

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

▶ **FILE #:** 8-SC-08-C

AGENDA ITEM #: 14

AGENDA DATE: 8/14/2008

▶ **SUBDIVISION:** GRAYSBURG SUBDIVISION

▶ **APPLICANT/DEVELOPER:** GRAYSBURG PROPERTIES

OWNER(S): Graysburg Properties

TAX IDENTIFICATION: 61 K B 002

JURISDICTION: County Commission District 8

▶ **LOCATION:** Terminus of Elna Marie Dr., east of Bagwell Rd.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Sinking East Creek

▶ **APPROXIMATE ACREAGE:** 33.96 acres

▶ **ZONING:** RA (Low Density 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 RA residential. Development consists of single family dwellings in both a subdivision and rural setting. Sunnyview Primary School is located on Bagwell Ln. southeast of this site.

▶ **NUMBER OF LOTS:** 10

SURVEYOR/ENGINEER: Robert G. Campbell

ACCESSIBILITY: Access to this phase of the development is via Elna Marie Dr., a local street with a pavement width of 26' within a 50' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve radius variance from 250' to 100' at sta. 10+30, 11+28 7 14+16 of Elna Marie Dr.

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 8 conditions**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
- 2.. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
3. Providing a 4' wide sidewalk, with a 2' wide planting strip between the sidewalk and the curb, on one side of all streets within the development as shown on the concept plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act.
4. Installation of sediment traps and other storm drainage structures as shown on the concept plan per the requirements of the Knox County Dept. of Engineering and Public Works
5. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Meeting all requirements of the previously approved concept plan for phase one of this development (1-SH-06-C)
8. A final plat application based on this concept plan will not be accepted for review by MPC until a certification of design plan has been submitted to the MPC Staff.

COMMENTS:

The applicant is requesting consideration of Phase 2 of the proposed Graysburg Hills subdivision. A concept plan for phase one was approved by MPC at the January 2006 MPC meeting. A final plat for phase one, containing 54 lots was approved by MPC 3/9/2006.

This phase of the development proposes to divide this 33.96 acre site into 10 lots. The smallest lot will contain 1.48 acres while the largest lot will be 4.90 acres. Phase one of the project consists of 54 lots on approximately 31 acres. The entire subdivision will be developed with detached dwellings. The project has been designed to meet all of the requirements of the Knox County Zoning Ordinance.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the stormwater will be directed to the detention facilities. The Knox County Dept. of Engineering and Public Works has reviewed the preliminary drainage plan and has requested some additional silt traps be installed. The County Engineer has previously noted that downstream flow rates cannot exceed the predeveloped flow rates. It will be up to the project engineer to design their plan to meet that requirement.

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. KUB can provide water, sewer, electrical and natural gas service to the site.
2. Any school age children living in this development are presently zoned to attend Sunnyview Primary, Chilhowie Intermediate, Carter Middle, and Carter High Schools.
3. The proposed detached residential subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached single family dwellings.
4. Drainage will be directed into the existing drainage ways on this site. Stormwater detention, grading and drainage plans will be required that meet Knox County's regulations.

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 RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The RA zoning approved for this site allows a density of approximately four dwellings per acre. The proposed development density for this phase of the project is .31dwellings per acre which is within the development density permitted by the Sector Plan and current zoning of the site.

ESTIMATED TRAFFIC IMPACT 125 (average daily vehicle trips)

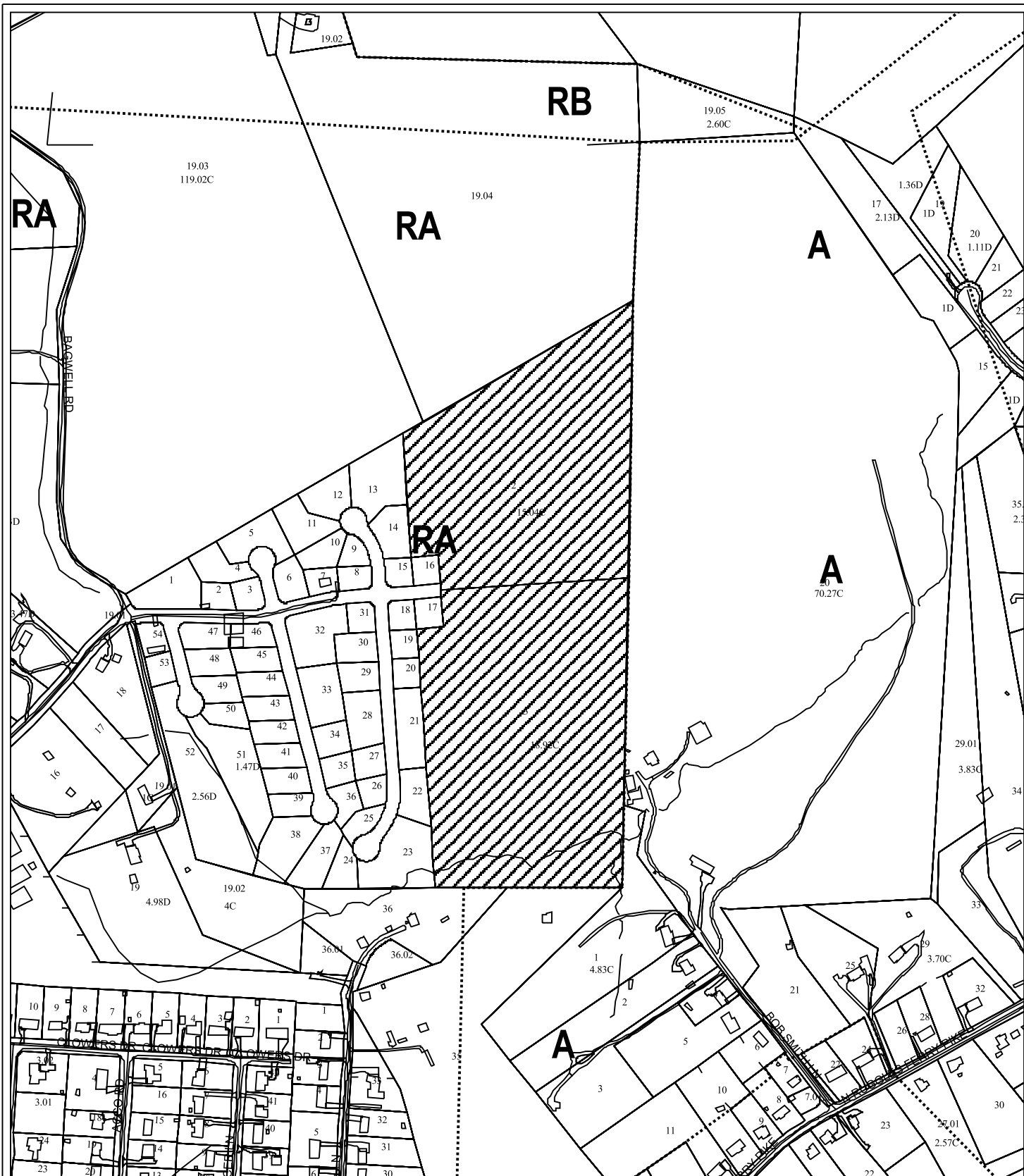
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**8-SC-08-C
CONCEPT PLAN**

Subdivision: Graysburg Subdivision
 Map No: 61
 Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 07/21/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

