



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

▶ **FILE #:** 11-SC-08-C

AGENDA ITEM #: 15

AGENDA DATE: 11/13/2008

▶ **SUBDIVISION:** GREENBROOK

▶ **APPLICANT/DEVELOPER:** LANDVIEW, LLC.

OWNER(S): Landview, LLC

TAX IDENTIFICATION: 89 131

JURISDICTION: County Commission District 6

▶ **LOCATION:** North of Gable Run Dr., west side of Orange Blossom Ln., northeast of Solway Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 15.7 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR residential and A agricultural. Development in the area consists of detached residences and a church.

▶ **NUMBER OF LOTS:** 50

SURVEYOR/ENGINEER: Ideal Engineering Solutions

ACCESSIBILITY: Access is via Solway Rd., a collector street with a pavement width of 20' within a 50' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 7 conditions**

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Extending Orange Blossom Ln. to the property boundary in order to facilitate a road connection with the proposed Teal Creek Subdivision
3. Place a note on the final plat that lots 54 and 55 will require review and approval of a geotechnical study prior to issuance of building permits within the 50' wide sinkhole buffer.
4. Prior to final plat certification, establish a homeowners association for the purpose of assessing fees for the maintenance of the proposed drainage structures, open space and other commonly held assets.
5. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
6. Place a note on the final plat that the side yard setback is 10' on each side of a dwelling when the road grade in front of the dwelling is 10% or greater (lots 15-23 and 112-121)
7. 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

COMMENTS:

The applicant has submitted a revised concept plan for a portion of Greenbrook Subdivision. This revision involves down sizing the area of the previously approved plan by 4.16 acres or from 61.8 acres to 57.64 acres in size. The 4.16 acres that is being lost in this project will be added to the adjoining Teal Creek Subdivision which is to be developed by the same applicant.

When Greenbrook Subdivision is completed it will contain 169 lots. Staff typically looks for a second access point to a development when the lot count exceeds 150. In this case, the same applicant is developing Teal Creek Subdivision on an adjoining parcel of property. It may be possible to provide a connection between the two subdivisions by extending Orange Blossom Ln. Staff has requested the applicant's engineer to examine that possibility and prepare an extended road profile that will result in the desired connection between these subdivisions.

ESTIMATED TRAFFIC IMPACT 548 (average daily vehicle trips)

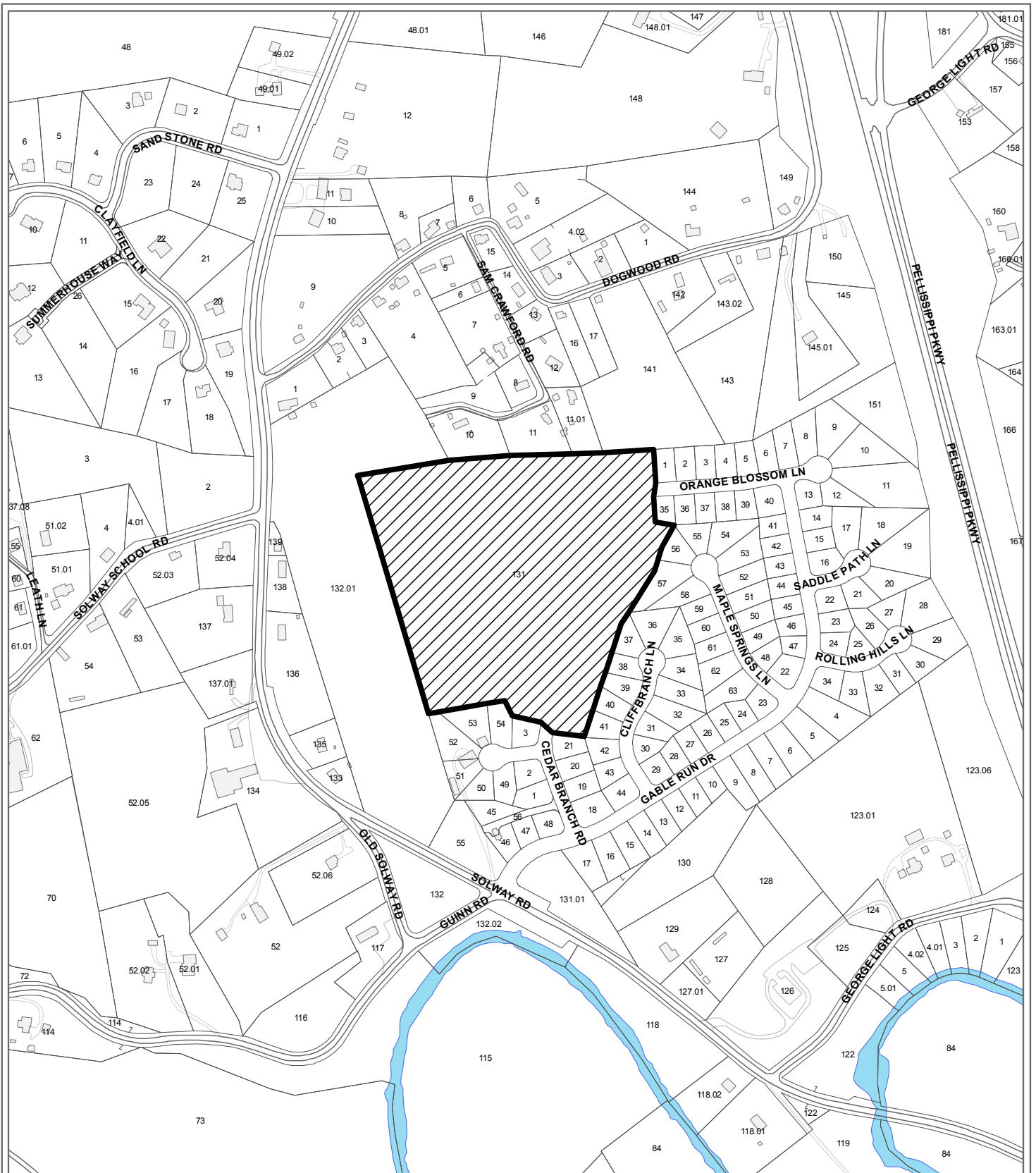
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 27 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

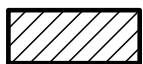
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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-SC-08-C
CONCEPT PLAN**

Subdivision: Greenbrook

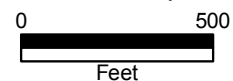


Approval of Concept Plan

Map No: 89

Jurisdiction: County

Original Print Date: 10/29/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



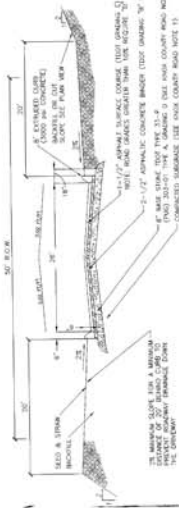
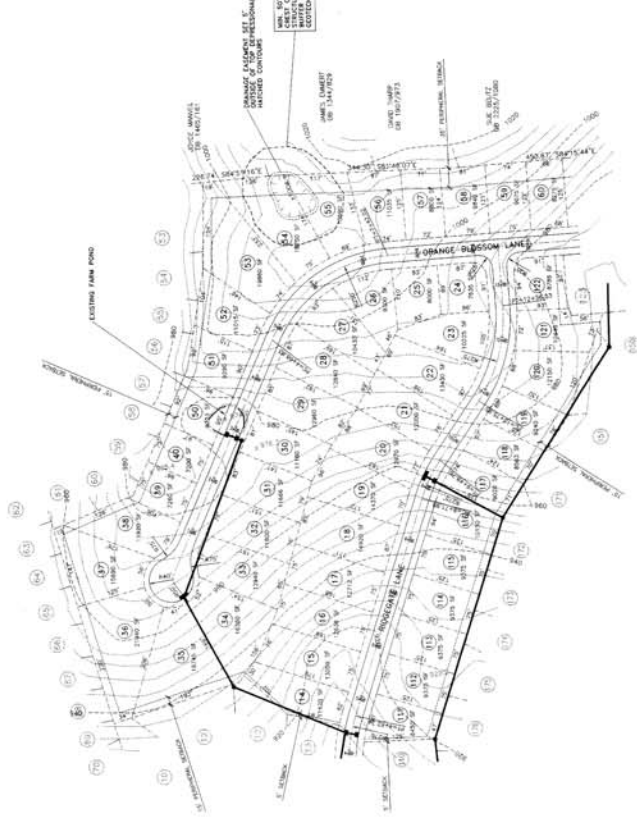


VICINITY MAP
NOT TO SCALE

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND DEPTHS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE.
 - CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
 - CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS, SIDEWALKS, AND DRIVEWAYS.
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- PROPERTY NOTES:**
- TOTAL AREA: 157.7 ACRES
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LOT SUMMARY TABLE

TOTAL LOTS	157
TOTAL AREA	157.7 ACRES
MINIMUM LOT AREA	1.0 ACRES
MINIMUM LOT WIDTH	100 FEET
MINIMUM LOT DEPTH	100 FEET
MINIMUM LOT AREA (MINIMUM)	1.0 ACRES
MINIMUM LOT WIDTH (MINIMUM)	100 FEET
MINIMUM LOT DEPTH (MINIMUM)	100 FEET
MINIMUM LOT AREA (MAXIMUM)	1.0 ACRES
MINIMUM LOT WIDTH (MAXIMUM)	100 FEET
MINIMUM LOT DEPTH (MAXIMUM)	100 FEET



1. THE ROAD CROSS SECTION SHALL BE AS SHOWN AND SHALL BE CONSIDERED THE STANDARD CROSS SECTION FOR ALL LOCAL ROADS WITHIN THE CITY OF KNOXVILLE.

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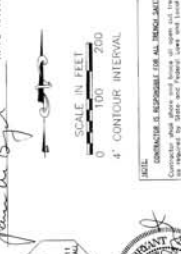
REVISIONS

11-20-08
11-20-08

CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-NOX CITY AND COUNTY ZONING ORDINANCES AND ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-NOX CITY AND COUNTY METROPOLITAN PLANNING COMMISSION.

Michael B. [Signature]
M.P. 104905



REVISID CONCEPT PLAN SHEET ON

GREENBROOK PHASE III
Knox County, Tennessee

Prepared For:
W.C. Development
130 N. Martin Road
Knoxville, Tennessee 37913
(865) 584-0118

Planning Agency:
Knoxville-Knox County M C
400 Main Street, Suite 413
Knoxville, Tennessee 37912
(865) 215-2510

IDEAL ENGINEERING SOLUTIONS, INC.
321 Wooded Lane
Knoxville, Tennessee 37922
(865) 607-9431

DATE: 11 OCT 2008