



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

▶ **FILE #:** 8-SB-13-C

AGENDA ITEM #: 16

AGENDA DATE: 8/8/2013

▶ **SUBDIVISION:** MAITLAND WOODS, PHASE III

▶ **APPLICANT/DEVELOPER:** GRAD LAND DEVELOPMENT

OWNER(S): GRAD Land Development

TAX IDENTIFICATION: 91 265

JURISDICTION: County Commission District 3

▶ **LOCATION:** Northeast end of Ancient Oak Ln., northeast of Sands Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Grassy Creek

▶ **APPROXIMATE ACREAGE:** 28.59 acres

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

▶ **EXISTING LAND USE:** Partially developed subdivision

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural, PR, RB and R-2 Residential. Development in the area consists of detached dwellings and a mobile home park.

▶ **NUMBER OF LOTS:** 9

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Ancient Oak Ln. a local street with a pavement width of 26' within a 50' right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Vertical curve variance from 240' to 78' at sta. 0+39 & from 343' to 286' at sta. 4+33 of JPE #1
2. Variance of road grade from 12% to 15% from sta. 0+78 to 3+10 of JPE #1
3. Variance of required property line and pavement radius from 25' to 0' at the intersection of Ancient Oak Ln. and JPE #1

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's topography and location 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. Meeting all relevant requirements of the Knox County Health Department.
2. Provision of street names for JPE #1 and JPE #2 which are 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. Meeting all requirements and obtaining any/all required permits from the Tenn. Dept. of Environment and Conservation
5. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the

purpose of maintaining the stormwater drainage system.

6. Prior to final plat approval, obtain an off-site drainage easement if required by the Knox County Dept. of Engineering and Public Works
7. Closure of that portion of Altacrest Ln. that has been dedicated as a public right-of-way or construct a cul de sac to terminate the public portion of that street
8. Provide a typical cross section for the proposed JPE's. Public road standards will be required excluding the pavement width. Curbs will be required for JPE#1
9. 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
10. Meeting all requirements of the approved use on review development plan

COMMENTS:

The concept plan for Maitland Woods Phase 2 was approved in 2006. At that time the project was approved for 127 lots on 45.66 acres (2.79 du/ac.). Since it was approved approximately eighteen acres of the site has been developed containing 49 lots. This applicant is now proposing to take the remaining 27 acres and develop it with 9 lots ranging in size from 1.2 to 6.17 acres. Due to the high cost of extending public water and sanitary sewer, the applicant is proposing these 9 lots be developed using private wells and septic fields.

A portion of the site will drain to a large sinkhole that is located on an adjoining piece of property. In order to permit the drainage to go into the sinkhole, the applicant may be required to obtain an off-site drainage easement from the property owner. In this particular case, Knox County owns the property with the sinkhole. The applicant will also be required to obtain permits from the Tenn. Dept. of Environment and Conservation. The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the stormwater will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

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 the applicant proposes the use of wells and septic fields
2. The proposed detached residential subdivision at a density of .33 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Karns Elementary School, Karns Middle School and Karns High School.

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 Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is .33 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of .33 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 113 (average daily vehicle trips)

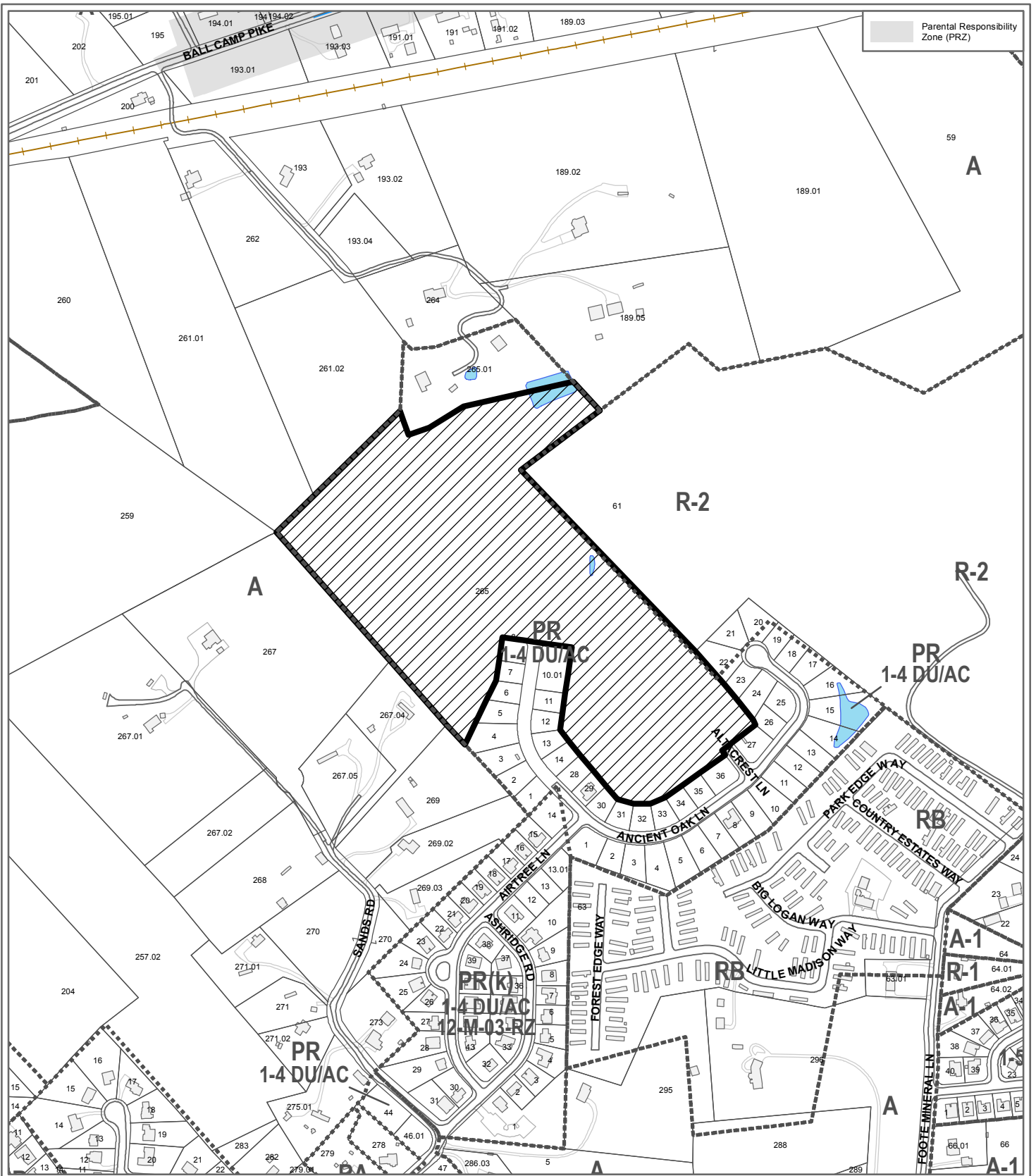
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**8-SB-13-C
CONCEPT PLAN**

Subdivision: Maitland Woods, Phase III



Approval of Concept Plan

Original Print Date: 7/24/2013
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 91

Jurisdiction: County



