

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

▶ **FILE #:** 10-SA-11-C **AGENDA ITEM #:** 11
 10-C-11-UR **AGENDA DATE:** 10/13/2011

▶ **SUBDIVISION:** FALCON POINTE UNIT 4 AND LOTS 106-112 UNIT 3
 ▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN
 OWNER(S): Landview

TAX IDENTIFICATION: 169 00906 169FF00701 & 01001
 JURISDICTION: County Commission District 5

▶ **LOCATION:** South side of S. Northshore Dr., west of Holder Ln.

SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Turkey Creek / Tennessee River

▶ **APPROXIMATE ACREAGE:** 45.27 acres

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

▶ **EXISTING LAND USE:** Developing subdivision

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural and PR residential. Development in the area consists of numerous subdivisions that have been developed in the past few years. Large agricultural tracts are still present in the area.

▶ **NUMBER OF LOTS:** 128

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via S. Northshore Dr. which has a pavement width of 19' within a 40' right-of-way and is classified as an arterial road.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 6 conditions**

1. Connection to sanitary sewers and meeting any other relevant requirement of the Knox County Health Dept
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
5. Place a note on the final plat that all lots will have access to the internal street system only.
6. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

► **APPROVE the request for up to 128 detached dwellings on individual lots as shown on the plan subject to 5 conditions**

1. Construction of sidewalks on one side of every street at a minimum width of 5'. All sidewalk construction must be ADA compliant
2. Construction of the trails within the easements shown on the revised plan (10-12-11) to a minimum width of 8 ft. per agreement by the applicant and the Knox County Engineering Dept. and the Knox County Greenways Coordinator
3. Provision of a detailed landscaping plan to buffer and separate the double frontage lots adjoining S. Northshore Dr. (Lots 118-127)
4. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.
5. Installing all landscaping along S. Northshore Dr. within six months of the issuance of the first occupancy permit for any of the lots along S. Northshore Dr. or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.

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 as a phase of Falcon Pointe Subdivision a concept plan containing 128 lots on the remaining 45.27 acres of the previously approved 81.77 acre site. This same applicant had received approval of a concept plan in 2001 for this portion of the site that would have permitted 102 lots. This phase of the project will be developed at 2.83 du/ac. The project site is zoned PR (Planned Residential) with a maximum permitted development density of 3 dwellings per acre. Most of the proposed lots are approximately 55 feet wide. The previously approved lots in this section were proposed to be approximately 85 feet wide. The reduction in lot size is due primarily the downturn in the economy and the subsequent loss in property value. When completed, the development density for the entire subdivision which will contain 243 lots will be 2.98 du/ac. This represents an increase in the the development density of .32 du/ac over the 2001 approved plan. That plan was approved at a density of 2.66 du/ac.

Rather than propose three different subdivisions with each having an entrance onto S. Northshore Dr., the applicant proposed in 2001 that Falcon Pointe would contain three sections with each section differing in lot size and proposed house price. Each of the differing sections would share a single subdivision entrance. Once inside the subdivision, each section would have its own access via a leg off of an internal round-about. The concept of differing lot sizes and house prices remains with this proposed development. In addition to the shared access point, the subdivision sections share use of the pool/clubhouse that has been built on the site. Additionally, sidewalks are being provided on one side of every street, and a trail system will be provided in the 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 all utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the zoning and subdivision development in the area.
3. Access to the various phases of Falcon Pointe Subdivision is limited to one location from S. Northshore Dr. and the internal road system.

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 the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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. The use will not draw additional traffic through residential areas.
3. The recommended density of this site is 1-3 dwellings per acre. The proposed 2.83du/ac for phase 2 and

2.98 du/ac for the entire development is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan was amended by MPC to permit LDR (Low Density Residential) development to occur on this site. Development of this site at 2.83 du/ac is consistent with the approved plan and other recent subdivision development in the area.

ESTIMATED TRAFFIC IMPACT 1301 (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: 80 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, 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 Knoxville Board of Zoning Appeals. The date of the Knoxville Board of Zoning Appeals hearing will depend on when the appeal application is filed.

- NOTES:
1. C11 188, Parcel 00505, Map 1987, Group 7, Parcel 00226 & 01021.
 2. Area Subdivided - 81.77 Acre Total for S/D, 43.27 remaining.
 3. No. of Lots - 240 Total for S/D, 131 remaining.
 4. Property Zoned - PH.
 5. Sewer and Water Available with First Utility.
 6. Water Available to Internal Street only.
 7. 12" utility and drainage easement shown herein per owner's records and is not shown on the 1987 map.



Existing utility and easement lines are shown in previous survey by others.



REVISED
10/12/2011
10-SA-11-C
10-C-11-A



Revised
Site Plan and Concept Plan
UNIT 4
& Re-Sub. Lots 1E6-112, Unit 3
FALCON POINTE

Dist. 6 Knox County, Tenn.
Map No. 27, 2011
Sec. 11-100'



CONTINUATION OF CONCEPT PLAN...
I hereby certify that I am a duly licensed Surveyor in the State of Tennessee and that I am duly qualified to perform the duties of a Surveyor. I have prepared this plan and map in accordance with the provisions of the Tennessee Surveying Act, Chapter 100, Tennessee Code Annotated, and I report that it is in conformity with the Metropolitan Planning Commission.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Knoxville, Tennessee, this 10th day of October, 2011.

Owner:
Lynwood Development
Knoxville, TN 37922
Ph. 671-0258

Surveyor:
Jim Sullivan
Knoxville, TN 37922
Ph. 690-4709