

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

▶ **FILE #:** 5-SA-09-C **AGENDA ITEM #:** 14
 5-E-09-UR **AGENDA DATE:** 5/14/2009

▶ **SUBDIVISION:** WINNFIELD COURT
 ▶ **APPLICANT/DEVELOPER:** SEC SOUTHEAST COMMERCIAL
 OWNER(S): SEC Southeast Commercial

TAX IDENTIFICATION: 72 261
 JURISDICTION: County Commission District 8

▶ **LOCATION:** South side of Hammer Rd., east of Pratts Chapel Ln.

SECTOR PLAN: East County
 GROWTH POLICY PLAN: Urban Growth Area
 WATERSHED: Holston and French Broad

▶ **APPROXIMATE ACREAGE:** 10.79 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential subdivision development

SURROUNDING LAND USE AND ZONING: The site is located in the Urban Growth area of the City of Knoxville. Other properties in the area are presently zoned agriculturally with development in the area consisting of detached dwellings. The site is located in the area of the I-40/Strawberry Plains interchange.

▶ **NUMBER OF LOTS:** 64

SURVEYOR/ENGINEER: Robert G. Campbell

ACCESSIBILITY: Access is via Hammer Rd., a collector street with a pavement width of 20' from the site entrance to Brakebill Rd. This section of the road was widened by this applicant as required when this project was previously approved as a condominium project by MPC in 2006. West of site, Hammer Rd. has a pavement width of approximately 16' within a right-of-way of unknown width back to

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Property line corner radius from 25' to 0' on Larkfield Wy. at Hammer Rd.
2. Required pavement width from 22' to 20' on Hudson Terrace Wy., Heritage Cove Wy., and Longfellow Wy.
3. Horizontal curve radius at three locations from 250' to 150' at sta 13+39, from 250' to 125' at sta 20+91 and from 250' to 150' at sta 22+63 of Larkfield Wy.
4. Horizontal curve variance from 100' to 85' at sta 40+37 of heritage Cove Wy.

STAFF RECOMMENDATION:

- ▶ **APPROVE variances 1-4 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 8 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 Knox County Dept. of Engineering and Public Works
3. Prior to obtaining a grading permit, the applicant's engineer must certify that there is 300' of sight distance in both directions on Hammer Rd.
4. Prior to obtaining any certificates of occupancy, establish a homeowners association for the purpose of maintaining the streets, buildings, landscaping stormwater drainage system and any other commonly held assets
5. provision of 2 off street parking spaces per dwelling
6. All turn arounds at the end of all streets must be designed to meet AASHTO standards. The revised plans for these turn arounds must be approved by the Knox County Dept. of Engineering and Public Works
7. Installation of the landscaping, as shown on the development plan, within 6 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
8. 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 64 attached residential units on individual lots as shown on the development plan subject to 1 condition**

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

COMMENTS:

The applicant is proposing to develop this 11.72 acre site with a subdivision that will contain lots for 64 attached residential units. This same development was approved in 2006 as a condominium project. Changes in economic conditions have made the financing of condominiums difficult. In order to address these financing difficulties, this developer is proposing the change to a zero lot line subdivision. The site was rezoned PR (Planned Residential) at up to 8 du/ac in 2005. At the time the development plan for the project was approved in 2006, Hammer Rd. was only 16' wide. In order to proceed with the development of the site, MPC required the widening of Hammer Rd. to a minimum width of 20' from the development entrance to Brakebill Rd. This widening has been completed, and all utilities have been installed in the first phase of the project.

As noted previously in the report, this site was zoned PR (Planned Residential) at up to 8 du/ac in 2005. The East County Sector Plan calls for this area along Hammer Rd. in the vicinity to transition from its present rural character to a mix of medium density housing and office uses. While this plan does not appear to be compatible with the surrounding area, it does comply with the Sector Plan recommendations and the approved zoning of the site.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the use on review. At this level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the design plan process which is the next step in the development review process if this plan is approved.

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

1. The proposed development required the extension of water and sewer service to the site.
2. The proposed attached residential subdivision at a density of 6.23 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 Sunnyview Primary, Chilhowee Intermediate, Carter Middle and Carter High schools.

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

1. The proposed attached residential development 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 was found to be consistent with the general standards for uses permitted on review:

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan designates this property for mixed use limited to medium density residential and office use. The PR zoning approved for the property allows consideration of up to 8.0 du/ac . The proposed development with its distribution of density on the site and overall density of 6.23 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 639 (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.

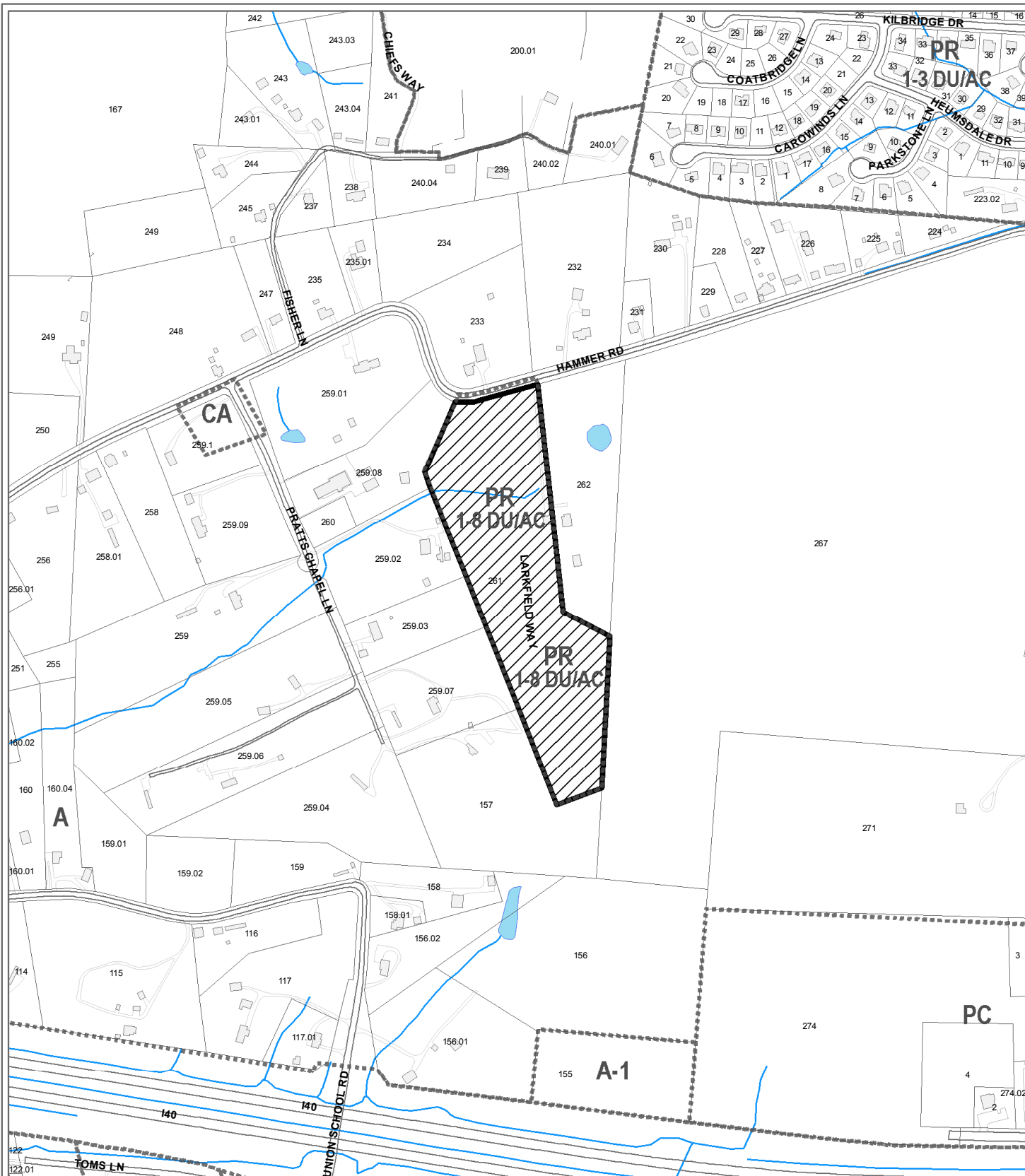
ESTIMATED STUDENT YIELD: 24 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

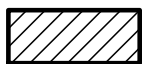
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**5-SA-09-C / 5-E-09-UR
CONCEPT PLAN/USE ON REVIEW**



Attached Residential Subdivision in PR (Planned Residential)

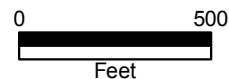
Original Print Date: 4/17/2009
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: SEC Southeast Commercial
Winnfield Court

Map No: 72

Jurisdiction: County



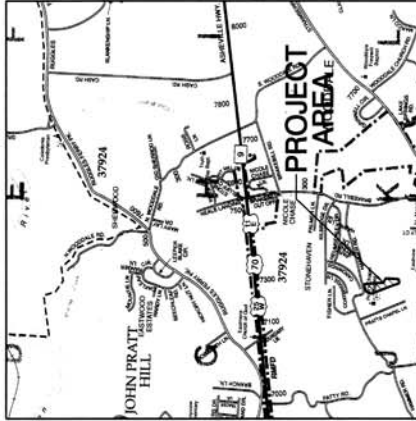
CONCEPT PLAN

WINNFIELD COURT CONDOMINIUMS
DISTRICT NO. EIGHT
KNOX COUNTY, TENNESSEE

CLT: 72
PARCEL: 261

ENGINEER:
 ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
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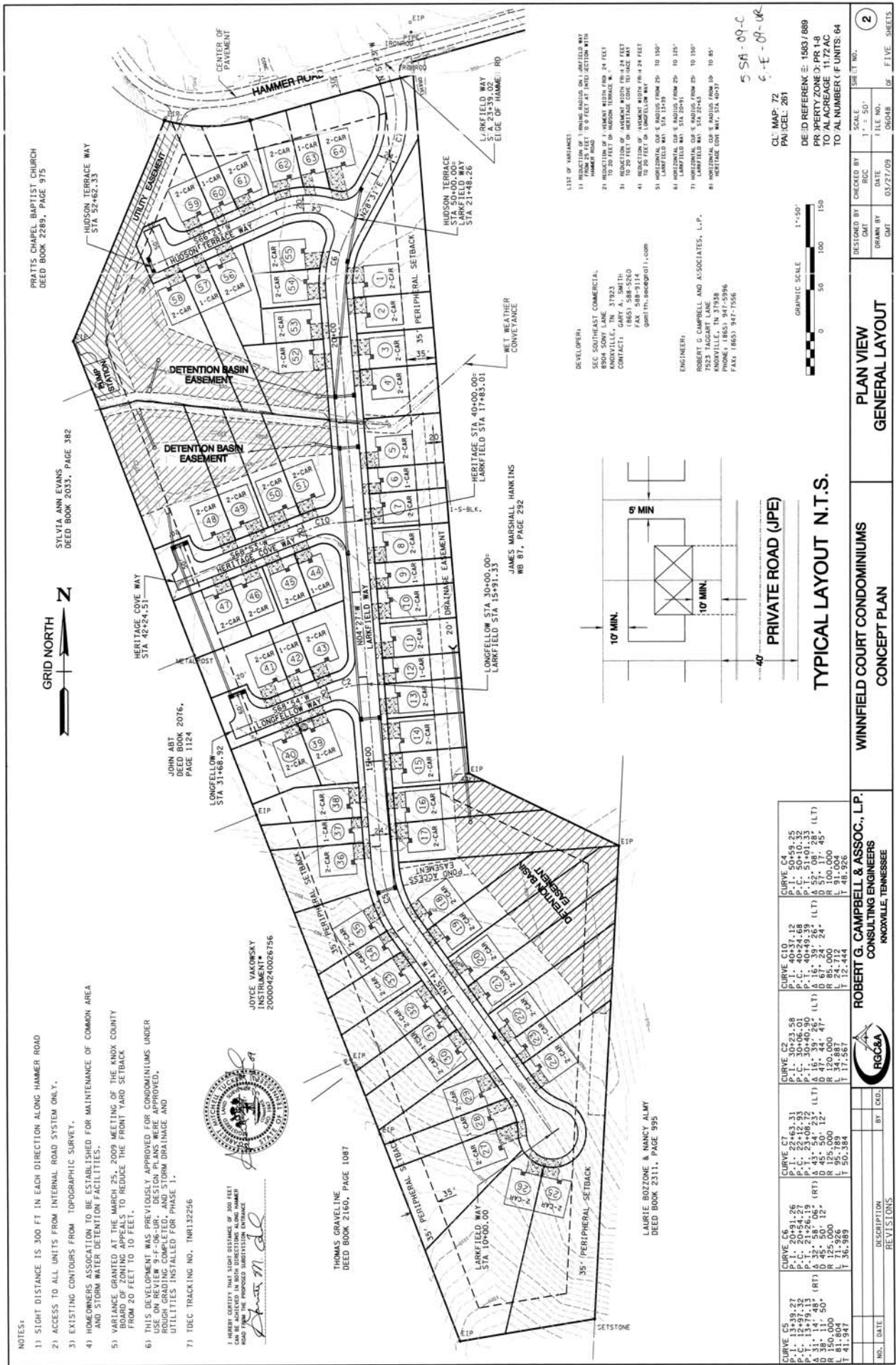
CERTIFICATION OF CONCEPT PLAN
 I, the undersigned, a Professional Engineer, Licensed in the State of Tennessee, certify that the above described project complies with the provisions of the Tennessee State Building Code, as amended, and the rules and regulations of the Tennessee State Board of Building and Safety, as amended, and that the project complies with the provisions of the Tennessee State Building Code, as amended, and the rules and regulations of the Tennessee State Board of Building and Safety, as amended, and that the project complies with the provisions of the Tennessee State Building Code, as amended, and the rules and regulations of the Tennessee State Board of Building and Safety, as amended.



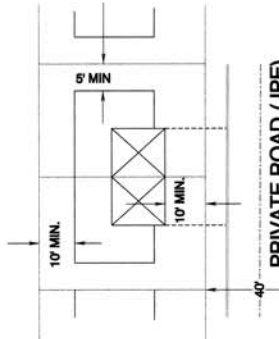
S-SA 101-C
 S-E-07-08



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE



NO.	DATE	DESCRIPTION	BY	CD.
REVISIONS				



CURVE	STATIONING	P.C.	P.T.	DELTA	CHORD	AREA	PERCENTAGE
CURVE C5	12+39.72	20+24.29	21+86.19	51.91	111.82	150,000	11.80%
CURVE C6	20+24.29	21+86.19	23+08.72	48.53	90,000	12.50%	
CURVE C7	22+12.91	23+08.72	24+47.47	48.75	90,000	12.50%	
CURVE C8	24+47.47	25+47.47	26+47.47	48.00	86,400	12.50%	
CURVE C9	26+47.47	27+47.47	28+47.47	48.00	86,400	12.50%	
CURVE C10	28+47.47	29+47.47	30+47.47	48.00	86,400	12.50%	
CURVE C11	30+47.47	31+47.47	32+47.47	48.00	86,400	12.50%	
CURVE C12	32+47.47	33+47.47	34+47.47	48.00	86,400	12.50%	
CURVE C13	34+47.47	35+47.47	36+47.47	48.00	86,400	12.50%	
CURVE C14	36+47.47	37+47.47	38+47.47	48.00	86,400	12.50%	
CURVE C15	38+47.47	39+47.47	40+47.47	48.00	86,400	12.50%	
CURVE C16	40+47.47	41+47.47	42+47.47	48.00	86,400	12.50%	
CURVE C17	42+47.47	43+47.47	44+47.47	48.00	86,400	12.50%	
CURVE C18	44+47.47	45+47.47	46+47.47	48.00	86,400	12.50%	
CURVE C19	46+47.47	47+47.47	48+47.47	48.00	86,400	12.50%	
CURVE C20	48+47.47	49+47.47	50+47.47	48.00	86,400	12.50%	
CURVE C21	50+47.47	51+47.47	52+47.47	48.00	86,400	12.50%	
CURVE C22	52+47.47	53+47.47	54+47.47	48.00	86,400	12.50%	
CURVE C23	54+47.47	55+47.47	56+47.47	48.00	86,400	12.50%	
CURVE C24	56+47.47	57+47.47	58+47.47	48.00	86,400	12.50%	
CURVE C25	58+47.47	59+47.47	60+47.47	48.00	86,400	12.50%	
CURVE C26	60+47.47	61+47.47	62+47.47	48.00	86,400	12.50%	
CURVE C27	62+47.47	63+47.47	64+47.47	48.00	86,400	12.50%	
CURVE C28	64+47.47	65+47.47	66+47.47	48.00	86,400	12.50%	
CURVE C29	66+47.47	67+47.47	68+47.47	48.00	86,400	12.50%	
CURVE C30	68+47.47	69+47.47	70+47.47	48.00	86,400	12.50%	
CURVE C31	70+47.47	71+47.47	72+47.47	48.00	86,400	12.50%	
CURVE C32	72+47.47	73+47.47	74+47.47	48.00	86,400	12.50%	
CURVE C33	74+47.47	75+47.47	76+47.47	48.00	86,400	12.50%	
CURVE C34	76+47.47	77+47.47	78+47.47	48.00	86,400	12.50%	
CURVE C35	78+47.47	79+47.47	80+47.47	48.00	86,400	12.50%	
CURVE C36	80+47.47	81+47.47	82+47.47	48.00	86,400	12.50%	
CURVE C37	82+47.47	83+47.47	84+47.47	48.00	86,400	12.50%	
CURVE C38	84+47.47	85+47.47	86+47.47	48.00	86,400	12.50%	
CURVE C39	86+47.47	87+47.47	88+47.47	48.00	86,400	12.50%	
CURVE C40	88+47.47	89+47.47	90+47.47	48.00	86,400	12.50%	
CURVE C41	90+47.47	91+47.47	92+47.47	48.00	86,400	12.50%	
CURVE C42	92+47.47	93+47.47	94+47.47	48.00	86,400	12.50%	
CURVE C43	94+47.47	95+47.47	96+47.47	48.00	86,400	12.50%	
CURVE C44	96+47.47	97+47.47	98+47.47	48.00	86,400	12.50%	
CURVE C45	98+47.47	99+47.47	100+47.47	48.00	86,400	12.50%	