

► **FILE #:** 9-B-11-UR

AGENDA ITEM # 33

AGENDA DATE: 9/8/2011

► **APPLICANT:** FALCONNIER DESIGN CO.

OWNER(S): Tennessee Childrens Home

TAX ID NUMBER: 77 11001

JURISDICTION: County Commission District 6

► **LOCATION:** South side of Harold Duncan Way, west of Copper Ridge Rd.

► **APPX. SIZE OF TRACT:** 17.92 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Harold Duncan Way, a private joint permanent easement with 10-13' of pavement width, leading from Copper Ridge Rd., a local street with 19' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: Septic Systems

WATERSHED: Beaver Creek

► **ZONING:** OC (Civic and Institutional)

► **EXISTING LAND USE:** Childrens home

► **PROPOSED USE:** Private school with residences

HISTORY OF ZONING: Property was rezoned from A (Agricultural) to OC (Civic and Institutional) by Knox County Commission on June 27, 2011.

SURROUNDING LAND USE AND ZONING: North: Attached and detached residences and vacant land / PR (Planned Residential) & A (Agricultural)

South: Vacant land / A (Agricultural)

East: Residence / A (Agricultural)

West: Vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed primarily with agricultural and rural residential uses under A and PR zoning. There is one low density residential development to the northeast along Copper Ridge Rd., zoned PR.

STAFF RECOMMENDATION:

► **APPROVE the development plan for a private school with residences for up to 32 children in the OC (Civic and Institutional) zoning district, subject to 5 conditions:**

1. Meeting all applicable requirements of the Knox County Health Department for the use of subsurface sewage disposal systems.
2. Installation of the paved access driveway, required parking lots and related improvements for phase one of the development subject to approval by the Knox County Department of Engineering and Public Works. The Knox County Department of Engineering and Public Works will approve each subsequent phase of the

development.

3. Removing vegetation on the site along Harold Duncan Way to improve sight distance from the entrance back to the east along the Joint Permanent Easement.
4. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements of the OC (Civic and Institutional) zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is requesting approval of a private school with residences for up to 32 children on a 17.92 acre tract located on the south side of Harold Duncan Way, west of Copper Ridge Rd. Access to the site will be via an existing Joint Permanent Easement (JPE). The facility will be operated by Tennessee Children's Home and they are proposing to develop the site in three phases.

The first phase of the development will include the school building, two new residential/dormitory buildings, and the new driveway with a cul-de-sac turnaround and required parking to serve the facility. The second phase of the development will include three additional residential/dormitory buildings and an addition to the school. The third phase will include a campus administration building and a new campus director's residence.

Each residential dormitory building is designed to house up to eight children with a separate apartment for the house parents. The first phase of the development will include three residential dormitory buildings for up to 16 children. Only two of the three buildings are occupied by the children at any one time. The third building remains as a relief house for the house parents. The second phase of the development will allow for the addition of 16 children.

Under the proposed site layout, the steeper portion of the site will remain undisturbed. Natural buffer areas will remain around the site.

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

1. The facility will have minimal impact on local services since most utilities are available to serve this site. The existing residential units are served by subsurface sewage disposal systems. The applicant is proposing that this facility continue to be served by subsurface sewage disposal systems. A preliminary soil investigation has been completed (see attached report by Dew Soil Consulting) for submission to the Knox County Health Department for their consideration in approving the use of subsurface sewage disposal systems.
2. The proposal would have no impact on the public school system.
3. With the limited scale of this facility on 17.92 acres, in combination with the natural landscape buffers that will be retained, the impact to neighboring properties should be minimal.

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

1. With the recommended conditions, the private school with residences meets the standards for development within the OC (Civic and Institutional) zoning district and all other requirements of the Zoning Ordinance.
2. The proposed facility 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. With the recommended conditions, the use will not significantly injure the value of adjacent property. At the proposed location, the facility will not substantially increase the level of traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan was amended by the Planning Commission on May 12, 2011

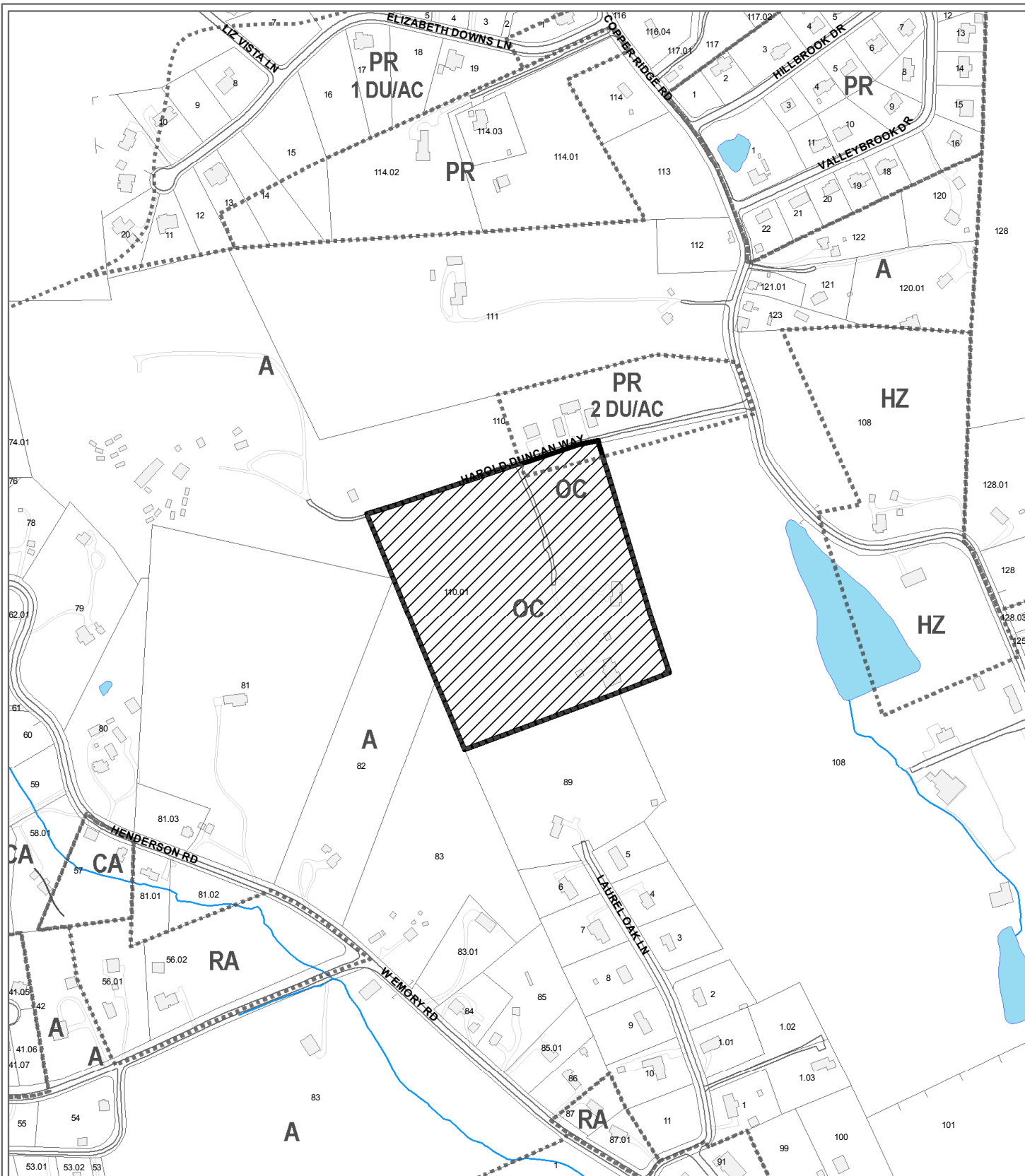
changing the designation of this site to CI (Civic/Institutional) and SLPA (Slope Protection Area). The new designation supports the proposed facility.

2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

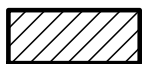
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this 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. Appellants have 30 days to appeal an MPC decision in the County.



**9-B-11-UR
USE ON REVIEW**



Private school with residences in OC (Civic and Institutional)

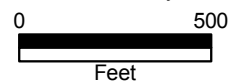
Original Print Date: 8/23/2011
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Falconnier Design Co.

Map No: 77

Jurisdiction: County



Dew Soil Consulting
9917 Sierra Vista Lane
Knoxville TN 37922
865-675-7569

30 August 2011

Falconnier Design Company
4622 Chambliss Avenue
Knoxville, TN 37919

Dear Damon,

Preliminary Soil Investigation for future site of Tennessee Children's Home.

A Preliminary Soil Investigation was performed on the future site of the Tennessee Children's Home located at, 8568 Harold Duncan Way, for the purpose of evaluating the site for suitability concerning the installation of Sub-Surface Drain-field system or systems.

The soils found on the site were all suitable for a conventional type system. The Geology is Limestone, so the soils were formed in residuum of Limestone on the stable ridge top, where the existing homes are located and colluvium/residuum on the side slopes below the homes, extending to the property boundaries. The ridgetop soils predominantly consist of the Dunmore, Fullerton soil series, which are rated 75 mpi and 60 mpi respectively, but not limited to these two soil series. And colluvial and residual soils on the side slope consist mostly of Minvale soil series, or Minvale soil series over Dunmore or Fullerton soil series, which are rated 45 mpi, but not limited to these soils.

This is a preliminary Soil Investigation and is not conclusive. A High Intensity Soil Map needs to be conducted, in order to satisfy TDEC/Knox County Health Department regulations.

In summary, this investigation was favorable. As per the discussions with you, Damon, on Monday, August 28, and also discussions with Chuck on Saturday, August 26, my recommendation is to do individual conventional systems per dormitory site. It is also my recommendation that the best way to achieve this is to: 1. Have the land cleared of briars, brush and dead trees, without disturbing the surface too much. 2. Have a 100-foot or 200-foot grid-stake done on the acreage in question. 3. Get survey in my hands with a scale of 1 inch = 100 feet. 4. I conduct a High Intensity Soil Map.

I calculated the acreage around the dormitories and campus directors' residence to be about 4 acres of soil mapping (5 acres minus 1 acre to account for the road and cul-de-sac), and the school site, an additional acre. My fee is \$200.00 per acre, bringing the total to \$1,000.00 for 5 acres + \$400.00 for the Preliminary Investigation. Sincerely,

Mark Dew
Soil Scientist

(865) 898-1097