



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

▶ **FILE #:** 10-SA-09-C **AGENDA ITEM #** 14
10-D-09-UR **AGENDA DATE:** 10/8/2009

▶ **SUBDIVISION:** VILLAS AT ROCKY HILL
▶ **APPLICANT/DEVELOPER:** ROCKY HILL LAND PARTNERS
OWNER(S): Rocky Hill Land Partners, LLC

TAX IDENTIFICATION: 133 E C 007
JURISDICTION: County Commission District 4

▶ **LOCATION:** South side of S. Northshore Dr., east of Rocky Hill Rd.

SECTOR PLAN: Southwest County
GROWTH POLICY PLAN: Planned Growth Area
WATERSHED: Fourth Creek

▶ **APPROXIMATE ACREAGE:** 8.64 acres

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

▶ **EXISTING LAND USE:** Developed residential site

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned RB and R-1 residential, OA office and CA and SC-1 commercial. Development in the area consists of detached dwellings to the east a cemetery, church and a shopping center to the north, apartments and convenience commercial uses to the west and detached dwellings to the south.

▶ **NUMBER OF LOTS:** 32

SURVEYOR/ENGINEER: Scott Williams

ACCESSIBILITY: Access is via S. Northshore Dr., a 24' wide arterial street within a 50' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve variances from 210' to 44.5' at sta. 0+30.52 and from 235' to 65.8' at sta. 10+76.26 of Leconte Vista Wy.
2. Vertical curve variances from 67.5' to 22.5' at sta. 0+32.03 and from 142.5' to 125.4' at sta. 1+15.09 of Windrock View Wy.
3. Reduce cul de sac pavement radius from 40' to 0' on Windrock View Wy. And Leconte Vista Wy.
4. Horizontal curve variances from 150' to 81.8' at sta. 10+07, from 250' to 110' at sta. 6+15, from 250' to 40' at sta. 10+77 and 250' to 110' at sta. 9+13 of Leconte Vista Wy.
5. Horizontal curve variance from 150' to 81.9' at sta. 0+97 and 150' to 89.4' at sta. 1+97 of Windrock View Wy.
6. Reduce intersection curb radius from 25' to 15' at Leconte Vista Wy and S. Northshore Dr.

STAFF RECOMMENDATION:

- ▶ **APPROVE variances 1-6 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

APPROVE the concept plan subject to 4 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Meeting all applicable requirements of the Knoxville Engineering Dept. and the Knox County Department of Engineering and Public Works.
4. 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 32 attached residential units on individual lots as shown on the development plan subject to 2 conditions**

1. Meeting all applicable requirements of the Knoxville and Knox County Zoning ordinances
2. Review and approval by MPC staff of a revised landscaping plan that provides for use of mixture of large and understory trees to create a filtered view from the site. Large trees are to be native to the area and should be planted sixty feet on center with three understory trees to be planted for each large tree.

COMMENTS:

The applicants are proposing a development that will contain 32 attached residential units on individual lots. This project was originally designed and developed for condominiums. At present the site is completely developed with all utilities and roads in place. Four of the proposed units are under construction. Due to changes in banking practices many condominium projects are now converting to "zero lot line" subdivisions. The site was recommended for PR (Planned Residential) zoning at the September 10, 2009 MPC meeting. The change from a condominium project to a subdivision will require the granting of variances to both the Subdivision Regulations and the Knox County Zoning Ordinance. On September 23, 2009, the Knox County Board of Zoning Appeals granted the required setback variances to the Zoning Ordinance. With the varied building setbacks and the provision of the planned garages, all required parking can be accommodated without creating a safety hazard.

As part of the development process this site was completely graded. Along with the development plan, the applicant's have submitted a landscaping plan for the project. The landscaping plan proposes an extensive use of non-native ornamental species. In order to revegetate the site, the staff will recommend that the plan be altered to include native trees that will have a large crown spread at maturity and other native understory trees.

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

1. Public water and sewer is available to serve the site.
2. has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have very little impact on schools and minimal impact on adjacent single family properties.

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

1. The proposal is consistent with all requirements of the PR zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan proposes low density residential development for this property.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

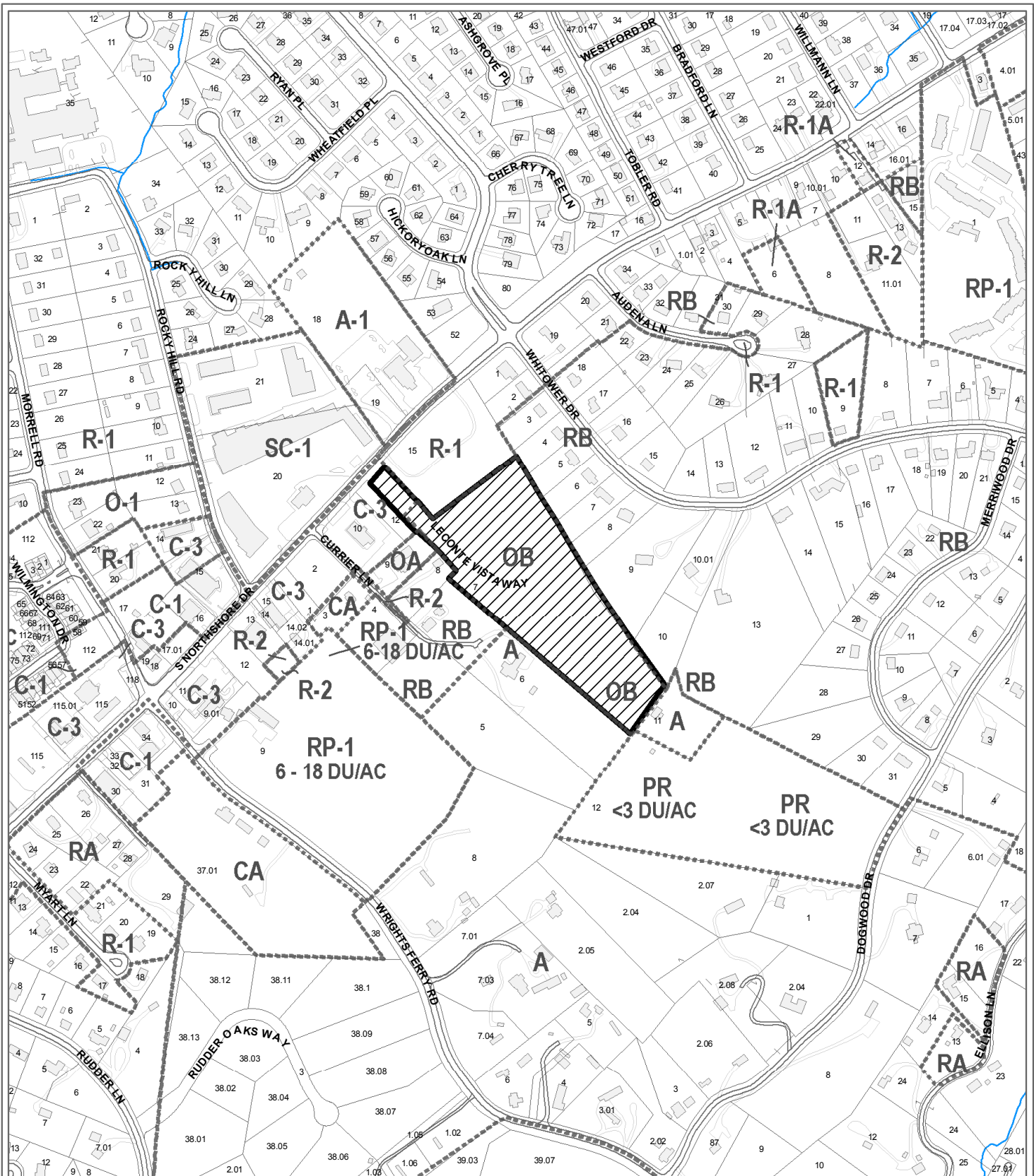
ESTIMATED STUDENT YIELD: 4 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Rocky Hill Elementary, Bearden Middle, and West High.

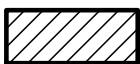
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**10-SA-09-C / 10-D-09-UR
CONCEPT PLAN/USE ON REVIEW**



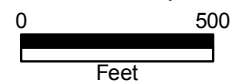
Attached residential subdivision in PR (Planned Residential) pending

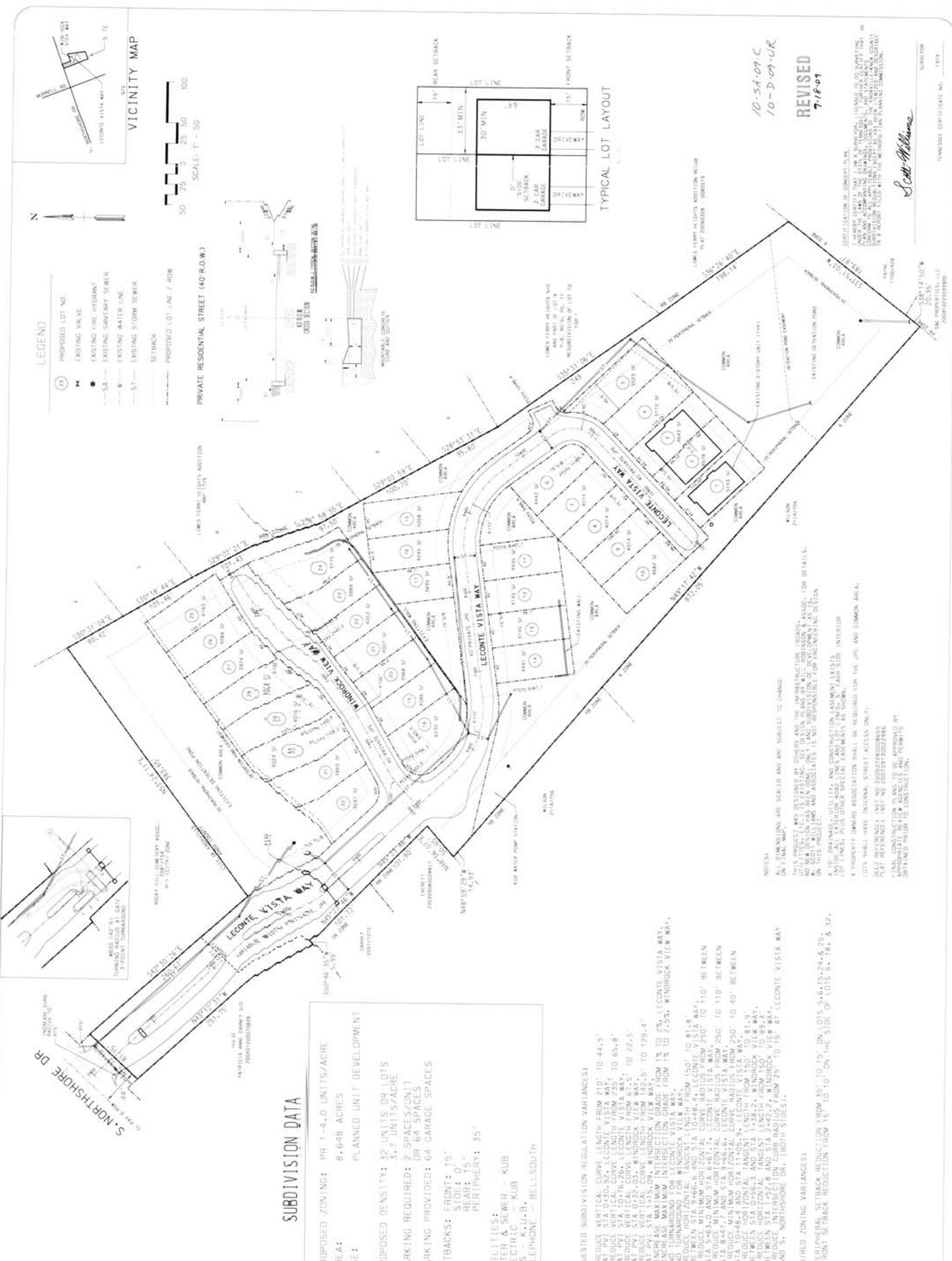
Original Print Date: 9/22/2009
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Rocky Hill Land Partners
Villas at Rocky Hill

Map No: 133
Jurisdiction: County





SUBDIVISION DATA

PROPOSED ZONING: PR 1-4.0 UNITS/ACRE
 AREA: 8.648 ACRES
 USE: PLANNED UNIT DEVELOPMENT
 PROPOSED DENSITY: 32 UNITS OR LOTS
 3.7 UNITS/ACRE
 PARKING REQUIRED: 2 SPACES/UNIT
 PARKING PROVIDED: 64 GARAGE SPACES
 SETBACKS: FRONT: 15'
 SIDE: 0'
 REAR: 15'
 PERIMPHRY: 35'
 UTILITIES:
 WATER & SEWER - KUB
 ELECTRIC - KUB
 GAS - K.U.B.
 TELEPHONE - BELL SOUTH

- REQUESTED SUBDIVISION REGULATION VARIANCES:
1. REDUCE VERTICAL CURVE LENGTH FROM 150' TO 44.5'
 2. AT PVI STA 0+50.32, LECONTE VISTA WAY TO 44.5'
 3. REDUCE VERTICAL CURVE LENGTH FROM 225' TO 65.8'
 4. AT PVI STA 0+35.03, WINDROCK VIEW WAY TO 22.5'
 5. AT PVI STA 1+15.09, WINDROCK VIEW WAY TO 125.4'
 6. INCREASE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% AT LECONTE VISTA WAY.
 7. NO TURNAROUND FOR LECONTE VISTA WAY, FROM 15' TO 25%, WINDROCK VIEW WAY.
 8. NO TURNAROUND FOR WINDROCK VIEW WAY, FROM 15% TO 8%.
 9. BETWEEN STA 9+46.6 AND STA 10+48.4, LECONTE VISTA WAY.
 10. RAISE MINIMUM HORIZONTAL CURVE RADIUS FROM 250' TO 110' BETWEEN STA 8+42 AND STA 9+46.6, LECONTE VISTA WAY.
 11. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250' TO 110' BETWEEN STA 10+48.4 AND STA 11+05.9, LECONTE VISTA WAY.
 12. REDUCE CURVE RADIUS FROM 250' TO 110' BETWEEN STA 10+48.4 AND STA 11+05.9, LECONTE VISTA WAY.
 13. INCREASE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% AT LECONTE VISTA WAY.
 14. REDUCE HORIZONTAL TANGENT LENGTH FROM 150' TO 81.8' BETWEEN STA 1+27.8 AND STA 2+42.2, WINDROCK VIEW WAY.
 15. REDUCE HORIZONTAL TANGENT LENGTH FROM 150' TO 81.8' BETWEEN STA 1+27.8 AND STA 2+42.2, WINDROCK VIEW WAY.
 16. AND S' NORTHSORE DR., BOTH SIDES.
- REQUIRED ZONING VARIANCES:
1. PERIPHERAL SETBACK REDUCTION FROM 35' TO 15' ON LOTS 8-6, 18-24, 4-29.
 2. FRONT SETBACK REDUCTION FROM 15' TO 10' ON THE SIDE OF LOTS 6, 18, 4, 32.

NOTES:
 1. THIS PROJECT WAS DESIGNED BY OTHERS AND THE ENGINEERING DRAWINGS ARE SUBJECT TO CHANGE.
 2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AND HAS FOUND NO MAJOR DEFICIENCIES.
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