

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

▶ **FILE #:** 12-SB-10-C **AGENDA ITEM #** 16
 12-E-10-UR **AGENDA DATE:** 12/9/2010

▶ **SUBDIVISION:** VILLAS @ TYLER'S GATE
 ▶ **APPLICANT/DEVELOPER:** TC & B DEVELOPMENT
 OWNER(S): TC & B Development

TAX IDENTIFICATION: 46 69 & 69.01
 JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side of Heiskell Rd., northwest of Copeland Dr.

SECTOR PLAN: North County
 GROWTH POLICY PLAN: Rural Area
 WATERSHED: Bullrun & Beaver Creek

▶ **APPROXIMATE ACREAGE:** 7.11 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

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

▶ **NUMBER OF LOTS:** 26

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Heiskell Rd., a minor arterial street with an 18' to 20' pavement width within an 88' right-of-way (right-of-way was reduced to 35' from the centerline with the previous recorded plat for the property).

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance on Chandler's Country Way at STA 5+00, from 100' to 75'.
2. Horizontal curve variance on Road B at STA 1+25, from 100' to 60'.
3. Vertical curve variance on Chandler's Country Way at STA 0+60, from 157.25' to 95'.
4. Vertical curve variance on Chandler's Country Way at STA 5+15, from 227' to 150'.
5. Vertical curve variance on Road B at STA 1+80, from 136.5' to 100'.
6. Intersection grade variance on Road B at STA 0+13, from 3% to 5.77 %.
7. Intersection grade variance on Road B at STA 1+80, from 3% to 3.33 %.
8. Broken back curve tangent variance on Chandler's Country Way at STA 2+40 to STA 3+23, from 150' to 84'.
9. Broken back curve tangent variance on Chandler's Country Way at

STAFF RECOMMENDATION:

- ▶ **APPROVE** variances 1-9 due to existing road improvements that were completed as part of the previous use-on-review approval and the requested variances will not create a traffic hazard.

APPROVE the concept plan subject to the following 5 conditions:

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
3. Establishing a sight distance easement across lots 19 and 20.
4. Placing a note on the final plat that all lots will have access only to the internal street system.
5. Placing a note on the final plat that building construction within the 50' sinkhole buffer identified on Lot 26 may be permitted only if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for the structure within the 50' sinkhole buffer.

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

- ▶ **APPROVE** the development plan for up to 26 detached residential lots subject to the following 2 conditions:

1. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of joint permanent easement, drainage structures and all other commonly held assets.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

The applicant is requesting approval of a 26 lot detached residential subdivision. A concept plan (1-SB-10-C) was approved for this site on January 14, 2010 for a 30 lot attached residential subdivision. The applicant is requesting a change in the previous approval from attached to detached residences. The development has direct access to Heiskell Road, a minor arterial street via a private street (Joint Permanent Easement (JPE)). Since the street serving the subdivision was originally approved as a driveway serving a 30 unit condominium development (approved on February of 2008) the JPE does not meet public street standards. Because of this, nine variances are required to bring the existing roadway into compliance with the minimum subdivision regulations.

There is a significant sinkhole located in the northwest corner of the property. The applicant will not be allowed to build within 50' of the last closed contour of that sinkhole unless a geotechnical study is prepared by a registered engineer and states that building within the buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. This restriction only impacts development of Lot 26.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposal is denser compared to the scale and intensity of adjacent development and zoning patterns. However, in terms of traffic, the impact will be minimal due to the fact that this development is approximately 800' from the intersection of Heiskell Rd. and Copeland Dr., both of which have sufficient capacity to handle the traffic which will be generated by this development.
3. The proposed development will place minimal additional demand on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use in

is harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw a substantial amount of additional traffic through residential areas since the site has direct access to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes low density residential uses for the site, which is consistent with the proposed 3.66 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 300 (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.

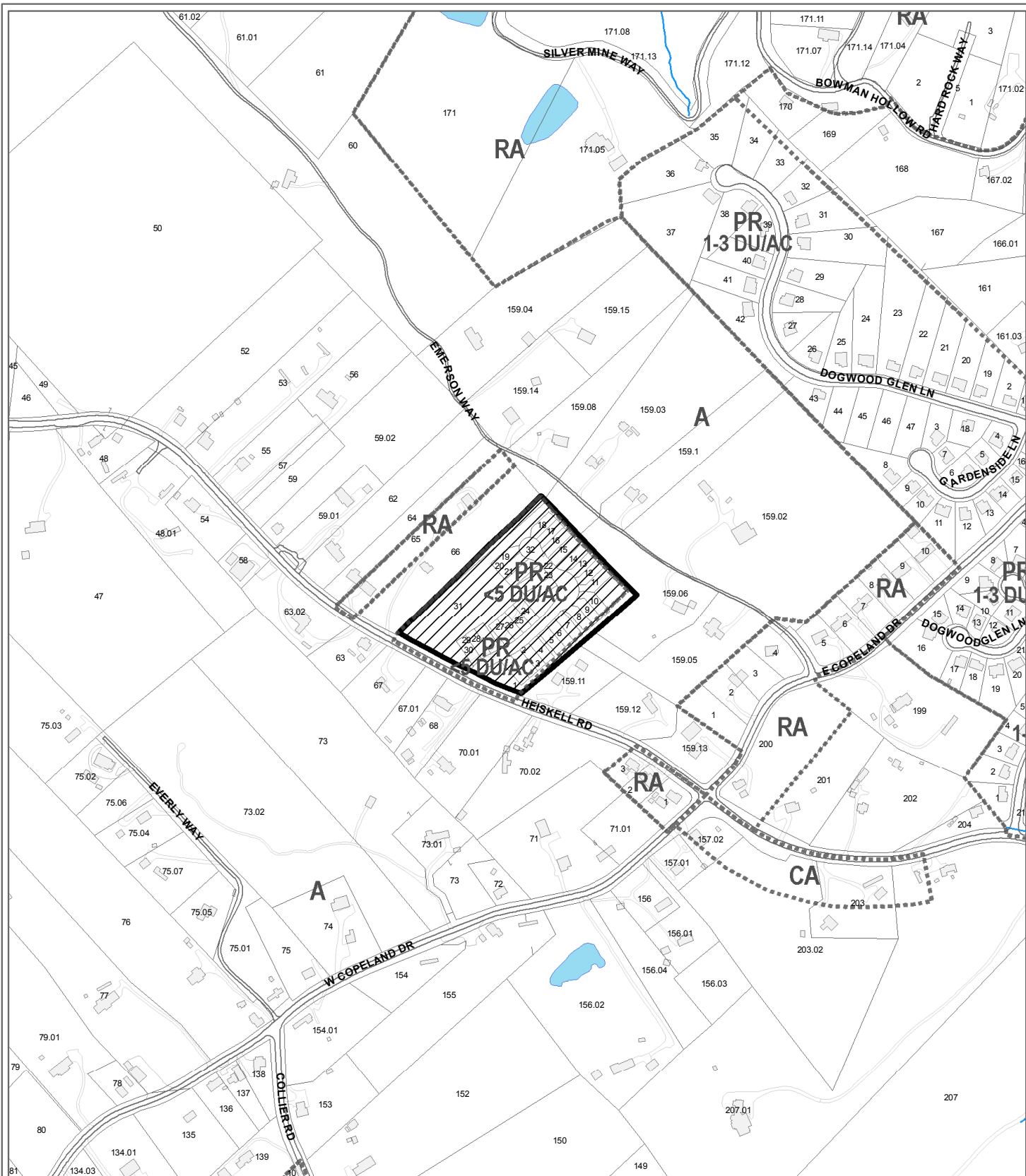
ESTIMATED STUDENT YIELD: 13 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Copper Ridge Elementary, Powell Middle, and Powell High.

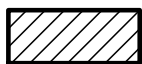
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**12-SB-10-C / 12-E-10-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 11/22/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: TC & B Development
Villas @ Tyler's Gate

Map No: 46
Jurisdiction: County

