

**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:** 58

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+10 to STA 0+90, from 1% to 5%.
2. Street grade variance on Road B at STA 0+90 to STA 5+00, from 12% to 15%.
3. Vertical curve variance at STA 0+90 on Road B, from 250' to 150' (K Value from 25 to 15).
4. Horizontal curve variance on Road B at STA 0+75, from 250' to 100'.
5. Horizontal curve variance on Road B at STA 4+00, from 250' to 100'.
6. Sight distance variance at the intersection of Road B with Road A back to the northeast, from 300' to 216'.

STAFF RECOMMENDATION:

▶ **POSTPONE** the concept plan until the March 11, 2010 MPC meeting as recommended by Staff.

► **POSTPONE the use on review until the March 11, 2010 MPC meeting as recommended by Staff.**

Staff is recommending postponement of these requests to allow more time to work with the applicant on the design of the entrance. Due to safety concerns, Staff would be recommending denial of the requested variances and therefore would have to recommend denial of the concept plan and use on review applications.

COMMENTS:

The applicant is proposing to subdivide this 15.78 acre tract into 55 detached residential lots and 3 attached residential lots at a density of 3.68 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 will consider the rezoning request on February 9, 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. There may be the need for a sight distance variance along Skyline Dr. but at this point we have not received certification of the sight distance at the proposed entrance.

ESTIMATED TRAFFIC IMPACT 628 (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.

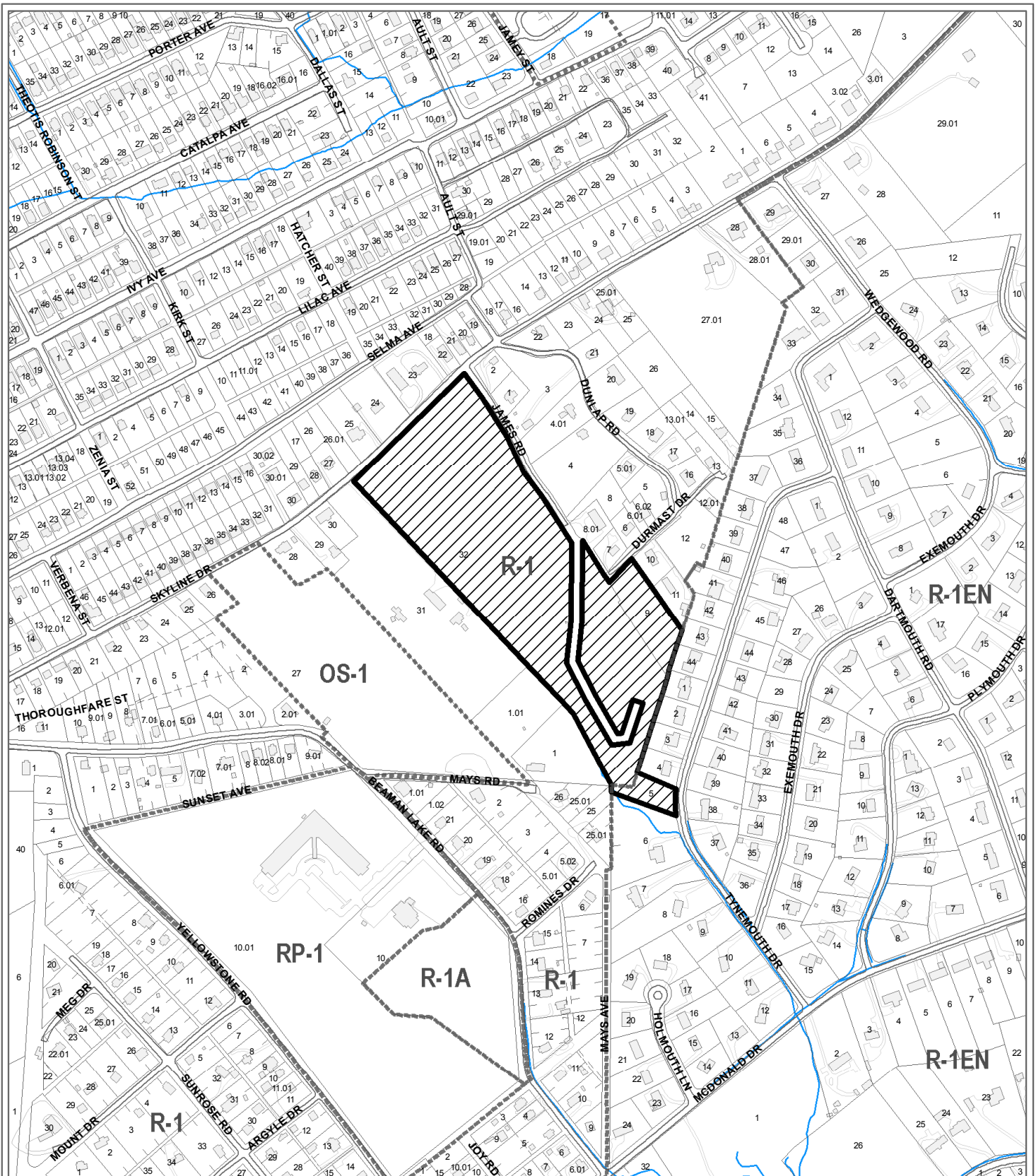
ESTIMATED STUDENT YIELD: 21 (public and private school children, ages 5-18 years)

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

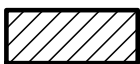
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



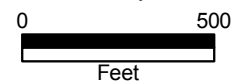
**2-SA-10-C / 2-C-10-UR
CONCEPT PLAN/USE ON REVIEW**



Detached and attached residential subdivision in RP-1 (Planned Residential) Pending & R-1EN (Established Neighborhood)

Petitioner: Habitat for Humanity
Habitat for Humanity - Skyline Drive

Map No: 83
Jurisdiction: City



Original Print Date: 1/27/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

