

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

▶ **FILE #:** 2-SA-11-C **AGENDA ITEM #** 13
 2-A-11-UR **AGENDA DATE:** 2/10/2011

▶ **SUBDIVISION:** YARNELL STATION (FKA: HICKORY CREEK)
 ▶ **APPLICANT/DEVELOPER:** THOMAS C. BEELER
 OWNER(S): C & K Properties

TAX IDENTIFICATION: 117 084
 JURISDICTION: County Commission District 6

▶ **LOCATION:** South side of Yarnell Rd., east of Cooper Ln.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Rural Area
 WATERSHED: Hickory Creek

▶ **APPROXIMATE ACREAGE:** 38.3 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural)
 South: Residence and vacant land / A (Agricultural)
 East: Residence and vacant land / A (Agricultural)
 West: Church, residences and vacant land / CA (General Business) & A (Agricultural)

▶ **NUMBER OF LOTS:** 86

SURVEYOR/ENGINEER: Nathan Silvus

ACCESSIBILITY: Access is via Yarnell Rd., a major collector street with a 21' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance on Hickory Creek Blvd. at STA 23+00, from 250' to 230'.
2. Broken back horizontal curve tangent variance on Hickory Creek Blvd. at STA 16+00, from 150' to 72'.
3. Curb return radius variance at the intersection of Road B at Yarnell Station Blvd., from 25' to 20'.
4. Curb transition radius variance at the cul-de-sac on Road B, from 75' to 45'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 - 4 because existing site conditions and the site's topography restrict compliance with Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. At the design plan stage of the subdivision process, providing details on driveway locations for the lots that front along the boulevard sections of the street, for approval by the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
6. Placing a note on the final plat that all lots except Lot 86 will have access only to the internal street system.
7. Establishing a greenway easement along Hickory Creek, if required by the Knox County Greenways Coordinator.
8. 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.

► **APPROVE the development plan for up to 86 detached single family dwellings on individual lots subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the condition noted, this plan meets the requirements for approval in the PR zone of a Concept Plan and a Use-on-Review.

COMMENTS:

A subdivision approval (10-SC-05-C / 10-C-05-UR) for this site was originally granted by the Planning Commission on October 13, 2005. The majority of the infrastructure for the subdivision was installed under that approval. Since that original approval has now expired, the new owner of the property has submitted an application for subdivision approval for 86 lots on 38.3 acres at a density of 2.245 du/ac.

The access to the site is from Yarnell Rd., a major collector street with a 21' pavement width within a 50' right-of-way. Due to the number of trips that would be generated by the subdivision, a traffic impact study was required. The study determined that no significant traffic volume related impacts will result from the development and therefore no road improvements are recommended.

The Knox County Parks Plan identifies a greenway along Hickory Creek. A condition is recommended for establishing a greenway easement along Hickory Creek, if required by the Knox County Greenways Coordinator.

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 available to serve this site.
2. The proposed detached residential subdivision at a density of 2.245 du/ac, is consistent in use and density (up to 3 du/ac) with the existing zoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities.
3. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary and Karns Middle and Hardin Valley Academy.

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

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

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential and agricultural/rural residential uses. Approximately 10 acres of the site are located within the stream and slope protection areas in the sector plan. The proposed concept plan designates the slope protection area and a portion of the stream protection area as a single lot. The PR zoning approved for the site allows a density up to 3 du/ac. At a proposed density of 2.245 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 902 (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.

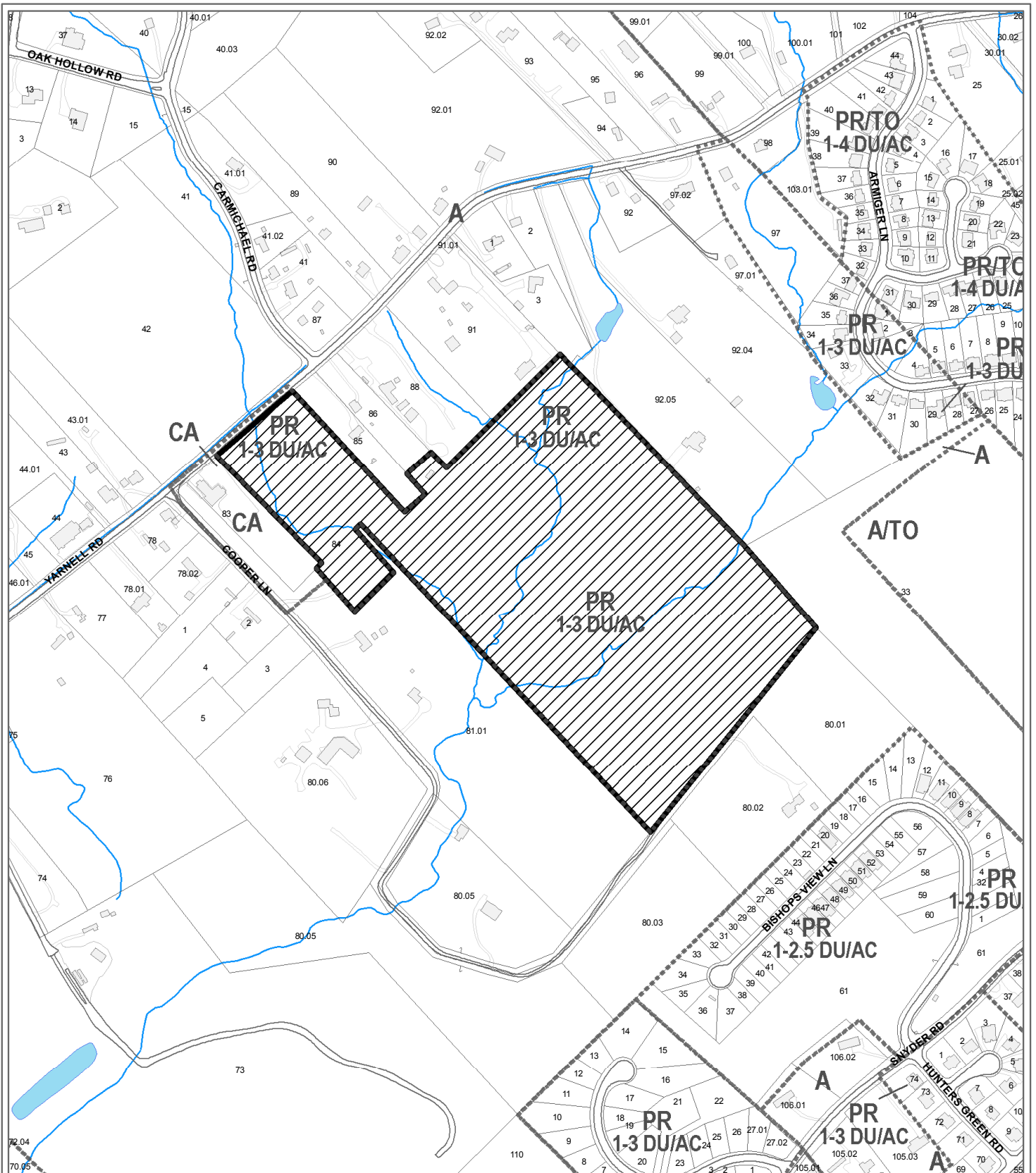
ESTIMATED STUDENT YIELD: 46 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

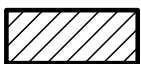
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**2-SA-11-C / 2-A-11-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

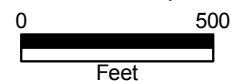
Original Print Date: 1/26/2011
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Beeler, Thomas C.
 Hickory Creek

Map No: 117

Jurisdiction: County



PREPARED FOR: THOMAS C. BEELER NO. BOX 23373, KNOXVILLE, TN 37923		CONCEPT PLAN FOR: YARNBELL STATION DISTRICT 6, PARCEL 10177 OR 11,30 ACRES 1172 YARNBELL ROAD, KNOXVILLE, TN 37922		PROJECT: SEED SEWER AND WATER MAINS KNOXVILLE, TN 37922		DATE: JANUARY 25, 2011		SHEET NO. 13 OF 15 ROADWAY DETAILS	
REVISIONS: NO. _____ BY _____ DATE _____		THIS DRAWING IS PART OF A CONCEPTUAL DESIGN AND SHOULD BE USED IN CONNECTION WITH THE WRITTEN TEXT AND EXHIBIT 200-11, 2011 AS ENGINEERING CONSULTANTS.		DRAWN BY: THOMAS C. BEELER		CHECKED BY: THOMAS C. BEELER		DATE: JANUARY 25, 2011	

