

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION SUBDIVISION REPORT - CONCEPT

► **FILE #:** 8-SA-11-C

AGENDA ITEM #: 11

AGENDA DATE: 8/11/2011

► **SUBDIVISION:** BEACON PARK

► **APPLICANT/DEVELOPER:** BEACON PARK, LLC

OWNER(S): Beacon Park, LLC

TAX IDENTIFICATION: 163 28, 28.01

JURISDICTION: County Commission District 5

► **LOCATION:** Southwest terminus of Chandler Rd., southwest of Northshore Dr.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Tennessee River

► **APPROXIMATE ACREAGE:** 495 acres

► **ZONING:** PR (Planned Residential)

► **EXISTING LAND USE:** Farm land with single family dwellings and out buildings

► **PROPOSED USE:** Attached and detached residential development

SURROUNDING LAND USE AND ZONING: Most of the property in the area is zone PR (Planned Residential) and has been developed with low density residential subdivisions. There is an eighty-three acre tract adjoining this site that is zoned A (agricultural).

► **NUMBER OF LOTS:** 385

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Chandler Ln., a local street with a pavement width of 14' to 16' within a right-of-way that varies in width

► **SUBDIVISION VARIANCES REQUIRED:** Individual variances are not identified. Variances to the roadway design standards for this project will be as shown on the resubmitted plans (6/27/11) or as recommended by the Knox County Dept. of Engineering and Public Works.

STAFF RECOMMENDATION:

► **APPROVE** variances to road designs as shown on plan sheets L1.3 - L1.7 unless addressed by a specific condition of approval or as modified by the Knox County Dept. of Engineering and Public Works

APPROVE the concept plan subject to conditions

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
2. Closing Chandler Ln. just past the point where Chandler Ln. and Rogers Island Ln. intersect to west of the entrance to the development
3. Provision of improvements at the intersection of S. Northshore Dr. and Chandler Ln. per plans approved by the Tenn. Dept. of Transportation and the Knox County Dept. of Engineering and Public Works. These improvements include: realignment of Chandler Ln. and Bluegrass Rd., provision of left turn lanes at all four legs of the new intersection, altering the vertical alignment of S. Northshore Dr. to provide the required sight distance and provision of a traffic signal at the time it is determined to be warranted by the reviewing agencies

4. Widen Chandler Ln. from the subdivision entrance to the point where the intersection improvements at S. Northshore Drive commence to minimum width of 20 feet with shoulders as required by the Knox County Dept. of Engineering and Public Works. This work is to be done as part of the initial development of the site
5. Complete all proposed Improvements to the intersection of S. Northshore Dr. and Chandler Ln., excluding the traffic signal, as part of the initial development of the site
6. Widen Rogers Island Ln. to 23' as described in the plan at the time the townhomes that will have access to that road are developed
7. All cul de sac and one-way loops must be designed to accommodate a BUS-40 truck or greater.
8. Redesign all boulevard crossovers to meet the grade requirements as dictated by the Knox County Dept. of Engineering and Public Works
9. All streets having a minimum pavement width of 18' in order to accommodate fire/rescue equipment
10. Provision of sight distance easements across lots as may be required by the Knox County Dept. of Engineering and Public Works
11. Designing all cul de sacs to meet the minimum required 10% cross slope in the bulb
12. Provision of the landscape buffer between River Sound Subdivision and the proposed townhomes as shown in the Beacon Park pattern book. This buffer is to be in place prior to the issuance of the first occupancy permit within the town home development.
13. Construction of "Founders Park" including the community building and the swim center prior to the issuance of the 101st building permit in this development.
14. Construction of the sidewalks as shown on the plan. All sidewalk construction must comply with the ADA Act.
15. Prior to final plat approval of the first phase of this project, establish a homeowners association or other entity for the purpose of assessing fees for the maintenance of the storm water facilities and the other commonly held assets and to enforce the private covenants and restrictions of the development.
16. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
17. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord 91-1-102)
18. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation, the Tenn. Valley Authority and the U.S. Army Corp of Engineers if required
19. A revised plan reflecting the conditions of approval must be submitted to MPC staff for review prior to the issuance of any grading or building permits
20. Meeting all requirements of the previously approved use on review (5-H-06-UR)
21. 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.

COMMENTS:

The Schaad Companies are proposing a large scale development that will contain a mix of residential uses along with community and recreational facilities. The site is located at the southwest end of Chandler Ln., which intersects with S. Northshore Dr. in the vicinity of Bluegrass Rd. and River Sound Subdivision. This site has been referred to in the past as the Kraemer property. The total site contains approximately 500 acres. A portion of that acreage is located under water or in the floodway of Fort Loudon Lake. The developable portion of the site is 381 acres. The highest elevation of the site is found near the proposed Chandler Ln. entrance. The site generally slopes downward to the southwest toward the lake. The site has miles of lake frontage.

After this same project was reviewed and approved by MPC in May of 2006, legal issues arose which prevented the applicant from being able to close on the purchase of the property. Those legal issues were only recently resolved. However, the approval of the concept plan has timed out during the interim period. After a concept plan is approved, the developer has up to five years to obtain final plat approval for all of the project. At the end of five years the project approval times out and the developer must come back before MPC to request reapproval of the proposed project.

The applicant is again proposing to develop this site with 820 total dwelling units along with 90 acres of open space/ recreational facilities. The site is zoned PR (Planned Residential) with a permitted density of up to 3 dwellings per acre. At the maximum density permitted by the current zoning 1143 dwellings could be approved for this property. This residential development will consist of 385 detached dwellings and 435 attached residential units for a total of 820 dwelling units. The lots for the detached single family dwellings will range in size from 10,000 sq. ft. to over an acre in size. The attached units will be constructed in three different areas on the site. The largest concentration of attached dwellings will be in the Pointe Village section of the site. The proposal calls for up to 315 units in that area. All elements of the development will be linked together with a sidewalk and trail system which is proposed throughout the development.

This is not the typical subdivision that comes before MPC for review. The mix of housing types, the abundance of open space and community facilities and the use of private streets on such a large scale make the strict application of the Subdivision Regulations virtually impossible. The applicants are proposing to control the development of this site and the construction of the dwellings through a strict set of covenants that will dictate design elements that will have to be adhered to throughout the project. For these reasons, staff believes that Sections 82-20 - 22 of the Subdivision Regulations will govern the review of this project. These sections of the regulations permit the MPC to modify the application of the strict standards of the Subdivision Regulations to permit large scale developments that contain design innovations. The MPC staff has thoroughly reviewed the plans for this project and are satisfied that the public interest will continue to be served with the granting of variances from the Subdivision Regulations.

Because of the proximity of this site to Ft. Loudon Lake, drainage is not a major issue. The developers will be required to install basins during the development of the site that will retain storm water to permit the silt to settle out before the storm water enters the lake. The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

A traffic impact study was prepared and submitted to the staff of MPC, Knox County Dept. of Engineering and Public Works and the Tenn. Dept. of Transportation for review. A number of improvements to the existing roadway system are called for in the study. The study recommends that the intersection of S. Northshore Dr. and Chandler Ln. be completely reconstructed. This reconstruction is to include changing the vertical alignment of S. Northshore Dr. to improve sight distance. Additionally, the study calls for the alignment of Chandler Ln. and Bluegrass Rd. to form a four way intersection. Left turn lanes will be required at all four legs of the intersection. Finally, a traffic signal will be required at a future date. In addition to the improvements at the S. Northshore intersection, the applicants will be required to widen Chandler Ln. and Rogers Island Ln.

Chandler Ln. is 14' to 16' wide from S. Northshore Dr. to the site. This road has evolved over the years to become a "country lane". The road was not designed to carry the traffic that is projected to be generated by this development. Additionally, the Chandler Ln. right-of-way is the logical place for the construction of utilities that will be required to be extended to the development site. For these reasons staff believes that Chandler Ln. will have to be rebuilt. At the time the Kraemer property came before MPC for rezoning, the residents of River Sound Subdivision requested that the existing vegetative buffer between their houses and Chandler Ln. remain in place. The applicant's traffic engineer was asked to determine what improvements to Chandler Ln. would be required to carry the traffic from this project. Due to the short direct nature of the Chandler Rd. link between S. Northshore Dr. and the entrance to the project, the engineers have stated that widening Chandler Ln. to 18' with shoulders would be adequate to carry the anticipated traffic. Due to the large amount of truck traffic that will be using Chandler Ln, staff will recommend that Chandler Ln. be widened to a minimum width of 20'. Improving the road to this standard will mean that most of the existing vegetation along Chandler Ln. will not be disturbed. Staff will require that all of the road improvements excluding the traffic signal and the improvements to Rogers Island Ln. be incorporated in the initial development of the site and should be completed before any occupancy permits are granted.

The plan calls for the closure of a portion of Chandler Ln. that will be part of the development site. Staff concurs that this portion of the road should be closed and the existing asphalt be removed. A portion of this closed right-of-way will be used to create a vegetative buffer between River Sound Subdivision and the new town home development that adjoins that subdivision.

As previously stated, the plan calls for numerous recreational and community facilities. The plan shows an extensive sidewalk and walking trail network. The facilities will include a large community center that will serve as a meeting place. Additionally, a park and recreational facilities will be provided at the community center. A second major recreational amenity will be the swim center. This will be a large community swimming facility along with other park and recreational facilities. There are other parks scattered throughout the development. Access to some of these facilities will be limited to the property owners in the immediate area, while other parks will be open to all of the residents. Since the community facilities are such an important element of this project, staff will require that "Founders Park" and the community center along with the swim center be completed prior to the issuance of the 101st building permit.

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

1. The proposed subdivision will have an impact on local services. First Utility District can provide water, sewer service. Electrical service will be provided by Lenoir City Utility Board. KUB will provide natural gas

service to the site.

2. Chandler Ln. will be rebuilt to a minimum width of 20'. Extensive improvements will be made at the intersection of S. Northshore Dr. and Chandler Ln.
3. Vegetative buffers will be put in place, as shown on the plan, between this project and River Sound Subdivision.
4. Any school age children living in this development are presently zoned to attend A.L. Lotts Elementary, West Valley Middle, and Farragut High Schools. School attendance zones may be affected depending on the number of school age children that ultimately reside in this development.
5. The proposed residential development is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached single family dwellings.
6. Drainage will be directed into Ft. Loudon lake after passing through water quality basins on this site. Storm water detention, grading and drainage plans will be required that meet the Knox County's regulations.

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

1. With the recommended conditions, the proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Southwest County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed subdivision is 2.16 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) Zone.
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed residential development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property. The dwellings proposed in this development will be of similar or greater in value to a number of the houses in this area.
 - E. The use will draw additional traffic through residential areas. Road improvements are proposed that will lessen the traffic impact of this project. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3 du/ac. which is consistent with the Sector Plan. The proposed development density of 2.15 dwellings per acre is within the development density permitted by the Sector Plan and current zoning of the site.

MPC's approval or denial of this request is final, unless the action is appealed to City Council, Knox County Board of Zoning Appeals (BZA) or Knox County Chancery Court, as appropriate. The date of the City Council or Knox County BZA appeal hearing will depend on when the appeal application is filed.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: 305 (public and private school children, ages 5-18 years)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden 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.

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