



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

▶ **FILE #:** 8-SG-07-C **AGENDA ITEM #:** 15
POSTPONEMENT(S): 8/9/2007 **AGENDA DATE:** 9/13/2007

▶ **SUBDIVISION:** SUMMERFIELD REVISED

▶ **APPLICANT/DEVELOPER:** WINSTON COX
OWNER(S): W.C. Development, GP

TAX IDENTIFICATION: 41 180.03 051 018
JURISDICTION: County Commission District 8

▶ **LOCATION:** South side of Millertown Pk., east of Ellistown Rd.

SECTOR PLAN: Northeast County
GROWTH POLICY PLAN: Urban Growth Area & Planned Growth Area
WATERSHED: Legg Creek & Strong Creek

▶ **APPROXIMATE ACREAGE:** 54.5 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR residential, CA commercial and A agricultural. Development in the area consists of detached dwellings and a convenience store

▶ **NUMBER OF LOTS:** 201

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Millertown Pk., a minor arterial street with a pavement width of 20' within a 40' right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve variance from 250' to 125' at sta 2+50 of Road B

STAFF RECOMMENDATION:

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

APPROVE the Concept Plan subject to 11 conditions:

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
5. Eliminating lots 188-191 to eliminate driveway conflicts along the proposed boulevard entrance
6. Eliminating lot 73 to provide better access to the proposed common area
7. Provision of a detailed plan for the development of the common area that must contain active recreation facilities such as a playground and/or a swimming pool
8. Place a note on the final plat that all lots will have access only to the internal street system.

9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities and drainage facilities.
10. Meeting all requirements of the previously approved use on review development plan (7-S-05-UR)
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:

The applicant has submitted a revised plan for a portion of the proposed Summerfield Subdivision. The revised plan effects 201 of the 279 lots proposed in this subdivision. In addition, the revised plan proposes to eliminate one of the two previously approved access points and provide a boulevard entrance as an alternative to the second access point. A condition of the previously concept plan was that the applicant's engineer be able to certify that the required sight distance of 400' could be met at each entrance. At that time the applicant was trying to obtain some property from an adjoining owner. By adding the additional property, that would have permitted the applicant to grade back a bank that would resulted in the sight distance requirement being met. The adjoining owner would not sell any of his property to this applicant. As a result, the 400' of sight distance, required by the Subdivision Regulations, could not be provided at one of the proposed entrances. Since there is no other viable access point to this site, staff will recommend approval of the single boulevard access with the stipulation that no lots will be created along the boulevard section. That requirement will necessitate the elimination of 4 lots from the concept plan (lots 188-191).

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 all utilities can be provided to this site.
2. The proposed detached residential subdivision at a density of 3.69 du/ac, is consistent in use and density with the recent rezoning.
3. Any school age children living in this development are presently zoned to attend East Knox Elementary, Carter Middle and Carter 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 (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 zoning density of this site is 1 - 4 dwellings per acre. The proposed 3.69 du/ac does not exceed the proposed zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the site allows a density up to 4 du/ac. is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth and Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 1970 (average daily vehicle trips)

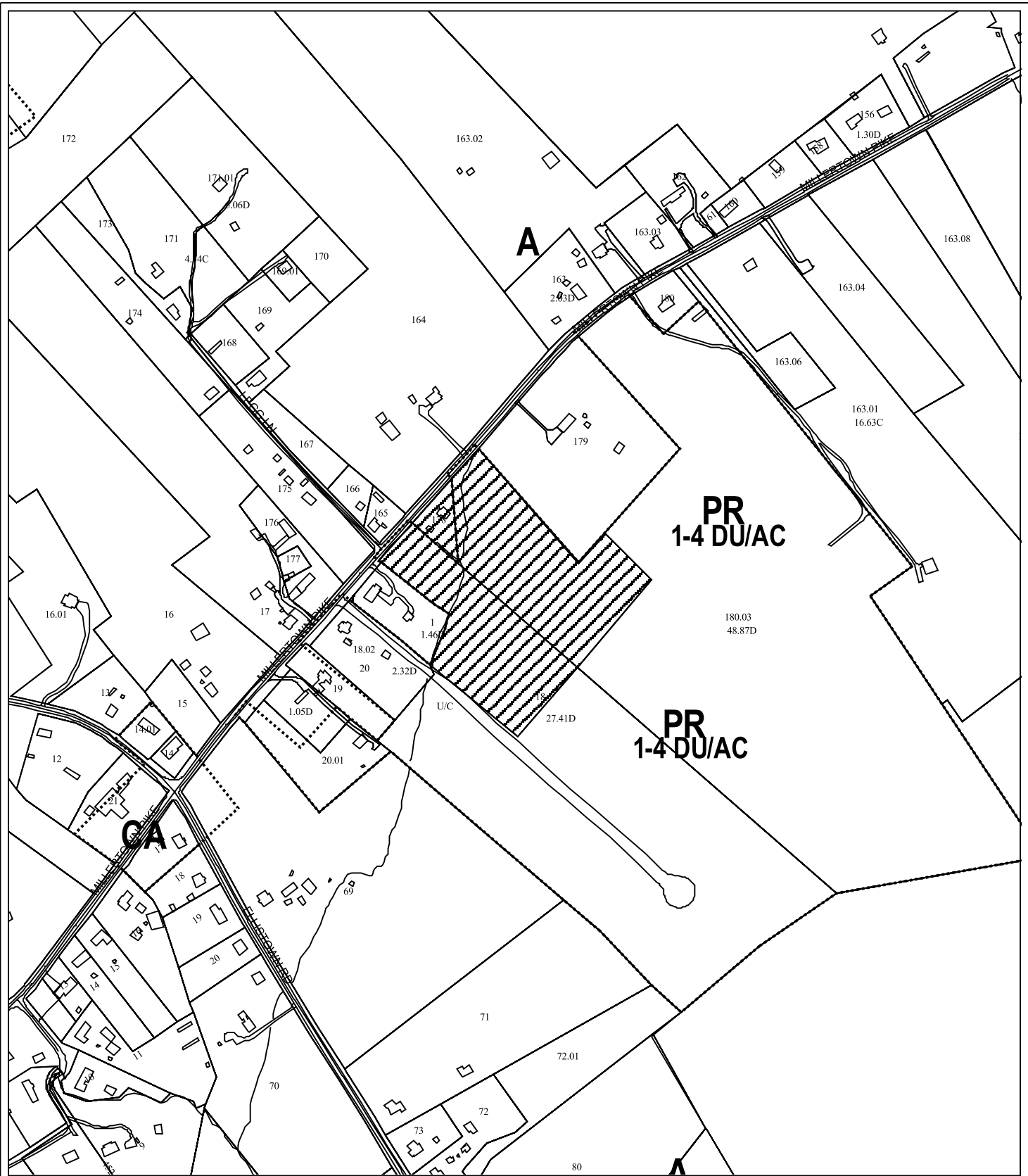
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 88 (public and private school children, ages 5-18 years)

Schools affected by this proposal: East Knox Elementary, Carter Middle, and Carter 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.



8-SG-07-C
 CONCEPT PLAN

Subdivision: Summerfield Revised
 Map No: 41
 Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 07/26/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





- GENERAL NOTES:**
1. CONCEPT PLAN FOR THE DEVELOPMENT OF THE SITE AS SHOWN ON SHEET ONE OF THIS SET OF PLANS.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
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REVISIONS

05/10/07
04/10/07

CONCEPT PLAN

17-1100
28 OCT 2007

SITE PLAN SHEET ONE

SUMMERFIELD - PHASE I & II
Knox County, Tennessee

Prepared For:
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