



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

▶ **FILE #:** 6-SA-13-C

AGENDA ITEM #: 6

AGENDA DATE: 6/13/2013

▶ **SUBDIVISION:** BOULDER POINT

▶ **APPLICANT/DEVELOPER:** MJM DEVELOPMENT, INC.

OWNER(S): MJM Development, Inc.

TAX IDENTIFICATION: 66 113 & 11305

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of Stanley Rd., southwest of Clinton Hwy.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 13.71

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: This site is within an established residential area that has developed under A, PR and RB zoning.

▶ **NUMBER OF LOTS:** 46

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Stanley Rd., a local street with 18' of pavement within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
 1. Horizontal curve variance from 250' to 150' at sta. 13+75 of Boulder Point Ln.
 2. Vertical curve variance from 303.5' to 185' at sta. 2+00 of Road D.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 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 are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Approval of driveway locations for lots 15 and 38 by the Knox County Dept. of Engineering and Public Works.
6. Provision of 10' side yard setbacks for lots that have frontage on a road that has a grade equal to or greater than 10%. This requirement may be waived if a detailed grading plan to accommodate storm drainage around the affected dwellings is approved by the Knox County Dept. of Engineering and Public Works.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of

Environment and Conservation

- 8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm drainage system and any other commonly held assets.
- 9. 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.
- 10. Meeting all requirements of the previously approved use on review 1-C-08-UR

COMMENTS:

The applicant has presented a concept plan for phase 2 of Boulder Point Subdivision that will contain 46 lots on the remaining 13.71 acres of the site. The density of the entire subdivision will be 3.16 dwellings per acre. This same concept plan was approved in 2008 (1-SB-08-C) along with the accompanying development plan (1 C-08-UR).

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 3.16 du/ac, is consistent in use and density with the proposed zoning of the property.

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 which may permit a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.16 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 proposed for the property allows consideration of up to 3.2 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.16 du/ac is consistent with the Sector Plan and the proposed zoning designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 507 (average daily vehicle trips)

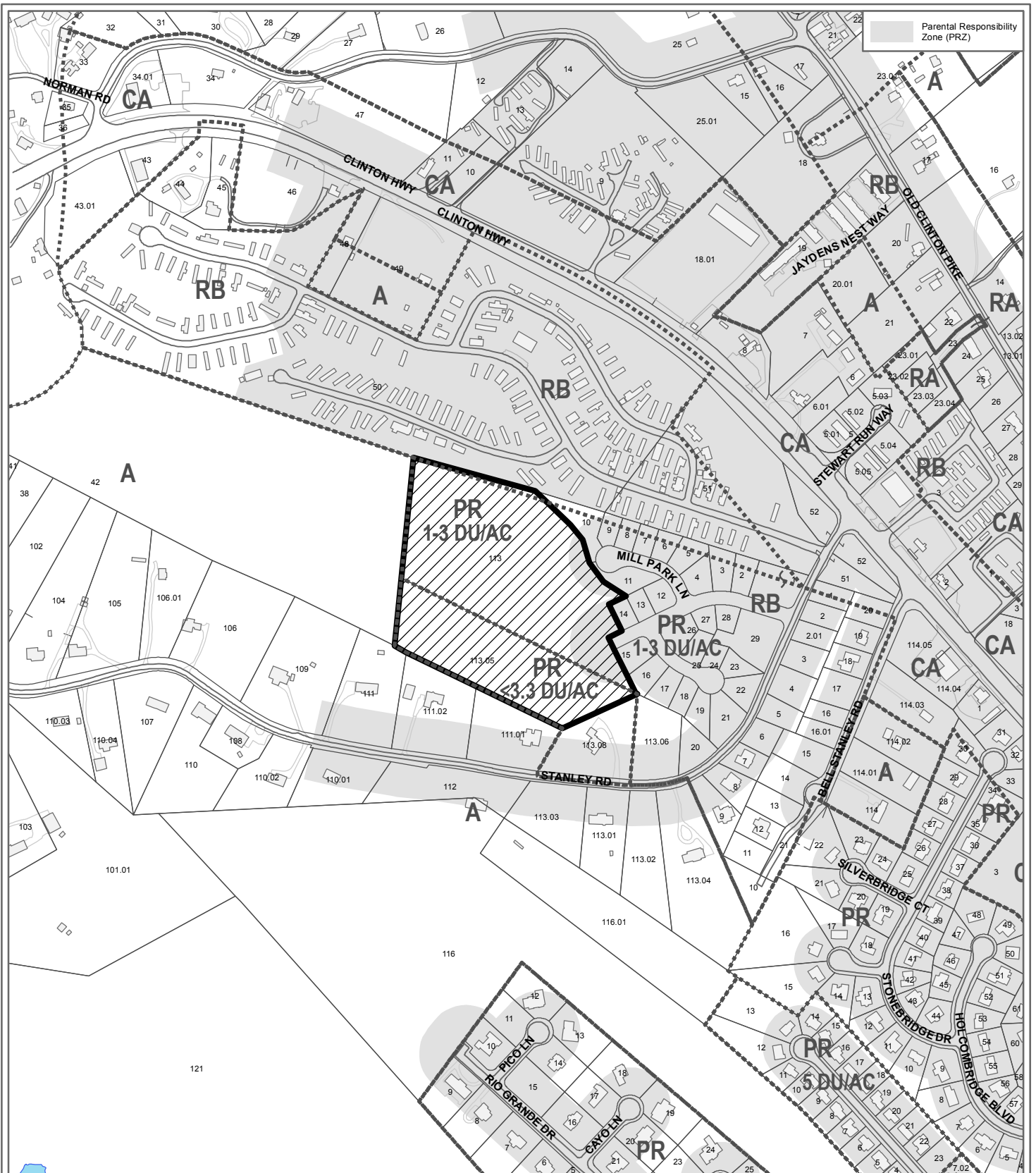
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 24 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Powell Elementary, Powell 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.



**6-SA-13-C
CONCEPT PLAN**

Subdivision: Boulder Point



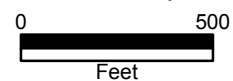
Approval of Concept Plan

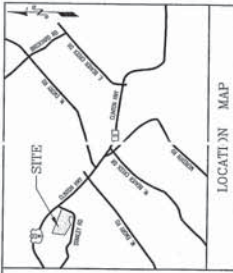
Map No: 66

Jurisdiction: County

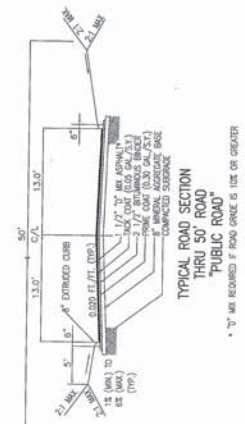
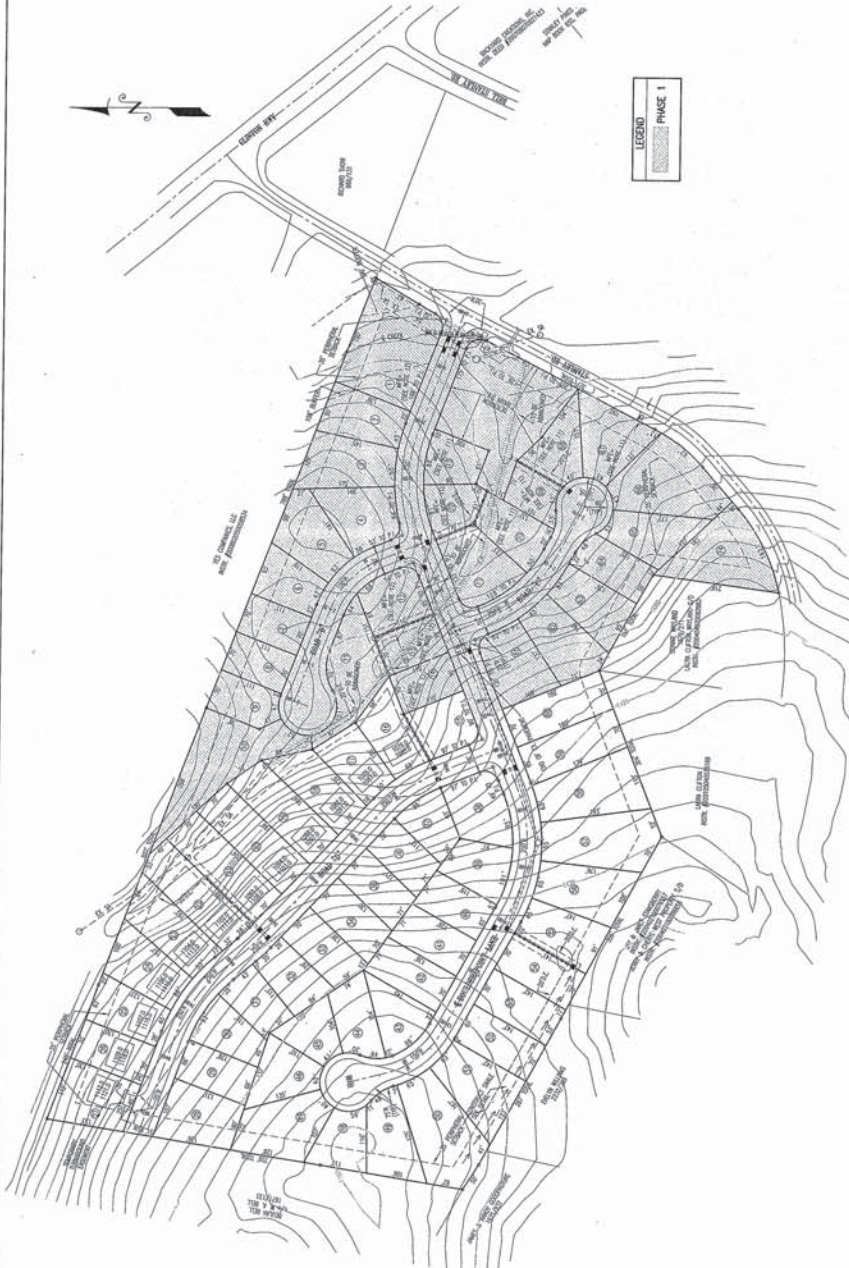
Original Print Date: 5/29/2013
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:





- NOTES:
- ALL DIMENSIONS ARE UNLESS OTHERWISE INDICATED TO THE CONTRARY.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL PAVED ROADS.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL UNPAVED ROADS.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL UTILITIES.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL STRUCTURES.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL FENCES.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL CURBS.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL SIDEWALKS.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL DRIVEWAYS.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL PATIOS.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL PORCHES.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL DECKS.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL STAIRS.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL RAMPWAYS.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL ESCALATORS.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL ELEVATORS.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL LIFTING DEVICES.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL MECHANICAL DEVICES.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL ELECTRICAL DEVICES.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL TELECOMMUNICATION DEVICES.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL FIRE DEVICES.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL SECURITY DEVICES.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL ACCESS DEVICES.
 - ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF ALL OTHER DEVICES.



STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
CONTRACT NO. 2008031007248
SHEET 1 OF 2 SHEETS

6-SA-13-C
REVISED
5-29-13

CONTRACTOR:
MJM DEVELOPMENT, INC.
C/O JAMES JENKINS
POWELL, TENNESSEE 37849
PHONE: (605) 368-2753

DESIGNER:
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1. 1/20/11	DATE	1/20/11	DATE
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CONCEPT & DEVELOPMENT PLAN FOR PHASE II, BOULDER POINT			
CL MP 64	PHASES 113 & 113.02	AS NOTED	DATE: 05/19/13
DISTRICT 6, KNOX COUNTY, TN			
CONTRACTOR: INTERSTATE			
SHEET 1 OF 2 SHEETS			
PROJECT NO: 24389-C			

