

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

▶ **FILE #:** 6-SA-14-C **AGENDA ITEM #:** 8
 6-A-14-UR **AGENDA DATE:** 6/12/2014

▶ **SUBDIVISION:** CALLA CROSSING (FKA: BEAVER CREEK ROAD DEVELOPMENT)
 ▶ **APPLICANT/DEVELOPER:** PRIMOS LAND COMPANY, LLC
 OWNER(S): Josh Sanderson Primos Land Company, LLC

TAX IDENTIFICATION: 47 154, AND PART OF 156, 166.01 AND 166.02
 JURISDICTION: County Commission District 7
 STREET ADDRESS: 1731 Dry Gap Pike

▶ **LOCATION:** Northwest side of E. Beaver Creek Dr., southwest side of Dry Gap Pike.

SECTOR PLAN: North County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 23.24 acres

▶ **ZONING:** PR (Planned Residential), F (Floodway) and PR Pending

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Beaver Creek and vacant land / F (Floodway) and A (Agricultural)
 South: Residences / A (Agricultural)
 East: Residences and mixed businesses / A (Agricultural) and CA (General Business)
 West: Residences and vacant land / A (Agricultural) and RB (General Residential)

▶ **NUMBER OF LOTS:** 49

SURVEYOR/ENGINEER: Wanis Rghebi Southland Engineering

ACCESSIBILITY: Access is via E. Beaver Creek Dr., a major collector street with an 18' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **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 a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Installation of sidewalks, as identified on the concept plan, meeting all applicable requirements of 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 Knox County Department of Engineering and Public Works.
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along E. Beaver Creek at the subdivision entrance.
6. Placing a note on the final plat that Lots 48 and 49 shall share a single driveway cut onto Dry Gap Pike at the existing median cut with the final location subject to approval by the Knox County Department of Engineering and Public Works.
7. Working with the Knox County Greenways Coordinator in establishing a greenway easement along Beaver Creek.
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 49 detached dwellings on individual lot, and a reduction of the peripheral setback from 35' to 25' as shown on the concept plan, subject to 2 conditions**

1. Obtaining approval from the Planning Commission and Knox County Commission for the rezoning of a 50' wide strip of a portion of tax parcels 156, 166.01 and 166.02 on tax map 047, to PR (Planned Residential) at a density of up to 5 du/ac.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review within the PR (Planned Residential) zoning district.

COMMENTS:

The applicant is proposing to subdivide this 23.24 acre tract into 49 lots at a density of 2.11 du/ac. The Planning Commission recommended approval of the rezoning of the property from A (Agricultural) and F (Floodway) to PR (Planned Residential) and F (Floodway) at a density of up to 5 du/ac on April 10, 2014. The Knox County Commission approved the rezoning request (4-C-14-RZ) for this property on May 27, 2014. The applicant is also requesting a rezoning of a 50' wide strip of a portion of tax parcels 156, 166.01 and 166.02 on tax map 047, to PR (Planned Residential) at a density of up to 5 du/ac. This request will increase the width of the property along the E. Beaver Creek Dr. frontage from 200' to 250'.

Access will be provided to 47 of the 49 lots by a public street off of E. Beaver Creek Dr. Two of the lots will have access to Dry Gap Pike. A sidewalk will be provided on one side of the street within the subdivision. The sidewalk shall be installed at the time the street improvements are installed for the subdivision. Staff has recommended a condition that the applicant work with the Knox County Greenways Coordinator in establishing a greenway easement along Beaver Creek. The Beaver Creek Greenway is identified in the "Knoxville-Knox County Park, Recreation and Greenways Plan" adopted in December 2009.

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 2.11 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 development.

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 PR 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 collector street. The use will not significantly injure the value of adjacent property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this site for low density residential uses. The proposed subdivision with a density of 2.11 du/ac is consistent with the Sector Plan and approved zoning designation of up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 538 (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.

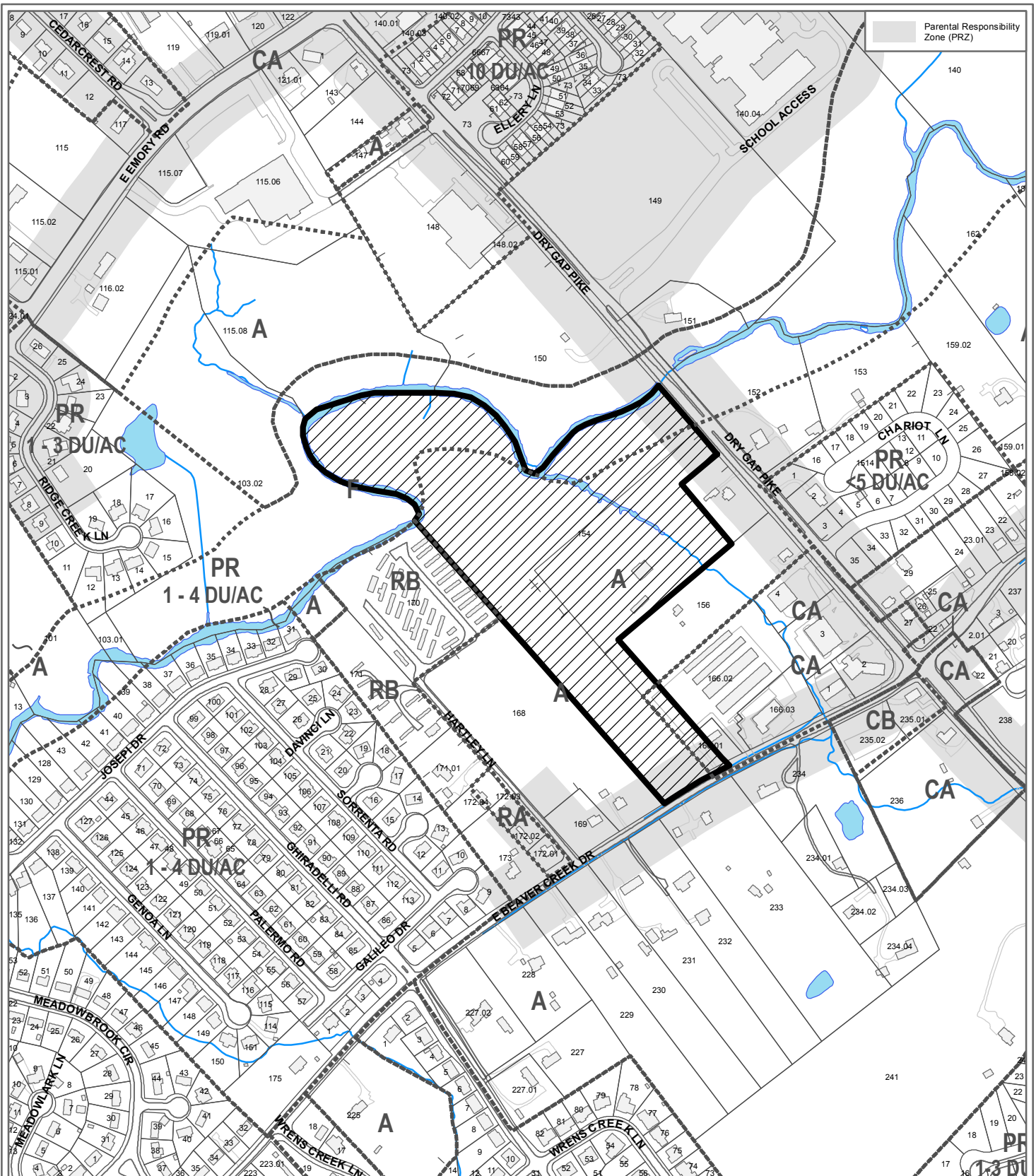
ESTIMATED STUDENT YIELD: 24 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Brickey-McCloud Elementary, Halls Middle, and Central 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.



**6-SA-14-C / 6-A-14-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential) Pending

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

Revised:

Petitioner: Primos Land Company, LLC
Beaver Creek Road
Development

Map No: 47
Jurisdiction: County



