



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

▶ **FILE #:** 11-SD-07-C
11-H-07-UR

AGENDA ITEM #: 16
AGENDA DATE: 11/8/2007

▶ **SUBDIVISION:** WISTERIA PARK REVISED
▶ **APPLICANT/DEVELOPER:** CHIP LEONARD
OWNER(S): Wisteria Hills, LLC, c/o Fred Leonard

TAX IDENTIFICATION: 117 084
JURISDICTION: County Commission District 5

▶ **LOCATION:** Southeast side of Yarnell Rd., northeast of Cooper Ln.

SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Rural Area
WATERSHED: Hickory Creek

▶ **APPROXIMATE ACREAGE:** 37.47 acres

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences / A (Agricultural)
South: Residences & vacant land / A (Agricultural) & PR (Planned Residential)
East: Residences & vacant land / A (Agricultural) & PR (Planned Residential)
West: Church & residences / CA (General Business) & A (Agricultural)

▶ **NUMBER OF LOTS:** 86

SURVEYOR/ENGINEER: United Engineering

ACCESSIBILITY: Access is via Yarnell Rd., a major collector street with a 21' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **WITHDRAW** at the request of the applicant.

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ESTIMATED TRAFFIC IMPACT 979 (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: 50 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Karns 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.

