



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

▶ **FILE #:** 5-SA-08-C **AGENDA ITEM #:** 11
5-J-08-UR **AGENDA DATE:** 6/12/2008

POSTPONEMENT(S): 5/8/2008

▶ **SUBDIVISION:** BREAKTHROUGH CORPORATION
▶ **APPLICANT/DEVELOPER:** EUGENE LACKEY, RLS, LACKEY & ASSOC., INC.
OWNER(S): Breakthrough Corporation

TAX IDENTIFICATION: 122 K C 034
JURISDICTION: County Commission District 9

▶ **LOCATION:** Terminus of Thurman Ln., north of Maryville Pike

SECTOR PLAN: South County
GROWTH POLICY PLAN: Planned Growth Area
WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 4.555 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This vacant land is within an older residential area that has occurred under RA zoning, and includes nearby businesses along Maryville Pike within CA, CB, and C-4 zones.

▶ **NUMBER OF LOTS:** 11

SURVEYOR/ENGINEER: Lackey & Associates, Inc.

ACCESSIBILITY: Access is via Thurman Ln., a local street with a pavement width of 15 to 17' within variable width right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Minimum required sight distance variance at the intersection of Thurman Ln. and Woodson Dr. from 400' to 200'
2. Horizontal curve variance from 250' to 150' at sta 7+90 of Thurman Ln.
3. Horizontal curve variance from 250' to 150' at sta 9+50 of Thurman Ln.
4. Reverse curve tangent variance from 50' to 0' at 8+96 of Thurman Ln.
5. Vertical curve variance from 63.25' to 33.94' at sta 5+50 of Thurman Ln.
6. Vertical curve variance from 196.00' to 105.42' at sta 6+92 of Thurman Ln.
7. Vertical curve variance from 382.5' to 206.00' at sta 11+66 of Thurman Ln.

STAFF RECOMMENDATION:

- ▶ **APPROVE variances 2-7 because of the sites topography and shape restricts compliance with the Subdivision Regulations.**
DENY variance 1

APPROVE the Concept Plan subject to the following 8 conditions

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
2. Prior to obtaining a grading permit, provide 400' of sight distance and establish a sight distance easement at the intersection of Thurman Ln. with Woodson Dr.
3. Establishment of a sight distance easement across lot 1 as required by the Knox County Dept. of Engineering and Public Works
4. Prior to the issuance of any occupancy permits, widen Thurman Ln. to a paved width of 20' from the site to Woodson Dr.
5. Prior to final plat recording establish a homeowners association for the purpose of owning and maintaining the commonly held open space, the drainage facilities and any other commonly held assets
6. The proposed street within the development being named Thurman Ln.
7. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
8. A final plat application based on this concept plan will not be accepted for review by the MPC until a certification of design plan has been submitted to the MPC staff

- ▶ **APPROVE the request for up to 11 detached dwellings on individual lots as shown on the development plan subject to 1 condition**

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

COMMENTS:

Staff does not recommend approval of subdivisions that require a variance to the minimum intersection sight distance requirements. The speed limit on Woodson Dr. is 40 miles-per-hour. With this speed limit, the minimum required corner sight distance at the intersection of Thurman Ln. at Woodson Dr. is 400'. In this particular case the required sight distance can only be attained if an adjoining property owner permits the applicant to remove the existing vegetation and agrees to a sight distance easement across their property. The applicant has met with the adjoining property owner and has stated that an agreement is being formulated.

This is the second attempt by this applicant to subdivide this site. Originally the plan called for direct access from Maryville. Sight distance at proposed entrance was an issue with no possible solution being identified at that time. The applicant is now proposing to access via Thurman Ln. Thurman Ln. is a local street with a pavement width of 15' to 17'. It connects with Woodson Dr. The sight distance at Woodson Dr. does not currently meet the required minimum of 400'. The applicant has been working with an adjoining property owner to permit the removal of some existing vegetation that restricts the sight distance. Additionally, the applicant will be required to widen Thurman Ln.

This 4.55 acre site is being proposed to be divided into 11 residential lots with approximately one-half acre be held for common open space and a bio-retention pond which will be designed to make it useable as part of the open space.

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 all utilities can be provided to the site.
2. Improvements to Thurman Ln. will aid in the safe access to this site.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed residential subdivision meets the standards for development within the PR (Planned Residential) zone and all other requirements of the Knox County Zoning Ordinance.
2. The proposed development is compatible with the character of the neighborhood where it is proposed.
3. The traffic generated from this project will be similar to the traffic that is generated by other detached residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan identifies this property for Low Density Residential use. The proposed development at 2.42 du/ac complies with the Sector Plan.
2. The site is located in the Urban Growth Area as shown on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 136 (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.

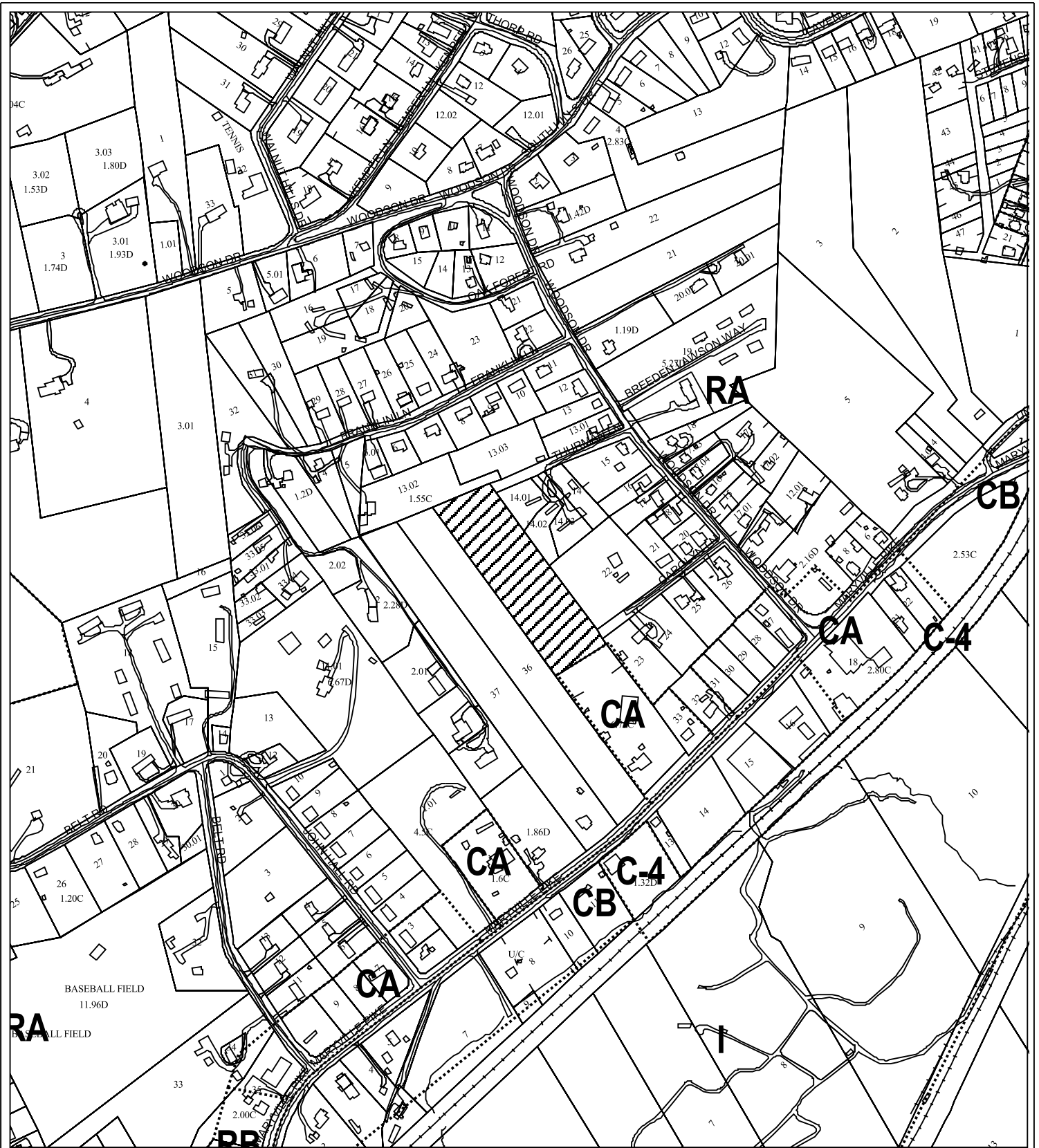
ESTIMATED STUDENT YIELD: 4 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Mount Olive Elementary, South-Doyle Middle, and South-Doyle 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.



5-SA-08-C/5-J-08-UR
 CONCEPT PLAN/USE ON REVIEW

 Residential subdivision in PR (Planned Residential) - pending

Original Print Date: 04/22/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Breakthrough Corporation
 Eugene Lackey, RLS,
 Lackey & Assoc., Inc.

Map No: 122

Jurisdiction: County



