

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION SUBDIVISION REPORT - CONCEPT

► **FILE #:** 8-SC-09-C

AGENDA ITEM #: 16

AGENDA DATE: 8/13/2009

► **SUBDIVISION:** WOODSON TRAIL

► **APPLICANT/DEVELOPER:** R.W GRAF, INC.

OWNER(S): Richard W. Graf

TAX IDENTIFICATION: 122 K D 1-31 122 KB 001 & 122 JK 020 & 021

JURISDICTION: City Council District 1

► **LOCATION:** Southeast side of Woodson Trail, northeast of Spring Creek Rd.

SECTOR PLAN: South County

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

WATERSHED:

► **APPROXIMATE ACREAGE:** 23.11 acres

► **ZONING:** RP-1 (Planned Residential)

► **EXISTING LAND USE:** Partially developed subdivision

► **PROPOSED USE:** Attached and detached residential development

SURROUNDING LAND USE AND ZONING: The site is surrounded by other vacant land and by detached residential development that has occurred in the RA zone.

► **NUMBER OF LOTS:** 41

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access to the subdivision is via Woodson Dr., a collector street with a pavement width of 20' within a 40' right-of-way. This unit of the development will be accessed via the existing streets within the development. These streets have a pavement width of 26' within a 50' wide right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve length from 268.75' to 161.19' at sta 2+04.61 of Briar Rock Ln.
2. Vertical curve length from 215' to 165' at sta 4+78 of Briar Rock Ln.
3. Vertical curve length from 164.4' to 109.6' at sta 1+77 of Chimney Rock Ln.

STAFF RECOMMENDATION:

► **APPROVE** variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
DENY variance 3

APPROVE the concept plan subject to conditions

1. Connection to sanitary sewer and meeting any other relevant 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 (City Ord. 0-280-90).
3. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Engineering Dept..
4. Meeting all applicable requirements of the Knoxville Department of Engineering.

5. Correct the grade at intersection of Chimney Rock Ln. and Briar Rock Ln. to not exceed 3% and provide a vertical curve with a K value of not less than 15 at sta 1+77 of Chimney Rock Ln.
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
7. Meeting all requirements of the previously approved Use-on-Review development plan (1-E-07-UR)
8. Sewer connections must be approved through KUB's sewer capacity reservation program prior to final plat approval
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.

COMMENTS:

The applicant has submitted a concept plan for 14.10 acres that proposes 23 detached and 18 attached dwellings. This is the second phase of the development. The first phase of Woodson Trail contained 31 attached and 19 detached dwellings on 15.46 acres. When completed the total development will contain 49 attached and 42 detached dwellings with an overall development density of 3.08 du/ac.

In addition to seeking approval of the lots, the applicant has submitted an as built drawing for the roads in the development. The roads were not all built to match the previously approved concept plan. Variances have been requested where the roads do not meet the standards required by the Subdivision Regulations. The staff will recommend approval of some of these variances. However, some of the requested variances will not meet the minimum design standards or they can be easily brought up to standard. Staff will recommend denial of those variances.

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 all utilities are in place to serve this site.
2. The proposed attached and detached residential subdivision is consistent in use and density of the adjoining subdivisions.
3. Access to this project will be limited to Woodson Dr. and via the internal road system of the project. Two stub streets from Spring Creek Rd. will not be utilized for access to this project because of the narrow width of that road.

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

1. The proposed attached and detached residential subdivision meets the standards for development within a RP-1 (Planned Residential) Zoning District and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The South County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The RP-1 zoning approved for this site allows a density up to 5 du/ac. At a proposed density of 3.08 du/ac, the proposed subdivision is consistent with the Sector Plan and the other development found in the area

ESTIMATED TRAFFIC IMPACT 469 (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: 10 (public and private school children, ages 5-18 years)

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.