



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

▶ **FILE #:** 8-SF-14-C

AGENDA ITEM #: 17

AGENDA DATE: 8/14/2014

▶ **SUBDIVISION:** THE RESERVE @ WEST HILLS

▶ **APPLICANT/DEVELOPER:** MEDLYN REAL ESTATE

OWNER(S): Medlyn Real Estate, Inc.

TAX IDENTIFICATION: 120 B E 001

JURISDICTION: City Council District 2

STREET ADDRESS: 316 Vanosdale Rd

▶ **LOCATION:** East side of Vanosdale Rd., south side of Sheffield Dr.

SECTOR PLAN: Northwest City

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

WATERSHED: Ten Mile Creek and Fourth Creek

▶ **APPROXIMATE ACREAGE:** 4.88 acres

▶ **ZONING:** R-1E (Low Density Exclusive Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
 North: School and residences / R-1E (Low Density Exclusive Residential)
 South: Residences / R-1E (Low Density Exclusive Residential)
 East: Residences / R-1E (Low Density Exclusive Residential)
 West: Residences / R-1E (Low Density Exclusive Residential)

▶ **NUMBER OF LOTS:** 14

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Vanosdale Rd., a minor arterial street with a 22' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Intersection spacing variance from proposed street to Buckingham Dr., from 400' to 347'.
2. Intersection spacing variance from proposed street to Sheffield Dr., from 400' to 305'.
3. Intersection spacing variance from proposed street to Westdale Dr., from 400' to 134'.

STAFF RECOMMENDATION:

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

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. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
3. Installation of sidewalks, as identified on the concept plan, meeting all applicable requirements of the City of

Knoxville and the Americans with Disabilities Act (ADA). The sidewalks 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. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Prior to final plat approval establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the joint permanent easement and any other commonly held assets such as the common area and stormwater system.
7. 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.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the R-1E (Low Density Exclusive Residential) District.

COMMENTS:

The applicant is proposing to subdivide this 4.88 acre tract into 14 lots at a density of 2.87 du/ac. Vanosdale Place Subdivision which is located directly across Vanosdale Rd. was originally subdivided in 1984 at a density of 3.2 du/ac. This property which is zoned R-1E (Low Density Exclusive Residential) has a minimum lot size requirement of 7,500 square feet. The proposed lots range in size from 8,552 to 25,953 square feet. Ten of the proposed lots will be over 10,000 square feet in size.

The proposed subdivision will be served by a Joint Permanent Easement (private street) with access out to Vanosdale Rd. While the original plan proposed a public street with access to both Vanosdale Rd. and Sheffield Dr., the Sheffield Dr. access was eliminated due to the steeper grade of the street. The proposed access onto Vanosdale Dr. has been located so as to maximize the distance from Buckingham Dr. and still keeping adequate distance from the intersection with Sheffield Dr. Any proposed street access to this site would require variances from the intersection separation requirements of the Subdivision Regulations.

The applicant is proposing sidewalks within the subdivision and along the entire street frontage of Vanosdale Rd. The sidewalks shall be installed at the time the street improvements are installed for the subdivision.

ESTIMATED TRAFFIC IMPACT: 170 (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: 6 (public and private school children, ages 5-18 years)

Schools affected by this proposal: West Hills 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 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.