

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

▶ **FILE #:** 5-SC-11-C **AGENDA ITEM #:** 12  
 5-B-11-UR **AGENDA DATE:** 5/12/2011

▶ **SUBDIVISION:** WELLS CREEK  
 ▶ **APPLICANT/DEVELOPER:** AMERICAN TRUST BANK OF EAST TENNESSEE  
 OWNER(S): American Trust Bank of East Tennessee

TAX IDENTIFICATION: 137 031  
 JURISDICTION: County Commission District 9

▶ **LOCATION:** South side of W. Governor John Sevier Hwy., west of Abner Cruze Rd.

SECTOR PLAN: South County  
 GROWTH POLICY PLAN: Planned Growth Area  
 WATERSHED: Stock Creek

▶ **APPROXIMATE ACREAGE:** 16.42 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: The site was rezoned to PR (Planned Residential) at up to 5 du/ac in late 2005. The area surrounding this site is zoned A agricultural and it is developed with detached dwellings on lots that are generally larger than one acre in size.

▶ **NUMBER OF LOTS:** 82

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via W. Governor John Sevier Hwy., a major arterial street with a pavement width of 34' within a 165' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance from 250' to 125' at sta 0+98 of Road A
2. Horizontal curve variance from 250' to 125' at sta 2+11 of Road A
3. Horizontal curve variance from 250' to 125' at sta 4+93 of Road A
4. Horizontal curve variance from 250' to 125' at sta 7+75 of Road A
5. Broken back curve tangent variance from 150' to 110' at sta 6+06 of Road A
6. Broken back curve tangent variance from 150' to 143' at sta 1+95 of Road B

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1-6 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 Dept. of Engineering and Public Works.

2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing Ordinance within Knox County (91-1-102)
4. Prior to obtaining any certificates of occupancy, a homeowners association must be established for the purpose of maintaining the streets, building exteriors, landscaping, stormwater drainage system and any other commonly held assets
5. Change note #3 on the concept plan to reflect that the typical drainage/utility easement will not be required under the proposed buildings
6. Elimination of the proposed guest parking area that is located in the vicinity of sta 7+25 of Road A
7. Removing the proposed boulevard median from the right-of-way of W. Governor John Sevier Hwy. and improving the turning radius at the entrance to the project as may be required by the Tenn. Dept. of Transportation

► **APPROVE the plan for up to 82 attached residential units on individual lots subject to 5 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Installing all landscaping, as shown on the plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
3. Construction of the sidewalks depicted on the plan in conformance with the requirements of the Americans with Disabilities Act
4. Provision of two off street parking spaces per dwelling unit that will not require the second vehicle be "stacked" behind the first vehicle or garage
5. A revised site plan, reflecting the conditions of approval, must be submitted to MPC staff for certification prior to obtaining any grading or building permits

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review

**COMMENTS:**

The applicant is proposing to develop this 16.42 acre site with 82 attached residential units on individual lots. The site was rezoned PR (Planned Residential) at up to 5 du/ac in 2005. A development plan for an 82 unit condominium project was approved by MPC for this site in 2006. Due to changes in banking practices, this applicant is now proposing the same number of dwellings in a subdivision setting.

The architectural elevations provided with this plan calls for each unit to have a one or two car garage. Each unit must be provided with two off street parking spaces. In order to provide the second parking space, outside of the units with a one car garage, the setback will have to be a minimum of 20' from the proposed streets. Staff will recommend that the second parking space be constructed in a manner that will not require the vehicles be parked behind each other.

As noted previously in the report, this site was zoned PR (Planned Residential) at up to 5 du/ac in 2005. The South County Sector Plan calls for this area along W. Governor John Sevier Hwy. to transition from its present rural character to a low density housing. While this plan does not appear to be compatible with the zoning and development in the immediate area, it does comply with the Sector Plan recommendations and the approved zoning of the site.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the concept plan/use on review. At this level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the design plan process which is the next step in the development review process if this plan is approved.

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

1. The proposed residential development will require the extension of water and sewer service to the site.
2. The proposed attached residential development at a density of 4.99 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 attached residential development 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 South County Sector Plan proposes this site for low density residential use with a maximum residential density of 5 dwellings per acre. The overall development density of the proposed development is 4.99 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.
  - 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 similar residential developments. W. Governor John Sevier Hwy is classified as an arterial street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South 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 development with its distribution of density on the site and overall density of 4.99 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 798 (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.

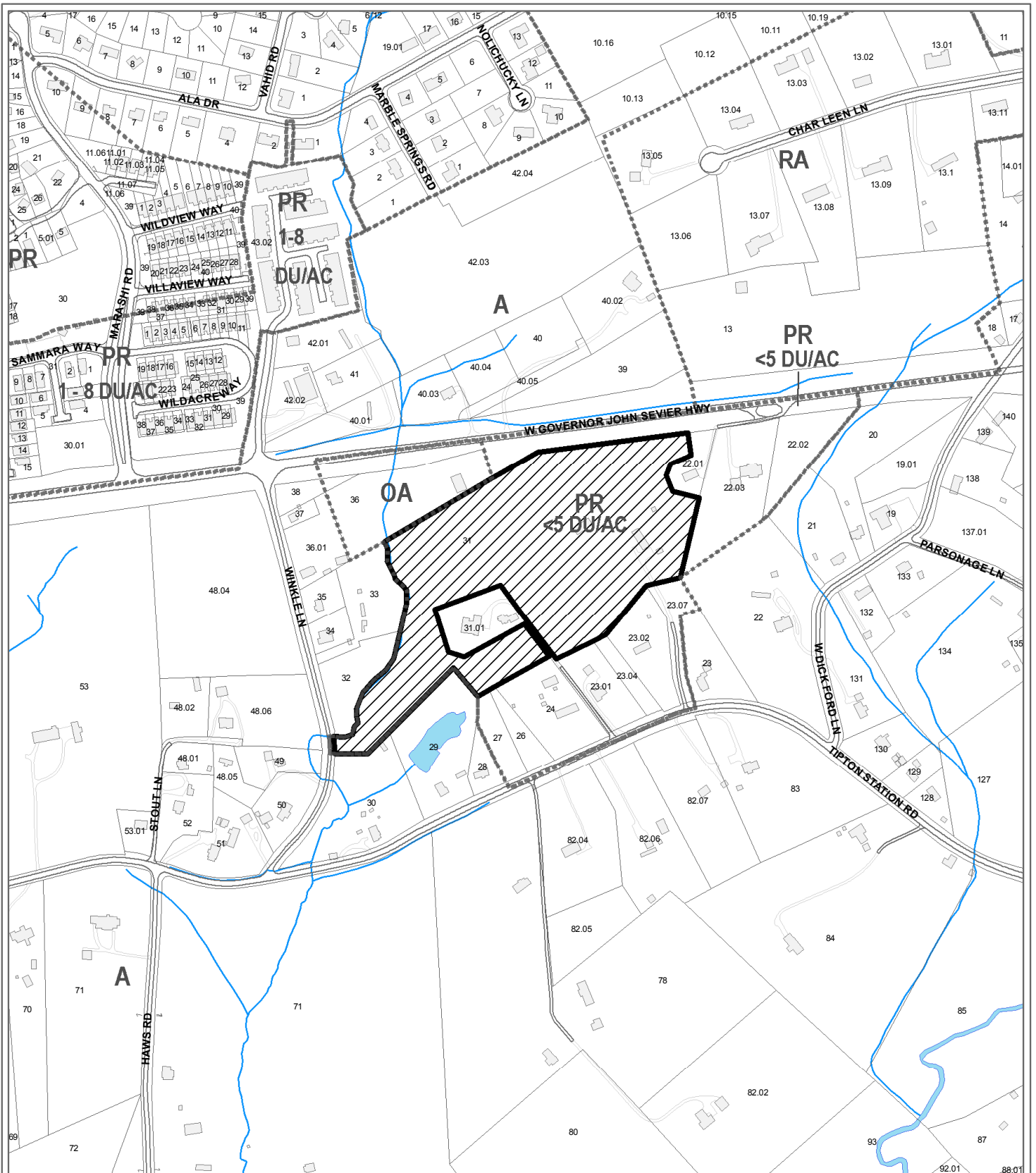
#### ESTIMATED STUDENT YIELD: 12 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Bonny Kate Elementary, South-Doyle Middle, and South-Doyle High.

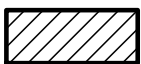
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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-SC-11-C / 5-B-11-UR  
CONCEPT PLAN/USE ON REVIEW**



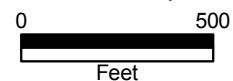
Attached residential subdivision in PR (Planned Residential)

Original Print Date: 4/27/2011  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: American Trust Bank of East Tennessee  
 Wells Creek

Map No: 137  
 Jurisdiction: County



# WELLS CREEK

DISTRICT 9 \* KNOX COUNTY \* TENNESSEE

## SHEET INDEX

- |        |                              |
|--------|------------------------------|
| 1 OF 3 | CONCEPT AND DEVELOPMENT PLAN |
| 2 OF 3 | STREET PROFILES              |
| 3 OF 3 | TOTAL SITE                   |

5-56-1-C  
5-B-11-JR  
REVISED  
4-27-11

PH: (865) 671-0183  
FAX: (865) 671-0213  
10816 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37934

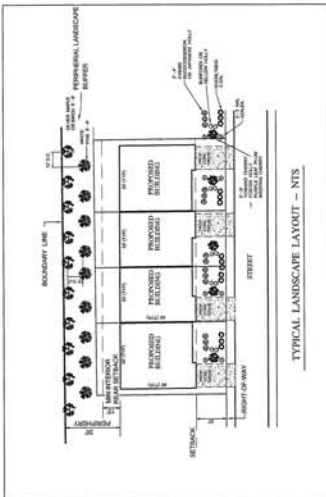
LeMAY AND ASSOCIATES  
CONSULTING ENGINEERS



5-26-11-2  
 5-18-11-2  
 REVISED  
 4-27-11

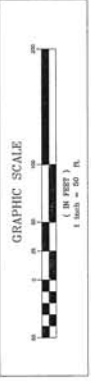
OWNER  
 American First Bank of East TN  
 671 Main Drive  
 KNOXVILLE, TN 37918

CONCEPT AND DEVELOPMENT PLAN FOR:  
**WELLS CREEK**  
 CLT: 137 PARCEL 031 DISTRICT 9 • KNOX COUNTY • TENNESSEE  
 DATE: 03-03-2011  
 REL: 04-25-2011  
 SHEET 1 OF 3



- LEGEND
- 18-01 - IRON ROD ROAD
  - 18-01 - SANITARY SEWER MANHOLE
  - 18-01 - SANITARY SEWER BOX
  - 18-01 - SANITARY MANHOLE
  - 18-01 - GREASE TRAP
  - 18-01 - CATCH BASIN
  - 18-01 - UTILITY POLE
  - 18-01 - UTILITY POLE
  - 18-01 - HYDRO-PNEUMATIC TANK
  - 18-01 - CLEANOUT
  - 18-01 - MONITOR WELL
  - 18-01 - GAS STOPVAL VALVE (VERIFY)

W GOVERNOR JOHN SERBER HWY  
 (87' ROW)



PH: 865-671-0183 FAX: 865-671-0213  
 10816 KINGSTON PIKE  
**LeMAY AND ASSOCIATES**  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE 37934



CERTIFICATION OF CONCEPT PLAN  
 I, the undersigned, being a duly licensed Professional Engineer in the State of Tennessee, do hereby certify that I am the author of the above described plan and that the same is a true and correct copy of the original as shown to me by the owner.

\_\_\_\_\_  
 Date: 5/18/11

- NOTES
1. CORNER MONUMENTS AS SHOWN HEREON.
  2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
  3. CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
  4. SEE DEED INSTRUMENT NO. 2009211-0041447.
  5. TOTAL ACRES: 16.42 ACRES.
  6. PROPERTY ZONED: PK.
  7. DEED INSTRUMENT NO. 2009211-0041447.
  8. THE PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS.
  9. THE BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
  10. ALL LOTS TO HAVE ACCESS TO INTERNAL STREETS ONLY.

