

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

► **FILE #:** 8-SD-09-C

AGENDA ITEM #: 17

8-H-09-UR

AGENDA DATE: 8/13/2009

► **SUBDIVISION:** WASHINGTON STATION

► **APPLICANT/DEVELOPER:** BENCHMARK ASSOCIATES

OWNER(S): Douglas Dyer

TAX IDENTIFICATION: 49 L A 014

JURISDICTION: County Commission District 8

► **LOCATION:** Northeast side of Washington Pk., northwest of Edmundson Ln.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Whites Creek

► **APPROXIMATE ACREAGE:** 7.6

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

► **EXISTING LAND USE:** Partially developed attached residential development

► **PROPOSED USE:** Attached residential development

SURROUNDING LAND USE AND ZONING: Property in the area is zoned RA, RB and PR residential, A agricultural and CN commercial. Single family dwellings and vacant land are the predominant uses in the area. The property across Washington Pk. from this site is zoned RP-1 planned residential and SC-1 shopping center.

► **NUMBER OF LOTS:** 37

SURVEYOR/ENGINEER: Benchmark Associates, Inc.

ACCESSIBILITY: Access is via Washington Pk., a minor arterial street with a pavement width of 23' within a 50' to 60' right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:**
 1. Variance to permit JPEs as constructed to not meet public road standards
 2. Variance to permit a JPE to connect to two public streets

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.

APPROVE the Concept Plan subject to 6 conditions

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
2. The informal construction access that connects with the Murphy Road extension is to be abandoned upon completion of the project. The proposed rear access road is to be constructed at the time Murphy Road is extended per the design provided with this plan
3. Establishment of an access easement to detention basin #3 per the requirements of the Knox County Dept. of Engineering and Public Works

4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
5. Prior to final plat approval, obtain an off-site sight distance easement across the adjoining property northeast of the proposed entrance, if required by the Knox County Dept. of Engineering and Public Works.
6. 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.

► **Approve the request for up to 37 attached residential units on individual lots as shown on the development plan subject to 4 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Providing a 3' front setback, 14' rear setback and a 0' side yard setback as shown on the development plan
3. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
- 4.. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

COMMENTS:

The applicants are proposing a development that will contain 37 attached residential units on individual lots. This project was originally approved for 38 condominiums. Due to changes in banking practices many of the condominium projects are now converting to "zero lot line" subdivisions. Not all of the PR zoned area is being proposed for development at this time. Any future development of the remainder of the site will require consideration of an additional use on review request. The development plan includes an evergreen landscape buffer between this project and the adjoining single family dwellings. With the proposed building setbacks and the provision of the planned garages, all required parking can be accommodated without creating a safety hazard. Sight distance to the northeast at the proposed entrance may be an issue. Staff will require the applicant to obtain an off-site sight distance easement from the adjoining property owner if it is determined to be required by the Knox County Dept. of Engineering and Public Works.

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

1. Public water and sewer is available to serve the site.
2. Washington Pike has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have very little impact on schools and minimal impact on adjacent single family properties.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposal is consistent with all requirements of the PR zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan proposes low density residential development for this property.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: 17 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Gibbs 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.