



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

▶ **FILE #:** 12-SA-07-C **AGENDA ITEM #:** 14  
12-D-07-UR **AGENDA DATE:** 1/10/2008

▶ **SUBDIVISION:** R&R ASSOCIATES ON GREENWELL DR.  
▶ **APPLICANT/DEVELOPER:** R&R ASSOCIATES PROPERTY GROUP, INC.  
**OWNER(S):** R&R Associates

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**TAX IDENTIFICATION:** 37 142.15  
**JURISDICTION:** County Commission District 7

▶ **LOCATION:** Northeast side of Greenwell Rd., northwest of Crystal Point Dr.

**SECTOR PLAN:** North County  
**GROWTH POLICY PLAN:** Rural Area  
**WATERSHED:** Beaver Creek

▶ **APPROXIMATE ACREAGE:** 4.09 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** North: Residences / A (Agricultural) & PR (Planned Residential)  
South: Residences / A (Agricultural) & RA (Low Density Residential)  
East: Residences / PR (Planned Residential)  
West: Residences / A (Agricultural) & RA (Low Density Residential)

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▶ **NUMBER OF LOTS:** 12

**SURVEYOR/ENGINEER:** Batson, Himes, Norvell & Poe

**ACCESSIBILITY:** Access is via Greenwell Rd., a major collector street with a 17' pavement width within a 60' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve length variance from 198' to 120', STA 0+70.

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**STAFF RECOMMENDATION:**

▶ **APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

**APPROVE the Concept Plan subject to the following 5 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Dept
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Certification on the development plan by the applicant's surveyor that there is 300 ft. of sight distance in both directions on Greenwell Rd. from the proposed entrance.
4. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
5. A final plat based on this concept plan will not be accepted for review by MPC until certification of design

plan has been submitted to MPC Staff.

► **APPROVE the development plan for up to 12 detached residential lots subject to the following 1 condition:**

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

**COMMENTS:**

The applicant is requesting approval of a 12 unit residential subdivision on this 4.09 acre site. The approved PR zoning permits up to 3 du/ac. The development will have access to Greenwell Road and have a public interior roadway. The applicant will be required to certify sight distance prior to approval of the development plan.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will place minimal additional demand on schools and streets.
2. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
3. The proposed development at a density of 2.93 du/ac, is consistent with the use and density of recent zoning changes and subdivision development in the area. There are existing residential subdivisions to the northeast and southwest of the site.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposed subdivision is consistent with all relevant requirements of the PR zone, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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. The use will not significantly injure the value of adjacent property. The use will not draw additional 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 MPC PLANS**

1. The North County Sector Plan identifies this property as low density residential. The PR zoning approved for this site allows a density up to 3 du/ac. The proposed density is consistent with the Sector Plan and the other development found in the area.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The Growth Policy Plan guidelines, applied to this site, would not allow a density of more than 3 du/ac. The Planned Growth Area is located across Greenwell Rd. from this site.

**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:** 6 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Brickey-McCloud Elementary, Halls Middle, and Halls 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.



