

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

▶ **FILE #:** 12-SC-10-C **AGENDA ITEM #** 17
 12-A-10-UR **AGENDA DATE:** 12/9/2010

▶ **SUBDIVISION:** WORLEY BUILDERS FRANCIS ROAD
 ▶ **APPLICANT/DEVELOPER:** WORLEY BUILDERS, INC.
 OWNER(S): Worley Builders, Inc.

TAX IDENTIFICATION: 106 G C 004 & 040
 JURISDICTION: City Council District 3

▶ **LOCATION:** West side of Francis Rd., west of Francis Station Rd.

SECTOR PLAN: Northwest City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 7.08 acres

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

▶ **EXISTING LAND USE:** One detached dwelling and vacant land

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: This area is developed with residential uses at various densities, under R-1, R-1A, RP-1, R-2 and A-1 zoning.

▶ **NUMBER OF LOTS:** 25

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Francis Rd., a minor arterial street with 20' of pavement width within 65' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance from 250' to 200' at sta. 9+75 of Road A
2. Broken back curve tangent length variance from 150' to 85' between sta 1+62.5 and sta 1+47.5 the proposed road
3. Variance of the southern property line radius at the entrance to the development from 25' to 0'

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 because the site's topography and narrowness restricts compliance with the regulations
DENY variance 3 as recommended by the Knoxville Engineering Dept.

APPROVE the concept plan subject to 14 conditions

1. Provision of an appropriate property line corner radius on the south side of the entrance road at Francis Rd. per the requirements of the Knoxville Engineering Dept.
2. Provision of a 30' corner pavement radius on the north side of the entrance road at Francis Rd. per the requirements of the Knoxville Engineering Dept.
3. The drainage plan reflecting stormwater retention rather than detention

4. Obtaining any required off-site drainage easements prior to approval of the design plan if required
5. Meeting all other applicable requirements of the Knoxville Engineering Dept.
6. Participation in the KUB sewer capacity reservation program
7. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
8. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knoxville
9. Provision of an appropriate subdivision name
10. Constructing the sidewalk within the development as shown on the plan. All sidewalk construction must be ADA compliant.
11. Providing a driveway from the proposed subdivision street to the adjoining property on the south side of the site (106GC005) and eliminating the existing driveway from that property to Francis Rd.
12. Creation of a property owners association for the purpose of maintaining the drainage facilities and other commonly held assets
13. Final approval of the rezoning of this site the Knoxville City Council with a density limit of 3.55 du/ ac or greater
14. 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 request for up to 25 detached dwellings on individual lots subject to 1 condition**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance

COMMENTS:

The applicant is requesting approval of a subdivision that will contain 25 lots on this 7.08 acre site. The applicant has requested PR (Planned Residential zoning at a density of 4 dwellings per acre. That rezoning request was heard by MPC at its November 11, 2010 meeting. The rezoning request has been forwarded to City council for their action. In order for this matter to proceed as shown, the rezoning will have to be approved by City Council.

The applicant has requested a variance to the requirement of 25 foot property line radius on the south side of the proposed entrance road. The Knoxville Engineering Dept. has recommended this variance be denied. The radius is deemed necessary in order to accommodate future sidewalk construction that would connect the internal sidewalks with a future sidewalk along Francis Rd.

The applicant's plan makes provision for detention basins on the site. Since the site is located within the Ten Mile Creek drainage basin, the drainage regulations require that developments within that basin retain rather than detain stormwater on the site. Additionally, the applicant may be required to obtain off-site drainage easements unless the stormwater out flow from this site can be directed into a well defined drainage way on or immediately adjacent to the site.

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 proposed development density is compatible with the surrounding development in the area.
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 RP-1 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 is in 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 Northwest County Sector Plan proposes low density residential uses for the site, which is consistent with the proposed 3.55 du/ac.

ESTIMATED TRAFFIC IMPACT 290 (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.

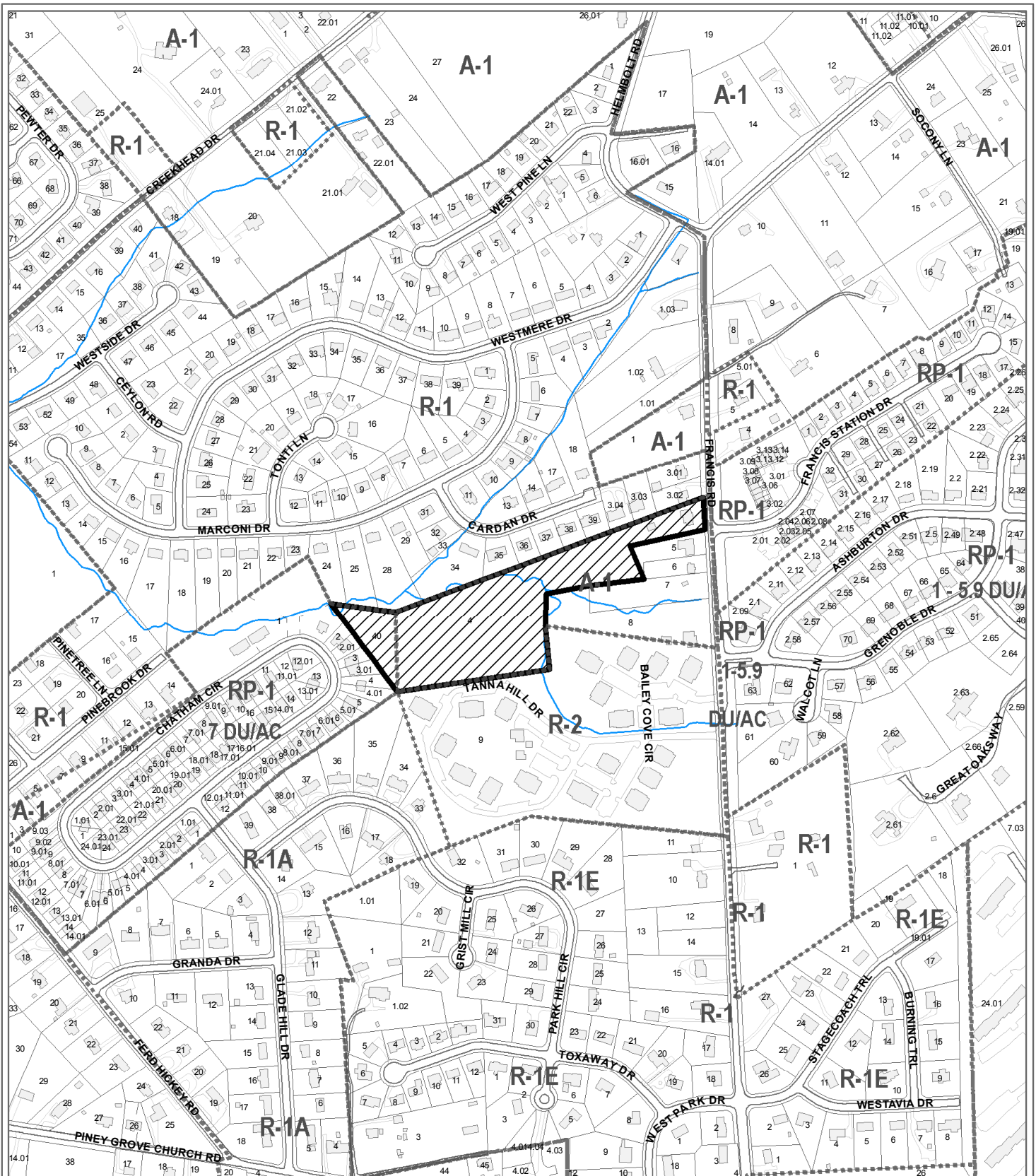
ESTIMATED STUDENT YIELD: 10 (public and private school children, ages 5-18 years)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden 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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



**12-SC-10-C / 12-A-10-UR
CONCEPT PLAN/USE ON REVIEW**



Detached dwellings in PR (Planned Residential) pending

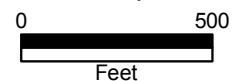
Original Print Date: 11/22/2010
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

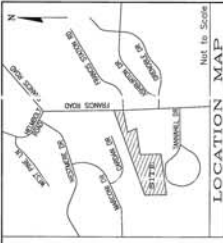
Revised:

Petitioner: Worley Builders, Inc.
Worley Builders Francis Road

Map No: 106

Jurisdiction: City





12-SC-10-C
12-A-10-UR
REVISED
11/24/10

DEVELOPER/OWNER:
WORLEY BUILDERS, INC.
6011 NEA, CHASE WAY
KNOXVILLE, TENNESSEE 37918
PHONE: (603) 922-2660

BATSON, HIMPES, NORWELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
1000 W. BROADWAY
KNOXVILLE, TENNESSEE 37909
PHONE: (603) 588-4472
FAX: (603) 588-4473
email: bhn@batson-poe.com

DEED REFERENCES: DEED BOOK 1184, PAGE 113
DEED BOOK 1383, PAGE 404

NO.	DATE	REVISION DESCRIPTION
1	11/24/10	REVISED

GRADING PLAN FOR
WORLEY BUILDERS-FRANCIS RD.

CLT MAP 1086C, PARCELS 4 & 4D

CITY BLOCKS 46784 & 46860, 46TH WARD
DISTRICT 9, KNOX COUNTY, TN

CONTOUR INTERVAL = 2'

DATE: 11/14/10

SCALE: 1/4" = 10'