



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

▶ **FILE #:** 2-SA-14-C

AGENDA ITEM #: 12

AGENDA DATE: 2/13/2014

▶ **SUBDIVISION:** WASHINGTON STATION

▶ **APPLICANT/DEVELOPER:** BENCHMARK ASSOCIATES, INC.

OWNER(S): Wood Construction Company

TAX IDENTIFICATION: 49 L A 014

JURISDICTION: City Council District 4

STREET ADDRESS:

▶ **LOCATION:** Northeast side of Washington Pk., northwest side of Edmundson Ln.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Whites Creek

▶ **APPROXIMATE ACREAGE:** 7.6 acres

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

▶ **EXISTING LAND USE:** Partially developed attached residential development

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned RA, RB and PR residential, A agricultural and CN commercial. Single family dwellings and vacant land are the predominant uses in the area. The property across Washington Pk. from this site is zoned RP-1 planned residential and SC-1 shopping center.

▶ **NUMBER OF LOTS:** 37

SURVEYOR/ENGINEER: Benchmark Associates, Inc.

ACCESSIBILITY: Access is via Washington Pk., a minor arterial street with a pavement width of 23' within a 50' to 60' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Variance to permit JPEs as constructed to not meet public road standards

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the site's 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. Meeting all applicable requirements of the Knoxville Engineering Dept.
2. The informal construction access that connects with the former proposed Murphy Road extension is to be abandoned upon completion of the project
3. Establishment of an access easement to detention basin #3 per the requirements of the Knoxville Engineering Dept.
4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
5. Prior to final plat approval, obtain an off-site sight distance easement across the adjoining property northeast of the proposed entrance, if required by the Knoxville Engineering Dept.
6. Meeting all requirements of the previously approved use-on-review (8-H-09-UR)

7. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

COMMENTS:

The applicants are proposing a development that will contain 37 attached residential units on individual lots. This project was originally approved for 38 condominiums. Due to changes in banking practices many of the condominium projects are now converting to "zero lot line" subdivisions. Not all of the PR zoned area is being proposed for development at this time. Any future development of the remainder of the site will require consideration of an additional use on review request. The previously approved development plan includes an evergreen landscape buffer between this project and the adjoining single family dwellings. With the proposed building setbacks and the provision of the planned garages, all required parking can be accommodated without creating a safety hazard. Sight distance to the northeast at the proposed entrance may be an issue. Staff will require the applicant to obtain an off-site sight distance easement from the adjoining property owner if it is determined to be required by the Knoxville Engineering Dept.

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

1. Public water and sewer is available to serve the site.
2. Washington Pike has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have very little impact on schools and minimal impact on adjacent single family properties.

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

1. The proposal is consistent with all requirements of the RP-1 zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan and Knoxville One Year Plan propose low density residential development for this property. The proposed density of the project at 4.87 du/ac complies with these plans.

ESTIMATED TRAFFIC IMPACT: 390 (average daily vehicle trips)

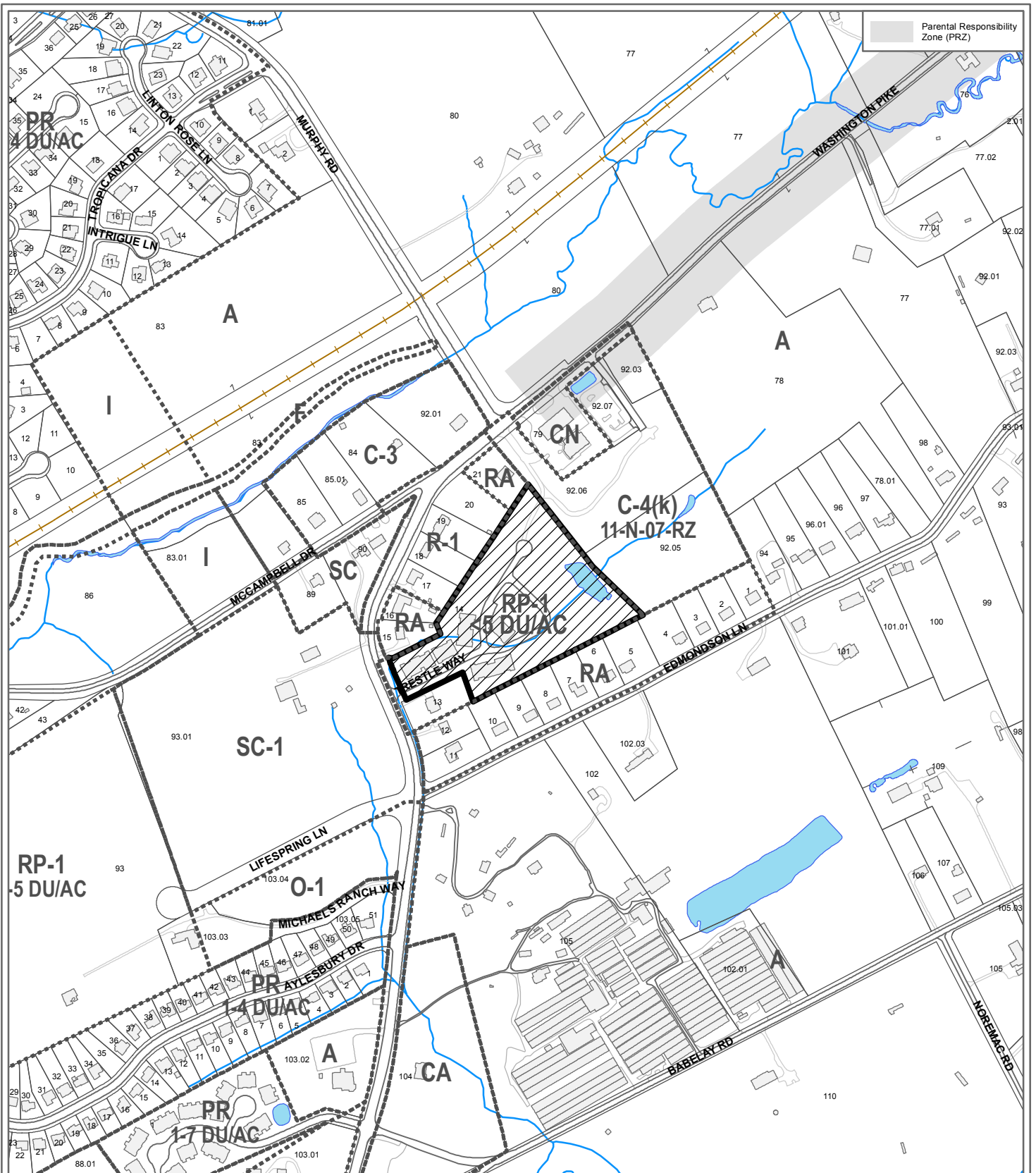
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 17 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Gibbs 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.



**2-SA-14-C
CONCEPT PLAN**

Subdivision: Washington Station



Approval of Concept Plan

Map No: 49

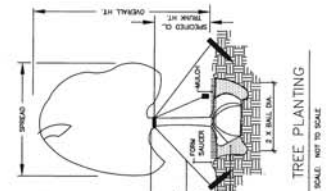
Jurisdiction: City



Original Print Date: 1/27/2014
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



- NOTES:
- 1) PROVIDE ONLY PLANTS THAT ARE FREE FROM DISEASES AND PESTS AND THAT COMPLY WITH ALL LOCAL, STATE, FEDERAL, AND COUNTY REGULATIONS AND ORDINANCES.
 - 2) PROVIDE ONLY PLANTS THAT ARE APPROPRIATE FOR THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.
 - 3) PROVIDE ONLY PLANTS THAT ARE APPROPRIATE FOR THE SITE'S EXPOSURE AND SOIL CONDITIONS.
 - 4) PROVIDE ONLY PLANTS THAT ARE APPROPRIATE FOR THE SITE'S SOIL CONDITIONS.
 - 5) PROVIDE ONLY PLANTS THAT ARE APPROPRIATE FOR THE SITE'S SOIL CONDITIONS.
 - 6) PROVIDE ONLY PLANTS THAT ARE APPROPRIATE FOR THE SITE'S SOIL CONDITIONS.
 - 7) PROVIDE ONLY PLANTS THAT ARE APPROPRIATE FOR THE SITE'S SOIL CONDITIONS.
 - 8) PROVIDE ONLY PLANTS THAT ARE APPROPRIATE FOR THE SITE'S SOIL CONDITIONS.
 - 9) PROVIDE ONLY PLANTS THAT ARE APPROPRIATE FOR THE SITE'S SOIL CONDITIONS.
 - 10) PROVIDE ONLY PLANTS THAT ARE APPROPRIATE FOR THE SITE'S SOIL CONDITIONS.
 - 11) PROVIDE ONLY PLANTS THAT ARE APPROPRIATE FOR THE SITE'S SOIL CONDITIONS.
 - 12) PROVIDE ONLY PLANTS THAT ARE APPROPRIATE FOR THE SITE'S SOIL CONDITIONS.
 - 13) PROVIDE ONLY PLANTS THAT ARE APPROPRIATE FOR THE SITE'S SOIL CONDITIONS.
 - 14) PROVIDE ONLY PLANTS THAT ARE APPROPRIATE FOR THE SITE'S SOIL CONDITIONS.



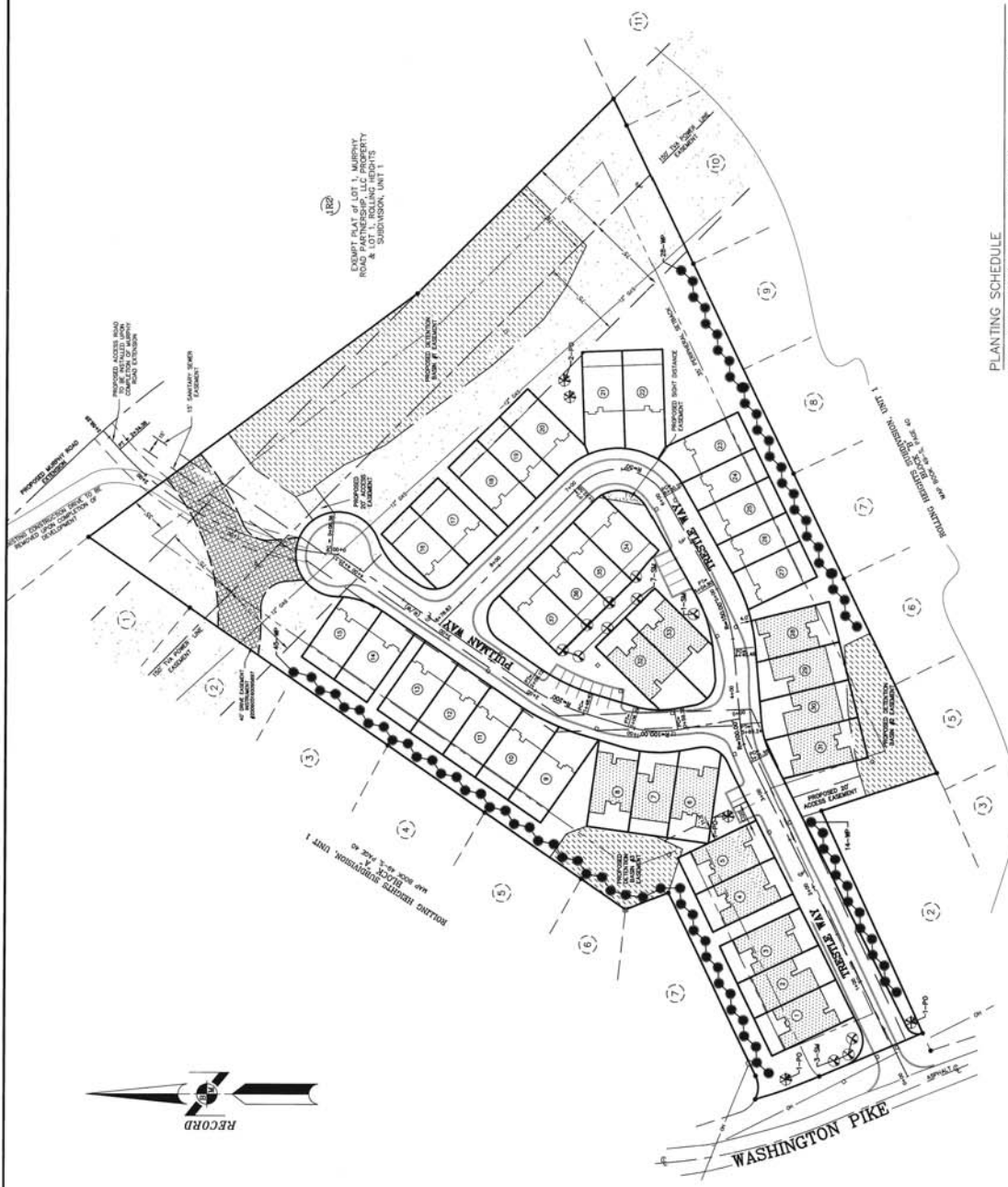
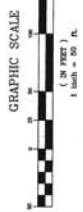
PRELIMINARY LANDSCAPING PLAN
FOR USE ON REVIEW

WASHINGTON STATION

7.66 ± ACRES ZONED PRE-5 DU/AC
(37 UNITS - 487 UNITS/AC)

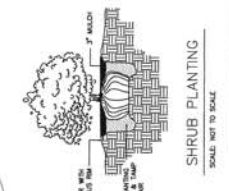
DEVELOPER:
FAIRFAX DEVELOPMENT, INC.
KNOXVILLE, TN 37920
(865) 579-4666

2-SA-14-C

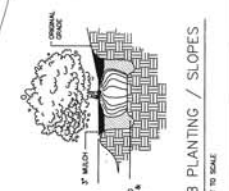


PLANTING SCHEDULE

MARK	SCHEDULE	COMMON NAME	BOTANICAL NAME	MIN. SIZE
PD	1	PIE OAK	QUERCUS PRINCEPI	8" NET, 2-1/2" CAL.
PD	2	SLASH PINE	CAJUPUTUM	8" NET, 2-1/2" CAL.
PD	3	FLORIDA DOGWOOD	DOGWOOD	8" NET, 2-1/2" CAL.
PD	4	WHITE PINE	PINE	8" NET, 2-1/2" CAL.
SPRINGS	5	PLANTAIN LILY	LILY	1" SPREAD
SPRINGS	6	CHAMPAGNE PINK BERRY	BERRY	1" SPREAD
SPRINGS	7	LETTUCE	LETTUCE	1" SPREAD
SPRINGS	8	HELMET HOLEY	HOLEY	1" SPREAD
SPRINGS	9	HELMET HOLEY	HOLEY	1" SPREAD
SPRINGS	10	HELMET HOLEY	HOLEY	1" SPREAD
SPRINGS	11	HELMET HOLEY	HOLEY	1" SPREAD
SPRINGS	12	HELMET HOLEY	HOLEY	1" SPREAD



SHRUB PLANTING / SLOPES



SHRUB PLANTING / SLOPES

