

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

▶ **FILE #:** 3-SA-11-C **AGENDA ITEM #** 14
 3-D-11-UR **AGENDA DATE:** 3/10/2011

▶ **SUBDIVISION:** CAMPBELL CREEK SUBDIVISION, UNIT III
 ▶ **APPLICANT/DEVELOPER:** S & E PROPERTIES
 OWNER(S): S & E Properties

TAX IDENTIFICATION: 130 016 & 01701
 JURISDICTION: County Commission District 6
 ▶ **LOCATION:** East of N. Campbell Station Rd., south of Yarnell Rd., north end of Dempsey Rd.
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Rural Area
 WATERSHED: Hickory Creek
 ▶ **APPROXIMATE ACREAGE:** 11.4 acres

▶ **ZONING:** PR (Planned Residential)
 ▶ **EXISTING LAND USE:** Vacant land
 ▶ **PROPOSED USE:** Detached Residential Subdivision
 SURROUNDING LAND USE AND ZONING: North: Residences / RA (Low Density Residential) & A (Agricultural)
 South: Residences and vacant land / PR (Planned Residential) & A (Agricultural)
 East: Vacant land / A (Agricultural)
 West: Residences / PR (Planned Residential) & RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 38
 SURVEYOR/ENGINEER: Cannon & Cannon, Inc.
 ACCESSIBILITY: Access is via N. Campbell Station Rd., a minor arterial street with a 20' pavement width within a 50' right-of-way.
 ▶ **SUBDIVISION VARIANCES REQUIRED:**
 1. Horizontal curve variance on Dempsey Rd at STA 8+92.86, from 250' to 175'.
 2. Horizontal curve variance on Dempsey Rd. at STA 19+07.36, from 250' to 150'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 because the existing site conditions and site's topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Placing a note on the final plat that all lots will have access only to the internal street system.
4. Including a line of sight easement across Lot 42 in order to provide the needed sight distance for the curve in Dempsey Rd.
5. Including a line of sight easement across Lots 53 and 54 in order to provide the needed sight distance for the curve in Dempsey Rd.

► **APPROVE the development plan for up to 38 detached residential homes 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 a use-on-review in the PR zoning district.

COMMENTS:

A concept plan/use on review (11-SE-05-C/4-L-06-UR) approval was originally granted for this subdivision on May 11, 2006. The subdivision was approved for 132 lots on 46.4 acres at a density of 2.84 du/ac. The Planning Commission approved a revised concept plan for the subdivision on August 12, 2010 after the original concept plan had expired. Two final plats have been approved and recorded for the subdivision with a total of 96 lots on 35 acres.

The applicant has submitted a new concept plan and use on review application for the undeveloped portion of the site. This third phase of the subdivision includes 38 lots on 11.4 acres. While this is an increase of two lots from the original approval, the overall density of 2.89 du/ac is still below the maximum density of 3.0 du/ac. The street and lot layout remains unchanged from the previous approval. Access for phase three of the subdivision is through the existing access drive out to N. Campbell Station Rd. While the third phase of the subdivision has two strips of land out to Yarnell Rd., these strips will not be used for vehicular access.

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 single-family subdivision at a density of 2.89 du/ac, is consistent in use and density with the approved rezoning of the property.
3. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary and Karns Middle and High Schools.

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 as amended by Knox County Commission designates this property for low density residential use with stream protection and slope protection areas. The PR zoning approved by the Knox County Commission allows consideration of a density up to 3 du/ac. The proposed subdivision at a density of 2.89 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 426 (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.

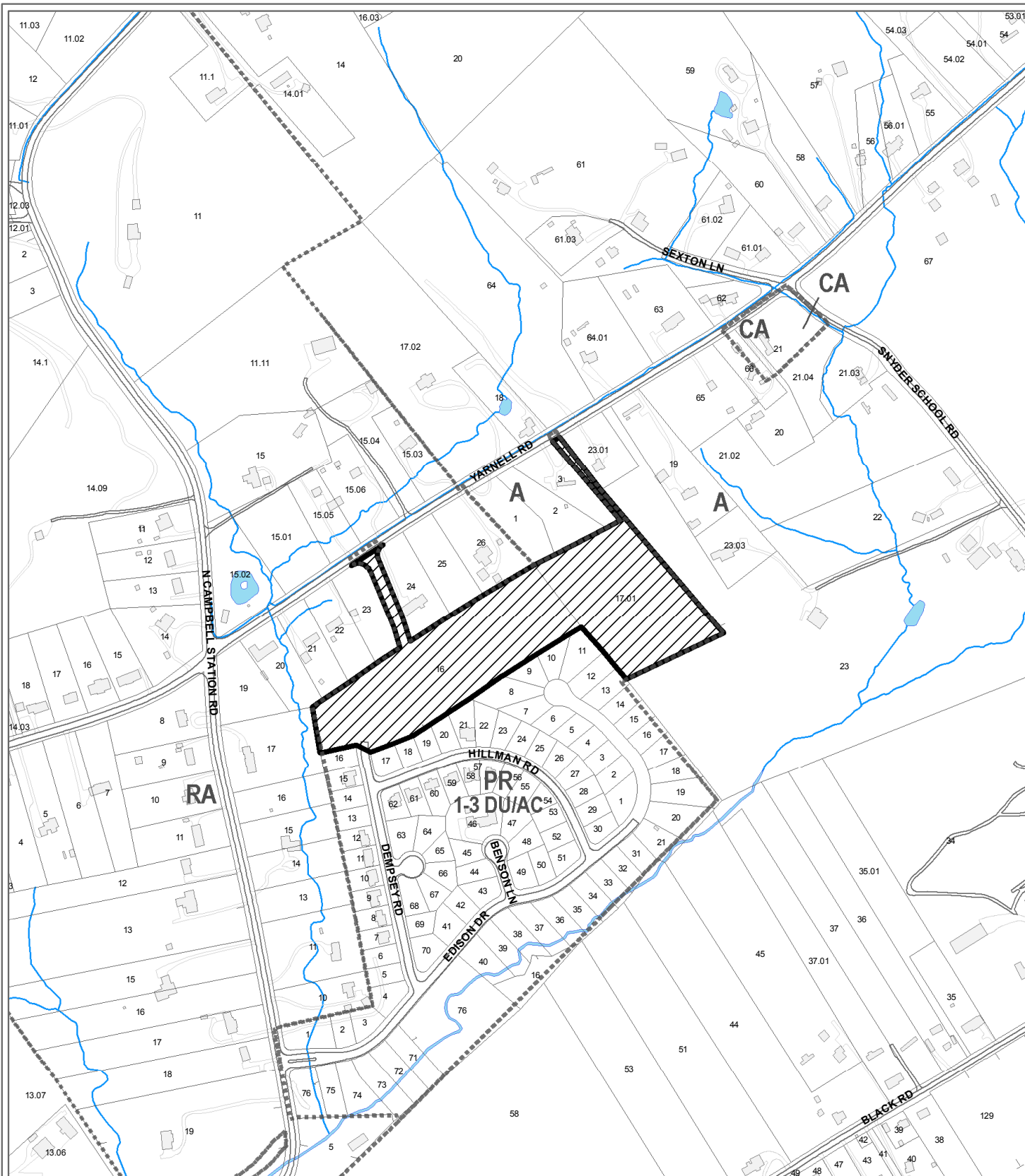
ESTIMATED STUDENT YIELD: 20 (public and private school children, ages 5-18 years)

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

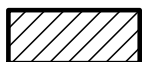
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**3-SA-11-C / 3-D-11-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

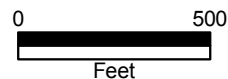
Original Print Date: 2/23/2011
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

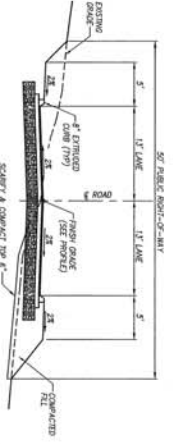
Revised:

Petitioner: S & E Properties
 Campbell Creek Subdivision,
 Unit III

Map No: 130

Jurisdiction: County





- NOTES:**
1. ALL SURFACE COURSE SHALL BE CONSTRUCTED WITH 2.5% GRADE.
 2. ROADWAY MATERIAL TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY WEIGHT PER CUBIC YARD (SEE SECTION 201.02) AND SHALL BE APPROVED BY THE COUNTY ENGINEER.
 3. ALL SOILS SHALL BE COMPACTED IN LAYERS 4 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 95% RELATIVE COMPACTION (SEE SECTION 201.02) AND SHALL BE TESTED FOR MAXIMUM DRY WEIGHT PER CUBIC YARD (SEE SECTION 201.02) AND SHALL BE APPROVED BY THE COUNTY ENGINEER.
 4. COMPACTION TESTING OF ROADWAY TO BE PERFORMED AND REPORTED IN ACCORDANCE WITH ROAD COUNTY REQUIREMENTS.

- VIOLATIONS:**
1. SECTION 63-11-1: A PORTION OF 200 FT. IS PROPOSED AT STA. 154+40.00 EDISON DR. WHICH IS ROAD CENTER LINE 1000 FT. FROM A LOCK.
 2. SECTION 63-11-1: A PORTION OF 175 FT. IS PROPOSED AT STA. 154+40.00 EDISON DR. WHICH IS ROAD CENTER LINE 1000 FT. FROM A LOCK.
 3. SECTION 63-11-1: A PORTION OF 100 FT. IS PROPOSED AT STA. 154+40.00 EDISON DR. WHICH IS ROAD CENTER LINE 1000 FT. FROM A LOCK.
 4. SECTION 63-11-1: A PORTION OF 100 FT. IS PROPOSED AT STA. 154+40.00 EDISON DR. WHICH IS ROAD CENTER LINE 1000 FT. FROM A LOCK.

HORIZONTAL CURVE DATA TABLE

CHORD	STATION	P.C. STATION	P.T. STATION
C-1	200	154+40.00	154+40.00
C-2	200	154+40.00	154+40.00
C-3	200	154+40.00	154+40.00
C-4	200	154+40.00	154+40.00
C-5	200	154+40.00	154+40.00
C-6	200	154+40.00	154+40.00
C-7	200	154+40.00	154+40.00
C-8	200	154+40.00	154+40.00
C-9	200	154+40.00	154+40.00

DESCRIPTION OF CONCRETE PAVEMENT:

CONCRETE PAVEMENT SHALL BE 12 INCH THICK AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ROAD COUNTY ENGINEER. THE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ROAD COUNTY ENGINEER. THE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ROAD COUNTY ENGINEER.

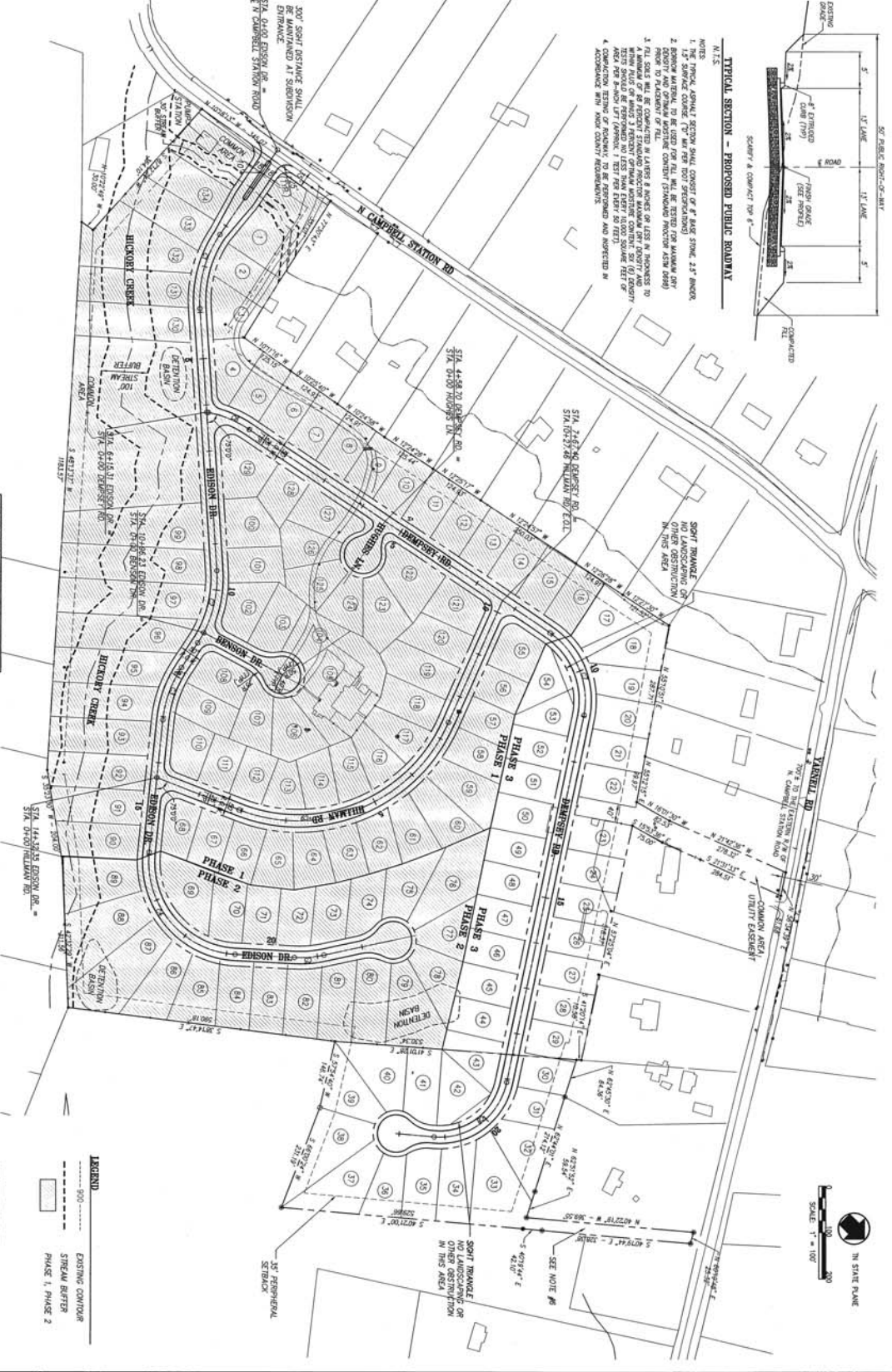
UTILITY SERVICES:

UTILITY SERVICES ARE TO BE PROVIDED BY THE FOLLOWING:

- WATER - WEST KNOX UTILITIES CENTER
- SEWER - WEST KNOX UTILITIES CENTER
- ELECTRIC - LEONARD OTT UTILITIES BOARD
- TELEPHONE - TELCO
- CABLE - COMCAST

REVISIONS:

3-21-11-C
2-23-11



CONCEPT PLAN

PRELIMINARY NOT FOR CONSTRUCTION

C1.01

Legend

- EXISTING CONTROL
- STREAM BUFFER
- PHASE 1, PHASE 2

GENERAL NOTES:

1. ROAD COUNTY DISTRICT 13, DISTRICT 18 AND 1728.
2. ROADWAY MATERIAL TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY WEIGHT PER CUBIC YARD (SEE SECTION 201.02) AND SHALL BE APPROVED BY THE COUNTY ENGINEER.
3. ALL SOILS SHALL BE COMPACTED IN LAYERS 4 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 95% RELATIVE COMPACTION (SEE SECTION 201.02) AND SHALL BE TESTED FOR MAXIMUM DRY WEIGHT PER CUBIC YARD (SEE SECTION 201.02) AND SHALL BE APPROVED BY THE COUNTY ENGINEER.
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5. ROADWAY MATERIAL TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY WEIGHT PER CUBIC YARD (SEE SECTION 201.02) AND SHALL BE APPROVED BY THE COUNTY ENGINEER.
6. ALL LOT ACCESS TO BE FROM INTERNAL DRIVEWAY.
7. ROADWAY MATERIAL TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY WEIGHT PER CUBIC YARD (SEE SECTION 201.02) AND SHALL BE APPROVED BY THE COUNTY ENGINEER.
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LANDSCAPING:

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