



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

▶ **FILE #:** 1-SF-08-C  
1-I-08-UR

**AGENDA ITEM #:** 21  
**AGENDA DATE:** 1/10/2008

▶ **SUBDIVISION:** ASHLAND SPRINGS  
▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN  
**OWNER(S):** Eagle Bend Realty

**TAX IDENTIFICATION:** 129 142  
**JURISDICTION:** County Commission District 6

▶ **LOCATION:** Northwest side of Pittman Dr., southeast side of Buttermilk Rd., east of Graybeal Rd.  
**SECTOR PLAN:** Northwest County  
**GROWTH POLICY PLAN:** Rural Area  
**WATERSHED:** Hickory Creek  
▶ **APPROXIMATE ACREAGE:** 54.25 acres

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

▶ **EXISTING LAND USE:** Vacant land  
▶ **PROPOSED USE:** Detached residential subdivision  
**SURROUNDING LAND USE AND ZONING:** North: Residences / A (Agricultural)  
South: Residences and vacant land / A (Agricultural) & PR (Planned Residential)  
East: Vacant land / A (Agricultural) & RA (Low Density Residential)  
West: Vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 74  
**SURVEYOR/ENGINEER:** Jim Sullivan  
**ACCESSIBILITY:** Access is via Pittman Dr., a local street with a 16' pavement width within a 40' right-of-way.  
▶ **SUBDIVISION VARIANCES REQUIRED:** NA

**STAFF RECOMMENDATION:**

- ▶ **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).
  3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing and impact to Hickory Creek.
  4. Widening and repaving Pittman Dr. from the eastern property corner on the north side of Pittman Dr. west to Graybeal Rd. to a width of 20 feet except that portion of the street east of the proposed entrance that shall taper from 20 feet down to the existing pavement width at the eastern property corner. The design and timing

of the widening shall be addressed at the design plan stage of the subdivision subject to meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. Widening and repaving Graybeal Rd. from the north side of the intersection with Pittman Dr. south to the intersection with Yarnell Rd. to a width of 20 feet. An adequate taper back to the existing pavement width shall be provided north of the intersection of Graybeal Rd. and Pittman Dr. The design and timing of the widening shall be addressed at the design plan stage of the subdivision subject to meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

6. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.

7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

8. Placing a note on the final plat that all lots will have access only to the internal street system.

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 74 detached residential dwellings on individual lots subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan and use on review in the PR zoning district.

**COMMENTS:**

The applicant is proposing to subdivide a portion of this 54.25 acre tract on the north side of Pittman Dr. into 74 lots as the first unit of a detached residential subdivision at a density of 1.36 du/ac.

The Planning Commission had considered a request to rezone 73.6 acres (54.25 acre tract and a 19.35 acre tract on the south side of Pittman Dr.) to PR (Planned Residential) at a density up to 3 du/ac on November 10, 2005. At that time the Planning Commission had recommended denial of a sector plan amendment to low density residential (LDR) and recommended approval of the rezoning to PR at a density of 1 du/ac. On December 19, 2005, the Knox County Commission approved the sector plan amendment to LDR and the rezoning to PR at a density of up to 2.5 du/ac.

By only proposing 74 lots for the first unit of the subdivision, the concept application falls below the requirement for a traffic impact study. The concept plan does show the proposed layout of the street system that would serve the balance of the property on the north side of Pittman Dr. Any proposed subdivision/development above the 74 lots will require the traffic impact study.

While a traffic impact study is not required at this time, Staff is recommending conditions requiring the widening and repaving of Pittman Dr. and Graybeal Rd. to a width of 20' from the entrance of the subdivision to the intersection of Graybeal Rd. and Yarnell Rd. Both of these streets currently have a pavement width of only 16'. It has been the practice of Staff to recommend repaving to 20' of existing streets that have a pavement width less than 18'.

It should be noted that if future development would create a subdivision of 150 or more lots, Staff would recommend a second entrance to serve the subdivision or a boulevard street design back to the first intersecting street. Under the present design, a boulevard entrance has not been shown.

If the total development will have 150 plus lots, Staff would also recommend a recreational amenities package.

**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 utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 1.36 du/ac is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary and Karns Middle and High Schools.

**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 subdivision is consistent with the general standards for uses permitted on review: The proposed development 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.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this site for low density residential use. The PR zoning for the property will allow consideration of up to 2.5 du/ac. The proposed first unit of the subdivision with a density of 1.36 du/ac is consistent with the Sector Plan and 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: Not calculated.

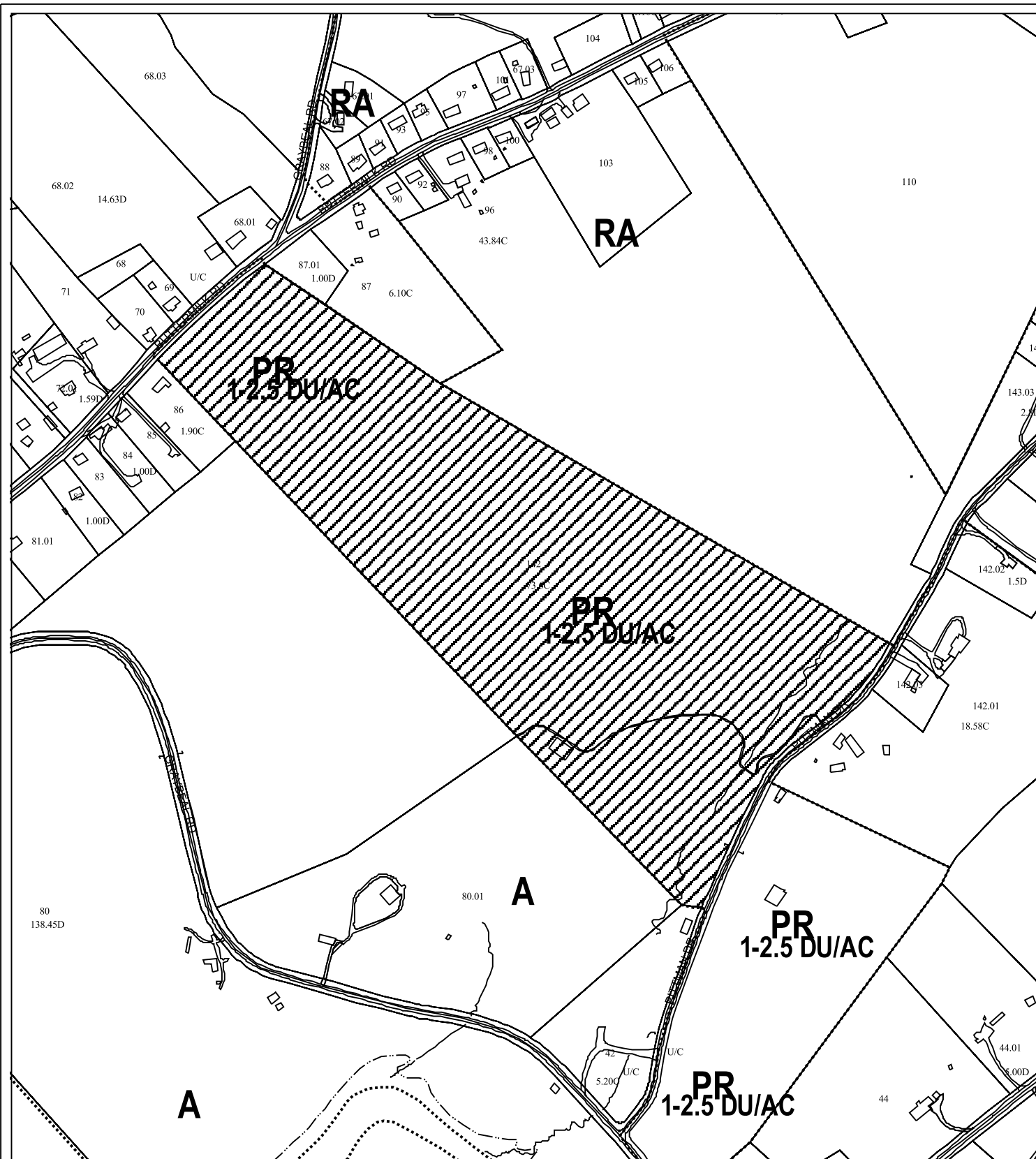
ESTIMATED STUDENT YIELD: 39 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns 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-SF-08-C/1-I-08-UR  
 CONCEPT PLAN/USE ON REVIEW

 Detached residential subdivision in PR (Planned Residential)

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

Petitioner: Ashland Springs  
 Jim Sullivan

Map No: 129

Jurisdiction: County



