

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

▶ **FILE #:** 11-SE-07-C **AGENDA ITEM #:** 17
 11-L-07-UR **AGENDA DATE:** 11/8/2007

▶ **SUBDIVISION:** CHESTERFIELD
 ▶ **APPLICANT/DEVELOPER:** EAGLE BEND REALTY
 OWNER(S): Eagle Bend Realty

TAX IDENTIFICATION: 118 091.01 & 104NE027
 JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of Hickey Rd., terminus of Boston Ln.

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

▶ **APPROXIMATE ACREAGE:** 13.5 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / RA (Low Density Residential) & A (Agricultural)
 South: Residence and vacant land / BP (Business and Technology) & TO (Technology Overlay)
 East: Residences and church / PR (Planned Residential) & A (Agricultural)
 West: Vacant land / BP (Business and Technology) & TO (Technology Overlay)

▶ **NUMBER OF LOTS:** 42

SURVEYOR/ENGINEER: The Campbell Co.

ACCESSIBILITY: Access is via Boston Ln., a local access street with a 26' pavement width within a 50' right-of-way that provides access to Hickey Rd.

▶ **SUBDIVISION VARIANCES
 REQUIRED:**

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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Submitting a detailed lot grading, drainage and foundation wall design plan for all lots within the subdivision at the design plan stage of the revised subdivision. The plans shall be prepared by an engineer registered in the State of Tennessee and shall be presented at a scale of 1"=20' along with any supporting documentation

requested by the Knox County Department of Engineering and Public Works. Following review and approval, County Engineering Staff shall identify the lots that will require design plans (designed by an engineer registered in the State of Tennessee) for footings, foundation walls and retaining walls and fill material used for the support of footings, foundation walls, retaining walls and on-grade slabs prior to issuance of a building permit. The concept plan shall be revised to include this condition as a notation.

4. Including a notation on the final plat identifying the specific lots identified in condition 3 above that will require design plans (designed by an engineer registered in the State of Tennessee) for footings, foundation walls and retaining walls and fill material used for the support of footings, foundation walls, retaining walls and on-grade slabs prior to issuance of a building permit.

5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

6. Revising the Concept Plan, subject to Planning Commission Staff approval, to show how the strip of land extending from lot 7 and 8 to the southeast to Hickey Rd. is to be incorporated into the Subdivision.

7. Placing a note on the final plat that all lots will have access only to the internal street system.

8. 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 42 detached residential dwellings 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 of a concept plan and use on review in the PR zoning district.

COMMENTS:

The applicant is requesting a revision to the concept plan and use-on-review approvals for Chesterfield Subdivision, Phase II, approved by the Planning Commission on June 8, 2006. The original concept plan included 42 lots served by two public streets on this 14.3 acre site.

The applicant has now submitted a revised concept plan that only includes one street (extension of Boston Ln.). Due to site grade issues, the applicant has been unable to make the street that extends to the north off of Boston Ln. work with the approved lot layout. Due to the steeper grades across the property, Staff had recommended a condition on the previous approval that prior to design plan approval, the applicant had to submit a detailed grading plan for the entire site to show that building sites exist on each lot. With the revised layout the applicant is still proposing a total of 42 lots with all the lots fronting on Boston Ln. This has resulted in a reduction of the minimum lot width from 70' to 50'. The area that was designated on the original plan for the second street is now shown as a single lot with access to Boston Ln.

With the combination of an average cross slope of approximately 20%, the grading required for the street and narrower lots, it may be difficult to create building sites on the lots within the subdivision. Both Planning Commission and Knox County Department of Engineering and Public Works Staff are recommending conditions 3 and 4 above to address this design issue.

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 utilities are in place to serve this site.
2. The proposed detached single-family subdivision at a density of 2.94 du/ac, is consistent in use and density with the recommended rezoning of the property.
3. Any school age children living in this development are presently zoned to attend Cedar Bluff Primary, Intermediate and Middle Schools and Karns 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 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this site for low density residential use. The PR zoning for the property will allow consideration of up to 3 du/ac. The proposed subdivision with a density of 2.94 du/ac is consistent with the Sector Plan and 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 467 (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.

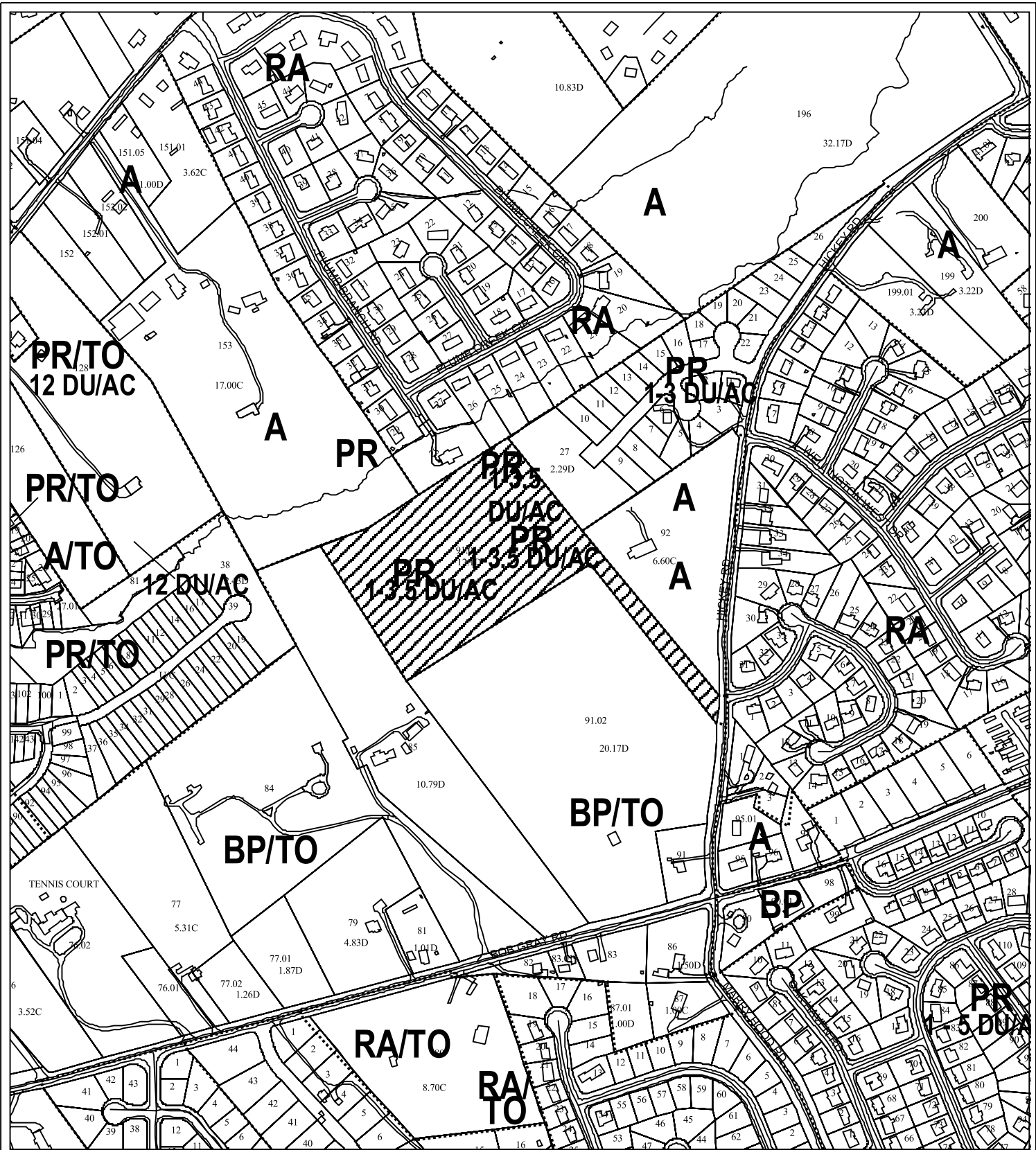
ESTIMATED STUDENT YIELD: 22 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Cedar Bluff Primary/Intermediate, Cedar Bluff 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.



**11-SE-07-C/11-L-07-UR
CONCEPT PLAN/USE ON REVIEW**

 in PR (Planned Residential)

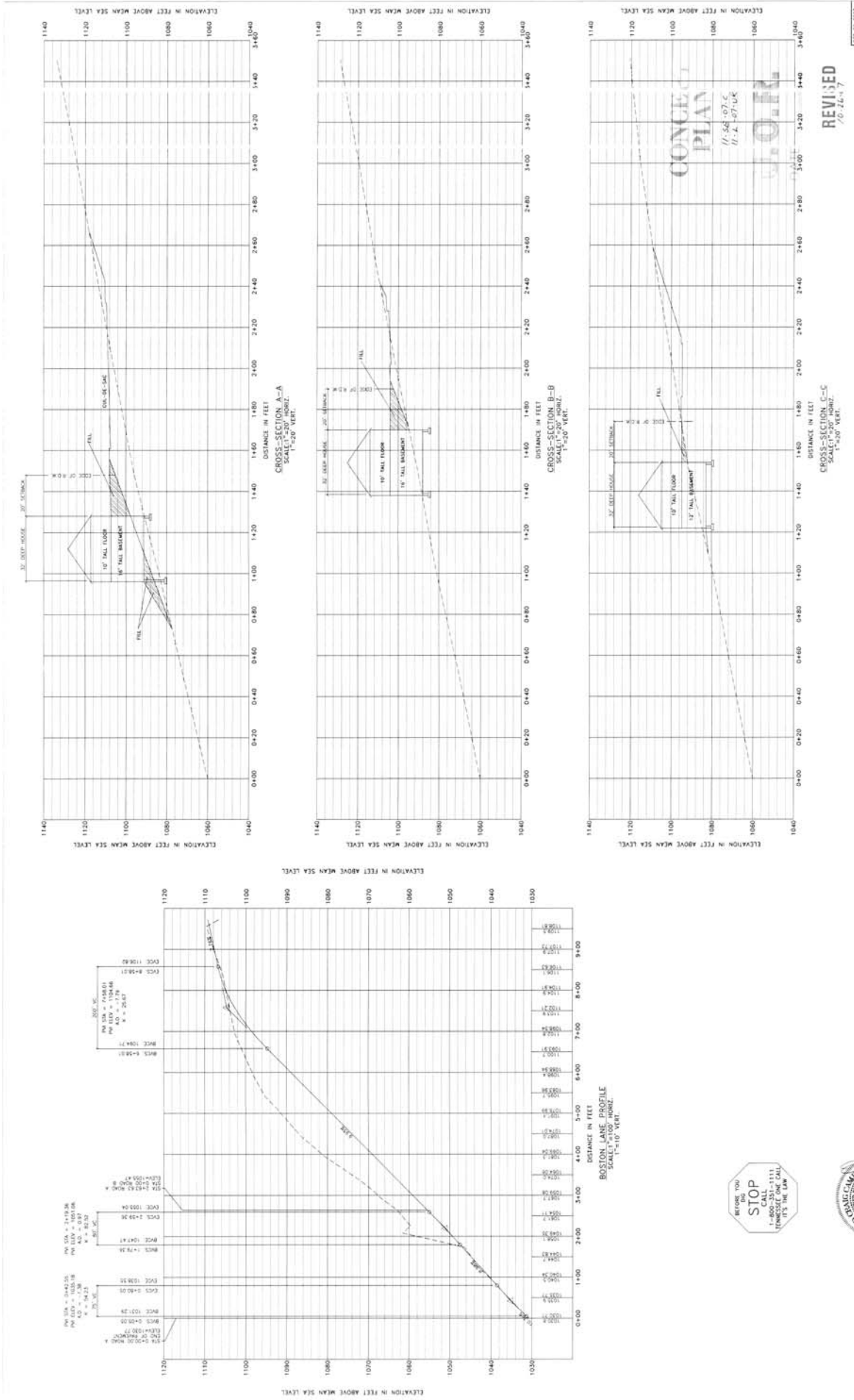
Original Print Date: 10/23/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Chesterfield
 Eagle Bend Realty

Map No: 118

Jurisdiction: County





DATE: 11-26-07

ROAD PROFILE AND CROSS-SECTIONS
SHEET TWO

CHESTERFIELD, JNIT 2
Knox County, Tennessee

Prepared For:
Eagle Bend Realty
PO Box 1311
Knoxville, Tennessee 37939
(865) 806-8008

Planning Agency:
The Campbell Company, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

The Campbell Company
Incorporated

CONTRACTOR IS RESPONSIBLE FOR ALL TRUCK SAFETY
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REVISIONS