



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

▶ **FILE #:** 12-SF-07-C **AGENDA ITEM #:** 10  
12-I-07-UR **AGENDA DATE:** 3/13/2008

POSTPONEMENT(S): 12/13/2007-2/14/2008

▶ **SUBDIVISION:** EVERETT WOODS  
▶ **APPLICANT/DEVELOPER:** BENCHMARK ASSOCIATES, INC.  
OWNER(S): S & E Properties

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TAX IDENTIFICATION: 141 082 & 129 - 164

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side of Everett Rd., north of I-40

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Hickory Creek & Turkey Creek

▶ **APPROXIMATE ACREAGE:** 71.26 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: Vacant land, Hickory Creek and residences / A (Agricultural) & F (Floodway)  
South: I-40 (Town of Farragut), vacant land and residences / NZ (No Zone) & A (Agricultural)  
East: Vacant land / A (Agricultural)  
West: Vacant land / A (Agricultural)

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▶ **NUMBER OF LOTS:** 128

SURVEYOR/ENGINEER: Benchmark Associates, Inc.

ACCESSIBILITY: Access is via Everett Rd., a major collector street with a 18' pavement width within a required 60' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance on Road 1 at STA 7+38.91, from 250' to 150'.
2. Reverse curve tangent variance on Road 1 at STA 17+59.66, from 50' to 34.79'.
3. Horizontal curve variance on Road 1 at STA 17+85.45, from 250' to 175'.
4. Horizontal curve variance on Road 1 at STA 21+32.59, from 250' to 225'.
5. Reverse curve tangent variance on Road 1 at STA 23+90.97, from 50' to 5.38'.
6. Horizontal curve variance on Road 1 at STA 23+98.35, from 250' to 175'.
7. Reverse curve tangent variance on Road 1 at STA 30+71.79, from 50'

to 26.43'.

8. Horizontal curve variance on Road 1 at STA 30+98.22, from 250' to 225'.

9. Broken back tangent variance on Road 1 at STA 32+69.12, from 150' to 125.98'.

10. Horizontal curve variance on Road 1 at STA 33+95.10, from 250' to 225'.

11. Horizontal curve variance on Road 3 at STA 0+94.83, from 250' to 175'.

12. Vertical curve variance on Road 1 at STA 2+35, from 262.5' to 157.5'.

13. Vertical curve variance on Road 1 at STA 15+00, from 600' to 480'.

14. Vertical curve variance on Road 3 at STA 8+50, from 300' to 295.56'.

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**STAFF RECOMMENDATION:**

- **APPROVE** variances 1-13 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard. Deny variance 14.

**APPROVE the concept plan subject to 13 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. Submitting a detailed lot grading, drainage and foundation wall design plan for all lots within the subdivision, meeting the requirements of the Knox County Department of Engineering and Public Works, at the design plan stage of the subdivision. The plans shall be prepared by an engineer registered in the State of Tennessee and shall be presented at a scale acceptable to the Knox County Department of Engineering and Public Works along with all supporting documentation. Following review and approval, County Engineering Staff shall identify the lots that will require design plans (designed by an engineer registered in the State of Tennessee) for footings, foundation walls and retaining walls and fill material used for the support of footings, foundation walls, retaining walls and on-grade slabs prior to issuance of a building permit. The concept plan shall be revised to include this condition as a notation.
4. Including a notation on the final plat identifying the specific lots identified in condition 3 above that will require design plans (designed by an engineer registered in the State of Tennessee) for footings, foundation walls and retaining walls and fill material used for the support of footings, foundation walls, retaining walls and on-grade slabs prior to issuance of a building permit.
5. Providing documentation to the Knox County Department of Engineering and Public Works at the design plan stage on how adequate sight distance will be provided through the curve at Lots 4 and 5. The required sight distance easements across Lots 4 and 5 shall be identified on the final plat along with the approved driveway location for each lot.
6. As recommended by the Traffic Impact Study, obtaining the necessary approvals to clear vegetation within the right-of-way of Everett Rd. to establish at least 300' of sight distance from the proposed entrance to the west along Everett Rd. The required sight distance shall be achieved prior to submission of the final plat and certified on the final plat.
7. The boulevard entrance design shall be approved by the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation (TDOT) prior to design plan approval.
8. Obtaining a street connection permit from TDOT.
9. Revising the concept plan variance references to match the approved variances identified on the staff report. The date reference on notes 18-20 should be changed to reflect the concept plan approval date.
10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
11. Placing a note on the final plat that all lots will have access only to the internal street system.
12. 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.
13. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.

- **APPROVE the development plan for up to 128 detached residential dwellings on individual lots subject to the following condition:**

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

With the conditions noted, this plan meets the requirements within a PR zoning district for approval of a

Concept Plan and a Use-on-Review.

**COMMENTS:**

The applicant is proposing to subdivide a 71.26 acre tract into 128 lots at a density of 1.796 du/ac. The site is located along the north side of I-40 and will have access from Everett Rd., a major collector street.

The Planning Commission had considered sector plan and rezoning amendments (8-G-06-SP/8-E-06-RZ) for this property on October 10, 2006 and had recommended denial of the sector plan change from rural residential to low density residential and had recommended approval of the zoning change to PR (Planned Residential) at a density of up to 1 du/ac. The Knox County Commission considered the requests on September 25, 2006 and approved the sector plan change to low density residential and the rezoning to PR at a density of up to 1.8 du/ac.

Due to the steep grades across the property and proposed grading for the street system, a number of lots will have steep building sites. Staff is recommending two conditions (#'s 3 and 4 above) to address this design issue. The steepest portion of the site has been designated as common area on the concept plan and includes almost half of the site.

A Traffic Impact Study was prepared for the proposed subdivision. The Study identified that there is adequate capacity on the existing road system to handle this subdivision. The Study recommended that action be taken to improve the sight distance from the proposed entrance to the west along Everett Rd.

**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 utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 1.796 du/ac, is consistent in use and density with the zoning of the property.
3. With I-40 bordering the property on the south side, and with the northern half of the property (steepest slopes and creek) being designated as common area, there should be minimal impact on surrounding residential property.

**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. 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 significant traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan identifies this site for low density residential use with the northern half of the property being designated as slope and stream protection areas. The PR zoning for the property will allow consideration of up to 1.8 du/ac. The proposed subdivision with a density of 1.796 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT** 1301 (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.

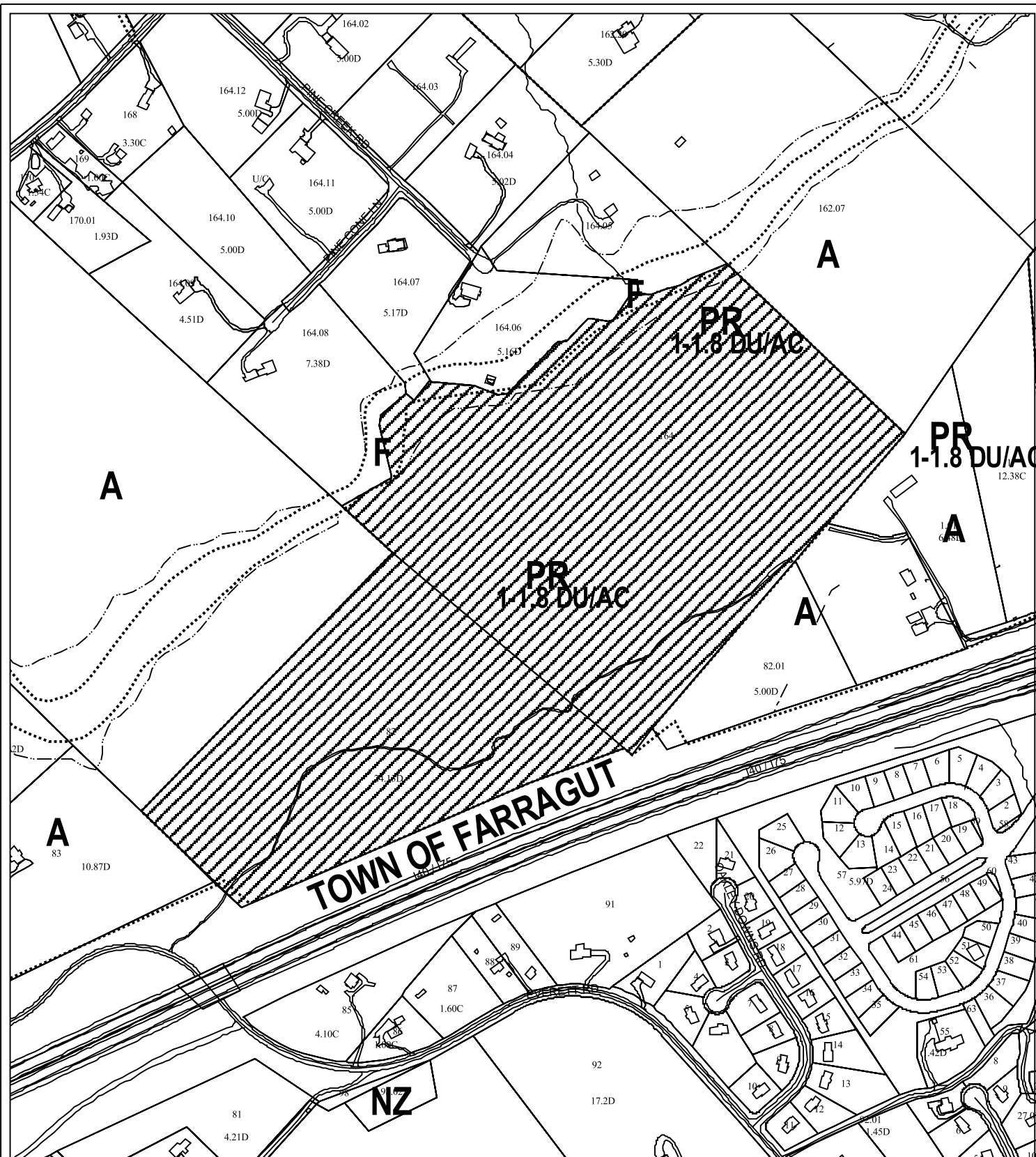
**ESTIMATED STUDENT YIELD:** 68 (public and private school children, ages 5-18 years)

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.



12-SF-07-C/12-I-07-UR  
 CONCEPT PLAN/USE ON REVIEW

 Residential subdivision in PR (Planned Residential)

Original Print Date: 11/28/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Everett Woods  
 Benchmark Associates, Inc.

Map No: 141

Jurisdiction: County



