

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

▶ **FILE #:** 8-SA-13-C **AGENDA ITEM #:** 15
 8-A-13-UR **AGENDA DATE:** 8/8/2013

▶ **SUBDIVISION:** PRIMOS RESIDENTIAL DEVELOPMENT ON GRAY HENDRIX ROAD
 ▶ **APPLICANT/DEVELOPER:** PRIMOS LAND COMPANY, LLC
 OWNER(S): Primos Land Company, LLC

TAX IDENTIFICATION: 90 171 & 172
 JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast and east side of Gray Hendrix Road at the east end of Garrison Dr.

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

▶ **APPROXIMATE ACREAGE:** 57.17 acres

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

▶ **EXISTING LAND USE:** Residences and vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences and middle school / RA (Low Density Residential) & A (Agricultural)
 South: Residences / RA (Low Density Residential)
 East: Residences / RA (Low Density Residential) & E (Estates)
 West: Residences / RA (Low Density Residential) & PR (Planned Residential)

▶ **NUMBER OF LOTS:** 185

SURVEYOR/ENGINEER: Southland Engineering

ACCESSIBILITY: Access is via Gray Hendrix Rd., a local street with 16-17' of pavement width within 50' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
 1. Horizontal curve variance on Road E at STA 2+69, from 250' to 200'.
 2. Horizontal curve variance on Road E at STA 14+63.5, from 250' to 150'.
 3. Vertical curve variance on Sherwin Rd., at STA 1+05, from 149.4' to 110'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's natural features and existing conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Installation of sidewalks on one side of all streets as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA), and shall be installed at the time the street improvements are installed for the subdivision.
4. Provision of traffic calming as required by the Knox County Department of Engineering and Public Works.
5. Dedication of the right-of-way required for the realignment of the intersection of Gray Hendrix Rd. and Garrison Dr., as designated on the concept plan.
6. Conducting an eight hour turning movement traffic count at the intersection of Gray Hendrix Rd. and Garrison Dr. on a school day two weeks after Knox County schools open for the fall semester, and updating the Traffic Impact Study to analyze the new data with the proposed improvements for the intersection.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation (TDEC).
8. Provision of stream buffers and/or drainage easements along any designated stream as may be required by the Knox County Department of Engineering and Public Works.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
10. Prior to certification of the final plat for the subdivision, establishing a homeowners association that will be responsible for the maintenance of the stormwater facilities and all other commonly held assets.
11. Placing a note on the final plat that all lots will be accessed from the internal street system only.
12. 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

► **APPROVE the request as shown on the concept plan for up to 185 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25' for Lots 156 - 158, subject to 2 conditions**

1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR (Planned Residential) at a density of at least 3.25 du/ac.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review within the PR (Planned Residential) zoning district.

COMMENTS:

The applicant is proposing to subdivide this 57.17 acre site into 185 lots at a density of 3.24 du/ac. This site was before the Planning Commission for a rezoning request to PR (Planned Residential) at up to 5 dwellings units per acre on July 11, 2013. The Planning Commission recommended approval of the PR rezoning request at a density of up to 4 dwelling units per acre (7-F-13-RZ). The Knox County Commission will be considering this request on August 26, 2013.

The proposed access to this property will include two street connections onto Gray Hendrix Rd. One of the connections will be at the northeast corner of the site, east of Garrison Dr. and across from the western end of the Karns Middle School property. The second access will be south of the Gray Hendrix Rd. / Garrison Dr. intersection directly across from the entrance to Ashley Meadows, a proposed 42 lot subdivision that was approved by the Planning Commission on February 14, 2013 (2-SA-13-F). The subdivision also includes a connection to the existing stub out of Sherwin Rd., a public street within Golden Meadows Subdivision located on the east side of the proposed subdivision. While the access connection to Sherwin Rd. provides an alternative connection out to Gray Hendrix Rd. on the east side of Karns Middle School, the street layout within Golden Meadows Subdivision will discourage any cut through traffic.

Based on the trips that will be generated by the proposed subdivision, a Level 1 Traffic Impact Study is required. The applicant submitted a Traffic Impact Study prepared by Cannon & Cannon, Inc. While a Level 1 study only requires analysis of the proposed subdivision street intersections with Gray Hendrix Rd., the study included an analysis of the intersection of Gray Hendrix Rd. and Garrison Dr. due to sight distance problems at that intersection. Following the review of the initial study, the Knox County Department of Engineering and Public Works has decided to move forward with a redesign of that intersection where Gray Hendrix Rd. will be realigned for through traffic and Garrison Dr. will become a stop controlled T-Intersection with Gray Hendrix Rd. The traffic study was revised to reflect the redesign of the intersection. While the traffic counts were conducted when school was out, projected school traffic was included in the analysis. Staff is recommending a condition that eight hour turning movement traffic counts be conducted at the intersection of Gray Hendrix Rd. and Garrison Dr. on a school day two weeks after Knox County schools open for the fall semester. The applicant would be required to update the traffic impact study to analyze the new data with the proposed

improvements for the intersection. The Knox County Department of Engineering and Public Works is projecting a Spring, 2014 completion date for the intersection improvements.

Sidewalks will be provided on one side of all streets within the subdivision. Sidewalks shall be installed at the time the street improvements are installed for the subdivision. An amenity area will be provided near the western entrance for the subdivision.

The applicant has requested a reduction of the peripheral setback, from 35' to 25', along the Gray Hendrix Rd. frontage for Lots 156 - 158. Staff is recommending approval of that request.

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 water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 3.24 du/ac, is consistent in use and density with the recommended rezoning of the property.
3. The proposed low density detached residential subdivision is compatible with the scale and intensity of the surrounding low density residential subdivisions which have developed under RA (Low Density Residential) and PR (Planned Residential) zoning.
4. The proposed improvements by Knox County to the Gray Hendrix Rd./Garrison Dr. intersection will help to reduce the impact of the traffic that will be generated by this subdivision and improve traffic safety in this area. The traffic impact from the proposed subdivision will be further reduced by the two access points onto Gray Hendrix Rd., and the connection to the existing stub out of Sherwin Rd., a public street within Golden Meadows Subdivision located on the east side of the proposed subdivision. The access connection to Sherwin Rd. provides an alternative connection out to Gray Hendrix Rd. on the east side of Karns Middle School.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this site for low density residential uses with some slope protection in the southern portion. The Planning Commission has recommended PR zoning at a density of up to 4.0 du/ac. The proposed subdivision with its overall density of 3.24 du/ac is consistent with the Sector Plan and the proposed zoning designation. The layout of the subdivision has limited grading within the slope protection area and only includes two lots in that area.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 1826 (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.

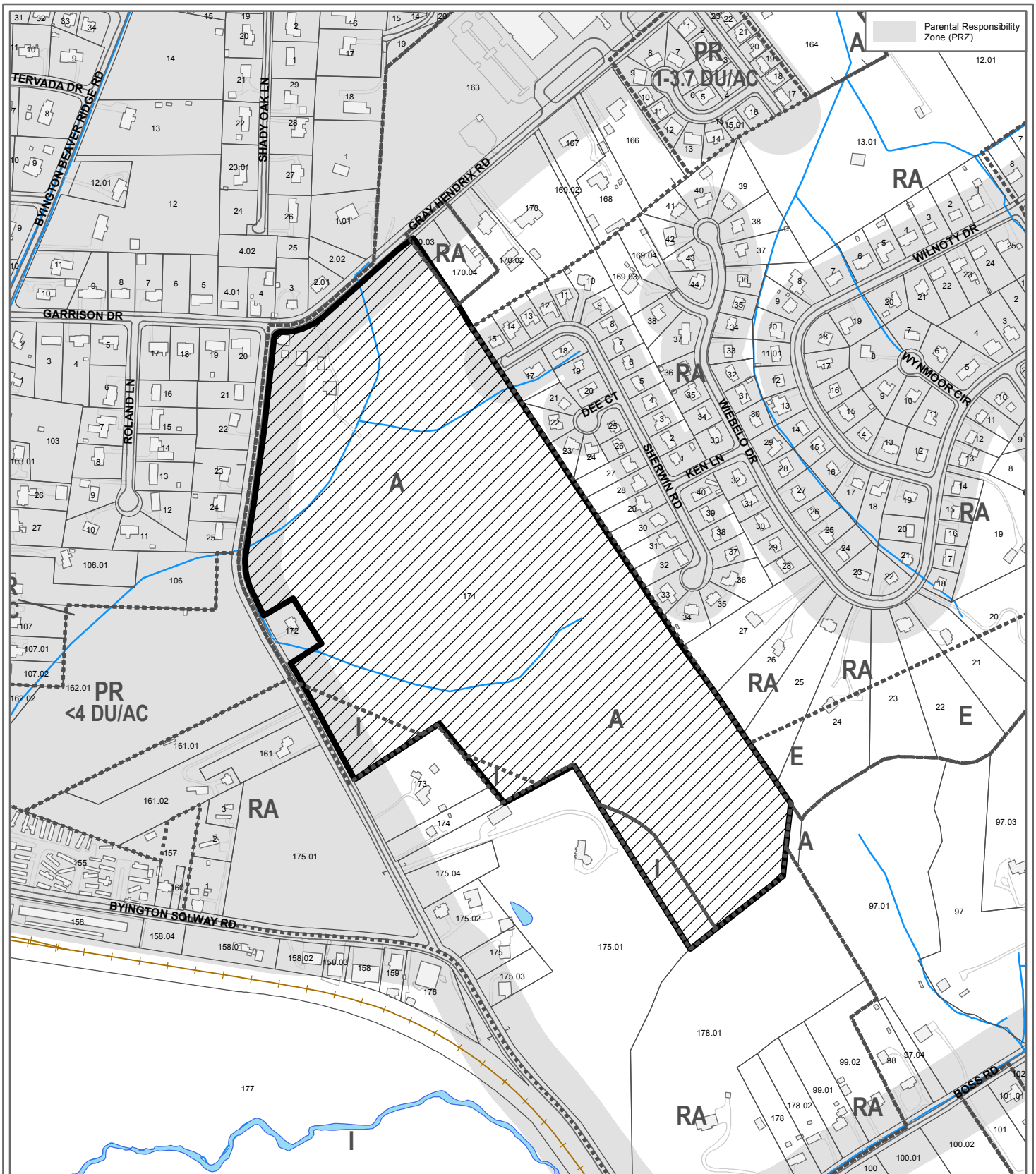
ESTIMATED STUDENT YIELD: 98 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

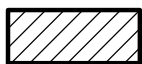
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 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.



**8-SA-13-C / 8-A-13-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential) pending

Original Print Date: 7/19/2013
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Primos Land Company, LLC
 Primos Residential Development
 on Gray Hendrix Road

Map No: 90

Jurisdiction: County



CONCEPT PLAN
FOR

PRIMOS RESIDENTIAL DEVEL.
ON GRAY HENDRIX RD.

CLT MAP 090, PARCELS 171 & 172
DISTRICT-6, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

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1	TITLE SHEET
2	CONCEPT PLAN
3	ROAD PROFILE PLAN, SHEET 1
4	ROAD PROFILE PLAN, SHEET 2



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REVISED
7-19-13



7-19-13

SHEET OF: SHEETS

8-SA-13-C
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JUNE 05, 2013
REV. 7-17-13

GHR-04-23-13-TS

