



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

▶ **FILE #:** 9-SB-06-C **AGENDA ITEM #:** 19
 9-A-06-UR **AGENDA DATE:** 9/14/2006

▶ **SUBDIVISION:** WALLINGFORD ESTATES
 ▶ **APPLICANT/DEVELOPER:** PRESTIGE DEVELOPMENT
 OWNER(S): PRESTIGE DEVELOPMENT

TAX IDENTIFICATION: 48 5
 JURISDICTION: County Commission District 7
 ▶ **LOCATION:** Northwest side of Cunningham Rd., at the north end of Ferndale Rd.
 SECTOR PLAN: North County
 GROWTH POLICY PLAN: Planned Growth Area
 ▶ **APPROXIMATE ACREAGE:** 17.3 acres

▶ **ZONING:** PR (Planned Residential) Pending & F (Floodway)
 ▶ **EXISTING LAND USE:** Residences and vacant land
 ▶ **PROPOSED USE:** Detached residential subdivision
 SURROUNDING LAND USE AND ZONING: North: Beaver Creek and vacant land / F (Floodway) & A (Agricultural)
 South: Residences / RA (Low Density Residential)
 East: Residences / RA (Low Density Residential)
 West: Residences / RB (General Residential)

▶ **NUMBER OF LOTS:** 14
 SURVEYOR/ENGINEER: Robert G. Campbell and Associates
 ACCESSIBILITY: Access is via Cunningham Rd., a major collector street with a 23' pavement width within a 50' right-of-way.

- ▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Intersection spacing variance along Cunningham Rd. from the subdivision entrance to Ferndale Rd., from 300' to 105'.
 2. Vertical curve variance at STA 11+00, from 187.5' to 175'.
 3. Vertical curve variance at STA 12+25, from 100' to 75'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's topography and existing residences restrict 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. Meeting all requirements and obtaining all required permits from the Tennessee Department of

Environment and Conservation.

5. Placing a note on the final plat that all lots except Lots 13 and 14 shall have access from the internal road system only.
6. Placing a note on the final plat that Lots 13 and 14 shall have on-site turnaround driveways.
7. Certification on the final plat by the applicant's surveyor that 400' of sight distance exists in both directions at the proposed subdivision entrance and at the driveways for Lots 13 and 14 on Cunningham Rd.
8. Establishing a greenway easement along Beaver Creek, if required by the Knox County Greenways Coordinator.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and all amenities.
10. Meeting all requirements of the approved use on review development plan.
11. 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.

► **APPROVE the development plan for up to 14 detached residential dwellings on individual lots subject to 3 conditions.**

1. Approval of the rezoning to PR (Planned Residential) at a density of up to 3 du/ac and F (Floodway) by Knox County Commission (8-B-06-RZ).
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 subdivide this 17.02 acre tract into 14 detached residential lots. Approximately 6.34 acres of the site are within the floodway of Beaver Creek leaving 10.68 acres outside of the floodway. Only the acreage outside of the floodway can be used for density calculations. With 14 lots on 10.68 acres the proposed site density is 1.31 du/ac. The Planning Commission recommended approval of a rezoning request (8-B-06-RZ) to PR (Planned Residential) at up to 3 du/ac and F (Floodway) on August 10, 2006. The Knox County Commission will consider the rezoning request on September 25, 2006.

In order to achieve the required sight distance in both directions along Cunningham Rd. for the subdivision street and driveways for Lots 13 and 14, grading work will be required along the front of Lot 13. The surveyor will also be required to certify on the final plat that the required sight distance has been obtained.

The Knox County Parks Plan shows a proposed greenway along Beaver Creek in this area. Staff is recommending a condition that the applicant establish a greenway easement along Beaver Creek, if required by the Knox County Greenways Coordinator.

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 1.31 du/ac, is consistent in use and density with the proposed rezoning of the property.
3. Any school age children living in this development are presently zoned to attend Brickey McCloud Elementary and Halls Middle and High Schools.

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

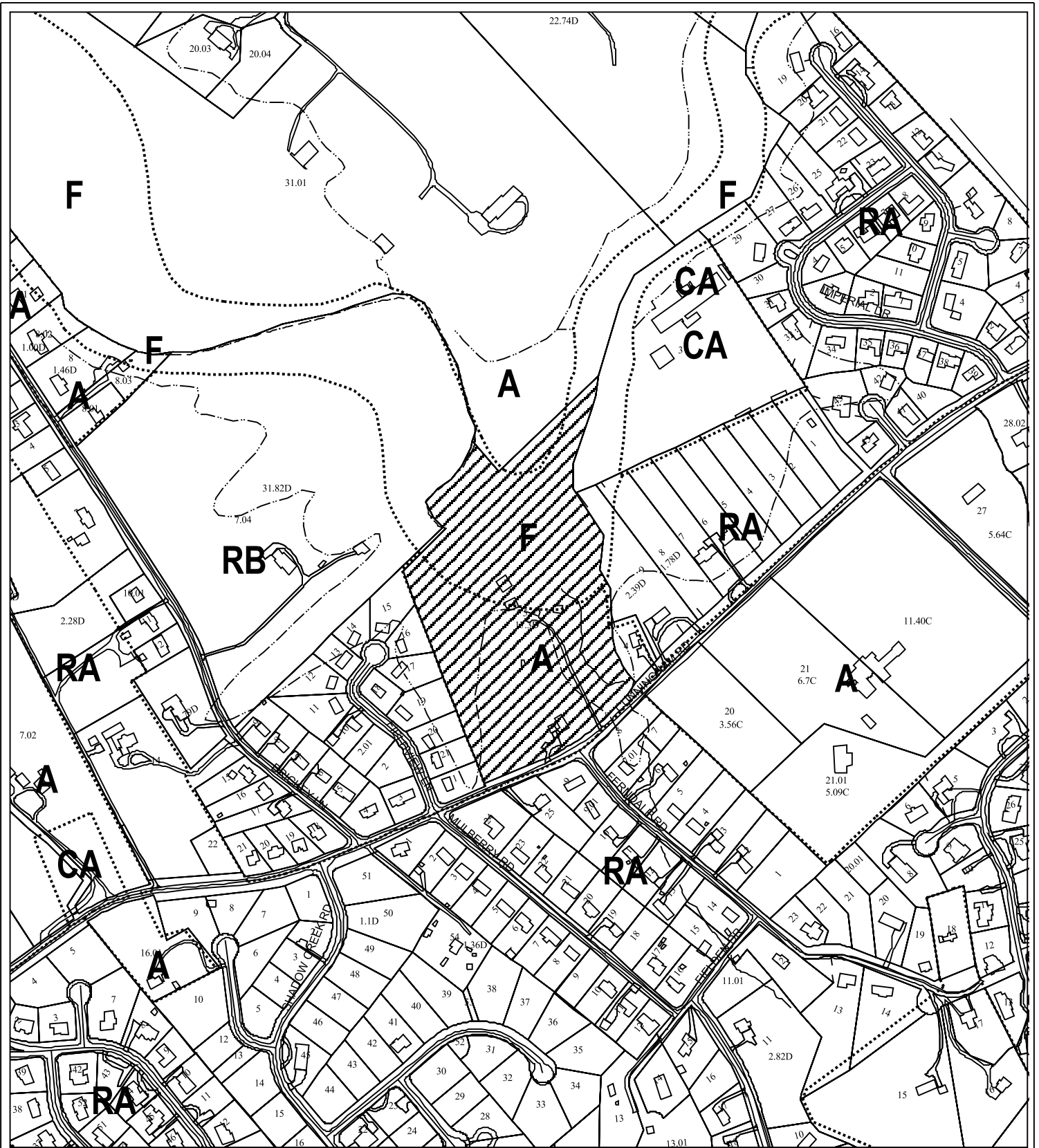
1. The proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: 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 collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The North County Sector Plan designates this property as low density residential use and stream protection area. With a proposed density of 1.31 du/ac and designation of the floodway, no-fill zone and stream buffers, the subdivision is consistent with the Sector Plan designations.
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.



**9-SB-06-C/9-A-06-UR
CONCEPT PLAN/USE ON REVIEW**

 Detached single-family subdivision in PR (Planned Residential) Pending

Original Print Date: 08/23/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Wallingford Estates
Prestige Development

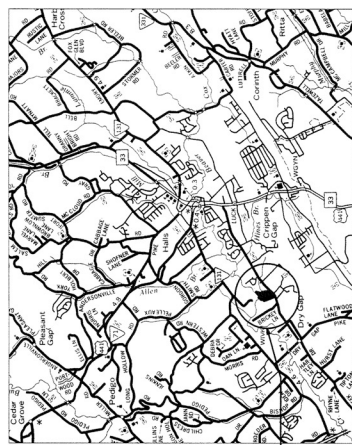
Map No: 48

Jurisdiction: County



CONCEPT PLAN
WALLINGFORD ESTATES
DISTRICT SIX
KNOX COUNTY, TENNESSEE

CLT: 048
PARCEL: 005



N
 SITE
 LOCATION

ENGINEER:
 ROBERT G CAMPBELL AND ASSOCIATES, L.P.
 300 TATE TROTTER ROAD
 KNOXVILLE, TN 37940
 PHONE: (865) 947-5596
 FAX: (865) 947-7556

DEVELOPER:
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 300 TATE TROTTER ROAD
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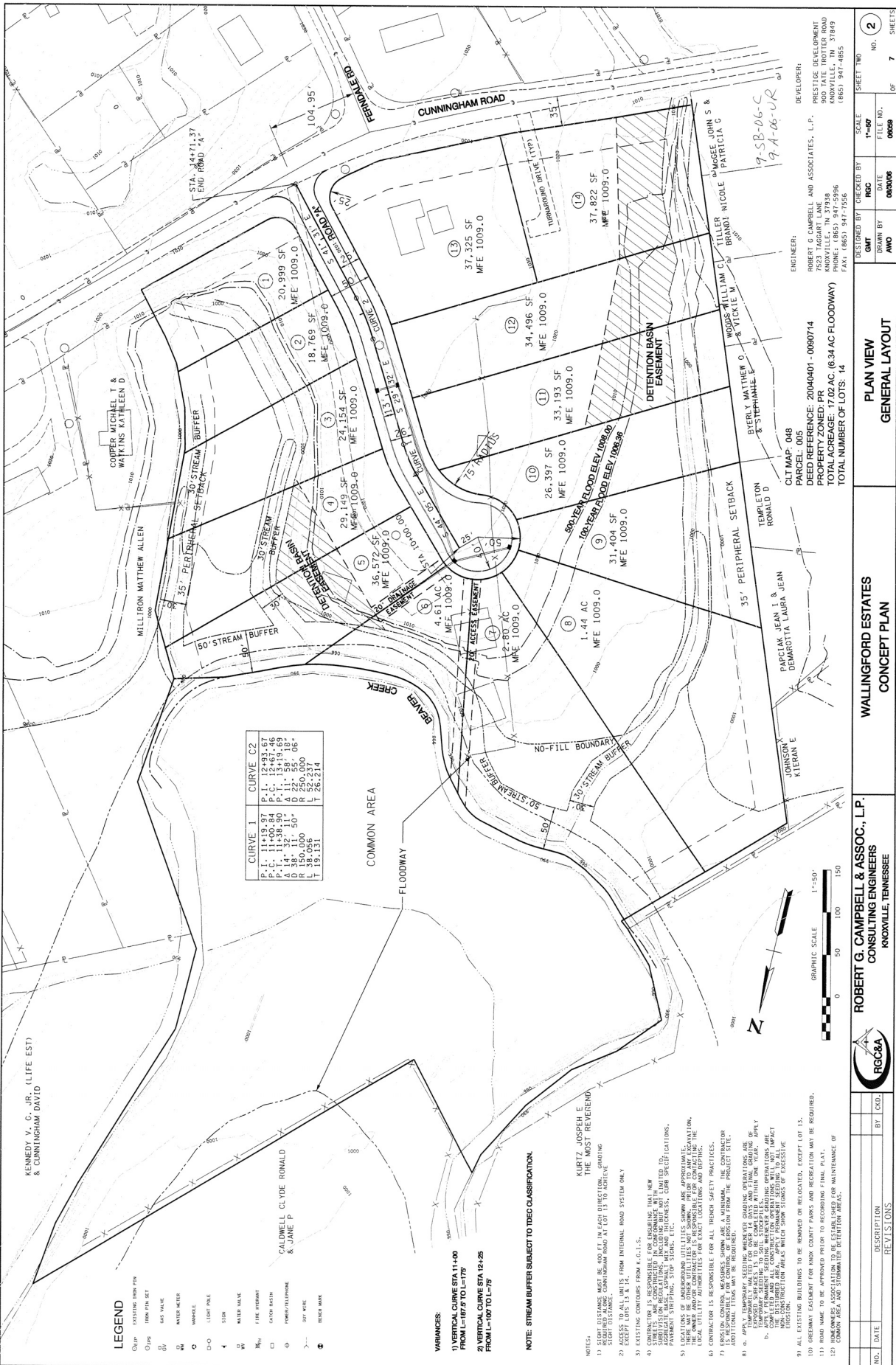
ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

CONFIRMATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND I HEREBY CERTIFY THAT THE STATEMENTS AND INFORMATION CONTAINED IN THE ABOVE REFERENCED STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE TENNESSEE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. I HAVE REVIEWED THE ABOVE REFERENCED STATEMENTS AND I HEREBY CERTIFY THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT.
 SURVEYOR

 TENNESSEE CERTIFICATE NO. 19447



REVISED
 8-31-06
CONCEPT PLAN
 9-5B-06-C
 9-A-06-V-R
U.O.R.
 DATE



NO. DATE	DESCRIPTION	BY	CHKD.
12/19/05	REVISED		
WALLINGFORD ESTATES CONCEPT PLAN			
GENERAL LAYOUT			
DESIGNED BY	CHECKED BY	SCALE	SHEET NO.
AWO	AWO	1"=50'	2
DRAWN BY	DATE	FILE NO.	OF
AWO	08/26/06	0608	7
ENGINEER: ROBERT G. CAMPBELL AND ASSOCIATES, L.P. 900 TATE TROTTER ROAD KNOXVILLE, TN 37849 PHONE: (865) 947-5596 FAX: (865) 947-7556			
DEVELOPER: PRESTIGE DEVELOPMENT 900 TATE TROTTER ROAD KNOXVILLE, TN 37849 (865) 947-4850			

