



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

▶ **FILE #:** 3-SA-08-C
3-D-08-UR

AGENDA ITEM #: 13
AGENDA DATE: 3/13/2008

▶ **SUBDIVISION:** BRACKETT FARMS
▶ **APPLICANT/DEVELOPER:** LEGACY BUILDERS
OWNER(S): Legacy Builders

TAX IDENTIFICATION: 20 132.07
JURISDICTION: County Commission District 8

▶ **LOCATION:** North side of Brackett Rd., northwest of E. Emory Rd.

SECTOR PLAN: Northeast County
GROWTH POLICY PLAN: Rural Area
WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 34.7 acres

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural)
South: Residences / A (Agricultural)
East: Residences / A (Agricultural)
West: Residences / A (Agricultural)

▶ **NUMBER OF LOTS:** 69

SURVEYOR/ENGINEER: Robert G. Campbell

ACCESSIBILITY: Access is via Brackett Rd., a local street with a 19' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance from 250' to 125', STA 37+87.
2. Horizontal curve variance from 250' to 125', STA 39+45.
3. Horizontal curve variance from 250' to 125', STA 41+00.
4. Broken back tangent variance between curves B-2 and B-3, from 150' to 55.33'.
5. Vertical grade variance of 15% on Road B, STA 38+00 to STA 40+50.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-5 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 10 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. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC).
4. Provision of a 100' wide stream buffer along Willow Fork (50' from the center of the creek).
5. Installing a 3-way stop at the proposed entrance onto Brackett Rd.
6. Place a note on the design plan that intersection grades of 3% or less as shown on the plan have been approved by the Knox County Dept. of Engineering and Public Works.
7. Due to the proposed 15% grade on sections of Roads A & B, the applicant will be required to maintain a 10' side yard setback.
8. All access to the proposed lots will be by way of the internal street system.
9. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
10. 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 69 attached residential dwellings subject to the following 2 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.

COMMENTS:

The applicant is requesting approval of a 69 lot residential subdivision on this 34.7 acre site. The site has rolling topography and is traversed by Willow Fork (within the Beaver Creek Watershed). A 100' stream buffer will be required along the creek where it crosses the property. Since the applicant is proposing to cross the creek, they will be required to receive approval from TDEC prior to issuance of a grading permit.

Access to the site is off of Brackett Rd. Due to a sharp curve in the road at the location of the proposed entrance, the Knox County Dept. of Engineering and Public Works has required that the applicant install a 3-way stop at the proposed entrance onto Brackett Rd.

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

1. The proposed residential subdivision development 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 1.99 du/ac, is greater than surrounding development; however, it is consistent with the use and density of recent zoning changes and development found in the area. There are recently developed and developing subdivisions to the south along E. Emory and to the west along Bell Rd.
4. A 100' stream buffer will be required along the creek where it crosses the property. This buffer will lessen the impact on water quality in the area.
5. There is an existing sharp curve in Brackett Rd. at the location of the proposed entrance. As part of this subdivision, the developer of this property will be required to install a 3-way stop at the proposed entrance. The 3-way stop will not only address the inability to achieve adequate sight distance at the proposed entrance into the subdivision, but will also improve the current condition of Brackett Rd.

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

1. The proposed subdivision development is consistent with all relevant requirements of the PR zoning, 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. The required 3-way stop at the proposed entrance to the subdivision will help address the existing sight distance issue at the sharp curve in Brackett Rd. This is a low density residential development within an area designated for low density residential use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan identifies this property as low density residential, slope protection, and stream protection. The PR zoning approved for this site allows a density up to 2 du/ac. This 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.

ESTIMATED TRAFFIC IMPACT 737 (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.

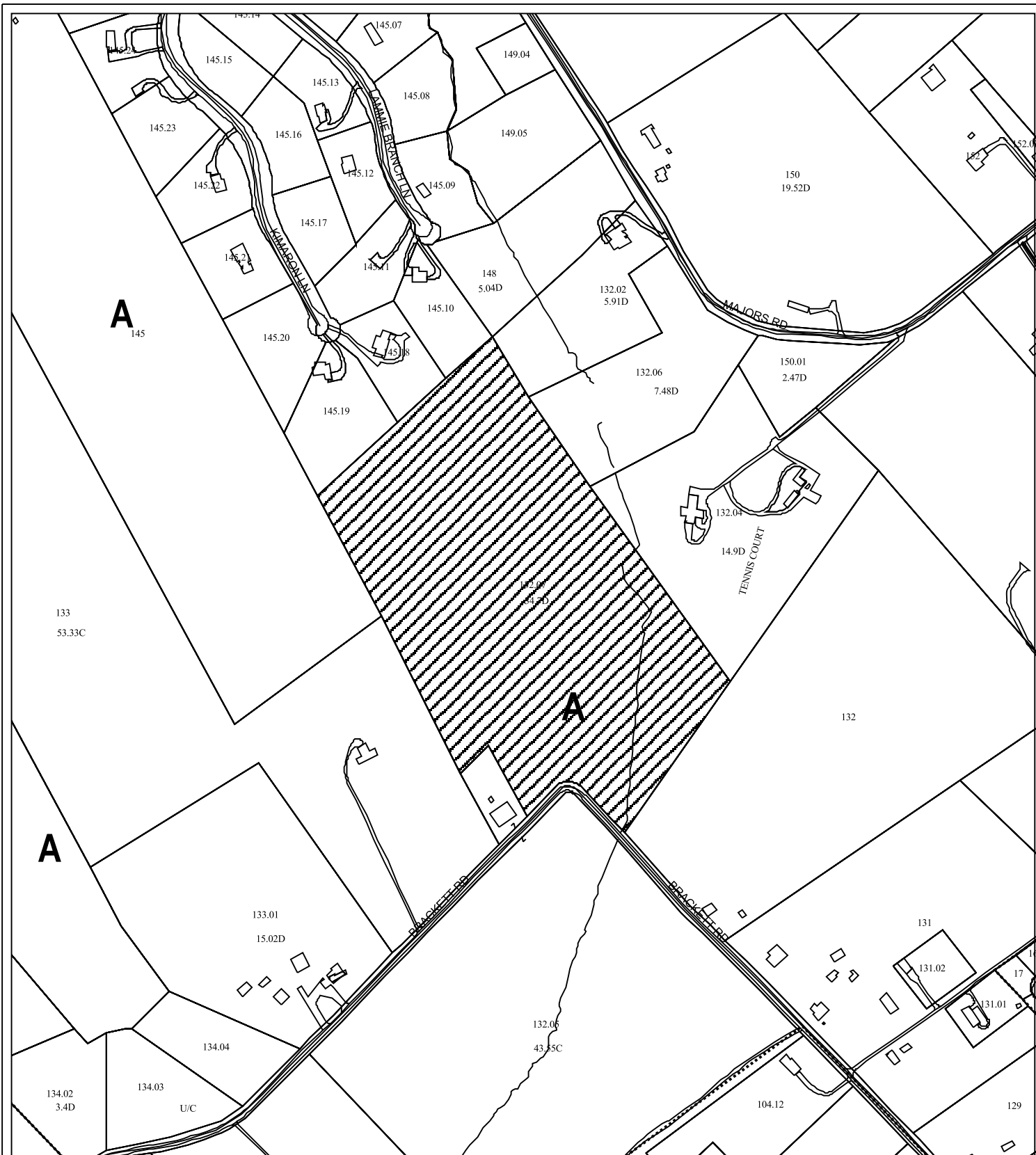
ESTIMATED STUDENT YIELD: 30 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Gibbs Elementary, Holston Middle, and Gibbs 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.



3-SA-08-C/3-D-08-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached residential subdivision in PR (Planned Residential)

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

Petitioner: Brackett Farms
 Legacy Builders

Map No: 20

Jurisdiction: County



CONCEPT PLAN

BRACKETT FARMS DISTRICT NO. EIGHT KNOX COUNTY, TENNESSEE

CLT: 020
PARCEL: 132.07

ENGINEERS:
ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
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FAX: (865) 947-7556

DEVELOPER:
LEGACY BUILDERS
5500 WOODLAND DRIVE
KNOXVILLE, TN 37924
CONTACT: PAUL COCHRAN
(865) 822-7900



LOCATION MAP



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

CERTIFICATION OF CONCEPT PLAN
 I, the undersigned, being a duly licensed Professional Engineer, do hereby certify that the above described plan, together with all accompanying drawings, documents and data, were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Tennessee, and that I am duly registered in the State of Tennessee, and that the above described plan complies with all applicable laws, regulations, ordinances, and codes of the State of Tennessee, and that the above described plan complies with all applicable laws, regulations, ordinances, and codes of the State of Tennessee, and that the above described plan complies with all applicable laws, regulations, ordinances, and codes of the State of Tennessee.

SUBMITTER
 M. J. J.

TENNESSEE CERTIFICATE NO. 1947



REVISED
 5/10/08
 RGC&A

