

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

▶ **FILE #:** 8-SA-09-C **AGENDA ITEM #:** 14
 8-C-09-UR **AGENDA DATE:** 8/13/2009

▶ **SUBDIVISION:** GILBERT STATION
 ▶ **APPLICANT/DEVELOPER:** C & K PROPERTIES
 OWNER(S): C & K Properties

TAX IDENTIFICATION: 130 148.01
 JURISDICTION: County Commission District 5

▶ **LOCATION:** North side of Gilbert Dr., west of Misty Springs Rd.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 7.644 acres

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

▶ **EXISTING LAND USE:** vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / RA (Low Density Residential)
 South: Residences / RA (Low Density Residential) & PR (Planned Residential)
 East: Residences / RA (Low Density Residential)
 West: Residences / RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 21

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Gilbert Dr. a local street with a 22' pavement width within a 60' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 7 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. Placing a note on the final plat that all lots will have access from the internal road system only.
4. Placing a note on the final plat that a 10' side yard setback is required for Lots 1-5 and 18-21.
5. Lots 1-8 and 14-21 shall be provided with a useable rear yard with a depth of at least 10'.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of

Environment and Conservation.

► **APPROVE the development plan for up to 21 detached residential dwellings on individual lots subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR District of a Concept Plan and Use on Review.

COMMENTS:

The applicant is proposing to subdivide this 7.644 acre tract into 21 detached residential lots at a density of 2.75 du/ac. The Planning Commission recommended approval of a rezoning request for this property to PR (Planned residential) at a density of up to 3 du/ac on April 10, 2003 (4-R-03-RZ). The Knox County Commission approved the rezoning request on June 23, 2003.

A concept plan was approved for this subdivision on May 10, 2007. This revised concept plan has been submitted for approval to remove the common area from the back side of lots 14 - 16, with a one lot reduction in the total number of lots. A final plat for this revised concept plan is also under consideration at this meeting (8-SE-09-F).

Due to the amount of grading (up to 15' of cut and fill) that is required to establish the street and building sites for this subdivision staff is recommending conditions that apply to specific lots. Fronting on a street grade of 10%, Lots 1-5 and 18-21 shall have a 10' side yard. With the grading required for Lots 1-8 and 14-21, front to back, those lots shall be provided with a useable rear yard with a depth of at least 10'.

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 utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 2.75 du/ac, 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 Farragut Primary, Intermediate and Middle Schools and Hardin Valley Academy.

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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. 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 2.75 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.

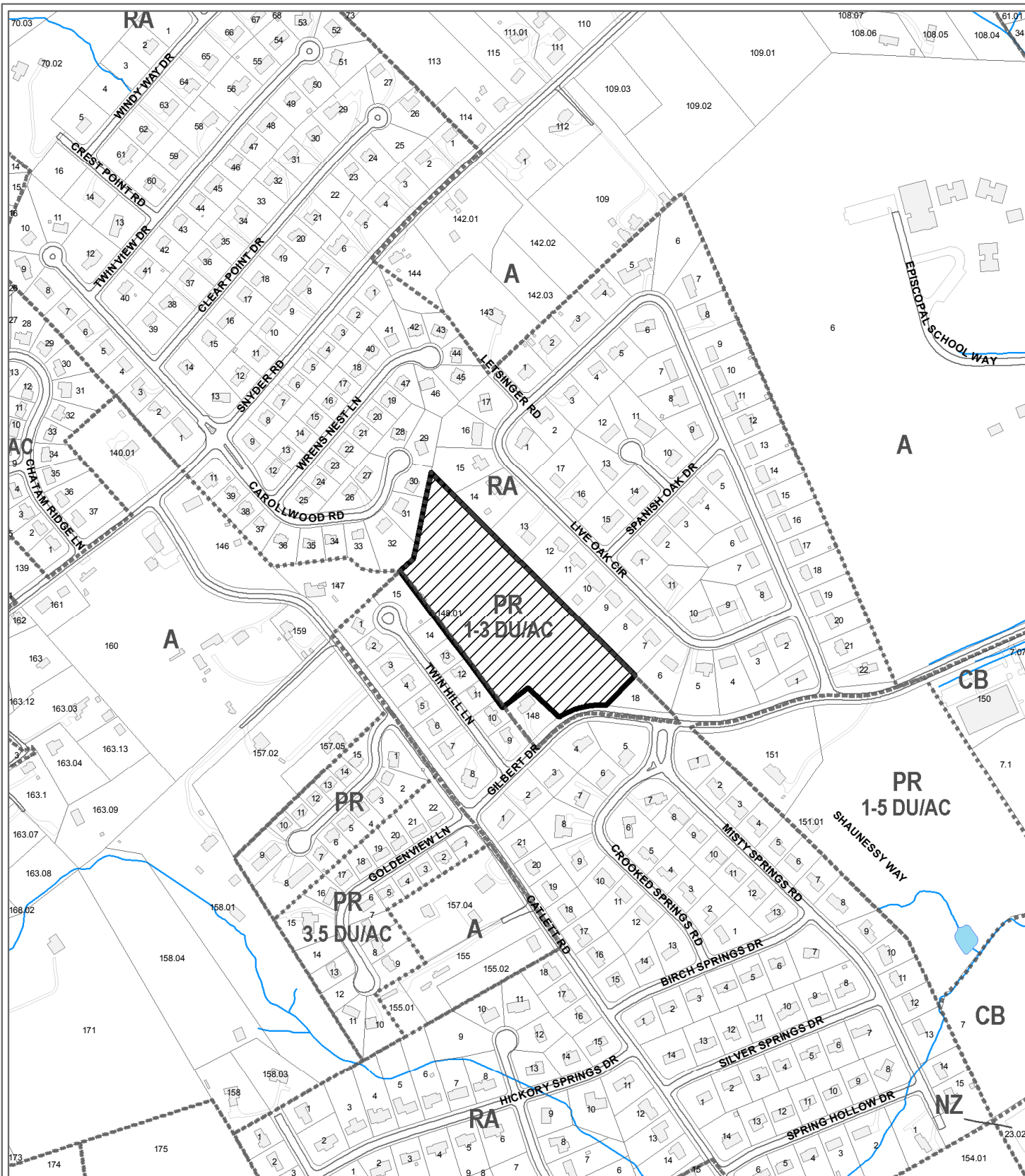
ESTIMATED STUDENT YIELD: 11 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Hardin Valley Academy.

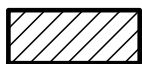
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**8-SA-09-C / 8-C-09-UR
CONCEPT PLAN/USE ON REVIEW**



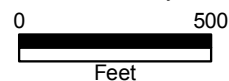
Concept Plans in PR (Planned Residential) Zone

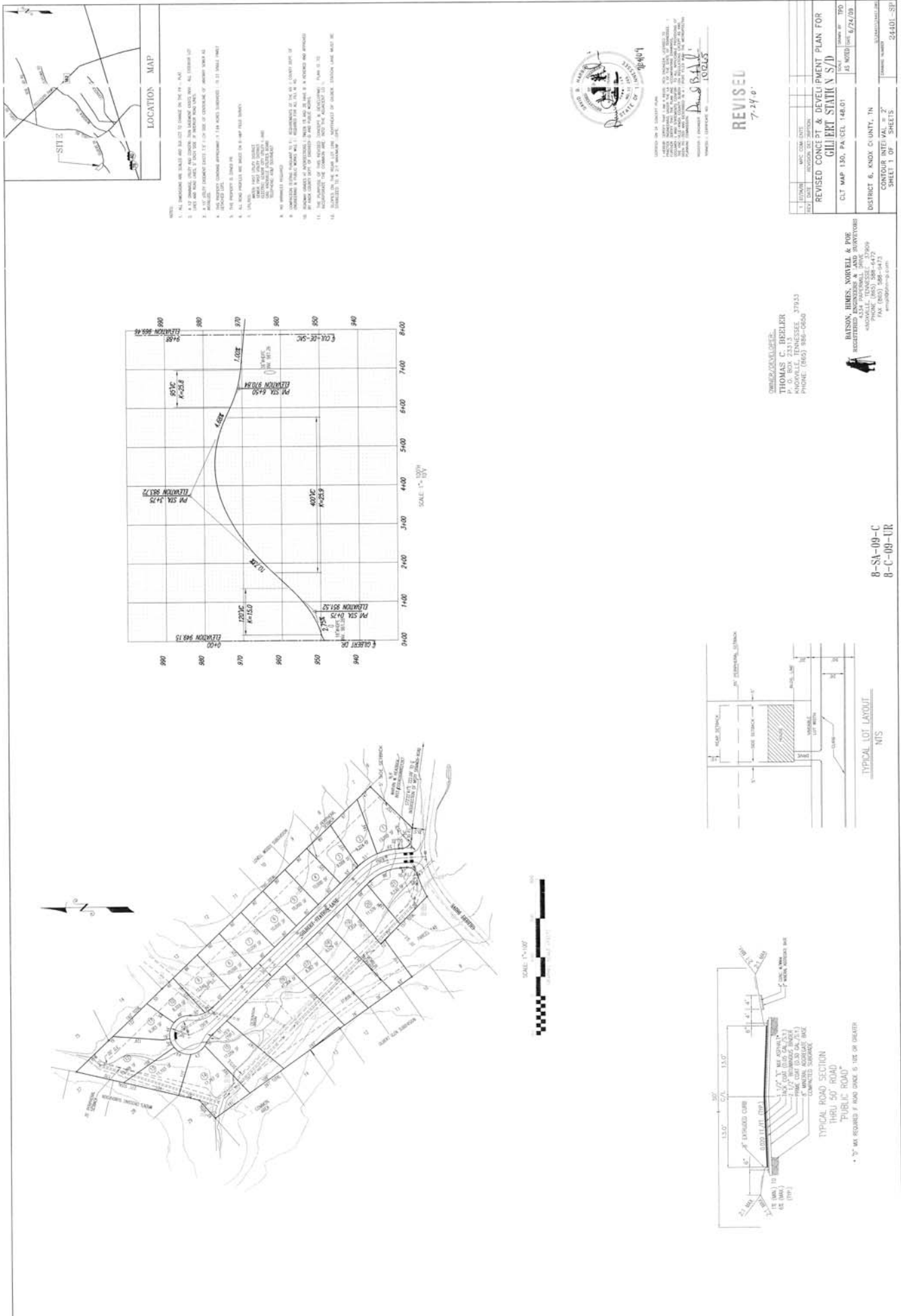
Original Print Date: 7/20/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: C & K Properties
 Gilbert Station

Map No: 130
 Jurisdiction: County





- NOTES:**
1. ALL DIMENSIONS ARE UNLESS NOTED TO THE CONTRARY BY THE PLAN.
 2. THE PROPOSED ROAD SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE EXISTING ROAD.
 3. THE PROPOSED ROAD SHALL BE CONSTRUCTED TO THE CENTERLINE OF EXISTING ROAD AS SHOWN ON THIS PLAN.
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REVISED
7-29-09

NO.	REVISION	DATE
1	ISSUED	7/29/09

PROJECT: REVISIONS TO CONCEPT PLAN FOR GILBERT STATION S/D
 CLIENT: MAP 130, PARCEL 148.01
 DISTRICT: 6, KNOX COUNTY, TN
 SHEET NO.: 24401-S1

DESIGNER/ENGINEER:
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REGISTERED ENGINEER & LAND SURVEYOR
 #45066-0000-0000-0000-0000
 KNOX COUNTY, TENNESSEE
 EXPIRES: 12/31/2010

8-SA-09-C
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