



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

▶ **FILE #:** 8-SA-07-C **AGENDA ITEM #:** 15
8-H-07-UR **AGENDA DATE:** 8/9/2007

▶ **SUBDIVISION:** RUFUS SMITH SUBDIVISION ON CHILDRESS ROAD
▶ **APPLICANT/DEVELOPER:** RUFUS SMITH
OWNER(S): Southland Group Inc.

TAX IDENTIFICATION: 37 17
JURISDICTION: County Commission District 7
▶ **LOCATION:** West side of Childress Rd., north of Yow Way and northwest of Pedigo Rd.
SECTOR PLAN: North County
GROWTH POLICY PLAN: Rural Area
WATERSHED: Beaver Creek & Bullrun Creek
▶ **APPROXIMATE ACREAGE:** 31.36 acres

▶ **ZONING:** PR (Planned Residential)
▶ **EXISTING LAND USE:** Residence and vacant land
▶ **PROPOSED USE:** Detached Residential Subdivision
SURROUNDING LAND USE AND ZONING: North: A (Agricultural) / Vacant land
South: A (Agricultural) / Residences
East: A (Agricultural) / Residences
West: A (Agricultural) / Vacant land

▶ **NUMBER OF LOTS:** 94
SURVEYOR/ENGINEER: Wanis A. Rghebi
ACCESSIBILITY: Access is via Childress Rd., a major collector street with 18' of pavement within a 40' right-of-way (70' right-of-way required).
▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Horizontal curve variance on Road B at STA 7+50, from 250' to 150'.
2. Horizontal curve variance on Road B at STA 9+50, from 250' to 150'.
3. Vertical curve variance on Road C at STA 3+50, from 500' to 400'.
4. Vertical curve variance on Road A at STA 1+20, from 200' to 120'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-4 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 all other 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. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkhole/closed contour areas identified on the plat. Construction within the 50' setback may be permitted if a

geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings may be required for any structures within the 50' sinkhole buffer. The surveyor shall document that an approvable building site exists on each lot prior to the corrections deadline for final plat approval before the Planning Commission.

4. Diverting drainage away from the two sinkholes located behind Lots 82 - 94 to the large sinkhole or obtaining off-site drainage easements for those sinkholes subject to approval by the Knox County Department of Engineering and Public Works.

5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for drainage discharge into and any alteration of the sinkholes.

6. Meeting all requirements of the Knox County Department of Engineering and Public Works.

7. Providing certification on meeting the required 300' sight distance at the entrance in both directions along Childress Rd. prior to design plan approval and including that certification on the final plat.

8. Placing a note on the final plat that all lots will have access only to the internal street system.

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 94 detached dwellings on individual lots subject to 1 condition:**

1. Meeting all requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zone and the other criteria for approval of a concept plan and use on review.

COMMENTS:

The applicant is proposing to subdivide a 31.36 acre tract into 94 lots at a density of 2.997 du/ac. The property was rezoned to PR (Planned Residential) at a density of up to 3 du/ac on June 26, 2000. A concept plan and use on review was approved for 83 lots on June 8, 2000. That concept plan has expired.

This site includes all or portions of three large sinkholes. A 50' setback from the top of the sinkhole/closed contour areas has been shown on the concept plan. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The surveyor shall document that an approvable building site exists on each lot prior to the corrections deadline for final plat approval before the Planning Commission.

The Traffic Impact Study prepared by Cannon & Cannon, Inc. concluded that the traffic generated by the proposed subdivision will result in minimal impacts on traffic operational conditions in the area. The Knox County Department of Engineering and Public Works has repaved Childress Rd. since the previous approval.

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. The proposed detached residential subdivision at a density of 2.997 du/ac, is consistent in use and density (up to 3 du/ac) with the approved zoning.

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.
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 it is located on a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential uses. The PR zoning for the site allows a density up to 3 du/ac. At a proposed density of 2.997 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 979 (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.

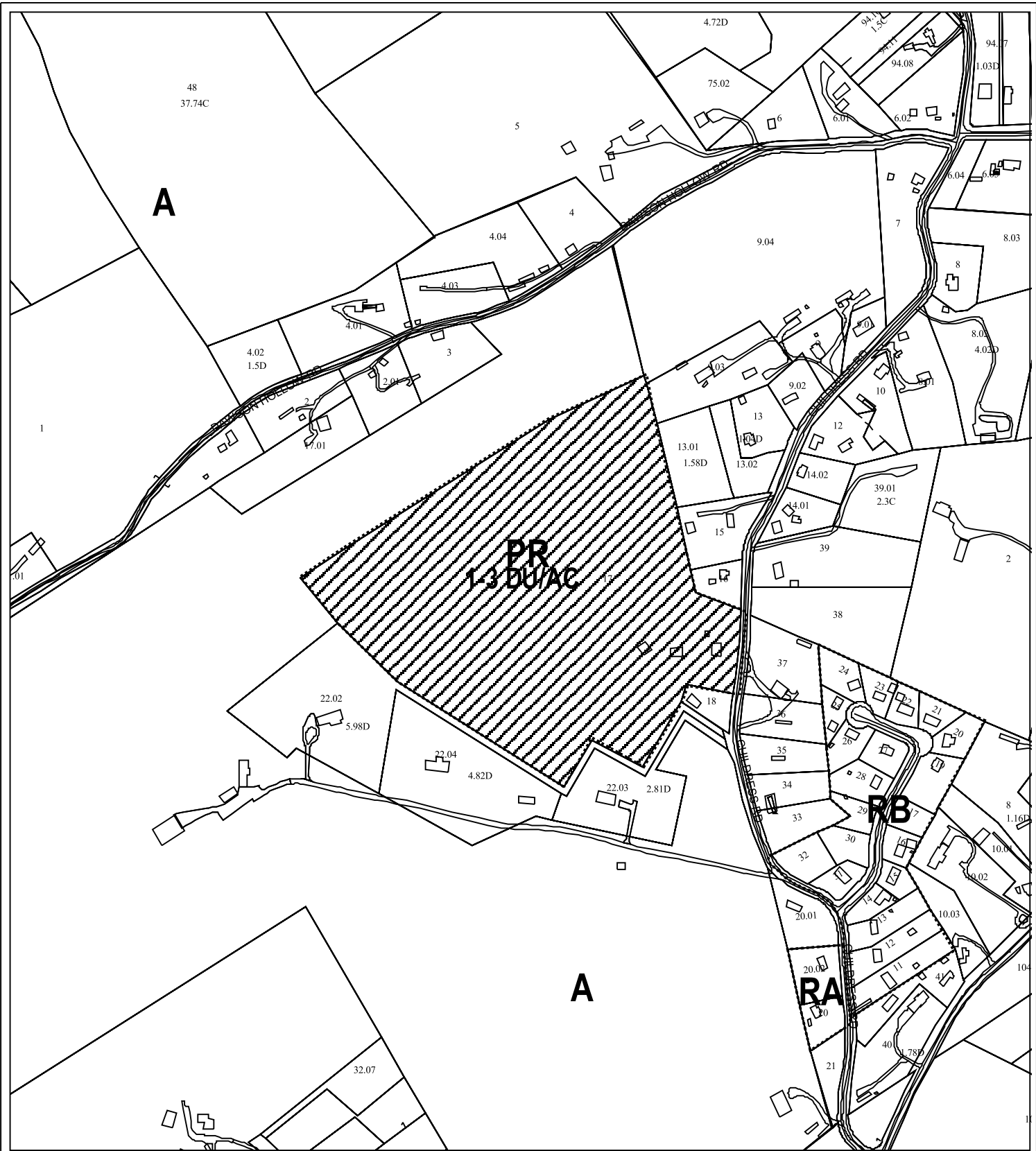
ESTIMATED STUDENT YIELD: 46 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Copper Ridge Elementary, Halls Middle, and Halls 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.



8-SA-07-C/8-H-07-UR
 CONCEPT PLAN/USE ON REVIEW



Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 08/02/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Rufus Smith Subdivision on Childress Road
 Rufus Smith

Map No: 37

Jurisdiction: County



