



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

▶ **FILE #:** 11-SB-07-C **AGENDA ITEM #:** 10
11-D-07-UR **AGENDA DATE:** 11/8/2007

▶ **SUBDIVISION:** CASTLE PINES (REVISED)
▶ **APPLICANT/DEVELOPER:** J.K. RYMER HOMES
OWNER(S): J. K. Rymer Co., Inc.

TAX IDENTIFICATION: 135 B B 034, 035 & PART OF 033.01
JURISDICTION: County Commission District 9

▶ **LOCATION:** North side of Maloney Rd., west side of Belt Rd.

SECTOR PLAN: South County
GROWTH POLICY PLAN: Urban Growth Area
WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 3.18 acres

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

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Attached and detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / RA (Low Density Residential)
South: Vacant land / RAE (Exclusive Residential)
East: Residences / RA (Low Density Residential) & RB (General Residential)
West: Residences / RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 3

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Maloney Rd., a major collector street with an 18' pavement width within a 60' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve variance on Castle Pines Ln. from 328.5' to 200', STA 1+35.
2. Grade variance on Castle Pines Ln. from 12% to 15%.
3. Intersection spacing variance along Maloney Rd. between Belt Rd. and Castle Pines Ln., from 300' to 184'.
4. Horizontal curve variance on Castle Pines Ln. from 250' to 200', STA 1+00.
5. Horizontal curve variance on Castle Pines Ln. from 250' to 225', STA 4+00.
6. Horizontal curve variance on Castle Pines Ln. from 250' to 150', STA 8+00.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 - 6 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Certification on the final plat by the applicant's surveyor that there is at least 300 feet of sight distance in both directions along Maloney Rd. at the subdivision entrance.
5. Prior to or concurrent with recording of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
6. Grading the bank along the proposed entrance per Knox County Department of Engineering and Public Works.
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 41 attached and 2 detached dwellings on individual lots subject to 2 conditions:**

1. Installing landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee the installation of the landscaping.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

COMMENTS:

The applicant is proposing to subdivide this 20.28 acre tract into 41 attached and 2 detached residential lots at a density of 2.12 du/ac. In May of 2007, MPC approved a 39 unit concept/use-on-review (5-SB-07-C/5-C-07-UR) for a 19.58 acre portion of this site. Since then, the applicant has acquired an adjoining 3.18 acre parcel and has revised their previous plan to include an additional 3 residential lots.

Access to the subdivision will be from Maloney Rd. The applicant will be required to note on the concept plan that the required 300' of sight distance at the subdivision entrance will be certified prior to design plan approval. As per the Knox County Department of Engineering and Public Works, additional grading of the bank along the frontage road and entrance into the subdivision will be required in order to improve sight distance.

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 residential subdivision at a density of 2.12 du/ac, is consistent in use and density with the recommended zoning of the property which is 3 du/ac.
3. Any school age children living in this development are presently zoned to attend Mount Olive Elementary and South-Doyle Middle and High Schools.

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

1. The proposed attached and detached residential subdivision meets the standards for development within the PR zone and all other requirements of the Knox County Zoning Ordinance.
2. The proposed residential 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. With direct access to a major collector street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes low density residential uses for this property. The approved PR zoning for the site would allow a density up to 3 du/ac. The proposed subdivision is consistent with the Sector Plan and zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 447 (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.

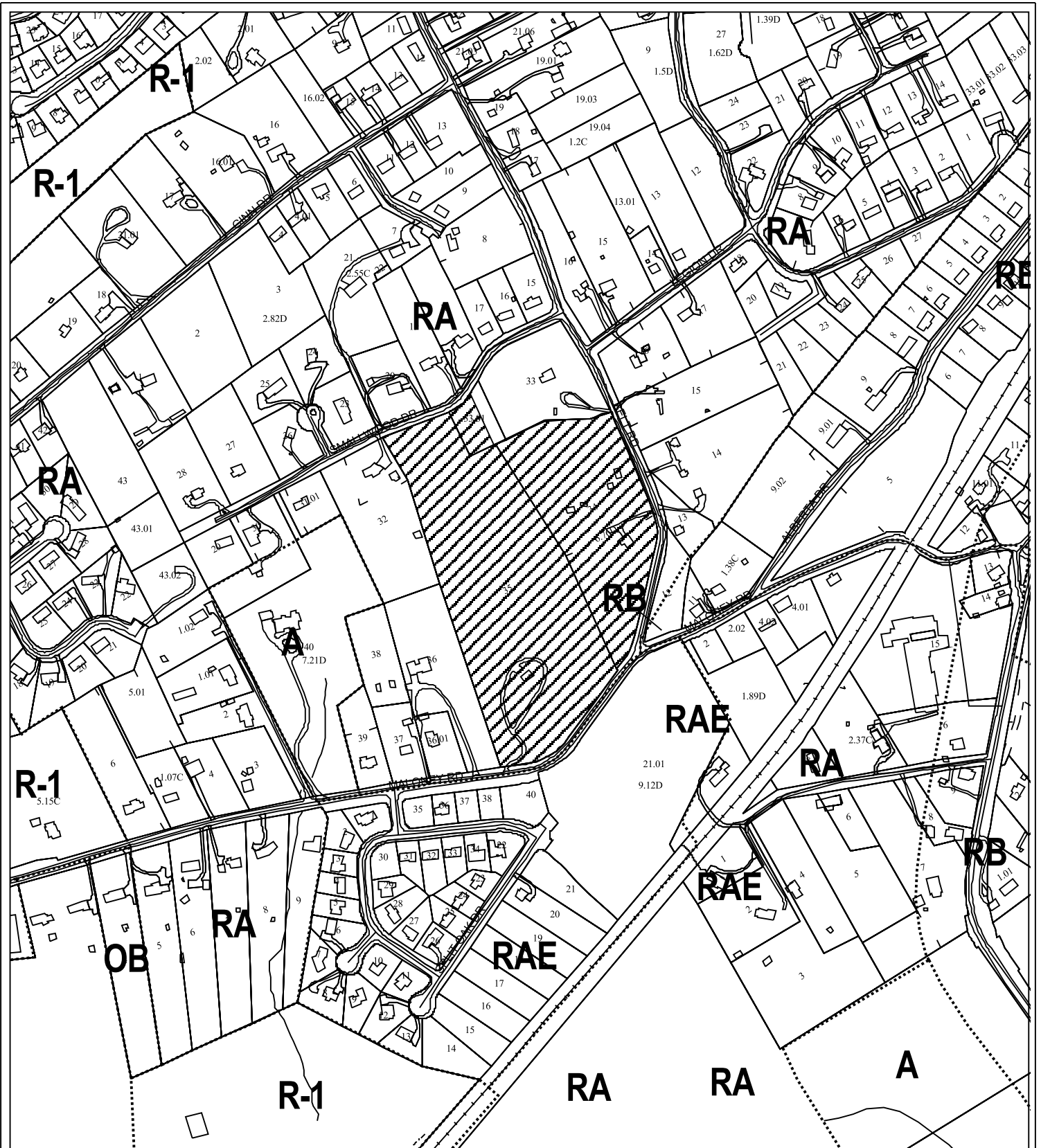
ESTIMATED STUDENT YIELD: 7 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Mount Olive Elementary, South-Doyle Middle, and South-Doyle 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.



11-SB-07-C/11-D-07-UR
 CONCEPT PLAN/USE ON REVIEW



Attached and detached residential subdivision in PR (Planned Residential) zone

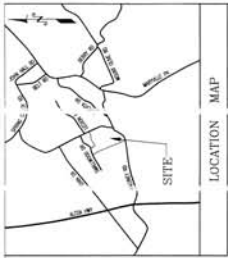
Original Print Date: 10/30/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Castle Pines (Revised)
 J.K. Rymer Homes

Map No: 135

Jurisdiction: County





LOCATION MAP
SITE



11-11-07 UR

DEVELOPER
J. K. R. WIER
6200 BAU DR.
KNOXVILLE, TN 37919
PHONE: (615) 285-5500

11-26-07
11-11-07 UR

REVISED

CONCEPT PLAN

STATE

CONCEPT PLAN FOR

CITY MAP 1538, PART OF P.M.D. 14.25 & 36

DISTRICT 9, ANOK CO. TN

SHEET 1 OF 5

241009-R

1	11-26-07	WMC COMMENTS
2	11-11-07	UR

REVISIONS

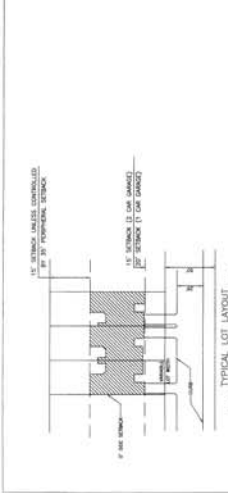
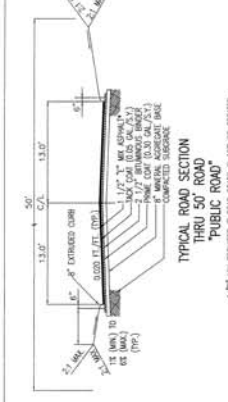
11-26-07
11-11-07 UR

CONCEPT PLAN FOR
CITY MAP 1538, PART OF P.M.D. 14.25 & 36
DISTRICT 9, ANOK CO. TN

SHEET 1 OF 5

241009-R

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- 1. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
- 2. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
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