



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

▶ **FILE #:** 11-SB-08-C

AGENDA ITEM #: 14

AGENDA DATE: 11/13/2008

▶ **SUBDIVISION:** GLENLAKE, UNIT 2

▶ **APPLICANT/DEVELOPER:** SOUTHLAND GROUP, INC.

OWNER(S): Southland Engineering Consultants, LLC

TAX IDENTIFICATION: 91 190

JURISDICTION: County Commission District 6

▶ **LOCATION:** North side of Schaad Rd., north end of Olive Branch Ln.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

WATERSHED: Grassy Creek

▶ **APPROXIMATE ACREAGE:** 19.8 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences / PR (Planned Residential)
South: Schaad Road extension and residences (Glenlake Subdivision, Unit 1) / PR (Planned Residential)
East: Residences / PR (Planned Residential) & A (Agricultural)
West: Vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 56

SURVEYOR/ENGINEER: Southland Engineering Consultants, LLC

ACCESSIBILITY: Access is via Olive Branch Ln., a local street with a 26' pavement width within a 50' right-of-way, with future access to the Schaad Rd. extension.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Tangent length variance for broken back curve on Road H from STA 5+46 to STA 6+02, from 150' to 56'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 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 10 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. Prior to final plat approval, the right-of-way for the Schaad Rd. extension shall be dedicated so that a public street connection will be established between the existing Olive Branch Ln. and Road H in the second unit of the subdivision.
4. Identifying the slope easement for the Schaad Rd. extension on the final plat. If the final plat is to be recorded prior to the completion of the Schaad Rd. extension, the temporary construction easement shall also

be shown on the plat.

5. Presenting design plans for the storm drainage system to the Knox County Department of Engineering and Public Works indicating how the subdivision's storm drainage system will be integrated with the storm drainage for the Schaad Rd. extension project.
6. Planting a landscape screen, that at a minimum will be a single row of evergreen trees on 10' centers with branches touching the ground (installed height of 8' and a mature height of 30'), along the north side of the slope easement for the Schaad Rd. extension for lots 1-4 and 45-56 in order to reduce the impact of the proposed arterial road on the adjoining lots. This landscape screen shall be planted upon the completion of the Schaad Rd. extension in this area, when the temporary construction easement is no longer needed. The landscape screen may be planted in the slope easement area, only if approved by the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
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 for the revised concept plan has been submitted to the MPC staff.
10. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

COMMENTS:

This proposed concept plan was originally approved by the Planning Commission on July 13, 2006 (5-SG-04-C & 5-M-04-UR). Since the original concept plan has expired, a revised concept plan has been submitted for Planning Commission approval.

The applicant is proposing to subdivide this 19.8 acre tract into 56 lots at a density of 2.83 du/ac. Access to the site is via an extension of Olive Branch Ln. which is a local street within Unit 1 of Glenlake Subdivision. The property is located on the north side of the extension of Schaad Rd. which will provide the primary access for the subdivision when it is officially opened by the County.

With the construction of the Schaad Rd. extension along the southern property line for this unit of the subdivision 16 lots within the subdivision will be adjacent to a four lane minor arterial street. With the shallow depth of these lots (102' - 129'), with a portion of the lot including a slope easement for the new road, Staff is recommending a condition that the applicant plant a landscape screen along the north side of the slope easement for the Schaad Rd. extension for lots 1-4 and 45-56. This landscape screen will help to reduce the impact of the proposed arterial road on the adjoining 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 water and sewer utilities are in place to serve this site.
2. The proposed detached single-family subdivision at a density of 2.83 du/ac (2.997 du/ac for the entire subdivision), is consistent in use and density with the approved rezoning of the property.
3. Any school age children living in this development are presently zoned to attend Amherst Elementary and Karns Middle and High Schools.

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 (Planned Residential) 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 will not draw additional traffic through residential areas since future access will be to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use and slope protection area. The PR zoning approved by the Knox County Commission allows consideration of a density up to 3 du/ac. The proposed subdivision at a density of 2.83 du/ac (2.997 du/ac for the entire subdivision) is

consistent with the Sector Plan and zoning designation.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 608 (average daily vehicle trips)

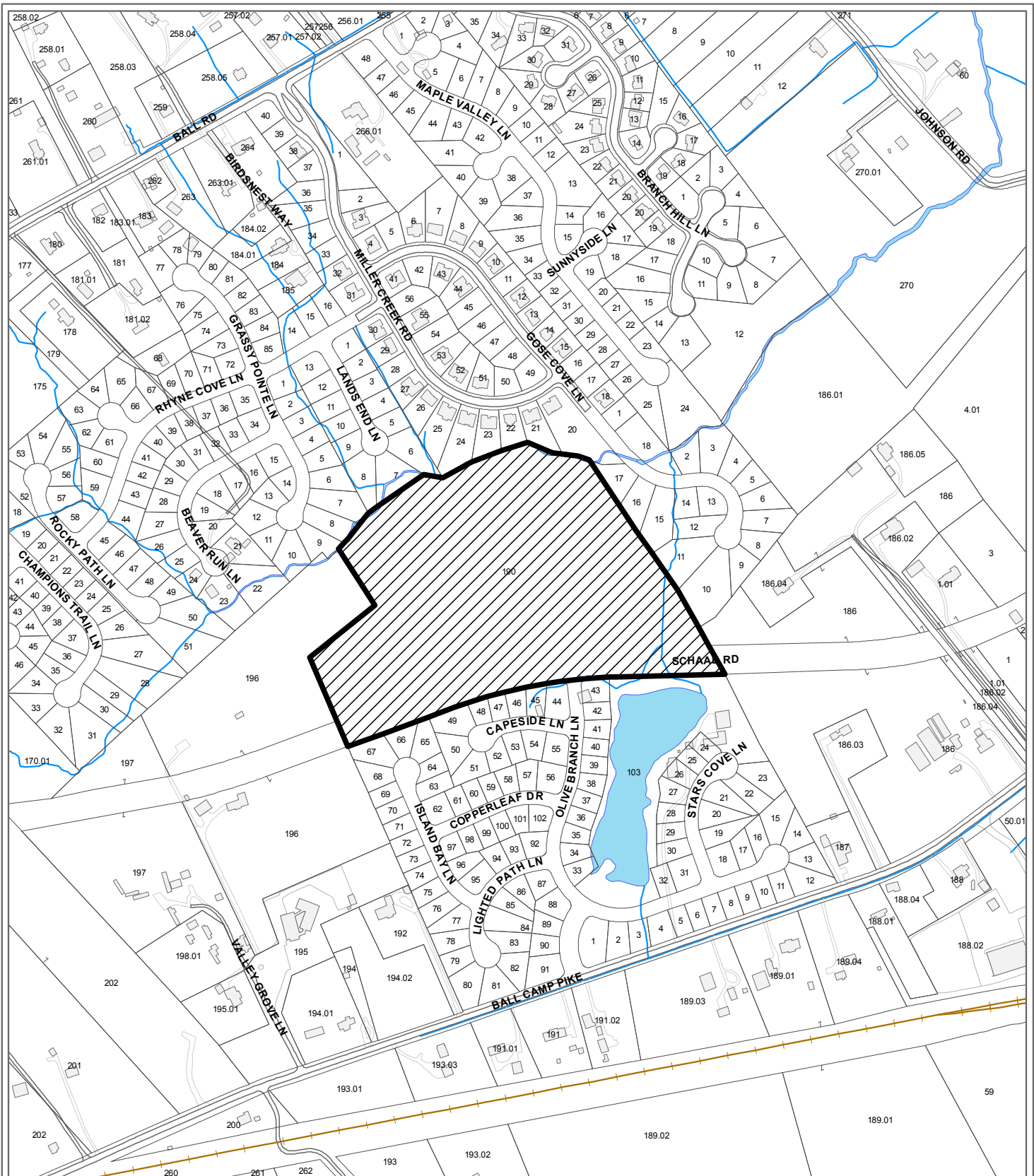
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Amherst Elementary, Karns Middle, and Karns High.

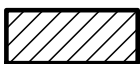
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**11-SB-08-C
CONCEPT PLAN**

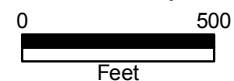
Subdivision: Glenlake, Unit 2



Approval of Concept Plan

Map No: 91

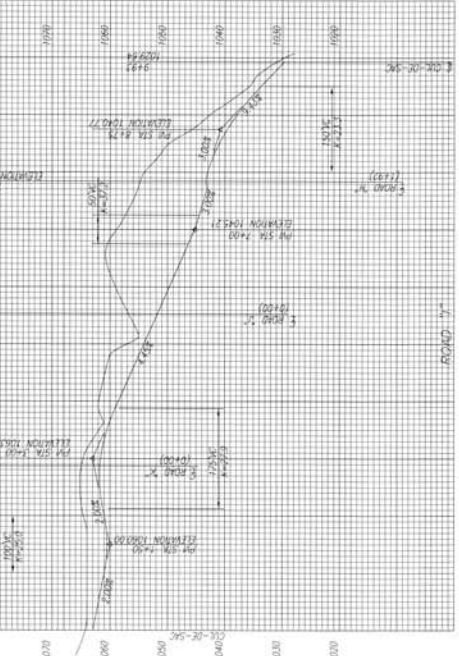
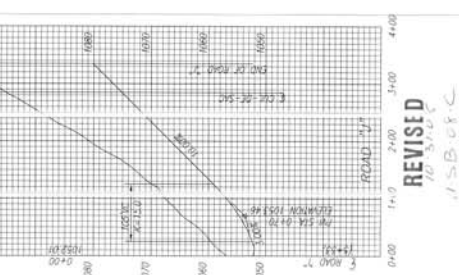
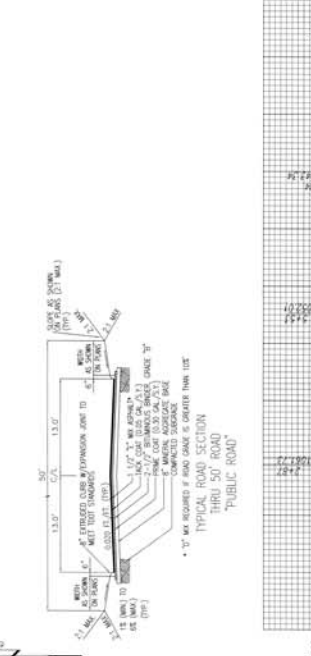
Jurisdiction: County



Original Print Date: 11/4/2008
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



- NOTES:**
1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED ON THIS PLAN.
 2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED ON THIS PLAN.
 3. A 10' WIDE BUFFER ZONE SHALL BE MAINTAINED AROUND ALL EXISTING UTILITY LINES.
 4. ALL EXISTING UTILITY LINES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
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REVISED
10/3/08
115B-08-C

CONCEPT & DEVELOPMENT PLAN FOR
UNIT-2, GLENHIRE SUBDIVISION
BALL CAMP WIDE-NORTH SECTION

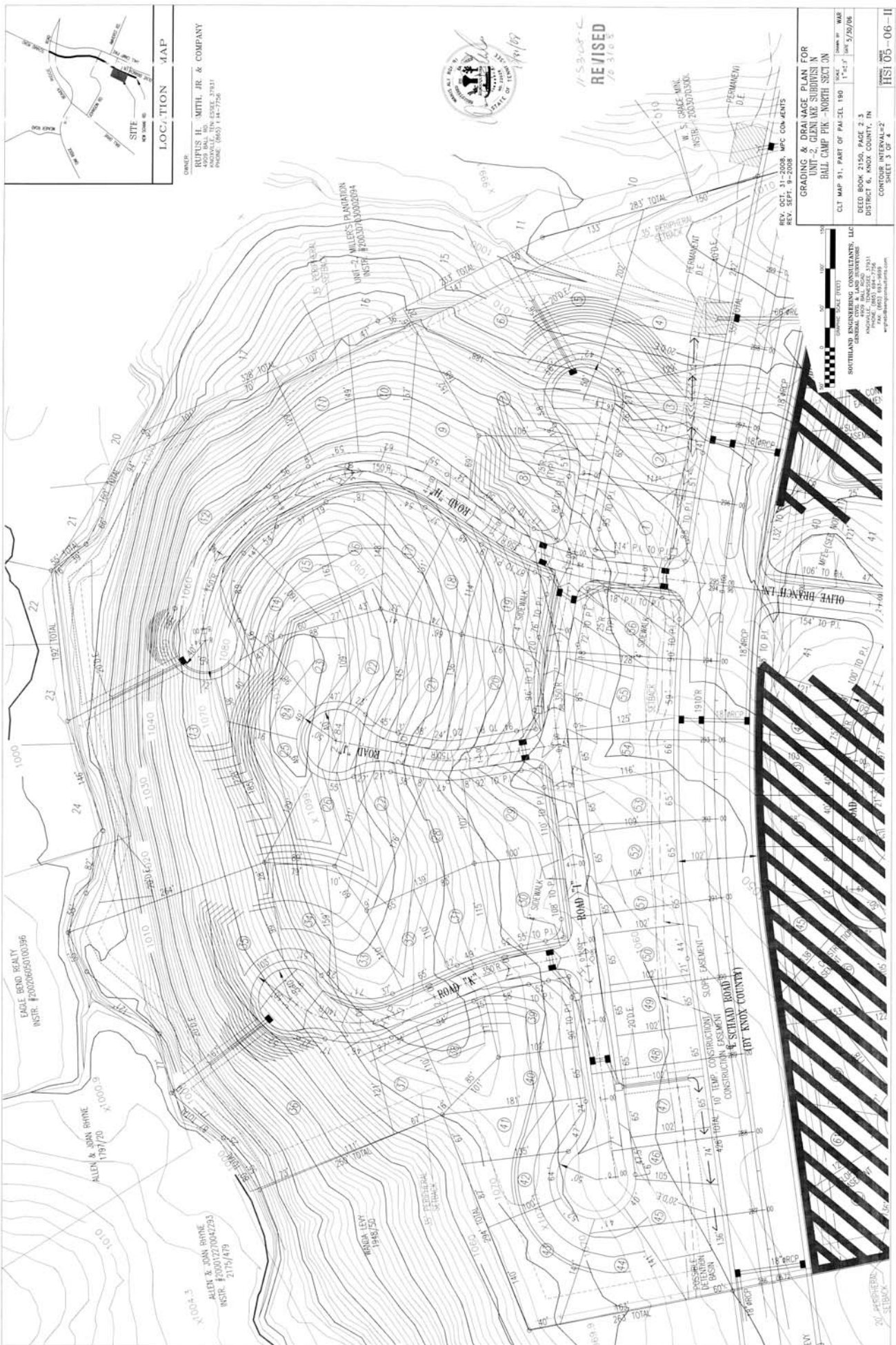
REV. OCT. 31, 2008. MPC COMMENTS
REV. SEPT. 9, 2008

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KNOXVILLE, TN 37921
PHONE: (615) 584-7746
WWW.SOUTHLANDENGINEERING.COM

BRIAN H. SMITH, JR. & COMPANY
REGISTERED ENGINEER NO. 22028

CLT MAP 91, PART OF PARCEL 190
DEED BOOK 2150, PAGE 223
DISTRICT 6, KNOX COUNTY, TN
CONTOUR INTERVAL 2'
SCALE 1"=100'

SHEET 2 OF 4
HSP05-06-II



LOC. TION MAP

SITE

495 CON. 80

OWNER:
RUTHS H. MITCH, JR. & COMPANY
 4505 BAL. RD.
 ANDOVER, TN 37015, 2781
 PHONE: (603) 1447226



REVISED
 7/23/08

GRADING & DRAINAGE PLAN FOR
UNIT 2 GREEN MEADOWS SUBDIVISION N
BALL CAMP PK - NORTH SECT 04

REV. OCT. 31, 2008 MFC CON. 4815
 REV. SEPT. 9, 2008

CLT MAP 91, PART OF PAI-CEL 190
 DISTRICT 6, ANOK COUNTY, IN

CONTOUR INTERVAL: 2'
 SHEET 3 OF 4

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