



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

▶ **FILE #:** 6-SB-14-C  
6-E-14-UR

**AGENDA ITEM #:**10

**AGENDA DATE:** 8/14/2014

POSTPONEMENT(S): 6/12/2014-7/10/2014

▶ **SUBDIVISION:** EBENEZER  
▶ **APPLICANT/DEVELOPER:** VOLUNTEER DEVELOPMENT  
OWNER(S): Volunteer Development

TAX IDENTIFICATION: 144 087  
JURISDICTION: County Commission District 5  
STREET ADDRESS:

▶ **LOCATION:** West side of Ebenezer Rd., north of Highbridge Dr.

SECTOR PLAN: Southwest County  
GROWTH POLICY PLAN: Planned Growth Area  
WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 6 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: The site is surrounded by subdivisions of detached dwellings that have been developed in the RA or PR residential zones.

▶ **NUMBER OF LOTS:** 29

SURVEYOR/ENGINEER: David Campbell

ACCESSIBILITY: The site has frontage on Ebenezer Rd. which is classified as an arterial street. The site also has access to Halifax Rd., a local street, was stubbed to this site to provide future access to this property. MPC recommended as part of the rezoning that the proposed access to Ebenezer Rd. be eliminated.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Intersection spacing variance from Highridge Dr. from 400' to 280'

**STAFF RECOMMENDATION:**

▶ **APPROVE variance 1 because of the site characteristics and the proposed variance will not create a traffic hazard**

**APPROVE the concept plan subject to 8 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.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the jstormwater detention basin and any other commonly held assets
7. Installation of a 5' wide sidewalk with a 2' wide planting strip along the entire length of the proposed street and connect it with the existing sidewalk on Ebenezer Rd.
8. 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 29 detached dwellings on individual lots and reduction of the peripheral boundary setback to 25' as shown subject to 1 condition**

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

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

**COMMENTS:**

The applicant is proposing a 29 lot subdivision which is to be developed under the PR (Planned Residential) zoning regulations. The request for rezoning was approved at a maximum density of 5 du/ac at the June 12, 2014 MPC meeting. As a condition of the approval, MPC recommended that access to the site be limited to Halifax Rd. The Knox County Commission removed the access limitation when they approved the rezoning of the site on July 28, 2014.

The preliminary acreage for the site is stated as 6 acres. With that amount of acreage the site will accommodate the number of lots proposed . However, a survey may reveal the site is not quite as large as noted. If so, the applicant's may be required to reduce the number of lots to fit within the density permitted by the rezoning.

The plan proposes access only to Ebenezer Rd. This site is located within the parent responsibility zone for Bluegrass Elementary School .For that reason, the developers will be required to construct a sidewalk along the entire length of the proposed street and tie that construction in with the existing sidewalk on Ebenezer Rd.

There is a small depression on the site that will require investigation as to its status as a sinkhole by the Tenn. Dept. of Environment and Conservation. Additionally, a small stream crosses the site and will necessitate a stream determination study.

**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. First Utility District can provide water and sewer, electrical service will be provided by Lenoir City Utilities Board, and natural gas will be provided by KUB.
2. Any school age children living in this development are presently zoned to attend Bluegrass Elementary, West Valley Middle and Bearden High
3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached dwellings.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the recommended conditions, the proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other relevant requirements of the Zoning Ordinance.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
  - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Southwest County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 4.84 dwellings per acre.

B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knoxville Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District.

C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.

D. The use will not significantly injure the value of adjacent property. The dwellings proposed in this development will be of similar value to a number of the houses in this area.

E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments. Ebenezer Rd. is classified as an arterial street. With that classification, it is expected to collect traffic from this and the surrounding residential areas and provide a route to other major streets in the area.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 5 du/ac. which is consistent with the Sector Plan. The proposed development density of 4.84 dwellings per acre is within the development density permitted by the Sector Plan and current zoning of the site.

ESTIMATED TRAFFIC IMPACT: 332 (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.

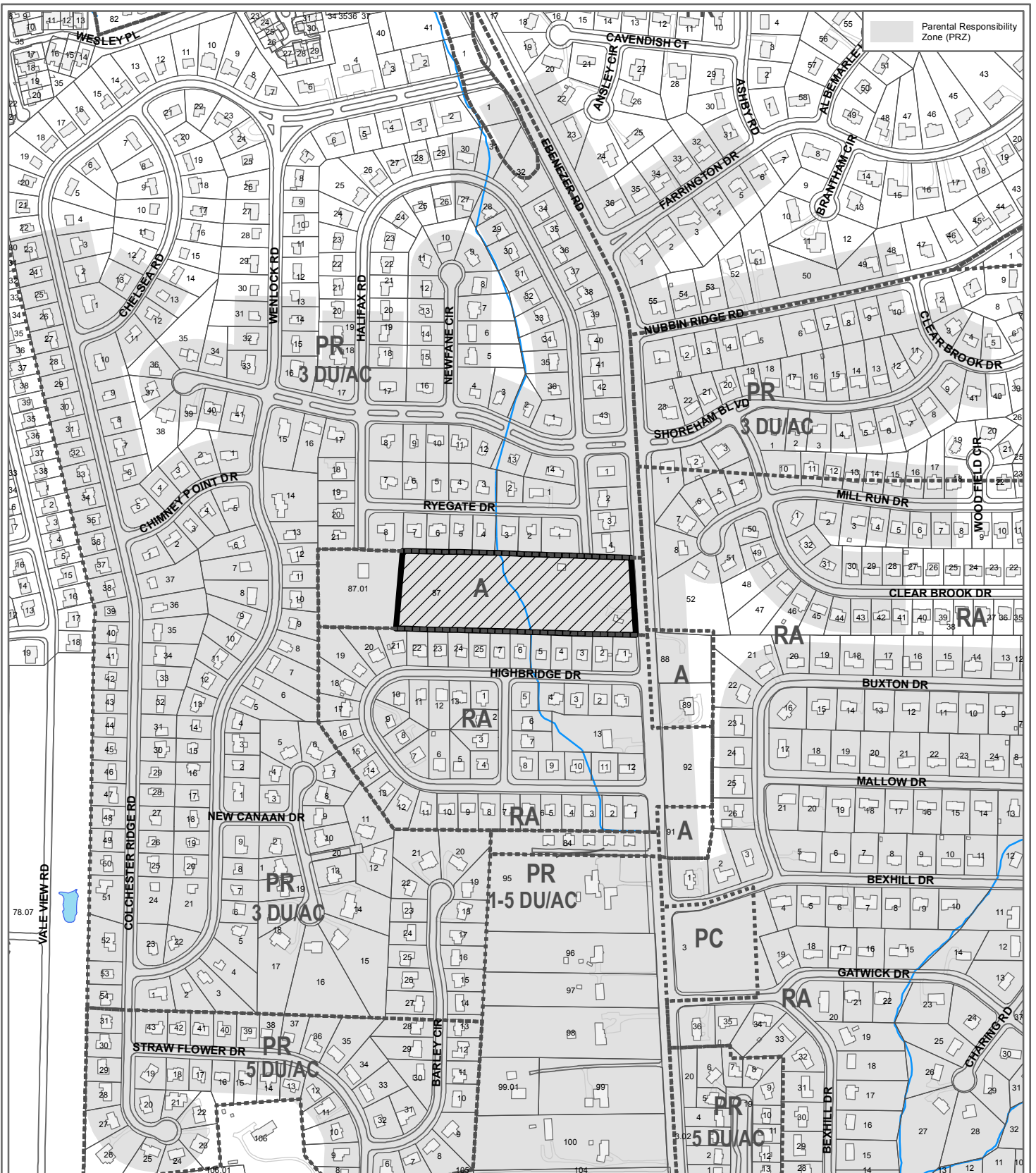
ESTIMATED STUDENT YIELD: 18 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Blue Grass Elementary, West Valley Middle, and Bearden 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 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.



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CONCEPT PLAN/USE ON REVIEW**

Petitioner: Volunteer Development  
Ebenezer



Detached dwellings in PR (Planned Residential) pending

Map No: 144

Jurisdiction: County

Original Print Date: 5/21/2014  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

