

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

▶ **FILE #:** 3-SB-10-C **AGENDA ITEM #** 21
 3-C-10-UR **AGENDA DATE:** 3/11/2010

▶ **SUBDIVISION:** CLEAR SPRINGS PLANTATION (REVISED)

▶ **APPLICANT/DEVELOPER:** TRANS-SOUTH PROPERTIES

OWNER(S): Kent A. Brelsford

TAX IDENTIFICATION: 60 H E 104

JURISDICTION: City Council District 4

▶ **LOCATION:** West side of Glen Creek Rd., south of Millertown Pk.

SECTOR PLAN: Northeast County

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

WATERSHED: Love Creek

▶ **APPROXIMATE ACREAGE:** 15.2 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** The site is developed with roads and utilities and contains 8 dwellings

▶ **PROPOSED USE:** Detached dwellings on individual lots

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR residential, A agricultural and C-6 commercial. Development in the area consists of recently developed subdivisions, a TVA and KUB electrical substation, and a Wal-Mart.

▶ **NUMBER OF LOTS:** 50

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Glen Creek Rd., a local boulevard type street with a pavement cross section consisting of two 18' wide driving lanes and a 10' wide median within a 70' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance from 250' to 100' at sta 2+32 of McCampbell Wells Wy.
2. Horizontal curve variance from 250' to 125' at sta 7+96 of McCampbell Wells Wy.
3. Horizontal curve variance from 250' to 105' at sta 10+11 of McCampbell Wells Wy.
3. Horizontal curve variance from 250' to 150' at sta 13+54 of McCampbell Wells Wy.
5. Horizontal curve variance from 250' to 105' at sta 16+25 of McCampbell Wells Wy.
6. Horizontal curve tangent variance from 150' to 79' between sta 8+83 and 9+72 of McCampbell Wells Wy.
7. Horizontal curve tangent variance from 150' to 139' between sta 14+10 and 15+49 of McCampbell Wells Wy.
8. Vertical curve variance from 193.25' to 120' at sta 2+67 of McCampbell Wells Wy.

9. Vertical curve variance from 102' to 70' at sta 8+01 of McCampbell Wells Wy.
10. Vertical curve variance from 157.75' to 80' at sta 6+82 of McCampbell Wells Wy.
11. Horizontal curve variance from 100' to 30' at sta 6+77 of Laurel Creek Wy.
12. Vertical curve variance from 85.75' to 50' at sta 1+15 of Laurel Creek Wy.
13. Vertical curve variance from 110' to 40' at sta 1+83 of Laurel Creek Wy.
14. Vertical curve variance from 127.25' to 64' at sta 7+16 of Laurel Creek Wy.

STAFF RECOMMENDATION:

- **APPROVE** variances 1- 14 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 12 conditions

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
 2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
 3. Connection of sanitary sewer and meeting all other relevant requirements of the Knox County Health Dept.
 4. Installation of sidewalks as shown on the concept plan
 5. Prior to issuance of the first occupancy permit, establish a homeowners association for the purpose of assessing fees for maintenance of the facilities and all commonly held assets.
 6. Meeting all applicable requirements of the previously approved concept plan for Clear Springs Plantation (2-SA-04-C & 4-SL-05-C)
 7. Provision of a note on the Concept plan that all intersection grades greater than 1% and equal to or less than 3% have been approved by the Knoxville Dept. of Engineering
 8. No more than 150 building permits being issued for dwellings in Clear Springs Plantation until the connection between this development and the Meadows of Millertown is completed
 9. Sidewalks are to be constructed on one side of all streets. Sidewalks will be a minimum of 4' wide with a 2' planting strip between the back of curb and the sidewalk. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act
 10. Review and approval of the grading plan for this site by the TVA and KUB prior to the issuance of a grading permit for this project
 11. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
 12. 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 50 detached dwellings on individual lots subject to 2 conditions**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
 2. Meeting all applicable requirements of the previously use on review for this project (2-F-04-UR & 11-H-05-UR)

With the conditions noted, this plan meets the requirements for approval in PR (Planned Residential) zone and the other criteria for approval of a use on review

COMMENTS:

A concept plan for a portion of Clear Springs Plantation was approved by MPC in April, 2005. At that time, this portion of the site was labeled for future development. In November, 2005 this applicant received approval of a use on review for 60 attached residential condominiums for this site. Due to changes in mortgage lending practices, the applicant is now requesting to convert the previously proposed condominium project into a subdivision of detached dwellings. Eight of the previously approved units have been built and will not be part of this subdivision. With the current proposal, the total development will contain 246 dwelling units. The overall development density for Clear Springs Plantation will be 2.12 du/ac.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE

COMMUNITY AS A WHOLE

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached residential development is consistent in use and density with the proposed zoning and subdivision development in the area.

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

1. The proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposed development 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. The use will not draw additional traffic through residential areas.
3. The recommended density of this site is 1- 3 dwellings per acre. The proposed 2.12 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning recommended for approval for this site will allow a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.

ESTIMATED TRAFFIC IMPACT 548 (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.

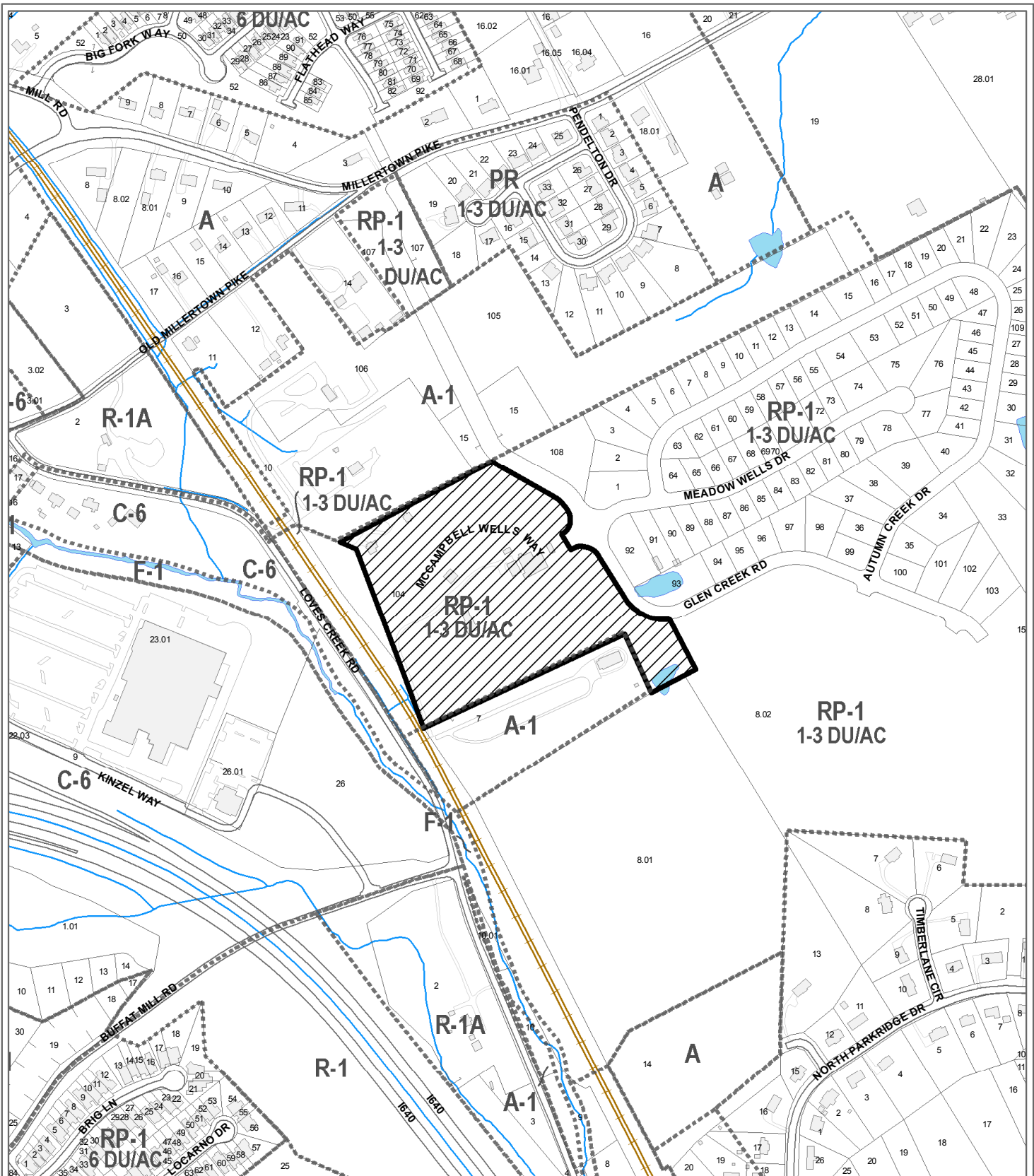
ESTIMATED STUDENT YIELD: 22 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Fulton High.

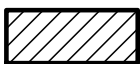
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



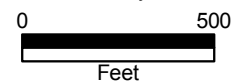
**3-SB-10-C / 3-C-10-UR
CONCEPT PLAN/USE ON REVIEW**



Detached dwellings on individual lots in RP-1 (Planned Residential)

Petitioner: Trans-South Properties
Clear Springs Plantation
(Revised)

Map No: 60
Jurisdiction: City



Original Print Date: 2/22/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



CERTIFICATION OF CONCEPT PLAN
 I, the undersigned, being duly sworn, depose and say that the above described plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Tennessee and that the above described plan is a true and correct copy of the original plan as shown to me by the Mechanical Planning Commission.
 Executed on this 29th day of March, 2010.

 [Signature]

- ADDED REF:
 FRONT YARD 20'
 SIDE YARD 5'
 REAR YARD 10'
 (EXCEPT AS NOTED)
- UTILITIES:
 UNITARY POWER K.U.R.
 HEATING K.U.R.
 GAS K.U.R.
 TELEPHONE K.U.R.
 CABLE - UNKNOWN



OWNER: MARYANN WELLS
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37924

CONCEPT AND DEVELOPMENT PLAN
 UNIT 1 - PHASE 2
 SHEET 1 OF 2

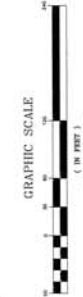
CLEAR SPRING PLANTATION
 DISTRICT 8 • KNOX COUNTY • TENNESSEE
 WARD 32 • CITY OF KNOXVILLE • CITY BLOCK 3246

DATE: 02-22-2010
 REVISION: 1 - 007
 DRAWN BY: GMS
 CHECKED BY: [Blank]
 PROJECT NUMBER: 4469

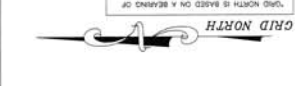


- LEGEND**
- JUNCTION BOX
 - MANHOLE
 - CATCH BASIN
 - SEWER MANHOLE
 - WATER MANHOLE
 - GAS VALVE
 - FIRE HYDRANT
 - SANITARY SEWER START
 - SANITARY SEWER END
 - SANITARY SEWER CLEANOUT
 - LOT LINE & 4' WIDE LANE
 - SANITARY SEWER MAINLINE
 - UTILITY BOUNDARY LINE

GRID NORTH IS BASED ON A BEARING OF 8.22 DEGREES FROM CITY CONTROL POINT #209 TO THE DISTANCE HAS NOT BEEN REDUCED TO GRID.



PH: 865-671-0183 FAX: 865-671-0213
 10816 KINGSTON PIKE
LeMay AND ASSOCIATES
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE 37924



"DISCLAIMER/RESPONSIBILITY NOTE"
 -THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
 -THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ESTABLISHED FACILITIES.
 -THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES.

SITE NOTE

- CORNER MARKETS AS SHOWN HEREON
- ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED
- UTILITY AND DRAINAGE BARRIERS UNDER ALL EXTERIOR BOUNDARY LINES
- ALL EXTERIOR BARRIERS SHALL BE 4" HIGH AND 4" WIDE
- ALL INTERIOR BARRIERS SHALL BE 2" HIGH AND 2" WIDE
- PLAN REFERENCE WITH NO. 200622007008
- PROPERTY BOUNDARY ONLY (NO GROUP E, PART OF PARCEL, OR PROPERTY ZONING) (SEE 101 DOWNS)
- APPLICABLE ELEMENTS, SETBACKS AND RESTRICTIONS OF RECORD
- TOTAL LOTS: 36
- TOTAL UNITS: 107 (48 UNITS, 59 UNITS)
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY
- SERVICIALS TO BE PROVIDED ONE SIDE OF ALL STREETS LONGER THAN 300'
- ALL SIDEWALK INTERSECTIONS TO HAVE 6" HIGH HANDICAP RAMPS
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CITY OF KNOXVILLE, TENNESSEE, SEE THE CITY ENGINEER'S OFFICE
- COMMISSIONER'S RES. 2006-04-02, 20-04-04 AND 11-10-04-04
- THE DRAWING SHEET FOR THIS PROJECT WAS SUBMITTED BY DATE: [Blank]
- VERTICAL DATUM: NAVD83