



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

▶ **FILE #:** 7-SA-10-C
7-C-10-UR

AGENDA ITEM # 11
AGENDA DATE: 7/8/2010

▶ **SUBDIVISION:** CASTLE PINES SUBDIVISION
▶ **APPLICANT/DEVELOPER:** SOUTHLAND GROUP, INC.
OWNER(S): Southland Group Inc.

TAX IDENTIFICATION: 135 B B 035.01 AND 033.01

JURISDICTION: County Commission District 9

▶ **LOCATION:** Northwest side of Maloney Rd., west side of Belt Rd., and south side of Smallwood Dr.

SECTOR PLAN: South County

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

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 12.37 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: Vacant land / RAE (Exclusive Residential)
East: Residences / RA (Low Density Residential) & RB (General Residential)
West: Residences / RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 41

SURVEYOR/ENGINEER: Wanis A. Rghebi Southland Group, Inc.

ACCESSIBILITY: Access is via Maloney Rd., a major collector street with an 18' pavement width within a 60' of right-of-way.

- ▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Roadway grade variance from 12% to 14.74%, STA 1+30 to STA 4+35.
 2. Vertical curve variance from 297.5' to 180', at STA 1+35 (Castle Pines Ln.)
 3. Horizontal curve variance on Castle Pines Ln. at STA 0+50, from 250' to 100'.
 4. Horizontal curve variance on Castle Pines Ln. at STA 4+16, from 250' to 225'.
 5. Horizontal curve variance on Castle Pines Ln. at STA 8+50, from 250' to 150'.
 6. Intersection spacing variance on Maloney Rd. between Castle Pines Ln. and Belt Rd. from 300' to 217'.

STAFF RECOMMENDATION:

- ▶ **APPROVE variances 1 - 6 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 4 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Certification on the final plat by the applicant's surveyor that there is at least 300 feet of sight distance in both directions along Maloney Rd. at the subdivision entrance.

- ▶ **APPROVE the development plan for up to 41 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.

COMMENTS:

The applicant has submitted a revised concept plan for Castle Pines Subdivision that is changing the subdivision from attached residential lots to detached residential lots. There is no change in the number of proposed lots. The previous approval included a total of 43 lots on 20.28 acres at a density of 2.12 du/ac. A final plat was recorded in 2008 that created two lots for the existing residences on the site leaving 12.37 acres for the remainder of the subdivision. This proposal for 41 detached residential lots on the remaining 12.37 acres comes out to a site specific density of 3.31 du/ac.

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. While the density for this application is 3.31 du/ac, the overall density for the property is 2.12 du/ac, which is consistent with the zoning density of 3 du/ac.
3. Any school age children living in this development are presently zoned to attend Mount Olive Elementary and South-Doyle Middle and High Schools.

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

1. The proposed detached residential subdivision meets the standards for development within the PR zone and all other requirements of the Knox County Zoning Ordinance.
2. The proposed residential 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. With direct access to a major collector street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes low density residential uses for this property. The approved PR zoning for the site would allow a density up to 3 du/ac. The proposed subdivision is consistent with the Sector Plan 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 456 (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.

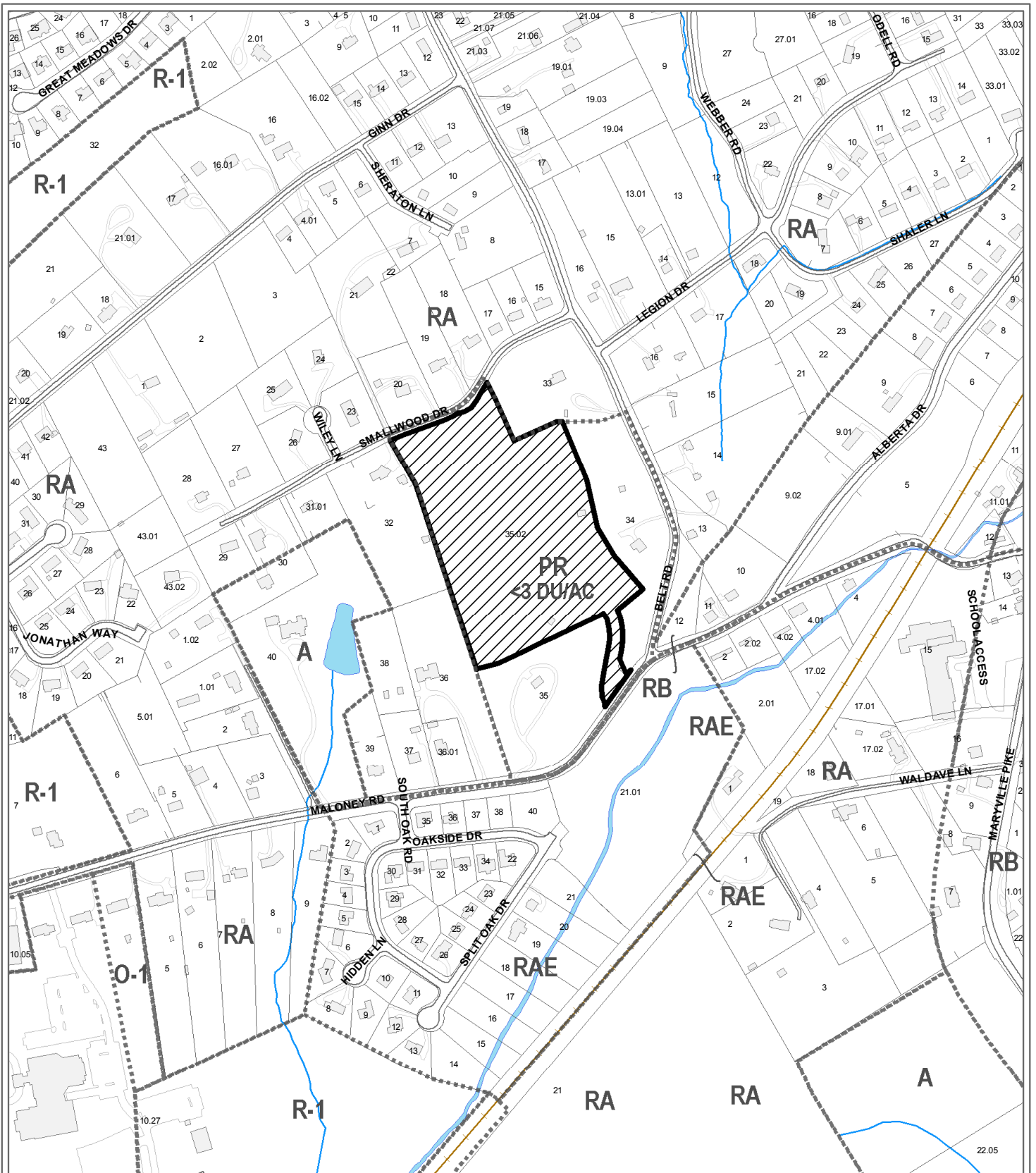
ESTIMATED STUDENT YIELD: 15 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Mount Olive Elementary, South-Doyle Middle, and South-Doyle High.

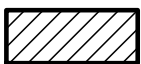
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



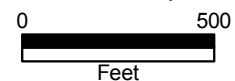
**7-SA-10-C / 7-C-10-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

Petitioner: Southland Group, Inc.
Castle Pines Subdivision

Map No: 135
Jurisdiction: County



Original Print Date: 6/23/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

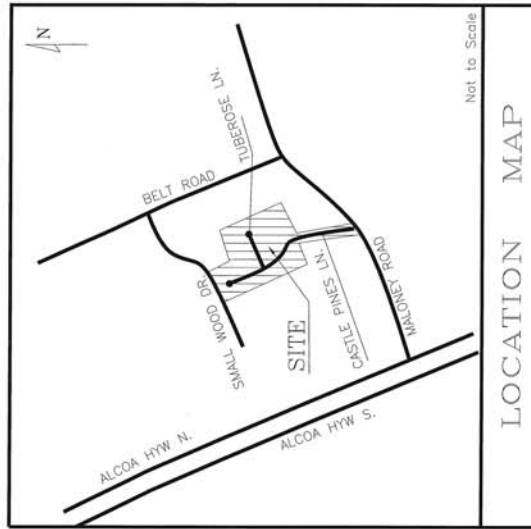
CONCEPT & DEVELOPMENT PLAN
FOR

CASTLE PINES SUBDIVISION

CLT MAP 135BB, PARCELS 34.01 & 35.01
DISTRICT-9, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT PLAN
3	ROAD PROFILE PLAN



LOCATION MAP

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7-SA-10-C
7-C-10-WR
REVISED!
6/16/10

6/15/10

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REV. 6-14-10
MAY 21, 2010

