



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT

FILE #: 9-SA-12-C

AGENDA ITEM #: 13

AGENDA DATE: 9/13/2012

SUBDIVISION: ASHLEY MEADOWS
APPLICANT/DEVELOPER: PRIMOS LAND COMPANY, LLC
OWNER(S): Cate Road Developers, LLC

TAX IDENTIFICATION: 90 162
JURISDICTION: County Commission District 6

LOCATION: West side of Gray Hendrix Rd., south of Garrison Rd.

SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area
WATERSHED: Beaver Creek

APPROXIMATE ACREAGE: 10.9 acres

ZONING: PR (Planned Residential)

EXISTING LAND USE: Vacant land

PROPOSED USE: Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Zoning in the area consists of I industrial, A agricultural & RA residential. Development in the area consists of detached dwellings and a mobile home park

NUMBER OF LOTS: 42

SURVEYOR/ENGINEER: Cate Road Developers, LLC

ACCESSIBILITY: Access is via Gray Hendrix Rd., a local street with a pavement width of 17' to 19' within a 40' right-of-way or Hodge Rd., a local street with a pavement width of 11' - 12' within a 30' wide right-of-way

SUBDIVISION VARIANCES REQUIRED: 1. Reverse curve tangent variance from 50' to 0' at sta. 1+45.29 of Road A

STAFF RECOMMENDATION:

APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 10 conditions

- 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Certification on the final plat by the applicant's engineer that there is 300' of sight distance at the proposed subdivision entrance on Gray Hendrix Rd. and at the proposed driveway location for lot 42
5. Prior to certification of the final plat for the subdivision, establishing a property owners association for the purpose of maintaining the storm water drainage system.
6. Place a note on the final plat that all lots except lot 42 will be accessed from the internal road system only

7. Provision of traffic calming as may be required by the Knox County Dept. of Engineering and Public Works
8. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
9. Provision of stream buffers as required by the Knox County Dept. of Engineering and Public Works and the Tenn. Dept. of Environment and Conservation
10. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

COMMENTS:

This same concept subdivision plan has been approved by MPC two times in the past. The first approval of this subdivision plan and use on review was granted in 2007 (8-SB-07-C). No final plats were approved for the project during the two years following that approval. As a result, the approval by MPC timed out which necessitated reapproval in 2009 (12-SC-09-C). The concept plan approval is good for up to two years. The property has changed hands and now this applicant is requesting the plan be reapproved.

ESTIMATED TRAFFIC IMPACT 467 (average daily vehicle trips)

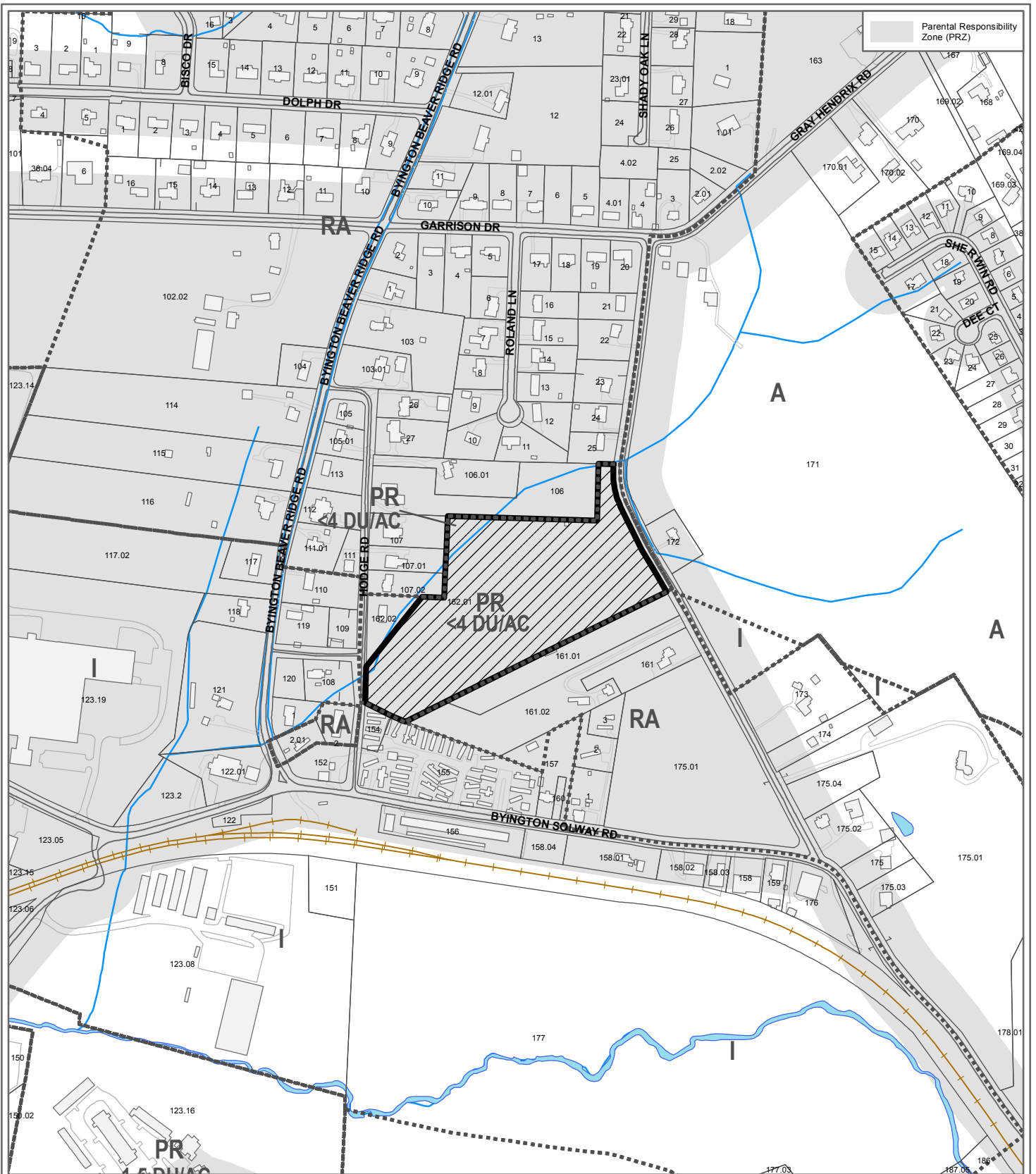
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 22 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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 Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**9-SA-12-C
CONCEPT PLAN**

Subdivision: Ashley Meadows



Approval of Concept Plan

Map No: 90

Jurisdiction: County

Original Print Date: 8/30/2012
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



