

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

▶ **FILE #:** 1-SC-08-C **AGENDA ITEM #:** 18
 1-D-08-UR **AGENDA DATE:** 1/10/2008

▶ **SUBDIVISION:** VILLAS AT TOOLES BEND
 ▶ **APPLICANT/DEVELOPER:** FOREST BROOK DEVELOPMENT
 OWNER(S): Chris Brown

TAX IDENTIFICATION: 145 058
 JURISDICTION: County Commission District 4
 ▶ **LOCATION:** East side of Tooles Bend Rd., north side of Badgett Rd.
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Rural Area
 WATERSHED: Tennessee River
 ▶ **APPROXIMATE ACREAGE:** 4 acres

▶ **ZONING:** PR (Planned Residential) pending
 ▶ **EXISTING LAND USE:** Residence and vacant land
 ▶ **PROPOSED USE:** Detached residential subdivision
 SURROUNDING LAND USE AND ZONING: This area is developed with rural to low density residential development under A and PR zoning.

▶ **NUMBER OF LOTS:** 12
 SURVEYOR/ENGINEER: Scott Williams
 ACCESSIBILITY: Access is via Tooles Bend Rd., a minor collector street with 18' of pavement width within 50' of right of way, or Badgett Rd., a minor collector street with 17' of pavement with within 50' of right of way.
 ▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance from 150' to 122' at sta 3+40 of Road A
2. Vertical curve variance from 262.5' to 210' at sta. 2+73 of Road A
3. Vertical curve variance from 200' to 120" at sta. 1+02 of Road A
4. Variance of intersection spacing on Tooles Bend Rd. from 300' to 108' between Road A and Amberleigh Dr.
5. Variance of intersection spacing on Tooles Bend Rd. from 300' to 173' between Road A and Badgett Rd.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 - 5 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. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Tooles Bend Rd.
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement, common areas, storm drainage system and any other commonly held assets.
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 12 detached residential dwellings on individual lots subject to 3 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Providing a 20' front building setback or obtaining a variance from the Knox County Board of Zoning Appeals to permit the 15' setback as shown
3. Final approval of the rezoning of this site to PR (Planned Residential) at a density of 3.00 du/ac or greater.

COMMENTS:

The applicant is proposing to subdivide this 4 acre site into 12 lots to construct a detached dwelling on each of the lots. Due to the hardship created by the topography and shape of the property, the applicant has requested that MPC consider granting variances to the Subdivision Regulations that will make the development of this site possible. In order to provide the required amount of sight distance at the entrance to the development, two intersection separation variances will be required. Staff supports these variances as requested because there is no other location on the site where access can be provided that meets the minimum sight distance standards. The other variances requested deal with the design of the proposed joint permanent easement within the development. All variances requested by the applicant fall within what is considered to be acceptable engineering practice.

The rezoning of this site to PR (Planned Residential) at 3 dwellings per acre was recommended by MPC at their December 13, 2007 meeting. The rezoning is scheduled to be heard by the Knox County Commission at their January 28, 2008 meeting. The rezoning of this site, at the recommended density, will be required in order for this project to move forward.

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 3.00 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 Rocky Hill Elementary School, West Valley Middle School and Bearden 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 Southwest County Sector Plan proposes this site for low density residential use which may permit a maximum density of 3 dwellings per acre at this location. The overall development density of the proposed development is 3.00 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. Due to the area being Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan, low density residential development is limited to 3.0 du/ac. The PR zoning proposed for the property allows consideration of up to 3.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.00 du/ac is consistent with the Growth Plan and the Sector Plan.

ESTIMATED TRAFFIC IMPACT 147 (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.

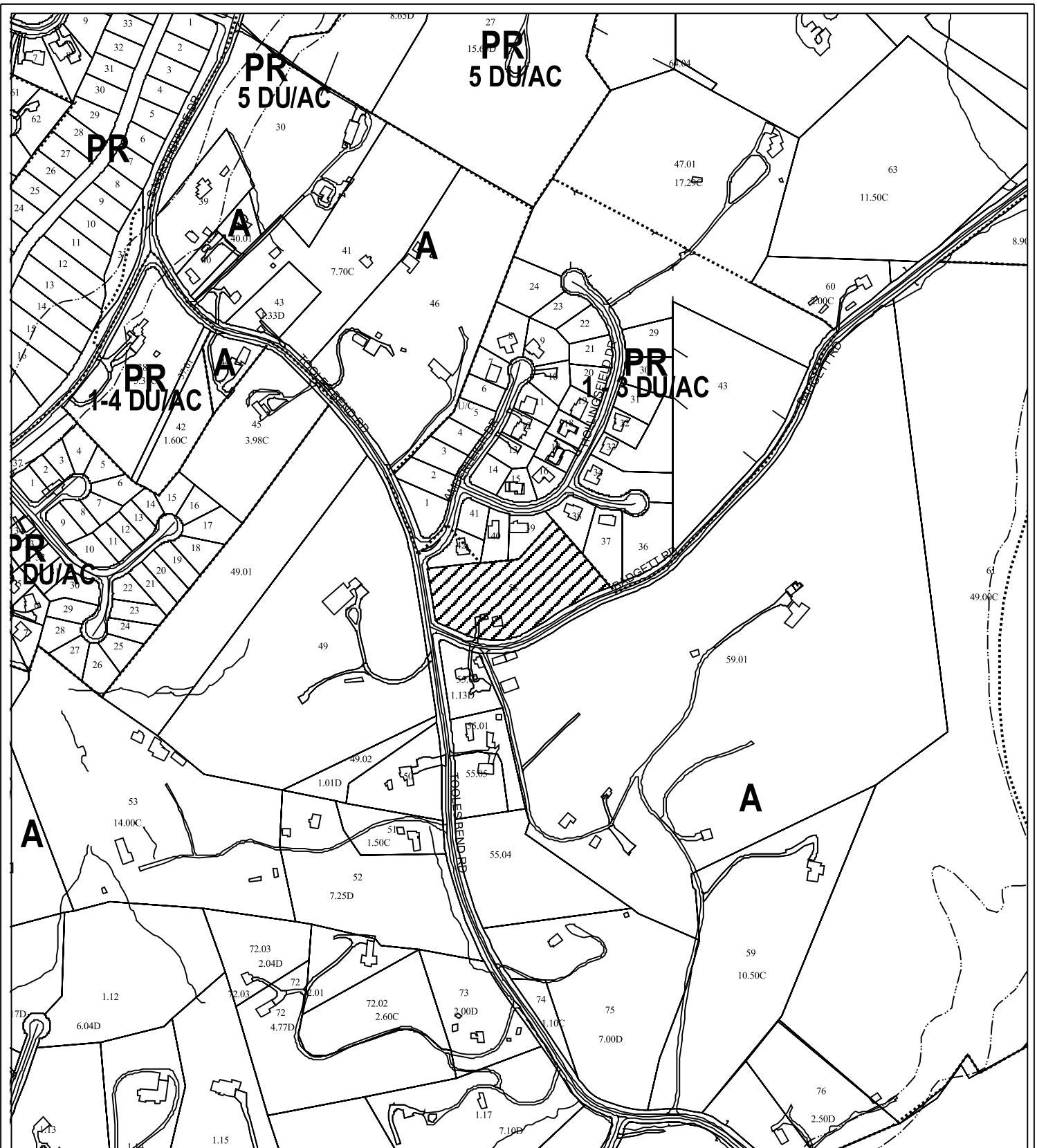
ESTIMATED STUDENT YIELD: 8 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Rocky Hill Elementary, West View Elementary, 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 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-SC-08-C/1-D-08-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached residential subdivision in PR (Planned Residential) pending

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

Petitioner: Villas at Tooles Bend
 Forest Brook Development

Map No: 145

Jurisdiction: County



SUBDIVISION DATA

PROPOSED ZONING: PR-1 5.0 UNITS/ACRE
 AREA: 4.40 ACRES
 DETACHED SINGLE-FAMILY SUBDIVISION
 PLANNED UNIT DEVELOPMENT
 PROPOSED DENSITY: 12 UNITS/ACRE
 5.0 UNITS/LOT
 PARKING PROVIDED: 2 SPACES/UNIT OR 24 SPACES
 PARKING PROVIDED: 24 GARAGE SPACES
 SETBACKS: FRONT: 15'
 SIDE: 5'
 REAR: 35' PERIPHERY

UTILITIES:
 WATER & SEWER - FIRST UTILITY DISTRICT
 GAS - N.C.U.B. (IF AVAILABLE)
 TELEPHONE - BELL SOUTH

REQUESTED VARIANCES:
 1- REDUCE VERTICAL CURVE LENGTH FROM 700' TO 120'
 2- REDEVELOP VERTICAL CURVE LENGTH FROM 262.5' TO 210'
 3- ADJUST STA. 210+00 TO 210+00
 4- REDUCE PERCENT GRADE FROM 10% TO 10.8% BETWEEN ROAD "A" AND AMBERLIGH DR.
 5- REDUCE MINIMUM PROPOSED SPACING FROM 500' TO 17.5'
 6- REDUCE HORIZONTAL ALIGNMENT LENGTH FROM 1530' TO 1224.1' BETWEEN STA. 2+041.1 AND STA. 3+862.2.

LEGEND

- 1 PROPOSED LOT NO.
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- SETBACK

U.O.R.

DATE: 1-25-08
 1-25-08

STATIONING: STA 0+00 TO STA 1+00
 PRIVATE RESIDENTIAL STREET W/ MEDIAN (60' R.O.W.)

STATIONING: STA 2+20 TO END
 PRIVATE RESIDENTIAL STREET (40' R.O.W.)

REVISIONS

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CONCEPT PLAN

VILLAS AT TOOLE'S BEND

TOOLE'S BEND ROAD & RODETT ROAD

REVISED

DATE DESCRIPTION

SCALE: 1" = 50'

W. Scott Williams & Associates

REGISTERED PROFESSIONAL ENGINEER

NO. 0000000000

STATE OF NORTH CAROLINA

REGISTERED PROFESSIONAL LAND SURVEYOR

NO. 0000000000

STATE OF NORTH CAROLINA

FOREST BROOK DEVELOPMENT, LLC

DEC 27, 2007

C01

JOB NO. 1243

