

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

▶ **FILE #:** 2-SA-10-C **AGENDA ITEM #:** 15
 2-C-10-UR **AGENDA DATE:** 2/11/2010

▶ **SUBDIVISION:** HABITAT FOR HUMANITY - SKYLINE DRIVE

▶ **APPLICANT/DEVELOPER:** HABITAT FOR HUMANITY

OWNER(S): Knoxville Habitat for Humanity

TAX IDENTIFICATION: 83 A F 032, 083AD009 & 083HC005

JURISDICTION: City Council District 6

▶ **LOCATION:** Southeast side of Skyline Dr., northwest side of Tynemouth Dr.

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Holston and French Broad

▶ **APPROXIMATE ACREAGE:** 15.78 acres

▶ **ZONING:** RP-1 (Planned Residential) Pending & R-1EN (Established Neighborhood)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached and attached residential subdivision

SURROUNDING LAND USE AND ZONING:
 North: Residences and church / R-1 (Low Density Residential)
 South: Residences / R-1EN (Established Neighborhood)
 East: Residences / R-1 (Low Density Residential)
 West: Residences / R-1 (Low Density Residential)

▶ **NUMBER OF LOTS:** 57

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Skyline Dr., a minor collector street with a 22' pavement width within a 35' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Intersection grade variance on Road B at STA 0+11 to STA 1+05, from 1% to 5%.
2. Street grade variance on Road B at STA 1+05 to STA 5+55, from 12% to 15%.
3. Vertical curve variance at STA 1+05 on Road B, from 248.25' to 150' (K Value from 25 to 15.1).
4. Horizontal curve variance on Road B at STA 1+25, from 250' to 200'.
5. Horizontal curve variance on Road B at STA 4+00, from 250' to 200'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 - 5 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 subject to 11 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health

Department.

2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Conducting compaction testing in all fill areas associated with street construction per the requirements of the Knoxville Department of Engineering.
4. Installation of traffic calming devices as may be required by the Knoxville Department of Engineering.
5. All detention ponds shall be located on two or more buildable lots.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
8. Certification on the final plat by the applicant's surveyor that there is at least 300 feet of sight distance in both directions along Skyline Dr at the subdivision entrance.
9. Place a note on the final plat that all lots will have access only to the internal street system.
10. Obtaining approval from the City of Knoxville for the requested right-of-way closure of a portion of the James Rd. (MPC Case # 2-A-10-SC).
11. 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 54 detached dwellings and 3 attached dwellings on individual lots subject to 2 condition.**

1. Obtaining approval from the City of Knoxville for the rezoning to RP-1 (Planned Residential) at a density that allows the proposed subdivision.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use on Review within the RP-1 zone.

COMMENTS:

The applicant is proposing to subdivide this 15.78 acre tract into 54 detached residential lots and 3 attached residential lots at a density of 3.61 du/ac. The Planning Commission recommended the rezoning (1-D-10-RZ) of the property to RP-1 (Planned Residential) at a density of up to 4 du/ac on January 14, 2010. Knoxville City Council approved the First Reading of the rezoning request on February 9, 2010 and will consider the Second Reading on February 23, 2010. The Planning Commission is also considering a street closure request (Item 9, 2-A-10-SC) for a portion of James Rd. (portion that extends into this property) at this meeting.

Access to this subdivision was originally proposed from Tynemouth Dr. a public street that is located on the south side of the property. A vacant lot of Holston Hills Subdivision, which is zoned R-1EN (Established Neighborhood), was to be used to create the street connection. Due to the existing 18-19% grade of Tynemouth Dr. at this location, the applicant has submitted a revised layout for the subdivision with proposed access from Skyline Dr. As presently designed, the proposed street connection to Skyline Dr. includes five subdivision variances for street grades, horizontal and vertical curves. After meeting with Staff, the applicant has revised the street design and has reduced the degree of variance needed for the horizontal curves near the entrance. In consideration of these changes Staff can support the requested variances and is recommending approval of the revised concept plan.

The applicant has stated that he can obtain the required sight distance along Skyline Dr. at the entrance to the Subdivision. Sight distance certification will be required on the final plat.

Traffic calming may be required by the Knoxville Department of Engineering to reduce the speeds along the 15% grade section of the street.

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 3.61 du/ac, is consistent in use and density with the recommended rezoning of the property and with the density allowed under the R-1 zoning of other property in the area.
3. Any school age children living in this development are presently zoned to attend Sarah Moore Greene Elementary, Carter Middle and Austin East High Schools.

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

1. The proposed residential subdivision, with the recommended conditions, meets the standards for development within a RP-1 (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 use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan and Knoxville One Year Plan designate this property for low density residential use. The RP-1 rezoning recommended for approval by the Planning Commission allows consideration of a density up to 4 du/ac. The proposed subdivision at a density of 3.61 du/ac is consistent with the Sector and One Year Plans 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 618 (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: 21 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Sarah Moore Greene Elementary, Carter Middle, and Austin East 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.