



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

▶ **FILE #:** 9-SC-07-C  
9-F-07-UR

**AGENDA ITEM #:** 18  
**AGENDA DATE:** 9/13/2007

▶ **SUBDIVISION:** CABOT RIDGE  
▶ **APPLICANT/DEVELOPER:** CABOT RIDGE DEVELOPMENT, LLC  
**OWNER(S):** Cabot Ridge Development, LLC

**TAX IDENTIFICATION:** 169 K C 015 169 KB 018 & 019  
**JURISDICTION:** County Commission District 5

▶ **LOCATION:** Northeast side of Rockford Ln., southwest of Ridgepath Ln.

**SECTOR PLAN:** Southwest County  
**GROWTH POLICY PLAN:** Planned Growth Area  
**WATERSHED:** Tennessee River

▶ **APPROXIMATE ACREAGE:** 3.09 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 A agricultural and PR residential. Development consists of detached single family dwellings.

▶ **NUMBER OF LOTS:** 7

**SURVEYOR/ENGINEER:** LeMay & Associates

**ACCESSIBILITY:** Access is via Ridgepath Ln. Both are classified as local streets and have a pavement width of 26' within 50' rights-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Corner radius from 25' to 10' at Rimrock Ln. and Ridgepath Ln.
2. Right-of-way width variance for a public street from 50' to 40' for Rimrock Ln.
3. Cul de sac transition radius from 75' to 25' on Rimrock Ln.
4. Vertical curve variances from 90.6' to 80' at sta 0+40 and from 176' to 140' at sta 1+78 of Rimrock Ln.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 - 4 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 6 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Dedicating the excess land along the western right-of-way of Rimrock Ln. to the owner of lot 17 (169KB017)

or maintaining it as common open space

4. Place a note on the final plat that all lots will have access from Rimrock Ln. only.

5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and storm drainage system.

6. 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 request for up to 7 detached dwellings on individual lots as shown on the development plan subject to 1 condition**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

With the condition noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use-on-Review.

**COMMENTS:**

The applicant is proposing a revision to the previously approved concept plans for Cabot Ridge Subdivision. The first concept plan for this development contained 97 lots, and it was approved in 1999. Since that time the concept plan has been revised numerous times. At present, the developer has obtained final plat approval for 86 lots. This revised concept plan proposes 7 lots. That will bring the total number of lots within this development to 93 or 1.86 du/ac for the total project.

The plan calls for the construction of a new road that was not in the previously approved concept plan. The construction of the new road will require the resubdivision of lots 18 & 19 of Unit 1 of this project. A 20' front yard setback will be established between the dwelling on lot 17 and the proposed right-of-way of Rimrock Rd. Staff will recommend that the land that adjoins lot 17 be dedicated to that lot or maintained as common open space.

**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 are in place to serve this site.

2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

1. The proposed detached single-family subdivision meets the standards for development within the 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 recommended density of this site is 1-2 dwelling units per acre. The proposed 1.84 du/ac is within the permitted zoning density.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The proposed development density of 1.86 du/ac is consistent with the Sector Plan and the other development found in the area.

ESTIMATED TRAFFIC IMPACT 90 (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.

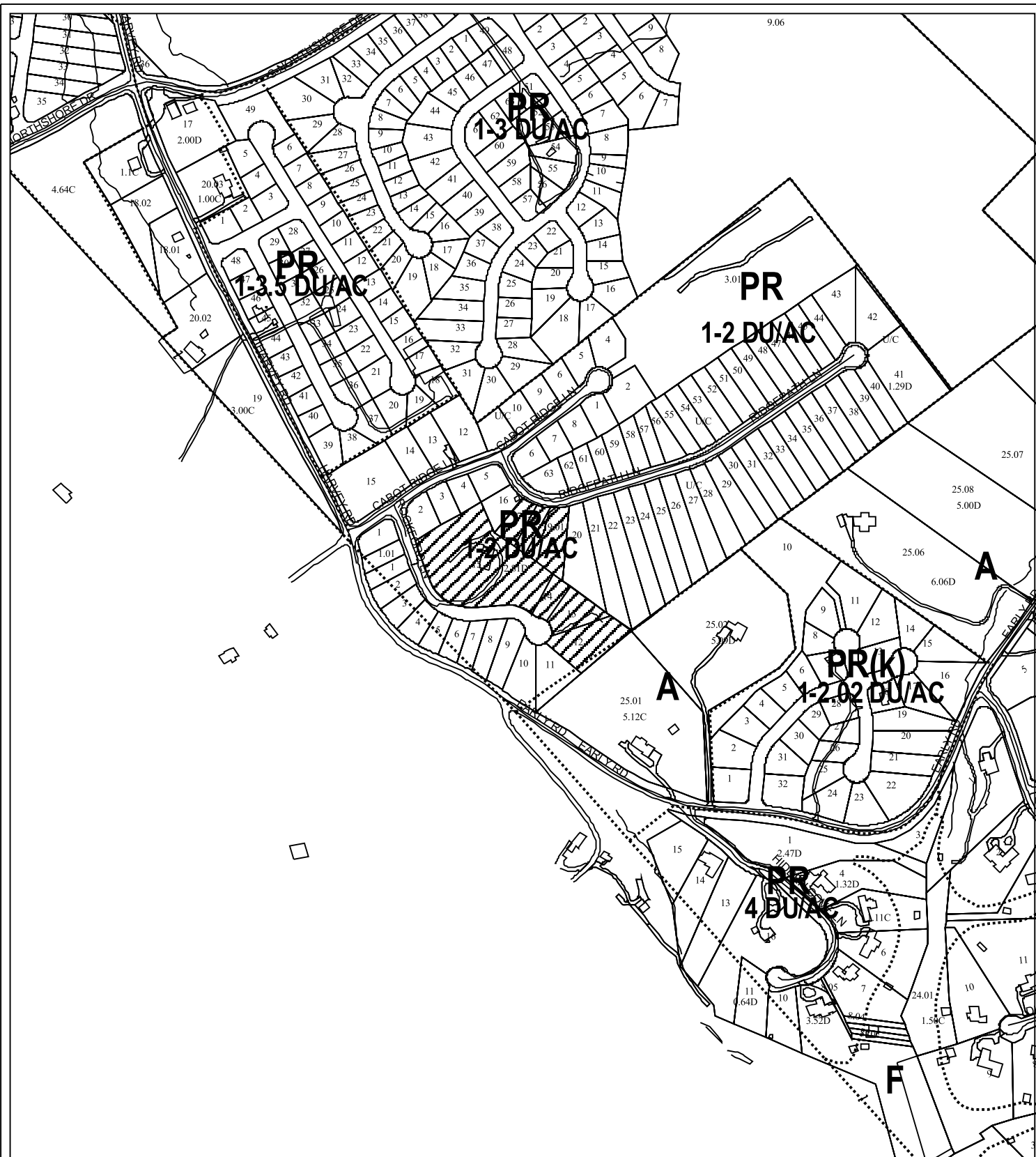
ESTIMATED STUDENT YIELD: 4 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Farragut 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.



9-SC-07-C/9-F-07-UR  
 CONCEPT PLAN/USE ON REVIEW

 Detached residential development in PR (Planned Residential)

Original Print Date: 08/28/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Cabot Ridge  
 Cabot Ridge Development, LLC

Map No: 169

Jurisdiction: County

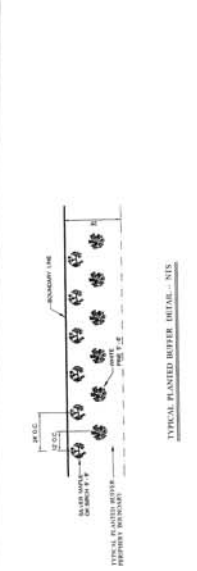
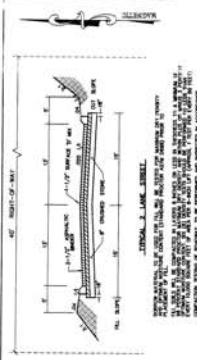


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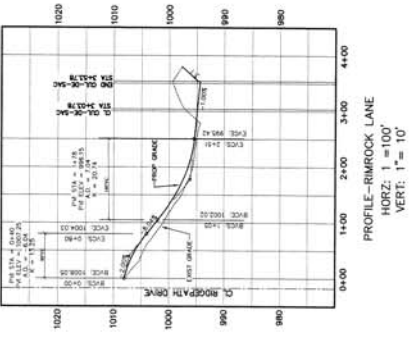
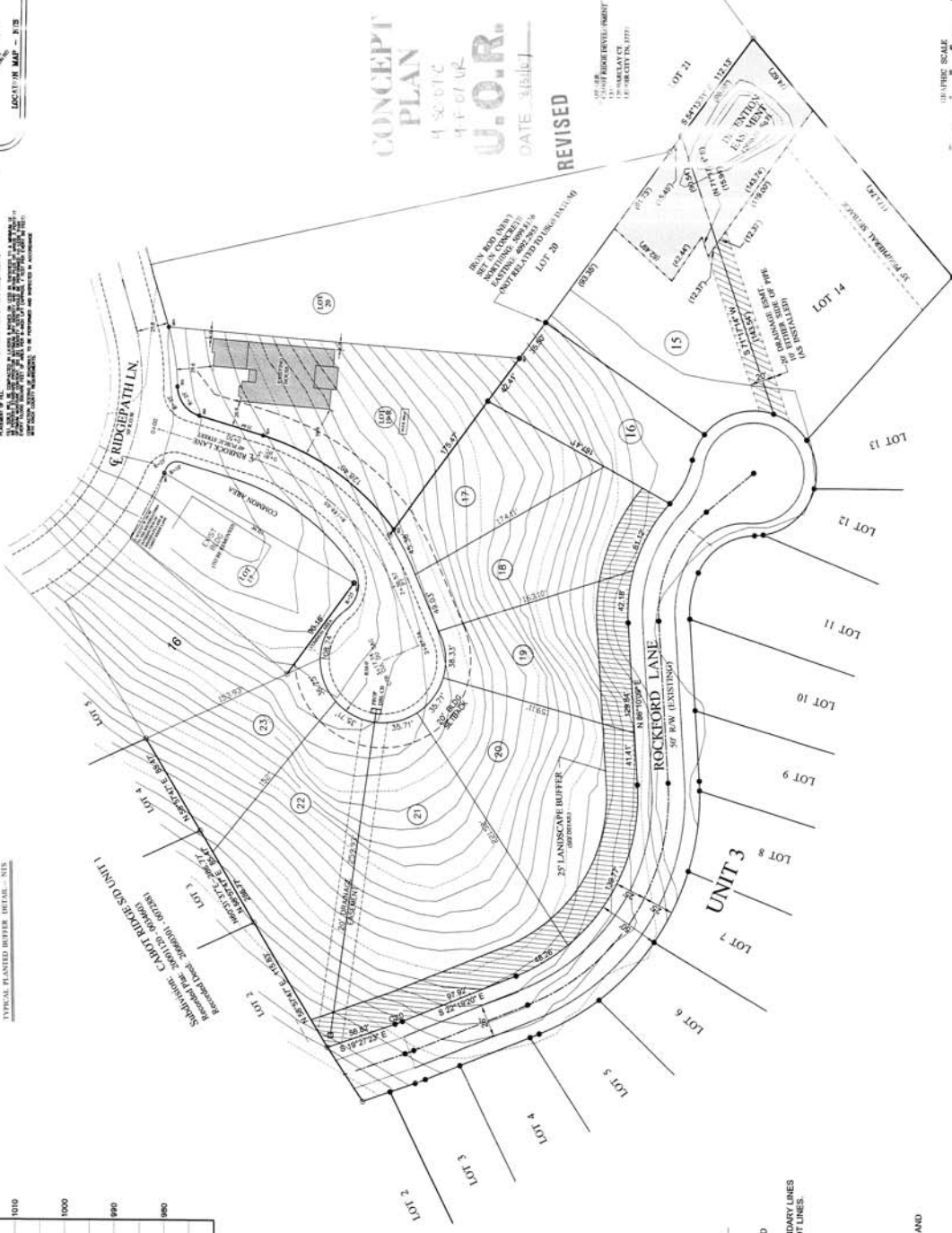
**CONCEPT AND DEVELOPMENT PLAN**  
**CABOT RIDGE UNIT 4**  
 RESUBDIVISION LOT 17  
 KNOX COUNTY TENNESSEE

**4350**  
 JOB NUMBER  
 SHEET 4 OF 4  
 DATE 12-1-2007  
 DRAWN BY J. J. JAMES  
 CHECKED BY J. J. JAMES

REV	DATE	BY



**CONCEPT PLAN**  
 U.O.R.  
 DATE 3/16/07  
 REVISED



- SITE NOTES**
- CORNER MONUMENTS AS SHOWN HEREON
  - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
  - UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, 5' EACH SIDE ALL INTERIOR LOT LINES.
  - DEED REFERENCE: INSTR. NO. 20070200062902
  - CLT MAP 168, PARCELS 15 & 19
  - PROPERTY ZONED: (P)1 - PLANNED RESIDENTIAL
  - TOTAL AREA: 3.09 ACRES - 134,781.69 SQ. FT.
  - TOTAL LOTS: 7
  - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
  - NORTH AS SHOWN FROM INSTR. NO. 2000120004604 (PLAT)
  - ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY AND INTERNAL ROAD IS TO BE A PUBLIC ROAD.

