

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

▶ **FILE #:** 6-SB-11-C **AGENDA ITEM #** 11
 6-C-11-UR **AGENDA DATE:** 6/9/2011

▶ **SUBDIVISION:** VILLAS AT PELLISSIPPI

▶ **APPLICANT/DEVELOPER:** M & M PARTNERS

OWNER(S): Wallace McClure

TAX IDENTIFICATION: 89 173.02

JURISDICTION: County Commission District 6

▶ **LOCATION:** East side of George Light Rd., north side of Rather Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 12.87 acres

▶ **ZONING:** PR (Planned Residential) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** 2 mobile homes and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: The area on the east side of Pellissippi Pkwy. is developed primarily with agricultural and rural residential uses, under A zoning. The site is within the Technology Overlay along the Pellissippi corridor. A technology type business is developed adjacent to this site to the southeast under BP/TO.

▶ **NUMBER OF LOTS:** 46

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via George Light Rd., a local street with a pavement width of 14' to 16' within a 40' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 9 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. The applicant widening George Light Rd. from the northern boundary of lot 46 to the intersection with Rather Rd. to a minimum width of 20'. The widening is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association for the purpose of maintaining the storm water drainage system.

6. Certification on the final plat by the applicant's engineer that there is 300' of sight distance at the proposed subdivision entrance at George Light Rd.
7. Place a note on the final plat that all lots except lots 45 and 46 will have access from the internal road system only
8. Provide a 10' wide side yard setback for lots 2-6 and 42-44 unless a detailed grading plan for those lots is approved by the Knox County Dept. of Engineering and Public Works that will permit the 5' side yard setback as requested
9. 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 46 detached residential 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 (Planned Residential) zone and the other criteria for approval of a concept plan and use on review.

COMMENTS:

The applicant has presented a concept plan for 46 lots on this 12.87 acre site. On September 13, 2007 MPC approved a concept plan for this site by the same applicant for a 59 lot attached residential development. The applicant has changed the type of dwelling and reduced the number of units in order to meet the current market and to reduce the amount of grading that will be required to develop the site.

At present, George Light Road is only 14' to 16' feet wide. It is the practice of MPC to require road widening when the existing road(s) are less than 18' wide. As a condition of approval, MPC will require the applicant to widen George Light Road from the northern boundary of proposed lot 46 back to the intersection with Rather Road.

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 will be provided to this site.
2. The proposed attached residential subdivision at a density of 3.58 du/ac, is consistent in use and density with the approved zoning of the property.

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 Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
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 Northwest County Sector Plan proposes this site for low density residential use which may permit a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.58 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) District).
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed 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.
 - E. The use will not draw additional non-residential traffic through residential areas. 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 Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 5.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.5 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 507 (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.

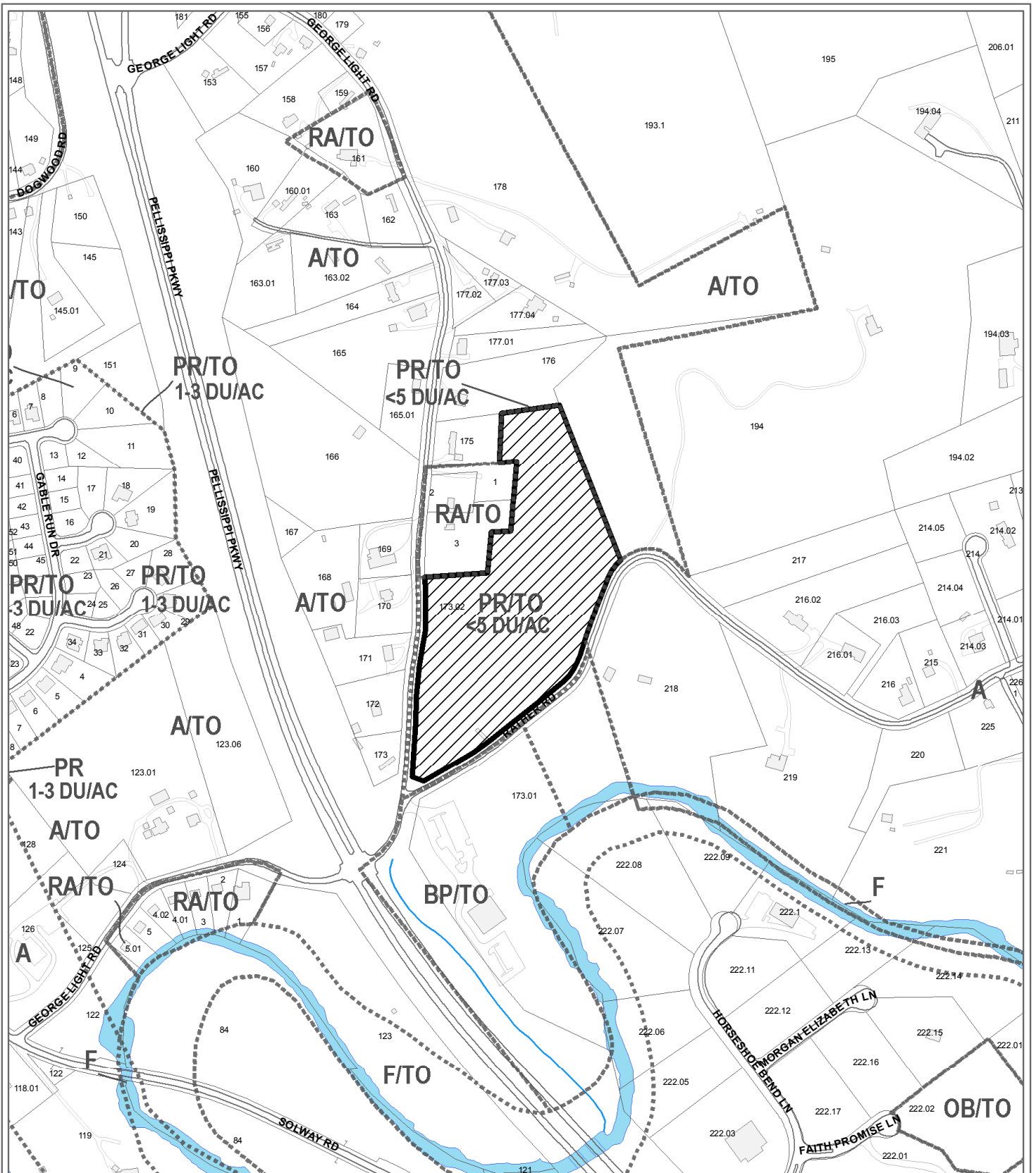
ESTIMATED STUDENT YIELD: 24 (public and private school children, ages 5-18 years)

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

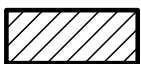
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**6-SB-11-C / 6-C-11-UR
CONCEPT PLAN/USE ON REVIEW**



Detached dwellings in PR (Planned Residential) / TO (Technology Overlay)

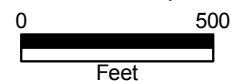
Original Print Date: 5/19/2011
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: M & M Partners
 Villas at Pellissippi

Map No: 89

Jurisdiction: County





- NOTES:**
1. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. ALL DIMENSIONS, DISTANCES AND CORNER POINTS SHOWN ARE BASED ON THE SURVEY OF THE PROPERTY AND THE SURVEY OF THE ADJACENT PROPERTY.
 3. A. 10' SETBACK DIMENSION FROM THE SIDE OF THE PROPERTY TO THE CENTERLINE OF THE ADJACENT ROAD.
B. 10' SETBACK DIMENSION FROM THE CENTERLINE OF THE ADJACENT ROAD TO THE CENTERLINE OF THE PROPERTY.
 4. 10' SETBACK DIMENSION FROM THE CENTERLINE OF THE ADJACENT ROAD TO THE CENTERLINE OF THE PROPERTY.
 5. THE PROPERTY IS ZONED R-10 (RESIDENTIAL SINGLE-FAMILY) AND IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF KNOXVILLE, TENNESSEE.
 6. THE PROPERTY IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF KNOXVILLE, TENNESSEE.
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 9. THE PROPERTY IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF KNOXVILLE, TENNESSEE.
 10. THE PROPERTY IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF KNOXVILLE, TENNESSEE.
 11. ALL LOTS, EXCEPT LOTS 14 & 15 TO WHICH VEHICULAR ACCESS TO THE USE ROAD SYSTEM BELONGS.



STATE OF TENNESSEE
 PROFESSIONAL ENGINEER
 M. M. PARTNERS
 WALLACE MCCLURE, JR., TRUSTEE
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 PHONE: (615) 692-3000

PROJECT NO. 5-25-11
 DATE: 04/27/11
 SHEET NO. 1 OF 2

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| 1.1 | CONCEPT & DEVELOPMENT PLAN FOR THE VILLAGES AT PELLISSIPPI |
| 1.2 | CONCEPT & DEVELOPMENT PLAN FOR THE VILLAGES AT PELLISSIPPI |
| 1.3 | CONCEPT & DEVELOPMENT PLAN FOR THE VILLAGES AT PELLISSIPPI |
| 1.4 | CONCEPT & DEVELOPMENT PLAN FOR THE VILLAGES AT PELLISSIPPI |
| 1.5 | CONCEPT & DEVELOPMENT PLAN FOR THE VILLAGES AT PELLISSIPPI |
| 1.6 | CONCEPT & DEVELOPMENT PLAN FOR THE VILLAGES AT PELLISSIPPI |
| 1.7 | CONCEPT & DEVELOPMENT PLAN FOR THE VILLAGES AT PELLISSIPPI |
| 1.8 | CONCEPT & DEVELOPMENT PLAN FOR THE VILLAGES AT PELLISSIPPI |
| 1.9 | CONCEPT & DEVELOPMENT PLAN FOR THE VILLAGES AT PELLISSIPPI |
| 1.10 | CONCEPT & DEVELOPMENT PLAN FOR THE VILLAGES AT PELLISSIPPI |
| 1.11 | CONCEPT & DEVELOPMENT PLAN FOR THE VILLAGES AT PELLISSIPPI |

BATSON, JIMMIS, NORVELL & POE
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