



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

▶ **FILE #:** 5-SK-07-C **AGENDA ITEM #:** 10  
 5-J-07-UR **AGENDA DATE:** 8/9/2007

POSTPONEMENT(S): 5/10/2007&7/12/2007

▶ **SUBDIVISION:** DORCHESTER  
 ▶ **APPLICANT/DEVELOPER:** EAGLE BEND REALTY  
 OWNER(S): Eagle Bend Realty

TAX IDENTIFICATION: 66 19.01AND 22 AND MAP 78, PARCEL 35  
 JURISDICTION: County Commission District 6

▶ **LOCATION:** West side Carpenter Rd., north of W. Emory Rd.

SECTOR PLAN: Northwest County  
 GROWTH POLICY PLAN: Planned Growth Area  
 WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 48.7 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural)  
 South: Residences and vacant land / PR (Planned Residential) & A (Agricultural)  
 East: Residences and vacant land / A (Agricultural)  
 West: Residences and vacant land / RA (Low Density Residential) & A (Agricultural)

▶ **NUMBER OF LOTS:** 170

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Carpenter Rd., a minor collector street with a 17' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Road grade variance on Road E at STA 19+00, from 12% to 13%.
2. Horizontal curve variance on Road E at STA 1+50, from 250' to 200'.
3. Horizontal curve variance on Road G/H at STA 5+00, from 250' to 210'.
4. Horizontal curve variance on Road G/H at STA 4+50, from 250' to 225'.

**STAFF RECOMMENDATION:**

▶ **WITHDRAW** the concept plan as requested by the applicant.

► **WITHDRAW the use on review as requested by the applicant.**

**COMMENTS:**

The applicant is proposing to subdivide this 48.7 acre site into 170 lots at a density of 3.49 du/ac. Access to the subdivision is from Carpenter Rd., a minor collector street. The Planning Commission approved a concept plan for 73 lots on 20 acres of the site (1-SG-07-C / 1-J-07-UR) on January 11, 2007. The applicant has now submitted a revised application for the entire property. The property was rezoned (7-L-06-RZ) to PR (Planned Residential) at a density of 1 - 4 du/ac on September 25, 2006.

Since this proposed subdivision includes 170 lots, a traffic impact analysis is required.

ESTIMATED TRAFFIC IMPACT 1689 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

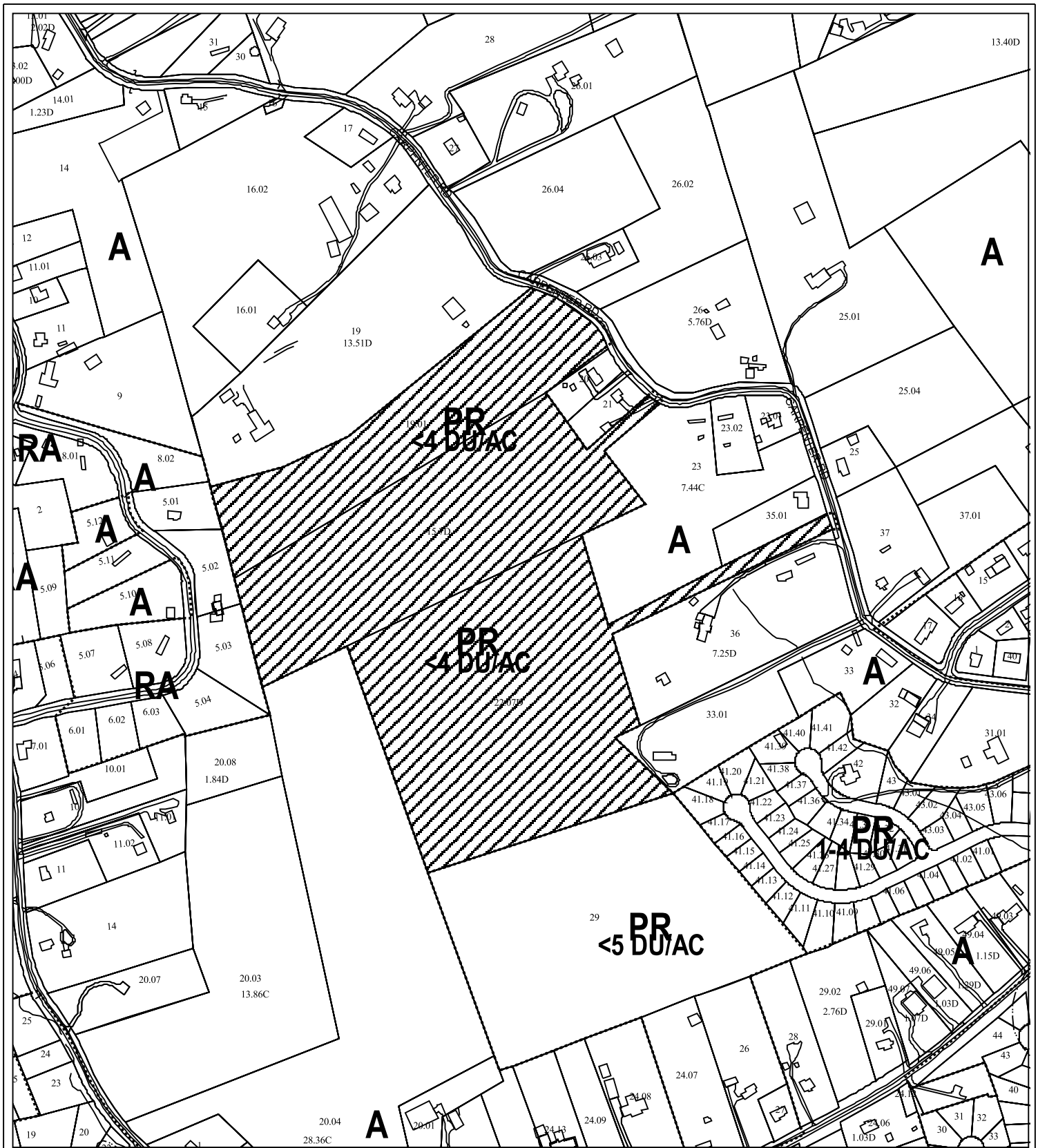
ESTIMATED STUDENT YIELD: 90 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.


- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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-SK-07-C/5-J-07-UR  
 CONCEPT PLAN/USE ON REVIEW

 Detached residential subdivision in PR (Planned Residential)

Original Print Date: 04/25/07      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner:   Dorchester  
                   Eagle Bend Realty

Map No:       66

Jurisdiction:   County



