

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

▶ **FILE #:** 7-SB-10-C **AGENDA ITEM #** 15
 8-H-10-UR **AGENDA DATE:** 9/9/2010

POSTPONEMENT(S): 7/8/2010-8/12/2010

▶ **SUBDIVISION:** PEBBLESTONE CONDOS

▶ **APPLICANT/DEVELOPER:** DOYLE JOHNSON

OWNER(S): E. Doyle Johnson

TAX IDENTIFICATION: 49 C E 001

JURISDICTION: County Commission District 7

▶ **LOCATION:** Southwest side of Murphy Rd., just south of Tazewell Pike

SECTOR PLAN: North City

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

WATERSHED: Whites Creek

▶ **APPROXIMATE ACREAGE:** 10.58 acres

▶ **ZONING:** RB (General Residential) & A (Agricultural) - PR (Planned Residential) Pending

▶ **EXISTING LAND USE:** Condominium development and vacant land

▶ **PROPOSED USE:** Attached and Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / RB (General Residential) & A (Agricultural)
 South: Vacant land / PR (Planned Residential)
 East: Residences / PR (Planned Residential) & A (Agricultural)
 West: Residences / RB (General Residential)

▶ **NUMBER OF LOTS:** 39

SURVEYOR/ENGINEER: Robert G. Campbell

ACCESSIBILITY: Access is via Murphy Rd., a major collector street with a 24' pavement width within a 80' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Reduction of tangent length between reverse curves (C1 & C2) on Pebble Run Way, from 50' to 7.39'.
2. Reduction of tangent length between reverse curves (C18 & C19) on Rocky Branch Way, from 50' to 0'.
3. Reduction of the exterior boundary utility and drainage easement from 10 feet to 0 feet in the area of the detention pond easement. The side yard utility and drainage easement is reduced from 5 feet to 0 feet for all attached units. The street frontage utility and drainage easement is reduced from 10 feet to the distances shown on the concept plan for the buildings on Lots 1, 2, 3, 15, 21, 31, 32, 35, 36 & 39.
4. Vertical curve variance on Pebble Run Way at STA 14+15, from 175' to 150'.
5. Vertical curve variance on Ivy Rock Way at STA 20+45, from 105' to 90'.

6. Vertical curve variance on Sandy Knoll Way at STA 50+50, from 142.5' to 100'.
7. Vertical curve variance on Sandy Knoll Way at STA 51+35, from 175' to 70'.
8. Vertical curve variance on Boulder Way at STA 31+50, from 137.5' to 70'.
9. Vertical curve variance on Boulder Way at STA 30+50, from 162.5' to 100'.
10. Vertical curve variance on Ivy Rock Way at STA 23+75, from 168.75' to 110'.
11. Vertical curve variance on Rocky Branch Way at STA 42+50, from 287.5' to 250'.
12. Street grade variance on Sandy Knoll Way, STA 50+50 to STA 51+35, from 12% to 12.5%.

STAFF RECOMMENDATION:

- **APPROVE** variances 1- 12 because the existing site conditions and approved design restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 conditions

1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Any documents required for amending the horizontal property regime and master deed, and any new documents created for the Joint Permanent Easement, homeowners association or maintenance agreements for the streets, storm water management facilities and all other commonly held assets shall be recorded prior to or with the final plat, with the recording information for the documents being referenced on the plat.
4. The final plat shall allow for the signature of all parties that have an ownership interest in the property being subdivided or make reference to signature/authorization document(s) that will be recoded with the final plat.
5. Placing a note on the final plat that all units will have access only to the internal street system.

- **APPROVE the development plan for up to 69 attached and detached residential units with 37 units being on individual lots and reducing the peripheral setback along the southern boundary line to 25', subject to the following 3 conditions:**

1. Approval of the rezoning of the property to PR (Planned Residential) at a density greater than 6.52 du/ac by the Knox County Commission.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Obtaining variances from the Knox County Board of Zoning Appeals for the variances on the reduction of the peripheral setbacks and front yard setbacks.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use on Review within the PR zoning district.

COMMENTS:

Due to changes in mortgage lending practices for residential condominium developments, the developer is requesting approval of a concept plan for the subdivision into attached and detached residential lots, for that portion of the existing development that has not been sold. The condominium development was originally approved under RB (General Residential) zoning by Knox County Department of Engineering and Public Works and Codes Administration and Inspections. Approval was not required by the Planning Commission.

Of the 69 approved dwelling units, 32 have been developed as condominium units. These units are located on Lots 1 and 2 of the proposed concept plan. The remaining 37 units are identified as Lots 3 through 39. They include a mix of duplex and detached residential units. Since the proposed subdivision will not work under the RB zoning without several zoning variances, the applicant submitted a rezoning request to PR (Planned Residential) and Sector Plan amendment to medium density residential for consideration at the

Planning Commission's August 12, 2010 meeting (8-H-10-RZ/8-D-10-SP). The Planning Commission recommended approval of the sector plan amendment and rezoning to PR at a density of up to 7 du/ac. The Knox County Commission will consider the requests at their September 27, 2010 meeting. The development as approved has a density of 6.52 du/ac.

The subdivision will be served by private streets (Joint Permanent Easements). Since the proposed streets were originally designed as driveways within a condominium development, the streets do not comply with public street standards and will require several variances from the Subdivision Regulations.

Variances are required from the Knox County Board of Zoning Appeals for a reduction of the peripheral setback along the northern boundary from 35' to 25' and the front yard setback from the JPE to 10' for most units and an additional setback for the units on Lots 1, 2, 3, 15, 21, 31, 32,35, 36 and 39. The Planning Commission can approve the requested reduction in the peripheral setback to 25' along the southern property boundary since it adjoins a PR zoning district.

The applicant is responsible for preparing and recording any amendments to the horizontal property regime and master deed, and any new documents created for the Joint Permanent Easement, homeowners association or maintenance agreements for the streets, storm water management facilities and all other commonly held assets. These documents shall be recorded prior to or with the final plat for the subdivision, with the recording information for the documents being referenced on the plat. The recorded documents and plat shall be signed off by all parties that have an ownership interest in the property being subdivided.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are in place to serve the site.
2. The surrounding area has developed with low density residential uses under PR and RB zoning. The property to the south has been approved as an attached residential subdivision with a density of 4.93 du/ac and a commercial center under PR zoning. The site is located near a major intersection and has access from a major collector street.

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning district, as well as all other criteria for approval of a use on review.
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 since the site has direct access to a major collector street..
3. The proposed PR zoning for the property would allow a density up to 7 du/ac. At a proposed density of 6.52 du/ac, the development is consistent with the proposed zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed amendment to the North City Sector Plan would allow consideration of medium density residential uses for the site which is consistent with the proposed density of 6.52 du/ac.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 684 (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.

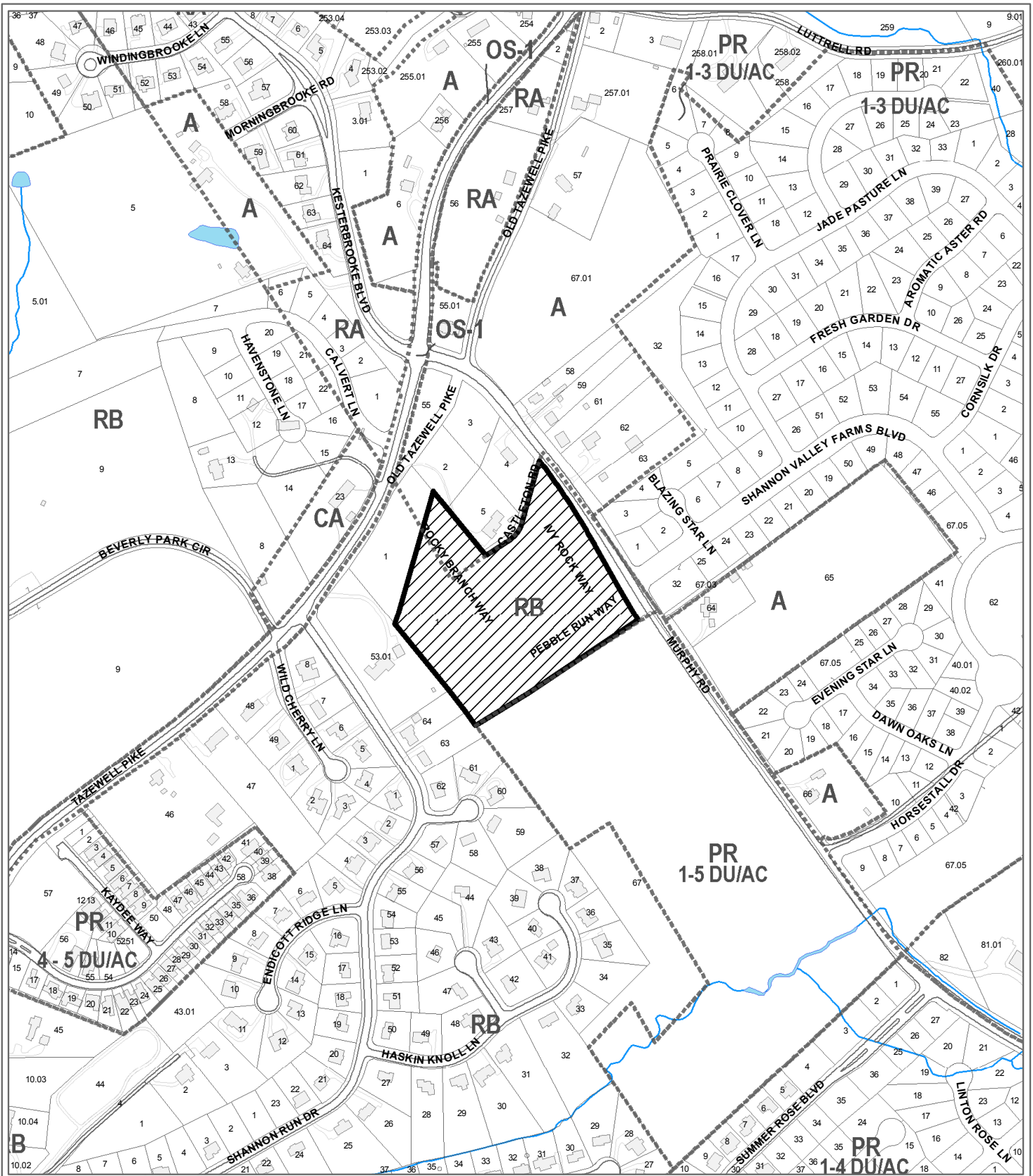
ESTIMATED STUDENT YIELD: 10 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ritta Elementary, Gresham Middle, and Central High.

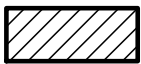
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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-SB-10-C/8-H-10-UR
CONCEPT PLAN/USE ON REVIEW**

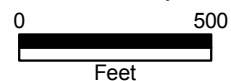


Attached and detached residential subdivision in RB (General Residential) & A (Agricultural) (PR Pending)

Original Print Date: 8/5/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Johnson, Doyle

Map No: 49
Jurisdiction: County



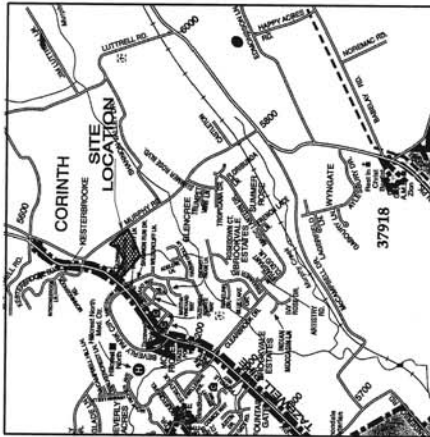
PEBBLESTONE CONDOMINIUMS CONCEPT PLAN / USE ON REVIEW

DISTRICT NO. SIX
KNOX COUNTY, TENNESSEE

CLT MAP: 49
PARCEL: 54

ENGINEER:
ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

OWNER/DEVELOPER:
E. DOYLE JOHNSON
9106 E EMORY ROAD
KNOXVILLE, TN 37921
PHONE: (865) 887-5808



LOCATION MAP



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING
IN THE STATE OF TENNESSEE, AND THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND
EXHIBITS SUBMITTED TO ALL APPLICABLE PROVISIONS OF THE
KNOX COUNTY COMMISSION TO ALL APPLICABLE PROVISIONS OF THE
KNOX COUNTY COMMISSION HAVE BEEN PREPARED AND SUBMITTED
AND DESCRIBED IN A REPORT WITH THE PROPOSITION
PLAN SUBMISSION.

SURVEYOR
TENNESSEE CERTIFICATE NO. 1947



9/1/10
REVISED!

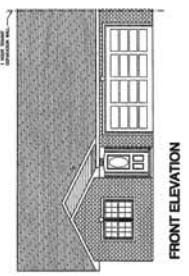
MPC FILES
7-SB-10-C
8-H-10-JR

NOTES:

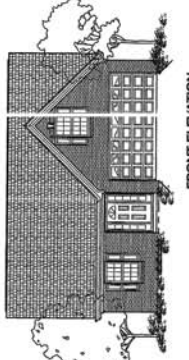
- 1) EXISTING TREES INDICATED WILL BE PRESERVED TO THE EXTENT POSSIBLE. OTHER ADDITIONAL EXISTING TREES AND SHRUBS MAY ALSO BE PRESERVED.
- 2) NEW PLANTINGS OF TREES WILL BE PROVIDED AS SHOWN.
- 3) ALL TREES SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL. ANY TREE WHICH FAILS TO SURVIVE SHALL BE REPLACED.
- 4) BEDDING AREAS WILL BE INSTALLED IN FRONT OF BUILDINGS WITH MULCH COVER OVER TOPSOIL AND DECORATIVE PLANTINGS.
- 5) TREES PLANTINGS TO INCLUDE THE SPECIES INDICATED AND TWO OTHER SUITABLE SPECIES SUCH AS JAPANESE MAPLE, FLOWERING DOGWOOD, AMERICAN ELMS, & SCOTCH PINE.
- 6) SHRUBS TO BE PLANTED INCLUDE PFTZEM'S JUNIPER AS 5' GOWN, AND A COMBINATION OF AZALEA, MYRTLE, RHODODENDRON, AND OTHER ORNAMENTAL VARIETIES.
- 7) LAWN AREAS WILL BE SEEDS OR SOODES WITH A MIXTURE OF LAWN GRASSES.

- LEGEND**
- EXISTING TREE TO BE PRESERVED
 - PROPOSED TREE PLANTING (TYP)
 - PROPOSED SHRUB PLANTING (TYP)

TYPICAL UNIT

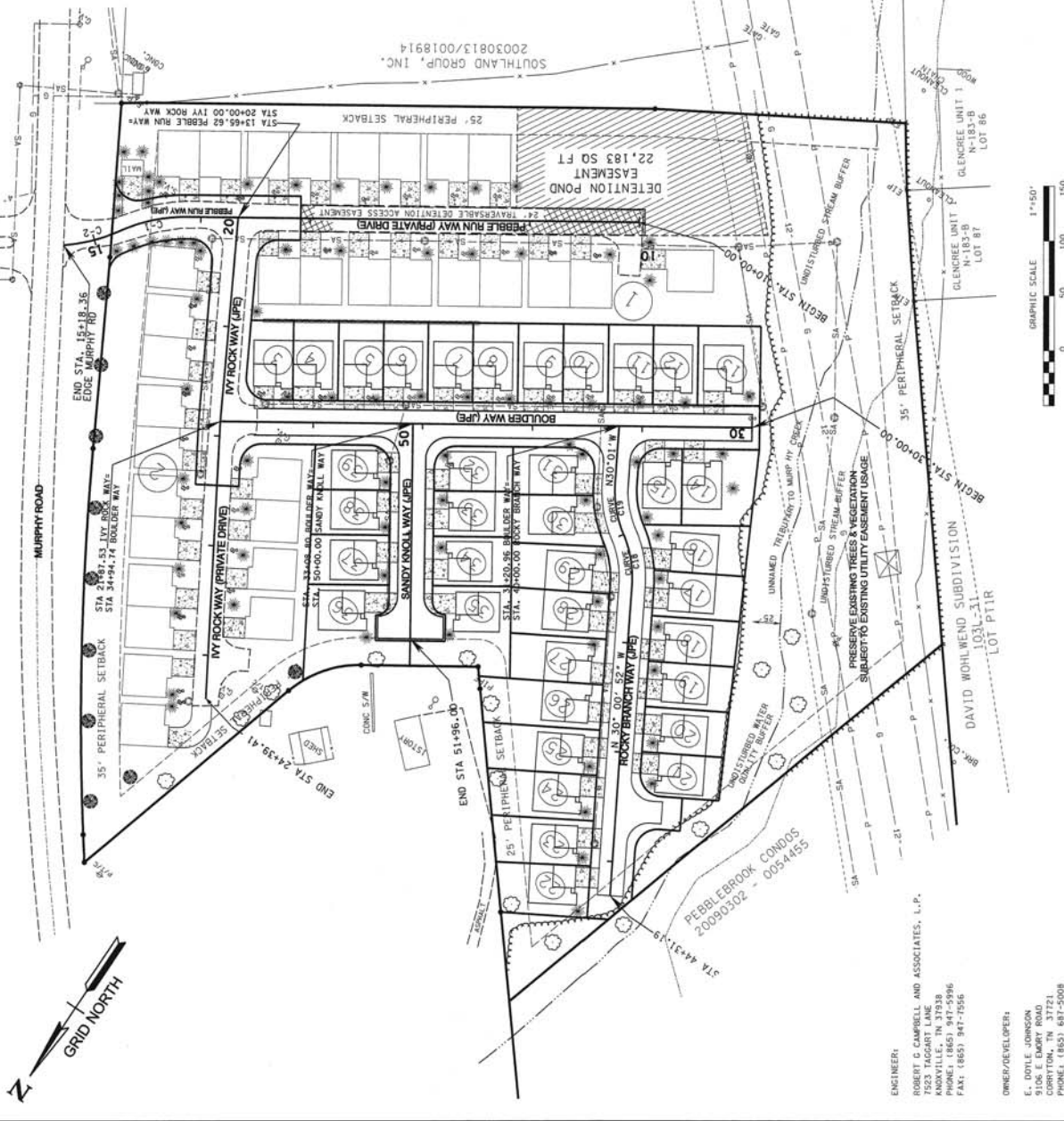


OPTIONAL TYPICAL UNIT



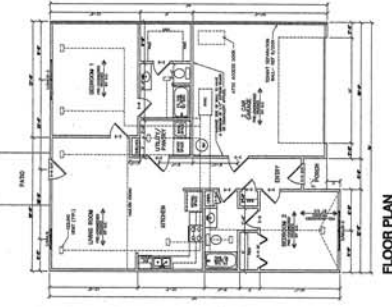
FRONT ELEVATION

FRONT ELEVATION



ENGINEER:
 ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
 7523 TAGGART LANE
 ANNOXVILLE, TN 37030
 PHONE: (605) 347-5996
 FAX: (605) 347-5998

OWNER/DEVELOPER:
 E. DOTY JOHNSON
 9106 E. EMORY ROAD
 CORYTON, TN 37221
 PHONE: (605) 687-2608



FLOOR PLAN



ALTERNATE FLOOR PLAN

REVISED
 9-1-10

PEBBLESTONE CONDOMINIUMS

PEBBLESTONE CONDOMINIUMS
 DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE



LANDSCAPING PLAN
 BUILDING FLOOR PLAN

DESIGNED BY	CMT	CHECKED BY	ROC	SCALE	1" = 50'
DRAWN BY	CMT	DATE	08/31/10	FILE NO.	05133
					SHEET THREE
					NO. 3
					SIX SHEETS