

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

▶ **FILE #:** 9-SA-10-C **AGENDA ITEM #:** 13
 9-E-10-UR **AGENDA DATE:** 3/13/2014

POSTPONEMENT(S): 9/9/2010

▶ **SUBDIVISION:** TIPPIT VILLAGE
 ▶ **APPLICANT/DEVELOPER:** SITES TO SEE, INC.
 OWNER(S): Sites To See, Inc

TAX IDENTIFICATION: 91 D P 001
 JURISDICTION: County Commission District 6
 STREET ADDRESS:

▶ **LOCATION:** Northeast side of Andes Rd., north of David Tippit Way.

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

▶ **APPROXIMATE ACREAGE:** 11.95 acres

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

▶ **EXISTING LAND USE:** Partially developed subdivision

▶ **PROPOSED USE:** Attached dwellings

SURROUNDING LAND USE AND ZONING: Zoning in the area consists of A agricultural and RA and PR residential. Development in the area consists of attached and detached dwellings. The first phase of this development contains 34 lot that have been developed with attached dwellings.

▶ **NUMBER OF LOTS:** 38

SURVEYOR/ENGINEER: Scott Williams

ACCESSIBILITY: Access is via Andes Rd., a collector street with a pavement width of 21' within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance from 400' to 352' at sta. 4+76 of Giselle Wy.

STAFF RECOMMENDATION:

▶ **APPROVE** variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

APPROVE the concept plan subject to 4 conditions

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Meeting all requirements of the approved use on review development plan (9-B-03-UR)
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dep
4. 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.

► **WITHDRAW as requested by the applicant's engineer**

COMMENTS:

The applicant is seeking re-approval of the concept plan for this partially developed subdivision. The first phase of the project contained 34 lots that have been developed with attached dwellings. This request is to develop the remaining portion of the site with more attached dwellings on the 38 proposed lots just as it was approved in 2003. At the time this plan was originally approved the site contain 14.78 acres. Since that time Knox County has taken 2.83 acres of the site for the construction new Ball Camp Pk./Schaad Rd. improvement. This residential development was started and a substantial portion of the project has been completed reliant on that 2003 approval. The approval of a concept subdivision plan expires, if not completed, five years after the MPC action approving the plan. However, MPC's approval of the development plan through the use on review process does not have an expiration date. As a result, the approved development plan for this project is still valid and with the approval of this concept plan the project will be completed as originally approved. Staff supports the view that this developer is vested in the plan as approved in 2003 and should be permitted to proceed with the project on the reduced acreage.

The site is zoned PR (Planned Residential) at 1-5 du/ac. The proposed development density based on the original 14.78 acre site is 4.88 du/ac. The development will consist of attached zero lot line dwellings. When considered in 2003 this was the third plan MPC had reviewed for this site. The first plan was approved for apartments and the second plan proposed condominiums. All versions of the plan have been very similar in design.

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 all utilities are in place to serve this site.
2. The proposed attached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.
3. Access to this project will be limited to Andes Rd. via the internal road system of the project.

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

1. The proposed attached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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 additional traffic through residential areas.
3. The recommended density of this site is 1- 5 dwellings per acre. The proposed 4.88 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property as low density residential 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 and the other development found in the area.

ESTIMATED TRAFFIC IMPACT: 800 (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.

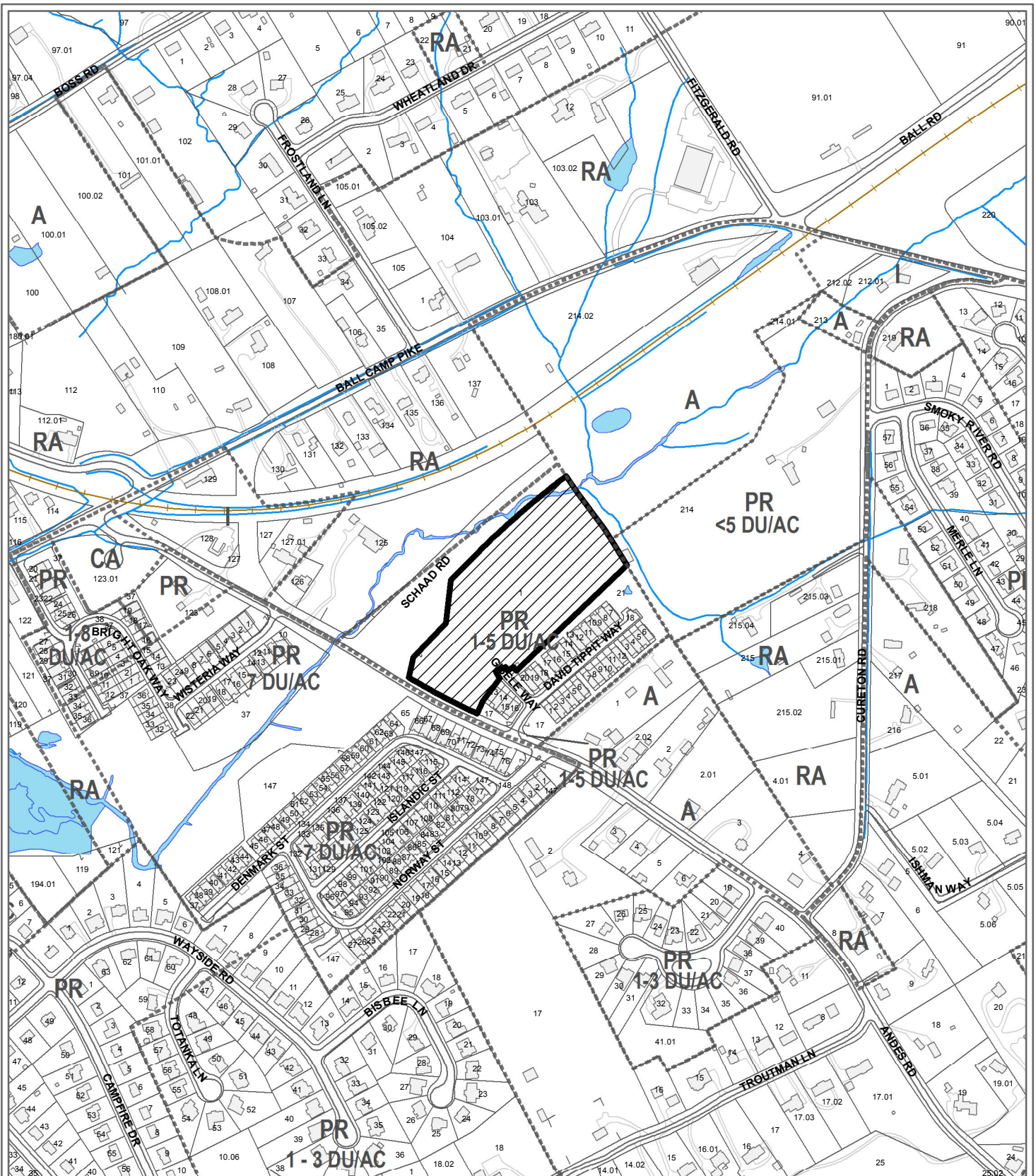
ESTIMATED STUDENT YIELD: 7 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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.



**9-SA-10-C / 9-E-10-UR
CONCEPT PLAN/USE ON REVIEW**



Detached dwellings in PR (Planned Residential)

Original Print Date: 8/23/2010
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

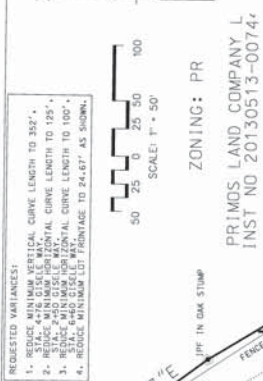
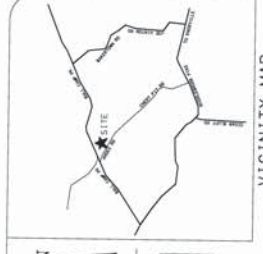
Revised:

Petitioner: Sites To See, Inc.
 Tippit Village

Map No: 91

Jurisdiction: County





SITE DATA TABLE

ZONING: PR
 AREA: 14.748 AC (S4WB AC W/O FUTURE BALL CAMP ROW)

USE: SINGLE FAMILY ATTACHED ZERO LOT LINE SUBDIVISION PLANNED UNIT DEVELOPMENT

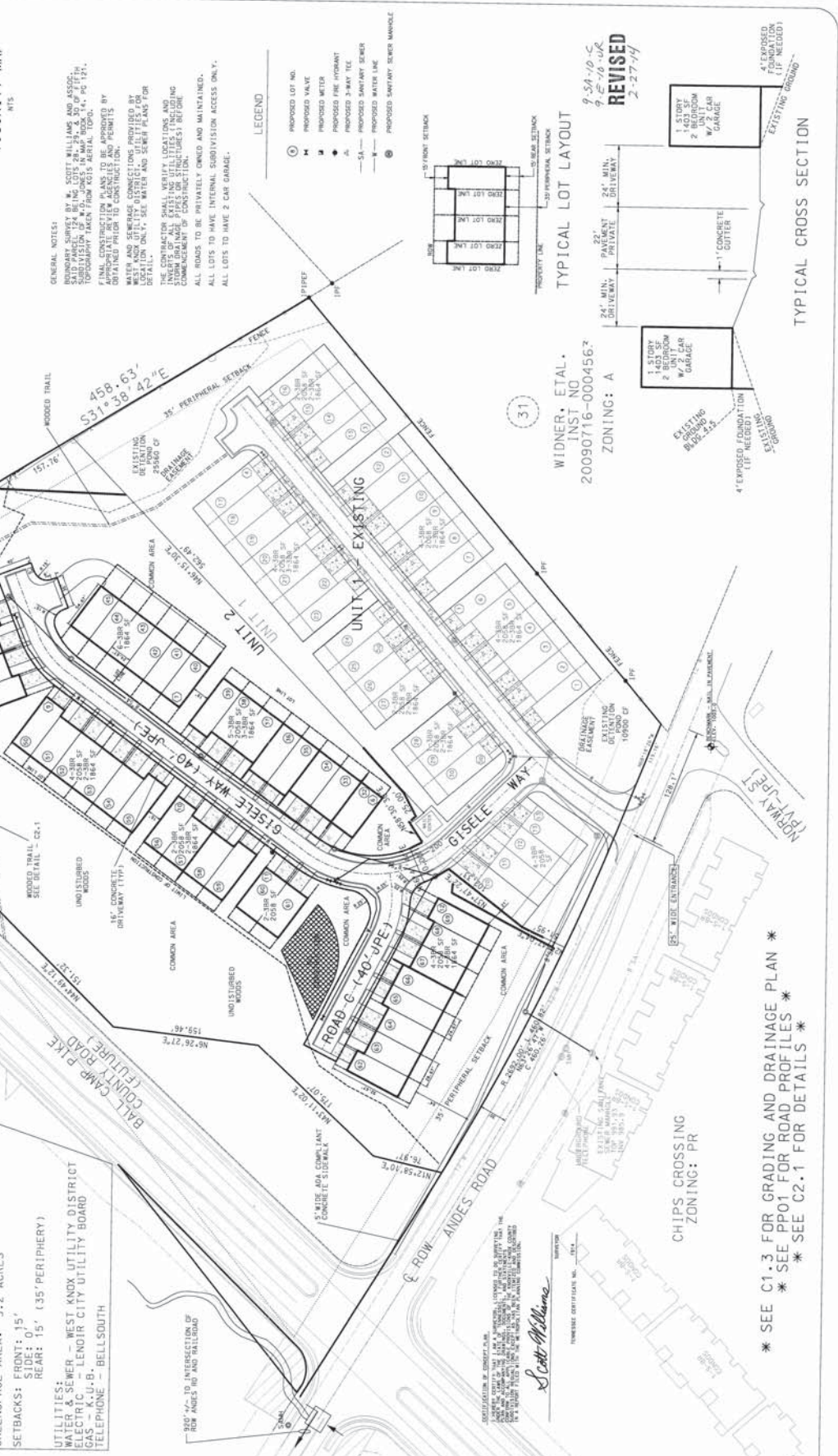
PROPOSED DENSITY: 73 UNITS/LOTS
 4.95 UNITS/ACRE
 32 - 3 BEDROOM (1864 SF)
 41 - 3 BEDROOM (2058 SF)

PARKING REQUIRED: 1-5 SPACES/UNIT OR 111 SPACES
 PARKING PROVIDED: 146 GARAGE PLUS 73 DRIVEWAY= 219 SPACES

PAVEMENT AREA: 90000 SF
 GREENSPACE AREA: 9.2 ACRES

SETBACKS: FRONT: 15'
 SIDE: 0'
 REAR: 15' (35' PERIPHERY)

UTILITIES: WATER & SEWER - WEST KNOX UTILITY DISTRICT
 ELECTRIC - LENOIR CITY UTILITY BOARD
 GAS - K.U.B.
 TELEPHONE - BELLSOUTH





Fwd: FW: Tippit Village: on MPC docket for Feb. 13 meeting

1 message

Dan Kelly <dan.kelly@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Tue, Feb 11, 2014 at 2:24 PM

----- Forwarded message -----

From: **Lauer, William J** <wlauer@utk.edu>
Date: Tue, Feb 11, 2014 at 2:11 PM
Subject: FW: Tippit Village: on MPC docket for Feb. 13 meeting
To: "dan.kelly@knoxmpc.org" <dan.kelly@knoxmpc.org>

Mr. Kelly,

Here is the e-mail I sent to Mike Carberry this morning expressing a major concern homeowners have regarding future construction in Tippit Village.

Thank you.

Bill Lauer

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From: <Lauer>, William Lauer <wlauer@utk.edu>
Date: Tuesday, February 11, 2014 11:04 AM
To: "mike.carberry@knoxmpc.org" <mike.carberry@knoxmpc.org>
Cc: STEPHEN R LISON <slison123@bellsouth.net>, Devin White <devin.white@gmail.com>, Richard Karel <richard.karel@comcast.net>
Subject: Tippit Village: on MPC docket for Feb. 13 meeting

Hello Mike,

Glad to see you are still with MPC. I notice there are a few former U.T. Architecture grads on the board.

I currently live in Tippit Village and am the president of the Tippit Village Homeowners Association. It appears that the developer, Rose Ann Shore, wants to get approval to begin construction on the second phase of her development.

I don't believe the homeowners have any objection to the completion of the project as it will essentially remove the eyesore of the undeveloped properties. The major concern of many of the homeowners is access to the site by construction vehicles on the two existing roads, David Tippit Way and Gisele Way, therefore I am requesting that Ms. Shore be required to provide a separate entrance to the construction site directly off of Andes Road.

Is this e-mail sufficient that our concern will be heard whether association members make the meeting or not?

Thank you for your assistance.

Sincerely, MPC March 13, 2014

Agenda Item # 13

Bill Lauer

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Dan Kelly

MPC, Development Services Manager

[\(865\) 215-2500](tel:(865)215-2500)