

▶ **FILE #:** 1-SC-05-C **AGENDA ITEM #:** 10
 POSTPONEMENT(S): 1/13/2005&3/12/2005 **AGENDA DATE:** 4/9/2009

▶ **SUBDIVISION:** LAKEVIEW POINT
 ▶ **APPLICANT/DEVELOPER:** GRAHAM DEVELOPMENT
 OWNER(S): Tiger, LP

TAX IDENTIFICATION: 80 B H 12
 JURISDICTION: City Council District 3
 ▶ **LOCATION:** West side of Fredonia Rd., north of Merchant Dr.
 SECTOR PLAN: Northwest City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 WATERSHED: Third Creek

▶ **APPROXIMATE ACREAGE:** 9.68 acres

▶ **ZONING:** R-1 (Low Density Residential)
 ▶ **EXISTING LAND USE:** Vacant land
 ▶ **PROPOSED USE:** Detached residential subdivision
 SURROUNDING LAND USE AND ZONING: North: Residences / R-1 (Low Density Residential)
 South: Norwood Elementary School / R-1 (Low Density Residential)
 East: Residences and vacant land / R-1 (Low Density Residential) & O-1 (Office, Medical, and Related Services)
 West: Residences / R-1 (Low Density Residential)

▶ **NUMBER OF LOTS:** 21
 SURVEYOR/ENGINEER: LeMay & Associates
 ACCESSIBILITY: Access is via Fredonia Rd., a local street with an 18' pavement width within a 50' right-of-way.
 ▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

- ▶ **APPROVE the concept plan for up to 21 lots subject to 7 conditions**
1. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
 2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville.
 3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 4. Meeting all applicable requirements of the Knoxville Department of Engineering.
 5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
 6. Prior to certification of the final plat for recording, establish a property owners association for the purpose of maintaining all storm drainage improvements and any other commonly held assets.
 7. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan approval has been submitted to MPC staff.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan within the R-1 Zoning District.

COMMENTS:

This application first came before the Planning Commission in January, 2005. The case was tabled in August, 2005 and had remained tabled until the Planning Commission removed it for action in February of this year along with a number of other cases.

The applicant has submitted a revised concept plan proposing to subdivide this 9.68 acre tract into 21 lots at a density of 2.17 du/ac. The previous plan only had 10 lots. Access to the subdivision will be off of Fredonia Rd., a local street. The proposed lots meet or exceed the minimum lot size requirement of 7500 square feet.

The proposed subdivision includes a detention basin that will be designed to meet the needs of this subdivision and the outfall from some of the commercial property located to the east. The details for the design of the detention facility will be addressed at the Design Plan stage of the subdivision. The applicant will be responsible for establishing a property owners association, prior to certification of the final plat, that will be responsible for the maintenance of the drainage system and any other commonly held assets.

ESTIMATED TRAFFIC IMPACT 247 (average daily vehicle trips)

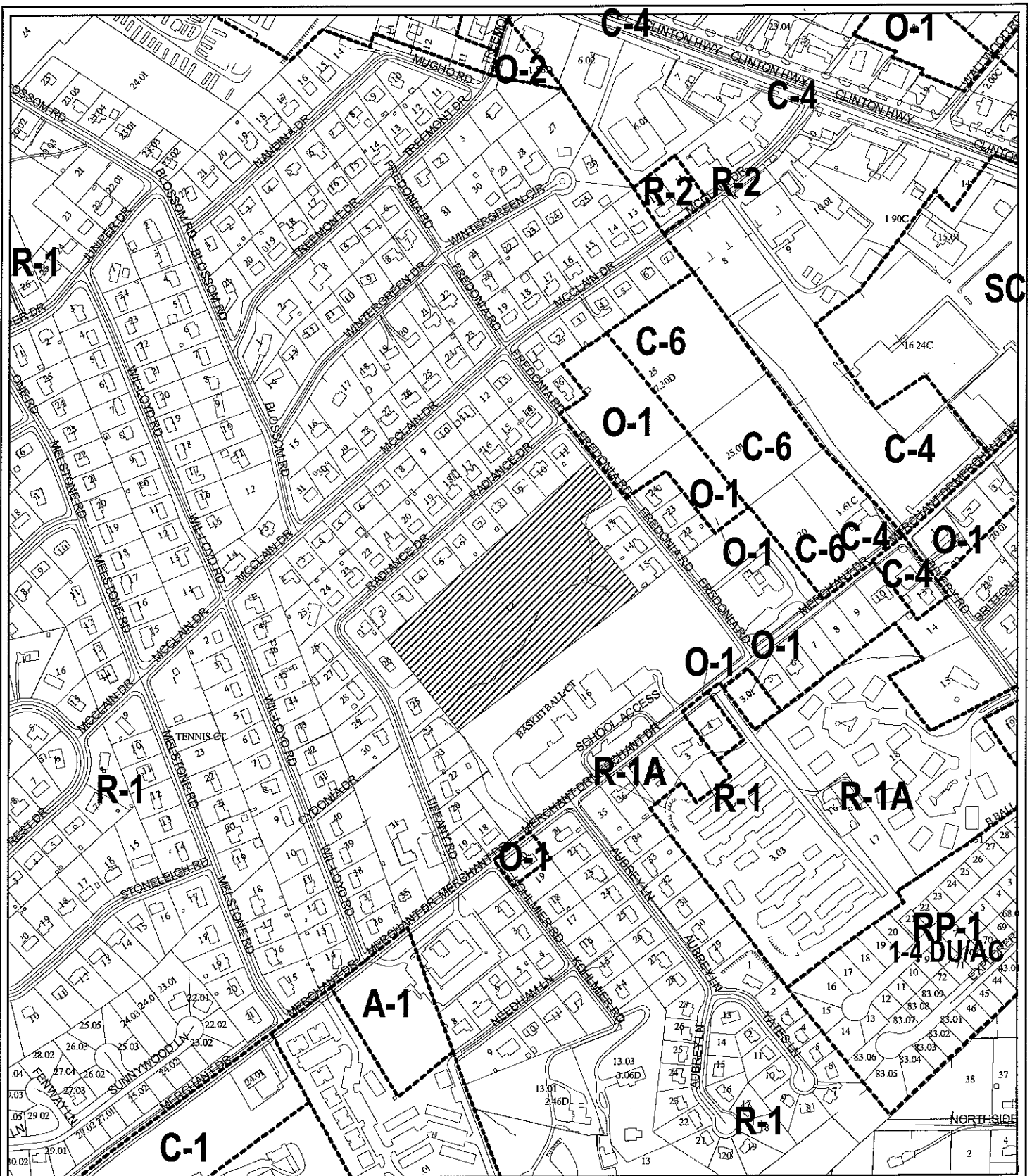
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 9 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Norwood Elementary, Northwest 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 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.




1-SC-05-C
CONCEPT PLAN

Subdivision: Lakeview Point

Map No: 80

Jurisdiction: City

 Approval of a Concept Plan

Original Print Date: 01/05/05 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, IN 37902



