

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

▶ **FILE #:** 5-SH-06-C **AGENDA ITEM #:** 12
 5-M-06-UR **AGENDA DATE:** 6/8/2006

POSTPONEMENT(S): 5/11/2006

▶ **SUBDIVISION:** CHESNEY HILLS
 ▶ **APPLICANT/DEVELOPER:** CHESNEY HILLS PARTNERSHIP
 OWNER(S): CHESNEY HILLS PARTNERSHIP

TAX IDENTIFICATION: 104 204.01PT., 205 & 208PT.

JURISDICTION: County Commission District 6

▶ **LOCATION:** East side of Bob Kirby Rd., south of Chesney Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 40 acres

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

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

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

SURROUNDING LAND USE AND ZONING: Zoning in the area consists of A agricultural and RA, RAE and PR residential. Development in the area consists of single family dwellings.

▶ **NUMBER OF LOTS:** 94

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Bob Kirby Rd., a minor collector street with a pavement width of 20' within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Road grade from 12% to 15% between sta 5+45 and 12+80 of Road A.
 2. Vertical curve variance from 300' to 180' at sta 13+00 on Road A

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 - 2 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 (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Relocating the proposed detention basin shown on lot #73 per the requirements of the Knox County Dept. of Engineering and Public Works.
5. Certification on the final plat by the applicant's surveyor that the required sight distance exists in both

directions along Bob Kirby Rd. at the proposed subdivision entrance road.

6. Review and approval of the grading plan for this development by the pipeline company prior to commencing any grading on this site.
7. 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 drainage system.
8. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
9. Approval of the rezoning of this site at an appropriate density to permit the development as proposed.
10. Meeting all requirements of the approved use on review development plan.
11. 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 94 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 a subdivision containing 94 lots on this 40 acre site. Additionally, the applicant is requesting approval of the development plan that will permit the construction of one detached single family dwelling on each of the proposed lots. The site is recommended to be zoned PR (Planned Residential) with a permitted density of up to 3 dwellings per acre. At the maximum density permitted by the pending zoning 120 dwellings could be approved for this property. MPC recommended rezoning this site to PR (Planned Residential) at 1-3 du/ac. Knox County Commission will consider this rezoning request at its May meeting.

The site rises sharply from Bob Kirby Road. The best building sites are located in the center of the site, along the top of this ridge. Due to the steep topography of this site, construction of the primary entrance road will require a variance to the maximum permissible grade from 12% to 15% for a 700' section of the road.. The staff will require that a 10' wide side yard setback be observed when the road frontage of a lot is at a 12% grade or greater.

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. The County Engineer has already noted that the proposed detention basin shown on lot #73 should be eliminated. The adjoining property owner is already having a drainage problem. By redirecting the drainage in this area of the site, this development not will make the existing situation any worse.

A petroleum pipeline crosses this site. Staff will require the applicant to obtain approval of the grading plan by the pipeline company prior to commencing any grading on this site. Due to the proposed lot arrangement, staff does not anticipate that the pipeline will present a problem to the development of this site.

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 2.35 du/ac, is consistent in use and density with the recommended rezoning of the property.
3. Any school age children living in this development are presently zoned to attend Cedar Bluff Primary, Intermediate and Middle Schools and Karns High School.

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

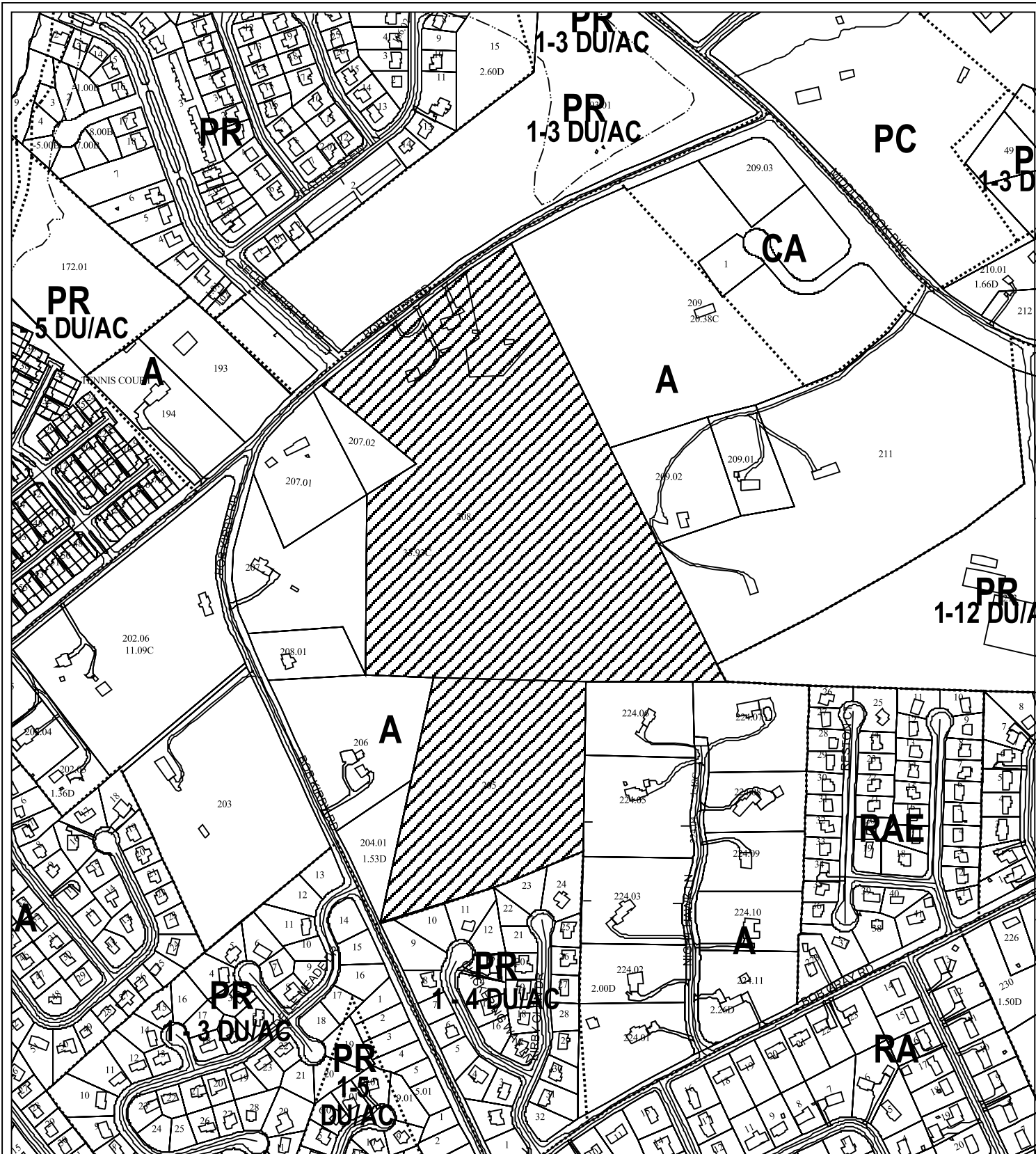
1. The proposed detached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning recommended for approved for the property allows consideration of up to 3 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 2.35 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.



5-SH-06-C/5-M-06-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached single family subdivision in PR
 (Planned Residential) pending & A (Agricultural)

Original Print Date: 04/25/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Chesney Hills Partnership

Map No: 104

Jurisdiction: County



