

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

▶ **FILE #:** 5-SF-09-C **AGENDA ITEM #:** 19
 5-F-09-UR **AGENDA DATE:** 5/14/2009

▶ **SUBDIVISION:** AUTUMN WALK
 ▶ **APPLICANT/DEVELOPER:** H.R. DAVIS
 OWNER(S): H.R. Davis

TAX IDENTIFICATION: 47 L C 013-061
 JURISDICTION: County Commission District 7

▶ **LOCATION:** North & south sides of Autumn Path Ln., northeast of Dry Gap Pk.

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

▶ **APPROXIMATE ACREAGE:** 13.5 acres

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

▶ **EXISTING LAND USE:** Developing attached residential development

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural and RA and PR residential. Development in the area consists of detached single family dwellings.

▶ **NUMBER OF LOTS:** 71

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Dry Gap Pk., a major collector street that is presently 19' wide. Knox County has plans to widen Dry Gap Pk. at this location.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **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 Department of Engineering and Public Works.
3. Correcting the poor condition of the existing roads in the development by renovating or reconstructing the roads as required by the Knox County Dept. of Engineering and Public Works prior to approval of a final plat
4. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm water drainage system and all other commonly held assets.
5. Establishing riparian buffers as required by the Knox County Dept. of Engineering and Public Works and/or the Tenn. Dept. of Environment and Conservation
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
7. Construction of sidewalks on one side of every street in the development The sidewalk is to be a minimum

of 4' wide with a planting strip between the back of the curb and the sidewalk that is 2' or more in width. All sidewalk construction must comply with the requirements of the ADA Act.

8. 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 71 attached single-family dwellings on individual lots subject to 2 conditions.**

1. Installing all landscaping, as shown on the development plan, within six months of issuance of building permits, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan and use on review in the PR zoning district.

COMMENTS:

The applicant is proposing to develop a subdivision containing 71 lots on this 16.48 acre site. Additionally, the applicant is requesting approval of the development plan that will permit the construction of one attached single family dwelling on each of the proposed lots. The site is zoned PR (Planned Residential) with a permitted density of up to 4.5 dwellings per acre. At the maximum density permitted by the current zoning, 74 dwellings could be approved for this property.

This same developer received approval of a concept plan and development plan for a 61 lot, attached residential, development in 2006. The rough grading has been completed and the utilities have been installed for the entire site. A first phase of the project has been nearly completed and dwellings have been constructed and sold. As part of the staff review process for the current proposed plan, the staff visited the site. We found that the roads that were constructed as part of the first unit of this development were in poor condition. It appears that the sub-base for the roads had not been properly compacted. Staff will require that the problems with the existing roads in the first phase of the development be addressed before MPC approves any additional final plats for this project. Additionally, this developer has been fined by Knox County for violations regarding the implementation of the drainage plan. As with correcting the problems with the roads, these drainage violations will need to be cleared before another final plat is approved for this development.

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 have been provided to this site.
2. The proposed detached single-family subdivision at a density of 4.35 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 Brickey McCloud Elementary and Halls Middle and Central High Schools.

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

1. The proposed detached single-family 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 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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan as amended designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.5 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 4.35 du/ac is consistent with the Sector Plan and zoning designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy

Plan map.

ESTIMATED TRAFFIC IMPACT 701 (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.

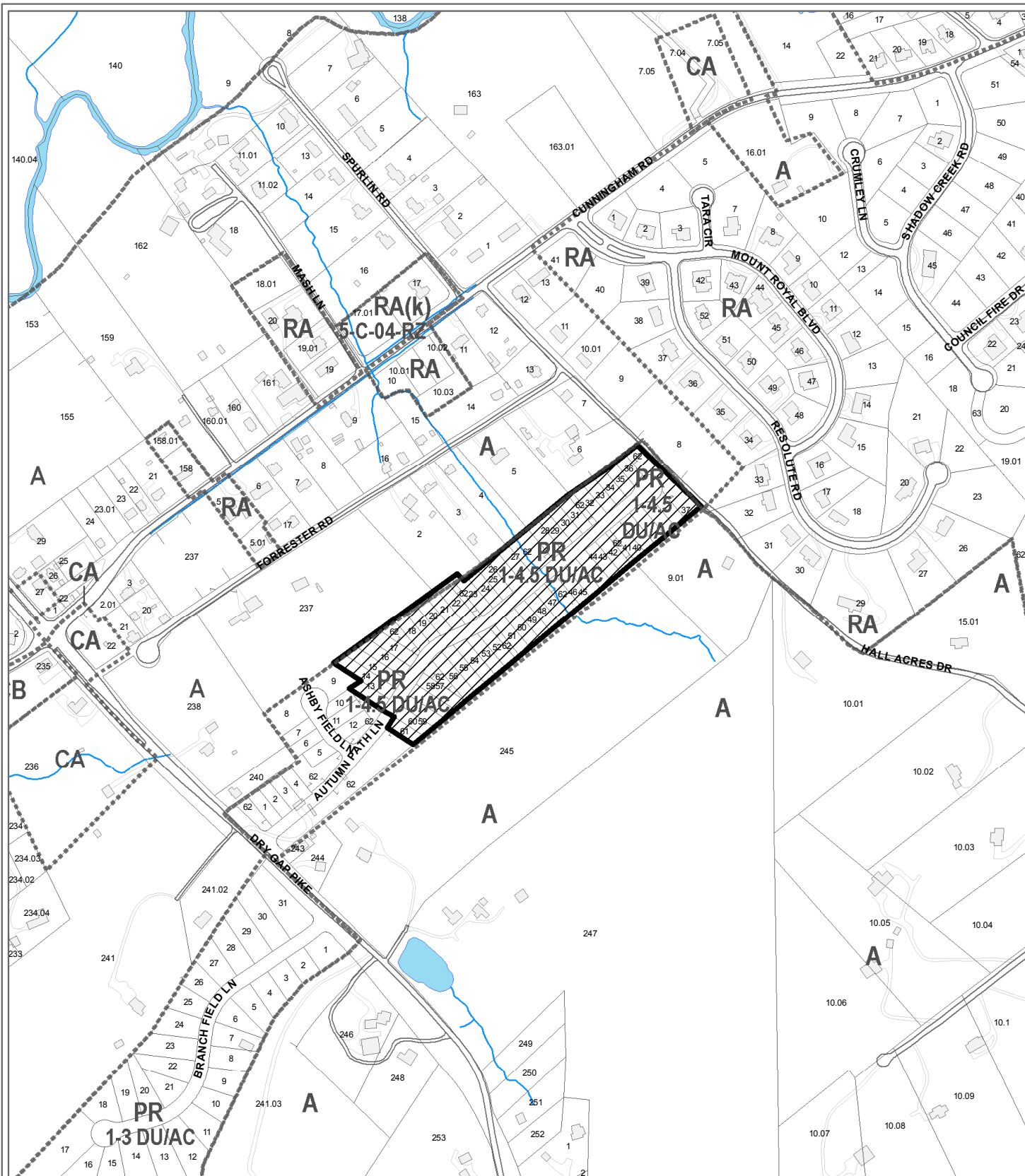
ESTIMATED STUDENT YIELD: 35 (public and private school children, ages 5-18 years)

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

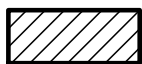
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 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-SF-09-C / 5-F-09-UR
CONCEPT PLAN/USE ON REVIEW**



Attached Residential Subdivision in PR (Planned Residential)

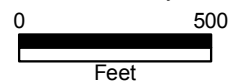
Original Print Date: 4/20/2009
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

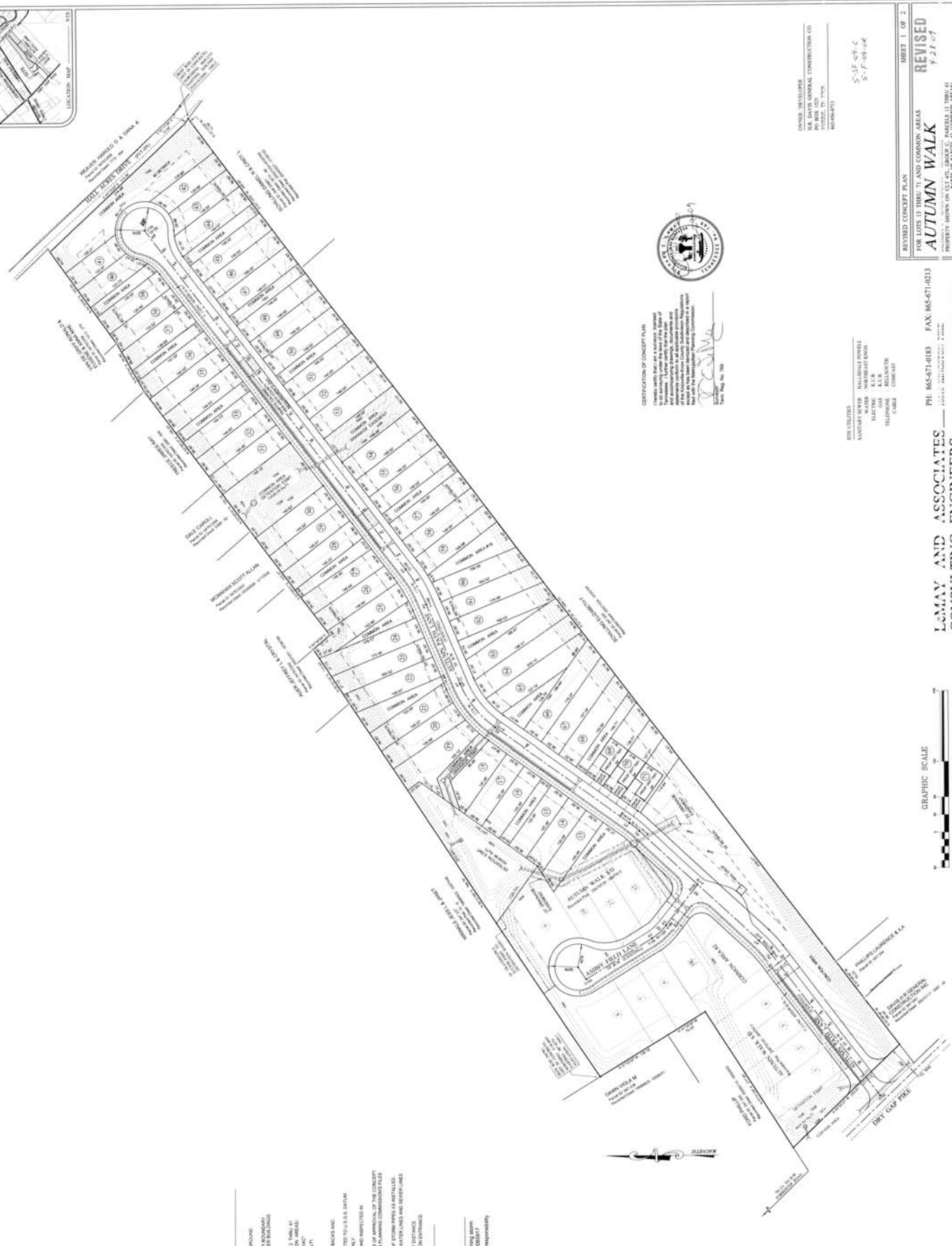
Revised:

Petitioner: Davis, H.R.
Autumn Walk

Map No: 47

Jurisdiction: County





CERTIFICATION OF CONCEPT PLAN
 I hereby certify that this concept plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Tennessee. I further certify that the design of the engineering work shown on this concept plan complies with the applicable provisions of the Tennessee State Engineering Code, Title 55, Part 1, and all other applicable laws, rules and regulations of the State of Tennessee.

C. G. ...
 Date: May 14, 2009

SITE NOTES

1. CONFORM TO ALL APPLICABLE ORDINANCES.
2. VERIFY EXISTING UTILITIES AND LOCATIONS OF ALL UNDERGROUND SERVICES.
3. VERIFY EXISTING ELEVATIONS AND LOCATIONS OF ALL EXISTING ROADS AND DRIVEWAYS.
4. VERIFY EXISTING ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES.
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LEGEND

- 1. UNDEVELOPED LAND
- 2. EXISTING RESIDENTIAL
- 3. EXISTING COMMERCIAL
- 4. EXISTING INDUSTRIAL
- 5. EXISTING UTILITIES
- 6. EXISTING ROADS
- 7. EXISTING DRIVEWAYS
- 8. EXISTING UTILITIES
- 9. EXISTING ROADS
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- 12. EXISTING ROADS
- 13. EXISTING DRIVEWAYS
- 14. EXISTING UTILITIES
- 15. EXISTING ROADS
- 16. EXISTING DRIVEWAYS
- 17. EXISTING UTILITIES

PH: 865-671-0183 FAX: 865-671-0213
 1000 1/2 AVENUE SOUTH, SUITE 100
 KNOXVILLE, TENNESSEE 37916

LEGNEY AND ASSOCIATES
 CONSULTING ENGINEERS

GRAPHIC SCALE
 1" = 100'

AUTUMN WALK MULTIPLE UNIT CONFIGURATION ELEVATION

REVISION
R0

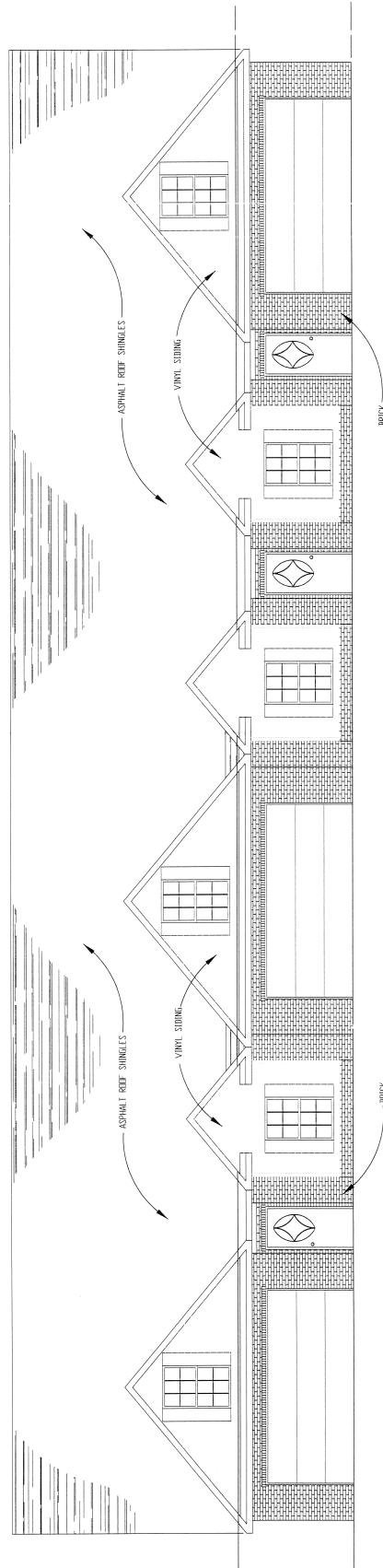
ISSUE DATE
4-27-2009

A1

3-31-07: C
5-1-07: C
REVISED
4-28-09

GENERAL NOTES

1. SEE SITE PLAN FOR SITE DETAILS, PARKING AND SITE STAKING.
2. CONTRACTOR TO VERIFY EXISTE CONDITIONS INCLUDING DIMENSIONS, ELEVATIONS AND FINISHES. TO CORRECTING WORK, NOTIFY ARCHITECT IF ANY DISCREPANCIES IMMEDIATELY.
3. ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED CONTRACTOR.
4. ALL MECHANICAL WORK TO BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR.
5. ALL MILLWORK, CABINETS AND SHELVSING TO BE SELECTED BY OWNER PER CONTRACTOR ALLOWANCE.
6. ALL FINISHINGS TO BE SELECTED BY OWNER PER CONTRACTOR ALLOWANCE.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"