

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

▶ **FILE #:** 4-SB-10-C **AGENDA ITEM #** 12
 4-C-10-UR **AGENDA DATE:** 4/8/2010

▶ **SUBDIVISION:** DOGWOOD COVE
 ▶ **APPLICANT/DEVELOPER:** S & E PROPERTIES
 OWNER(S): S & E Properties

TAX IDENTIFICATION: 134 H E 012
 JURISDICTION: County Commission District 4

▶ **LOCATION:** West side of Dogwood Dr., northeast of Wrights Ferry Rd.

SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Rural Area
 WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 10.6 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / RB (General Residential)
 South: Residences / A (Agricultural)
 East: Residences / A (Agricultural)
 West: Vacant land and residences / A (Agricultural)

▶ **NUMBER OF LOTS:** 28

SURVEYOR/ENGINEER: Ideal Engineering Solutions

ACCESSIBILITY: Access is via Dogwood Dr., a local street with up to a 17' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve variance on Road A at station 3+07, from 545.25' to 400'.
2. Horizontal curve variance on Road A at STA 1+07.42 - 2+05.97, from 250' to 200'.
3. Horizontal curve variance on Road A at STA 2+49.86 - 5+54.17, from 250' to 200'.
4. Horizontal curve variance on Road A at STA 5+91.67 - 7+83.71, from 250' to 200'.
5. Reverse curve tangent variance on Road A from STA 2+05.97 - 2+49.86, from 50' to 43.89'.
6. Reverse curve tangent variance on Road A from STA 5+54.17 - 5+91.67, from 50' to 37.62'.
7. Maximum street grade variance on Road A, from STA 5+07 - 8+19, from 12% to 14%.

STAFF RECOMMENDATION:

- ▶ **APPROVE variances 1 - 7 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 for a 28 lot subdivision subject to 7 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Identifying the minimum floor elevations (Me's) for Lots 2 and 3 on the final plat.
4. Revising the drainage outfall in the area of Lots 27 and 28 in the field to comply with the drainage plan submitted as a part of this concept plan.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. Including the line of sight easement across Lots 24 - 26 on the final plat in order to provide the needed sight distance for the curve in the street.

- ▶ **APPROVE the development plan for up to 28 detached single family 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 of a Concept Plan and a Use-on-Review.

COMMENTS:

The applicant is proposing to develop a 28 lot detached single-family subdivision on a 10.6 acre tract at a density of 2.64 du/ac. Access to this property is via Dogwood Dr. a local street. The Planning Commission had approved a concept plan for this subdivision on October 14, 2004. The applicant had submitted a slightly revised concept plan in 2008 that was approved by the Planning Commission on August 14, 2008. The applicant has completed construction of most of the infrastructure for the subdivision. The improvements also include the widening of Dogwood Dr., from the entrance of the proposed subdivision to Whitower Dr. to a width and standard approved by the Knox County Department of Engineering and Public Works.

The applicant is now requesting approval of the same subdivision layout with an increase in the number of lots from 22 to 28. The proposed increase in lots is at an overall density of 2.64 du/ac which is under the maximum density of 3 du/ac that is allowed by the PR zoning.

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

1. The proposed subdivision will have a minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the zoning designation for the property.
3. The required street improvements to Dogwood Dr. will help to reduce the traffic impact associated with this proposed development.

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.
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. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas outside of the existing subdivision.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the amended Southwest County Sector Plan proposal of low density residential uses for this property. The PR zoning approved for this site will allow a density up to 3 du/ac. At a proposed density of 2.64 du/ac, the proposed subdivision is consistent with the Sector Plan and approved zoning density.

ESTIMATED TRAFFIC IMPACT 321 (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.

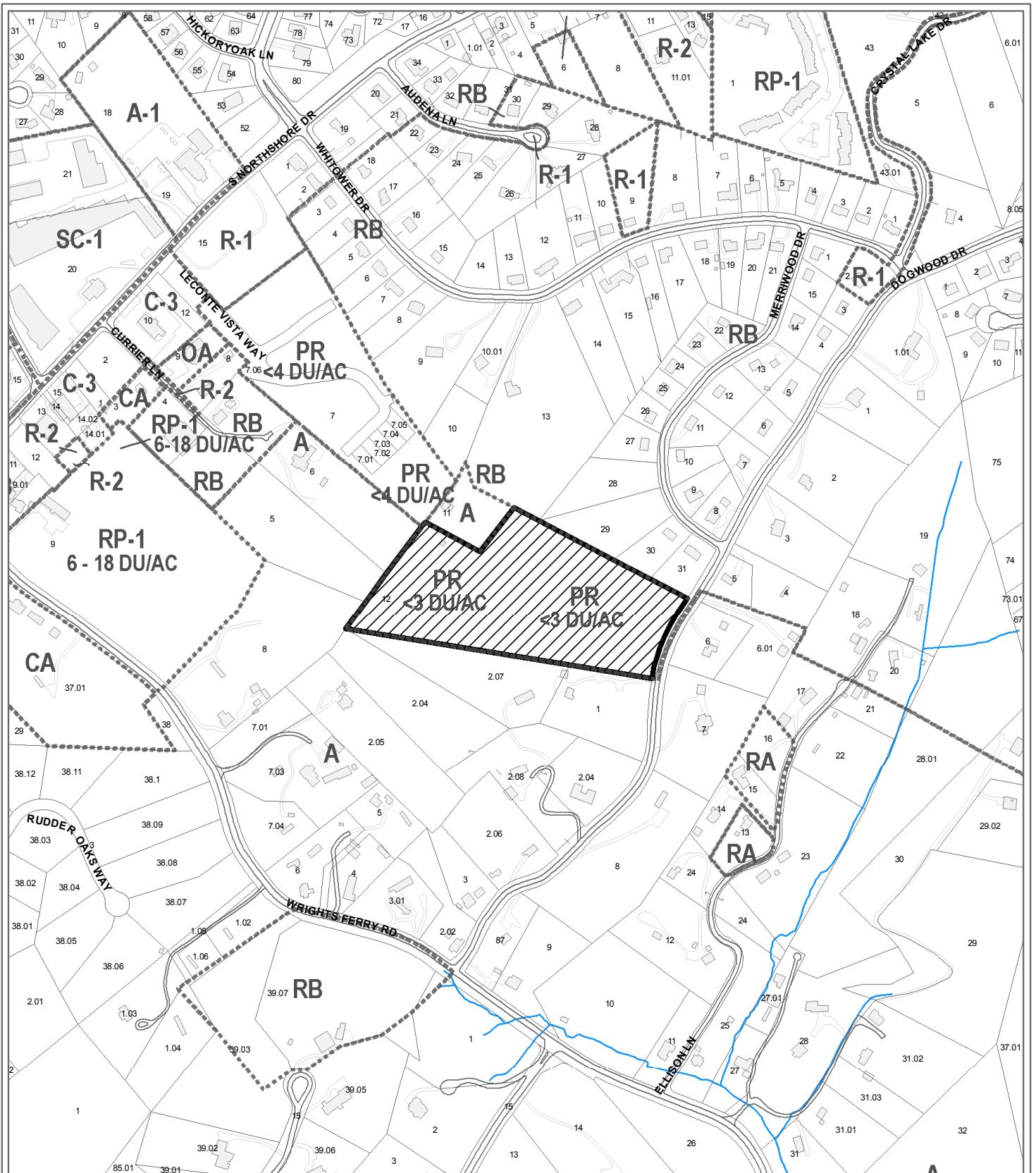
ESTIMATED STUDENT YIELD: 18 (public and private school children, ages 5-18 years)

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

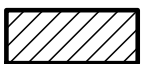
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**4-SB-10-C / 4-C-10-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 3/24/2010
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: S & E Properties
 Dogwood Cove

Map No: 134

Jurisdiction: County

