



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

▶ **FILE #:** 12-SA-09-C
12-E-09-UR

AGENDA ITEM #: 16
AGENDA DATE: 12/10/2009

▶ **SUBDIVISION:** EASTERDAY ESTATES - REVISED
▶ **APPLICANT/DEVELOPER:** CLAYTON BANK & TRUST
OWNER(S): Wallace McClure

TAX IDENTIFICATION: 80 N A 011
JURISDICTION: City Council District 3

▶ **LOCATION:** West side of Sisk Rd., south of Pleasant Ridge Rd.

SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
WATERSHED: Third Creek

▶ **APPROXIMATE ACREAGE:** 9.32 acres

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

▶ **EXISTING LAND USE:** Developed site with roads and utilities but no structures

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: The site is surrounded by R-1 residential zoning. West Haven Elementary School is directly across Sisk Road from the site. Single family dwellings are in place on all other property adjoining the site..

▶ **NUMBER OF LOTS:** 30

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Sisk Rd., a collector street with a pavement width of 22' within a 50' right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve variance from 299' to 210' at sta 5+09.86 of Floret Wy.
2. Vertical curve variance from 509.5' to 330' at sta 8+63.48 of Floret Wy.
3. Vertical curve variance from 270.75' to 220' 0' at sta 2+24.56 of Sepal Wy.
4. Intersection grade variance from 3% to 4.08% at sta 3+91.68 of Sepal Wy.
5. Horizontal curve variance from 100' to 90' at sta 3+75 of Sepal Wy.
6. Intersection spacing variance from Floret Wy. To Sisk road from 125' to 77'
7. To allow an non conforming turn around at the end of Floret Wy. In lieu of the required cul de sac
8. Vertical curve variance from 156.25' to 95' at sta 0+90 of Floret Wy.
9. To reduce the required pavement width from 26' to 22'

STAFF RECOMMENDATION:

- ▶ **APPROVE variances 1-9 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. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
3. Certification by the applicant's engineer that there is 300' of sight distance in both directions at the intersection of Floret Way and Sisk Rd.
4. Establishing a homeowners association for the purpose of assessing fees for the maintenance of the exterior of the dwellings, grounds, storm water facilities and any other commonly held assets
5. Construction of sidewalks on one side of each street. Sidewalks are to be a minimum of 5' wide and meet all requirements of the Americans with Disabilities Act.
6. 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.

- ▶ **APPROVE the development plan for up to 30 detached dwellings on individual lots subject to 2 conditions**

1. Establishing the minimum required front yard setback at 25' unless varied by the Knoxville Board of Zoning Appeals on a lot-by-lot basis.
2. Meeting all other applicable requirements of the Knoxville Zoning Ordinance

COMMENTS:

The applicant is proposing a subdivision project that will contain 30 lots on this 9.32 acre site. The site is was zoned RP-1 at up to 5 du/ac in 2006. Subsequent to the rezoning of the site a plan was approved that would have permitted 46 attached condominiums at this location. The roads and utilities were installed based on the approved condominium plan. No dwellings were on the site. This applicant is now requesting the plan be revised to permit detached dwellings on individual lots. A number of variances to the Subdivision Regulations are required because roads were not constructed to the standards that are required for this type of development. The proposed development density is 3.22 du/ac which is a reduction from 4.95 du/ac that was previously approved. Staff has a concern regarding this project. The first concern deals with the sight distance at the entrance. Based on the speed limit on Sisk Rd., 300' of sight distance will be required at the entrance. Due to a hump in Sisk Rd., oncoming vehicles seem to pop up over the hump. The applicant's engineer will be required to certify that the required sight distance can be provided. The site is located directly across from West Haven Elementary School. It is the policy of MPC to require sidewalks within projects that are located within the area that parents are responsible for school transportation.

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 water and sewer will be provided to this site.
2. The proposed subdivision at a density of 3.22 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend West Haven Elementary, Northwest Middle School and West High School.

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

1. The proposed subdivision meets the standards for development within a RP-1 district and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest City Sector Plan proposes this site for low density residential use and slope protection. The overall development density of the proposed development is 3.22 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knoxville Zoning Ordinance. The proposed development meets all the requirements of the RP-1 (Planned Residential) District.
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted,

the proposed development is compatible in use and intensity of development with the surrounding area.

D. The use will not significantly injure the value of adjacent property.

E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan and Knoxville One Year Plan designates this property for low density residential use. The RP-1 zoning approved for the property allows consideration of up to 5.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.22 du/ac is consistent with the Sector Plan and the proposed zoning designation.

2. The site is located within the Urban Growth Area inside the City on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 342 (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.

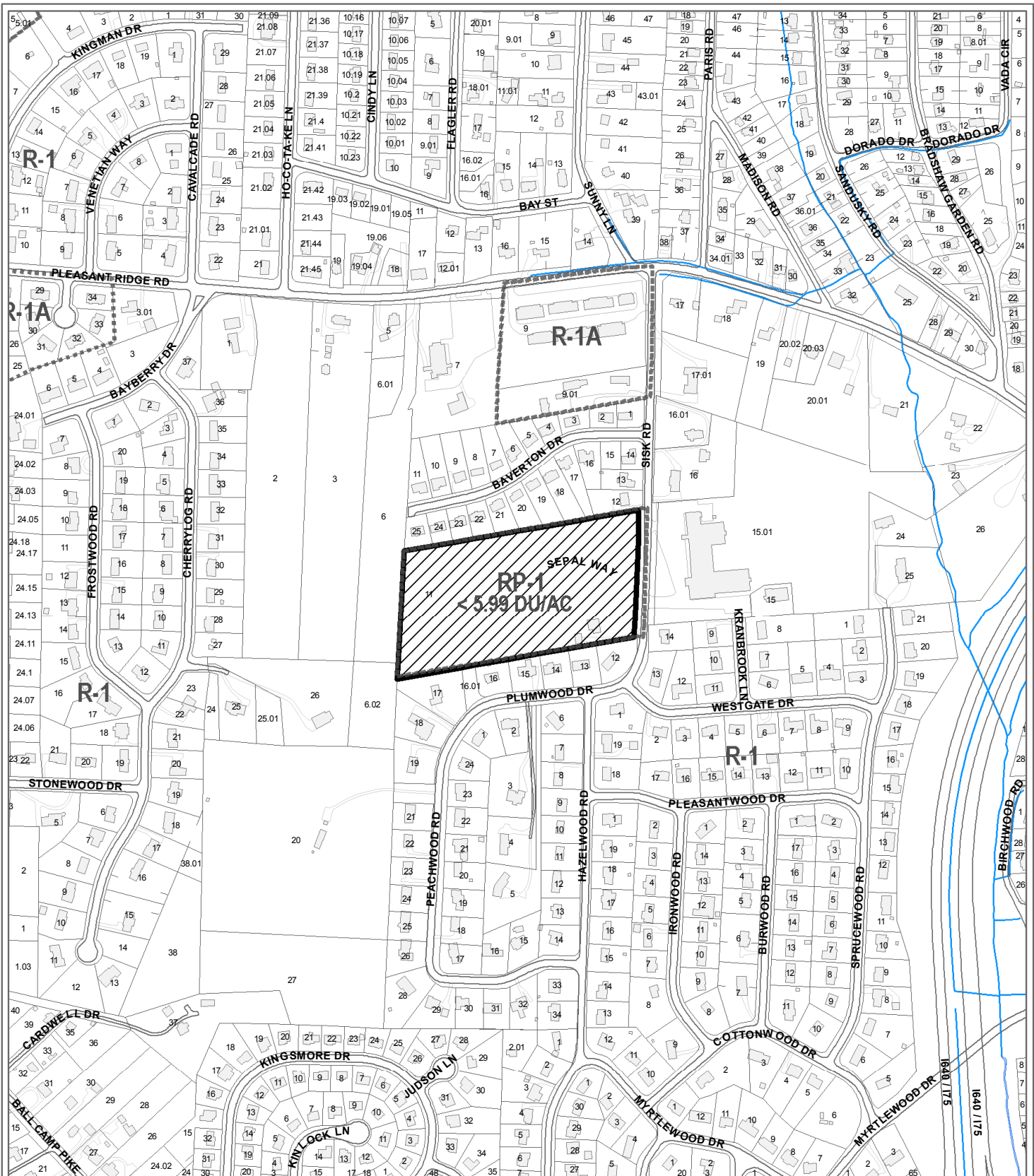
ESTIMATED STUDENT YIELD: 12 (public and private school children, ages 5-18 years)

Schools affected by this proposal: West Haven Elementary, Northwest Middle, and West 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.

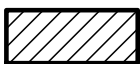
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



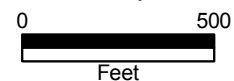
**12-SA-09-C / 12-E-09-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Clayton Bank & Trust
Easterday Estates - Revised



Attached residential subdivision in RP-1 (Planned Residential)

Map No: 80
Jurisdiction: City



Original Print Date: 11/19/2009 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

