



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

▶ **FILE #:** 8-SD-08-C

AGENDA ITEM #: 15

AGENDA DATE: 8/14/2008

▶ **SUBDIVISION:** DOGWOOD COVE

▶ **APPLICANT/DEVELOPER:** S & E PROPERTIES

OWNER(S): S & E Properties

TAX IDENTIFICATION: 134 H E 012

JURISDICTION: County Commission District 4

▶ **LOCATION:** Northwest side of Dogwood Dr., northeast of Wrights Ferry Rd.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 10.66 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences / RB (General Residential)
South: Residences / A (Agricultural)
East: Residences / A (Agricultural)
West: Vacant land and residences / A (Agricultural)

▶ **NUMBER OF LOTS:** 22

SURVEYOR/ENGINEER: Tennessee Valley Surveying, Inc.

ACCESSIBILITY: Access is via Dogwood Dr., a local street with up to a 17' pavement width within a 50' right-of-way.

- ▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Vertical curve variance on Road A at station 3+07, from 545.25' to 400'.
 2. Horizontal curve variance on Road A at STA 1+07.42 - 2+05.97, from 250' to 200'.
 3. Horizontal curve variance on Road A at STA 2+49.86 - 5+54.17, from 250' to 200'.
 4. Horizontal curve variance on Road A at STA 5+91.67 - 7+83.71, from 250' to 200'.
 5. Reverse curve tangent variance on Road A from STA 2+05.97 - 2+49.86, from 50' to 43.89'.
 6. Reverse curve tangent variance on Road A from STA 5+54.17 - 5+91.67, from 50' to 37.62'.
 7. Maximum street grade variance on Road A, from STA 5+07 - 8+19, from 12% to 14%.

STAFF RECOMMENDATION:

- ▶ **APPROVE** variances 1 - 7 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 for a 22 lot subdivision subject to 9 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. Identifying the minimum floor elevations (Me's) for Lots 2, 3, and 19 - 22 on the final plat.
4. Widening Dogwood Dr., from the entrance of the proposed subdivision to Widower Dr. to a width and standard acceptable to the Knox County Department of Engineering and Public Works. The developer shall be responsible for the costs associated with this improvement. Prior to final plat approval, the widening plan and timing sequence for the improvements must be approved by the Knox County Department of Engineering and Public Works staff.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. Including the line of sight easement across Lots 19 and 20 on the final plat in order to provide the needed sight distance for the curve in Road A.
8. Revising the concept plan to reflect the variances listed in this staff report.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

The applicant is proposing to develop a 22 lot detached single-family subdivision on a 10.66 acre tract at a density of 2.06 du/ac. Access to this property is via Dogwood Dr. a local street. The Planning Commission had approved a concept plan for this subdivision on October 14, 2004 (9-SF-04-C/9-J-04-UR - The Ridge at Westmoreland). While the applicant has almost completed construction of the infrastructure for the subdivision, the concept plan approval for the subdivision expired (two year initial life) before a final plat was submitted for approval. The applicant is now requesting approval of the same subdivision layout with some minor changes in the required variances and proposed drainage system.

The applicant had submitted a letter to staff, at the time the rezoning request was before the Planning Commission, regarding their agreement to widen Dogwood Dr., from the entrance of the proposed subdivision to Whitower Dr. to a width and standard acceptable to the Knox County Department of Engineering and Public Works. That commitment is addressed in condition #4 of staff's recommendation. The developer shall be responsible for the costs associated with this improvement. During the design plan stage of the subdivision, the Knox County Department of Engineering and Public Works staff had received some documentation from the applicant on the proposed widening plan for Dogwood Dr., however a widening plan had not been approved. Prior to final plat approval, the widening plan and timing sequence for the improvements must be approved by the Knox County Department of Engineering and Public Works staff. The 3% intersection grade has been approved by Knox County Engineering.

ESTIMATED TRAFFIC IMPACT 257 (average daily vehicle trips)

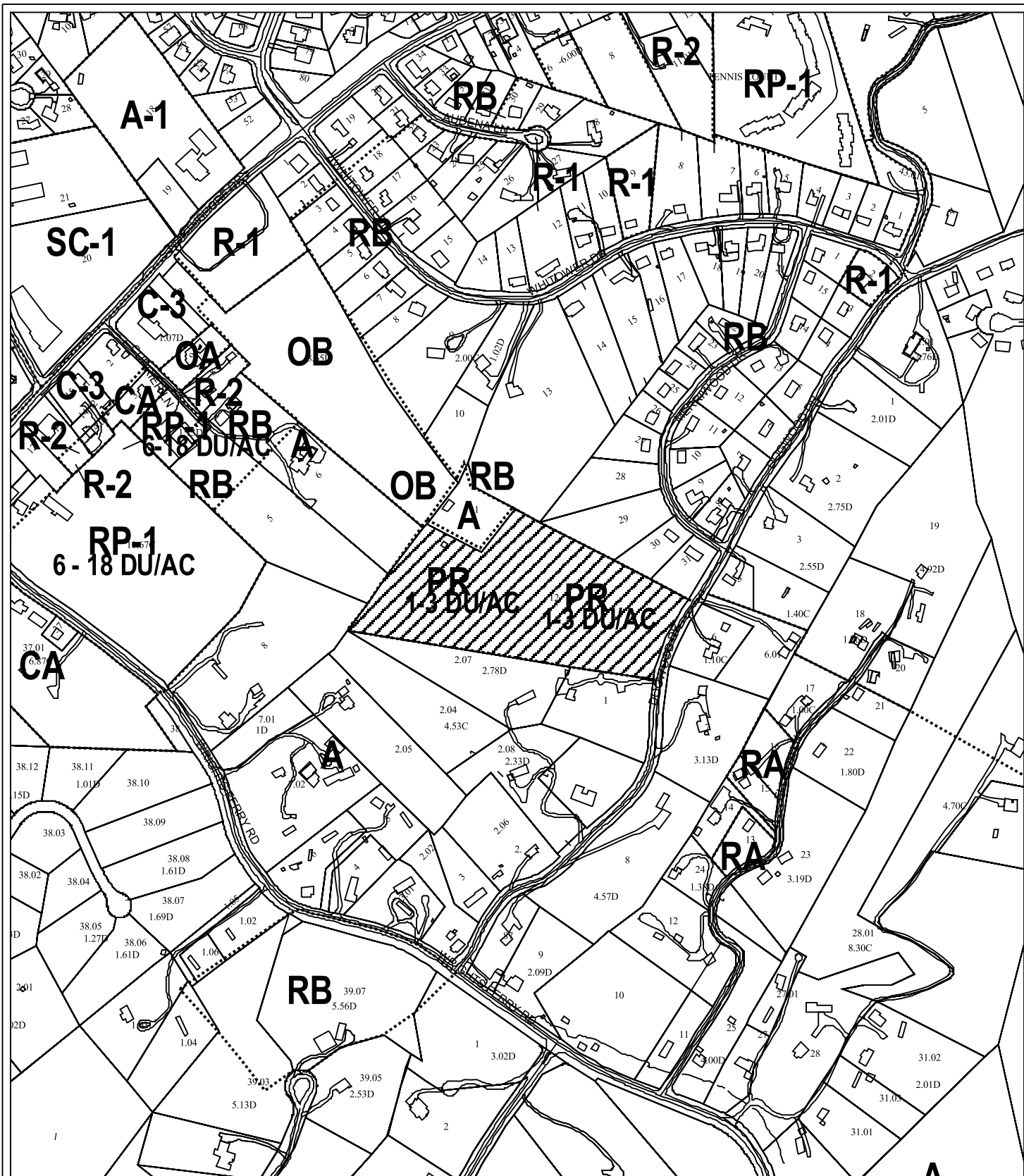
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 14 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Rocky Hill Elementary, Bearden Middle, and Bearden 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.

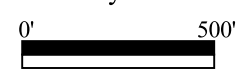


8-SD-08-C
CONCEPT PLAN

Subdivision: Dogwood Cove
Map No: 134
Jurisdiction: County

 Approval of a Concept Plan

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



STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH	AREA
1+00	S 89°50' E	13.20	13.20	0.00
1+10	S 89°50' E	13.20	13.20	0.00
1+20	S 89°50' E	13.20	13.20	0.00
1+30	S 89°50' E	13.20	13.20	0.00
1+40	S 89°50' E	13.20	13.20	0.00
1+50	S 89°50' E	13.20	13.20	0.00
1+60	S 89°50' E	13.20	13.20	0.00
1+70	S 89°50' E	13.20	13.20	0.00
1+80	S 89°50' E	13.20	13.20	0.00
1+90	S 89°50' E	13.20	13.20	0.00
2+00	S 89°50' E	13.20	13.20	0.00
2+10	S 89°50' E	13.20	13.20	0.00
2+20	S 89°50' E	13.20	13.20	0.00
2+30	S 89°50' E	13.20	13.20	0.00
2+40	S 89°50' E	13.20	13.20	0.00
2+50	S 89°50' E	13.20	13.20	0.00
2+60	S 89°50' E	13.20	13.20	0.00
2+70	S 89°50' E	13.20	13.20	0.00
2+80	S 89°50' E	13.20	13.20	0.00
2+90	S 89°50' E	13.20	13.20	0.00
3+00	S 89°50' E	13.20	13.20	0.00
3+10	S 89°50' E	13.20	13.20	0.00
3+20	S 89°50' E	13.20	13.20	0.00
3+30	S 89°50' E	13.20	13.20	0.00
3+40	S 89°50' E	13.20	13.20	0.00
3+50	S 89°50' E	13.20	13.20	0.00
3+60	S 89°50' E	13.20	13.20	0.00
3+70	S 89°50' E	13.20	13.20	0.00
3+80	S 89°50' E	13.20	13.20	0.00
3+90	S 89°50' E	13.20	13.20	0.00
4+00	S 89°50' E	13.20	13.20	0.00
4+10	S 89°50' E	13.20	13.20	0.00
4+20	S 89°50' E	13.20	13.20	0.00
4+30	S 89°50' E	13.20	13.20	0.00
4+40	S 89°50' E	13.20	13.20	0.00
4+50	S 89°50' E	13.20	13.20	0.00
4+60	S 89°50' E	13.20	13.20	0.00
4+70	S 89°50' E	13.20	13.20	0.00
4+80	S 89°50' E	13.20	13.20	0.00
4+90	S 89°50' E	13.20	13.20	0.00
5+00	S 89°50' E	13.20	13.20	0.00
5+10	S 89°50' E	13.20	13.20	0.00
5+20	S 89°50' E	13.20	13.20	0.00
5+30	S 89°50' E	13.20	13.20	0.00
5+40	S 89°50' E	13.20	13.20	0.00
5+50	S 89°50' E	13.20	13.20	0.00
5+60	S 89°50' E	13.20	13.20	0.00
5+70	S 89°50' E	13.20	13.20	0.00
5+80	S 89°50' E	13.20	13.20	0.00
5+90	S 89°50' E	13.20	13.20	0.00
6+00	S 89°50' E	13.20	13.20	0.00
6+10	S 89°50' E	13.20	13.20	0.00
6+20	S 89°50' E	13.20	13.20	0.00
6+30	S 89°50' E	13.20	13.20	0.00
6+40	S 89°50' E	13.20	13.20	0.00
6+50	S 89°50' E	13.20	13.20	0.00
6+60	S 89°50' E	13.20	13.20	0.00
6+70	S 89°50' E	13.20	13.20	0.00
6+80	S 89°50' E	13.20	13.20	0.00
6+90	S 89°50' E	13.20	13.20	0.00



PROPOSED LOTS:

- TOTAL AREA 4808 ACRES
- LOT 1 1.34 ACRES
- LOT 2 1.34 ACRES
- LOT 3 1.34 ACRES
- LOT 4 1.34 ACRES
- LOT 5 1.34 ACRES
- LOT 6 1.34 ACRES
- LOT 7 1.34 ACRES
- LOT 8 1.34 ACRES
- LOT 9 1.34 ACRES
- LOT 10 1.34 ACRES
- LOT 11 1.34 ACRES
- LOT 12 1.34 ACRES
- LOT 13 1.34 ACRES
- LOT 14 1.34 ACRES
- LOT 15 1.34 ACRES
- LOT 16 1.34 ACRES
- LOT 17 1.34 ACRES
- LOT 18 1.34 ACRES
- LOT 19 1.34 ACRES
- LOT 20 1.34 ACRES

PROPOSED STREETS:

- DOGWOOD DRIVE
- KNE WILSON ROAD
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LEGEND:

- RECORDED DEED LINE
- CATCH BASIN
- RAINFALL

STOP
REVERSE YOUR WAY
DO NOT ENTER
IF YOU CALL
TENSASSEE THE CALL
IT'S THE LAW

8-SP-08-C



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