

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

▶ **FILE #:** 4-SB-12-C
 4-E-12-UR

AGENDA ITEM #: 11
AGENDA DATE: 4/12/2012

▶ **SUBDIVISION:** DEANE HILL VILLAGE
 ▶ **APPLICANT/DEVELOPER:** BENCHMARK ASSOCIATES
 OWNER(S): Ken Harrigan

TAX IDENTIFICATION: 120 E D 004
 JURISDICTION: City Council District 2

▶ **LOCATION:** South side of Deane Hill Dr., east of Winchester Dr.

SECTOR PLAN: West City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 WATERSHED: Fourth Creek

▶ **APPROXIMATE ACREAGE:** 5.65 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** One dwelling and vacant land

▶ **PROPOSED USE:** Detached and attached residential subdivision

SURROUNDING LAND USE AND ZONING: This area has established residences, zoned R-1 and RP-1, and new residential development to the east, zoned RP-1.

▶ **NUMBER OF LOTS:** 28

SURVEYOR/ENGINEER: Benchmark Associates, Inc.

ACCESSIBILITY: Access is via Deane Hill Dr., a major collector street with a pavement width of 20' within a 60' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Reduce the required pavement width for a public street from 26' wide to 24' wide
2. Reduce the required pavement width for a joint permanent easement serving more than five lots from 22' wide to 20' wide

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 because the site's configuration and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 9 conditions

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Engineering Department.
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. 0-280-90).
5. Meeting all applicable requirements of the Knoxville Fire Marshall's Office.
6. Participation in KUB's sewer capacity reservation program

7. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
8. Place a note on the final plat that all units will have access only to the internal street system
9. 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 21 detached and 7 attached dwellings all on individual lots as shown on the site plan subject to 2 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Placing a note on the final plat that the side setback for the attached units is 0'

COMMENTS:

In 2006 a plan for this site was approved by MPC that would have permitted 28 condominium units.. Financing for condominium development is difficult to obtain at this time. As a result, this applicant is proposing a subdivision which will transfer property to each homeowner. This proposal is for a 28 unit detached and attached residential subdivision.. The development will access Deane Hill Dr., and will provide internal access via a combination of a public and private streets. Each unit will have a driveway and a two-car garage. Since the units will be provided with a two-car garage the applicant has requested that a fifteen foot front setback be permitted for each unit.

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

1. The proposed condominium 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 residential development is consistent with all relevant requirements of the RP-1 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 West City Sector Plan identifies this property as low density residential. The RP-1 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 334 (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: 9 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West 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.

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