



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

▶ **FILE #:** 8-SB-09-C  
8-G-09-UR

**AGENDA ITEM #:** 15  
**AGENDA DATE:** 8/13/2009

▶ **SUBDIVISION:** ALPINE MEADOW  
▶ **APPLICANT/DEVELOPER:** MPM DEVELOPMENT COMPANY  
**OWNER(S):** Turner Construction Company

**TAX IDENTIFICATION:** 57 B H 1-85  
**JURISDICTION:** City Commission District 5

▶ **LOCATION:** North end of Long Shot Ln., north of Alpine Meadow Ln.

**SECTOR PLAN:** North County  
**GROWTH POLICY PLAN:** Planned Growth Area  
**WATERSHED:** Beaver Creek

▶ **APPROXIMATE ACREAGE:** 6.04 acres

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

▶ **EXISTING LAND USE:** Partially developed attached residential subdivision

▶ **PROPOSED USE:** Attached residential development

**SURROUNDING LAND USE AND ZONING:** Property in the area is zoned PR, RB and R-2 residential, CA commercial and OS-1 open space. Development consists of an attached condominium project to the east, Beaver Creek on the north, Interstate 75 to the west and undeveloped commercially zoned land to the south.

▶ **NUMBER OF LOTS:** 33

**SURVEYOR/ENGINEER:** Batson, Himes, Norvell & Poe

**ACCESSIBILITY:** Access is via E. Beaver Creek Dr., a collector street with a pavement width of 18' within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the concept plan subject to 9 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
4. Sidewalks being constructed either as a walking trail around the perimeter of the project as shown on the previously approved concept plan with pedestrian accesses to be provided approximately every 500' from the street system and multiple pedestrian access points to the proposed clubhouse and common area. Or the developer may provide a sidewalk system along one side of every street within the development with additional pedestrian access points to the clubhouse and common area. Sidewalks will be constructed to a minimum

width of 5'.

5. Meeting all applicable requirements of the Knoxville City Engineer
6. Prior to or in conjunction with getting final plat approval of the 33 proposed lots, resubdivide all of the existing lots that are now shown to be part of the future development area to eliminate those lots
7. Establishment of the creek buffer as required by the Knoxville Engineering Dept.
8. All detention areas must be located outside of the no fill area
9. 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 development plan for up to 172 attached single family dwellings on individual lots for the entire project (this phase will contain up to 33 units) subject to 6 conditions**

1. Installation of the landscaping in the areas of the site that will not be directly impacted by the construction of the dwelling units within 60 days after the completion of the installation of utilities and road construction for each phase of the project. All remaining landscaping is to be installed incrementally as each unit is completed or within 6 months of the issuance of the occupancy permit for each unit.
2. Provide a class B landscape screen between this project and the adjoining Allison Park development.
3. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of the exterior of the dwellings, grounds, clubhouse, common areas and all other assets of the association.
4. Provide a greenway easement along Beaver Creek if required by the Knoxville or Knox County Greenways Coordinators.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
6. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to the issuance of any grading permits for this project.

With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a Use on Review.

**COMMENTS:**

In 2002, Alpine Meadow was originally approved to contain 222 lots. At this time approximately 139 lots have been developed and most of those have had dwellings constructed on them. The applicant is now desiring to change his concept plan to eliminate a number lots that were proposed to be located adjacent to the Interstate Highway. The current plan before MPC is for 33 lots. These 33 lots represent the first phase of the revised plan. A large portion of the site is now shown for future development with no plan being presented at this time. The developer of this project is now proposing an attached residential subdivision on this site that will contain 172 dwellings when completed. The dwellings will be attached in groups of 2 to 5 units.

Due to the number of dwellings proposed in this project, a traffic impact study was required to be submitted with the concept and development plan when it was reviewed in 2002. A number of needed improvements were identified in that study. All of the recommended improvements are in place.

Beaver Creek forms the northern boundary of the site. Staff has been in contact with the City and County greenway coordinators regarding a possible trail along this boundary. The applicant has stated that he is willing to cooperate if a greenway is desired.

Due to the number of dwellings and the density of the development, staff has been discussing an amenities plan with the developer. He has stated that he has found the primary buyers of the units will most likely be older people with very few children expected in the project. Due to this age profile, it is thought that a swimming pool would not get enough use to justify the cost. Instead, the applicant has agreed to construct a clubhouse in the central part of the site. At the clubhouse location useable flat open space will be provided. Residents can decide if they want to use the space for active or passive recreation or possibly a community garden. Additionally, the developer will construct a walking trail that will encircle the entire development. Staff will require that pedestrian accesses be provide to the trail approximately every 500'. This will make the trail more accessible and provide alternatives to the residents in the length of walk they may wish to take. Additionally, staff will require that pedestrian links to the clubhouse and open space are provided. If the developer does not want to provide the pedestrian linkages recommended by staff, the construction of a sidewalk on one side of every street would be an acceptable alternative. All sidewalks and walking trails in the development will be required to be a minimum of five feet wide.

ESTIMATED TRAFFIC IMPACT 352 (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.

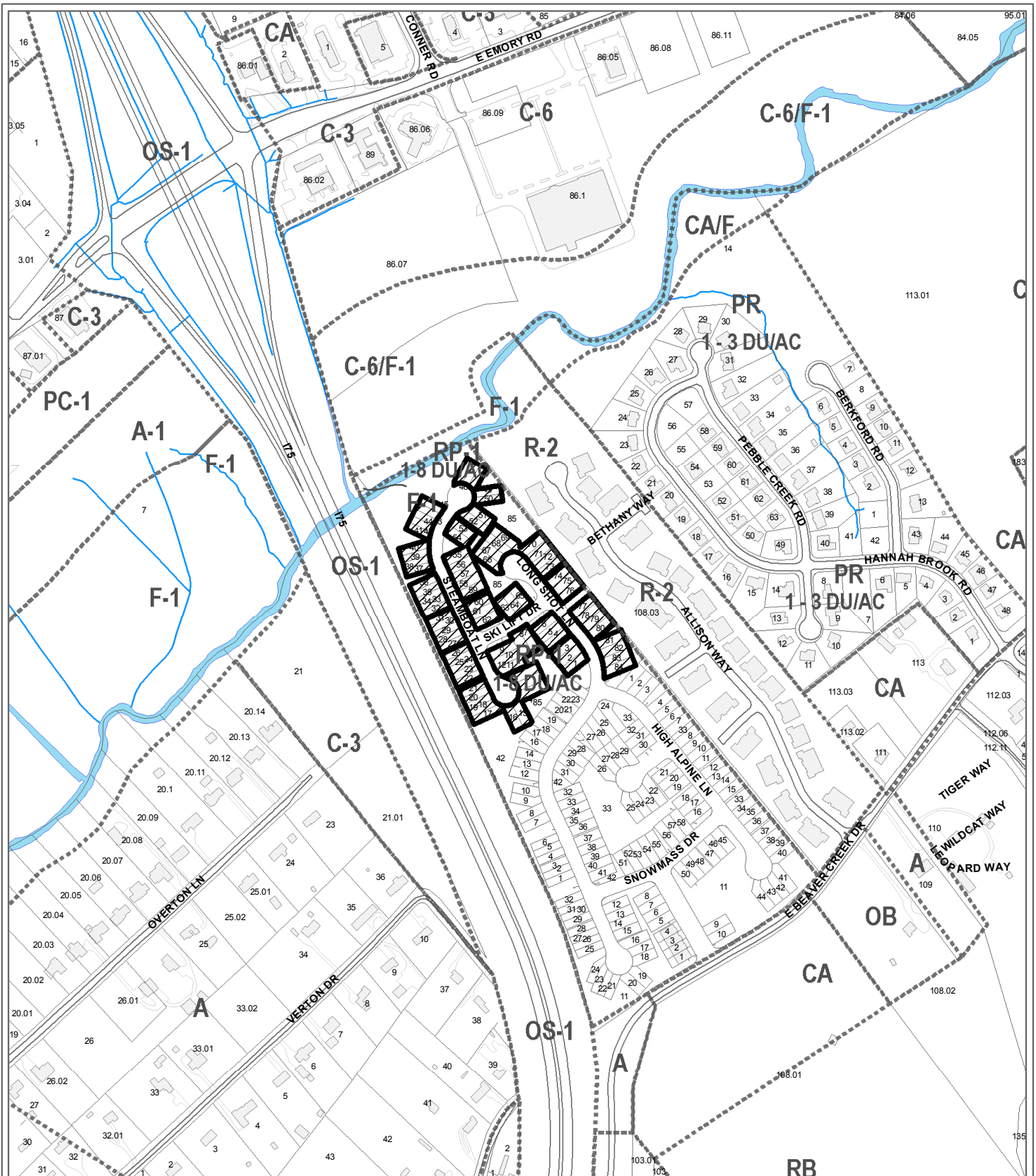
ESTIMATED STUDENT YIELD: 4 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Brickey-McCloud Elementary, , and Central High.

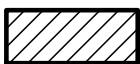
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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

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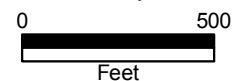
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CONCEPT PLAN/USE ON REVIEW**



Attached residential development in RP-1 (Planned Residential)

Petitioner: MPM Development Company  
Alpine Meadow

Map No: 57  
Jurisdiction: City



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

