



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

▶ **FILE #:** 3-C-08-UR

AGENDA ITEM #: 67

AGENDA DATE: 3/13/2008

▶ **APPLICANT:** NEW CONCEPT DEVELOPMENT LLC

OWNER(S): NEW CONCEPT DEVELOPMENT LLC

TAX ID NUMBER: 144 007.12

JURISDICTION: County Commission District 5

▶ **LOCATION:** Southeast side of George Williams Rd., northeast side of I-140, southwest of Hidden Glen Ln.

▶ **APPX. SIZE OF TRACT:** 2.19 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via George Williams Rd., a major collector street with a 22' pavement width and a required right of way of 70'.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached Residential Units

4.57 du/ac

HISTORY OF ZONING: The Planning Commission recommended approval of a rezoning to PR (Planned Residential) at a density up to 5 du/ac on December 13, 2007. The Knox County Commission has postponed action on this rezoning request until March 24, 2008.

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural) & PR (Planned Residential)

South: I-140 / OS-1 (Open Space Preservation)

East: Vacant land and residences / PR (Planned Residential)

West: I-140 / OS-1 (Open Space Preservation)

NEIGHBORHOOD CONTEXT: This area has been developed with low density residential uses under A, PR and RA zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 10 attached residential dwellings subject to the following 7 conditions:**

1. Approval of the rezoning request by Knox County Commission to PR (Planned Residential) at a density that will allow the proposed development (12-H-07-RZ).
2. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System

within Knox County (County Ord. 91-1-102).

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
6. Establishment of a homeowners association for the purpose of maintaining all commonly held assets including storm drainage facilities.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements in the PR zone for approval of the Use-on-Review.

COMMENTS:

The applicant is proposing to develop this 2.19 acre tract with 10 attached residential condominium units at a density of 4.57 du/ac. The Planning Commission recommended approval of a rezoning request to PR (Planned Residential) at a density up to 5 du/ac on December 13, 2007 (12-H-07-RZ). The Knox County Commission has postponed action on this rezoning request until March 24, 2008.

A single access will be provided to the site from George Williams Rd. Approval will be required from the Tennessee Department of Environment and Conservation for the driveway crossing the creek along George Williams Rd.

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

1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed attached residential development at a density of 4.57 du/ac, is consistent in use and density (up to 5 du/ac) with the recommended rezoning. Other development in the area has occurred under the PR (Planned Residential) zoning regulations.

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

1. The proposed attached residential development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest Sector Plan designates this property for low density residential with a maximum density of 5 du/ac and slope protection area. The PR zoning recommended for the site will allow a density up to 5 du/ac. At a proposed density of 4.57 du/ac, the proposed development is consistent with the Sector Plan and recommended 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 120 (average daily vehicle trips)

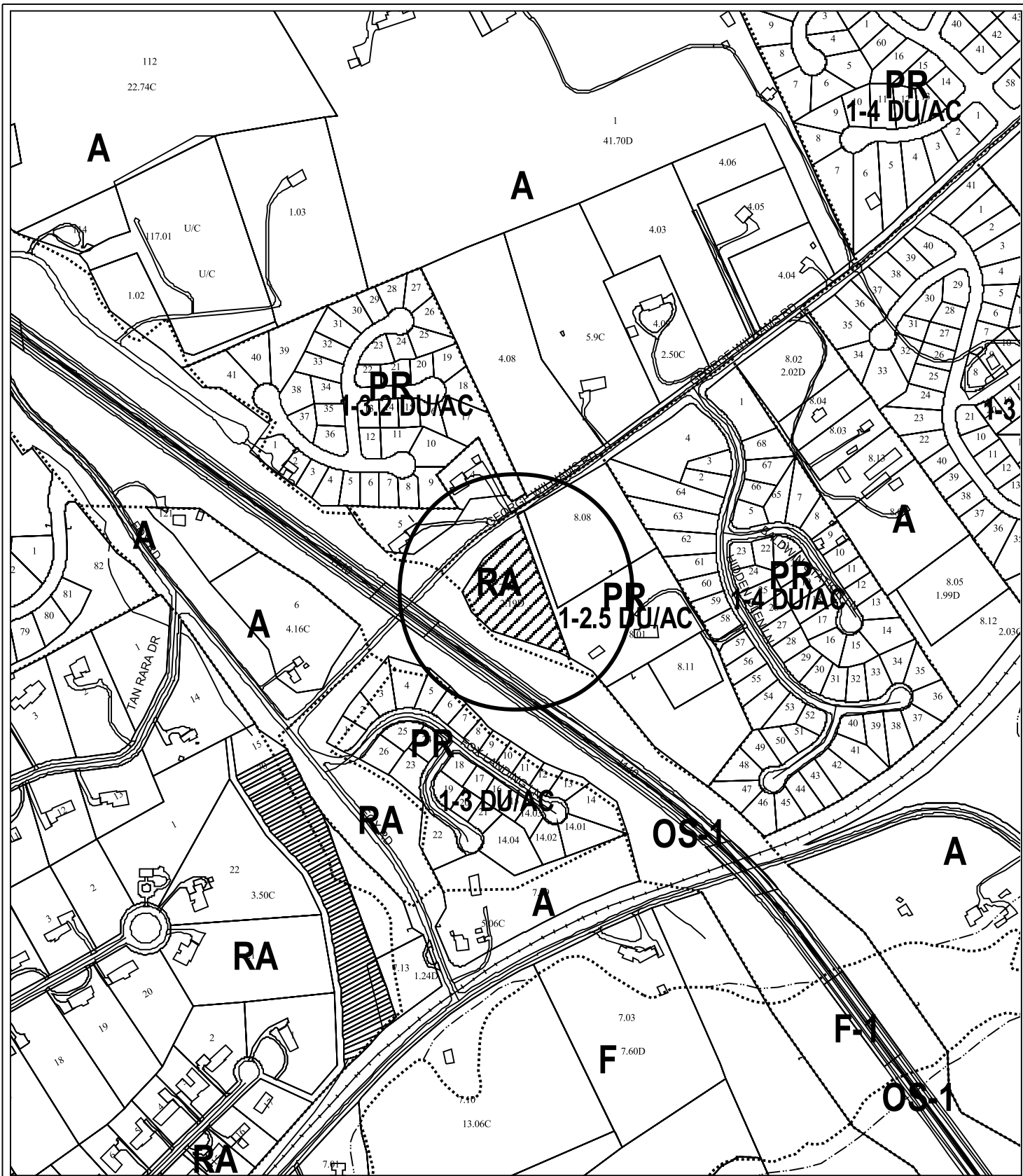
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (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 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. Appellants have 30 days to appeal an MPC decision in the County.



3-C-08-UR
USE ON REVIEW

Petitioner: New Concept Development LLC

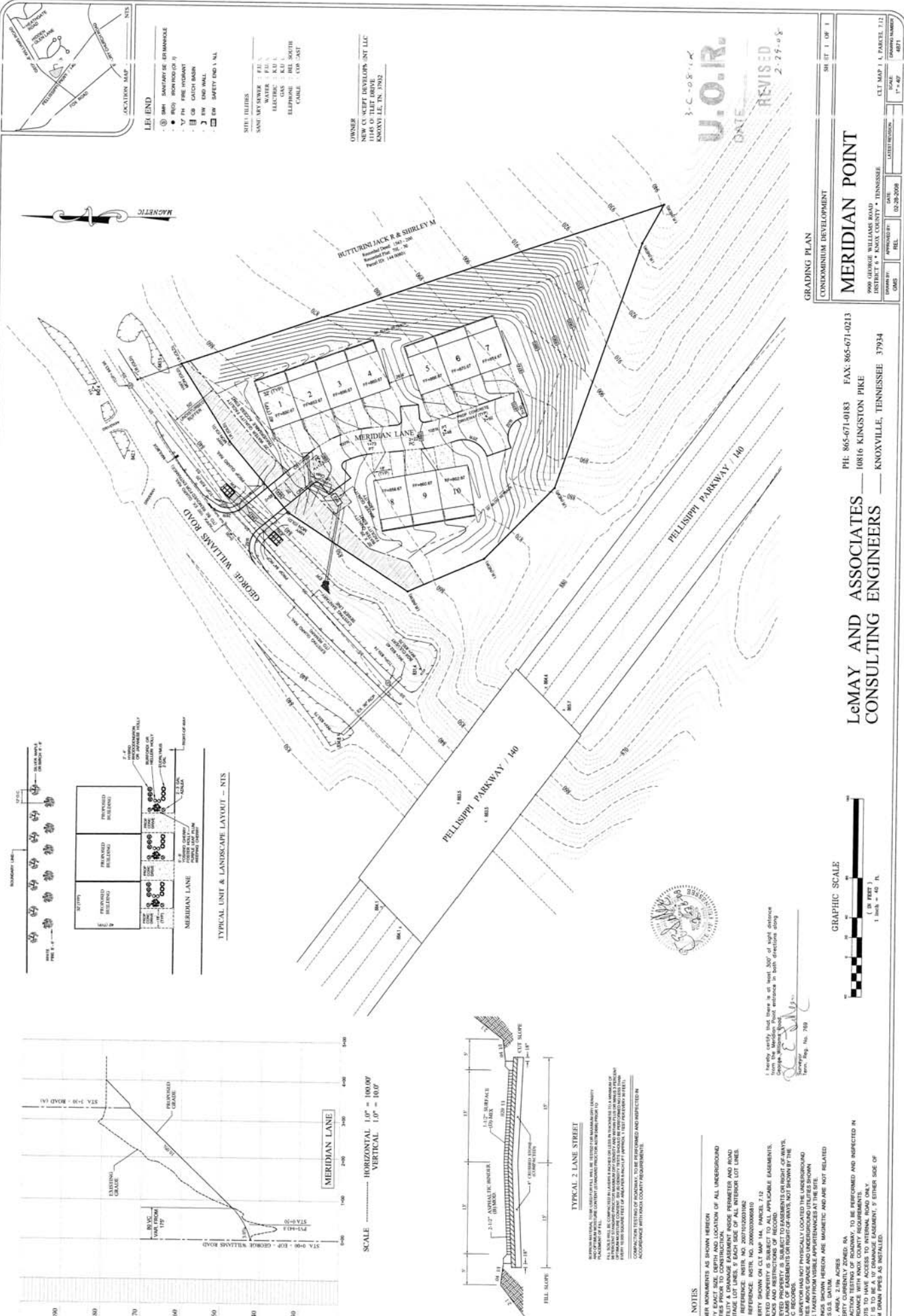
 Attached Residential Units in PR (Planned Residential) Pending

Map No: 144

Original Print Date: 02/26/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Jurisdiction: County





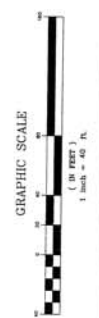
3-C-08-1-A
U.O.R.
 DATE
 REVISED 2-27-08

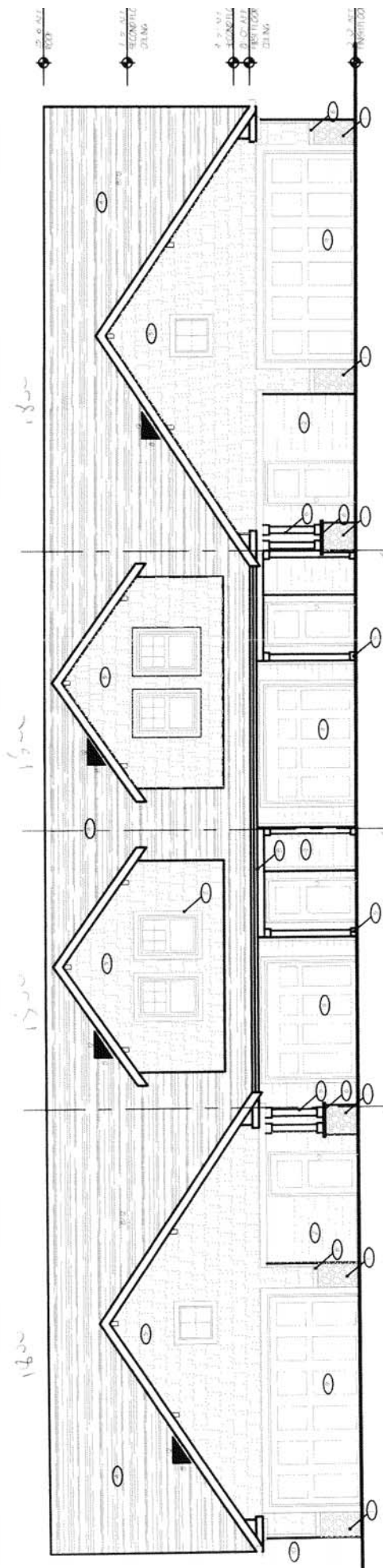
CONDOMINIUM DEVELOPMENT		SHEET 1 OF 1	
MERIDIAN POINT			
1006 GEORGE WILLARDS ROAD DISTRICT 9, KNOX COUNTY, TENNESSEE			
OWNER	DATE	DATE REVISION	REVISION NUMBER
NEW CONCEPT DEVELOPMENTS, LLC 1145 O'LEARY DRIVE KNOXVILLE, TN 37922	02-28-2008		1-A-01

LeMay AND ASSOCIATES
CONSULTING ENGINEERS
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37934
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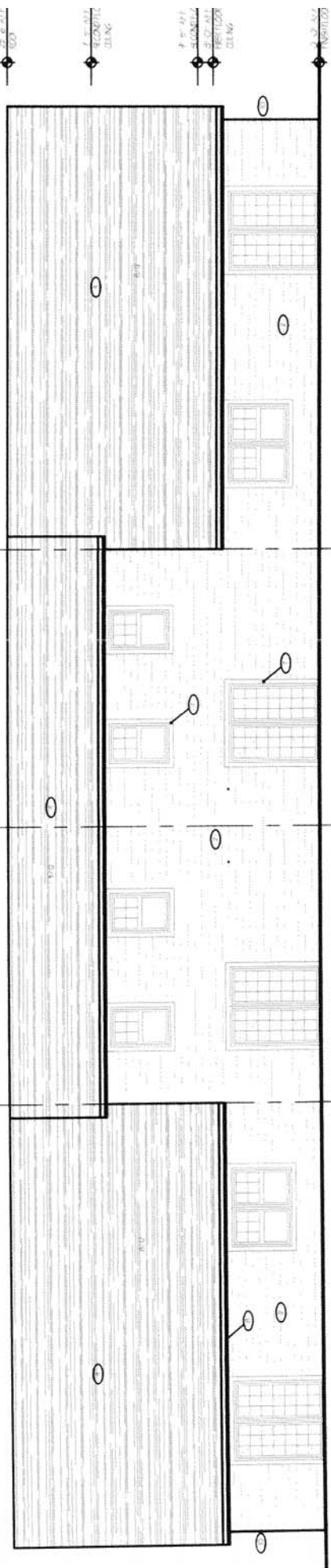
SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- PROPERTY BOUNDARIES, EXISTING DRIVEWAYS, DRIVEWAY FRONTAGE LOT LINES, & EACH SIDE OF ALL INTERIOR LOT LINES, SHOWN ON C.E.T. MAP NO. 2007010000000.
- PROPERTY SHOWN ON C.E.T. MAP NO. 2007010000000.
- UNIMPROVED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, ENCUMBRANCES AND RESTRICTIONS OF RECORD.
- ALL CLASSES OF EASEMENTS OR RIGHTS-OF-WAYS, NOT SHOWN BY THE SURVEYOR, ARE SHOWN AS SHOWN ON C.E.T. MAP NO. 2007010000000.
- THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN AS SHOWN ON C.E.T. MAP NO. 2007010000000.
- TO U.S.G.S. DATUM.
- ALL DIMENSIONS ARE HORIZONTAL UNLESS OTHERWISE NOTED.
- PROPERTY CURRENTLY ZONED RA.
- COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH U.S.G.S. STANDARD TEST METHOD D 1557.
- ALL LOTS TO HAVE ACCESS TO INTERIOR DRIVEWAYS.
- THERE IS TO BE A 5' DRAINAGE EASEMENT, 5' EITHER SIDE OF DRIVEWAY, TO BE INSTALLED.

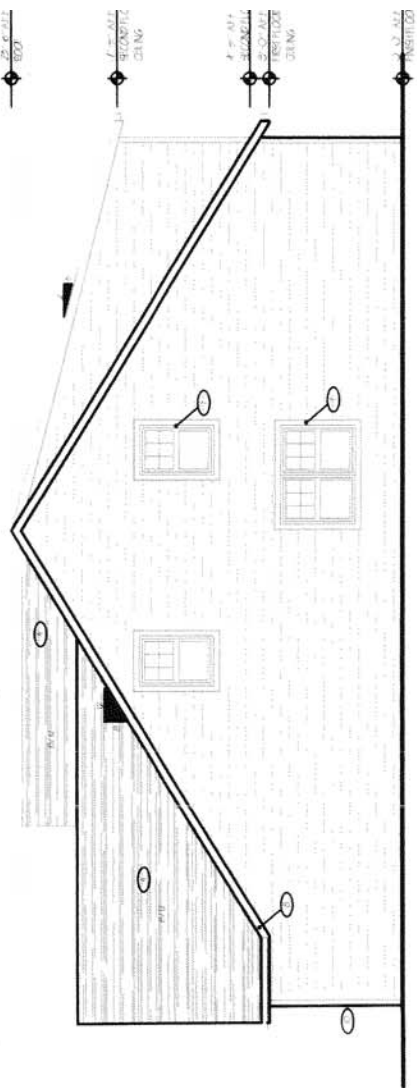




1
EXTERIOR ELEVATIONS (FRONT)
SCALE 1/4"=1'-0"



2
EXTERIOR ELEVATIONS (REAR)
SCALE 1/4"=1'-0"



3
EXTERIOR ELEVATIONS (SIDE)
SCALE 1/4"=1'-0"

3-C-08-0K

EXTERIOR MATERIALS	
IMPAVED-TM GRES	
PAV. SLM	
ASB. SLM	
PL. OR. UNDRYING FRAGL	
WELKIN CLANK	
IMPAVED-TM SLM	
1" X 4" SLM. 1/2" UNDRY SLM	
1" X 4" SLM	
PAV. SLM. 1/2" X 4"	
1" X 4" SLM	