

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

▶ **FILE #:** 5-SA-11-C **AGENDA ITEM #:** 10
 5-E-11-UR **AGENDA DATE:** 5/12/2011

▶ **SUBDIVISION:** CONCORD CROSSING

▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN

OWNER(S): Ashwood Properties, LLC

TAX IDENTIFICATION: 143 091

JURISDICTION: County Commission District 5

▶ **LOCATION:** Southeast side of Woody Dr., southwest of Canton Hollow Rd.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Sinking Creek

▶ **APPROXIMATE ACREAGE:** 5.7 acres

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area has been developed with residential uses under A, PR, RA & RB zoning.

▶ **NUMBER OF LOTS:** 16

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Woody Dr., a minor collector street with 24' of pavement width within 60' of right of way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance from 175' to 112' at sta 0+68 of Road A

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 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 7 conditions:

1. Meeting all applicable requirements of the Knox County Engineering Department
2. Provision of a typical road cross section that meets Knox County's requirements for a public road
3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System Ordinance (Ord. 91-1-102).
5. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
6. Certification that there is the required site distance in both directions along Woody Dr. at the subdivision entrance prior to final plat approval

7. Place a note on the final plat that all units will have access only to the internal street system.

► **APPROVE the plan for up to 16 detached dwellings on individual lots and reduce the required peripheral boundary setback along the Woody Dr. frontage from 35' to 20' subject to 2 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. A revised development plan reflecting the conditions of approval must be submitted to MPC prior to building permit issuance.

With the conditions noted above, this request meets all criteria for approval in the PR zoning district and the other criteria for approval of a use on review.

COMMENTS:

The applicant is requesting approval of a sixteen lot detached residential development. The development will access Woody Dr., and have a public interior roadway. The applicant has requested a reduction of the 35' peripheral boundary setback to 20' along the Woody Dr. frontage, adjacent to lots 1 and 16. When PR (Planned Residential) adjoins another residentially zoned site, MPC has the authority to reduce the required peripheral setback down to 15'. The reduction of this setback should not have a negative impact on adjoining residences.

Vegetation at the proposed entrance to the development presently obscures the sight distance. Staff believes that adequate sight distance can be attained with the removal of the vegetation. Staff will require that the sight distance be certified by the applicant's surveyor and field verified by the Knox County Dept. of Engineering and Public Works prior to approval of the final plat.

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

1. The proposed subdivision development will place minimal additional demand on schools and streets.
2. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
3. The proposed development is consistent with the use and density of recent zoning changes and subdivision development in the area.

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

1. The proposed subdivision development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 a substantial amount of additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan identifies this property as low density residential. The PR zoning approved for this site allows a density up to 5 du/ac. This density is consistent with the Sector Plan and the other development found in the area.

ESTIMATED TRAFFIC IMPACT 192 (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.

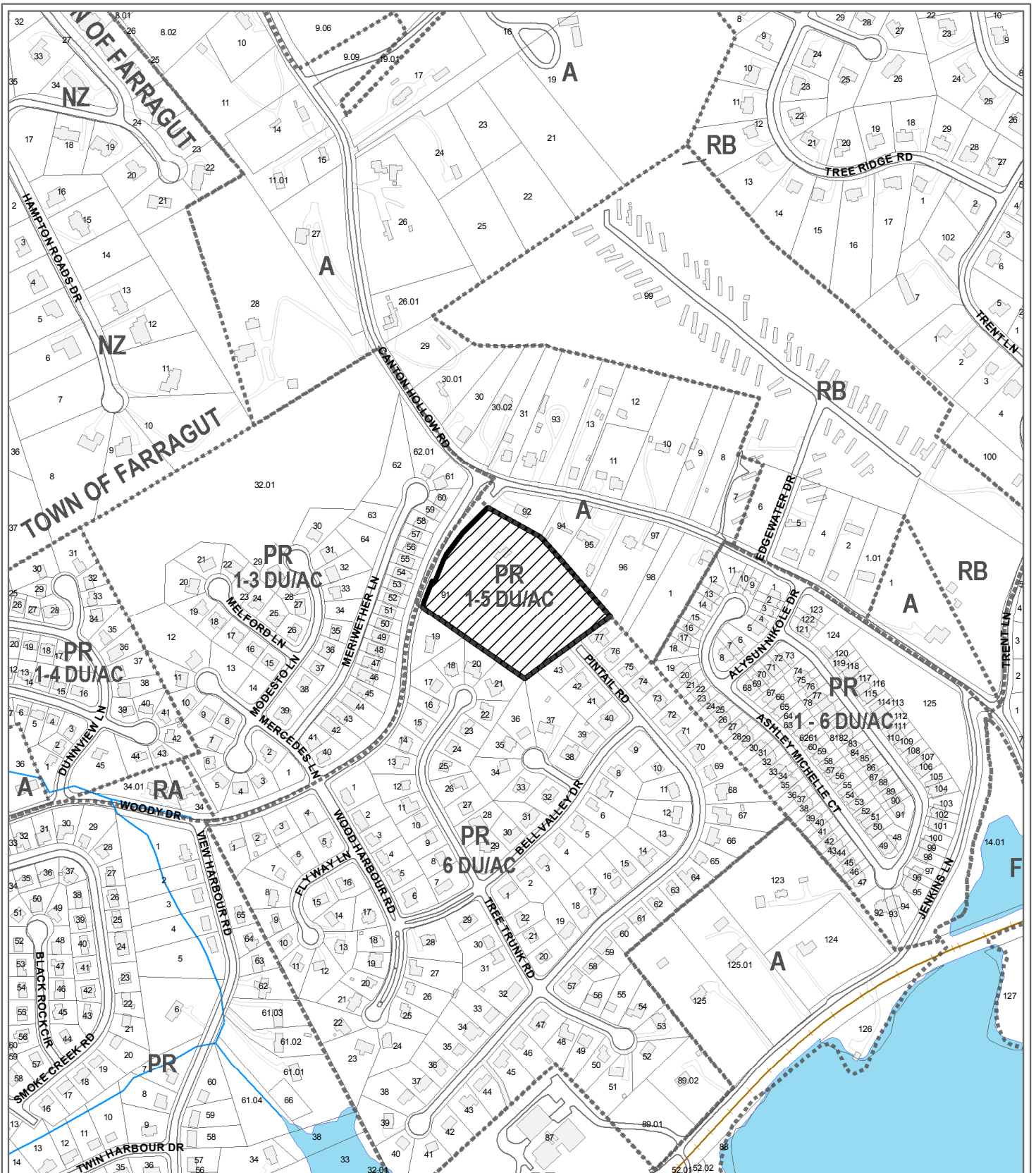
ESTIMATED STUDENT YIELD: 10 (public and private school children, ages 5-18 years)

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

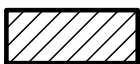
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**5-E-11-UR / 5-SA-11-C
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential)

Original Print Date: 4/25/2011
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Sullivan, Jim
 Concord Crossing

Map No: 143

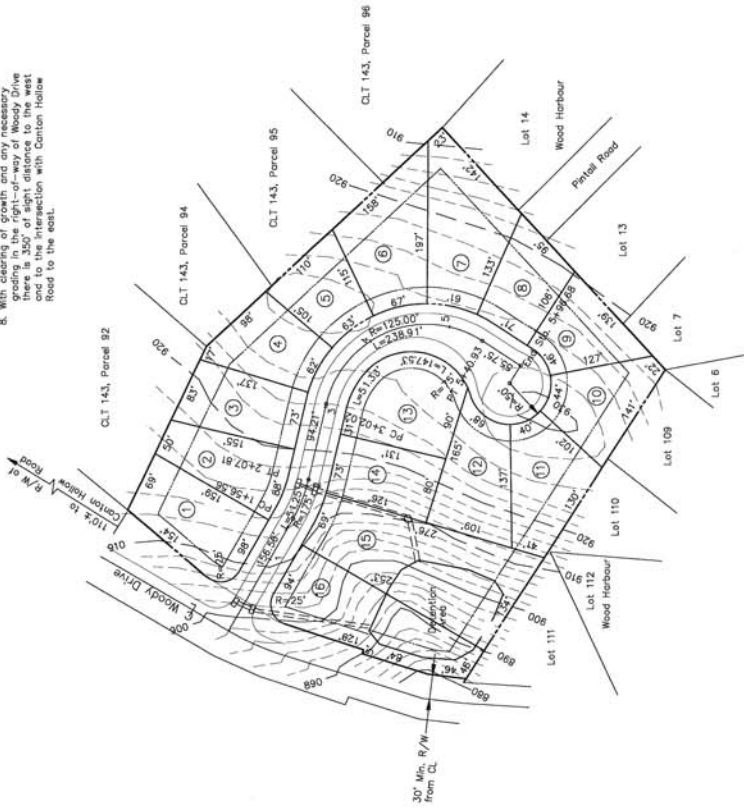
Jurisdiction: County





NOTES:

1. Area Subdivided - 5.70 Acres.
2. No. of Lots - 16.
3. CLT Map 143, Parcels 091.
4. Property Zoned - PR (1-3).
5. 10' Drainage & Utility Easement Inside Exterior and road frontage lot lines, 5' each side of all interior lot lines, except under buildings.
6. All lots to have vehicular access to internal streets only.
7. Drainage plan as shown is preliminary. Property owner to implement design.
8. With respect to the proposed roadway, grading in the right-of-way of Woody Drive there is 350' of sight distance to the west end to the intersection with Canton Hollow Road to the east.



REVISED
4-27-11



MPC FILE NO. 5-SA-11-C

CONCORD CROSSING
CONCEPT PLAN & SITE PLAN

CLT MAP 143, PARCEL 091
DISTRICT 6 - KNOX CO., TENN.
SCALE: 1"=100'
MARCH 28, 2011
APRIL 27, 2011

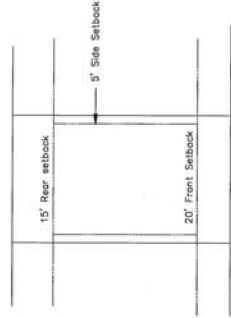
DEVELOPER:
PROPERTIES LLC
11020 KNOXVIEW PIKE, SUITE 250
KNOXVILLE, TN 37922
PH: (865) 406-2034

SURVEYOR:
JIM SULLIVAN
1807 BEXHILL DRIVE
KNOXVILLE, TN 37922
PH: 650-4709



LOCATION MAP
NOT TO SCALE

NOTE: All setbacks are controlled by 35' peripheral setback where applicable.



TYPICAL LOT LAYOUT
NIS

CERTIFICATION OF CONCEPT PLAN:

I hereby certify that I am a Surveyor licensed to do business in the State of Tennessee. I further certify that the Plan and accompanying drawings, documents and statements conform to all applicable laws, rules and regulations of the State of Tennessee and the County of Sevier. I have prepared this Concept Plan and described in a report filed with the Metropolitan Planning Commission.

[Signature]
Surveyor

