

▶ **FILE #:** 10-SA-10-C

AGENDA ITEM # 11

AGENDA DATE: 10/14/2010

▶ **SUBDIVISION:** BISHOP RIDGE
 ▶ **APPLICANT/DEVELOPER:** ATLAS TRI-STATE SPE, LLC
 OWNER(S): Atlas Tri-State SPE, LLC

TAX IDENTIFICATION: 47 G N 02105
 JURISDICTION: County Commission District 7

▶ **LOCATION:** North side of Bishop Knoll Ln, northeast side of Bishop Rd
 SECTOR PLAN: North County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 1.83 acres

▶ **ZONING:** PR (Planned Residential)
 ▶ **EXISTING LAND USE:** Vacant land
 ▶ **PROPOSED USE:** Attached Residential Subdivision
 SURROUNDING LAND USE AND ZONING: North: Residences / RA (Low Density Residential)
 South: Residences / PR (Planned Residential)
 East: Vacant land / PR (Planned Residential)
 West: Residences / RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 14
 SURVEYOR/ENGINEER: LeMay & Associates
 ACCESSIBILITY: Access is via Bishop Rd., a major collector street with a 20' pavement width within a 50' right-of-way, and Bishop Knoll Ln., a local street with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** NA

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 6 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Identifying on the final plat, the sinkhole/closed contour area and a 50' building setback from the upper closed contour in the area of Lots 9-14. Include a notation that construction within the 50' building setback area may be permitted subject to approval by the Knox County Department of Engineering and Public Works. A geotechnical firm shall be retained by the applicant through the design and construction of the units on lots 10 - 13.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes/closed contour areas.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access only to the internal street system.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

COMMENTS:

This property which was rezoned to PR (Planned Residential) at a density of up to 5 du/ac in 2007 was subdivided into 27 attached residential lots at a density of 4.58 du/ac in January 2008. The property has been resubdivided three times since the original final plat was recorded. Since the original concept plan has expired, the applicant has submitted a new concept plan for 14 lots on the remaining 1.83 acres of the subdivision. While the site specific density for phase two of the subdivision is 7.65 du/ac, the overall density for the subdivision still remains at 4.58 du/ac.

There is a portion of a sinkhole/closed contour area located on the property in the area of lots 9 - 13. The sinkhole/closed contour area has a 50' building setback from the top of the closed contour designated on the plan. A geotechnical study (conducted by a registered engineer) had been submitted previously that identified the setback area as being suitable for building sites for the proposed attached residential units. The Knox County Department of Engineering and Public Works had reviewed and approved the study subject to the condition that a geotechnical firm be retained by the applicant through the design and construction of the units on lots 10 - 13.

ESTIMATED TRAFFIC IMPACT 170 (average daily vehicle trips)

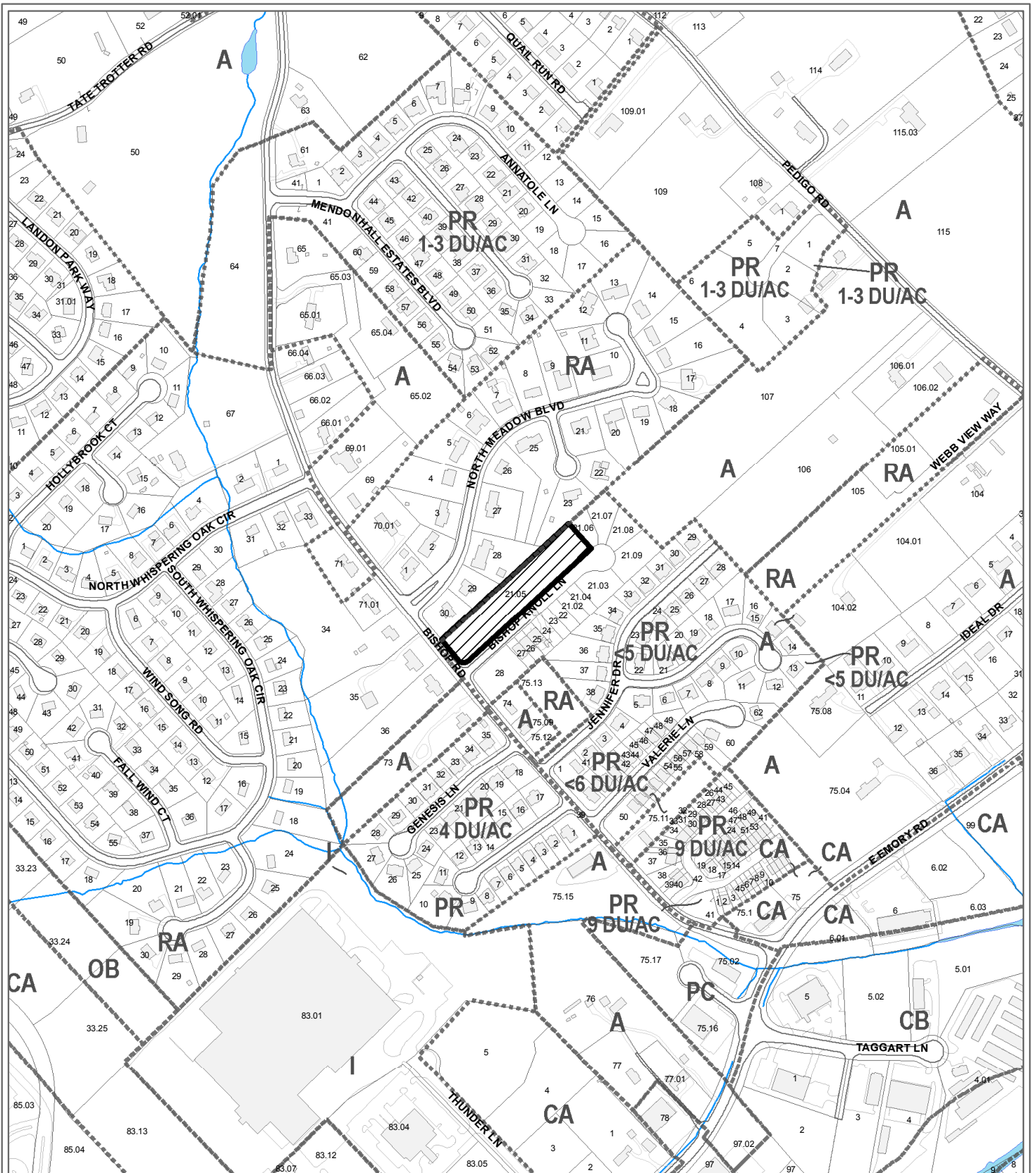
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public and private school children, ages 5-18 years)

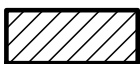
Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Powell High.

- 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**10-SA-10-C
CONCEPT PLAN**



Approval of Concept Plan

Original Print Date: 9/23/2010
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Subdivision: Bishop Ridge

Map No: 47

Jurisdiction: County

