



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

▶ **FILE #:** 7-SB-08-C
7-B-08-UR

AGENDA ITEM #: 11
AGENDA DATE: 8/14/2008

POSTPONEMENT(S): 7/10/2008

▶ **SUBDIVISION:** TWILIGHT AT RIVER ISLAND

▶ **APPLICANT/DEVELOPER:** DAMON A. FALCONNIER

OWNER(S): William Harry Sherrod

TAX IDENTIFICATION: 99 100 & 101

JURISDICTION: County Commission District 8

▶ **LOCATION:** East side of Kelly Ln., south of Kodak Rd.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Holston and French Broad

▶ **APPROXIMATE ACREAGE:** 24.05 acres

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Residential subdivision

SURROUNDING LAND USE AND ZONING: This property is located in an area that is predominantly agricultural. Development consists of the River Islands Golf Course and residential subdivision to the west, residences on large agricultural lots, and the Seven Islands Wildlife Refuge to the south.

▶ **NUMBER OF LOTS:** 18

SURVEYOR/ENGINEER: Damon Falconnier

ACCESSIBILITY: Access is via Kelly Ln., a local street with a 14-15' pavement width within a 40' right-of-way.

- ▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Horizontal curve variance along Twilight Bend Way from 250' to 150', STA 5+83.30 to STA 8+43.81.
 2. Horizontal curve variance along Twilight Bend Way from 250' to 150', STA 10+69.82 to STA 13+12.42.
 3. Vertical curve variance along Twilight Bend Way from 180' to 120', STA 0+89.09.
 4. Vertical curve variance along Twilight Bend Way from 450' to 360', STA 12+15.17.
 5. Roadway grade variance from 12% to 15%, STA 1+50 to 3+50.
 6. Roadway grade variance from 12% to 15%, STA 8+00 to 12+00.

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 the following 12 conditions:

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Widening Kelly Ln. along the frontage of the subject property to 20' and dedicating 25' of right-of-way from the centerline of Kelly Ln.
4. If it is determined that there is sufficient right-of-way - (this includes both sides of Kelly Ln.) - between the subject property and Kodak Rd., the applicant will be required to widen Kelly Ln. from the proposed entrance up to Kodak Rd.
5. Place a note on the design plan that intersection grades of 3% or less as shown on the plan have been approved by the Knox County Dept. of Engineering and Public Works.
6. Place a note on the final plat that access to the proposed lots will be via the internal street system only.
7. Dedicating sight distance easements on lots 15 and 16 as per requirements of the Knox County Dept. of Engineering and Public Works.
8. Typical section on the road profile will require "D" Mix and 8" extruded curb as per requirements of the Knox County Dept. of Engineering and Public Works.
9. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
10. Obtaining an offsite drainage easement from the adjoining property owner to the southeast or providing a retention basin instead of a detention basin.
11. Meeting all applicable requirements of the Knox County Fire Marshall's Office.
12. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC Staff.

► **APPROVE the development plan for up to 18 detached residential dwellings subject to the following 3 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
3. Providing a typical lot layout with a minimum periphery boundary of 35', front yard 20', side yard 10', and rear yard 35'.

COMMENTS:

The applicant is requesting approval of an 18 lot residential subdivision on this 24.05 acre site at a density of 1.34 du/ac. These two tracts were originally included in the concept plan for the River Island Subdivision. Since that time, the applicant has decided to develop this 24.05 tract separately.

Access to the site is off Kelly Ln., which currently has a pavement width of 14'. According to KGIS, the existing right-of-way width of Kelly Ln. is approximately 40' from the proposed property up to Kodak Rd. The applicant will be required to determine whether or not 40' of right-of-way or any additional right-of-way is in fact available for improvements. If it is determined that there is sufficient right-of-way along either sides of Kelly Ln., the applicant will be required to improve Kelly Ln. to 20' from the proposed entrance up to Kodak Rd. If it is determined that there is not sufficient right-of-way to make improvements from the proposed entrance up to Kodak Rd., the applicant will only be responsible for improvements along the full frontage of the subject property.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed residential subdivision development will place minimal additional demand on schools.
2. The applicant will be required to widen Kelly Ln. to 20' along the subject property and if right-of-way is available, widen Kelly Ln. all the way up to Kodak Rd. These improvements will improve the current condition of Kelly Ln.
3. The applicant will be required to extend an existing KUB waterline approximately 4000' to service the proposed development.
4. The proposed development at a density of 1.34 du/ac, is greater than surrounding development; however, it is consistent with the use and density of recent zoning changes and the developing River Islands Subdivision to the east and south of the site.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed subdivision development is consistent with all relevant requirements of the PR zoning, as well

as other criteria for approval of a use on review.

2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The required improvements to Kelly Ln. will help to improve its current condition. This is a low density residential development within an area designated for low density residential use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East County Sector Plan identifies this property as agricultural and rural residential. The PR zoning approved for this site allows a density up to 2 du/ac. This density is consistent with the Sector Plan and the other development found in the area.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 214 (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.

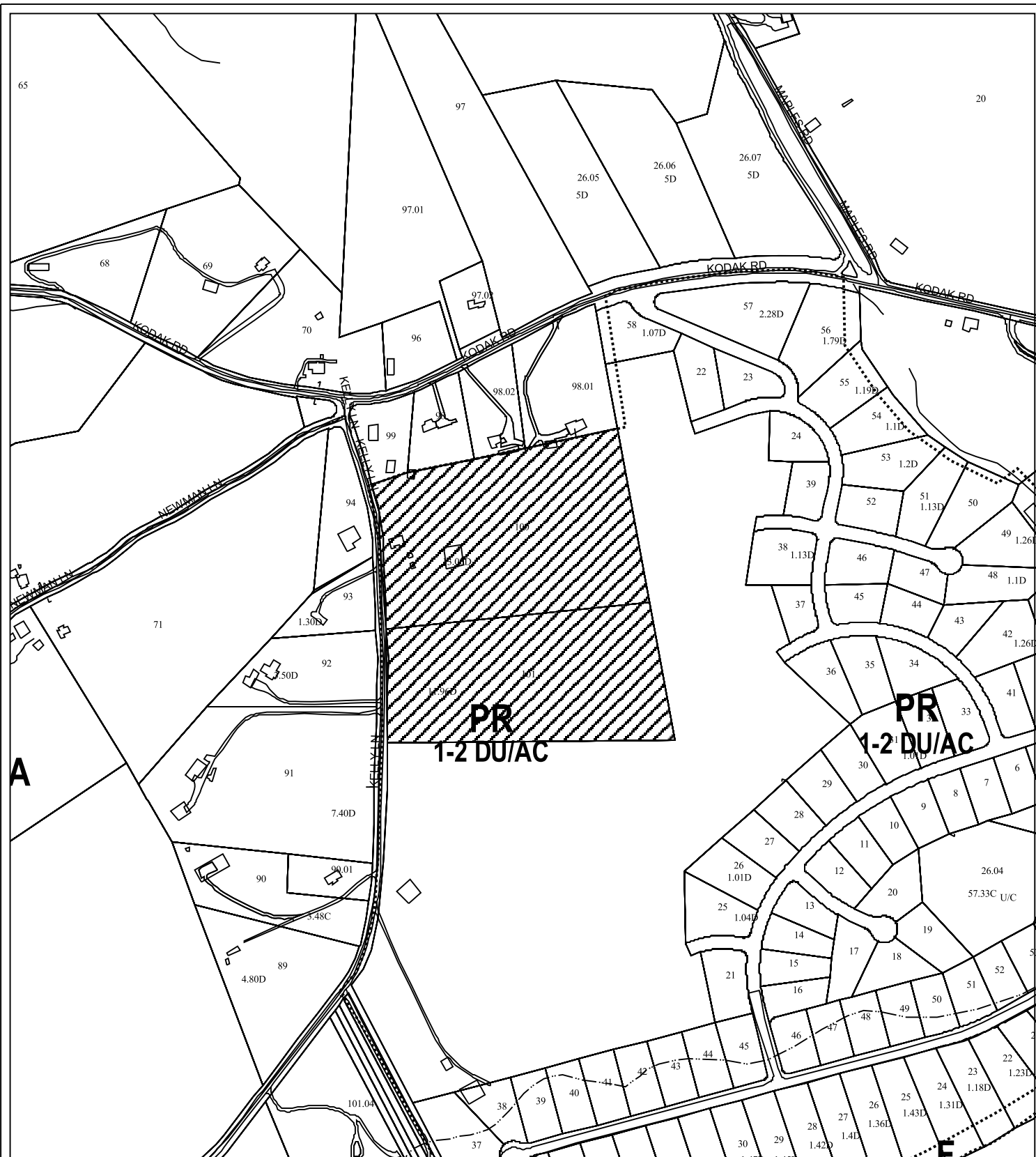
ESTIMATED STUDENT YIELD: 7 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Carter 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 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 Knoxville Board of Zoning Appeals. The date of the Knoxville Board of Zoning Appeals hearing will depend on when the appeal application is filed.



7-SB-08-C/7-B-08-UR
 CONCEPT PLAN/USE ON REVIEW

 Residential subdivision in PR (Planned Residential)

Original Print Date: 06/19/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Twilight at River Island
 Damon A. Falconnier

Map No: 99

Jurisdiction: County





PRELIMINARY FOR REVIEW ONLY

TWILIGHT AT RIVER ISLAND

3812 KELLY LANE
KODAK, TN 37764

CONCEPT PLAN
CF TWILIGHT AT RIVER ISLAND

DATE: 7-24-08
DRAWN BY: MSS
CHECKED BY: EJB
DESIGNED BY: MSS
SCALE: AS SHOWN
MPC COMMENTS
FILE

C-1

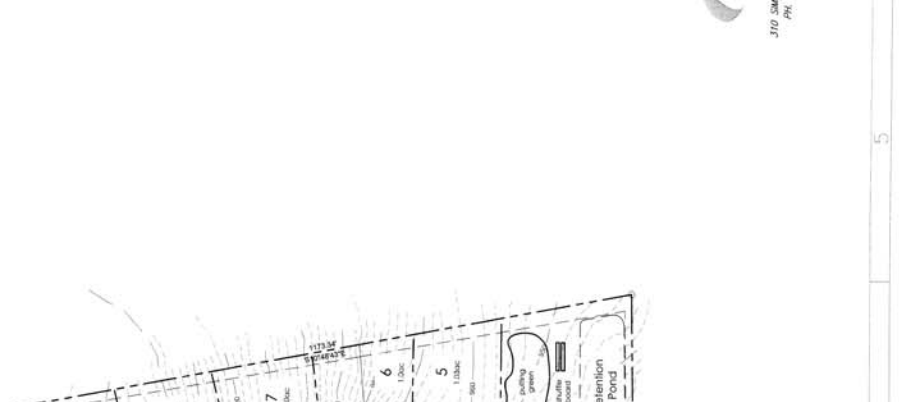
PROPERTY DATA
 PROPERTY ADDRESS: 3812 KELLY LANE, KODAK, TN 37764
 SHE ZONING: PR 1-2 DU/AC
 MUNICIPAL JURISDICTION: KNOX COUNTY, TN
 COMBINED ACREAGE: 24.05 (1.047, 46.41)
 PARCEL ID: 009, 101, 002, 029
 DEEDS: 20041007-0029 999
 SETBACKS: 15 FEET
 PERIPHERY: .35 FEET
 FRONT: 15 FEET

GRAPHIC LEGEND
 PROPERTY LINE
 EXISTING ROAD
 NEW BUILDING EDGE
 EXISTING CONTOURS
 -1.200 -1.200



VARIANCES REQUESTED:
 1. HORIZONTAL CURVE VARIANCE FROM 250' TO 150' FROM STA 5+83.30 TO STA 8+43.81
 2. HORIZONTAL CURVE VARIANCE FROM 150' TO 100' FROM STA 10+49.82 TO STA 13+12.42
 3. VERTICAL CURVE VARIANCE @ STA 0+89.09 FROM 300' TO 150'
 4. VERTICAL CURVE VARIANCE @ STA 12+15.17 FROM 450' TO 560'
 5. ROADWAY GRADE VARIANCE FROM 12% TO 13% FROM STA 8+00 TO 12+100
 6. ROADWAY GRADE VARIANCE FROM 12% TO 15% FROM STA 8+00 TO 12+100

NOTE:
 1. INTERSECTION ORBEL VARIANCE AT INTERSECTION OF KELLY LANE AND PERFECT BEAD APPROVED BY KNOX COUNTY ENGINEERING.



REVISIONS
 REVISED 7-28-08

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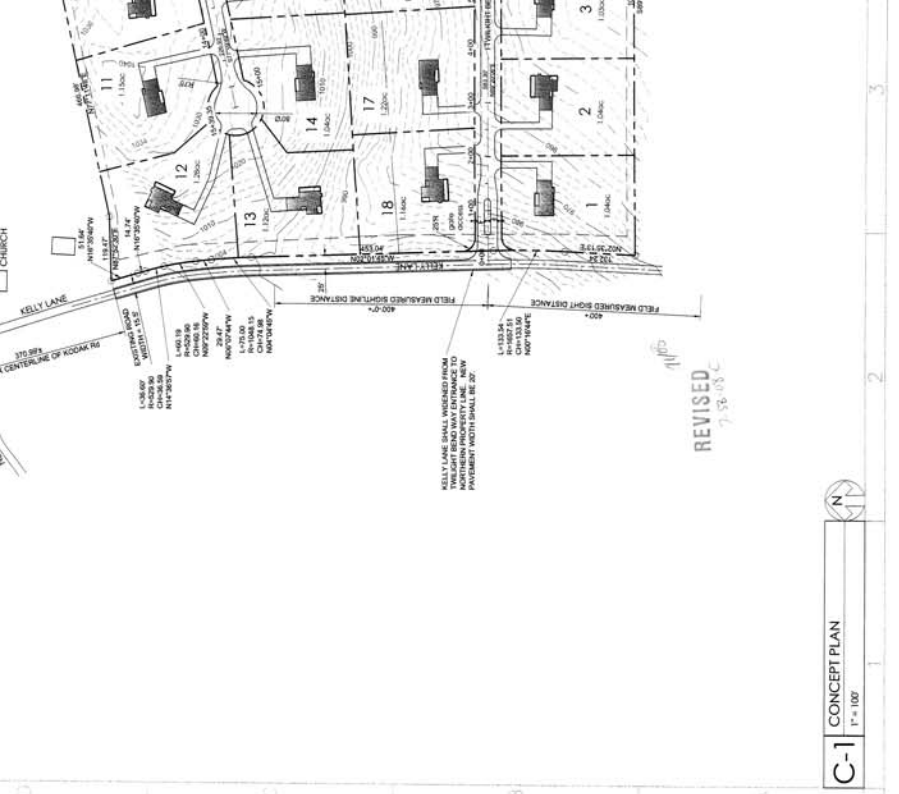
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REVISIONS
REVISED 7-28-08

PROPERTY DATA
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GRAPHIC LEGEND
PROPERTY LINE
EXISTING ROAD
NEW BUILDING EDGE
EXISTING CONTOURS

LOCATION PLAN
WEST
I-40
EXIT 402
KODAK RD
PERFECT BEAD
RIVER
KELLY LANE
OVER WOOD

3812 KELLY LANE
KODAK, TN 37764

CONCEPT PLAN
CF TWILIGHT AT RIVER ISLAND

DATE: 7-24-08
DRAWN BY: MSS
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C-1