



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

▶ **FILE #:** 12-SB-07-C **AGENDA ITEM #:** 15
12-E-07-UR **AGENDA DATE:** 12/13/2007

▶ **SUBDIVISION:** MPM DEVELOPMENT CO., IRWIN DR.
▶ **APPLICANT/DEVELOPER:** MPM DEVELOPMENT COMPANY
OWNER(S): MPM Development Co. LLC

TAX IDENTIFICATION: 56 M C 001, 002 & 011.01
JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of Irwin Dr., northeast of Oakmeade Rd.

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

▶ **APPROXIMATE ACREAGE:** 9.82 acres

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

▶ **EXISTING LAND USE:** One detached dwelling and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This residential site is located within an established single family neighborhood that has developed under RA and A zones.

▶ **NUMBER OF LOTS:** 32

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Irwin Dr., and Oakmeade Rd., both local streets with 18' to 20' pavement widths within 50' rights-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 8 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 (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Prior to certification of the final plat for the subdivision, establishing a property owners association for the purpose of maintaining the storm water drainage system.
5. Certification on the final plat by the applicant's engineer that there is 300' of sight distance at the proposed subdivision entrance at Irwin Dr.
6. Place a note on the final plat that all lots will have access from the internal road system only
7. Final approval of the rezoning of this site to PR (Planned Residential) at 3.26 du/ac or greater
8. 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 request for up to 32 detached dwellings on individual lots as shown on the development plan subject to 2 conditions**

1. Final approval of the rezoning of this site to PR (Planned Residential) at 3.26 du/ac or greater
2. Meeting all applicable requirements of the Knox County Zoning Ordinance

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

COMMENTS:

The applicant has presented a concept plan for 32 lots on this 9.82 acre site. On December, 2007 the Knox County Commission will consider the rezoning of this site to PR (Planned Residential) at 4 du/ac. The proposed development will consist of 32 detached residential units. Development of this site with detached dwellings is compatible with the other development found in the area.

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 residential subdivision at a density of 3.26 du/ac, is consistent in use and density with the proposed zoning of the property.
3. Any school age children living in this development are presently zoned to attend Powell Elementary School Powell Middle School and Powell High School.

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 Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use which may permit a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.26 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use. The PR zoning proposed for the property allows consideration of up to 4.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.26 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 363 (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.

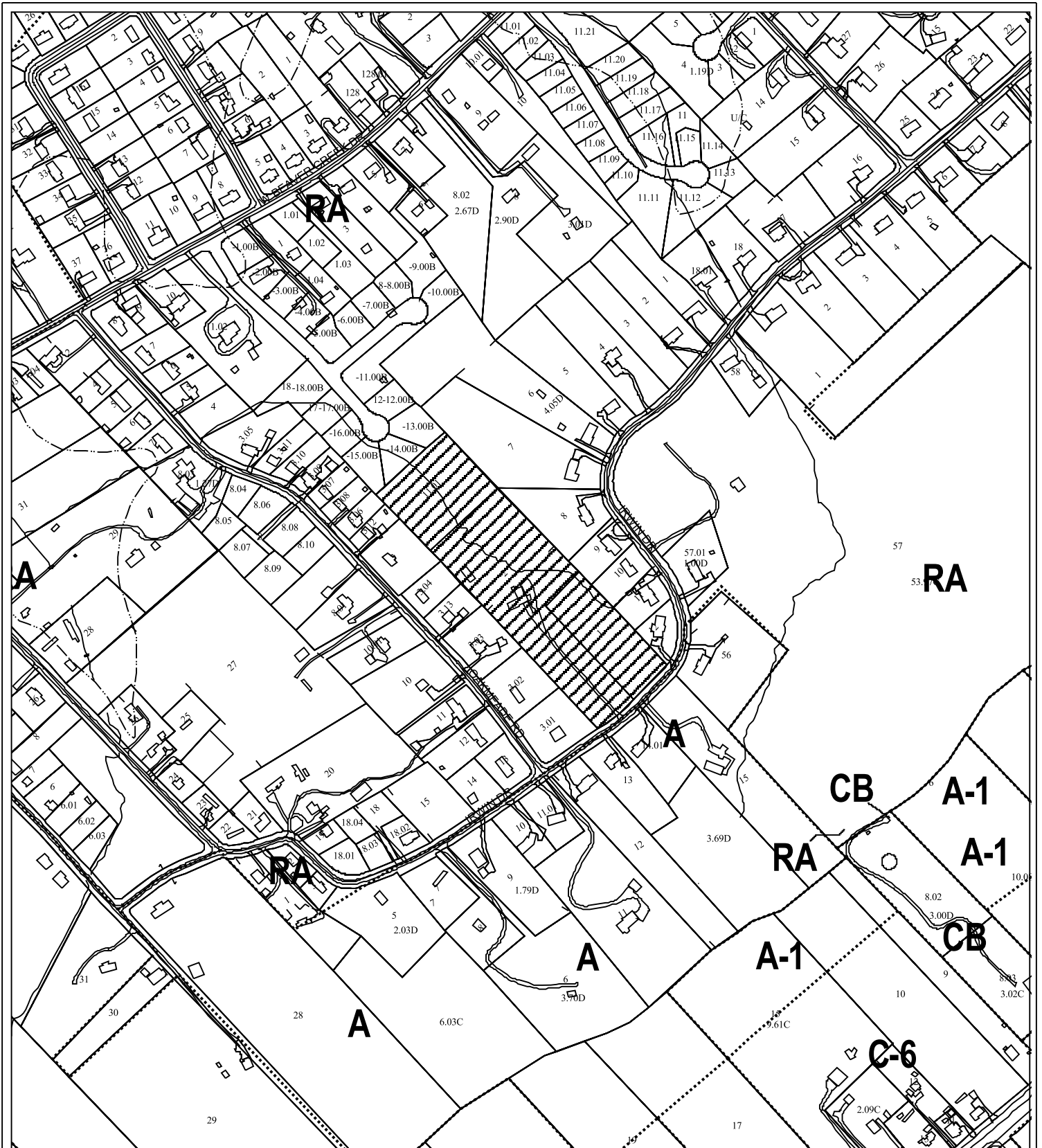
ESTIMATED STUDENT YIELD: 16 (public and private school children, ages 5-18 years)

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



12-SB-07-C/12-E-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Residential subdivision in PR (Planned Residential)

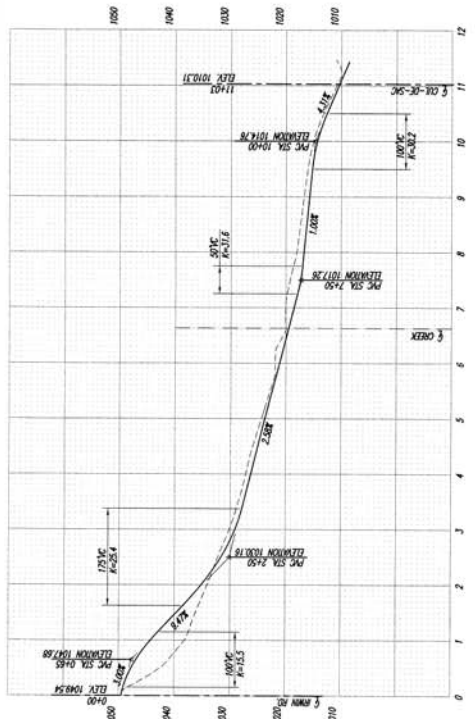
Original Print Date: 11/28/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: MPM Development Co.,
 Irwin Rd.
 MPM Development Company
 Map No: 56
 Jurisdiction: County

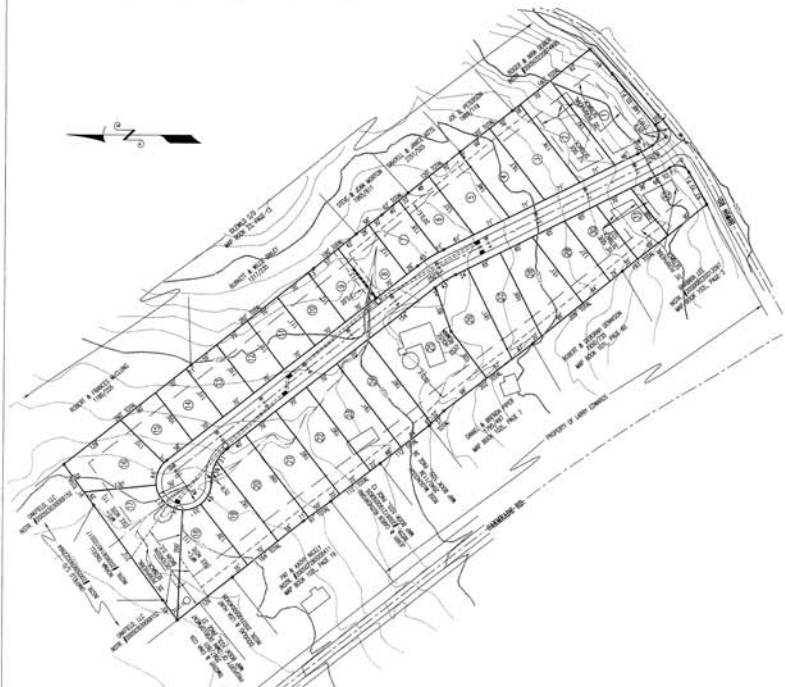




- NOTES:
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SCALE: 1"=100'



12-SB-07-C
12-E-07-UR
REVISED
11/30/07

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OWNER:
MPM DEVELOPMENT CO., LLC
1000 N. WILSON BLVD.
KNOXVILLE, TENNESSEE 37950-2895
PHONE (615) 993-0580

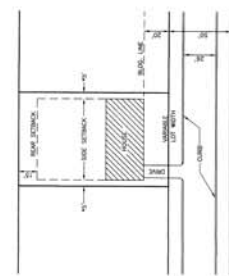
DESIGNER:
BATSON, HIMMS, NORVELL & BOB
REGISTERED ENGINEERS & LAND SURVEYORS
KNOXVILLE, TENNESSEE 37909
PHONE (615) 993-0580
FAX (615) 993-0581
WWW.BHNSURV.net

CONCEPT & DEVELOPMENT PLAN FOR
MPM DEVELOPMENT ON IR IN RD.
CU MAP SMC PARCELS 1, 2 & 11.01
1"=100' 10/22/07

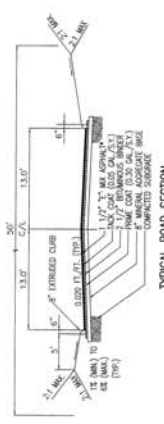
DISTRICT 6, KNOX COUNTY, TN

CONTOUR INTERVAL = 2'

24388-C



TYPICAL LOT LAYOUT
NOTE: ALL SETBACKS ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD.
A 10' SETBACK IS REQUIRED FOR LOTS 1, 2, 31 & 32.



TYPICAL ROAD SECTION
THRU 50 ROAD
PUBLIC ROAD
NOTE: ALL SETBACKS FROM ROAD CENTERLINE TO BE MEASURED TO THE CENTERLINE OF THE ROAD.