

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

▶ **FILE #:** 9-SA-13-C
 9-E-13-UR

AGENDA ITEM #: 11
AGENDA DATE: 9/12/2013

▶ **SUBDIVISION:** DEANE HILL VILLAGE
 ▶ **APPLICANT/DEVELOPER:** BENCHMARK ASSOCIATES, INC.
 OWNER(S): Kenneth Harrigan

TAX IDENTIFICATION: 120 E D 004
 JURISDICTION: City Council District 2

▶ **LOCATION:** South side of Deane Hill Dr., east of Morrell Rd.

SECTOR PLAN: West City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 WATERSHED: Fourth Creek

▶ **APPROXIMATE ACREAGE:** 5.65 acres

▶ **ZONING:** RP-1 (Planned Residential)

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

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: This area has established residences, zoned R-1 and RP-1, and new residential development to the east, zoned RP-1.

▶ **NUMBER OF LOTS:** 28

SURVEYOR/ENGINEER: Benchmark Associates, Inc.

ACCESSIBILITY: Access is via Deane Hill Dr., a major collector street with a pavement width of 20' within a 60' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**
 1. Reduce the required pavement width for a public street from 26' wide to 24' wide
 2. Vertical curve variance from K value of 25 to K value of 15 AT STA. 0+32 OF Road A

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 because the site's configuration and 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. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Engineering Department.
3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 0-280-90).
5. Meeting all applicable requirements of the Knoxville Fire Marshall's Office.
6. Participation in KUB's sewer capacity reservation program

7. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
8. Place a note on the final plat that all units will have access only to the internal street system
9. Placing a note on the final plat that the 5' wide internal drainage and utility easement will be provided except under buildings
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 28 attached dwellings on individual lots as shown on the site plan subject to 1 condition**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance

COMMENTS:

This is the third concept plan that has been submitted for this property. All of the requests have proposed 28 dwellings. However, each plan has proposed a different configuration. The first plan approved was for a condominium development. The second plan proposed a combination of detached and attached dwelling units. This plan proposes 28 attached units with each unit sitting on its own lot. The development will access Deane Hill Dr., and will provide internal access via a public street. Due to the width of the site, the applicant has requested that a variance to the required width of a public street be decreased from 26' to 24' in width. Each unit will have a driveway and a two-car garage. Since the units will be provided with a two-car garage the applicant has requested that a fifteen foot front setback be permitted for each unit.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed condominium development will place minimal additional demand on schools and streets.
2. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
3. The proposed development is consistent with the use and density of recent zoning changes and subdivision development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed residential development is consistent with all relevant requirements of the RP-1 zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 significantly injure the value of adjacent property. The use will not draw a substantial amount of additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The West City Sector Plan identifies this property as low density residential. The RP-1 zoning approved for this site allows a density up to 5 du/ac. This density is consistent with the Sector Plan and the other development found in the area.

ESTIMATED TRAFFIC IMPACT 304 (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.

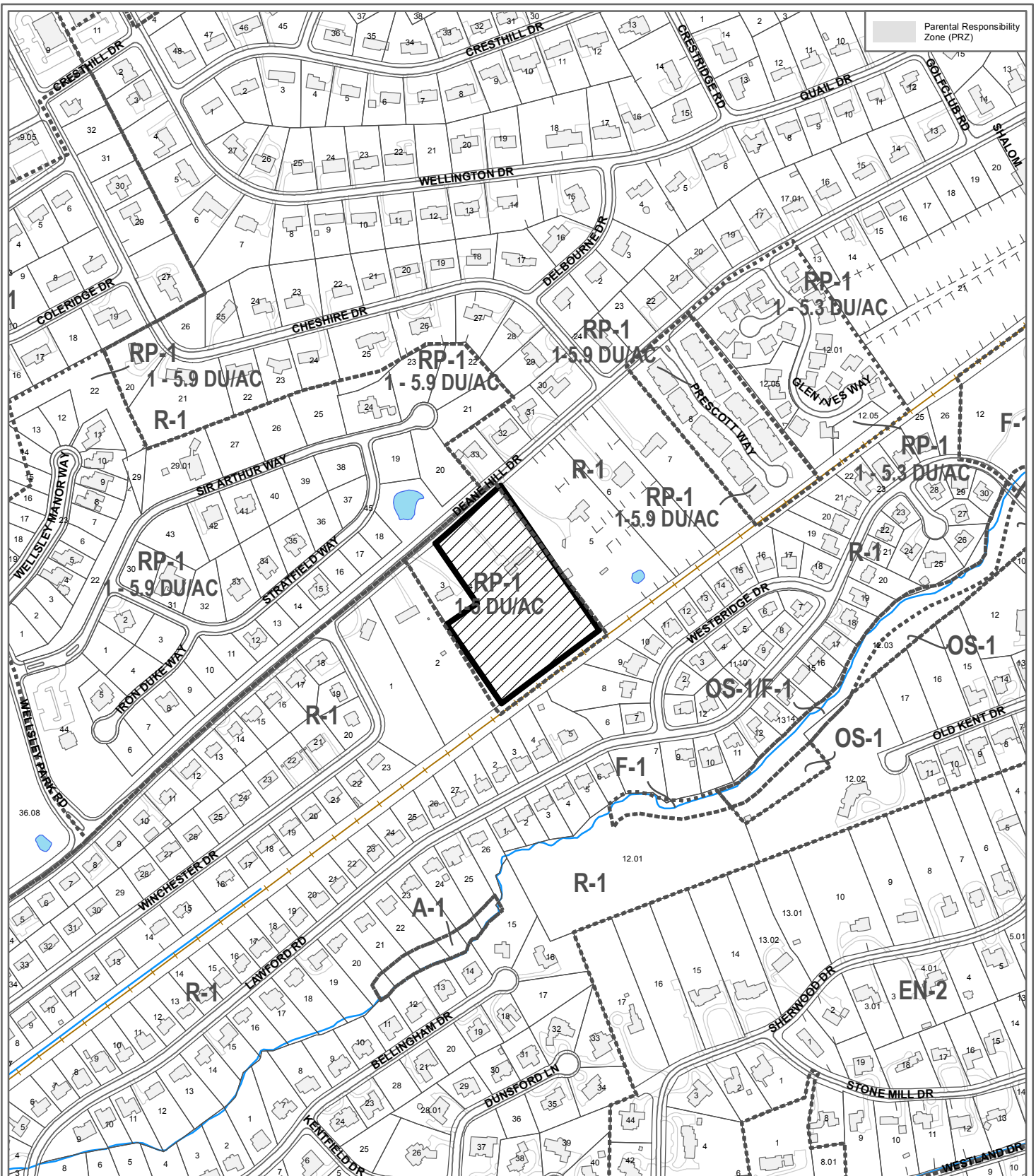
ESTIMATED STUDENT YIELD: 2 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West Hills Elementary.

- 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.

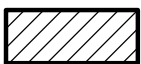
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



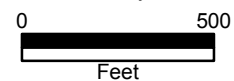
**9-SA-13-C / 9-E-13-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Benchmark Associates, Inc.
Deane Hill Village



Attached residential subdivision in RP-1 (Planned Residential)

Map No: 120
Jurisdiction: City



Original Print Date: 8/16/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

UNDERGROUND ELECTRICAL.....KNOXVILLE UTILITY BOARD
 SANITARY SEWERS.....KNOXVILLE UTILITY BOARD
 WATER.....KNOXVILLE UTILITY BOARD
 UNDERGROUND TELEPHONE.....AT&T
 STORM SEWERS.....CITY OF KNOXVILLE



"PROPOSED" CONCEPT & USE-ON-REVIEW PLAN of the DEANE HILL VILLAGE
 BEING SITUATED ON CLT MAP 1200, GROUP "D" AND BEING REPRESENTED AS PARCEL 004
 47th WARD OF THE CITY OF KNOXVILLE, TENNESSEE
 CITY BLOCK 47630

BOUNDARY LINE TABLE			
LINE	LENGTH	BEARING	CHORD
L1	27.58	N. 48°20'00" E.	37.54
L2	49.26	S. 34°14'52" E.	42.48
L3	49.26	S. 34°14'52" E.	42.48
L4	42.00	S. 34°14'52" E.	37.84
L5	42.00	S. 34°14'52" E.	37.84
L6	42.00	S. 34°14'52" E.	37.84
L7	42.00	S. 34°14'52" E.	37.84
L8	37.84	S. 34°14'52" E.	42.00
L9	37.84	S. 34°14'52" E.	42.00
L10	42.00	S. 34°14'52" E.	37.84
L11	42.00	S. 34°14'52" E.	37.84
L12	42.00	S. 34°14'52" E.	37.84
L13	42.00	S. 34°14'52" E.	37.84
L14	42.00	S. 34°14'52" E.	37.84
L15	42.00	S. 34°14'52" E.	37.84
L16	42.00	S. 34°14'52" E.	37.84
L17	42.00	S. 34°14'52" E.	37.84
L18	37.84	S. 34°14'52" E.	42.00

INTERIOR CURVE TABLE			
CURVE	BEARINGS	LENGTH	CHORD DIRECTION
C1	27.58	S. 82°54'18" E.	37.54
C2	49.26	S. 16°14'08" E.	42.48
C3	49.26	S. 16°14'08" E.	42.48
C4	42.00	S. 07°26'47" E.	37.84
C5	42.00	S. 07°26'47" E.	37.84
C6	42.00	S. 07°26'47" E.	37.84
C7	42.00	S. 07°26'47" E.	37.84
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C17	42.00	S. 07°26'47" E.	37.84
C18	37.84	S. 07°26'47" E.	42.00

GENERAL PROPERTY SURVEY NOTES:
 1) PROPERTY IS IN THE NAME OF K M & H DEVELOPMENT COMPANY, LLC.
 2) PROPERTY ALSO ACCORDING TO LOT 1 OF A & E PROPERTY, PLAT OF THE CITY OF KNOXVILLE, TENNESSEE, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, KNOX COUNTY, TENNESSEE.
 3) PROPERTY IS SUBJECT TO ANY RIGHTS OF AN ADJACENT TITLE OWNER.
 4) NO TITLE WORK FURNISHED TO SURVEYOR FROM TO SURVEY.
 5) UTILITY RECORDS AND RECORDS OF THE CITY OF KNOXVILLE, TENNESSEE, AND RECORDS OF THE REGISTER OF DEEDS, KNOX COUNTY, TENNESSEE, HAVE BEEN REVIEWED AND FOUND TO BE CORRECT AS TO LOCATION AND DEPTH.
 6) THE SURFACE SHOWN OR NOT SHOWN, WHICH ARE THE ACTUAL LOCATION AND DEPTH OF THE UTILITIES, UNLESS OTHERWISE NOTED, ARE AS SHOWN ON THE SURFACE.
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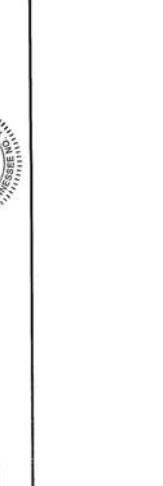
VARIANCES:
 1) VARIANCE TO REDUCE STREET SURFACE FROM 26' TO 24'.

MPC FILE #X-XX-13-C
MPC FILE #X-X-13-UR

9-5-13-C
 9-5-13-UR
 8-28-13

PROPERTIES INFORMATION
 6th CIVIL DISTRICT OF KNOX COUNTY
 47th WARD OF THE CITY OF KNOXVILLE
 CLT MAP 1200, GROUP "D", 004
 INSTRUMENT #201102150049100
 OWNER:
 K M & H DEVELOPMENT COMPANY, LLC
 1917 OAKLEIGH WAY
 KNOXVILLE, TN 37919
 605-588-6836

Certification of Concept Plan
 I hereby certify that I am a surveyor licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to the requirements of the Tennessee Surveying and Mapping Act. Replications except as has been limited, deemed to be a true and correct copy of the original filed with the Metropolitan Planning Commission.



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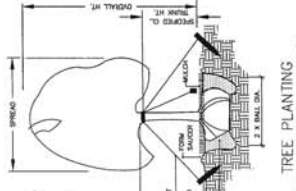


**LANDSCAPING PLAN of the
DEANE HILL VILLAGE**

BEING LOCATED ON C.T. MAP 1206, GROUP "D" AND BEING REPRESENTED AS PARCEL 004
SITUATED WITHIN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE
47TH WARD OF THE CITY OF KNOXVILLE, TENNESSEE
CITY BLOCK 47630

MPC FILE #X-XX-13-C
MPC FILE #X-X-13-UR

- NOTES:**
- 1) REMOVE ONLY PLANTS THAT ARE FREE FROM DISEASES AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLIC HEALTH AND SAFETY CODES, AS APPLICABLE TO THE JURISDICTION OF THE ASSOCIATION OF PROFESSIONAL LANDSCAPERS.
 - 2) REMOVE ALL PLANTS THAT ARE NOT LISTED IN THE ASSOCIATION OF PROFESSIONAL LANDSCAPERS' PLANT LIST.
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**LANDSCAPING PLAN
FOR USE ON REVIEW**

DEANE HILL VILLAGE

5.65 ± ACRES ZONED RP-1-1-5 DU/AC
(28 LOTS 4.96 UNITS/ACRED)

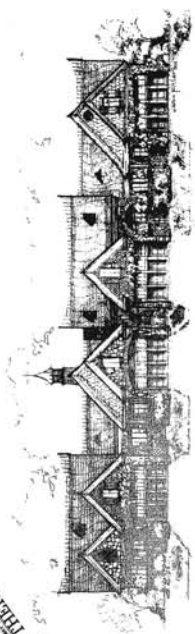
DEVELOPED BY
K M & H DEVELOPMENT COMPANY, LLC
1917 OAKLEIGH WAY
KNOXVILLE, TN 37919
(865) 588-6836

Certification of Concept Plan.

I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan complies with all applicable regulations of the Metropolitan Planning Commission and all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been limited, amended, or modified in a report filed with the Metropolitan Planning Commission.



9-SA-13-C
9-E-13-UR
8-28-13



LEGEND

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