

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

▶ **FILE #:** 11-SA-11-C **AGENDA ITEM #:** 6
 11-B-11-UR **AGENDA DATE:** 11/10/2011

▶ **SUBDIVISION:** GREENBROOK - UNIT 4 & TEAL CREEK
 ▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN
 OWNER(S): Landview

TAX IDENTIFICATION: 89 131 & 13201
 JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side of Solway Rd., north of Gable Run Dr.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 35.33 acres

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

▶ **EXISTING LAND USE:** Partially developed subdivision

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR residential and A agricultural. Development in the area consists of detached residences and a church.

▶ **NUMBER OF LOTS:** 125

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Solway Rd., a collector street with a pavement width of 20' within a 50' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan for Unit 4 of Greenbrook and Teal Creek subject to 10 conditions**

1. Renaming the entire development Greenbrook
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Place a note on the final plat that lots 53, 54 and 55 of Greenbrook and lots 1-3 and 69-70 of Teal Creek will require review and approval of a geotechnical study prior to issuance of building permits within the 50' wide sinkhole buffer.
4. Prior to final plat certification, establish a homeowners association for the purpose of assessing fees for the maintenance of the proposed drainage structures, open space and other commonly held assets.
5. Certification on the final plat by the applicant's engineer that there is 400' of sight distance at the intersection of the proposed Teal Creek Ln. and Solway Rd.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
7. Place a note on the final plat that all lots will be access from the internal road system only

8. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
9. Place a note on the final plat that the side yard setback is 10' on each side of a dwelling when the road grade in front of the dwelling is 10% or greater (lots 17-22 and 118-123 Greenbrook and lots 7-8 and 66-67 Teal Creek)
10. 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 request to permit the construction of one detached dwelling on each lot as shown on the plan for up to 55 detached dwellings in Greenbrook and 70 detached dwellings in Teal Creek 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 in the PR (Planned Residential) zone and the other criteria for approval of a concept plan and use on review.

COMMENTS:

The applicant has submitted a revised concept plan for a portion of Greenbrook and Teal Creek Subdivisions. These two concept plans were approved in 2008. Since no final plats were approved since that time, the MPC approval of those concept plans has expired. The 2008 MPC recommendation included a condition that these two subdivision be linked via an internal road connection. The current plan shows the connection as previously amended. Since the developments are going to be connected, staff recommends the applicant adopt the name Greenbrook for the entire development.

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 detached residential subdivision at a density of 2.99 du/ac Greenbrook and 3.71 du/ac Teal Creek, is consistent in use and density with the recommended zoning of the property.
3. Any school age children living in these developments are presently zoned to attend Hardin Valley Elementary School, Karns Middle School and Hardin Valley Academy.

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

1. The proposed detached residential subdivisions meet 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 subdivisions is within the density permitted by the plan.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all relevant 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 recommended for the property allows consideration of up to 3.0 du/ac in Greenbrook and 4.0 du/ac in Teal Creek . The proposed subdivisions with their distribution of density are 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 1273 (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.

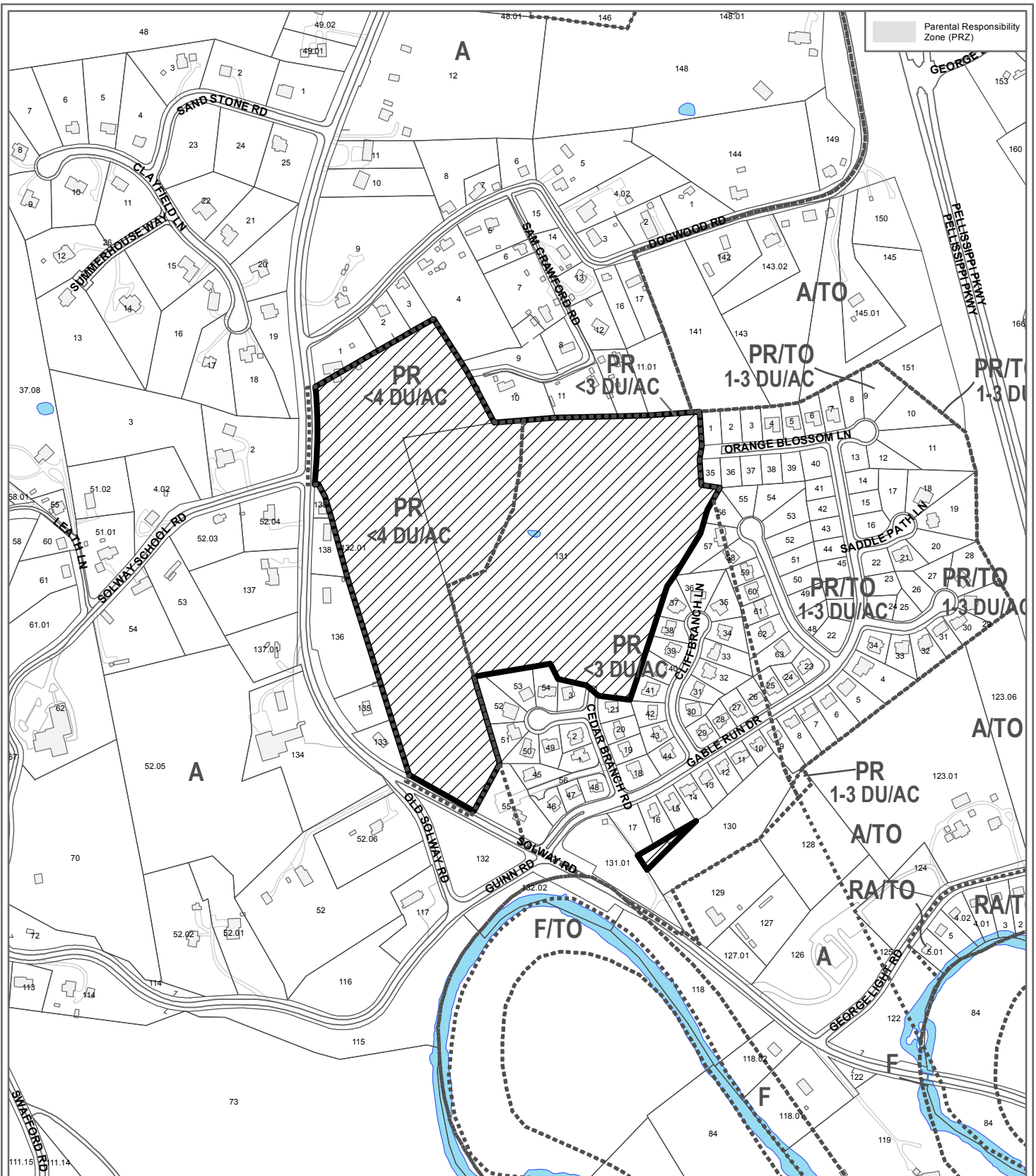
ESTIMATED STUDENT YIELD: 66 (public and private school children, ages 5-18 years)

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

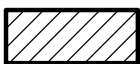
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



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

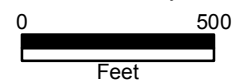


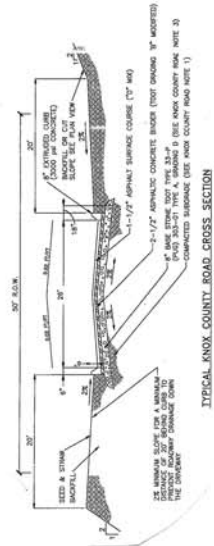
Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 10/26/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Sullivan, Jim
Greenbrook - Unit 4 & Teal
Creek

Map No: 89
Jurisdiction: County





11-5A-11-C
11-B-11-Q2
REVISED
10-24-11

CONCEPT PLAN AND SITE PLAN
GREENBROOK - UNIT 4
C.I. MAP 88, PARCELS 131 & 132
DISTRICT 6 - KNOX CO., TENN.
SCALE: 1"=100'
OCT. 24, 2011



SUBMITTER:
1822 BROADWAY DRIVE
KNOXVILLE, TN 37922
PH: 606-776-7200

OWNER'S DEVELOPMENT:
1718 BROADWAY TRAIL
KNOXVILLE, TN 37922
PH: (606) 871-2228



- NOTES:
- C.I. MAP 88, PARCELS 131 & 132
 - ALL SETBACKS ARE 10' MINIMUM, BUT 15' FROM A SIDE SETBACK WHERE APPLICABLE.
 - AREA SHADDED - 25% MAXIMUM DENSITY (DENSITY 25.00)
 - AREA SHADDED - 25% MAXIMUM DENSITY (DENSITY 25.00)
 - THIS PROPERTY IS ZONED PUD-1 (25% DENSITY) IN PUD-1.
 - ALL SETBACKS ARE 10' MINIMUM, BUT 15' FROM A SIDE SETBACK WHERE APPLICABLE.
 - IF UTILITY & SEWERAGE EXIST, THE LOCATION OF ALL UTILITY & SEWERAGE SHALL BE SHOWN ON THE PLAN.
 - SEWERAGE PLAN AS SHOWN IS PRELIMINARY ONLY.

CERTIFICATION OF RIGHT DISTANCE:
I, the undersigned, being duly sworn, depose and say that the information furnished herein is true and correct to the best of my knowledge and belief.

CERTIFICATION OF CONCEPT PLAN:
I, the undersigned, being duly sworn, depose and say that the information furnished herein is true and correct to the best of my knowledge and belief, and that the information furnished herein is based on a true and correct survey of the property and that the information furnished herein is based on a true and correct survey of the property and that the information furnished herein is based on a true and correct survey of the property.