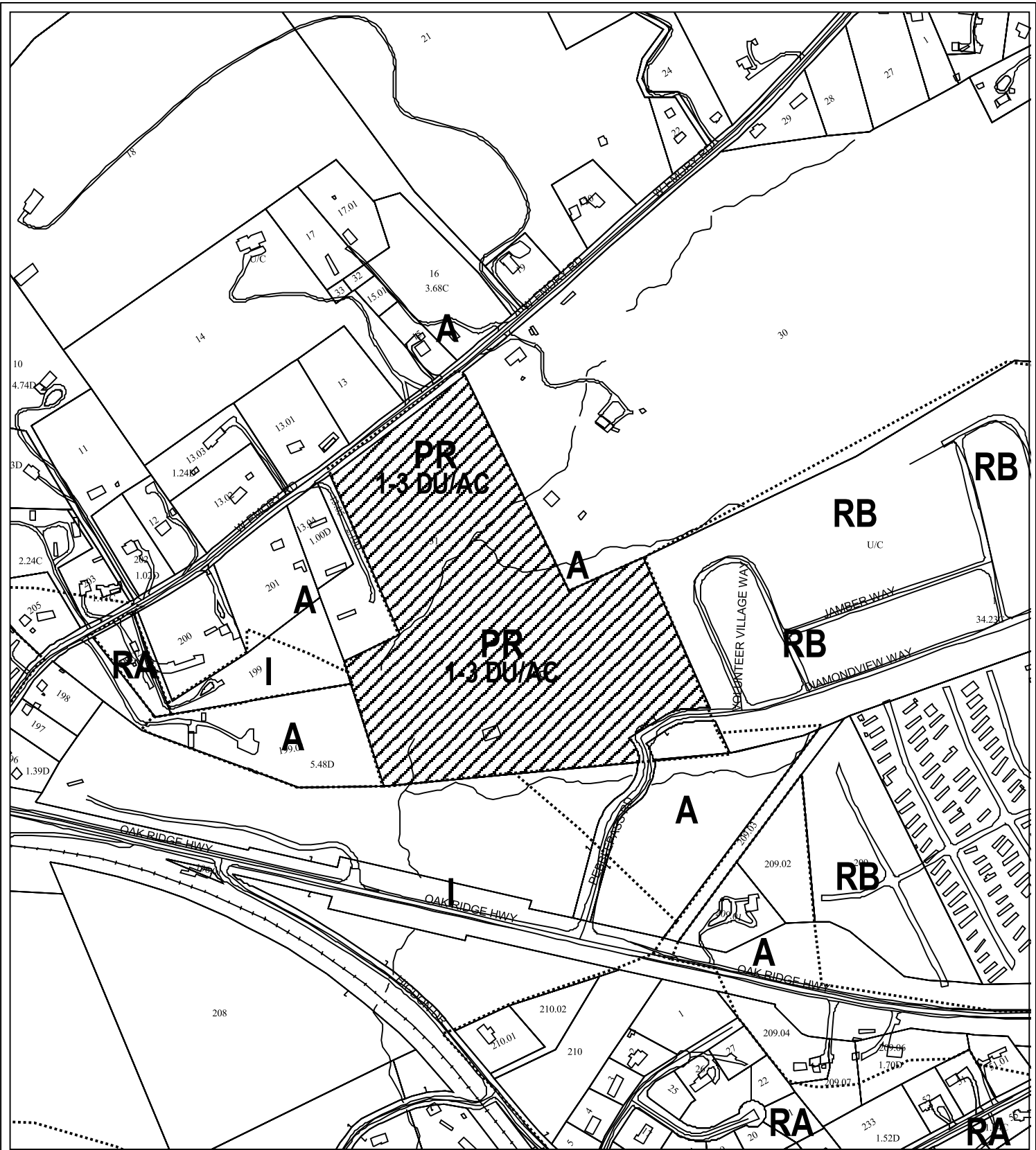
1. With the secondary access to W. Emory Rd., the proposed detached single-family subdivision can meet the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses 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. The use will not draw additional traffic through residential areas since the subdivision has direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Northwest County Sector Plan identifies this property for agricultural and rural residential uses. The site is located in the Rural Area of the Growth Policy Plan. The PR zoning approved for this site will allow a density up to 3 du/ac. At a proposed density of 2.88 du/ac, the proposed subdivision meets the density allowed under the PR zoning.
2. The site is located within the Rural 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.



4-SE-06-C/4-H-06-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached single-family subdivision in PR (Planned Residential)

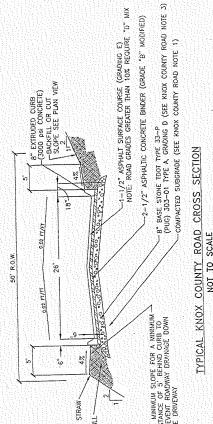
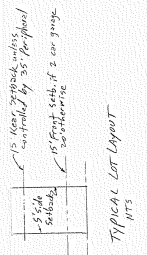
Original Print Date: 03/24/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Westpointe
 Jim Sullivan

Map No: 76

Jurisdiction: County





- NOTES:**
1. Area Shaded = 5% Area
 2. No. of Lots = 5
 3. O.C. Map # [unclear]
 4. Proposed Road = [unclear]
 5. 12" Concrete & Utility Concrete Inside Exterior and Road Margins will have 6" curb side of [unclear]
 6. 12" Concrete & Utility Concrete to be [unclear]
 7. [unclear]
- CONTRACTOR TO VERIFY:**
 1. Verify that I am a Surveyor licensed to do boundary surveys in the State of Tennessee.
 2. Verify that I am a Licensed Professional Engineer in the State of Tennessee.
 3. Verify that I am a Licensed Professional Surveyor in the State of Tennessee.
 4. Verify that I am a Licensed Professional Geologist in the State of Tennessee.
 5. Verify that I am a Licensed Professional Architect in the State of Tennessee.
 6. Verify that I am a Licensed Professional Engineer in the State of Tennessee.
 7. Verify that I am a Licensed Professional Surveyor in the State of Tennessee.
 8. Verify that I am a Licensed Professional Geologist in the State of Tennessee.
 9. Verify that I am a Licensed Professional Architect in the State of Tennessee.
 10. Verify that I am a Licensed Professional Engineer in the State of Tennessee.

Approved & signed
 8. Contingency is placed within the plan
 9. All [unclear]
 10. [unclear]
 11. [unclear]
 12. [unclear]
 13. [unclear]
 14. [unclear]
 15. [unclear]
 16. [unclear]
 17. [unclear]
 18. [unclear]
 19. [unclear]
 20. [unclear]

