

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

▶ **FILE #:** 5-SD-13-C **AGENDA ITEM #:** 11
 5-E-13-UR **AGENDA DATE:** 5/9/2013

▶ **SUBDIVISION:** MEADOWVIEW
 ▶ **APPLICANT/DEVELOPER:** MIDDLEBROOK PIKE DEVELOPMENT, LLC
 OWNER(S): Middlebrook Pike Development, LC

TAX IDENTIFICATION: 104 189 & 189.01
 JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side of Middlebrook Pk., northwest of Hoyle Beals Dr.

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

▶ **APPROXIMATE ACREAGE:** 21.17 acres

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

▶ **EXISTING LAND USE:** One dwelling and vacant land

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: The southern boundary of the site adjoins Trails End Subdivision. A Knox County park adjoins the site on the east and north. Zoning in the area is PR residential, A agricultural, PC and CA commercial.

▶ **NUMBER OF LOTS:** 74

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Middlebrook Pk., a four lane, median divide, arterial street

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve radius variance from 250' to 140' at sta. 10+50 of Road B

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance 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)
3. Prior to final plat approval, record a line of sight easement across Lot 41 in order to provide the needed sight distance for the curve in Road B
4. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works
5. Constructing an east bound left turn lane in the median of Middlebrook Pk. and making other improvements

to the road/median as required by the Tenn. Department of Transportation and/or the Knox County Department of Engineering and Public Works

6. Obtaining a street connection permit from the Tennessee Department of Transportation.
7. The driveway of the existing house on the site tying into the new internal street only
8. Construction of a 5 foot wide sidewalk with a minimum of a 2 foot planting strip on one side of every street in the project. All sidewalk construction is to comply with the requirements of the Americans With Disabilities Act. Construction of the sidewalks is to be done concurrently with the construction of the roads within the development
9. 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 commonly held assets..
10. 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 for up to 74 detached dwellings on individual lots and reduction of the peripheral boundary setback from 35' to 15' as shown on the concept plan subject to 1 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

With the condition noted, this plan meets the requirements for approval in the PR zoning district and the general requirements for approval of a use on review.

COMMENTS:

The applicant is proposing to subdivide this 21.17acre site into 74 lots. The site was rezoned earlier this year to PR (Planned Residential) at up to 5 dwellings per acre. The site is located within the "parental responsibility zone" for Ball Camp Elementary School. The developer will provide sidewalks with the development which will tie to an existing sidewalk on Middlebrook Pk. Access improvements will be required at the entrance to the project from Middlebrook Pk. The current median opening will need to be enlarged and a left turn lane will need to be constructed.

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 3.50 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 Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 5.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.50 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 786 (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.

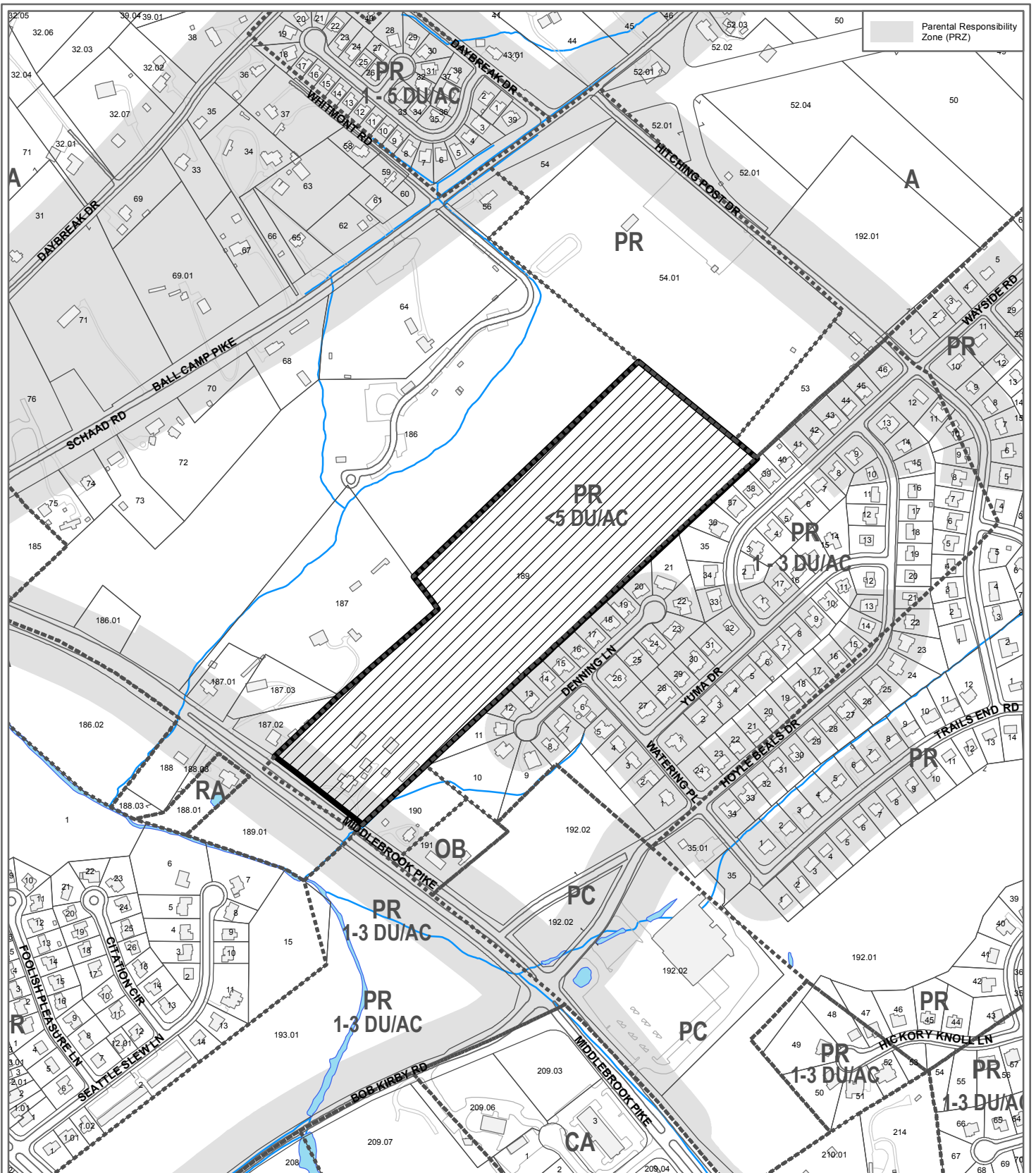
ESTIMATED STUDENT YIELD: 39 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ball Camp Elementary, Karns Middle, and Hardin Valley Academy.

- 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.



**5-SD-13-C / 5-E-13-UR
CONCEPT PLAN/USE ON REVIEW**



Detached dwellings in PR (Planned Residential)

Original Print Date: 4/24/2013
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Middlebrook Pike Development, LLC
 Meadowview

Map No: 104

Jurisdiction: County

