

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

▶ **FILE #:** 5-SC-08-C
 5-E-08-UR

AGENDA ITEM #: 14
AGENDA DATE: 5/8/2008

▶ **SUBDIVISION:** HANCOCK ESTATES
 ▶ **APPLICANT/DEVELOPER:** JOHN HANCOCK
 OWNER(S): John Hancock

TAX IDENTIFICATION: 67 041
 JURISDICTION: County Commission District 6

▶ **LOCATION:** Terminus of Lyngate Blvd., southeast of W. Beaver Creek Dr.

SECTOR PLAN: North County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 19.1 acres

▶ **ZONING:** PR (Planned Residential) & A (Agricultural)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR and Ra residential and OB office. Development in the area consists of attached and detached dwellings and a portion of the Crown College campus.

▶ **NUMBER OF LOTS:** 5

SURVEYOR/ENGINEER: Scott Williams

ACCESSIBILITY: Access is via Lyngate Blvd., a local street with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Reduce cul-de-sac right-of-way radius to 38' at the end of Lyngate Blvd.
2. Reduce cul-de-sac pavement radius to 33' at the end of Lyngate Blvd.
3. Reduce right-of-way to 38' between STA 0+60 and STA 0+77 on the proposed road.
4. Reduce the radius return from 25' to 10' at intersection on proposed road and Lyngate Blvd.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-4 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 9 conditions:

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Place a note on the concept plan that all intersection grades have to be approved by the Knox County Dept.

of Engineering and Public Works.

3. Prior to approval of the final plat, the driveway to lot 5 must be graded in and the boundary of the access easement must be established based on the area required to accommodate the disturbed area.
4. The pavement of the proposed joint permanent easement must be extended to lot 5 or the boundary of the lot may be altered to provide the required frontage.
5. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
6. Prior to final plat recording establish a home owners association for the purpose of maintaining the joint permanent easement, drainage facilities and any other commonly held assets.
7. Installing a water quality feature as may be required by the Knox county Dept. of Engineering and Public Works
8. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
9. 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.

► **Approve the request for up to 4 detached dwellings on PR (Planned Residential) portion of the site as shown on the development plan subject to 2 conditions**

1. Establishing the minimum front building setback fore the dwellings located in the PR (Planned Residential) zoned portion of the site at 20' or greater. (The typical lot layout does not match the subdivision data shown on the concept plan).
2. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

The applicant is proposing to subdivide this 19.1 acre tract into 5 lots. The property is zoned PR (Planned Residential) and A (Agricultural). The lots in the PR zoned portion of the site al contain over27,00 square feet. The remaining lot will contain approximately 15 acres. Access to the lots will be from a joint permanent easement that will be extended from the current terminus of Lyngate Blvd. Knox County Engineering has required that the applicant provide a cul-de-sac at the current terminus of Lyngate Blvd.

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

1. Public utilities are available to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the approved zoning of the property.
4. Any school age children living in this development are presently zoned to attend Powell Elementary, Middle and High Schools.

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 Planned Residential and Agricultural zoning districts and all other requirements of the Knox County Zoning Ordinance with the recommended conditions.
2. The proposed development is compatible with the character of the neighborhood where it is proposed. This area has been developed with a mixture of detached and attached residential lots.
3. The traffic generated from this project will be similar to the traffic that is generated by other residential developments found in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property for low density residential uses with slope protection located on the southeastern portion of the property.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 66 (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.

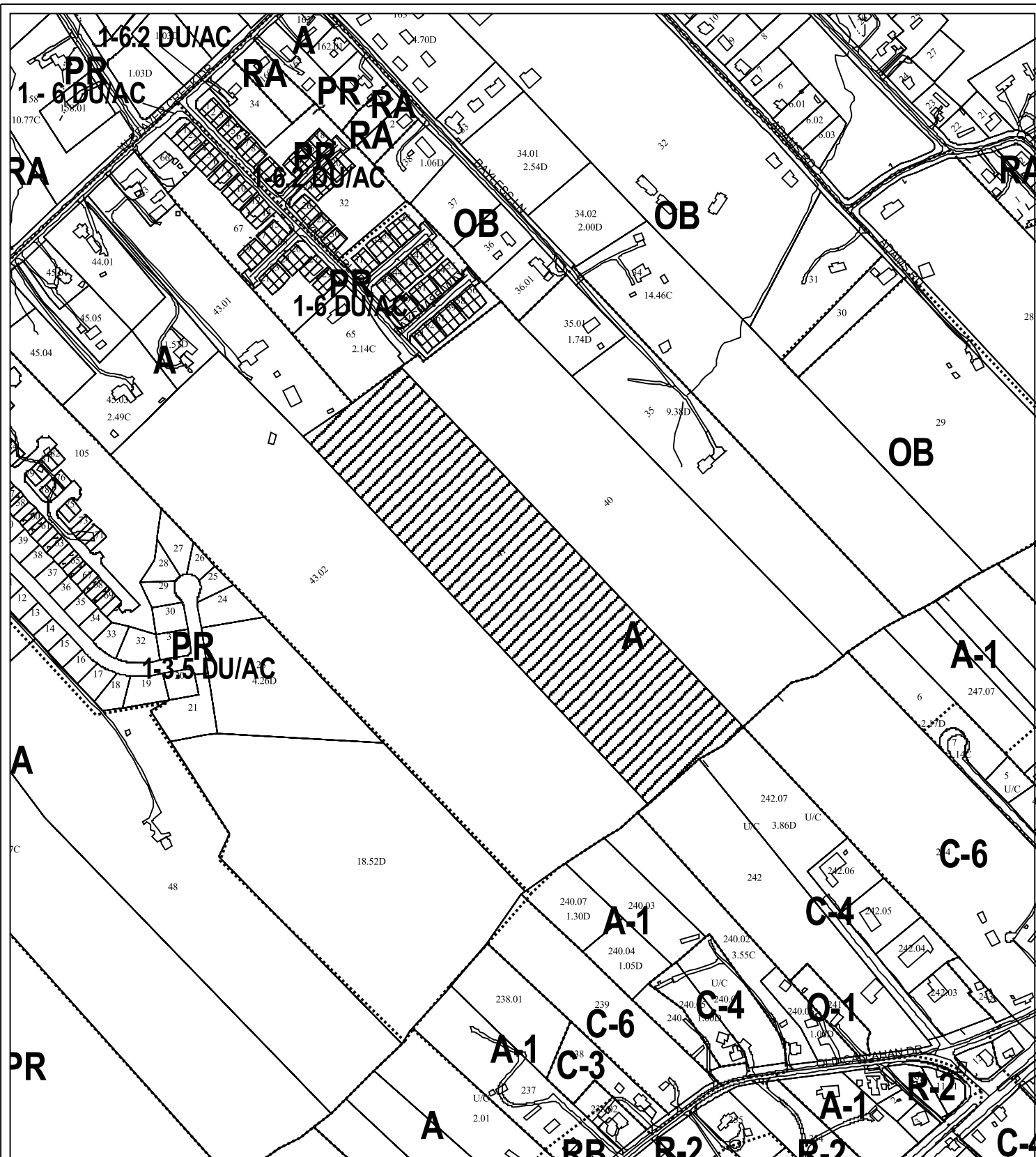
ESTIMATED STUDENT YIELD: 2 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell 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-SC-08-C/5-E-08-UR
 CONCEPT PLAN/USE ON REVIEW

 Residential subdivision in PR (Planned Residential)

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

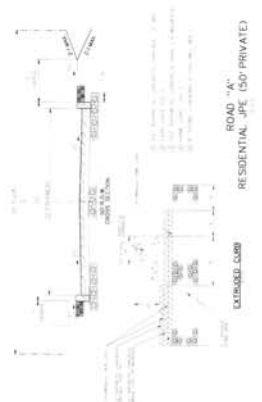
Petitioner: Hancock Estates
 John Hancock

Map No: 67

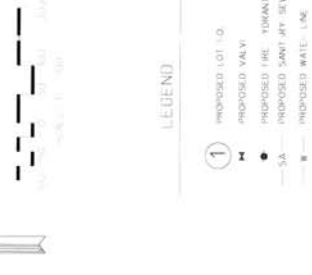
Jurisdiction: County



SUBDIVISION DATA
 EXISTING ZONING: PR - PLANNED RESIDENTIAL
 AREA: 19.1 AC +/-
 PROPOSED USE: DETACHED SINGLE FAMILY SUBDIVISION
 PROPOSED DENSITY: 5 LOTS
 SETBACKS: FRONT: 20'
 SIDE: 5'
 PERIMETRY: 55'



NOTES:
 ALL DIMENSIONS ARE SCALED AND ARE SUBJECT TO CHANGE ON FINAL MAP.
 ALSO, IRON NAILS, UTILITY AND CONSTRUCTION EASIMENT MARKS, LOT LINES, PLUS OTHER SURVEY EASIMENTS AS SHOWN, CONTAINS PROVIDED BY ANDOVERVILLE - ANOKA COUNTY GIS.
 LOTS SHALL HAVE INTERNAL STREET ACCESS ON Y.
 BOUNDARY IS TAKEN FROM 2010 INFORMATION FROM TOWN OF ANDOVERVILLE.
 FINAL DENSITY TO BE DETERMINED ONLY AFTER BOUNDARY SURVEY IS COMPLETED.
 BOUNDARY MATERIAL TO BE LINED FOR 1:1:1 WILL BE TESTED FOR MAXIMUM DENSITY PLACEMENT OF FILLING. CONVENTION IS TO LAUNCH QUESTION AS TO DENSITY PER LOT.
 FILLING WILL BE COMPLETED IN LAYERS 8 INCHES OR LESS. IN THICKNESSES TO A MINIMUM OF 10 INCHES. CONTAINS 25 X 100 BENTONITE TESTS SHOULD BE PERFORMED AND LESS THAN EVERY 10000 SQUARE FEET OF AREA WITH BENTONITE TESTS SHOULD BE PERFORMED AND LESS THAN EVERY 50 FEET.
 APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.



LEGEND

- 1 PROPOSED LOT 10
- 2 PROPOSED YAL VI
- 3 PROPOSED SART AT DENH
- 4 PROPOSED RATE LINE

OWNER:
 JOHN HANCOCK

Scott Williams
 SCOTT WILLIAMS & ASSOCIATES
 CIVIL ENGINEERING
 8001 BENTONITE DRIVE
 ANDOVERVILLE, MN 55002

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JOHN HANCOCK
 8935 CHILDRESS RD
 POWELL, TN 37849

REVISED
 4-23-08

APRIL 24, 2008
CPT2

