

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

▶ **FILE #:** 4-SD-08-C **AGENDA ITEM #:** 13  
 4-G-08-UR **AGENDA DATE:** 4/10/2008

▶ **SUBDIVISION:** SCENIC CREST  
 ▶ **APPLICANT/DEVELOPER:** E.L. DUNCAN BUILDER, INC.  
 OWNER(S): E.L. Duncan Builders, Inc.

TAX IDENTIFICATION: 28 025 & 025.02  
 JURISDICTION: County Commission District 7

▶ **LOCATION:** South side of Pelleaux Rd., west of Norris Frwy.

SECTOR PLAN: North County  
 GROWTH POLICY PLAN: Planned Growth Area  
 WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 13.28 acres

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural, RA and PR residential. Development consists of rural to low density residential uses.

▶ **NUMBER OF LOTS:** 41

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Pelleaux Rd., a major collector street with a pavement width of 18' within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
 1. Vertical curve variance at station 0+40, from 175' to 80'.  
 2. Horizontal curve variance from 250' to 175' at two locations on proposed road.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 & 2 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 7 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. Obtaining all required off-site drainage easements prior to final plat approval
4. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102)
5. Place a note on the final plat that all lots will have access from the internal street system only.
6. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in each direction

on Pelleaux Rd. a the proposed entrance

7. 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 41 detached single family dwellings on individual lots subject to 1 condition**

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

**COMMENTS:**

The applicant is proposing to subdivide this 13.28 acre tract into 41 lots at a density of 3.09 du/ac. The Knox County Commission approved the rezoning request (3-I-05-RZ) for this property to PR (Planned Residential) at a density of 1 - 3.1 du/ac on April 25, 2005. A concept plan for this subdivision was approved at the same time the rezoning was being considered. A final plat for the first unit of a subdivision must be approved within two years of the initial concept plan approval. If this does not occur, the concept plan approval expires two years from the time it was approved. The applicant is now requesting that the concept plan be reapproved as pre the previous design.

**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 or can be provided to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the proposed zoning 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 the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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- 3.1 dwellings per acre. The proposed 3.09 du/ac is within the permitted zoning density.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning recommended for approval for this site will allow a density up to 3.1 du/ac. which is consistent with the Sector Plan and the other development found in the area.

ESTIMATED TRAFFIC IMPACT 456 (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.

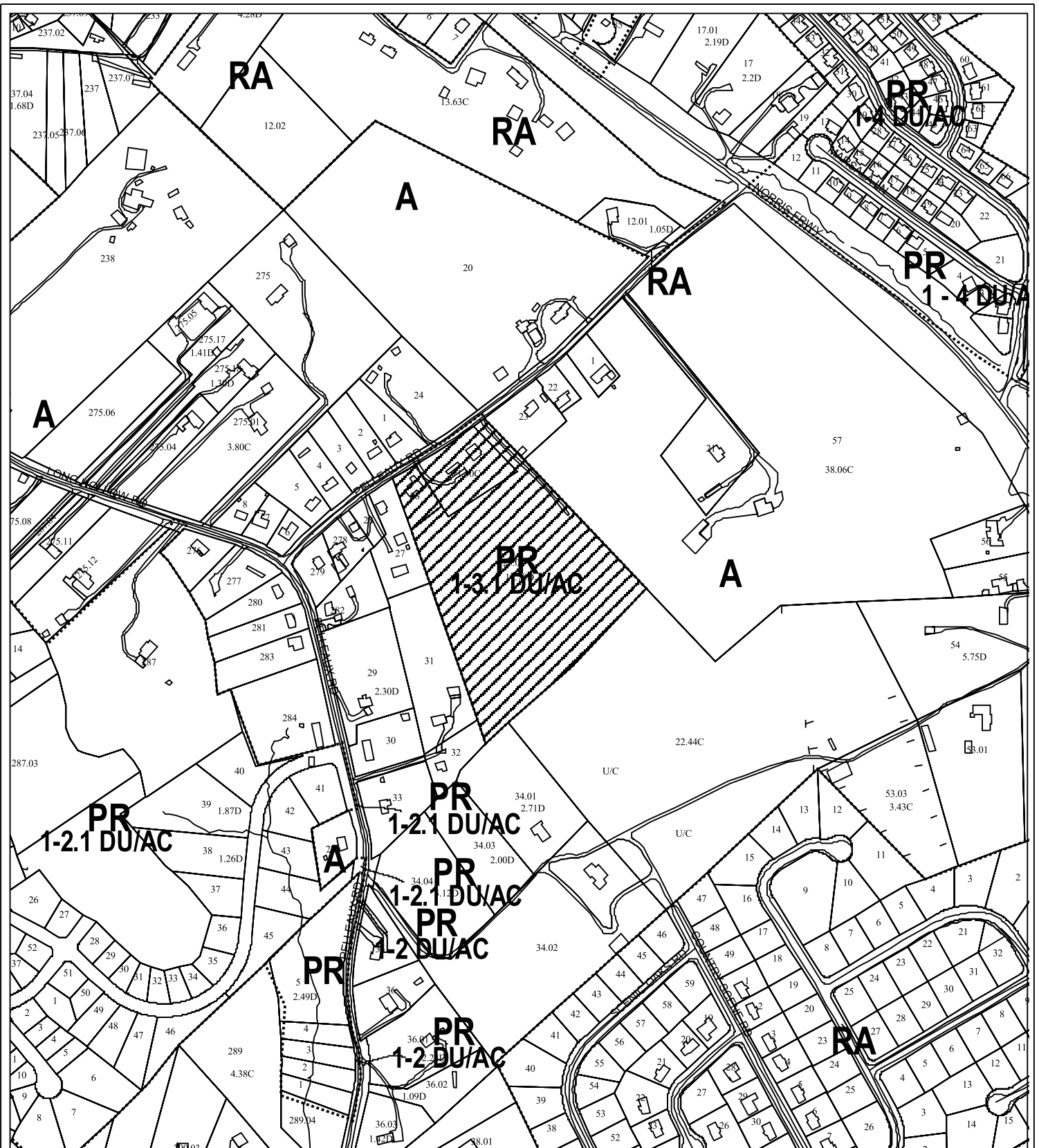
ESTIMATED STUDENT YIELD: 20 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Copper Ridge 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-SD-08-C/4-G-08-UR  
 CONCEPT PLAN/USE ON REVIEW

 Attached residential subdivision in PR (Planned Residential)

Original Print Date: 03/27/08 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Scenic Crest,  
 E.L. Duncan Builder, Inc.

Map No: 28

Jurisdiction: County



