

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

▶ **FILE #:** 10-SA-12-C **AGENDA ITEM #:** 12
 10-B-12-UR **AGENDA DATE:** 10/11/2012

▶ **SUBDIVISION:** THE VILLAS AT TYLER'S GATE
 ▶ **APPLICANT/DEVELOPER:** TRANTANELLA CONSTRUCTION COMPANY
 OWNER(S): David Trantanella

TAX IDENTIFICATION: 46 F C 001 - 032

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side of Heiskell Rd., northwest of Copeland Rd.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Bullrun Creek & Beaver Creek

▶ **APPROXIMATE ACREAGE:** 7.09 acres

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

▶ **EXISTING LAND USE:** Vacant lots

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural) & RA (Low Density Residential)
 South: Residences / A (Agricultural)
 East: Residences / A (Agricultural)
 West: Residences / A (Agricultural)

▶ **NUMBER OF LOTS:** 26

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Heiskell Rd., a minor arterial street with an 18' to 20' pavement width within an 88' right-of-way (right-of-way was reduced to 35' from the centerline with the previous recorded plat for the property).

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance on Chandler's Country Way at STA 5+00, from 100' to 75'.
2. Horizontal curve variance on Road B at STA 1+25, from 100' to 60'.
3. Vertical curve variance on Chandler's Country Way at STA 0+60, from 157.25' to 95'.
4. Vertical curve variance on Chandler's Country Way at STA 5+15, from 227' to 150'.
5. Vertical curve variance on Road B at STA 1+80, from 136.5' to 100'.
6. Intersection grade variance on Road B at STA 0+13, from 3% to 5.77 %.
7. Intersection grade variance on Road B at STA 1+80, from 3% to 3.33 %.
8. Broken back curve tangent variance on Chandler's Country Way at STA 2+40 to STA 3+23, from 150' to 84'.
9. Broken back curve tangent variance on Chandler's Country Way at

STAFF RECOMMENDATION:

- ▶ **APPROVE** variances 1-9 due to existing street improvements that were completed as part of the previous approvals and the requested variances will not create a traffic hazard.

APPROVE the concept plan subject to the following 6 conditions:

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
3. Establishing a sight distance easement across lots 19 and 20.
4. Placing a note on the final plat that all lots will have access only to the internal street system.
5. Identifying an approved public street name on the final plat which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). The final plat shall also include a notation on the change of the street name from Chandlers Country Way to the new approved public street designation.
6. Placing a note on the final plat that building construction within the 50' sinkhole buffer identified on the plat may be permitted only if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for the structure within the 50' sinkhole buffer.

With the conditions noted above, this request meets all criteria for approval of a concept plan and a use on review in the PR zoning district.

- ▶ **APPROVE** the development plan for up to 26 detached residential lots subject to the following condition:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

The applicant is requesting approval of a 26 lot detached residential subdivision. A concept plan (11-SA-08-C) was approved for this site on November 13, 2008 for a 30 lot attached residential subdivision. A final plat for the subdivision was recorded on November 1, 2010. The applicant is requesting a change in the previous approval from attached to detached residences on individual lots with a reduction in the number of lots from 30 to 26.

On the recorded plat, the subdivision lots are served by a Joint Permanent Easement (JPE) with a 40' right-of-way. This new concept plan is proposing a change in the access to the lots from a JPE to a public street with a 50' right of way. With the change from a JPE to a public street, the street name designation as Chandlers Country Way will also have to change to reflect the change to a public street. Since all the lots within the subdivision are under single ownership, the official street name change will occur with the approval and recording of the new final plat.

There is a significant sinkhole located in the northwest corner of the property. The applicant will not be allowed to build within 50' of the last closed contour of that sinkhole unless a geotechnical study is prepared by a registered engineer and states that building within the buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works.

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 proposal is denser compared to the scale and intensity of adjacent development and zoning patterns. However, in terms of traffic, the impact will be minimal due to the fact that this development is approximately 800' from the intersection of Heiskell Rd. and Copeland Dr., both of which have sufficient capacity to handle the traffic which will be generated by this development.
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 PR 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 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 North County Sector Plan proposes low density residential uses for the site, which is consistent with the proposed 3.67 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 300 (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.

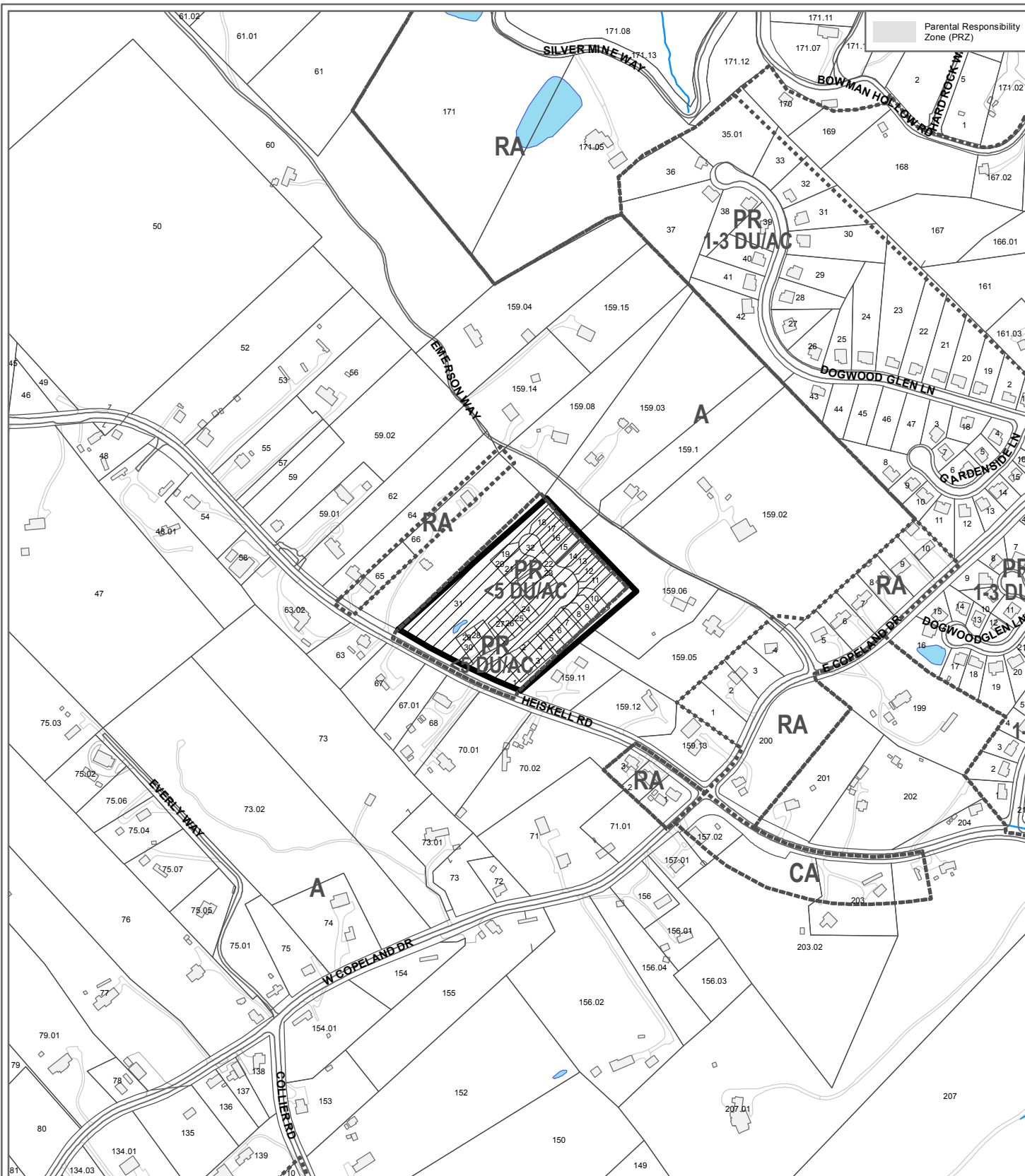
ESTIMATED STUDENT YIELD: 13 (public and private school children, ages 5-18 years)

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



**10-SA-12-C / 10-B-12-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 9/26/2012
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Trantabella Construction Company
 Tylers Gate

Map No: 46

Jurisdiction: County



