

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

▶ **FILE #:** 7-SA-11-C **AGENDA ITEM #:** 10
 7-C-11-UR **AGENDA DATE:** 8/11/2011

POSTPONEMENT(S): 7/14/2011

▶ **SUBDIVISION:** **FOX CREEK, PHASE II**

▶ **APPLICANT/DEVELOPER:** **S & E PROPERTIES**

OWNER(S): S & E Properties

TAX IDENTIFICATION: 143 107

JURISDICTION: City Council District 2

▶ **LOCATION:** **West end of Fox Cove Rd., west of Fox Rd., north of Tan Rara Dr.**

SECTOR PLAN: Southwest County

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

WATERSHED: Sinking Creek

▶ **APPROXIMATE ACREAGE:** **31.7 acres**

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

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Detached residential subdivision**

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR and RA residential. Development consists of single family dwellings.

▶ **NUMBER OF LOTS:** **74**

SURVEYOR/ENGINEER: Cannon & Cannon

ACCESSIBILITY: Access to this phase of the development will be via Fox Cove Rd., a local street with a pavement width of 26' within a 50' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**
 1. Road grade variance from 12% to 14% between sta 2+50 and 5+80 of Blowing Rock Ln.
 2. Road grade variance from 12% to 13% between sta 1+63 and 2+50 of Mist Mountain Rd.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 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 to 6 conditions

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Dept. of Engineering.
3. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.

5. Place 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 areas) on this site
6. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

► **APPROVE the development plan for up to 74 detached dwellings on individual lots subject to 1 condition**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

COMMENTS:

The applicant is proposing as a phase 2 of Fox Creek Subdivision a concept plan containing 74 lots on the remaining 31.7 acres of the previously approved 76.51 acre site. This same applicant had received approval of a concept plan in 2008 for this portion of the site that would have permitted 54 lots. This phase of the project will be developed at 2.34 du/ac. The project site was zoned RP-1 (Planned Residential) at a maximum development density of 3 dwellings per acre at the time the property was annexed into the City of Knoxville. Most of the proposed lots range in width from 65' to 75' wide.

Concept plans for Fox Creek Subdivision were approved by MPC in October of 2005 and in June 2008. After a concept plan is approved, the developer has two years to obtain final plat approval for all or part of the project. A final plat for the previously approved phase 2 of this subdivision was not presented for consideration during the two year period. That previous approval has expired. The applicants are now proposing a total of 154 lot detached residential subdivision on this 76.51 acre site. The development density of the entire subdivision is 2.02 Dwellings per acre. Final plats have been approved and recorded for 80 of the proposed lots. This phase of the development which requires preapproval contains 74 lots.

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 all utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the recent zoning and subdivision development in the area.
3. Access to Fox Creek Subdivision is limited to Fox Road via the internal road system.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed detached single-family subdivision meets the standards for development within the RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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. 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 2.34 du/ac for phase 2 and 2.02 du/ac for the entire development is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan was amended by MPC to permit LDR (Low Density Residential) development to occur on this site. Development of this site at 2.34 du/ac is consistent with the approved plan and other recent subdivision development in the area.

ESTIMATED TRAFFIC IMPACT 786 (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.

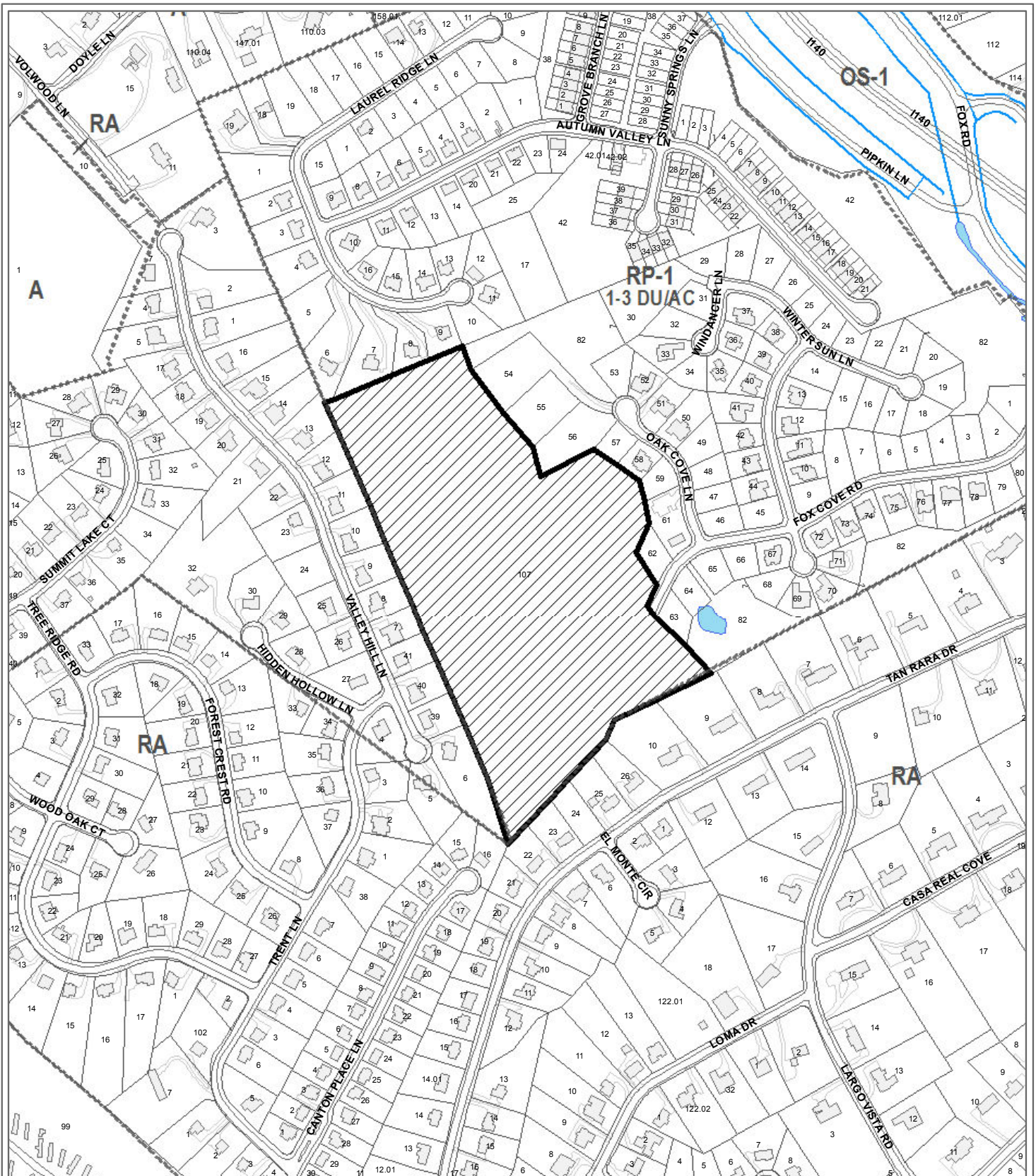
ESTIMATED STUDENT YIELD: 46 (public and private school children, ages 5-18 years)

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

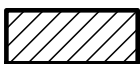
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**7-SA-11-C / 7-C-11-UR
CONCEPT PLAN/USE ON REVIEW**

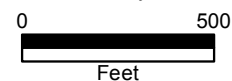


Detached residential subdivision in RP-1 (Planned Residential)

Petitioner: S & E Properties
Fox Creek, Phase II

Map No: 143

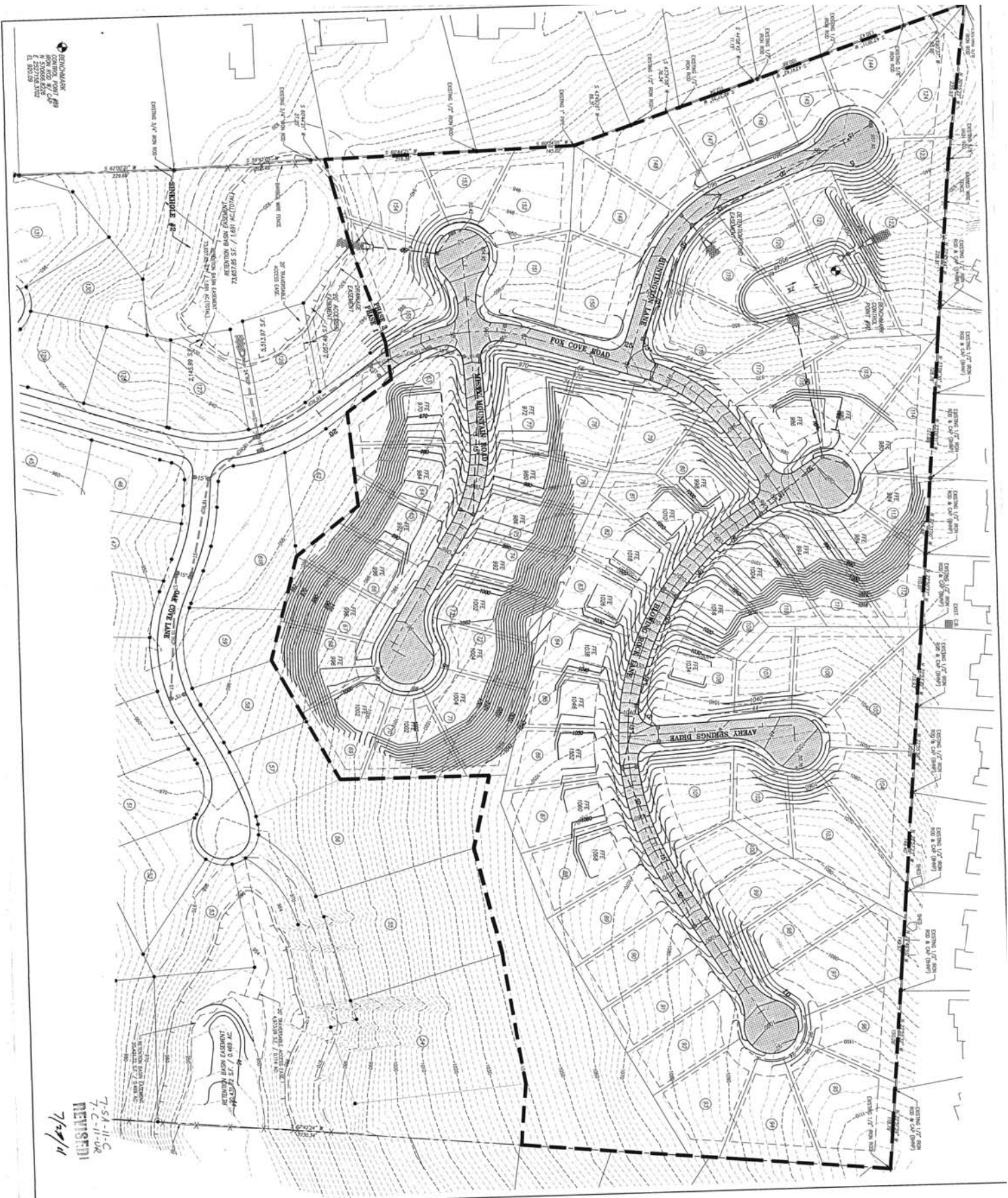
Jurisdiction: City



Original Print Date: 6/22/2011

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



BENCHMARK
 CONTINGENT POINT 1.00
 N 2750.00 EAST
 E 2500.00 SOUTH
 E. 2500.00

7-54-11-C
 7-C-11-02
 REVISION
 7/27/11

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED STORM SEWER

PROPOSED FOX CREEK SUBDIVISION
 CONCEPTUAL GRADING PLAN

Canon & Cannon, Inc.
 814 S. BENTLEYVILLE, J12
 BENTLEYVILLE, PA 15007
 (724) 399-1188
 WWW.CANNONANDCANNON.COM

PROPOSED FOX CREEK SUBDIVISION
 FOX CREEK ROAD
 KNOXVILLE, TN

DATE: 7/27/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

C1.02





GENERAL NOTES:

1. THIS COUNTY CD MAP NO. 141, PHASE 102.
2. ZONING IS "R-1" UNLESS OTHERWISE NOTED.
3. ZONING IS "R-1" UNLESS OTHERWISE NOTED.
4. PROPOSED DEVELOPMENT REFLECTS A DENSITY OF APPROXIMATELY 10 UNITS PER ACRE.
5. AREA OF PROPOSED SUBDIVISION IS 78.9 ACRES TOTAL.
6. PHASE 1 REPRESENTS 3.74 ACRES OF TOTAL.
7. ACCESS ROADS SHALL BE PUBLIC HIGHWAYS.
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CONCEPT PLAN

PRELIMINARY FOR REVIEW ONLY

CP1.01



7-54-11-6
REVISED
6-28-11

