

▶ **FILE #:** 4-SB-08-C **AGENDA ITEM #:** 11
 4-B-08-UR **AGENDA DATE:** 4/10/2008

▶ **SUBDIVISION:** HARBOR COVE AT TIMBERLAKE, UNIT 6
 ▶ **APPLICANT/DEVELOPER:** TIMBER OUTLETS INVESTMENTS, LLC
 OWNER(S): Timber Outlets Investment, LLC

TAX IDENTIFICATION: 27 287, 287.03, PO 287.02 & PART OF 027MD014-017

JURISDICTION: County Commission District 7

▶ **LOCATION:** East of intersection of Reflection Bay Dr. and Mahogany Ln., southwest of Long Hollow Rd.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 15.68 acres

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

▶ **EXISTING LAND USE:** Vacant land and residence

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / A (Agricultural) & PR (Planned Residential)

South: Vacant land / PR (Planned Residential)

East: Residences / A (Agricultural)

West: Residences / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 42

SURVEYOR/ENGINEER: Wanis A. Rghebi Southland Engineering Consultants, LLC

ACCESSIBILITY: Access is via Reflection Bay Dr., a local street with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve variance on Road B at STA 3+00, from 235' to 215'.
2. Vertical curve variance on Road C at STA 1+90, from 375' to 270'.
3. Vertical curve variance on Road C at STA 3+95, from 200' to 140'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 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. The proposed sidewalks meeting the American Disabilities Act requirements.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Placing a note on the final plat that all lots will have access only to the internal street 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 development plan for up to 42 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 has submitted a concept plan that includes a revision to a previously approved concept plan (10-SF-04-C) with the addition of a 9.28 acre tract that is also zoned PR at a density of up to 2.1 du/ac. This revised concept plan includes 42 lots on 15.68 acres at a density of 2.68 du/ac. While the site specific density for this unit of the subdivision exceeds the zoning density of 2.1 du/ac, the overall density will be 1.88 du/ac.

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 is consistent in use and overall density with the zoning of the property and subdivision development in the area.

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 substantial traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this site for low density residential use. The PR zoning for the property will allow consideration of up to 2.1 du/ac. While this proposed unit of the subdivision, with a density of 2.68 du/ac, exceeds the zoning density, the overall density of 1.88 du/ac for the subdivision is consistent with the zoning designation and the Sector Plan.
2. The site is located within the Rural 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.

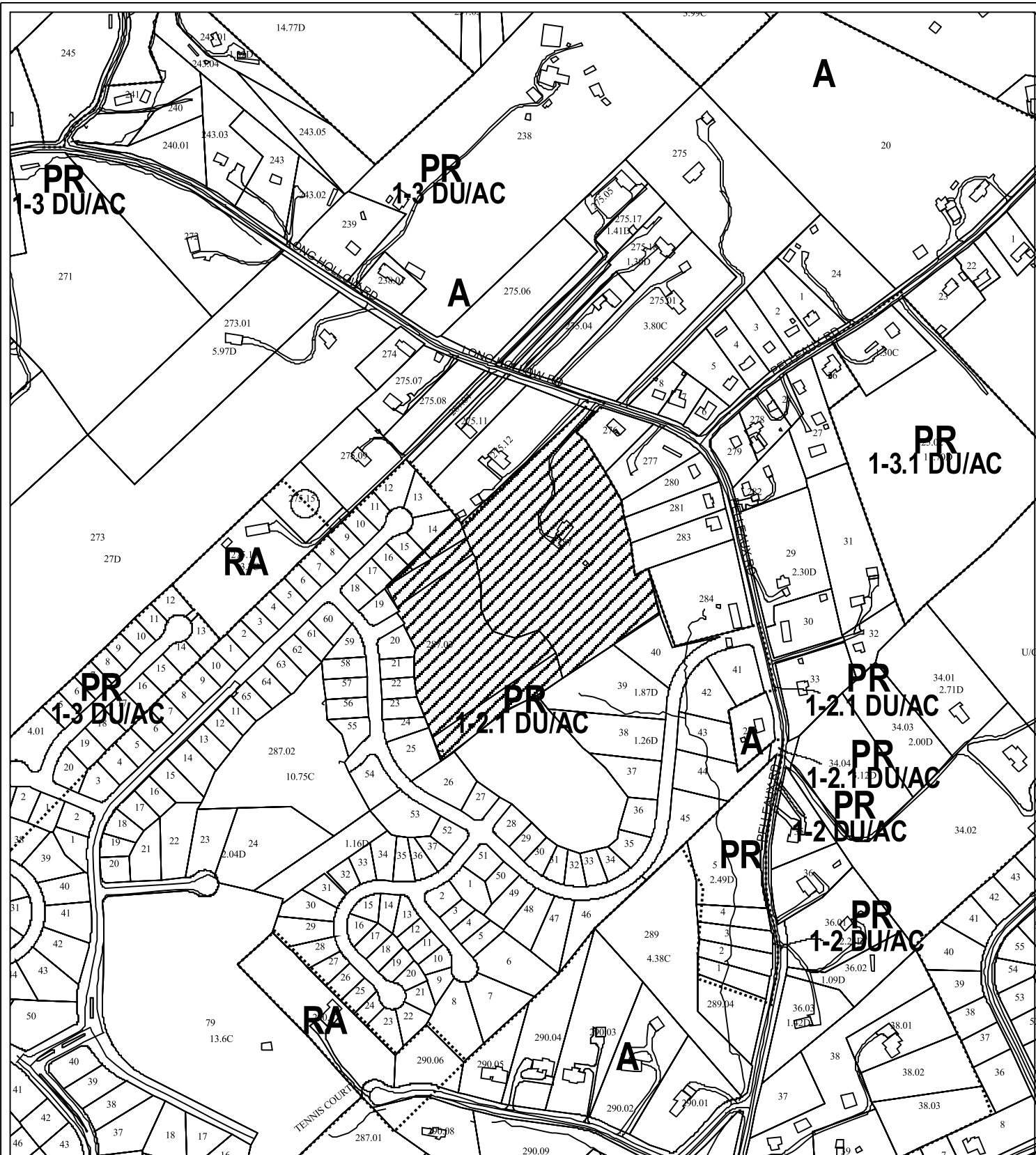
ESTIMATED STUDENT YIELD: 21 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Brickey-McCloud Elementary, Halls Middle, and Halls 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.



4-SB-08-C/4-B-08-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached residential subdivision in PR (Planned Residential)

Original Print Date: 04/01/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Harbor Cove at Timberlake, Unit 6
 Timber Outlets Investments, LLC

Map No: 27

Jurisdiction: County



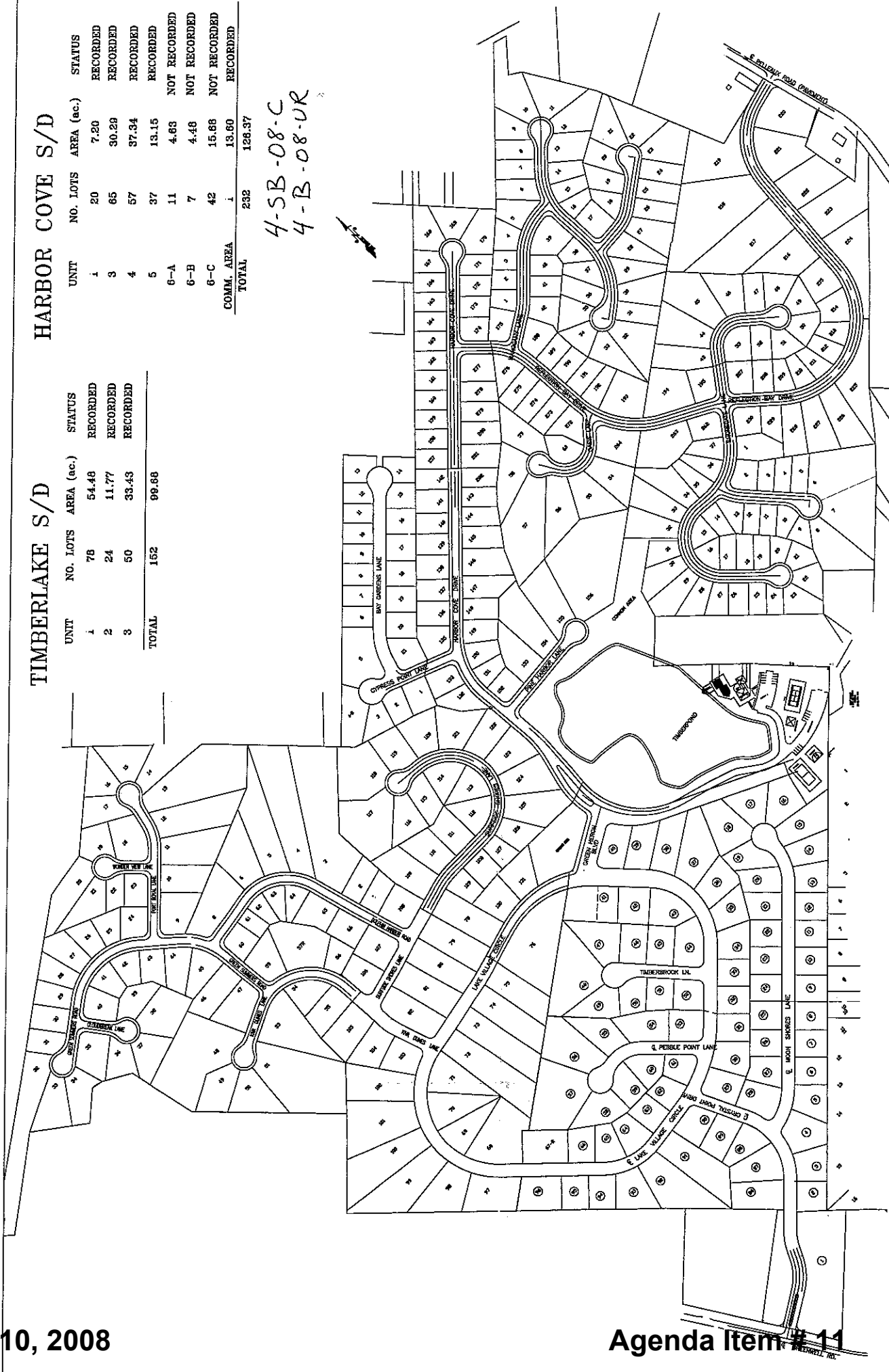
TIMBERLAKE S/D

UNIT	NO. LOTS	AREA (ac.)	STATUS
1	78	54.48	RECORDED
2	24	11.77	RECORDED
3	50	33.43	RECORDED
TOTAL	152	99.68	

HARBOR COVE S/D

UNIT	NO. LOTS	AREA (ac.)	STATUS
1	20	7.20	RECORDED
3	65	30.29	RECORDED
4	57	37.34	RECORDED
5	37	13.15	RECORDED
6-A	11	4.63	NOT RECORDED
6-B	7	4.48	NOT RECORDED
6-C	42	15.68	NOT RECORDED
COMM. AREA	1	13.60	RECORDED
TOTAL	232	126.37	

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NOTE: THREE DAYS PRIOR TO ANY ERECTION OF THE SWAMP SHALL BE CONVERTED TO A DRY SWAMP. TO ENSURE DRAINAGE, THE SWAMP SHALL BE GRADED TO A 1% MINIMUM SLOPE.

NOTE: THE SWAMP SHALL BE BUILT WITHOUT THE USE OF ANY DRAINAGE SYSTEM. TO ENSURE DRAINAGE, THE SWAMP SHALL BE GRADED TO A 1% MINIMUM SLOPE.

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REVISED
4-1-08

OWNER:
1. GERRIT SWAMP BY INSTRUMENT, LLC
4. 05 BAYL RD.
DOWELL, TENNESSEE 37331
P. (615) 483-2818
F. (615) 483-2818

TBLOB-05-6-GP
SHEET 3 OF 3 SHEETS

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRUCK SLEETS REQUIRED IN THIS PROJECT. THE CONTRACTOR SHALL PROVIDE ALL TRUCK SLEETS AND MAINTAIN THEM THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL PROVIDE ALL TRUCK SLEETS AND MAINTAIN THEM THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL PROVIDE ALL TRUCK SLEETS AND MAINTAIN THEM THROUGHOUT THE PROJECT.



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GRADING PLAN FOR UNIT-6
HARBOR COVE AT TIMBERLAKE
CLT MAP 27 PART OF PARCELS 1, 2 & 287.00
CLT MAP 27 PART OF PARCELS 1, 2 & 287.00
DISTRICT 6, KNOX COUNTY, TENNESSEE

DEED REFERENCES:
INSTR #2000020013748
INSTR #20050010099885

SCALE:
HORIZONTAL: 1" = 40'
EX. CONTOUR INTERVAL = 4'

DATE:
02/29/08

DESIGNED	APPROVED	DATE
WILLIAM ENGINEERING CONSULTANTS, LLC GENERAL OFFICE: 1000 BAYLOR BLVD., SUITE 200 NASHVILLE, TN 37203 PHONE: (615) 994-7231 FAX: (615) 994-7232 E-MAIL: wesc@william-engineering.com	ENGINEER	02/29/08
CHECKED	DESIGNED	
WAS	WAS	
WAS	WAS	