

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

▶ **FILE #:** 6-SG-14-C
 6-G-14-UR

AGENDA ITEM #: 14
AGENDA DATE: 6/12/2014

▶ **SUBDIVISION:** PLANTATION OAKS
 ▶ **APPLICANT/DEVELOPER:** IDEAL ENGINEERING SOLUTIONS
 OWNER(S): Mesana Investments

TAX IDENTIFICATION: 120 A G 008-010 & 025-053
 JURISDICTION: City Council District 2
 STREET ADDRESS: 704 Klondike Way

▶ **LOCATION:** East side of N. Gallaher View Rd., west side of Broome Rd.

SECTOR PLAN: Northwest City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 8.52 acres

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

▶ **EXISTING LAND USE:** Existing subdivision

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / R-1E (Low Density Exclusive Residential)
 South: Multi-dwelling development / RP-1 (Planned Residential)
 East: Multi-dwelling development and residences / R-2 (General Residential) & R-1E (Low Density Exclusive Residential)
 West: Residences / A-1 (General Agricultural), R-1 (Low Density Residential)

▶ **NUMBER OF LOTS:** 25

SURVEYOR/ENGINEER: David Campbell

ACCESSIBILITY: Access is via N. Gallaher View Rd., minor arterial street with a five lane cross-section and the existing private streets within the subdivision.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Intersection grade variance on Milano Way from 1% to 4.4%.
2. Vertical curve K-value variance on Milano Way at STA 0+75.12, from 25 to 12.96.
3. Street grade variance on Milano Way at STA 1+25.12, from 12 % to 12.1%.
4. Vertical curve K-value variance on Milano Way at STA 3+35.35, from 25 to 15.36.
5. Intersection grade variance on Klondike Way, from 1% to 4.7%.
6. Vertical curve K-value variance on Klondike Way at STA 2+77.98, from 25 to 18.30.
7. Vertical curve K-value variance on Klondike Way at STA 4+54.46, from 25 to 10.95.

STAFF RECOMMENDATION:

▶ **POSTPONE until the July 10, 2014 MPC meeting.**

Staff is recommending the postponement to allow time for the applicant to work with the City regarding the requested variances and possible corrections to the private streets as constructed.

▶ **POSTPONE until the July 10, 2014 MPC meeting.**

COMMENTS:

The applicant is proposing to resubdivide 30 undeveloped lots within this 8.52 acre subdivision into 25 detached residential lots. There are 21 lots within the subdivision that have existing attached residential units or units under construction. The overall density for the subdivision with the reduction in lots will be 5.4 du/ac. This property wraps around Colonial Townhouses an existing multi-dwelling development. Access to the development will be from N. Gallaher View Rd. The lots are served by two joint permanent easements with a right-of-way width of 40'.

The concept plan includes sidewalks within the development that will connect to the existing greenway system that is located along N. Gallaher View Rd.

ESTIMATED TRAFFIC IMPACT: 290 (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.

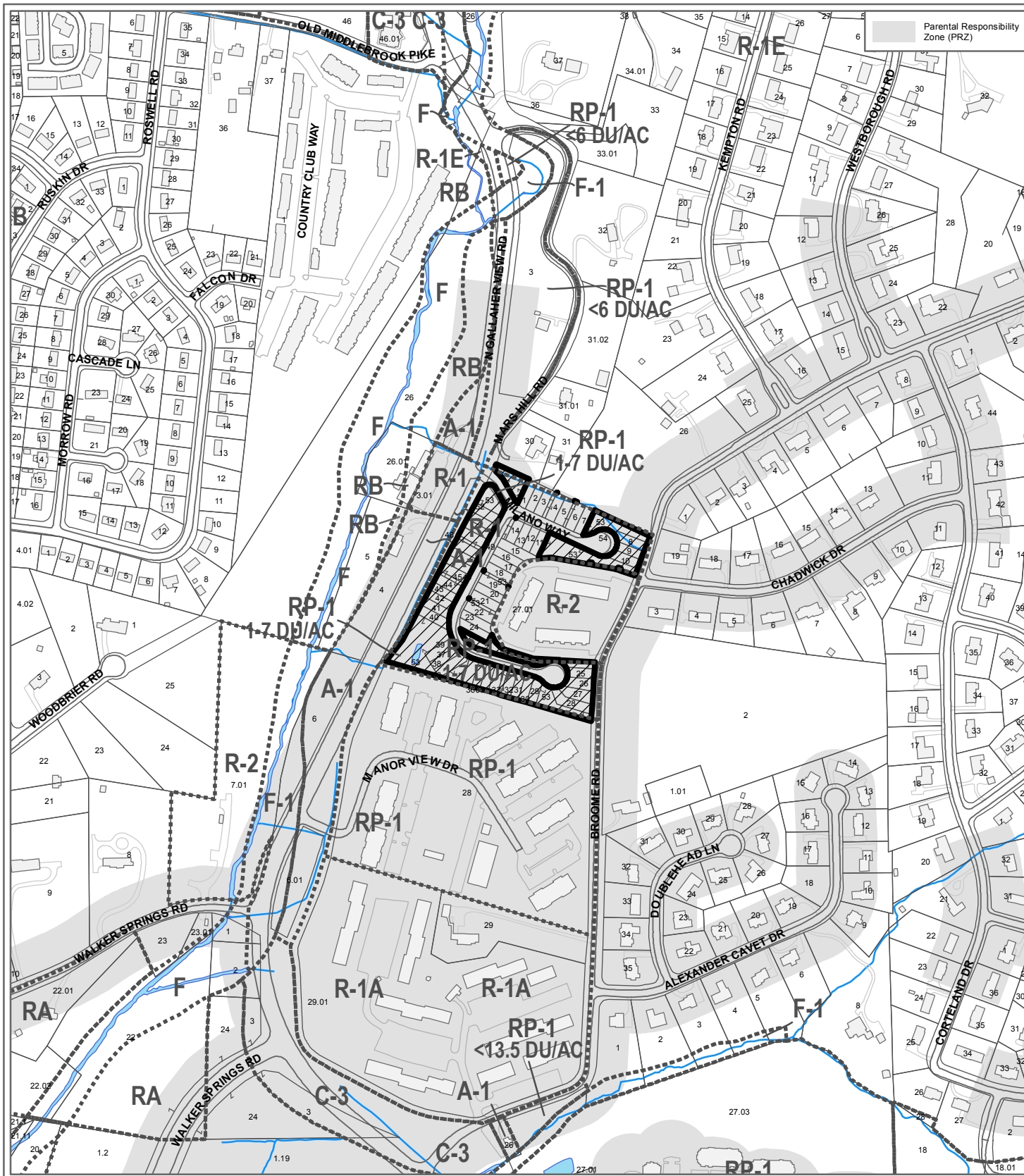
ESTIMATED STUDENT YIELD: 10 (public and private school children, ages 5-18 years)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

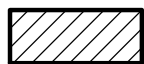
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



**6-SG-14-C / 6-G-14-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in RP-1 (Planned Residential)

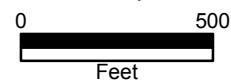
Original Print Date: 5/28/2014
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

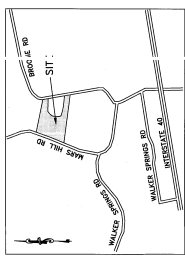
Revised:

Petitioner: Ideal Engineering Solutions
 Plantation Oaks

Map No: 120

Jurisdiction: City





GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES BASED ON THE BEST AVAILABLE INFORMATION. CALL BEFORE YOU DIG TO VERIFY THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES.
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PROJECT NOTES:

- TOTAL AREA = 8.824 ACRES
- EXISTING 32 PLATTED RESIDENTIAL UNITS
- EXISTING 147.87' FRONT SETBACK
- EXISTING 15' PERIPHERAL SETBACK
- EXISTING ZONING: RP-1

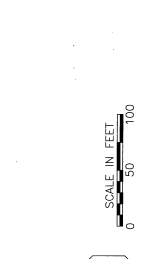
PROPOSED: 25 FT.

REAR: 15 FT. (25 FT. PERIPHERAL)

LEGEND:

- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT

**REMAINING 30 CONDO LOTS
PROPOSED AS 25 LOTS SINGLE FAMILY
ALL PROPOSED ROADS AND DRAINAGE
ALREADY CONSTRUCTED**



REVISED CONCEPT PLAN
SHEET ONE

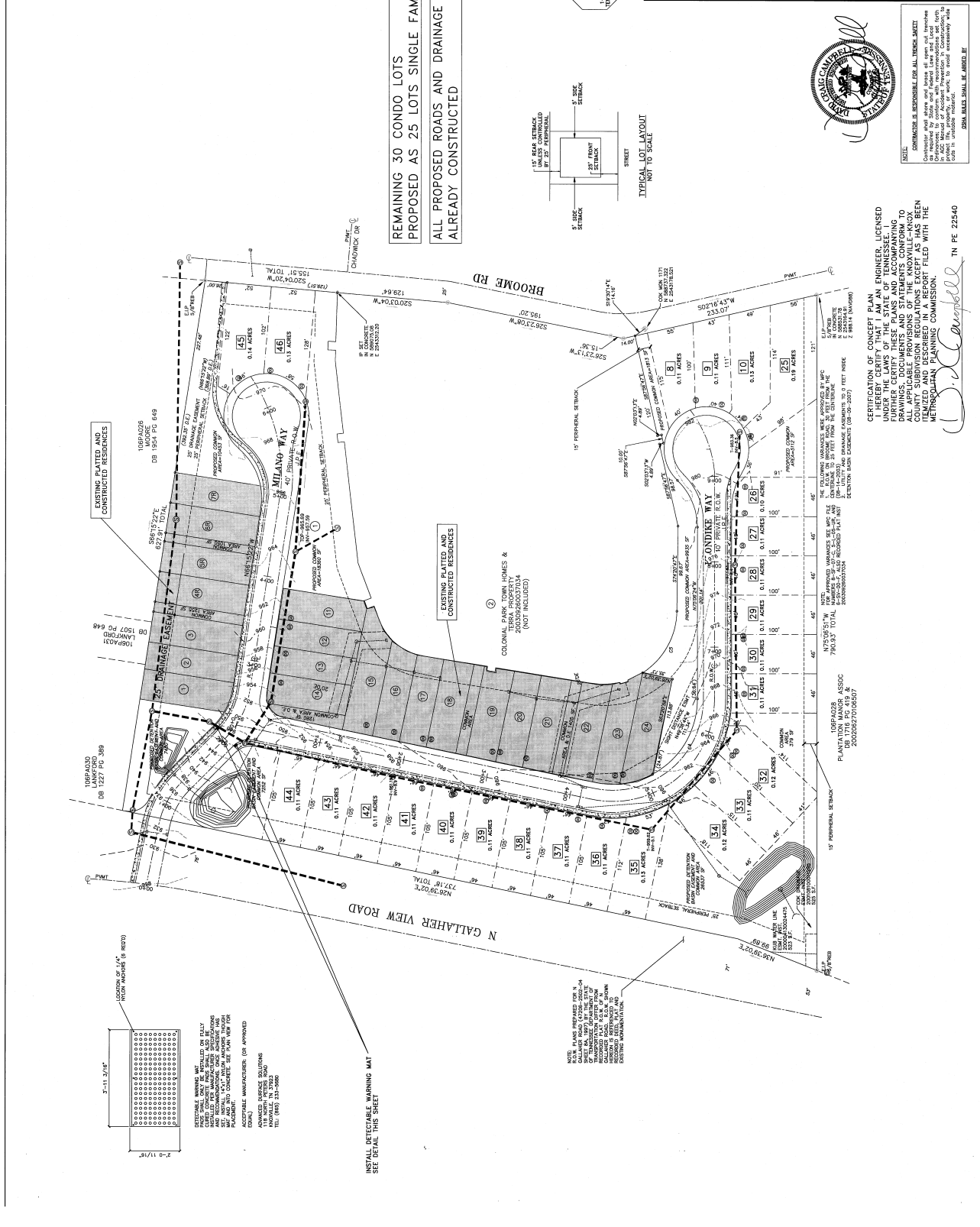
PLANTATION OAKS
Knoxville, Tennessee

Prepared For:
Plantation Oaks Land Partners, LL;
P.O. Box 22782
Knoxville, Tennessee 37933
(865) 335-4486

Planning Agency:
Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902
(865) 215-2500

6-SG-14-C
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REMOVED

Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575



CERTIFICATION OF CONCEPT PLAN:
I, the undersigned, a duly licensed Professional Engineer in the State of Tennessee, have prepared the above and certify that I am a duly licensed Professional Engineer in the State of Tennessee. I am not providing engineering services to the project in violation of any law, rule, or regulation. I am not providing engineering services to the project in violation of any law, rule, or regulation. I am not providing engineering services to the project in violation of any law, rule, or regulation.

DATE: 06/12/2014
SIGNATURE: CRAIG CAMPBELL
LICENSE NO.: 45380