

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

▶ **FILE #:** 5-SB-13-C

AGENDA ITEM #: 9

AGENDA DATE: 5/9/2013

▶ **SUBDIVISION:** KINLEYS KANYON

▶ **APPLICANT/DEVELOPER:** JOHNSON KOONTZ, LLC

OWNER(S): Johnson Koontz, LLC

TAX IDENTIFICATION: 31 C A 051-072

JURISDICTION: County Commission District 8

▶ **LOCATION:** East of Roberts Rd., south of Shelton Rd.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 10.57 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: This concept plan is for a portion of the previously approved and recorded Kinleys Kanyon subdivision. Other property in the area is zoned A agricultural. It is developed with detached dwellings.

▶ **NUMBER OF LOTS:** 7

SURVEYOR/ENGINEER: Robert G. Campbell

ACCESSIBILITY: Access is via the extension of Horseshoe Mesa Trail, a local street with a pavement width of 26' within a 50' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **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. Prior to approval of the final plat provide a letter from KUB stating that sewer capacity has been reserved for this development
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Meeting all requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation and the U.S. Army Corp of Engineers
5. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the stormwater drainage system and any other commonly held assets
6. 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
7. Meeting all requirements of the approved use on review development plan (9-H-06-UR)

COMMENTS:

The applicant is proposing to subdivide this 10.57 acre site into 7 lots and common area. The site was rezoned in August 2006 to PR (Planned Residential) at up to 3 dwellings per acre. A concept and development plan for 72 lots was approved in 2007. Subsequently all of the lots were approved and recorded. This plan proposes to combine a number of the recorded lots which will result in a reduction in the total number of lots in the development. Additionally, by reducing the number of lots the applicants will not need to construct all of the roads originally proposed in the project.

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 storm water 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 water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 2.25 du/ac, is consistent in use and density with the approved 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 3.0 du/ac. The proposed subdivision with its distribution of density on the site and overall density of 2.25 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 90 (average daily vehicle trips)

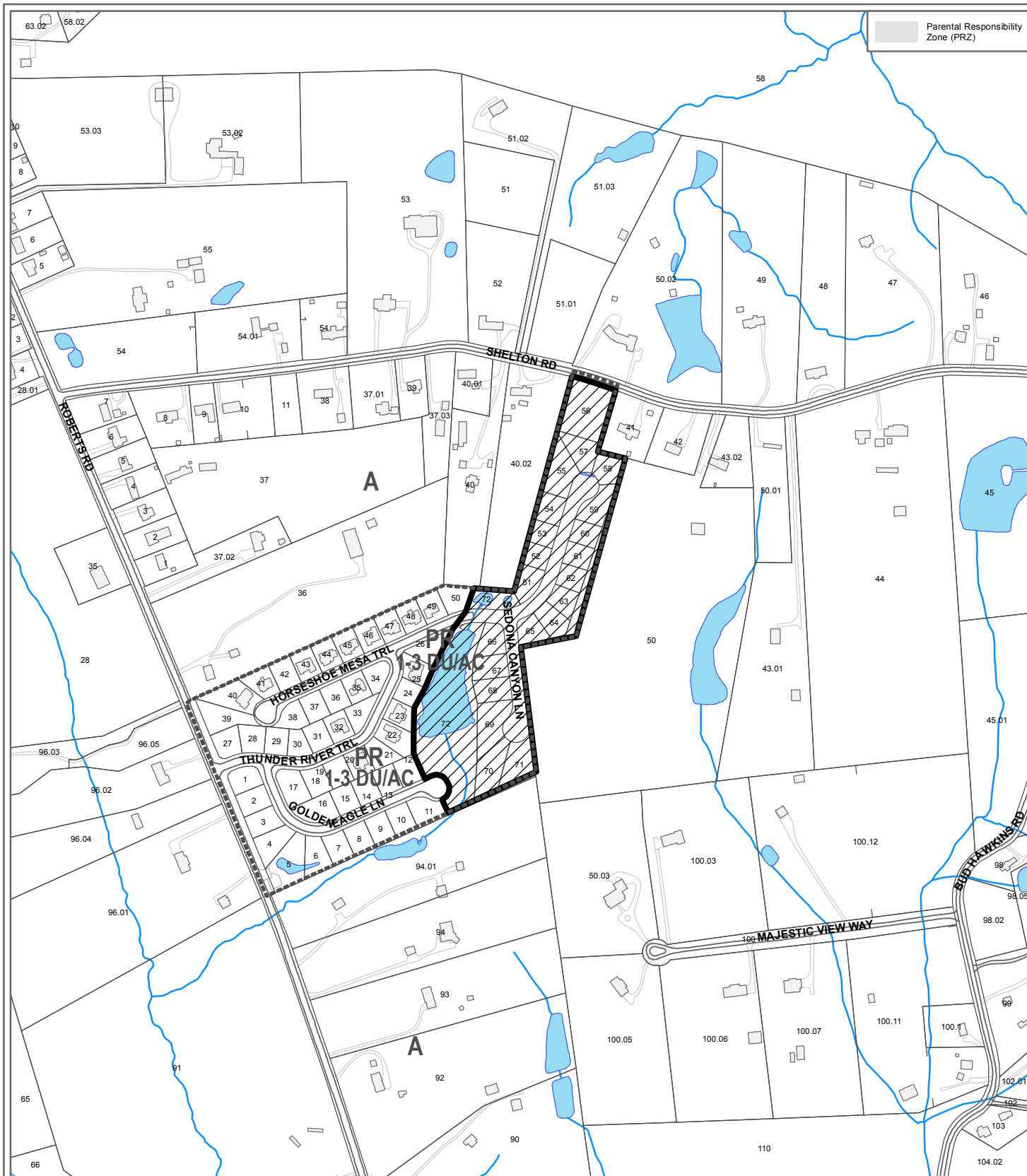
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Corryton Elementary, Holston Middle, and Gibbs High.

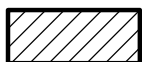
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



**5-SB-13-C
CONCEPT PLAN**

Subdivision: Kinleys Canyon



Approval of Concept Plan

Original Print Date: 5/1/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 31
Jurisdiction: County

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Feet



