

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

▶ **FILE #:** 4-SC-11-C **AGENDA ITEM #** 12  
 4-D-11-UR **AGENDA DATE:** 4/14/2011

▶ **SUBDIVISION:** CAMPBELL STATION VILLAS - PHASE 2  
 ▶ **APPLICANT/DEVELOPER:** M & M PARTNERS  
 OWNER(S): Wallace McClure

TAX IDENTIFICATION: 130 61.02  
 JURISDICTION: County Commission District 6  
 ▶ **LOCATION:** Northeast side of N. Campbell Station Rd., east end of Ridgeland Dr.  
 SECTOR PLAN: Northwest County  
 GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)  
 WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 5.44 acres

▶ **ZONING:** PR (Planned Residential)  
 ▶ **EXISTING LAND USE:** Subdivision under construction  
 ▶ **PROPOSED USE:** Attached and Detached Residential Subdivision  
 SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / A (Agricultural)  
 South: Residences / A (Agricultural), PR (Planned Residential) & Town of Farragut  
 East: Vacant land / A (Agricultural)  
 West: Phase 1 of Subdivision / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 13  
 SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe  
 ACCESSIBILITY: Access is via Ridgeland Dr., a local street with a 26' pavement width within a 50' right-of-way.  
 ▶ **SUBDIVISION VARIANCES REQUIRED:**  
 1. Horizontal curve variance on Ridgeland Dr. at STA 4+50, from 250' to 125'.  
 2. Right-of-way dedication variance from the centerline of N. Campbell Station Rd., from 50' to 30'.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 & 2 because the site's topography and natural features restrict compliance with the Subdivision Regulations.

**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. 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 area) identified on the plat. 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. Building construction is not permitted within the hatched contour area of the sinkhole or 5' sinkhole easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.

3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

► **APPROVE the development plan for up to 6 attached residential dwellings and 7 detached residential 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 use on review in the PR zoning district.

**COMMENTS:**

The applicant has submitted a revised concept plan for the second phase of Campbell Station Villas subdivision with a total of 13 lots on 5.44 acres at a density of 2.39 du/ac. The revised concept plan retains the same street layout and includes minor changes in the mix of attached (6 lots) and detached (7 lots) residential lots with the elimination of one lot in this area. The original concept plan approved for this subdivision expires in May of this year.

Due to the location of sinkholes on the property, a geotechnical study prepared by a registered engineer is required to determine if building construction is acceptable within the 50' sinkhole buffer areas.

**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 water and sewer utilities are in place to serve this site.

2. The proposed attached and detached residential subdivision at a density of 2.39 du/ac, is consistent in use and density with the approved rezoning of the property.

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

1. The proposed subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.

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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to an arterial street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning allows consideration of a density up to 4 du/ac. The proposed second phase of this subdivision at a density of 2.39 du/ac 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** 159 (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.

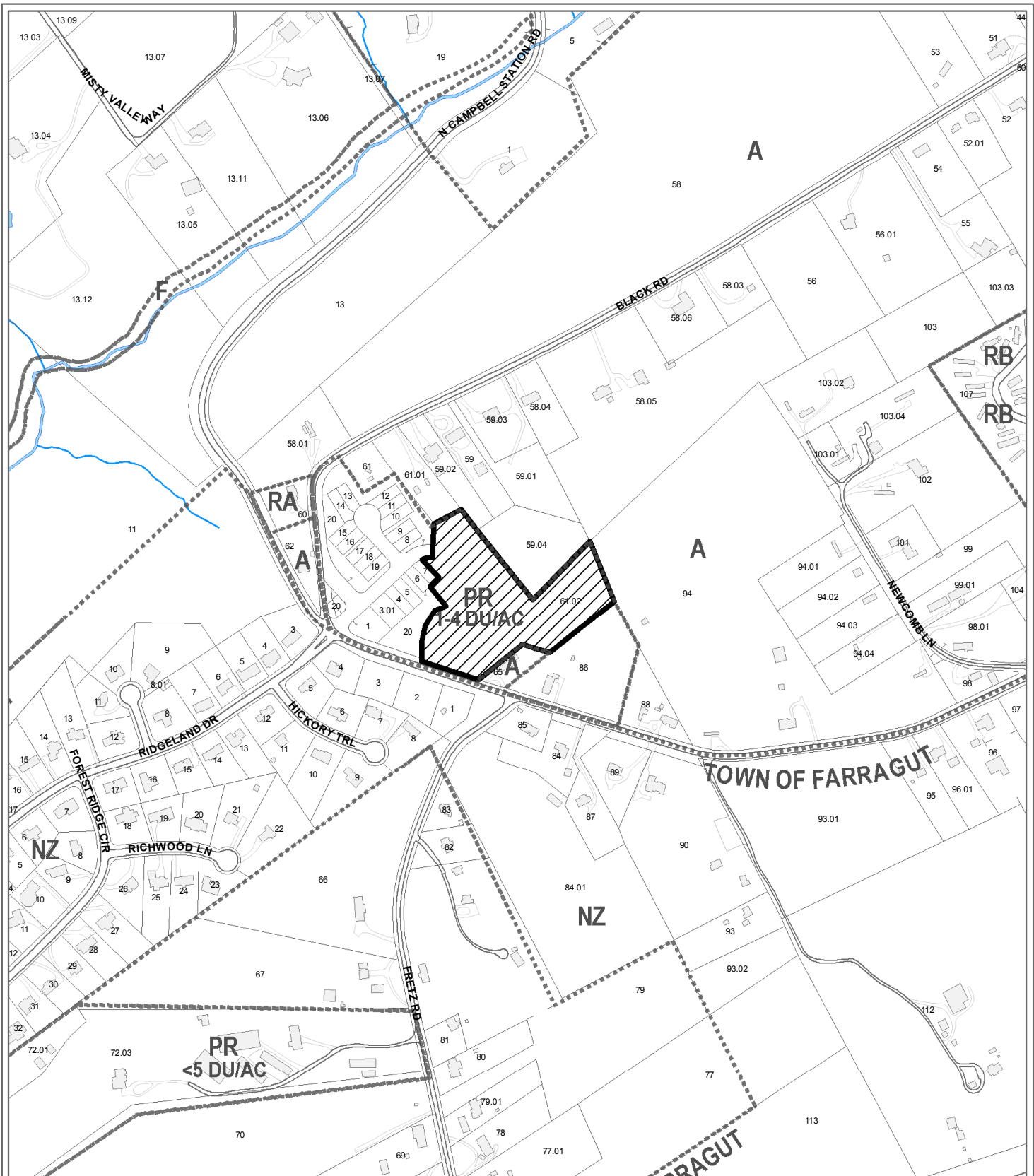
**ESTIMATED STUDENT YIELD:** 5 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Hardin Valley Academy.

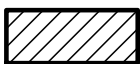
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**4-SC-11-C / 4-D-11-UR  
CONCEPT PLAN/USE ON REVIEW**



Attached and Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 3/24/2011      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: M & M Partners  
Campbell Station Villas - Phase 2

Map No: 130  
Jurisdiction: County

