

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

▶ **FILE #:** 8-SC-10-C **AGENDA ITEM #** 14
 8-F-10-UR **AGENDA DATE:** 8/12/2010

▶ **SUBDIVISION:** VININGS PARK (FKA - WINTER PARK GARDENS)
 ▶ **APPLICANT/DEVELOPER:** BENCHMARK ASSOCIATES, INC.
 OWNER(S): Harrigan Construction Co.

TAX IDENTIFICATION: 133 K A 00401
 JURISDICTION: County Commission District 4

▶ **LOCATION:** Northeast side of Wallace Rd., just north of Tobias Ln.

SECTOR PLAN: West City
 GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
 WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 2.97 acres

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

▶ **EXISTING LAND USE:** Vacant residence

▶ **PROPOSED USE:** Attached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / RA (Low Density Residential)
 South: Residence / RA (Low Density Residential)
 East: Residences / RA (Low Density Residential)
 West: Residences / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 10

SURVEYOR/ENGINEER: Benchmark Associates, Inc.

ACCESSIBILITY: Access is via Wallace Rd., a minor collector street with 20' of pavement width within 50' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Intersection separation variance on Wallace Rd. Between Road A and Tobias Ln., from 300' to 240'.
2. Vertical curve variance at STA 0+78.91, from 225' to 135'.
3. Cul-de-sac turnaround radius variances for the right-of-way from 50' to 40', and for the edge of pavement from 40' to 30'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's location, features and topography restrict 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. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

3. Installing all landscaping, as shown on the development plan, within six months of the completion of the site grading for the subdivision or posting a bond with Knox County Department of Engineering and Public Works to guarantee the installation.
4. During the design plan stage for the subdivision, submitting detailed engineering drawings for the proposed retaining walls on the site.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation if required.
7. Place a note on the final plat that all lots shall have access only to the internal street system.
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 10 attached 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 within the PR zone.

COMMENTS:

The applicant is proposing to subdivide this 2.97 acre tract into 10 attached residential lots at a density of 3.37 du/ac. The Planning Commission had considered the request for the rezoning of this property to PR (Planned residential) on April 8, 2010. The Planning Commission had recommended approval of the rezoning at a density of up to 3 du/ac. The Knox County Commission approved the request on May 24, 2010 for PR zoning at a density of up to 3.7 du/ac.

The subdivision will have access to Wallace Rd. by a Joint Permanent Easement (JPE). A variance is needed in the offset of the proposed JPE from Tobias Ln., an existing street that serves Richmond Hill Subdivision to the south. The stream that crosses the northwest side of the property restricts the location of the entrance. The stream, including the 50' buffer and flood plain area will be included in a common area for the subdivision. The proposed subdivision will be developed as attached townhouse units with each unit located on its own lot. The proposed site grading will begin approximately 8' off the adjoining property line in order to reduce the impact on the existing tree line.

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 utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 3.37 du/ac, is consistent in use and density with the approved rezoning of the property and similar in density to existing residential development along Wallace Rd. The Richmond Hill development was approved at a density of 2.82 du/ac.
3. Any school age children living in this development are presently zoned to attend Rocky Hill Elementary, Bearden Middle and West High Schools.

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

1. The proposed detached residential subdivision, with the recommended conditions, meets the standards for development within a PR (Planned Residential) 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 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 since is similar in density to other development along Wallace Rd. Clustering the units on the site as attached units allows for a larger protection area along the stream. The use should not significantly injure the value of adjacent property. With direct access to a collector street, the proposed subdivision will not draw additional traffic through

residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan designates this property for low density residential use. The PR zoning approved by the Knox County Commission allows consideration of a density up to 3.7 du/ac. The proposed subdivision at a density of 3.37 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 120 (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.

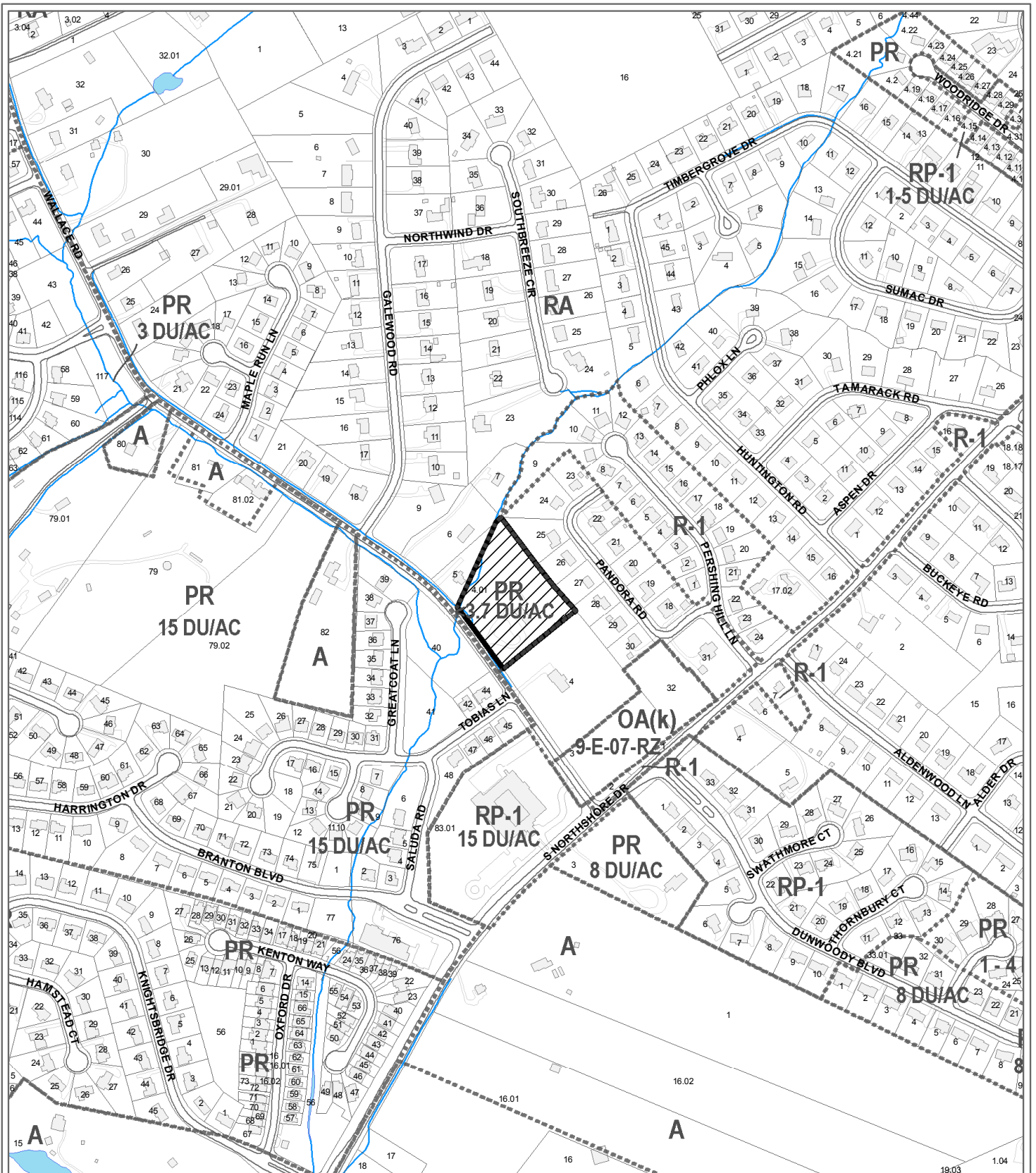
ESTIMATED STUDENT YIELD: 1 (public and private school children, ages 5-18 years)

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.



**8-SC-10-C / 8-F-10-UR
CONCEPT PLAN/USE ON REVIEW**



Attached Residential Subdivision in PR (Planned Residential)

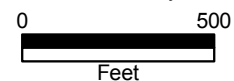
Original Print Date: 7/22/2010
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

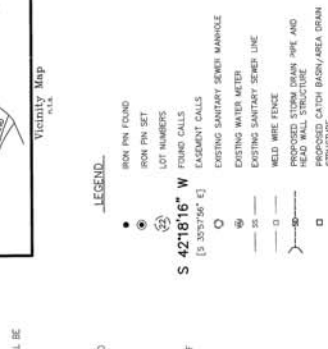
Revised:

Petitioner: Benchmark Associates, Inc.
 Vinings Park

Map No: 133

Jurisdiction: County





- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - LOT NUMBERS
 - EXEMPT CALLS
 - EXEMPT CALLS (S 323726' E)
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING WATER METER
 - EXISTING SANITARY SEWER LINE
 - WELD WIRE FENCE
 - PROPOSED STORM DRAIN PIPE AND HEAD WALL STRUCTURE
 - PROPOSED CATCH BASIN/AREA DRAIN
 - PROPOSED JUNCTION BOX
 - PROPOSED RP RUP
 - POTENTIAL R/W REDUCTION
 - EXISTING FID EXEMPT
 - PROPOSED DETENTION BASIN/DRAINAGE
 - LIMITS OF DRY CREEK/DITCH
 - LIMITS OF WOODS
 - APPROXIMATE LIMITS OF FLOODWAY
 - 50' BUFFER

PROPERTIES INFORMATION
 6th CIVIL DISTRICT OF KNOX COUNTY
 CLT MAP 133K, GROUP "A", 004.01
 INSTRUMENT #200606150105716

OWNER:
 CHASAD OF KNOXVILLE, INC
 1000 WALLACE ROAD
 KNOXVILLE, TN 37919

- NOTES:**
- PROPERTIES ARE SUBJECT TO ANY AND ALL RESTRICTIONS, COVENANTS, CONDITIONS, PLANNING COMMISSION ORDINANCES, RIGHT-OF-WAYS, AND ALL EASEMENTS, IF ANY, AFFECTING SAME.
 - ALL UTILITIES AND TOPOGRAPHIC INFORMATION, AS SHOWN HEREON, ARE REPRESENTATIVE OF FIELD SURVEYS PERFORMED BY BENCHMARK ASSOCIATES, INC., AND DATED 22 APRIL, 2010.
 - 15' SANITARY SEWER EASEMENTS ALONG ALL NEW SANITARY SEWER LINES. LIMITS OF EASEMENTS TO BE 7.5' EACH SIDE OF NEW SEWER LINES AS DESIGNATED BY BOUNDARY LINES AND RIGHT-OF-WAY LINES, AND 5' EACH SIDE OF INTERNAL LOT LINES, EXCEPT WHERE BUILDINGS ARE SHOWN HEREON.
 - ALL ROADS WITHIN THE DEVELOPMENT ARE 40' WIDE PERMANENT EASEMENTS, SHALL BE OWNED AND MAINTAINED BY THE HARRIGAN CONSTRUCTION COMPANY, AND SHALL BE BUILT TO 100 YEAR FLOOD ZONE, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 470302009F, EFFECTIVE DATE.
 - ALL TELEPHONE, ELECTRICAL, AND CABLE SYSTEMS SHALL BE PLACED UNDERGROUND UNLESS THIS IS NOT ECONOMICALLY FEASIBLE IN THE JUDGMENT OF THE UTILITY COMPANY INVOLVED.
 - ALL UTILITIES SHALL BE BY INDIVIDUAL CONTAINERS FURNISHED BY WASTE DISPOSAL SERVICE TO EACH HOME.
 - DEVELOPER SHALL PROVIDE IN THE COVENANTS AND RESTRICTIONS A CLAUSE TO PROHIBIT THE STORAGE OF RECREATIONAL VEHICLES ON SITE.
 - COMMON AREAS AND INTERNAL ROADS SHALL BE MAINTAINED BY ESTABLISHMENT OF REPLACEMENT SERVICE WITH A BUDGET SUFFICIENT TO MAINTAIN AND REPLACE SUCH IMPROVEMENTS.
 - CONCRETE PATIOS FOR UNITS NOT TO EXTEND INTO SETBACK AREAS IN EXCESS OF 12 FEET.
 - SEE SHEET CP-1.0 FOR LANDSCAPE DESIGN.
 - SANITARY SEWERS TO BE INSTALLED TO HOMES AND SERVE AS BUFFERS WHERE EXISTING SANITARY SEWERS ARE INSTALLED, OR WHERE GRADING REQUIRES THE REMOVAL OF SOIL VEGETATION.
 - ALL UNITS TO HAVE ACCESS TO INTERNAL DRAIN ONLY.
 - ALL UNITS TO BE SIZED TO CARRY A 100-YEAR STORM EVENT. ALL LOCAL AND NEIGHBORHOOD STORM DRAINAGE SHALL BE MAINTAINED BY THE DEVELOPER.
 - THAT THE STATE PLANT NORTH BASED ON CORN REFERENCE STATION DATA, MAINTAINING COORDINATES OF N 2657118.84, E 2510200.83. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES.
 - PRIOR TO ISSUANCE OF BUILDING PERMITS A PLAT MUST BE RECORDED CREATING BUILDABLE LOTS AND 1 COMMON AREA LOT OF APPROXIMATELY 25 FEET IN LENGTH, AND 16 FEET WIDE.
 - ALL UNITS TO HAVE TWO CAR GARAGES.
 - THE PAVEMENT WIDTH FOR ALL INTERNAL ROADS IS TO BE 26 FEET.
 - 3% GRADE AT THE INTERSECTION OF VININGS WAY AND WALLACE ROAD WAS APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.

CERTIFICATION OF CONCEPT PLAN

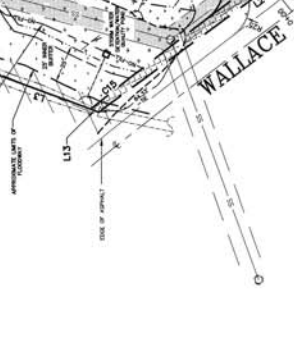
I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to the regulations of the Board of Surveyors and the Board of Professional Regulations except as has been limited, restricted, or otherwise qualified in a report filed with the Metropolitan Planning Commission.

Benjamin J. Moore
 Benjamin J. Moore, Inc., No. 1501
 Surveyors, Inc.

UNDERGROUND ELECTRICAL.....KNOXVILLE UTILITY BOARD
SANITARY SEWERS.....FIRST UTILITY DISTRICT
NATURAL GAS.....KNOXVILLE UTILITY BOARD
WATER.....FIRST UTILITY DISTRICT
STORM SEWERS.....KNOX COUNTY

VARIANCES:

- VARIANCE TO REDUCE THE K-VALUE FOR ROAD A AT THE CENTRELINE STATION 0+78.91 FROM 25 TO 15.
- VARIANCE TO REDUCE INTERSECTION SEPARATION BETWEEN THE EXISTING TOBAS LANE AND THE PROPOSED VININGS WAY FROM 300' TO 240'.



LINE	BEARING	LENGTH
L1	N. 35233.50' W.	81.33
L2	N. 55251.54' W.	217.63
L3	N. 41732.55' E.	20.59
L4	N. 50718.00' E.	38.03
L5	N. 14535.05' E.	40.31
L6	N. 04118.58' E.	24.18
L7	N. 14377.25' E.	41.71
L8	N. 25277.19' E.	16.59
L9	N. 20741.72' E.	5.85
L10	N. 51031.02' W.	47.28
L11	N. 51031.02' E.	36.00
L12	N. 51031.02' E.	41.25
L13	N. 67229.05' E.	43.70
L14	S. 72225.29' E.	58.84
L15	N. 8711.54' E.	37.78
L16	N. 02445.52' W.	21.00
L17	N. 33473.56' W.	43.82
L18	S. 51031.02' W.	45.28

CURVE	RADIUS	LENGTH	DIRECTION	CHORD
C1	5463.160	77.20	N. 33571.20' W.	77.20
C2	25.00	37.73	N. 27146.46' E.	35.25
C3	145.00	32.05	N. 33524.27' E.	31.98
C4	145.00	25.17	N. 22242.28' E.	25.14
C5	145.00	10.85	N. 13527.37' E.	10.79
C6	40.00	19.21	N. 02542.27' W.	19.03
C7	40.00	25.34	N. 44552.56' W.	25.12
C8	40.00	47.54	S. 22029.11' W.	44.79
C9	75.00	82.35	S. 19533.54' W.	78.28
C10	40.00	20.97	N. 70130.06' W.	20.75
C11	5463.160	99.57	N. 33719.03' W.	99.56



REVISED!

MPC FILES: #B-SC-10-C
#B-F-10-UR

7/28/10

GRAPHIC SCALE
 1 inch = 40 feet



PROPERTIES INFORMATION
 6th CIVIL DISTRICT OF KNOX COUNTY
 CUT MAP 133M GROUP "A", 004.01
 INSTRUMENT #200606150105716

OWNER:
 CHABAD OF KNOXVILLE, INC
 1308 WALLACE ROAD
 KNOXVILLE, TN 37919

8-5-C-10-C
 8-F-10-DK
REVISED
 7-28-10

GRADING PLAN
 FOR USE ON REVIEW
VININGS PARK
 2.97 ± ACRES ZONED PR 1-3.7 DU/AC
 (9 LOTS 3.37 UNITS/ACRE)

DEVELOPED BY
HARRIGAN CONSTRUCTION COMPANY
 1917 OAKLEIGH WAY
 KNOXVILLE, TN 37919
 (865) 588-5507

- LEGEND**
- 8-10 — PROPOSED CONTOUR
 - - - - - EXISTING CONTOUR
 - ① LOT NUMBERS
 - EXISTING SANITARY SEWER MANHOLE
 - ⊕ EXISTING WATER METER
 - EXISTING SANITARY SEWER LINE
 - WELD WIRE FENCE
 - PROPOSED STORM DRAIN PIPE AND HEAD WALL STRUCTURE
 - PROPOSED CATCH BASIN/AREA DRAIN STRUCTURE
 - PROPOSED JUNCTION BOX
 - PROPOSED RIP RAP
 - ☁ LIMITS OF EXISTING SIKY CREEK/POTCH
 - ☁ LIMITS OF WOODS

