

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

▶ **FILE #:** 7-SD-07-C **AGENDA ITEM #:** 20
 7-F-07-UR **AGENDA DATE:** 7/12/2007

▶ **SUBDIVISION:** BELL PLACE, UNIT 4
 ▶ **APPLICANT/DEVELOPER:** BUTLER BROTHERS EXCAVATING, INC.
 OWNER(S): Butler Brothers Excavating, Inc.

TAX IDENTIFICATION: 56 35, 36, 37 & 38

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side of Bell Campground Rd., northwest of Oak Terrace Ln.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Bullrun Creek

▶ **APPROXIMATE ACREAGE:** 5.4 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 / A (Agricultural)
 East: Residences / PR (Planned Residential)
 West: Residences / RA (Low Density Residential) & A (Agricultural)

▶ **NUMBER OF LOTS:** 8

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

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

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve variance on JPE #1 at STA 1+25, from 300' to 200'.
2. Vertical curve variance on JPE #2 at STA 0+70, from 175' to 105'.
3. Vertical curve variance on JPE #2 at STA 3+00, from 280' to 175'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 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. Connection to sanitary sewer and meeting any other relevant 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. On-site detention will be required as part of design plan review and approval.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Bell Campground Rd. for the two proposed Joint Permanent Easements. The required sight distance must be field verified and approved by the Knox County Department of Engineering and Public Works
6. All lots shall meet the required setbacks as designated on the concept plan and shall be provided with a useable rear yard with a depth of at least 10' from the rear of the building to the graded 2:1 slope.
7. 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 8 detached residences on individual lots, subject to 1 condition**

1. Meeting all applicable 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 another revision to the area of Bell Place subdivision that fronts along Bell Campground Road. The last revision was approved by the Planning Commission on October 11, 2001 for six lots fronting along Bell Campground Road with each lot having direct access to the road. Due to sight distance issues, the lots could not be developed as submitted. This revised concept plan includes eight lots with access being provided by two Joint Permanent Easements (JPE). Staff has recommended a condition that 300' of sight distance be certified for the two JPE's with field verification by the surveyor and approval by the Knox County Department of Engineering and Public Works.

With the use of the JPE's for access and with the steep slopes on the property, the applicant has created three lots that will have graded rear yards with a slope of 2:1. For those lots, Staff is recommending a condition that each lot have a useable rear yard with a depth of at least 10' before the 2:1 slope. With the required setbacks and useable rear yard, the depth of the building site is only 30'. While not faced with the steep slope issue, Lot 117 is a shallow lot and has a building site depth of only 30' after application of the required setbacks.

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 in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the adjoining subdivision that is zoned PR (Planned Residential).

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.
3. The approved PR zoning for the property allows a density up to 3 du/ac. At a proposed density of 1.48 du/ac, the subdivision is consistent with the zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies the property as low density residential with a maximum density of 5 du/ac. At a proposed density of 1.48 du/ac, the subdivision is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 102 (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.

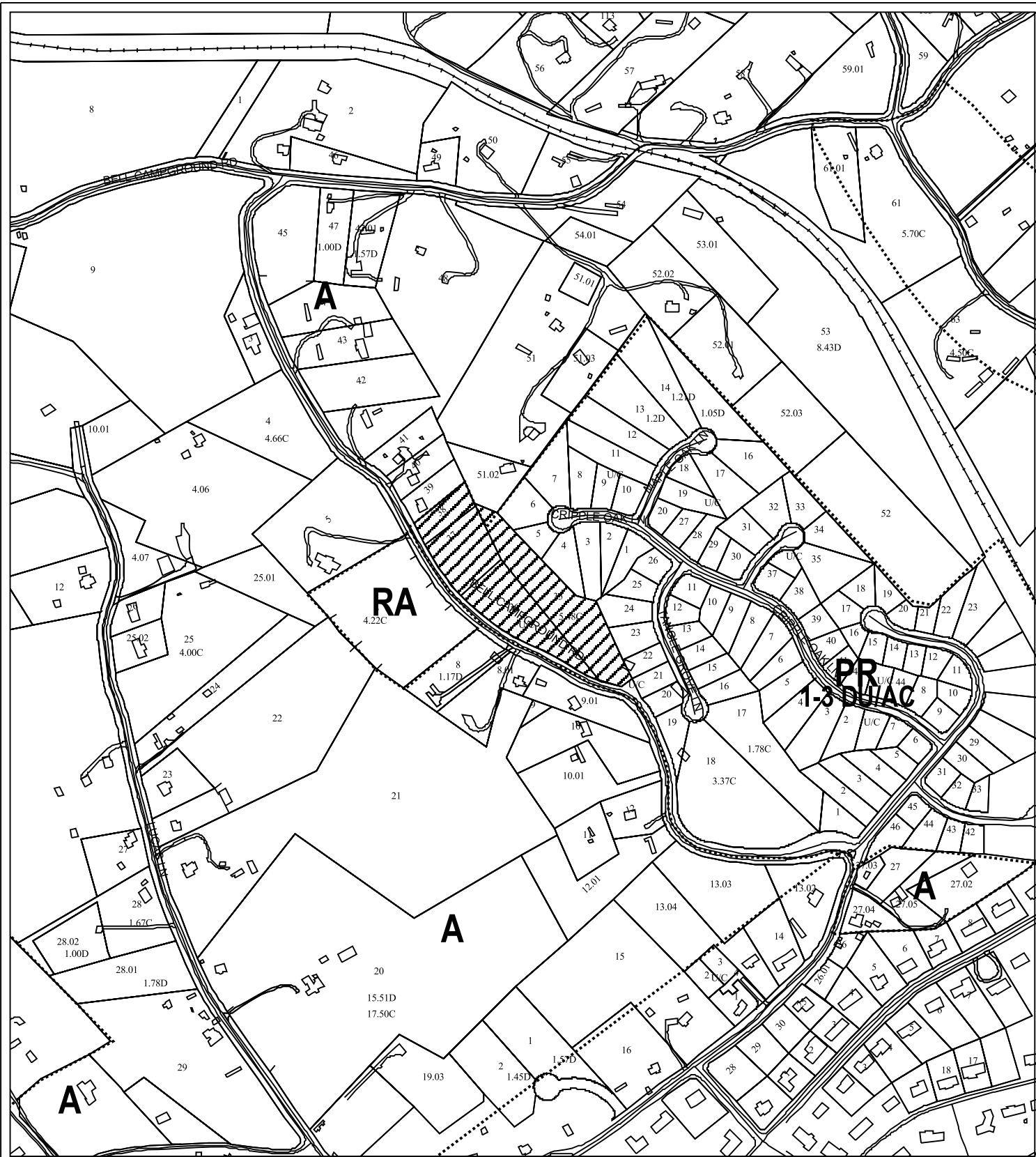
ESTIMATED STUDENT YIELD: 4 (public and private school children, ages 5-18 years)

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.



7-SD-07-C/7-F-07-UR
 CONCEPT PLAN/USE ON REVIEW

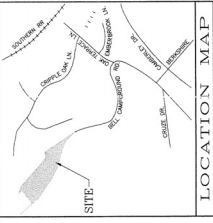
 Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 06/27/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

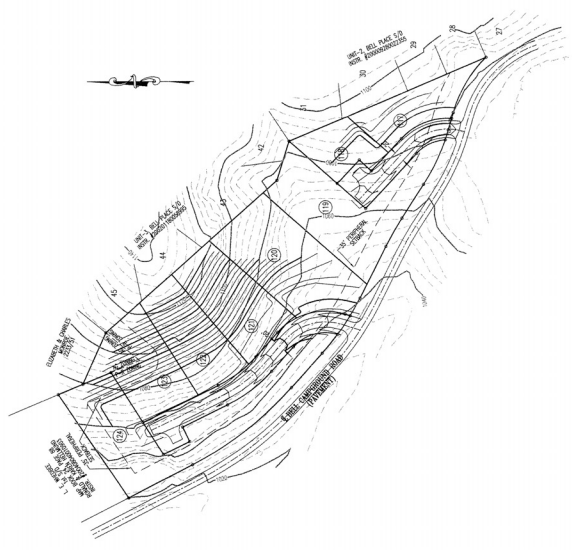
Petitioner: Bell Place, Unit 4
 Butler Brothers
 Excavating, Inc.
 Map No: 56

Jurisdiction: County





LOCATION MAP



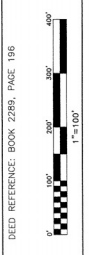
CONCEPT PLAN
 7-SP-07-C
 7-F-07-UR
U.O.C.
 DATE: _____

CERTIFICATE OF CONCEPT PLAN
 I HEREBY CERTIFY THAT THE PLAN IS THE WORK OF ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TENNESSEE.
 REGISTERED ENGINEER NO. 18147
 TENNESSEE CONTRACT NO. 18147

OWNER/DEVELOPER:
BUTLER BROTHERS EXCAVATING, INC.
 1000 N. CENTRAL AVENUE
 KNOXVILLE, TENNESSEE 37931
 PHONE: (865) 927-1706

23098-GP
 SHEET 2 OF 2 SHEET(S)
 6:\2007\UNIT-4\23098-1.DWG

DRAINAGE & GRADING PLAN FOR
BELL PLACE, UNIT-4
 CIT MAP 56, PARCELS 35, 36, 37 & 38
 DISTRICT 6, KNOX COUNTY, TENNESSEE



DEED REFERENCE: BOOK 2289, PAGE 186
 SCALE:
 HORIZONTAL: 1\"/>

DESIGNED	CHKD	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	

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