



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

▶ **FILE #:** 1-SB-08-C **AGENDA ITEM #:** 17
 1-C-08-UR **AGENDA DATE:** 1/10/2008

▶ **SUBDIVISION:** BOULDER POINT
 ▶ **APPLICANT/DEVELOPER:** MJM DEVELOPMENT, INC.
 OWNER(S): MJM Development, Inc.

TAX IDENTIFICATION: 66 113 & PT. 113.05
 JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of Stanley Rd., southwest of Clinton Hwy.

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

▶ **APPROXIMATE ACREAGE:** 23.75 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This site is within an established residential area that has developed under A, PR and RB zoning.

▶ **NUMBER OF LOTS:** 75

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Stanley Rd., a local street with 18' of pavement within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
 1. horizontal curve variance from 250' to 150' at sta 13+75 of Road A
 2. Vertical curve variance from 300' to 100' at sta 2+00 of Road D

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 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)
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
6. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both

directions along Stanley Rd. at the proposed driveway location for lot #75

7. Place a note on the final plat that all lots except lot #75 will have access only to the internal street system.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm drainage system and any other commonly held assets.
9. 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 75 detached dwellings on individual lots subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Final approval of the rezoning of this site to PR (Planned Residential) at a density of 3.16 du/ac or greater.

COMMENTS:

The applicant has presented a concept plan for 75 lots on this 23.75 acre site. At present approximately 18 acres of the site is zoned PR (Planned Residential) at 3 du/ac. The remaining portion of the site is zoned A (Agricultural). The applicant has applied for rezoning of the entire site to PR (Planned Residential) at 4 du/ac. The plan as presented will require a density of 3.16 du/ac if this project is to proceed as planned.

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 water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 3.16 du/ac, is consistent in use and density with the proposed zoning of the property.
3. Any school age children living in this development are presently zoned to attend Powell Elementary School, Powell Middle School and Karns High School.

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 residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use which may permit a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.16 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning proposed for the property allows consideration of up to 4.0 du/ac. The proposed subdivision with its distribution of density on the site and overall density of 3.16 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 796 (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.

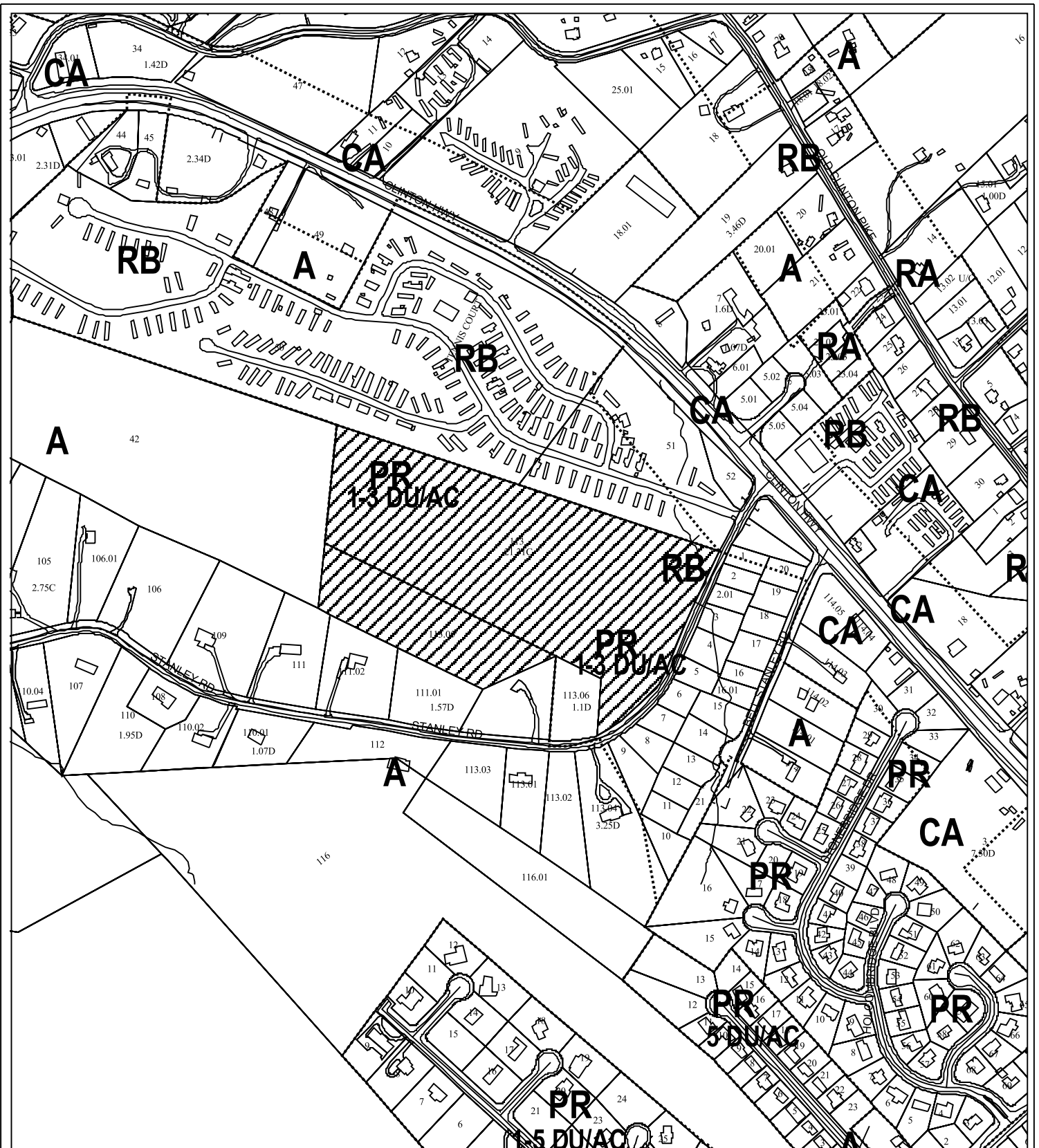
ESTIMATED STUDENT YIELD: 40 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Karns 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.



1-SB-08-C/1-C-08-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached residential subdivision in PR (Planned Residential) &
 PR (Planned Residential) pending

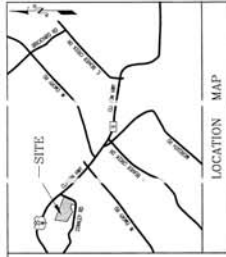
Original Print Date: 12/28/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Boulder Point
 MJM Development, Inc.

Map No: 66

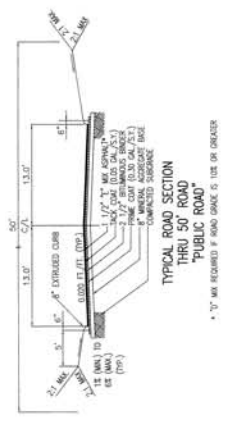
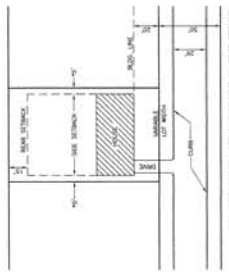
Jurisdiction: County





LOCATION MAP

- NOTES:
1. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
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REVISED
12/28/07

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CONCEPT & PRELIMINARY PLAN FOR
BOY LIDER POIN'

CONTOUR INTERVAL = 4'
SHEET 1 OF 2 SHEETS

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KEEP REFERENCES: WARRANTY BOOK 1875, PAGE 211
REF. PHOTOGRAPH 18