



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

▶ **FILE #:** 8-SE-07-C

AGENDA ITEM #: 19

AGENDA DATE: 8/9/2007

▶ **SUBDIVISION:** HANCOCK ESTATES

▶ **APPLICANT/DEVELOPER:** SCOTT WILLIAMS

OWNER(S): John Hancock

TAX IDENTIFICATION: 67 041 & PART OF 040

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast end at terminus of Lyngate Blvd., southeast of W. Beaver Creek Rd.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 19.1 acres

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** 5 residential lots

SURROUNDING LAND USE AND ZONING:
North: Residences / PR (Planned Residential) & Agricultural)
South: Vacant / A (Agricultural) & C-4 (Highway & Arterial Commercial)
East: Vacant / A (Agricultural)
West: Vacant / A (Agricultural)

▶ **NUMBER OF LOTS:** 5

SURVEYOR/ENGINEER: Scott Williams

ACCESSIBILITY: Access is via Lyngate Blvd., a local street with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Cul de sac transition radius from 75' to 25' at the end of Lyngate Bv.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

APPROVE the Concept Plan subject to the following 6 conditions:

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Place a note on the concept plan that all intersection grades have to be approved by the Knox County Dept. of Engineering and Public Works.
3. Obtaining a right-of-way easement from the adjoining property owner to the northeast (parcel 067-040).
4. Prior to approval of the final plat, the driveway to lot 5 must be graded in and the boundary of the access easement must be established based on the area required to accommodate the disturbed area
5. The pavement of the proposed road extension must be extended to lot 5 or the boundary of lot may be altered to provide the required frontage
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System

within Knox County (County Ord. 91-1-102).

7. Lots 1-4 must be a minimum of 1 acre in size (the proposed permanent easement cannot be included in this calculation).
8. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.

COMMENTS:

The applicant is proposing to subdivide this 19.1 acre tract into 5 lots. The property is zoned A (Agricultural) which requires lot sizes of at least one acre. The 5 proposed lots range in size from 1 acre to 14 acres. Access to the lots will be from a new public right-of-way that will be extended from the current terminus of Lyngate Blvd. Knox County Engineering has required that the applicant provide a cul-de-sac at the current terminus of Lyngate Blvd. A small portion of the required improvements to Lyngate Blvd. will extend into the adjoining parcel to the northeast (CLT #067-040). The applicant will be required to obtain a right-of-way easement from the adjoining property owner in order to proceed with the proposed cul-de-sac and extension. All road improvements will be required to comply with the Knoxville-Knox County Minimum Subdivision Regulations.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. Public utilities are available to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the approved zoning of the property.
4. Any school age children living in this development are presently zoned to attend Powell Elementary, Middle and High Schools.

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

1. The proposed residential subdivision meets the standards for development within the Agricultural zoning district and all other requirements of the Knox County Zoning Ordinance with the recommended conditions.
2. The proposed development is compatible with the character of the neighborhood where it is proposed. This area has been developed with a mixture of detached and attached residential lots.
3. The traffic generated from this project will be similar to the traffic that is generated by other residential developments found in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

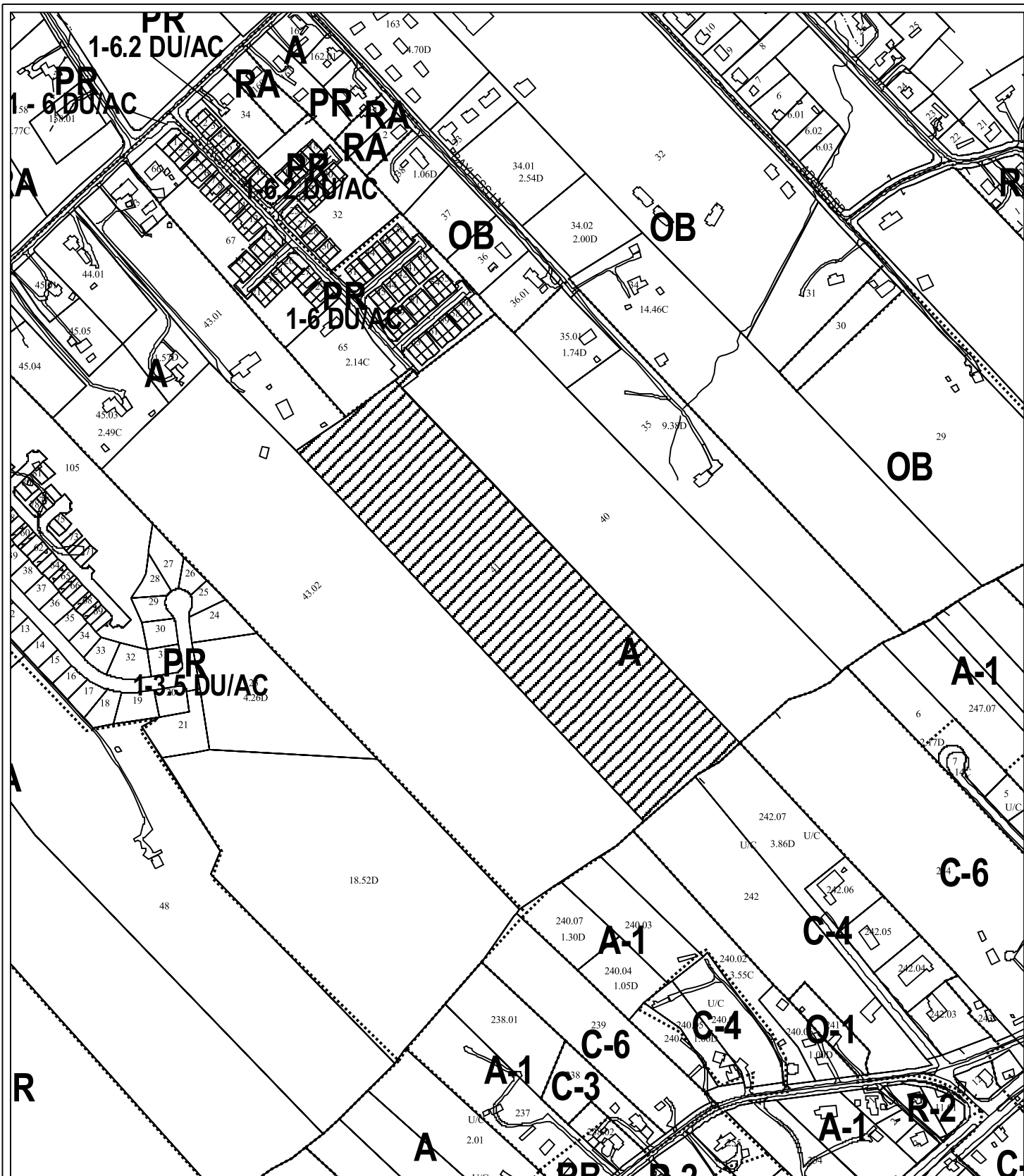
1. The North County Sector Plan identifies this property for low density residential uses with slope protection located on the southeastern portion of the property.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 54 (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: 2 (public and private school children, ages 5-18 years)

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

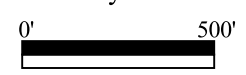


8-SE-07-C
CONCEPT PLAN

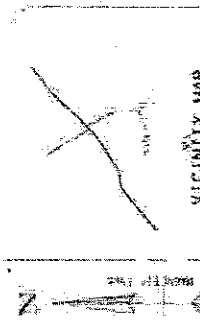
Subdivision: Hancock Estates
Map No: 67
Jurisdiction: County

 Approval of a Concept Plan

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



	<p>CONCEPT PLAN HANCOCK ESPLANADE 1000 CO. ROAD 100 DALLAS, TEXAS 75243</p>		<p>Scott Williams and Associates 1000 CO. ROAD 100 DALLAS, TEXAS 75243</p>	<p>JOHN HANCOCK JULY 2, 2007 CPT1 100</p>
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LEGEND

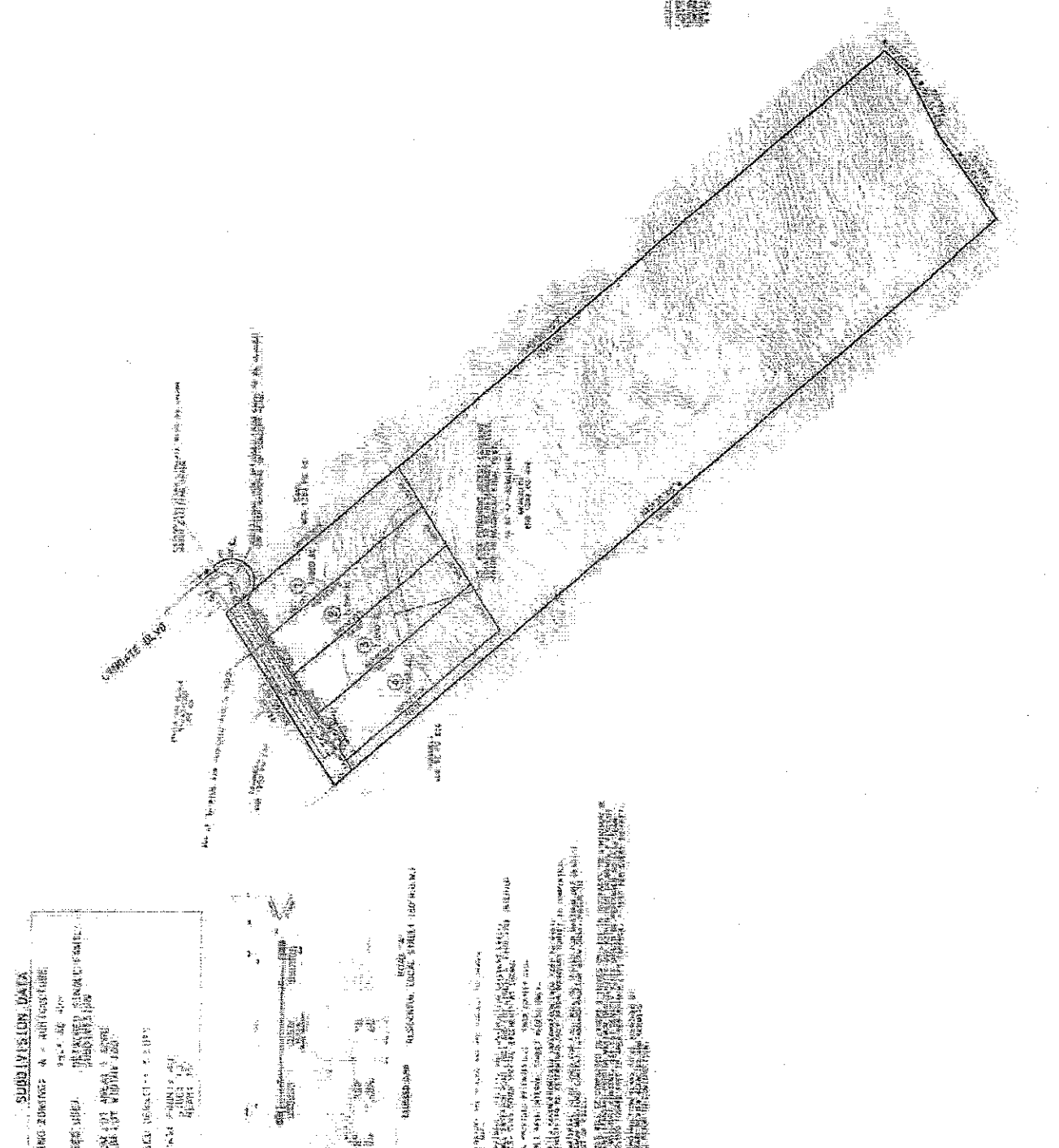
- 1. Existing street
- 2. Proposed street
- 3. Existing site
- 4. Proposed site
- 5. Proposed site
- 6. Proposed site

PREPARED BY: SCOTT WILLIAMS
 DATE: JULY 2, 2007

CONCEPT PLAN

7-26-07-C

REVISED Taylor



SUBDIVISION DATA
 PROJECT NO. 07-001
 DATE: JULY 2, 2007
 PROJECT NAME: HANCOCK ESPLANADE
 PROJECT LOCATION: 1000 CO. ROAD 100, DALLAS, TEXAS 75243

LEGEND

- 1. Existing street
- 2. Proposed street
- 3. Existing site
- 4. Proposed site
- 5. Proposed site
- 6. Proposed site

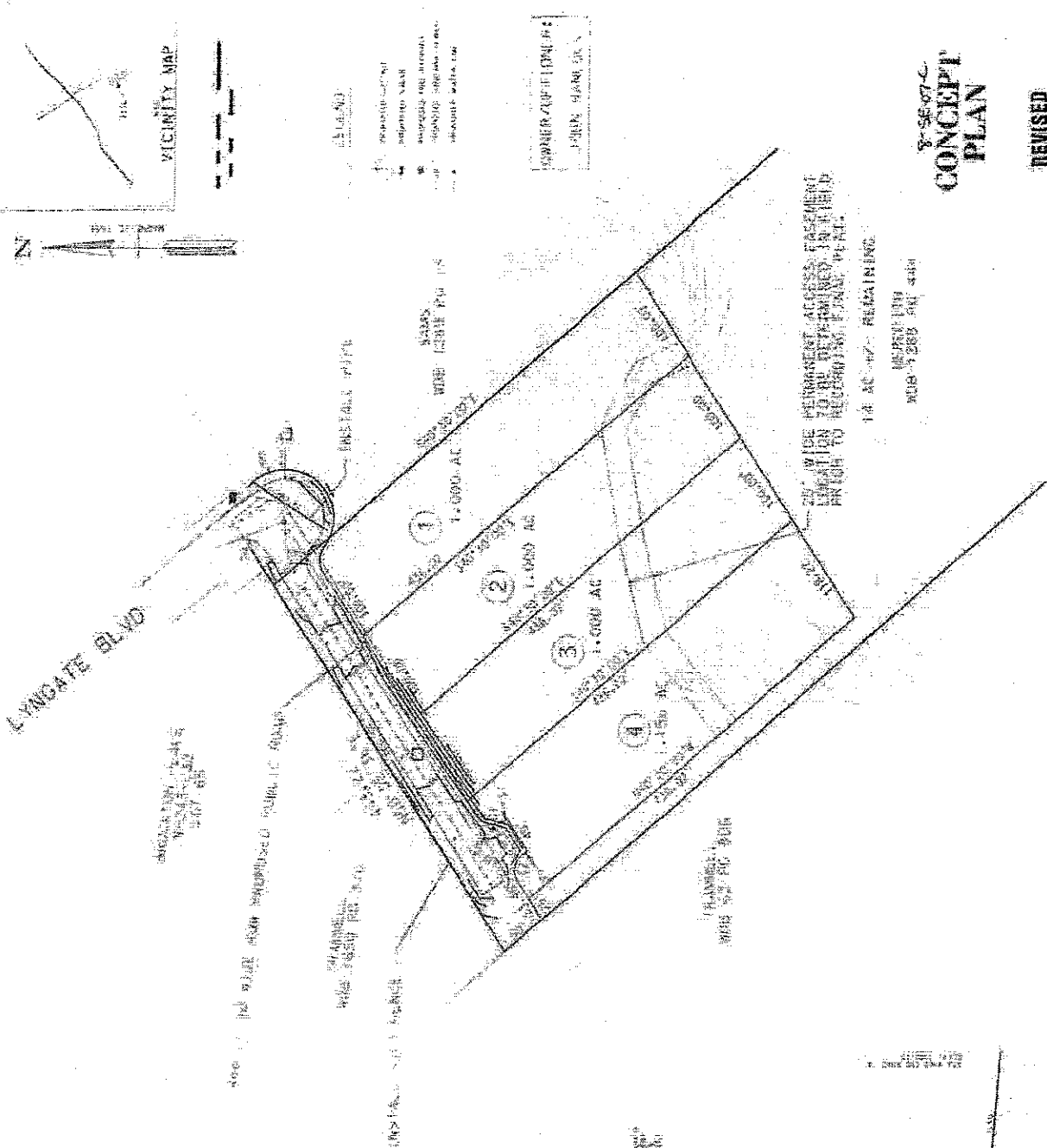
PREPARED BY: SCOTT WILLIAMS
 DATE: JULY 2, 2007

CONCEPT PLAN

7-26-07-C

REVISED Taylor

SUBDIVISION DATA
 PROJECT NO. 07-00000000
 PROJECT NAME: LYNCOATE BLVD. PROJECT
 PROJECT LOCATION: LYNCOATE BLVD. PROJECT
 PROJECT AREA: 4.00 AC.
 PROJECT DATE: 07/20/07
 PROJECT STATUS: PRELIMINARY



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JOHN HANCOCK
 JULY 2, 2007
 C1

HANCOCK ESTATES
 GRADING, DRAINAGE, &
 EROSION CONTROL PLAN

NOT FOR CONSTRUCTION