

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

▶ **FILE #:** 11-SE-08-C **AGENDA ITEM #:** 9
 11-L-08-UR **AGENDA DATE:** 1/8/2009

POSTPONEMENT(S): 11/13/2008

▶ **SUBDIVISION:** TEAL CREEK, REVISED

▶ **APPLICANT/DEVELOPER:** LANDVIEW, LLC.

OWNER(S): Landview, LLC

TAX IDENTIFICATION: 89 PT. 131 & 132.01

JURISDICTION: County Commission District 6

▶ **LOCATION:** East side of Solway Rd., northwest of Gable Run Dr.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 18.5 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR residential and A agricultural. Development in the area consists of detached residences and a church.

▶ **NUMBER OF LOTS:** 71

SURVEYOR/ENGINEER: Ideal Engineering Solutions

ACCESSIBILITY: Access is via Solway Rd., a collector street with a Pavement width of 20' within a 50' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Intersection separation variance from 300' to 285' between Gable Run Dr, and the proposed entrance road

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 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 11 conditions

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Connecting this subdivision with Greenbrook Subdivision via a road connection to be placed in the vicinity of lot #57 to tie into Orange Blossom Lane.
3. Prior to final plat certification, establish a homeowners association for the purpose of assessing fees for the maintenance of the proposed drainage structures, open space and other commonly held assets.
4. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.

5. Place a note on the final plat that the side yard setback is 10' on each side of a dwelling when the road grade in front of the dwelling is 10% or greater (lots 17-41)
6. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
7. As part of the Design Plan, conduct a sinkhole determination study for the hatched contour area on the southern portion of the site. If it is determined to be a sinkhole, establish a 50' building buffer around the depressed areas on lots 1-4 and 71. Construction within the 50' buffer may only be permitted if a geotechnical study states that the building sites are stable.
8. Certification on the final plat by the applicant's engineer that there is 400' of sight distance at the intersection of the proposed subdivision entrance and Solway Rd.
9. Place a note on the final plat that all lots will be access from the internal road system only
10. Final action by the Knox County Commission approving the rezoning of this site to PR (Planned Residential) at 4.00 du/ac or greater
11. 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 71 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 (Planned Residential) zone and the other criteria for approval of a concept plan and use on review.

COMMENTS:

The applicant has submitted a revised plan for the proposed Teal Creek subdivision. The original concept plan was approved on July 12, 2007. Since that time the applicant has incorporated a portion of the land that was to be part of the adjoining Greenbrook Subdivision. The current zoning of that portion of the site will not support the proposed density. As a result, the applicant's engineer has requested rezoning of the property. This matter was recommended for approval of PR (Planned Residential) at 4 du/ac by MPC at the December 11, 2008 meeting. The rezoning will be considered by the Knox County Commission at their January 27, 2009 meeting.

One of the staff's primary concerns with the proposed development is a shallow depression on the southern portion of the site. A sinkhole determination study will need to be conducted to determine if this depressed area is a sinkhole. If it is determined to be a sinkhole a 50' building buffer will have to be established around the highest hatched contour. In this particular case, the buffer will impact 5 lots and the proposed entrance street.

The same applicant is developing Greenbrook Subdivision which adjoins this site. When it is completed it will contain 169 lots. Staff typically looks for a second access point to a development when the lot count exceeds 150. Since the same applicant is developing both subdivisions, staff has requested the applicant's engineer to examine that possibility and prepare an extended road profile that will result in a road connection between these subdivisions.

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 detached residential subdivision at a density of 3.84 du/ac, is consistent in use and density with the recommended zoning of the property.
3. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary, Karns Middle School 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 Zone 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 County Sector Plan proposes this site for low density residential use which may permit a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.84 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 Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (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 County Sector Plan designates this property for low density residential use. The PR zoning recommended for the property allows consideration of up to 4.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.84 du/ac is consistent with the Sector Plan and the proposed 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 756 (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.

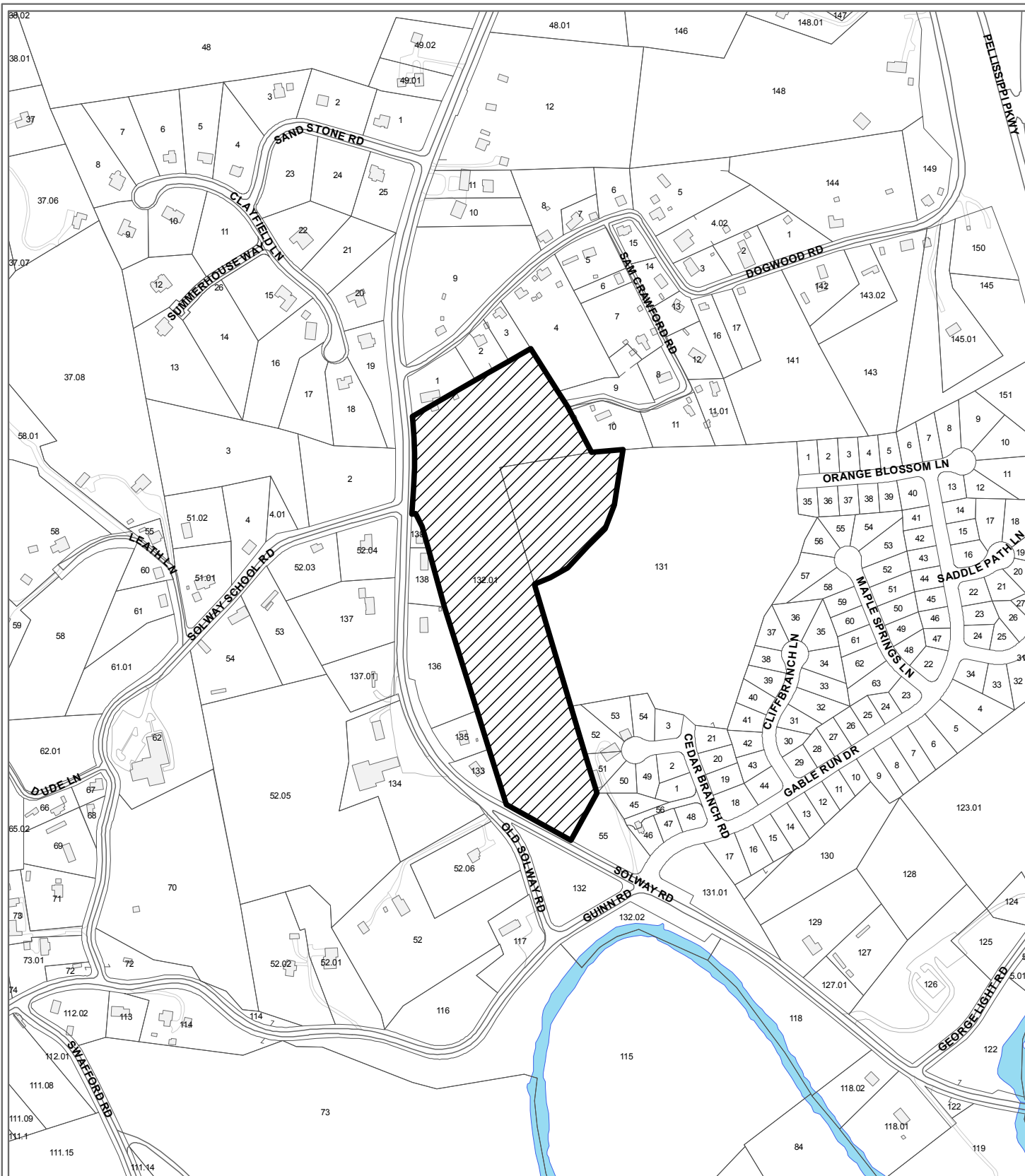
ESTIMATED STUDENT YIELD: 38 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns 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.



**11-SE-08-C / 11-L-08-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Landview, LLC.
Teal Creek, Revised



PR (Planned Residential)

Original Print Date: 10/29/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 89

Jurisdiction: County

