

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

▶ **FILE #:** 11-SC-13-C **AGENDA ITEM #:** 10
 11-B-13-UR **AGENDA DATE:** 12/12/2013

POSTPONEMENT(S): 11/14/2013

▶ **SUBDIVISION:** CREEKHEAD COVE
 ▶ **APPLICANT/DEVELOPER:** S&E PROPERTIES, LLC
 OWNER(S): S & E Properties

TAX IDENTIFICATION: 106 B A 027
 JURISDICTION: City Council District 3
 STREET ADDRESS:

▶ **LOCATION:** Southeast side of Creekhead Dr., southwest of Whitman Dr., and the northwest side of Helmbolt Rd., north of West Pine Ln.
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 WATERSHED: Ten Mile Creek
 ▶ **APPROXIMATE ACREAGE:** 9.85 acres

▶ **ZONING:** RP-1 (k) (Planned Residential)
 ▶ **EXISTING LAND USE:** Residence and vacant land
 ▶ **PROPOSED USE:** Detached residential subdivision
 SURROUNDING LAND USE AND ZONING: North: Residences / RP-1 (Planned Residential)
 South: Residences / R-1 (Low Density Residential)
 East: Vacant land and residences / RP-1 (Planned Residential) & A-1 (General Agricultural)
 West: Residences and vacant land / A-1 (General Agricultural)

▶ **NUMBER OF LOTS:** 43
 SURVEYOR/ENGINEER: David Campbell
 ACCESSIBILITY: Access is via Helmbolt Rd., a minor arterial street with a 19' pavement width within a 50' right-of-way, and Creekhead Dr., a local street with an 18' pavement width within a 50' right-of-way.
 ▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Reduction of the required intersection right-of-way radius on the south side of the intersection of Road A with Helmbolt Rd. only for that portion of the radius that is not on the applicant's property.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because existing property boundaries restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

APPROVE the Concept Plan subject to 7 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 Knoxville (City Ord. 0-280-90).
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. The stormwater for all developed areas within the subdivision shall be directed to the retention ponds.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation (TDEC).
7. 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 the request as shown on the concept plan for up to 43 detached dwellings on individual lots, subject to 1 condition**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review within the RP-1 (Planned Residential) zoning district.

COMMENTS:

The applicant is proposing to subdivide this 9.85 acre tract into 43 lots at a density of 4.37 du/ac. The Planning Commission recommended approval of the rezoning of the property from A-1 (General Agricultural) to RP-1 (Planned Residential) at a density of up to 4 du/ac on October 10, 2013. The applicant had requested a density of 5.9 du/ac. The Knoxville City Council approved the rezoning request (10-1-13-RZ) for this property on second reading on November 26, 2013 at a density of up to 4.4 du/ac. The majority of the lots will be served by public streets with access from Helmbolt Rd., a minor arterial street. Nine of the lots that front along Creekhead Dr, a local street, will have direct access to that street. Sidewalks will be provided on one side of the streets within the subdivision. Sidewalks shall be installed at the time the street improvements are installed for the subdivision.

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 4.37 du/ac, is consistent in use and density with the approved zoning 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 R-1 (Low Density Residential) and RP-1 (Planned Residential) zoning.

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 RP-1 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 draw significant traffic through residential neighborhoods since the subdivision entrance is located off of a minor arterial street. 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 which allows consideration of a density up to 5 du/ac. The proposed subdivision with a density of 4.37 du/ac is consistent with the Sector Plan and approved zoning designation of up to 4.4 du/ac.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 4 77 (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.

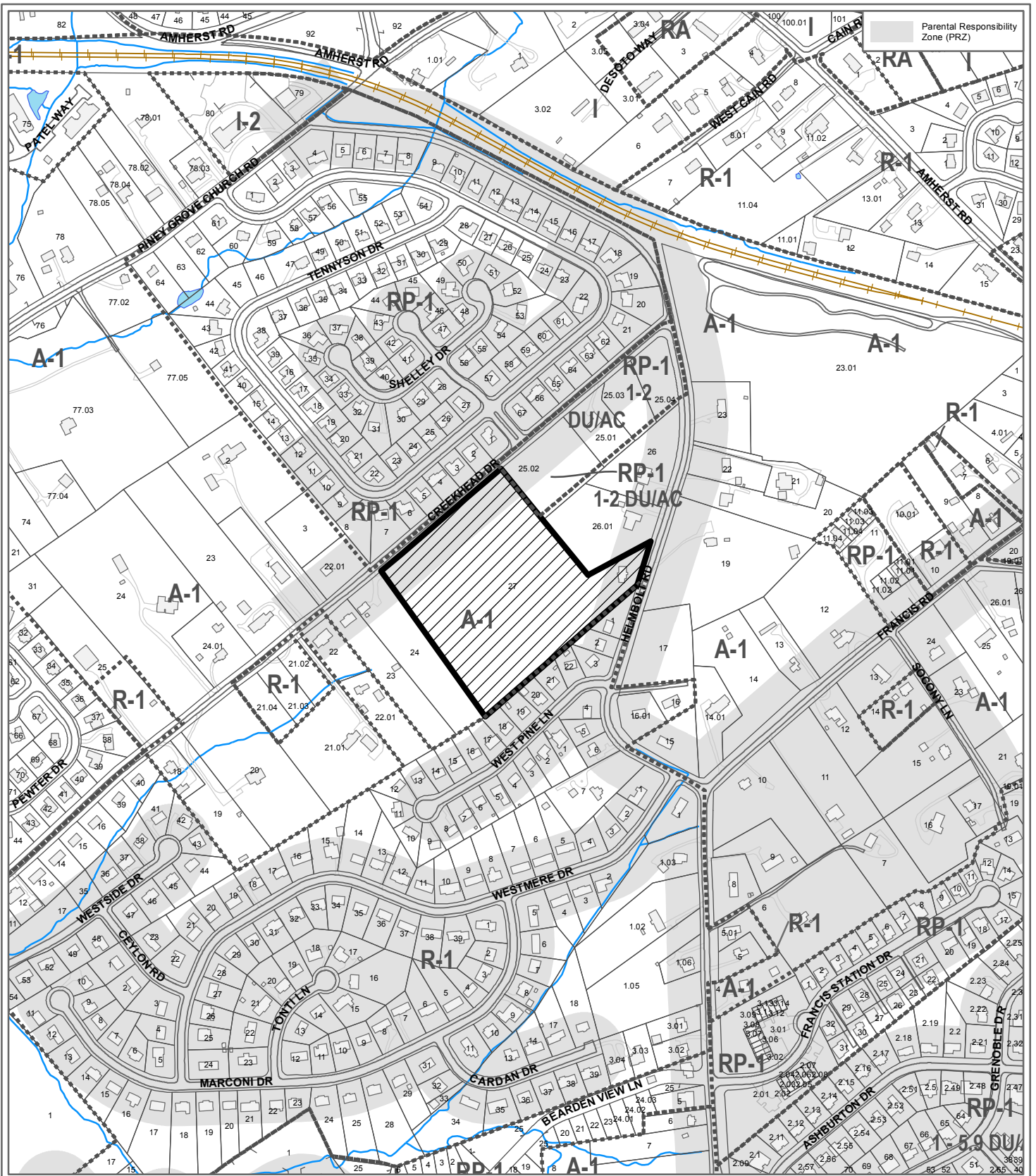
ESTIMATED STUDENT YIELD: 23 (public and private school children, ages 5-18 years)

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.



**11-SC-13-C / 11-B-13-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: S&E Properties, LLC
Creekhead Cove



Detached residential subdivision in RP-1 (Planned Residential) Pending

Map No: 106
Jurisdiction: City

Original Print Date: 10/30/2013
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

