



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

▶ **FILE #:** 8-SD-07-C

AGENDA ITEM #: 18

AGENDA DATE: 8/9/2007

▶ **SUBDIVISION:** THE HIGHLANDS AT CHOTO

▶ **APPLICANT/DEVELOPER:** SCOTT WILLIAMS

OWNER(S): Forest Brook Development LLC

TAX IDENTIFICATION: 172 5.03, 172BA001 & 172BB013

JURISDICTION: County Commission District 5

▶ **LOCATION:** Southeast side of Choto Rd, southwest side of Whitten Ln.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 20.08 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Choto Marina / A (Agricultural) & CR (Rural Commercial)
South: Residences / A (Agricultural)
East: Residences / A (Agricultural)
West: Vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 20

SURVEYOR/ENGINEER: Scott Williams

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

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Intersection spacing variance on Choto Rd., between Road A and Whitten Ln., from 300' to 90'.
2. Horizontal curve variance on Road A at station 0+50, from 250' to 100'.
3. Horizontal curve variance on Road A at station 1+41, from 250' to 100'.
4. Horizontal curve variance on Road A at station 2+84, from 250' to 100'.
5. Horizontal curve variance on Road A at station 12+14, from 250' to 100'.
6. Vertical curve variance on Road A at station 0+95, from 325' to 165'.
7. Reverse curve tangent length variance on Road A at station 1+08.99, from 50' to 20.12'.
8. Broken back curve tangent variance on Road A at station 2+50.56, from 150' to 78.74'.
9. Broken back curve tangent variance on Road A at station 4+53.16, from 150' to 137.99'.
10. Maximum grade variance from 12% to 14% on Road A between stations 0+95 and 3+61.19.

11. Maximum grade variance from 12% to 13% on Road B between stations 0+56.08 and 2+34.78.
12. Intersection grade variance to 4% on Road B.
13. Vertical curve variance on Road B at station 0+56, from 135' to 90'.

STAFF RECOMMENDATION:

- ▶ **APPROVE** variances 1 - 13 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 7 conditions:

1. Meeting all applicable 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Placing a note on the final plat that all lots will have access only to the internal street system.
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Choto Rd.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association responsible for maintenance of the joint permanent easement, common area, amenities and drainage system.
7. Meeting all requirements of the approved use on review development plan (9-G-04-UR).

COMMENTS:

The applicant is proposing to subdivide this 20.08 acre tract into 20 lots at a density of 0.996 du/ac. The Knox County Commission approved the rezoning of this property to PR at a density of 1 du/ac on June 28, 2004. A concept plan for this property was approved by the Planning Commission on January 13, 2005 (use on review approved on September 9, 2004). That concept plan expired when the final plat approved for the subdivision expired due to failure to record the plat within one year of the Planning Commission's approval.

The applicant has submitted a revised concept plan for this site with the primary change being the addition of a Joint Permanent Easement (JPE) to serve lots 1 - 5. The subdivision will be served by private streets (JPE's) with an entry gate. The final plat for this subdivision is also before the Planning Commission at this meeting.

ESTIMATED TRAFFIC IMPACT 236 (average daily vehicle trips)

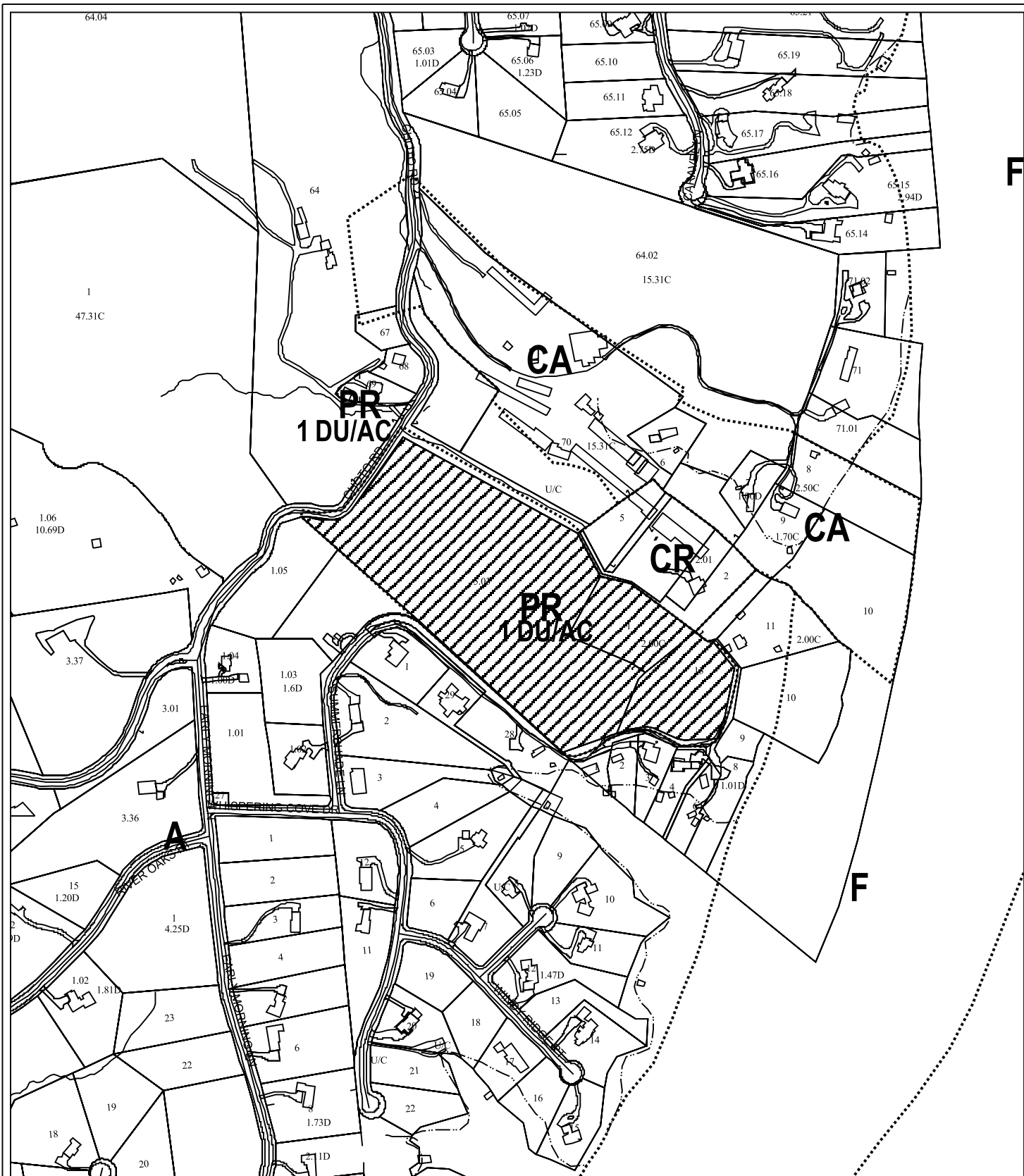
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 13 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Farragut 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



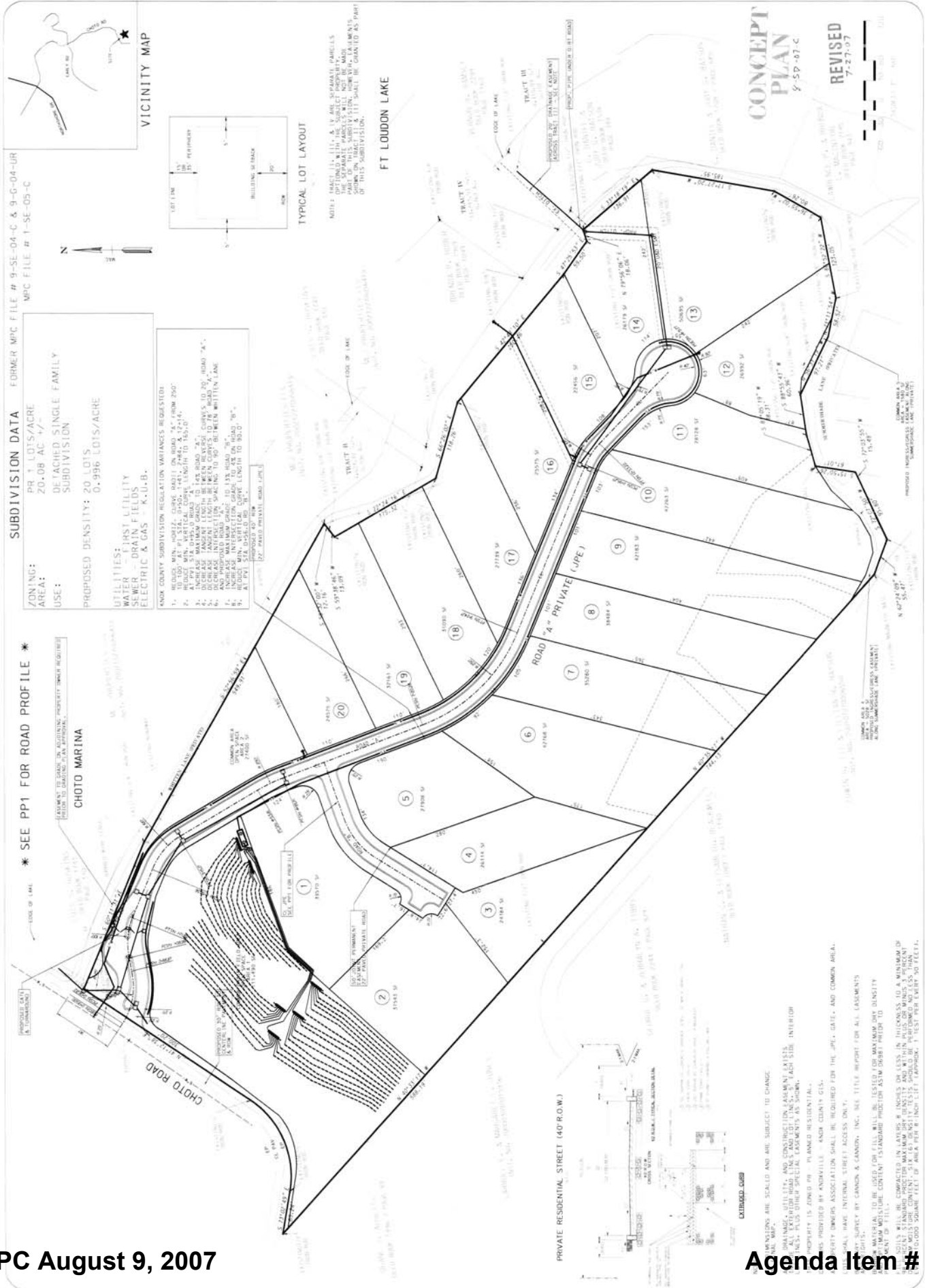
**8-SD-07-C
CONCEPT PLAN**

Subdivision: The Highlands at Choto
 Map No: 172
 Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 07/26/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





NO.	DATE	DESCRIPTION	BY
1	12/15/06	PREPARED FOR SUBMITTAL	J.W.
2	1/10/07	REVISED PER COMMENTS	J.W.

REVISIONS



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 STATE OF TENNESSEE

DATE: FEB 1, 2005
 DRAWN BY: J.W.
 CHECKED BY: J.W.
 SCALE: AS SHOWN
 PROJECT: DEVELOPMENT, LLC
 SHEET NO. 1022

