



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

▶ **FILE #:** 3-SK-06-C
3-O-06-UR

AGENDA ITEM #: 24
AGENDA DATE: 3/9/2006

▶ **SUBDIVISION:** BUFFAT MILL ESTATES
▶ **APPLICANT/DEVELOPER:** SILVUS & BRADY CONSULTING
OWNER(S): NATHAN W. SILVUS

TAX IDENTIFICATION: 60 P A 025
JURISDICTION: City Council District 4

▶ **LOCATION:** South side of Buffat Mill Rd., north side of McIntyre Rd.

SECTOR PLAN: East City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

▶ **APPROXIMATE ACREAGE:** 54.71 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

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

SURROUNDING LAND USE AND ZONING: Property in the area is zoned R-1 and RP-1 residential. The existing development to the west and south is primarily detached single family dwellings. Attached residences are located adjoining the site on the north side. Interstate 640 forms the eastern boundary of this site.

▶ **NUMBER OF LOTS:** 97

SURVEYOR/ENGINEER: Nathan Silvus

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

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Intersection spacing variance from 300' to 260' between the proposed entrance road and Locarno Dr.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the site has a limited amount of frontage on Buffat Mill Rd. and the proposed variance will not create a traffic hazard**

APPROVE the Concept Plan subject to 9 conditions

1. Meeting all applicable requirements of the Knoxville Department of Engineering (See attached report)
2. Provision of the required right-of-way dedication on both Buffat Mill Rd. (30') and McIntyre Road (25') as called for in section 62-10 of the Subdivision Regulations.
3. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Buffat Mill Rd. at the intersection with the proposed Buffat Estates Bv. as required in section 62-88 of the Subdivision Regulations.
4. Provision of a 35' intersection radius on both sides of Buffat Estates Bv. at Buffat Mill Rd. as called for in the

traffic impact study if permitted by the Knoxville City Engineer.

5. Provision of a 5' wide sidewalk with a 2' planting strip on one side of every street within the development. Extending the proposed sidewalk from Yankee Clipper Wy. to Monte Vista Rd.

6. 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 Knoxville Department of Engineering for consideration and approval. Engineered footings may be required for these areas. Construction of dwellings is not permitted within the closed contour of the sinkhole/depression.

7. Meeting all applicable requirements and obtaining all permits from the Tennessee Dept. of Environment and Conservation if any are required.

8. Meeting all requirements of the approved use on review development plan.

9.. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.

► **APPROVE the plan for up to 97 detached single family dwellings on individual lots subject to 2 conditions**

1. Meeting all applicable requirements of the approved concept plan.

2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop a subdivision containing 97 lots on this 54.7 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 zoned RP-1 (Planned Residential) with a permitted density of up to 5.99 dwellings per acre. At the maximum density permitted by the current zoning 327 dwellings could be approved for this property. This is proposed to be a private gated community. Most of the lots are 85' wide and approximately 125' to 165'. Each proposed lot exceeds the 7500 square feet of lot area required by the Zoning Ordinance. The applicant has proposed a set of restrictive covenants that have been the topic of discussion with area residents.

The proposed subdivision plan as presented needs to call out the required right-of-way dedication from both McIntyre Road and Buffat Mill Rd. The required dedication along Buffat Mill is 30' from the existing centerline of the right-of-way and 25' on McIntyre. The applicant's engineer has identified that there is a distance of 260' between the center-line of the proposed Buffat Estates Wy. and the center-line of Locarno Drive along Buffat Mill Rd. Since Buffat Mill Rd. is classified as a collector street, there is a required 300' separation between intersecting streets. Staff will recommend approval of this variance because the site has a limited amount of road frontage and the required intersection separation cannot be attained. The approval of this variance will not create a traffic hazard.

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 stormwater will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knoxville City Engineer. The detailed grading and drainage plan will be submitted to City Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

A traffic impact study was prepared and submitted to MPC and City staff for review. The study noted with that number of units the level of service at the intersection of the proposed entrance and Buffat Mill Rd. would operate a "level of service" C. This is generally considered to be acceptable. The plan as presented proposes up to 97 dwellings. Staff anticipates this project will generate approximately 970 trips per day. Approximately 20% of those trips will be generated during the morning peak hour and afternoon peak hour. The remaining 80% of the traffic generated by this development will be spread throughout the remaining 22 hours in a day. Based on the findings of the traffic impact study, traffic from this development can be accommodated on the existing road network with only minimal impact. The site is within the parent responsibility zone for Spring Hill Elementary School. Sidewalks will be required within the development.

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. KUB can provide water, sewer, electrical and natural gas service to the site.
2. Any school age children living in this development are presently zoned to attend Spring Hill Elementary, Holston Middle, and Fulton High Schools. Spring Hill Elementary is the only one of these schools that is presently experiencing any capacity problems. Redefining the attendance zone boundary may be a solution to the capacity issue at that location.
3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached single family dwellings. Many of the developed lots in the area west of this site are 50' to 100' wide. The lots in the proposed development are 70' to 80' wide.
4. Drainage will be directed into the existing drainageways on this site. Stormwater detention, grading and drainage plans will be required that meet the City of Knoxville's regulations.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed detached single-family subdivision meets the standards for development within the RP-1 (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:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The East City Sector Plan proposes this site for low density residential use with a maximum density of 6 dwellings per acre. The overall development density of the proposed subdivision is 1.36 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. The proposed development meets all the requirements of the RP-1 (Planned Residential) District.
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed subdivision 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 houses 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. Buffat Mill Rd. 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 the arterial streets in the area.

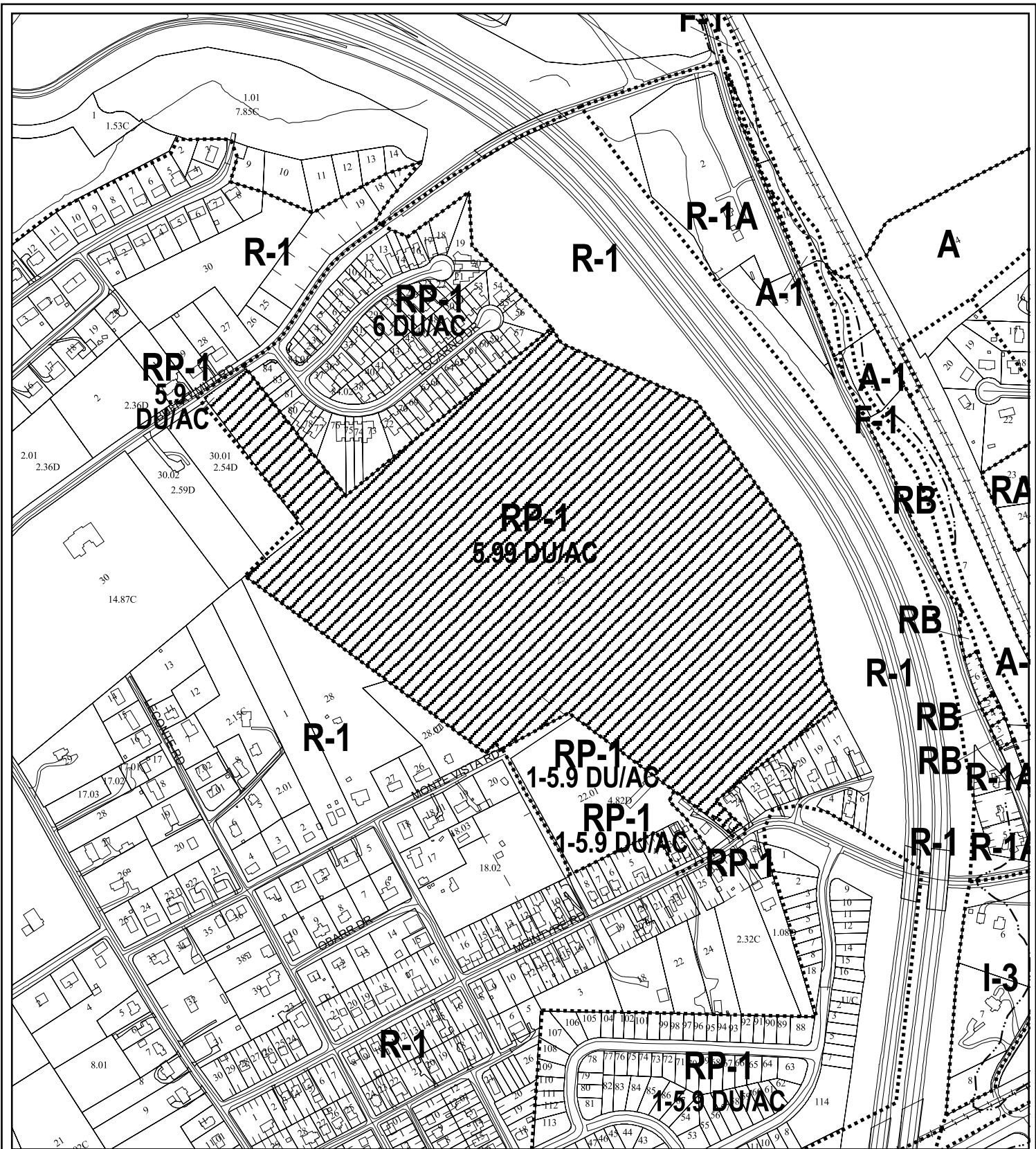
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan identifies this property for low density residential use with a maximum density of 6 du/ac. The RP-1 zoning approved for this site allows a density up to 5.99 du/ac. which is consistent with the Sector Plan. The proposed development density of 1.78 dwellings per acre is within the development density permitted by the Sector Plan and current zoning of the site.


MPC's approval or denial of this request is final, unless the action is appealed to City Council, Knox County Board of Zoning Appeals (BZA) or Knox County Chancery Court, as appropriate. The date of the City Council or Knox County BZA appeal hearing will depend on when the appeal application is filed.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knoxville City Council. The date of the Knoxville City Council 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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



3-SK-06-C/3-O-06-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached single family subdivision in RP-1 (Planned Residential)

Original Print Date: 02/24/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Buffat Mill Estates
 Silvus & Brady Consulting

Map No: 60

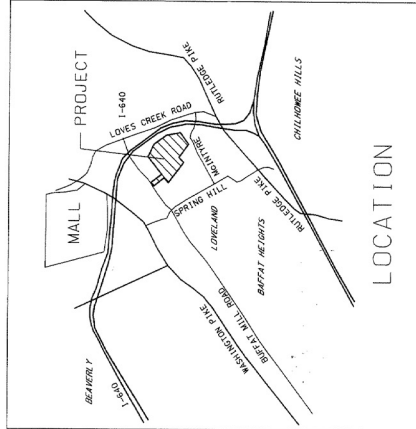
Jurisdiction: City



OWNER: SILVUS AND BRADY CONSULTING
 10065 WESTLAND DR.
 KNOXVILLE, TN 37922

CONCEPT PLAN BUFFAT MILL ESTATES

BY:
 SILVUS AND BRADY CONSULTING



BUFFAT MILL ROAD, KNOXVILLE, TN 37917

THESE PLANS SUPERSEDE ALL PLANS DATED PRIOR TO FEBRUARY 26, 2006

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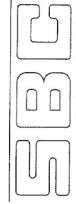
SCALE	TITLE
100	PRELIMINARY PLAT
100	GRADING
50	PP-BUFFAT ESTATES WAY 1
50	PP-BUFFAT ESTATES WAY 2
50	PP-YANKEE CLIPPER WAY 1
50	PP-YANKEE CLIPPERWAY 2
50	PP-SHACARLIN WAY
50	PP-EMILY TAYLOR AND GROVER WAY
50	PP-BETTIS WAY

PLANNING AND ESTIMATING USE ONLY
 ** NOT FOR CONSTRUCTION **

CONCEPT
 PLAN

U.O.R.

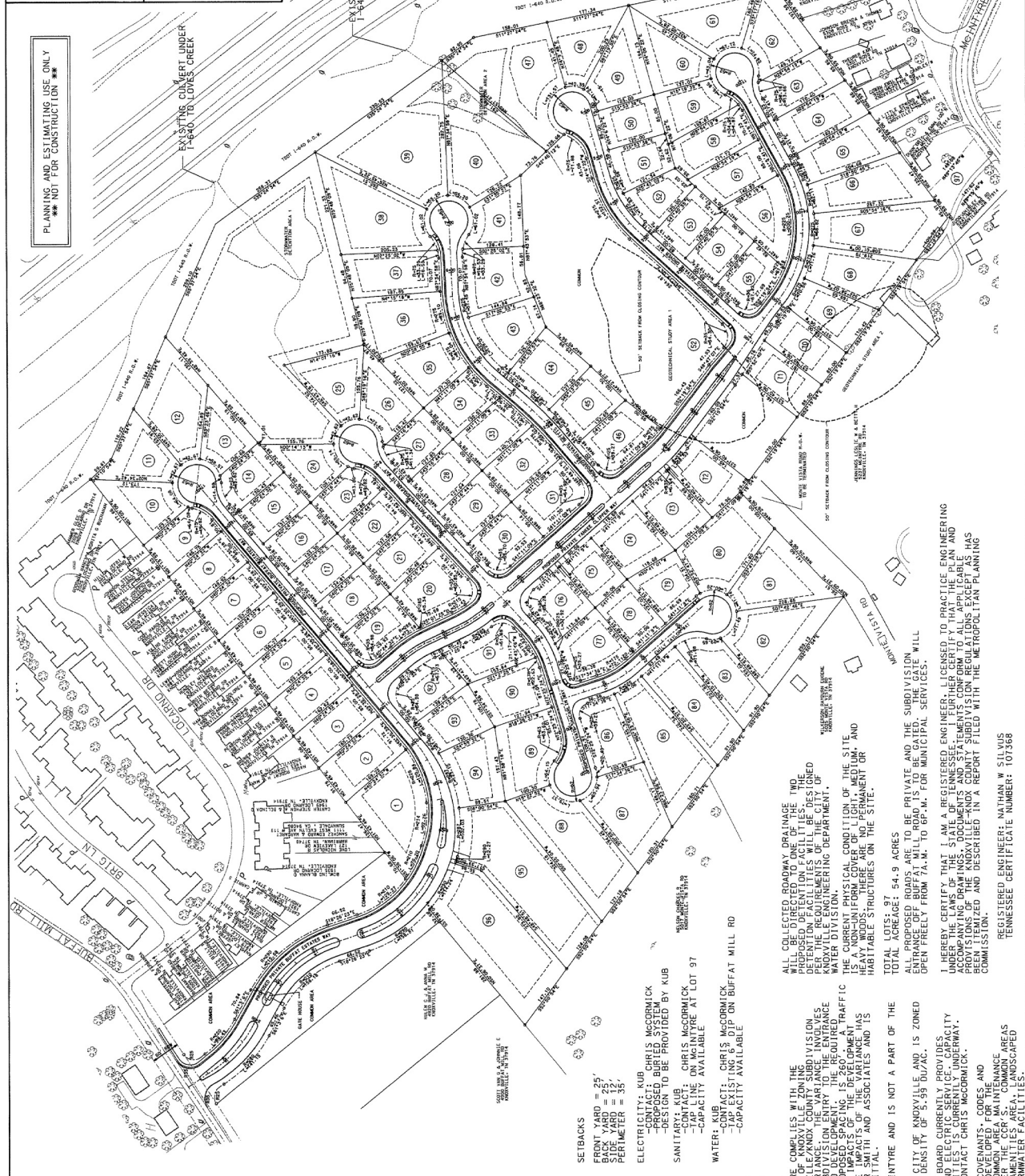
DATE: _____
 PREPARED BY: S. D. BURKE
 PREPARED: FEBRUARY 6, 2006
 REVISED: FEBRUARY 26, 2006



SILVUS AND BRADY CONSULTING
 KNOXVILLE, TN 37922
 10065 WESTLAND DRIVE
 NATHAN SILVUS, P.E.
 666.414-0324
 JASON BRADY, P.E.
 (666) 599-2698

REVISED 2/26/06

PROJECT LOCATION
 SCALE 1"=100'
 0 100 200
 NORTH
 CITY BLOCK: 32580
 REF ELEV: 140.88
 SBC
 NATIONALLY REGISTERED PROFESSIONAL ENGINEER
 STATE OF TENNESSEE
 02/06/06
 CONCEPT PLAN



LOT	AREA	AREA
1	25424	0.58
2	13384	0.31
3	13387	0.31
4	13391	0.31
5	13394	0.31
6	13397	0.31
7	13400	0.31
8	13403	0.31
9	13406	0.31
10	13409	0.31
11	13412	0.31
12	13415	0.31
13	13418	0.31
14	13421	0.31
15	13424	0.31
16	13427	0.31
17	13430	0.31
18	13433	0.31
19	13436	0.31
20	13439	0.31
21	13442	0.31
22	13445	0.31
23	13448	0.31
24	13451	0.31
25	13454	0.31
26	13457	0.31
27	13460	0.31
28	13463	0.31
29	13466	0.31
30	13469	0.31
31	13472	0.31
32	13475	0.31
33	13478	0.31
34	13481	0.31
35	13484	0.31
36	13487	0.31
37	13490	0.31
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39	13496	0.31
40	13499	0.31
41	13502	0.31
42	13505	0.31
43	13508	0.31
44	13511	0.31
45	13514	0.31
46	13517	0.31
47	13520	0.31
48	13523	0.31
49	13526	0.31
50	13529	0.31
51	13532	0.31
52	13535	0.31
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54	13541	0.31
55	13544	0.31
56	13547	0.31
57	13550	0.31
58	13553	0.31
59	13556	0.31
60	13559	0.31
61	13562	0.31
62	13565	0.31
63	13568	0.31
64	13571	0.31
65	13574	0.31
66	13577	0.31
67	13580	0.31
68	13583	0.31
69	13586	0.31
70	13589	0.31
71	13592	0.31
72	13595	0.31
73	13598	0.31
74	13601	0.31
75	13604	0.31
76	13607	0.31
77	13610	0.31
78	13613	0.31
79	13616	0.31
80	13619	0.31
81	13622	0.31
82	13625	0.31
83	13628	0.31
84	13631	0.31
85	13634	0.31
86	13637	0.31
87	13640	0.31
88	13643	0.31
89	13646	0.31
90	13649	0.31
91	13652	0.31
92	13655	0.31
93	13658	0.31
94	13661	0.31
95	13664	0.31
96	13667	0.31
97	13670	0.31
98	13673	0.31
99	13676	0.31
100	13679	0.31
AVERAGE	16740	0.29

SETBACKS
 FRONT YARD = 25'
 SIDE YARD = 32'
 REAR YARD = 35'
 PERIMETER = 35'

ELECTRICITY: KUB
 -CONTACT: CHRIS MCCORMICK
 -RESERVED BURIED SYSTEM
 -CAPACITY AVAILABLE

SANITARY: KUB
 -CONTACT: CHRIS MCCORMICK
 -RESERVED BURIED SYSTEM
 -CAPACITY AVAILABLE

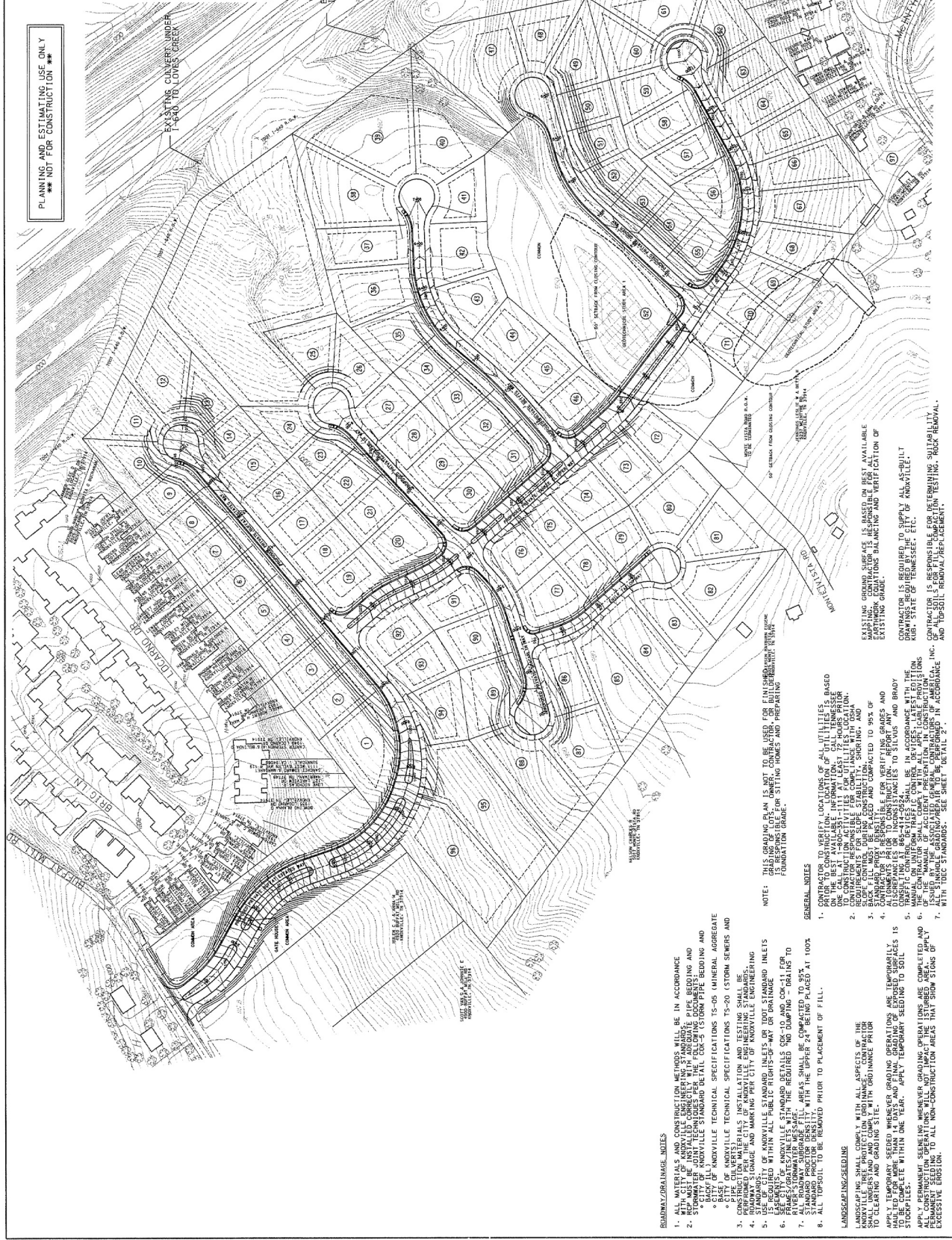
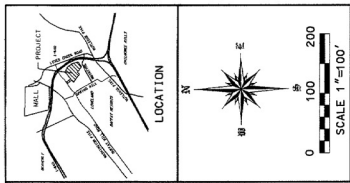
WATERS: KUB
 -CONTACT: CHRIS MCCORMICK
 -RESERVED BURIED SYSTEM
 -CAPACITY AVAILABLE

ALL COLLECTED ROADWAY DRAINAGE TWO PROPOSED DETENTION FACILITIES. THE PROPOSED DETENTION FACILITIES WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE KNOXVILLE WATER DIVISION. THE PROPOSED DETENTION FACILITIES WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE KNOXVILLE WATER DIVISION. THE PROPOSED DETENTION FACILITIES WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE KNOXVILLE WATER DIVISION.

TOTAL LOTS: 100
 TOTAL AREA: 54.9 ACRES
 ALL PROPOSED ROADS ARE TO BE PRIVATE AND THE SUBDIVISION ENTRANCE OFF BUFFAT MILL ROAD IS TO BE GATED. THE GATE WILL OPEN FREELY FROM 7 A.M. TO 6 P.M. FOR MUNICIPAL SERVICES.

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I HAVE REVIEWED THE MATTER'S PLAN AND PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN INDICATED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: MATTHEW W. SILVUS
 TENNESSEE CERTIFICATE NUMBER: 107368



PLANNING AND ESTIMATING USE ONLY
 NOT FOR CONSTRUCTION



- SUMMARY/DRAINAGE NOTES**
1. ALL MATERIALS AND CONSTRUCTION METHODS WILL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE STANDARD DETAIL (CON-5) (STORM PIPE BEDDING AND MANHOLE) AND THE CITY OF KNOXVILLE STANDARD DETAIL (CON-5) (STORM PIPE BEDDING AND MANHOLE).
 2. CONSTRUCTION MATERIALS INSTALLATION AND TESTING SHALL BE PERFORMED PER THE CITY OF KNOXVILLE ENGINEERING STANDARDS AND SPECIFICATIONS FOR THE CITY OF KNOXVILLE.
 3. STANDARDS FOR KNOXVILLE STANDARD INLETS OR TODD STANDARD INLETS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE STANDARD DETAIL (CON-10) AND CON-11 (FOR RIVER STORMWATER MESSAGE).
 4. SEE CITY OF KNOXVILLE STANDARD DETAIL (CON-10) AND CON-11 (FOR RIVER STORMWATER MESSAGE).
 5. STANDARD PROCTOR DENSITY WITH THE UPPER 24" BEING PLACED AT 100%.
 6. ALL TOPSOIL TO BE REMOVED PRIOR TO PLACEMENT OF FILL.
 7. LANDSCAPING/SEEDING
 8. LANDSCAPING SHALL COMPLY WITH ALL ASPECTS OF THE CITY OF KNOXVILLE STANDARD DETAIL (CON-10) AND CON-11 (FOR RIVER STORMWATER MESSAGE).
 9. ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE LISTED AREA. APPLY APPROPRIATE SEEDING AND SOIL TREATMENT OPERATIONS AS COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE LISTED AREA. APPLY APPROPRIATE SEEDING AND SOIL TREATMENT OPERATIONS AS COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE LISTED AREA. APPLY APPROPRIATE SEEDING AND SOIL TREATMENT OPERATIONS AS COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE LISTED AREA.
- GENERAL NOTES**
1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE UTILITY LOCATIONS TO VERIFY LOCATIONS OF ALL UTILITIES AND TO CONSTRUCTION ACTIVITIES AND UTILITIES LOCATION.
 2. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES AND TO CONSTRUCTION ACTIVITIES AND UTILITIES LOCATION.
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