

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

▶ **FILE #:** 7-SA-12-C **AGENDA ITEM #:** 7
 7-D-12-UR **AGENDA DATE:** 7/12/2012

▶ **SUBDIVISION:** VILLAGE AT BEARDEN, PHASE II
 ▶ **APPLICANT/DEVELOPER:** WORLEY BUILDERS, INC.
 OWNER(S): Worley Builders, Inc.

TAX IDENTIFICATION: 106 G K 024, 106GC005 AND PART OF 106GK025
 JURISDICTION: City Council District 3

▶ **LOCATION:** South side of Bearden View Ln. west side of Francis Rd.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 38595 square feet

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

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

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area is developed with residential uses at various densities, under R-1, R-1A, RP-1, R-2 and A-1 zoning.

▶ **NUMBER OF LOTS:** 4

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Bearden View Ln., a local street with a pavement width of 26' within a 50' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 9 conditions**

1. The approved drainage plan reflecting the addition of the proposed lots
2. Meeting all other applicable requirements of the Knoxville Engineering Dept.
3. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
4. Participation in the KUB sewer capacity reservation program
5. Constructing the sidewalk within the development as shown on the December, 2010 concept plan (12-SC-10-C). All sidewalk construction must be ADA compliant.
6. Eliminating the existing driveway from the McKinyen property to Francis Rd.
7. Adding these lots to the property owners association for the larger development
8. Final approval of the rezoning of this site by the Knoxville City Council with a density limit of 3.58 du/ ac or greater
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 this revision to the previously approve development plan for Bearden Village (12-A-10-UR) to permit the addition of up to 4 detached dwellings on individual lots as shown subject to 1 condition**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance

COMMENTS:

The applicant is requesting approval of phase 2 of the Bearden Village Subdivision. The initial phase of the development contains 24 lots. This request will add three additional lots and reconfigures one of the existing lots. The entire subdivision will occupy 7.56 acres which will result in a development density of 3.58 dwellings per acre. A portion of the property that is being added to the subdivision has been recommended for rezoning to RP-1 (Planned Residential) at a density of 4 dwellings per acre. City Council will hear the rezoning request at its July 10, 2012 meeting.

The applicant has provide retention basins on the site. Since the site is located within the Ten Mile Creek drainage basin, the drainage regulations require that developments within that basin retain rather than detain stormwater on the site. The applicant's engineer has stated that the existing retention basins are of adequate size to accommodate the stormwater from these additional lots.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposed development density is compatible with the surrounding development in the area.
3. The proposed development will place minimal additional demand on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed development is consistent with all relevant requirements of the RP-1 (Planned Residential) district regulations, as well as the 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 in is harmony with the general purpose and intent of the Zoning Ordinance. 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 since the site has direct access to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, which is consistent with the proposed 3.58 du/ac.

ESTIMATED TRAFFIC IMPACT 54 (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.

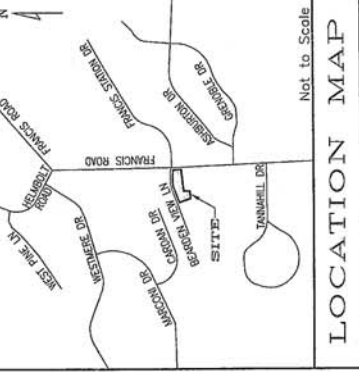
ESTIMATED STUDENT YIELD: 2 (public and private school children, ages 5-18 years)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden 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 City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



Not to Scale

- NOTES:
1. ALL DIMENSIONS ARE SCALED AND DIRECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CONTINUING OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 38,595 SF SUBDIVIDED INTO 4 SINGLE FAMILY DETACHED LOTS AND 1 COMMON AREA.
 5. THIS PROJECT IS ZONED RS-1 (RESIDUAL).
 6. CONSERVES PROVIDED BY KNOXVILLE/KNOX COUNTY C.L.S.
 7. UTILITIES:
 - WATER: KNOXVILLE UTILITIES BOARD
 - SEWER: KNOXVILLE UTILITIES BOARD
 - ELECTRIC: KNOXVILLE UTILITIES BOARD
 - TELEPHONE: BELLSOUTH
 - CABLE: COMCAST
 8. THE MCKINNEY LOT IS A PART OF THE USE ON BROWER APPLICATION, HOWEVER IT WILL NOT BE A PART OF THE VILLAGE AT BEARDEN SUBDIVISION AND IS NOT SUBJECT TO THEIR SUBDIVISION RESTRICTIONS.



CERTIFICATION OF CONCEPT PLAN.
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO THE STATE OF TENNESSEE, AND THAT I HAVE PREPARED THIS PLAN AND ACCOMPANYING DIMENSIONS, SPECIFICATIONS AND NOTES IN ACCORDANCE WITH THE REQUIREMENTS OF THE METROPOLITAN PLANNING COMMISSION. I HAVE REVIEWED AND APPROVED THE CONCEPT PLAN AND THE DIMENSIONS AND SPECIFICATIONS EXCEPT AS HAS BEEN INDICATED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
 REGISTERED ENGINEER: David B. Harkin
 TENNESSEE CERTIFICATE NO. 101385

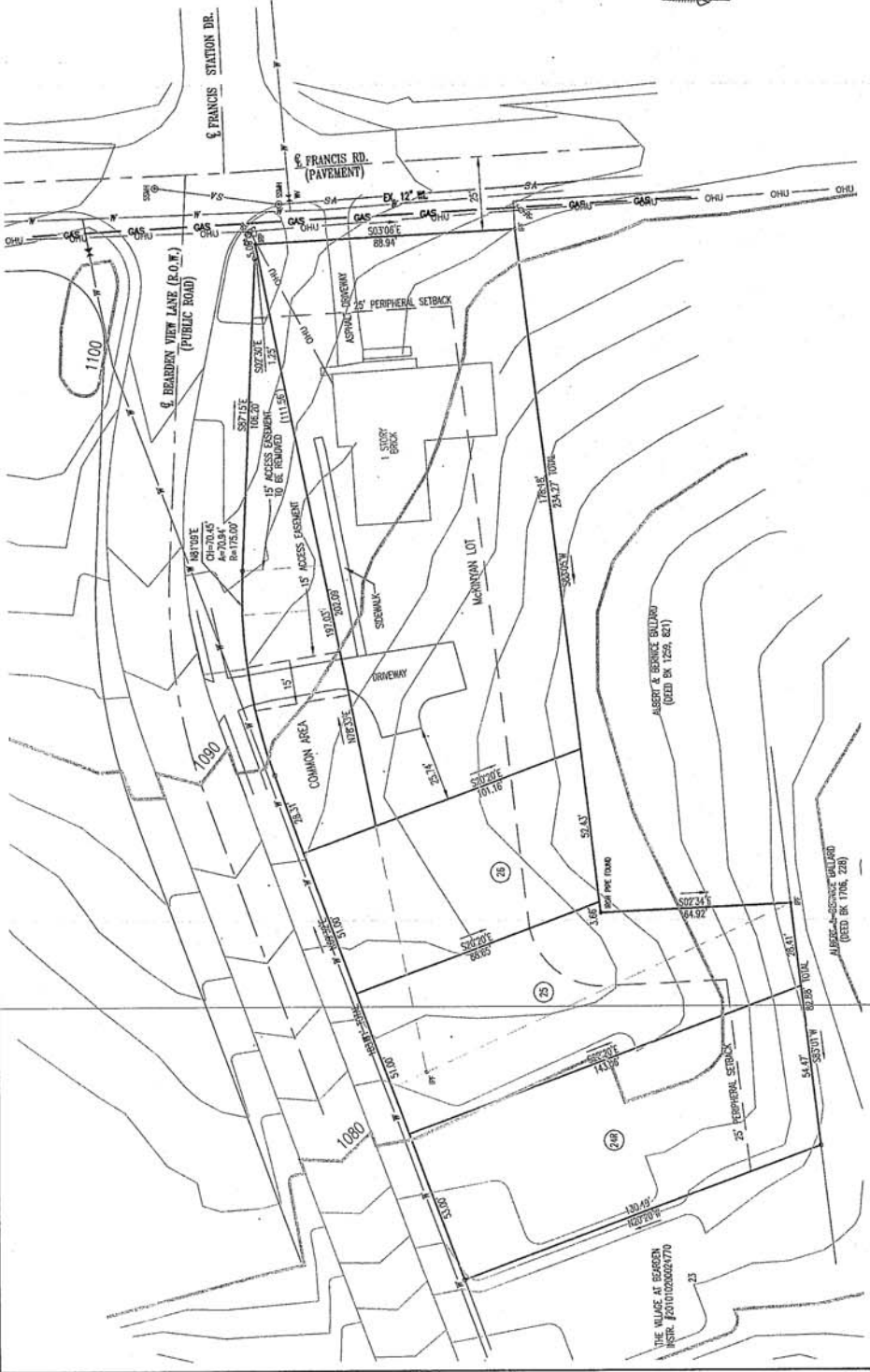


7-SA-12-C
 CONCEPT & DEVELOPMENT PLAN
 FOR
 VILLAGE AT BEARDEN, PHASE II

CLT MAP 1066K, PARCEL 24
 CLT MAP 1066K, PART OF PARCEL 25
 CLT MAP 1066G, PARCEL 5
 DISTRICT 5, KNOX COUNTY, TN
 CITY BLOCK 46860
 46TH WARD, CITY OF KNOXVILLE
 SCALE: 1" = 30'
 MAY 18, 2012



BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com



- LEGEND
- IPF IRON PIN FOUND
 - SSMH SEWER MANHOLE
 - CENTERLINE OF PAVEMENT
 - WV WATER VALVE
 - WM WATER METER
 - PP-TP POWER POLE
 - TP TELEPHONE PEDESTAL
 - CP CABLE PEDESTAL
 - W WATER LINE
 - OW OVERHEAD UTILITIES
 - SA SANITARY SEWER LINE
 - GAS GAS

OWNER:
 CHRIS J. MCKINNEY
 1333 FRANCIS RD.
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 691-5401

DEVELOPER/OWNER:
 WORLEY BUILDERS, INC.
 P.O. BOX 71022
 KNOXVILLE, TENNESSEE 37938
 PHONE: (865) 922-2600

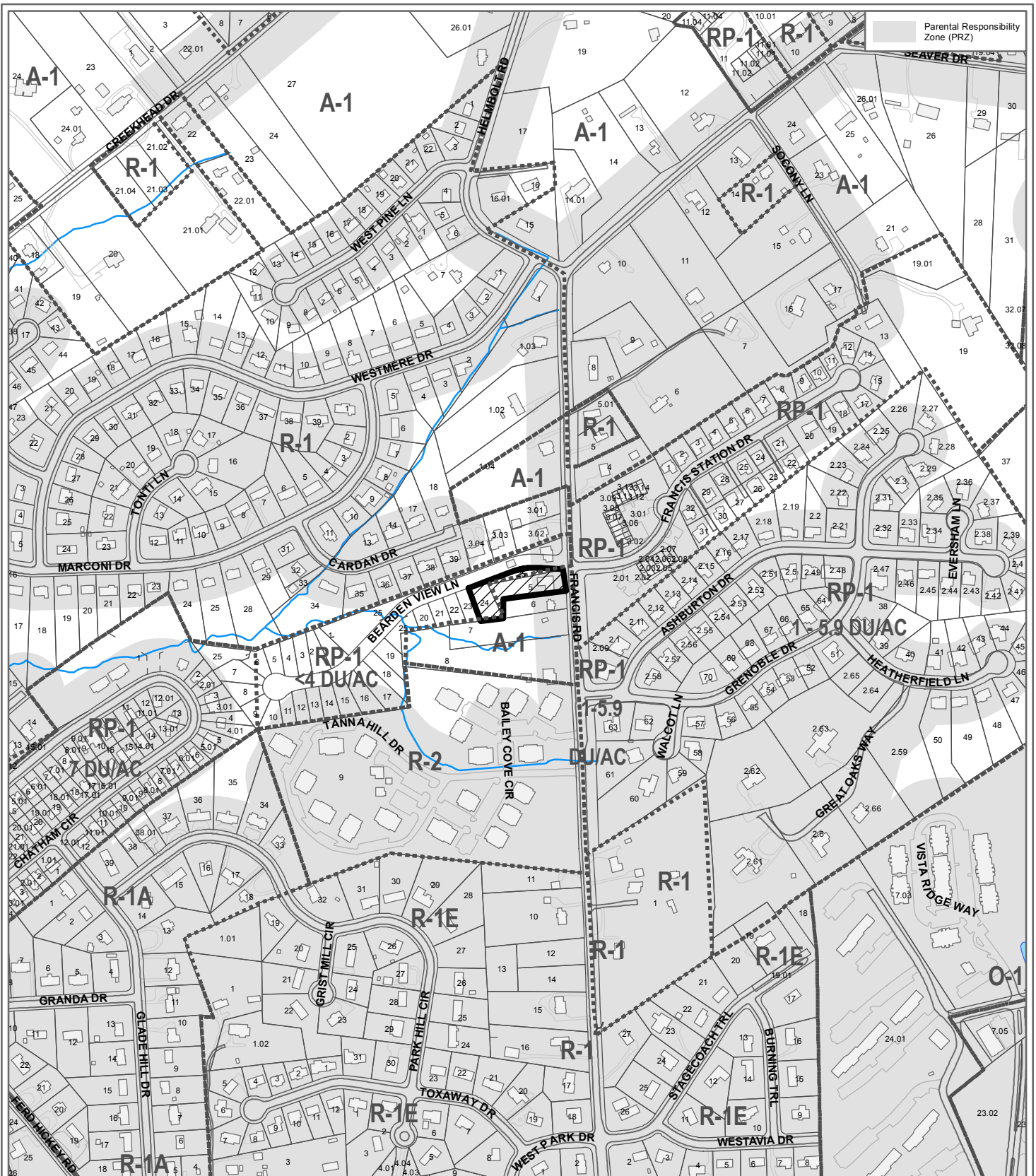


DEED REFERENCES: INSTR. #20060424008644
 INSTR. #20110180043188
 PLAT REFERENCES: MAP BOOK 36L, PAGE 53
 INSTR. #201104080059701

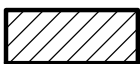


NOTE: A 25' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS (WHERE APPLICABLE)

TYPICAL LOT LAYOUT
 NTS



**7-SA-12-C / 7-D-12-UR
CONCEPT PLAN/USE ON REVIEW**



Undefined in RP-1 (Planned Residential) & RP-1 pending

Original Print Date: 6/22/2012
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Worley Builders, Inc.
Village at Bearden, Phase II

Map No: 106

Jurisdiction: City

