

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

▶ **FILE #:** 2-SB-08-C **AGENDA ITEM #:** 9
 2-F-08-UR **AGENDA DATE:** 4/10/2008

POSTPONEMENT(S): 2/14/2008-3/13/2008

▶ **SUBDIVISION:** BRIAR TOWNE

▶ **APPLICANT/DEVELOPER:** SDG, INC

OWNER(S): Briartowne, LLC

TAX IDENTIFICATION: 72 200.01 & 061 083

JURISDICTION: County Commission District 8

▶ **LOCATION:** South side of Asheville Hwy., east of Boundary Ln.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Sinking East Creek

▶ **APPROXIMATE ACREAGE:** 44.82 acres

▶ **ZONING:** PR (Planned Residential) & CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Mixed businesses and residences / CA (General Business) & CB (Business and Manufacturing)
 South: Residences / A (Agricultural)
 East: Vacant land and residences / A (Agricultural) & PR (Planned Residential)
 West: Vacant land and residence / A (Agricultural)

▶ **NUMBER OF LOTS:** 49

SURVEYOR/ENGINEER: Southern Design Group

ACCESSIBILITY: Access is via Asheville Hwy., a four lane, median divided major arterial highway.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance at STA 25+23.30, from 250' to 200'.
2. Broken back tangent variance at STA 23+26.17, from 150' to 40.05'.
3. Broken back tangent variance at STA 26+80.38, from 150' to 126.03'.
4. Vertical curve variance at STA 21+00, from 475' to 300'.
5. Vertical curve variance at STA 24+00, from 400' to 300'.
6. Right-of-way intersection radius variance for the intersection of Road A with Asheville Hwy., from 75' to 0'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-6 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. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Obtaining a street connection permit from the Tennessee Department of Transportation.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Including a notation on the final plat that lots will not have access to Fisher Ln.
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 development plan for up to 49 detached residential dwellings on individual lots subject to the following condition:**

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

With the conditions noted, this plan meets the requirements within a PR zoning district for approval of a Concept Plan and a Use-on-Review.

COMMENTS:

The applicant is proposing to subdivide this 44.82 acre tract into 49 detached residential lots at a density of 1.09 du/ac. The initial concept plan submitted by the applicant included 115 lots at a proposed density 2.57 du/ac. That concept plan was revised due to the excessive grading that was required for the proposed street and lot layout, and the difficulty in creating buildable and accessible lots. As identified in the rezoning review for this site, 31.64% of the property has slopes greater than 25%.

The Planning Commission considered a rezoning request for this property on October 11, 2007 and recommended approval of PR (Planned Residential) zoning at a density of up to 3 du/ac. The site is designated of low density residential use on the East County Sector Plan. The Knox County Commission approved the rezoning request on December 17, 2007.

The traffic impact study that was submitted with the proposed subdivision recommended turn lane improvements at the median crossing on Asheville Hwy. The revised concept plan reflects those improvements subject to approval by the Tennessee Department of Transportation.

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 utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 1.09 du/ac, is consistent in use and density with the zoning of the property.
3. The revised concept plan has greatly reduced the impact to this site which has over 31% of the property with slopes greater than 25%. The new proposal reduces the degree of grading that will be required and will have minimal impact on surrounding residential property.

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. 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 traffic through residential areas since it has direct access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan identifies this site for low density residential use. The PR zoning for the property will allow consideration of up to 3.0 du/ac. The proposed subdivision with a density of 1.09 du/ac is

consistent with the Sector Plan and zoning designation.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 538 (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.

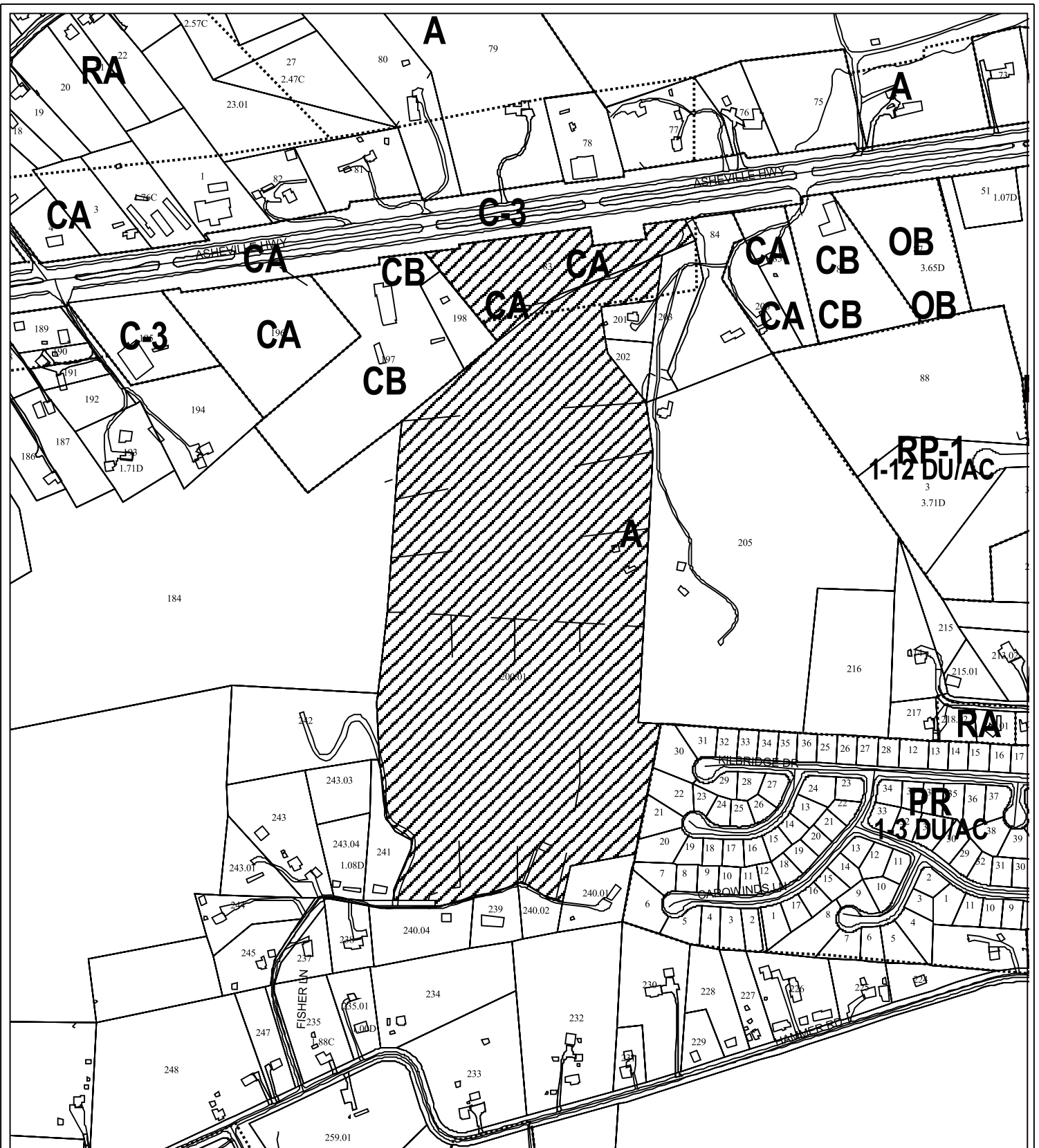
ESTIMATED STUDENT YIELD: 19 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, 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 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.



**2-SB-08-C/2-F-08-UR
CONCEPT PLAN/USE ON REVIEW**

 Detached residential subdivision in PR (Planned Residential)

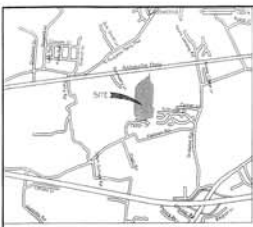
Original Print Date: 01/28/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Briar Towne
SDG, Inc

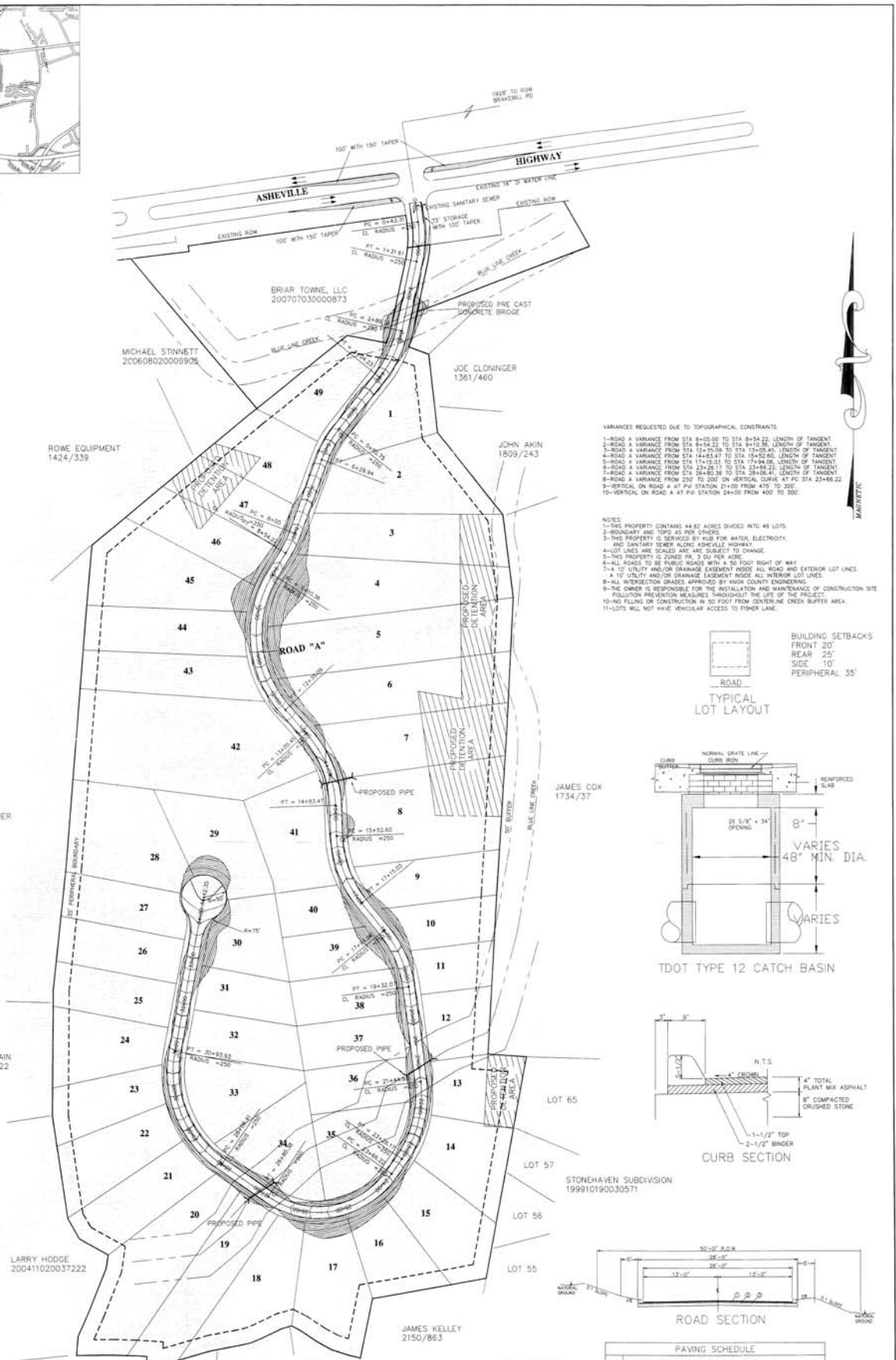
Map No: 72

Jurisdiction: County



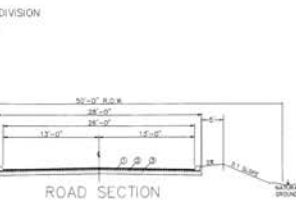
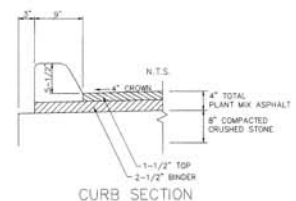
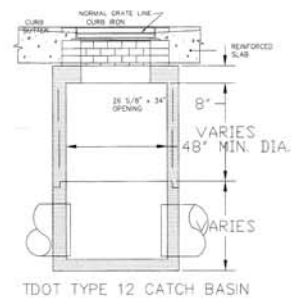


LOCATION MAP NTS



VARIANCES REQUESTED DUE TO TOPOGRAPHICAL CONSTRAINTS
 1-ROAD A VARIANCE FROM STA 8+20.00 TO STA 8+34.22 LENGTH OF TANGENT
 2-ROAD A VARIANCE FROM STA 8+34.22 TO STA 9+15.58 LENGTH OF TANGENT
 3-ROAD A VARIANCE FROM STA 12+33.08 TO STA 15+05.00 LENGTH OF TANGENT
 4-ROAD A VARIANCE FROM STA 14+23.47 TO STA 15+42.80 LENGTH OF TANGENT
 5-ROAD A VARIANCE FROM STA 17+15.01 TO STA 17+34.06 LENGTH OF TANGENT
 6-ROAD A VARIANCE FROM STA 23+25.10 TO STA 23+44.20 LENGTH OF TANGENT
 7-ROAD A VARIANCE FROM STA 26+80.28 TO STA 28+04.41 LENGTH OF TANGENT
 8-ROAD A VARIANCE FROM 300' TO 300' ON VERTICAL CURVE AT PC STA 23+48.22
 9-VERTICAL ON ROAD A AT PVI STATION 21+00 FROM 475' TO 300'
 10-VERTICAL ON ROAD A AT PVI STATION 24+00 FROM 400' TO 300'

NOTES:
 1-THE PROPERTY CONTAINS 44.82 ACRES DIVIDED INTO 49 LOTS.
 2-BOUNDARY AND TOP AS PER OWNERS.
 3-THE PROPERTY IS SERVICED BY PUB FOR WATER, ELECTRICITY, AND SANITARY SEWER ALONG ASHVELL HIGHWAY.
 4-LOT LINES ARE SCALED AND ARE SUBJECT TO CHANGE.
 5-THE PROPERTY IS ZONED R-3 OR R-4.
 6-ALL ROADS TO BE PUBLIC ROADS WITH A 50 FOOT RIGHT OF WAY.
 7-A 10' UTILITY AND/OR DRAINAGE EASEMENT INSIDE ALL ROAD AND EXTERIOR LOT LINES.
 8-ALL INTERSECTION GRADES APPROVED BY KNOX COUNTY ENGINEERING.
 9-THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION MEASURES THROUGHOUT THE LIFE OF THE PROJECT.
 10-NO FILLING OR CONSTRUCTION IN 50 FOOT FROM CENTERLINE CREEK BUFFER AREA.
 11-LOTS WILL NOT HAVE VEHICULAR ACCESS TO FISHER LAKE.



NO.	DATE	BY	DESCRIPTION
1	2-22-08	DWG	ELIMINATED 20 LOTS
2	2-26-08	DWG	REGRADED SITE
3	3-20-08	DWG	REGRADED SITE



CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A SURVIVOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I HAVE REVIEWED AND APPROVE THE ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN PREVIOUSLY AND CORRECTED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
 SURVIVOR: *Larry Hodges*

CLAUDE MCCARTER
 200408200015660
 2265/1070

2-SB-0P-C
 2-F-0P-UR
 REVISED
 3-25-08

NO.	DATE	BY	DESCRIPTION
1	4-10-08	DWG	CONCEPT PLAN



Southern Design Group, Inc.
 Engineering & Surveying
 3809 Spouter Road
 P.O. Box 314
 Knoxville, TN 37914
 865-932-1031 Fax: 865-932-1036
 www.southernengineering.com