

▶ **FILE #:** 2-A-12-UR

**AGENDA ITEM #** 24

**AGENDA DATE:** 2/9/2012

▶ **APPLICANT:** SMITHBUILT

OWNER(S): Cate Road Developers, LLC

TAX ID NUMBER: 37 18 AND PART OF 17.03

JURISDICTION: County Commission District 7

▶ **LOCATION:** West side of Childress Rd., south of Turning Point Rd.

▶ **APPX. SIZE OF TRACT:** 0.52 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Childress Rd., a major collector street with 18' of pavement within a 40' right-of-way (70' right-of-way required).

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Detached residential subdivision

2.87 du/ac

HISTORY OF ZONING: Property rezoned to PR at up to 3 du/ac on April 25, 2011 and June 26, 2000.

SURROUNDING LAND USE AND ZONING: North: Childress Place Subdivision / PR (Planned Residential)

South: Vacant land / A (Agricultural)

East: Residences / A (Agricultural)

West: Childress Place Subdivision / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located in an area of rural to low density residential development.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for up to 2 detached dwellings on individual lots subject to 6 conditions:**

1. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
2. Placing a note on the final plat that a geotechnical study has been submitted to and has been approved by the Knox County Department of Engineering and Public Works to allow structures to be located within the 50' buffer from the top of the sinkhole/closed contour area identified on the plat. The structures cannot be located within the sinkhole/closed contour area or the 5 foot drainage easement that adjoins the sinkhole/closed contour area. Engineered footings may be required for any structures within the 50' sinkhole buffer.
3. Meeting all requirements of the Knox County Department of Engineering and Public Works.

4. Placing a note on the final plat that the two lots shall share a common driveway as designated on the development plan and shown on the final plat. On-site turnaround areas shall be provided for both lots.
5. The total number of residential lots for Childress Place subdivision shall not exceed 95 lots.
6. Meeting all 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 use on review.

#### **COMMENTS:**

The applicant is proposing to add this half acre property to Childress Place Subdivision with the addition of two lots to the subdivision. The applicant is proposing to develop 91 lots on 31.74 acres at a density of 2.87 du/ac. The property was rezoned to PR (Planned Residential) at a density of up to 3 du/ac on June 26, 2000 with the half acre portion being rezoned with the same designation on April 25, 2011. The density restriction for the subdivision would allow a maximum of 95 lots.

This site includes a portion of a sinkhole/closed contour area along the southern property line. A geotechnical study has been submitted to and has been approved by the Knox County Department of Engineering and Public Works to allow structures to be located within the 50' buffer from the top of the sinkhole/closed contour area. The structures cannot be located within the sinkhole/closed contour area or the 5 foot drainage easement that adjoins the sinkhole/closed contour area.

Due to some limitation on sight distance to the north along Childress Rd. from this property, a condition is being recommended that the two lots be served by a single driveway at the location of the existing driveway for the property. On-site turnaround areas shall be provided for both lots.

#### **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 utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 2.87 du/ac, is consistent in use and density (up to 3 du/ac) with the approved zoning.

#### **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 a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
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 since it is located on a major collector street.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North County Sector Plan designates this property for low density residential uses. The PR zoning for the site allows a density up to 3 du/ac. At a proposed density of 2.87 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

#### **ESTIMATED TRAFFIC IMPACT 28 (average daily vehicle trips)**

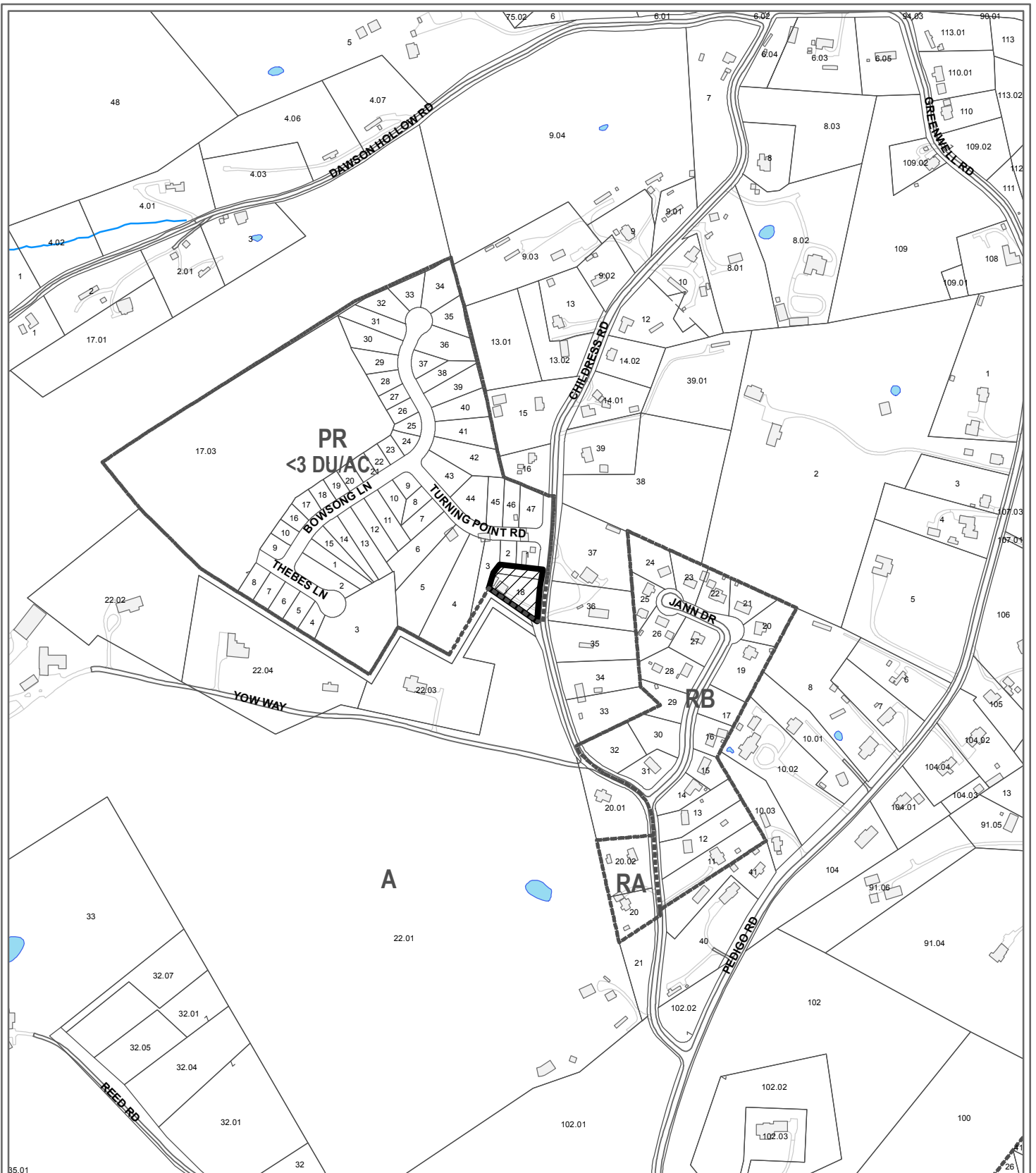
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public and private school children, ages 5-18 years)

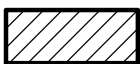
Schools affected by this proposal: Copper Ridge Elementary, Halls Middle, and Halls High.

- 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 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.



**2-A-12-UR  
USE ON REVIEW**

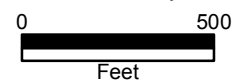


Detached residential subdivision in PR (Planned Residential)

Petitioner: Smithbuilt

Map No: 37

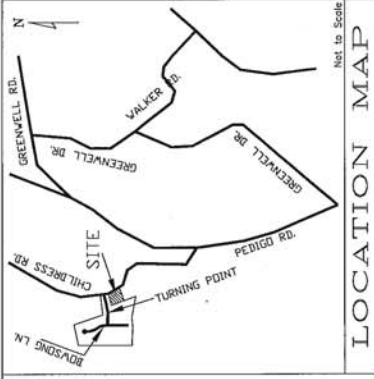
Jurisdiction: County



Original Print Date: 1/25/2012

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



Not to Scale  
**LOCATION MAP**

- NOTES:
1. IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN.
  2. TO UTILITY, DRAINAGE AND CONSTRUCTION EXISTENTS INSIDE ALL EXTERIOR LOT LINES AND EXTERIOR PERIPHERAL LINES. PERIPHERAL LINES SHALL BE SHOWN WITH 30" SPACES OF METEOROLOGICAL LINES. FLOOD EXISTENTS SHALL BE SHOWN WITH 30" SPACES. EXISTENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INDICATED.
  3. SANITARY SEWER EXISTENT OF 15" 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
  4. THIS PROPERTY IS ZONED P1.
  5. THE PROPOSED 10' 0.52' ACRES AND IS SUBDIVIDED INTO 2 SINGLE FAMILY LOTS AND PUBLIC RIGHT-OF-WAY.
  6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT - 20'  
SIDE - 5'  
REAR - 15'
  7. FOR APPROVAL OF CONCEPT PLAN AND USE-AND-EVEN, REFER TO METROPOLITAN PLANNING COMMISSION'S FILE 2-A-12-UR.
  8. IF ANY FOUNDATION IS DESIRED WITHIN 50' OF THE TOP HATCHED LINE OF ANY DEPRESSION, A GEOTECHNICAL INVESTIGATION MUST BE APPROVED BY KNOX COUNTY DEPT. OF WORKING & PUBLIC WORKS AT A MINIMUM. LOTS 90 AND 91 ARE SUBJECT TO A GEOTECHNICAL REPORT IS REQUIRED FOR LOT 91 IRON PIN PER APPROVAL GEOTECHNICAL SOIL TEST WAS PERFORMED ON LOT 91 IN ARGONSTONE SUBDIVISION, ON JUNE 11, 2010 BY GEOSERVICES, LLC. BASED ON THE ENGINEERING REPORT THE SOIL INSIDE THE 50' BUFFER ZONE ARE SUITABLE FOR FOUNDATION SUPPORT OF A TYPICAL ONE TO TWO-STORY WOOD FRAME. THERE IS A 20' ACCESS EASEMENT ACCESS LOT 91 FOR THE BENEFIT OF LOT 90. THESE WILL BE COMMON DRIVEWAY FOR BOTH LOTS WITH ONE ACCESS DRIVEWAY TO CHILDRESS ROAD.

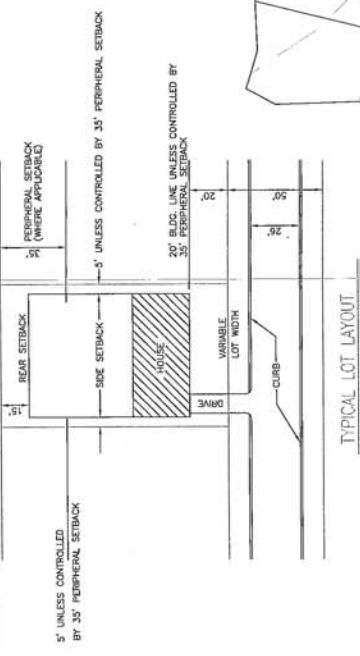
2-A-12-UR  
**REVISED**  
7-20-12



OWNER:  
**SOUTHLAND GROUP, INC.**  
4909 BALL RD.  
KNOXVILLE, TN 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-9699

**CONCEPT PLAN FOR**  
**UNIT-4, CHILDRESS PLACE SUBDIVISION**  
C-L-T MAP 37, PART OF PARCEL 17  
C-L-T MAP 37, PARCEL 18  
DISTRICT 6, KNOX COUNTY, TN.  
SCALE: 1" = 30'  
SHEET 1 OF 1

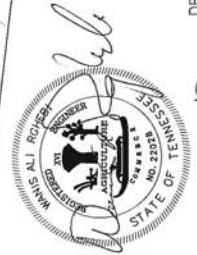
**SOUTHLAND ENGINEERING CONSULTANTS, LLC**  
GENERAL CIVIL & LAND SURVEYING  
4909 BALL ROAD  
KNOXVILLE, TN 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-9699  
E-MAIL: wrigth@seengineering.com  
CHR-02-25-11-CP-4



CERTIFICATION OF DESIGN PLAN

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.

ENGINEER  
TENNESSEE  
CERTIFICATE NO. 22028



REVISED 1-20-2012  
REVISED 1-18-2012  
DEED BOOK: INST.# 200505200093459  
DEED BOOK: INST.# 200710020027975

1-20-12

PLAT RECORDED IN INSTR. #