

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

▶ **FILE #:** 6-SD-08-C  
 6-E-08-UR

**AGENDA ITEM #:** 15  
**AGENDA DATE:** 6/12/2008

▶ **SUBDIVISION:** FOX CREEK SUBDIVISION  
 ▶ **APPLICANT/DEVELOPER:** S & E PROPERTIES  
 OWNER(S): S & E Properties

TAX IDENTIFICATION: 143 107  
 JURISDICTION: City Council District 2

▶ **LOCATION:** West side of Fox Rd., south of Pipkin Ln.

SECTOR PLAN: South County  
 GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)  
 WATERSHED: Sinking Creek

▶ **APPROXIMATE ACREAGE:** 31.7 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:**

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR and RA residential. Development consists of single family dwellings.

▶ **NUMBER OF LOTS:** 54

SURVEYOR/ENGINEER: Cannon & Cannon, Inc.

ACCESSIBILITY: Access to this phase of the development will be via Fox cove Rd., a local street with a pavement width of 26' within a 50' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Road grade variance from 12% to 14% between sta 2+50 and 5+30 of Blowing Rock Ln.
2. Road grade variance from 12% to 13% between sta 1+63 and 2+50 of Mist Mountain Rd.
3. Vertical curve variance from 137.5' to 90' at sta 27+41 of Fox Cove Rd.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1-3 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 8 conditions

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Compaction or fill areas to be done in accordance with the requirements of the Knoxville Dept. of Engineering.
3. Meeting all requirements of the approved use on review development plan.
4. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.

5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
7. Place a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour areas) on this site
8. 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 54 detached dwellings on individual lots subject to 1 condition**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

**COMMENTS:**

A concept plan for Fox Creek Subdivision was approved by MPC in October of 2005. After a concept plan is approved, the developer has two years to obtain final plat approval for all or part of the project. A final plat for this project was not presented for staff review until after the two year period had expired. The applicants are now seeking reapproval of their previously approved concept plan.

The applicants are proposing a total of 132 lot detached residential subdivision on this 76.51 acre site. Final plats have been approved and recorded for 78 of the proposed lots. This phase of the development which requires reapproval contains 54 lots.

**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 are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the recent zoning and subdivision development in the area.
3. Access to Fox Creek Subdivision is limited to Fox Road via the internal road system.

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

1. The proposed detached single-family subdivision meets the standards for development within the RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
3. The recommended density of this site is 1-3 dwellings per acre. The proposed 1.73du/ac is within the permitted zoning density.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Knoxville One Year Plan was amended by MPC to permit LDR (Low Density Residential) development to occur on this site. Development of this site at 1.73 du/ac is consistent with the approved plan amendment and other recent subdivision development in the area.

**ESTIMATED TRAFFIC IMPACT 588 (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.

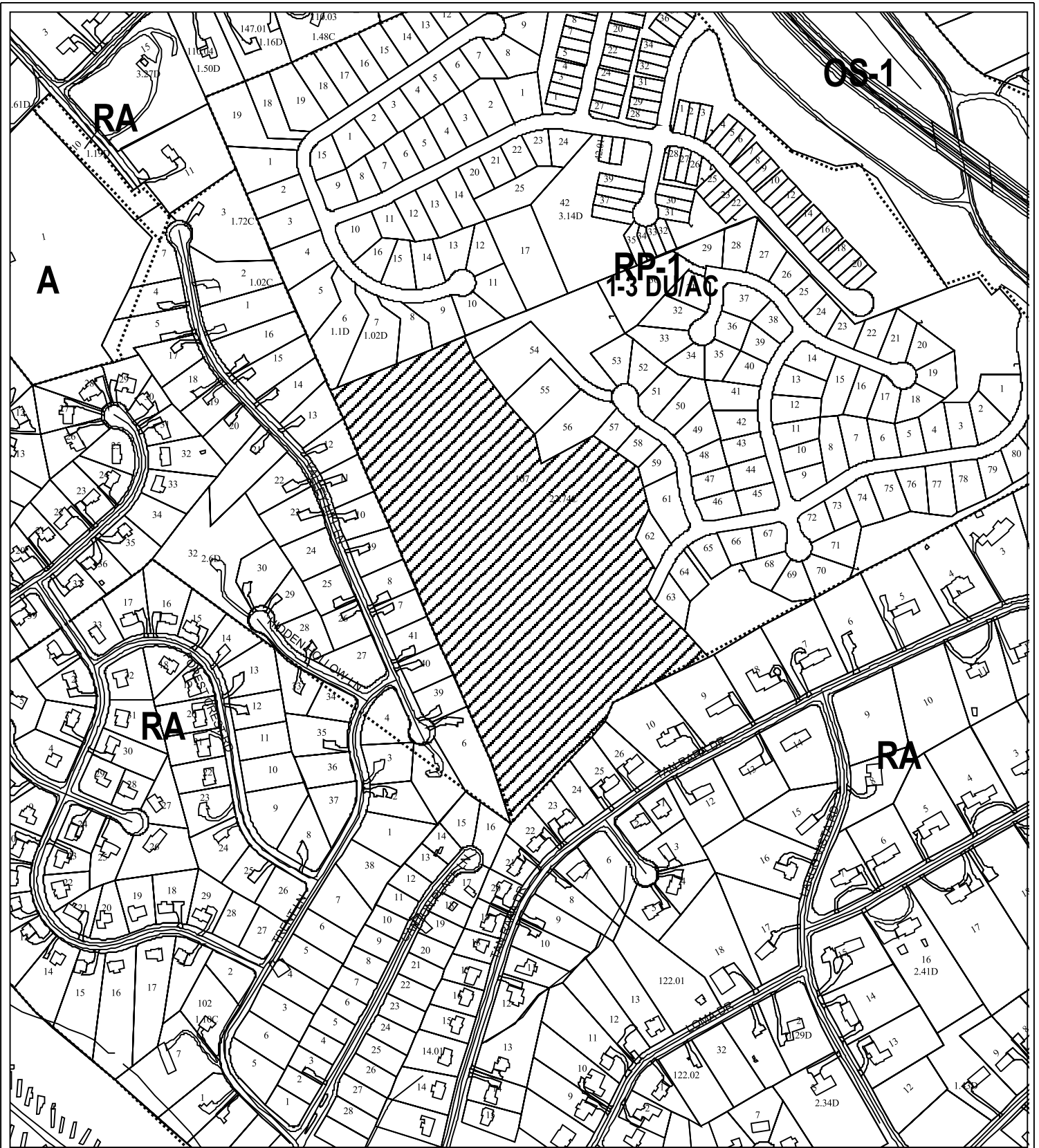
ESTIMATED STUDENT YIELD: 20 (public and private school children, ages 5-18 years)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Farragut 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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed



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 CONCEPT PLAN/USE ON REVIEW

 Detached residential subdivision in RP-1 (Planned Residential)

Original Print Date: 05/22/08      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Fox Creek Subdivision  
 S & E Properties

Map No: 143

Jurisdiction: City



