



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

▶ **FILE #:** 1-SB-10-C **AGENDA ITEM #:** 10
 1-B-10-UR **AGENDA DATE:** 1/14/2010

▶ **SUBDIVISION:** MCCLOUD ROAD
 ▶ **APPLICANT/DEVELOPER:** SOUTHLAND ENGINEERING
 OWNER(S): Southland Group Inc.

TAX IDENTIFICATION: 28 210.01, 210.02, 211 & 212
 JURISDICTION: County Commission District 7

▶ **LOCATION:** Northwest side of McCloud Rd., west of Ventura Dr.

SECTOR PLAN: North County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 19.5 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

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

▶ **NUMBER OF LOTS:** 52

SURVEYOR/ENGINEER: Wanis A. Rghebi Southland Engineering Consultants, LLC

ACCESSIBILITY: Access is via McCloud Rd., a minor collector street with a 19' pavement width within a 30' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve variance on Road A at STA 3+51, from 250' to 220'.
 2. Horizontal curve Variance on Road A at STA 9+89, from 250' to 100'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 because the site's topography and features restrict 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 Knox County (County Ord. 91-1-102).
3. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
4. Installation of sidewalks as shown on the approved concept plan subject to meeting ADA requirements. A

5' wide concrete sidewalk or an 8' wide asphalt pathway, subject to approval by the Knox County Department of Engineering and Public Works at design plan review, shall be installed from the internal sidewalks ending at McCloud Rd. along the entire McCloud Rd. frontage of Lots 1 and 2.

5. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour areas) identified on the plat. Building construction within the 50' setback may be permitted 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. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes on the site.
8. The property line discrepancies designated on the concept plan as Tract 2 and the dark shaded area between the proposed subdivision and the Ledgerwood property (CLT #028-213) to the east.
9. Place a note on the final plat that all lots except Lot 2 shall have access only to the internal street system.
10. With the recording of the final plat for this subdivision, record a sight distance easement across Lots 47 and 53 in order to provide the needed sight distance for the curve in Roads A and B and across Lot 43 for the required sight distance along McCloud Rd.
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 52 detached 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 19.5 acre tract into 52 detached residential lots at a density of 2.67 du/ac. The property was rezoned to PR (Planned residential) at a density of up to 3 du/ac on April 16, 2007. Lot 1 of the subdivision was approved and recorded on October 8, 2009 for the existing residence on the property.

There are three sinkholes located on the property. The applicant has surveyed the upper limits of the closed contours for the sinkholes and Tennessee Department of Environment and Conservation Staff has indicated that they will except the surveyed limits of the sinkholes as depicted on the concept plan. A note will be required on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour areas) identified on the plat. Building construction within the 50' setback may be permitted 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. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.

The traffic calming devices are to be approved by and installed in accordance with the Knox County Department of Engineering and Public Works. Sight distance easements will be required on the final plat for Lots 43, 47 and 53 in order to maintain the required sight distance.

Since the site is within the parent responsibility zone of Halls Elementary, Middle and High Schools, sidewalks meeting ADA requirements will be required within the subdivision. A 5' wide concrete sidewalk or an 8' wide asphalt pathway, subject to approval by the Knox County Department of Engineering and Public Works at design plan review, shall be installed from the internal sidewalks ending at McCloud Rd. along the entire McCloud Rd. frontage of Lots 1 and 2.

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 2.67 du/ac, is consistent in use and density with the approved rezoning of the property and existing residential development along McCloud Rd.
3. Any school age children living in this development are presently zoned to attend Halls Elementary, Middle and 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County 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 du/ac. The proposed subdivision at a density of 2.67 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 568 (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.

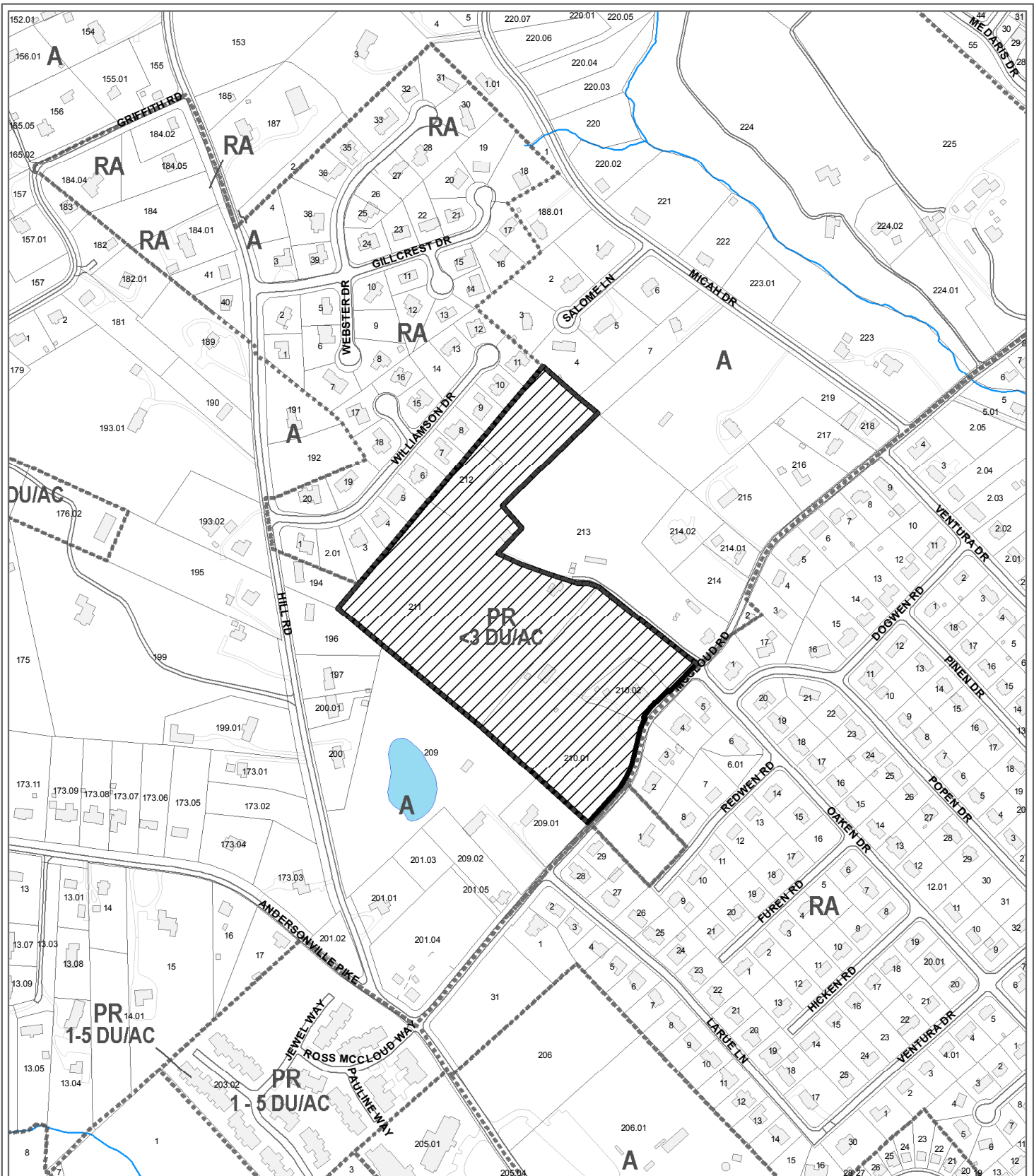
ESTIMATED STUDENT YIELD: 26 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls High.

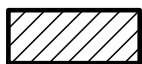
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**1-SB-10-C / 1-B-10-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 12/28/2009 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Southland Engineering
McCloud Road

Map No: 28
Jurisdiction: County



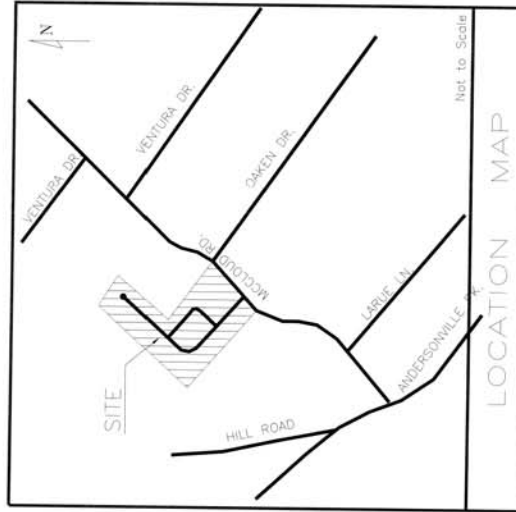
CONCEPT & DEVELOPMENT PLAN
FOR

MCCLLOUD ROAD SUBDIVISION

CLT MAP 28, PARCELS 210.01, 211 & 212
DISTRICT-6, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT PLAN
3	ROAD PROFILE PLAN
4	GRADING & DRAINAGE PLAN
5	STORMWATER POLLUTION PREVENTION PLAN
6	WATER SUPPLY PLAN
7	WATER PLAN
8	SEWER PLAN



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REVISED
12.23.09

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NOVEMBER 10, 2009

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SHEET 1 OF 8 SHEETS
MCC--11-1--TS

