

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

▶ **FILE #:** 6-SJ-07-C **AGENDA ITEM #:** 12

POSTPONEMENT(S): 6/14/2007-9/13/2007 **AGENDA DATE:** 10/11/2007

▶ **SUBDIVISION:** WILDWOOD GARDENS

▶ **APPLICANT/DEVELOPER:** PAM & CARLEY KECK

OWNER(S): Carley Keck

TAX IDENTIFICATION: 137 043.07

JURISDICTION: County Commission District 9

▶ **LOCATION:** North end of Remagen Ln., northeast end of Marston Ln.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Stock Creek

▶ **APPROXIMATE ACREAGE:** 29.86 acres

▶ **ZONING:** RA (Low Density Residential) & A (Agricultural)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned RA and PR residential and A agricultural. Development consists of attached and detached single family dwellings,

▶ **NUMBER OF LOTS:** 45

SURVEYOR/ENGINEER: Michael Brady, Inc.

ACCESSIBILITY: Access is via Marston and Remagen Lanes., both are local streets with a pavement width of 26' within a 50' right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance from 250' to 150' at sta 10+50 of Remagen Ln.
- 2 Horizontal curve variance from 250' to 240' at sta 3+00 of Marston Ln.
3. Broken back curve tangent variance from 150' to 0" at sta 11+20 of Remagen Ln.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's existing access and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions

1. Meeting all applicable requirements of the Knox County Zoning Ordinance. All lots must be a minimum of 75' wide at the building line and have an area of not less than 10,000 square feet. Building setbacks noted on the concept plan need to also reflect the side yard setback for structures containing more than one story
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
3. Prior to final plat approval the applicant must participate in the KUB sewer capacity reservation program
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
6. Provision of 75' transition radii at each cul de sac
7. Installation of the lane/traffic improvements on Marashi Rd. and E. Governor John Sevier Hwy. as recommended in the Traffic Impact Study prepared by Cannon & Cannon, Inc in August 2007, and as approved by the Knox County Department of Engineering and Public Works and the Tenn. Dept. of Transportation.
8. If any building construction is proposed within the 50' buffer areas around the sinkholes designated on the Concept Plan, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in this area is subject to approval by the County following review of the report. Engineered footings may be required for this area. The sinkholes and 50' buffer shall be designated on the final plat even if they are approved to be filled.
9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the sinkholes.
10. Grading each lot so as the slope of the lot does not exceed a 2 to 1 slope ratio. Lots that are steeper than a 3 to 1 slope ratio must provide a 15' wide usable rear yard between the rear of the dwelling and the slope
11. 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.

COMMENTS:

On November 10, 2005 a concept plan for Wildwood Gardens, Phase 5 was approved by MPC for 25 of the 70 lots submitted for review. At the time that concept plan was submitted, the staff noted that a large portion of the 38 acre site exceeded grades that would permit the usual RA (Low Density Residential) development of 2-3 dwellings per net acre. At that time the staff recommended the developer consider acreage tracts on the steepest portion of the site. As a result, the applicant revised the plan to show the twenty-five lots on approximately 10 acres of the site and that was subsequently approved by MPC. Since that time the entire 38 acres has been subjected to extensive grading. All vegetation has been removed and the centerlines of the proposed roads are being graded in. MPC has now been presented a new concept plan for that portion of the site that was removed from the plan that was approved in 2006.

The plan as submitted shows 45 lots with the average lot being 75' wide and containing 11,000 square feet. Based on the plans and topographic data submitted to MPC staff for review, practically all of the lots are being developed in areas where the natural topography exceeded 25% grade. A large portion of the lots will be in areas where the topography exceeded 40% grades with the grades of some lots exceeding 50%. Based on the natural topographic constraints of this site, the development of this site should have been done under the hillside development standards as called for in Section 82-33 of the Knoxville Knox County Minimum Subdivision Regulations. Under those provisions of the Subdivision Regulations, the lots would have to be a minimum of 100' wide and have a lot area of 25,000 square feet.

However, since the grading that has been done on this portion of the site has significantly altered the natural grade, staff has required the applicant to submit plans that will reflect the proposed topographic conditions of the site upon completion of the grading. Staff has received the proposed grading plan and it proposes that no lot will have grades that will exceed a three to one slope.

In addition to the revised site and grading plans, the staff required the applicant submit a traffic impact study (TIS). When the concept plan was submitted in 2006, the plan contained over 75 lots which is the threshold for requiring a traffic impact study. Since the applicant dropped back to 25 lots, staff did not require the TIS. Since the new concept plan proposes a similar number of lots as previously requested, staff required that a traffic impact study be undertaken. The completed traffic study recommends some improvements be made at the intersection of Marashi Rd. and Gov. John Sevier Highway. The MPC staff and the applicant have not discussed the findings of this study.

Wildwood Gardens is a large mixed use residential development using one access point to Governor John Sevier Highway. There does not appear that a viable location for a second access point at this time. Two streets within the existing development have been "stubbed out" and with further development in the area may provide the desired second access point.

Finally, there are two hatched contour areas on the site that have already been altered. Development around the areas will be controlled by the Knox County sinkhole policy. A number of the proposed lots have been eliminated and the fifty foot buffer from the edge of the depressions has been shown on the latest plan. Any construction within the 50' buffer may only be undertaken after the completion of a geotechnical study of the lot has been reviewed and approved by the Knox County Dept. of Engineering and Public Works. The Knox

County Sinkhole Policy requires that a 5' easement be established 5' outside the highest hatched contour. Staff will require special construction techniques in the vicinity of these depressions and buyer notification.

ESTIMATED TRAFFIC IMPACT 497 (average daily vehicle trips)

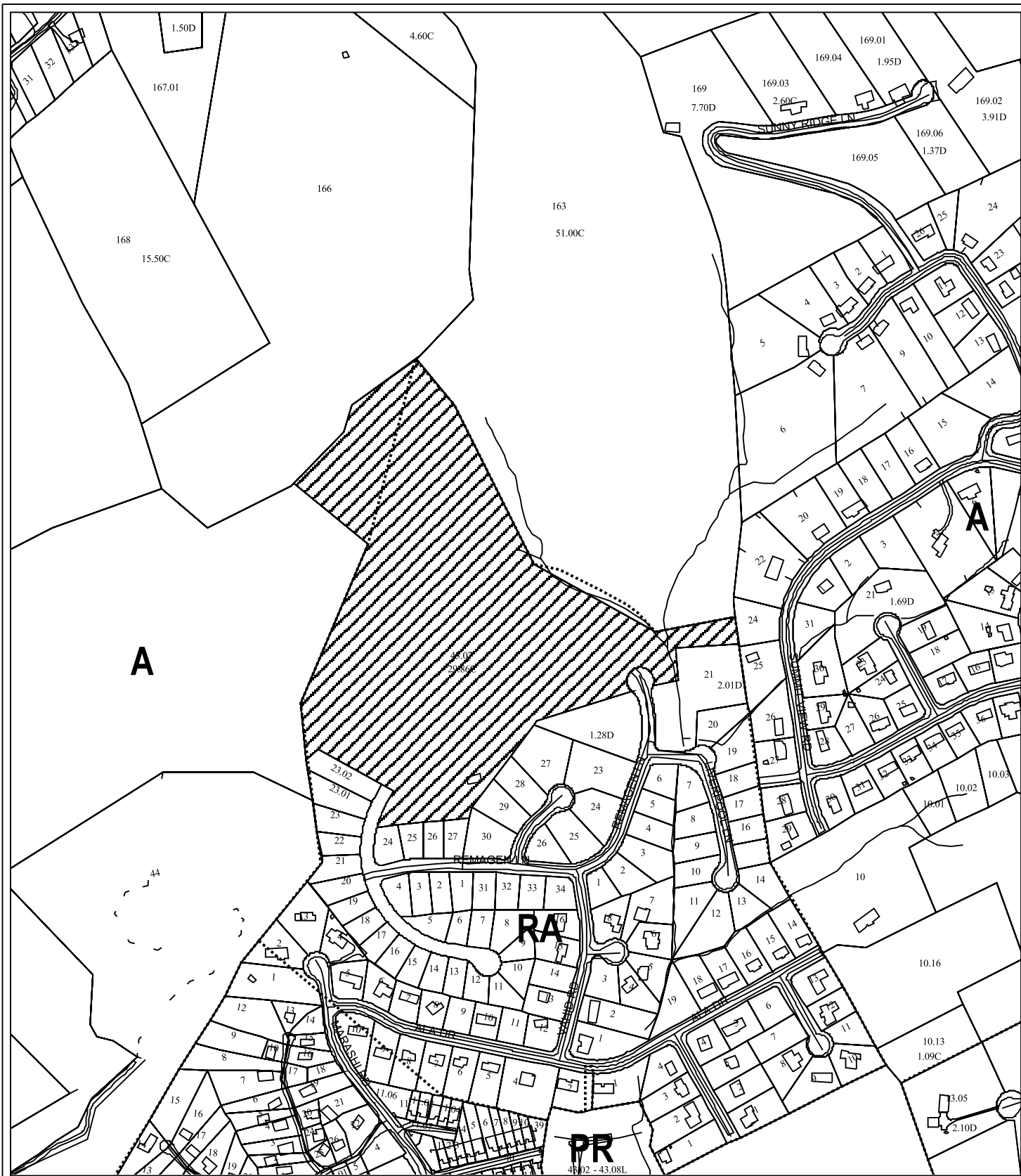
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 17 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Bonny Kate 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



6-SJ-07-C
CONCEPT PLAN

Subdivision: Wildwood Gardens
 Map No: 137
 Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 05/31/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



