

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

▶ **FILE #:** 4-SA-14-C **AGENDA ITEM #:** 14  
 4-B-14-UR **AGENDA DATE:** 4/10/2014

▶ **SUBDIVISION:** THE CAPE AT ROCKY HILL

▶ **APPLICANT/DEVELOPER:** THE CAPE PROPERTIES

OWNER(S): The Cape Properties

TAX IDENTIFICATION: 133 K C 001, 002 & 003

JURISDICTION: City Council District 2

STREET ADDRESS: 7805 S Northshore Dr

▶ **LOCATION:** Northwest side of S. Northshore Dr., northeast of Woodridge Dr.

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Tennessee River and Fourth Creek

▶ **APPROXIMATE ACREAGE:** 4.78 acres

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 (Low Density Residential) and RA (Low Density Residential)  
 South: Vacant land and residences / R-1 (Low Density Residential) and RA (Low Density Residential)  
 East: Residential parking and shopping center / RP-1 (Planned Residential) and C-3 (General Commercial)  
 West: Residences / PR (Planned Residential) and RP-1 (Planned Residential)

▶ **NUMBER OF LOTS:** 12

SURVEYOR/ENGINEER: Rackley Engineering

ACCESSIBILITY: Access is via S. Northshore Dr., a major arterial street with 20' of pavement width within 50' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Variance for reduction of the K Value for the vertical curve at STA 0+79.98, from 25 to 15.
2. Variance for reduction of the K Value for the vertical curve at STA 3+16.22, from 25 to 19.
3. Variance for reduction of the minimum intersection spacing from the proposed subdivision street to Myart Ln., from 400' to 162'.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1-3 because existing site conditions and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

**APPROVE the Concept Plan subject to 6 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Installation of the sidewalk as identified on the concept plan. Sidewalks shall meet all applicable requirements of the City of Knoxville and Americans with Disabilities Act ( ADA), and shall be installed at the time the street improvements are installed for the subdivision.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Obtaining a street connection permit from the Tennessee Department of Transportation.
6. 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 12 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 4.78 acre tract into 12 lots at a density of 2.51 du/ac. The Planning Commission recommended approval of the rezoning of the property from O-1 (Office, Medical, and Related Services) to RP-1 (Planned Residential) at a density of up to 3 du/ac on February 13, 2014. The Knoxville City Council approved the rezoning request (2-B-14-RZ) for this property on second reading on March 18, 2014 at a density of up to 3 du/ac. Access will be provided to all lots by a Joint Permanent Easement (JPE) off of S. Northshore Dr.

The JPE is required to meet public street standards. A sidewalk will be provided on one side of the street within the subdivision extending along S. Northshore Dr. to the eastern property line. The sidewalk 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 2.51 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.

**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 major arterial street. The use will not significantly injure the value of adjacent property.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The West City Sector Plan designates this site for low density residential uses. The proposed subdivision with a density of 2.51 du/ac is consistent with the Sector Plan and approved zoning designation of up to 3 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: 147 (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.

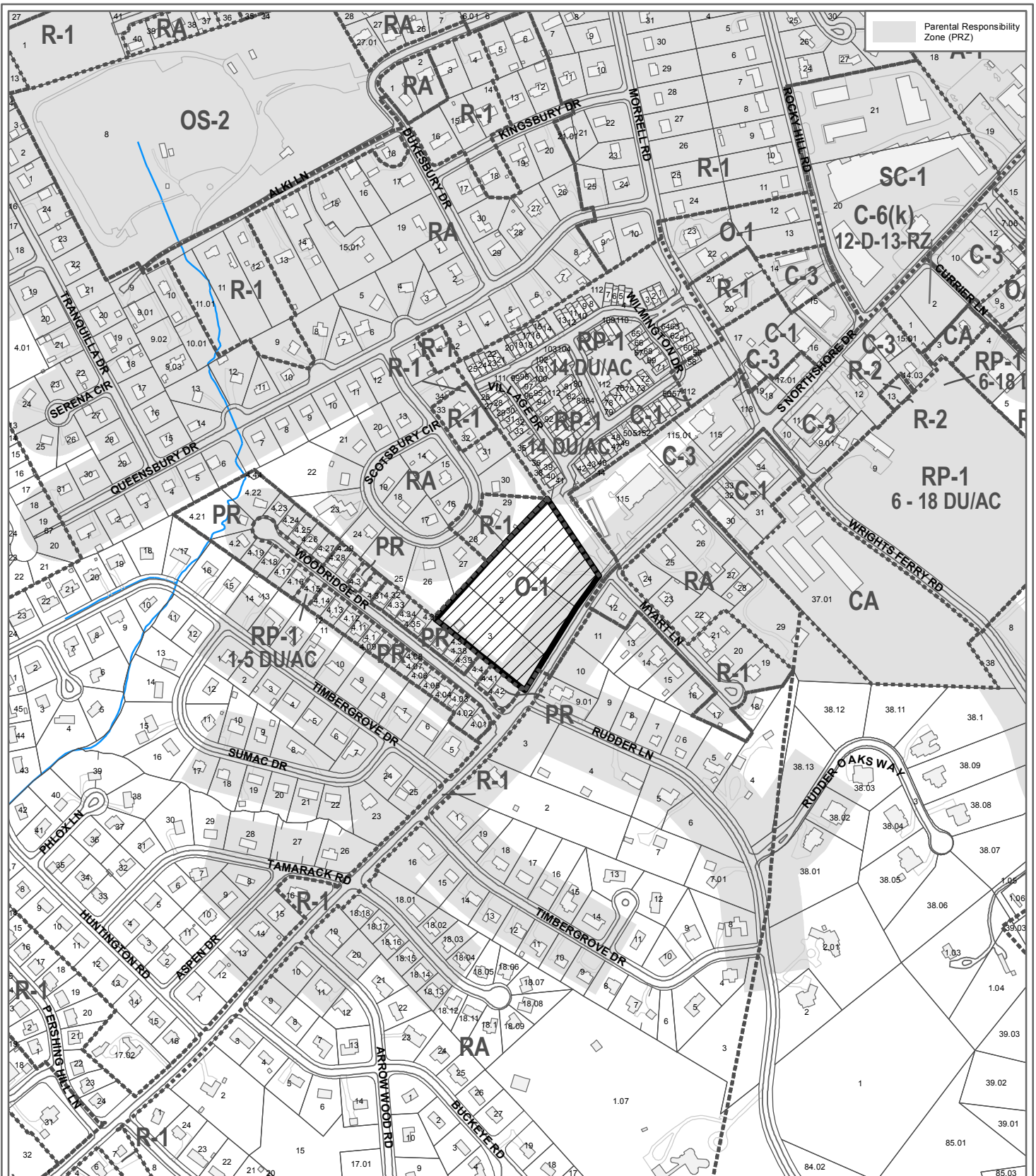
ESTIMATED STUDENT YIELD: 5 (public and private school children, ages 5-18 years)

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



**4-SA-14-C / 4-B-14-UR  
CONCEPT PLAN/USE ON REVIEW**



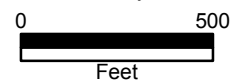
Detached Residential Subdivision in RP-1 (Planned Residential)

Original Print Date: 3/25/2014  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: The Cape Properties  
The Cape at Rocky Hill

Map No: 133  
Jurisdiction: City





NOTES:  
 1. THIS PROPERTY AND PROPOSED DEVELOPMENT OBTAINED FROM THE CITY OF KNOXVILLE.  
 2. A 10' WIDE AND UTILITY EASEMENT EXISTS ALONG A STREET RIGHT OF WAY.  
 3. ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.  
 4. ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.  
 5. ALL ROADS TO BE IN JOINT PERMANENT EASEMENT.  
 6. THE PRIVATE ROAD SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.  
 7. ALL PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.  
 8. EASEMENT POND WILL REQUIRE 20' TRAVELABLE ACCESS.  
 9. DRAINAGE BASIN MUST BE ROUTED TO DETENTION POND.  
 10. INTERSECTION OF PROPOSED ROAD AND WOODRIDGE DRIVE IS 64 FT FROM CENTERLINE OF ROAD.  
 11. TYPICAL LOT LAYOUT AND ROAD SECTION SHOWN ON SHEET CP-02.  
 12. VARIANCE REQUEST IS LISTED ON SHEET CP-02.  
 13. TYPICAL LOT LAYOUT AND ROAD SECTION SHOWN ON SHEET CP-02.

PROPERTY DATA:  
 MAP 1346 PARCEL 001.002.000  
 AREA: 4.78 ACRES ± (4.1) ± AFTER  
 ZONE: R-1 (RESIDENTIAL)  
 DENSITY: 12.00 AC  
 COMMON AREA: 0.32 AC (6.4%)  
 SETBACK: 25 FT  
 FRONT: 25 FT  
 SIDE/REAR: 10 FT  
 UTILITIES: KNOXVILLE UTILITY BOARD

OWNER:  
 AIR REED  
 211 Cox's View Way  
 Knoxville, TN 37916  
 865-588-5608

DEVELOPER:  
 THE CAMP PROPERTIES  
 11111 S. WOODRIDGE DRIVE  
 KNOXVILLE, TN 37919  
 865-588-8008

LEGEND:  
 PROPERTY LINE  
 EXISTING ARC CONTOUR  
 EXISTING ASSESSOR CONTOUR  
 EXISTING SANITARY SEWER  
 EXISTING SANITARY SEWER  
 EXISTING DITCH LINE  
 EXISTING GAS LINE  
 BUILDING SET BACK LINE  
 PROPOSED ROAD CENTERLINE  
 PROPOSED ROAD CURB

**CERTIFICATION OF CONCEPT PLAN**  
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE IN THE STATE OF TENNESSEE AND THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DATA, SPECIFICATIONS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE ENGINEERING AND SURVEYING REGULATIONS EXCEPT AS HAS BEEN INDICATED BY A NOTE OR OTHERWISE INDICATED BY THE PROFESSIONAL PLANNING COMMISSION.  
 REGISTERED ENGINEER: *Calvin G. Goff*  
 TENNESSEE CERTIFICATE NO. 1099515

REGISTERED FOR CITY COMPLIANCE

Scale:	
Date:	
Drawn:	
Checked:	
Approved:	

02/04/14

Checked By: RNS

Designed By: RNS

**RE Engineering**

11111 S. WOODRIDGE DRIVE  
 KNOXVILLE, TN 37919  
 WWW.REENGINEERING.COM

**KNOXVILLE, TN**  
**CONCEPT PLAN**

Sheet  
**CP.01**





PROPERTY DATA:  
 MAP TRAC PARCEL 001,002,003  
 AREA 4.97 ACRES +/- (6.51 AFTER ROW DEDICATION)  
 TOTAL LOTS 12  
 DENSITY 2.1 DEDIC  
 SETBACKS:  
 SIDE=10 FT; REAR=25 FT  
 FRONT=10 FT  
 UTILITIES:  
 KNOXVILLE UTILITY BOARD

OWNER:  
 JOE REED  
 2111 COVE VIEW WAY  
 KNOXVILLE, TN 37919  
 865-588-5608

DEVELOPER:  
 J. REED  
 2111 COVE VIEW WAY  
 KNOXVILLE, TN 37919  
 865-588-5608

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 KNOXVILLE UTILITY BOARD

OWNER:  
 JOE REED  
 2111 COVE VIEW WAY  
 KNOXVILLE, TN 37919  
 865-588-5608

DEVELOPER:  
 J. REED  
 2111 COVE VIEW WAY  
 KNOXVILLE, TN 37919  
 865-588-5608

No.	Description	Revised By	Date
1	CONCEPT OBJECT HEIGHT TO 42.5' TO MATCH EXISTING SIGN HEIGHTS		
2	ADJUST PER CITY COMMENTS		

**RE Engineering**  
 2111 COVE VIEW WAY  
 KNOXVILLE, TN 37919  
 WWW.THEENGINEERINGFIRM.COM  
 865-588-5608

Checked By: [Signature]  
 Drawn By: [Signature]  
 Date: 10/18/14

CONCEPT OF THE CAPE AT ROCKY HILL  
 KNOXVILLE, TN  
 SIGHT DISTANCE EXHIBIT

Sheet  
**CP.03**

KNOXVILLE MSR 62-88:  
 3.5' EYE HEIGHT ON MINOR ROAD LOCATED 15' FROM EDGE OF MAJOR ROAD; 4.25' OBJECT ON MAJOR ROAD.  
 400' SIGHT DISTANCE MIN.

H-S-A-M-C  
 H-B-M-D-R  
 REVISIONS