



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

▶ **FILE #:** 8-SA-14-C
8-D-14-UR

AGENDA ITEM #: 12
AGENDA DATE: 8/14/2014

▶ **SUBDIVISION:** SONOMA PARK
▶ **APPLICANT/DEVELOPER:** SONOMA PARK
OWNER(S): Cushman & Wakefield

TAX IDENTIFICATION: 70 B F 002
JURISDICTION: City Council District 4
STREET ADDRESS: 3707 Knox Ln

▶ **LOCATION:** South side of Valley View Dr., west side of Knox Ln.

SECTOR PLAN: East City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
WATERSHED: First Creek and Love Creek

▶ **APPROXIMATE ACREAGE:** 7.25 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences / RP-1 (Planned Residential)
South: Residences / R-1 (Low Density Residential)
East: Residences and church / R-1 (Low Density Residential)
West: Residences / R-1 (Low Density Residential)

▶ **NUMBER OF LOTS:** 33

SURVEYOR/ENGINEER: Cannon & Cannon, Inc.

ACCESSIBILITY: Access is via Valley View Dr., a minor collector street with a 20' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Edge of pavement transition radius variance for turnaround areas from 20' to 19.5' and 19.2' as shown on concept plan.
2. Edge of pavement corner radius variance at the intersection of Road A and B from 25' to 24.5' as shown on the concept plan.
3. Variance from the public street pavement standards to accept the existing as-built conditions of the subgrade, base stone and binder for the two Joint Permanent Easements (JPE's).

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the existing as-built conditions were not verified during construction 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 street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. The asphalt pavement surface course for the JPE's shall consist of "D" mix with a minimum thickness of 1.5 inches.
4. Meeting all applicable requirements of the Knoxville Engineering Division.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Listing the approved setbacks on the final plat.
7. Prior to final plat approval establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the joint permanent easements and any other commonly held assets such as the common area and stormwater system.

► **APPROVE the development plan for up to 33 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 in the RP-1 zoning district.

COMMENTS:

The applicant is proposing to develop this 7.25 acre tract as a residential subdivision with 33 detached dwelling units at a density of 4.55 du/ac. Access to the development will be from Valley View Dr. The subdivision will be served by Joint Permanent Easements (JPE's) meeting public street design standards, except for pavement standards.

The Planning Commission recommended approval of a rezoning of this property to RP-1 (Planned Residential) at a density of up to 5.99 du/ac on December 8, 2005 (12-F-05-RZ). The rezoning request was approved by Knoxville City Council on January 17, 2006. The applicant received a use-on-review approval from the Planning Commission on May 11, 2006 for a residential condominium development with 43 attached dwelling units at a density of 5.93 du/ac. A concept plan approval was granted on December 14, 2006 to establish individual lots for each residential unit. While most of the infrastructure for the subdivision has been completed, the concept plan expired before a final plat was approved and recorded.

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

1. The proposed development will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed residential subdivision is consistent in use and density with the zoning designation for this property.
3. Any school age children living in this development are presently zoned to attend Spring Hill Elementary, Whittle Springs Middle & Fulton High Schools.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a RP-1 (Planned Residential) Zone and all other relevant 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 significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the development has direct access to a minor collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan and Knoxville One Year Plan identify this property as low density residential at a density less than six units per acre. The RP-1 zoning approved for this site will allow a density of up to 5.99 du/ac. With a proposed density of 4.55 du/ac, the proposed development is consistent with the One Year Plan

and Sector Plan.

2. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 374 (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.

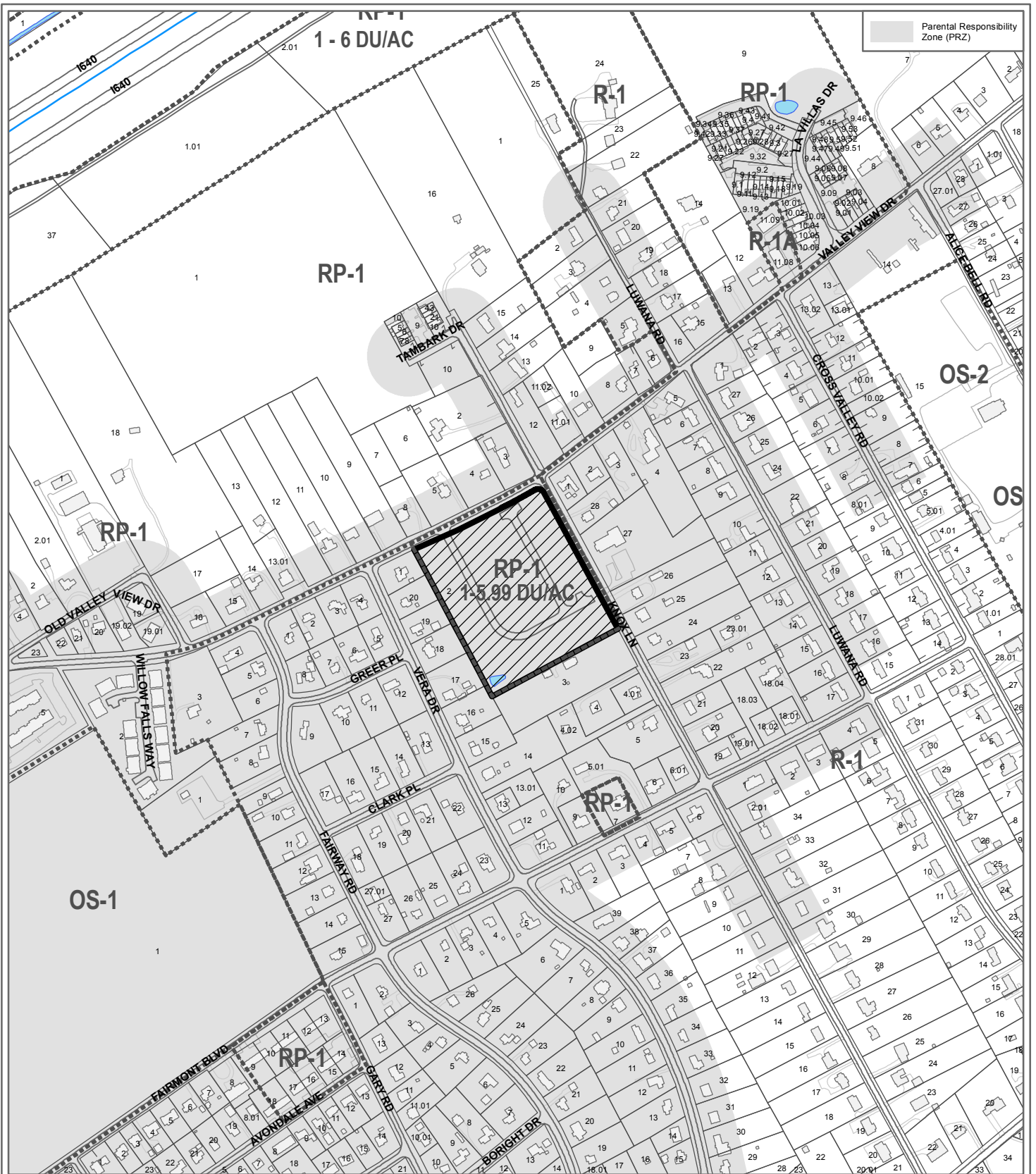
ESTIMATED STUDENT YIELD: 13 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Spring Hill Elementary, Whittle Springs Middle, and Fulton 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.



**8-SA-14-C / 8-D-14-UR
CONCEPT PLAN/USE ON REVIEW**



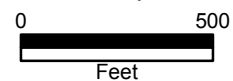
Detached Residential Subdivision in RP-1 (Planned Residential)

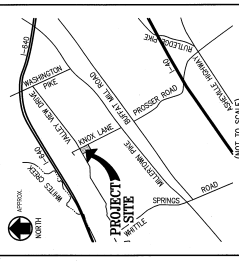
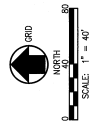
Original Print Date: 7/16/2014
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Sonoma Park
Sonoma Park

Map No: 70
Jurisdiction: City





GENERAL NOTES:

- OWNERSHIP AND REFERENCE: QUALITY AUTO TRANSPORT, LLC 1542 CHARLOTTEVILLE BLVD. KNOXVILLE, TENNESSEE 37909 (TEL) 866-986-9700
- PROGNOSTIC SURVEY BY CANNON & CANNON, INC. DATED APRIL 23, 2012. REFERENCE TO THIS BASIS FROM CITY CONTROL MONUMENT 0620 AND 0621. ELEVATIONS BASED ON CITY CONTROL MONUMENT 0620.
- AREA OF PROPOSED SUBMISSION = 7,256 SQUARE FEET.
- PROPOSED LOTS - 35.

LANDSCAPING:

- SEE CITY ORDINANCES, CHAPTER 16, CONCERNING MINIMUM SUBMISSION REQUIREMENTS.

EROSION CONTROL:

- TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TREC AND THE CITY OF KNOXVILLE - KNOXVILLE UTILITIES BOARD EROSION CONTROL REGULATIONS.
- AS A PART OF THE EROSION CONTROL MEASURES, THE OWNER OF THE PROPERTY, UNTIL PAVING & LANDSCAPING OPERATIONS ARE COMPLETED.

UTILITY SERVICES:

UTILITY SERVICES ARE TO BE PROVIDED BY THE FOLLOWING:

- WATER - KNOXVILLE UTILITIES BOARD
- SEWER - KNOXVILLE UTILITIES BOARD
- ELECTRIC - KNOXVILLE UTILITIES BOARD
- TELEPHONE - AT&T

Cannon & Cannon Inc.
Consulting Engineers & Field Services
Knoxville, Tennessee 37919
www.cannonandcannon.com

GUSMAN & WAREFIELD
Professional Engineer
KNOXVILLE, TENNESSEE 37909
(TEL) 866-986-9700

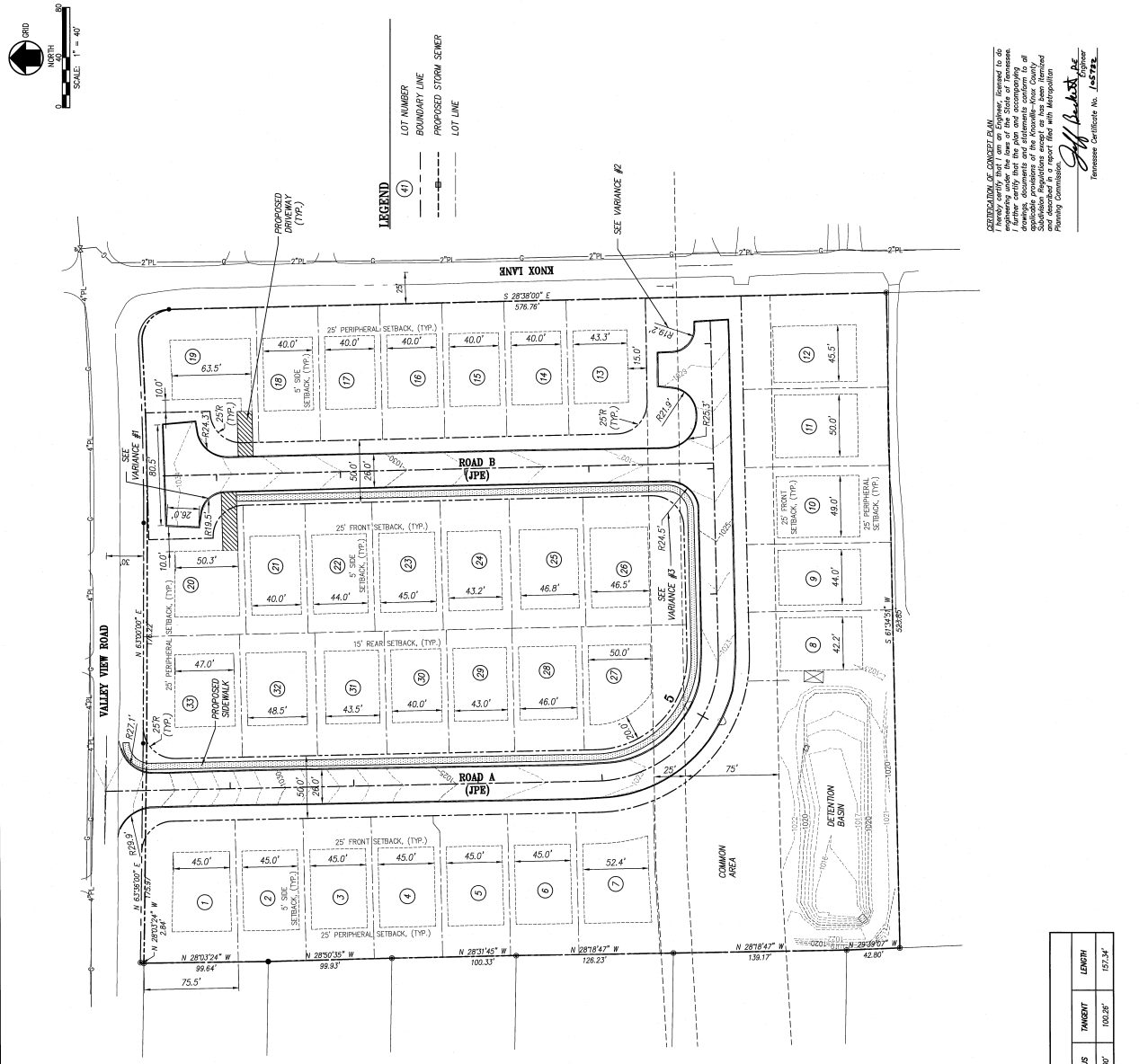
SONOMA PARK
VALLEY VIEW DRIVE AT KNOX LANE
KNOXVILLE, TENNESSEE 37918

CONCEPT PLAN

8-SA-14-C
8-P-14-102
REVISED
12.2.14

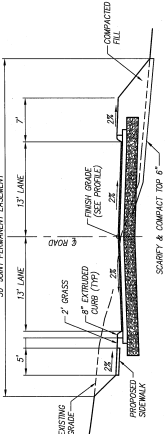
PROJECT NO. 0108-0000
DATE: JUNE 27, 2014
DRAWN BY: JMW
CHECKED BY: JMW

CP1.0



VARIANCES:

- PARAGRAPH 61-24.6 MINIMUM SUBMISSION REGULATIONS FOR PERIPHERAL SETBACKS FOR A CORNER RADIUS OF 10.0' IS PROPOSED WHICH IS LESS THAN THE MINIMUM 20' RADIUS.
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- PARAGRAPH 70-11 & 72-12 MINIMUM SUBMISSION REGULATIONS FOR KNOXVILLE AND KNOX COUNTY, TN, CORNER RADIUS OF 10.0' IS PROPOSED WHICH IS LESS THAN THE MINIMUM 20' RADIUS.



TYPICAL SECTION - PROPOSED ROADWAY (J.P.E.)
N.T.S.

- NOTES:**
- PROPOSED ROADWAY SECTION SHALL CONSIST OF 11' DRIVEWAY COURSE TO 11' DRIVEWAY COURSE IN ADDITION TO EXISTING EXISTING ROADWAY SECTION. SEE VARIANCE # ABOVE.
 - PROPOSED ROADWAY SECTION SHALL BE DESIGNED FOR MINIMUM 10% DENSITY AND OPTIMUM WASTAGE CONTENT (STANDARD PRACTICE ASTM D698) PRIOR TO PLACEMENT OF FILL.
 - ALL MATERIALS SHALL BE TESTED IN ACCORDANCE TO THE STANDARD TEST METHOD FOR DENSITY AND WASTAGE TO WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM WASTAGE CONTENT. SEE (6) DENSITY AND WASTAGE TEST METHOD FOR FURTHER INFORMATION. WASTAGE TEST OF AREA FOR 8" WASH TEST (APPROX. 1 TEST PER EVERY 50 FEET).
 - COMPACTION TESTING OF ROADWAY TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH THE CITY OF KNOXVILLE REQUIREMENTS.

HORIZONTAL CURVE DATA TABLE

CURVE NO.	P.I. COORDINATES	P.C. STATION	P.T. STATION	RADIUS	TANGENT	LENGTH
0-1	589.244	3495.30	3472.64	907895' R.T.	100.25'	157.34'

CELEBRATION OF CONCRETE, E.M.
I hereby certify that I am an Engineer, licensed to do so in the State of Tennessee, and that I am the author of the design, documents and statements contained in or on this plan. I further certify that the plan and accompanying documents were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Tennessee. Planning Commission

Jeff Hester, P.E.
Tennessee Certificate No. 17578E