



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

▶ **FILE #:** 8-SE-14-C **AGENDA ITEM #:** 8
8-J-14-UR **AGENDA DATE:** 9/11/2014

POSTPONEMENT(S): 8/14/2014

▶ **SUBDIVISION:** HENSLEY ESTATES
▶ **APPLICANT/DEVELOPER:** EAGLE BEND DEVELOPMENT
OWNER(S): Eagle Bend Development

TAX IDENTIFICATION: 103 093
JURISDICTION: County Commission District 6
STREET ADDRESS: 10528 Coward Mill Rd

▶ **LOCATION:** Southeast side of Coward Mill Rd., northeast of Pellissippi Pkwy.

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

▶ **APPROXIMATE ACREAGE:** 8.73 acres

▶ **ZONING:** PR (Planned Residential) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** One detached dwelling and vacant land.

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned BP/TO (Business and Technology Park / Technology Overlay), RAE (Exclusive Residential) and A (Agricultural). Detached dwellings on large lots is the predominant use in the area. Business offices are located on Coward Mill Rd. in the vicinity of Pellissippi Pkwy.

▶ **NUMBER OF LOTS:** 26
SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Coward Mill Rd., a collector street with a pavement width of 16' to 18' within a 40' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject 10 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
3. Dedicate 30' from the center line of Coward Mill Rd. for right-of-way as required by the Major Route Plan
4. Provide 25' corner radii as required by the Subdivision Regulations
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both

directions on Coward Mill Rd. from the new intersecting street

6. Prior to certification of the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the storm drainage facilities and any other commonly held assets.
7. Place a note on the final plat that all access is to be provided from the internal road system only excluding lot 5
8. Provide sight distance easements as may be required by the Knox County Dept. of Engineering and Public Works
9. Prior to final plat approval obtain an off-site drainage easement if required by the Knox County Dept. of Engineering and Public Work
10. 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 26 detached dwellings on individual lots as shown subject to 2 conditions**

1. Providing the 35' peripheral boundary setback as required by the Knox County Zoning Ordinance
2. Meeting all other applicable requirements of the Knox County Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval in the PR zoning district and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing a 26 lot subdivision which will be developed under the PR (Planned Residential) zoning regulations. The Knox County Commission approved the rezoning of the site with a maximum permitted density of 3.0 du/ac on May 27, 2014.

The applicant has requested a reduction in the peripheral boundary setback from 35' to 15'. MPC has the authority to reduce that required setback if the adjoining property is zoned for residential use. In this case the adjoining property is zoned BP (Business and Technology Park) District. The applicant will be required to provide the full 35' setback or obtain a variance from the Knox County Board of Zoning Appeals.

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. West Knox Utility District can provide water and sewer, electrical service will be provided by Lenoir City Utilities Board and natural gas will be provided by KUB.
2. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary, Karns Middle School and Hardin Valley Academy.
3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached dwellings.

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

1. With the recommended conditions, the proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other relevant requirements of the Zoning Ordinance.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The development density of the proposed development is 2.97 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development can comply with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development can meet all the requirements of the PR (Planned Residential) District.
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property. The dwellings proposed in this development will be of similar value to a number of the houses in this area.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density

residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments. Coward Mill Rd. is classified as a collector street. With that classification, it is expected to collect traffic from this and the surrounding residential areas and provide a route to other major streets in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site would allow a density up to 3.0 du/ac. which is consistent with the Sector Plan. The proposed development density of 2.97 dwellings per acre is within the development density permitted by the Sector Plan and the zoning of the site.

ESTIMATED TRAFFIC IMPACT: 300 (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.

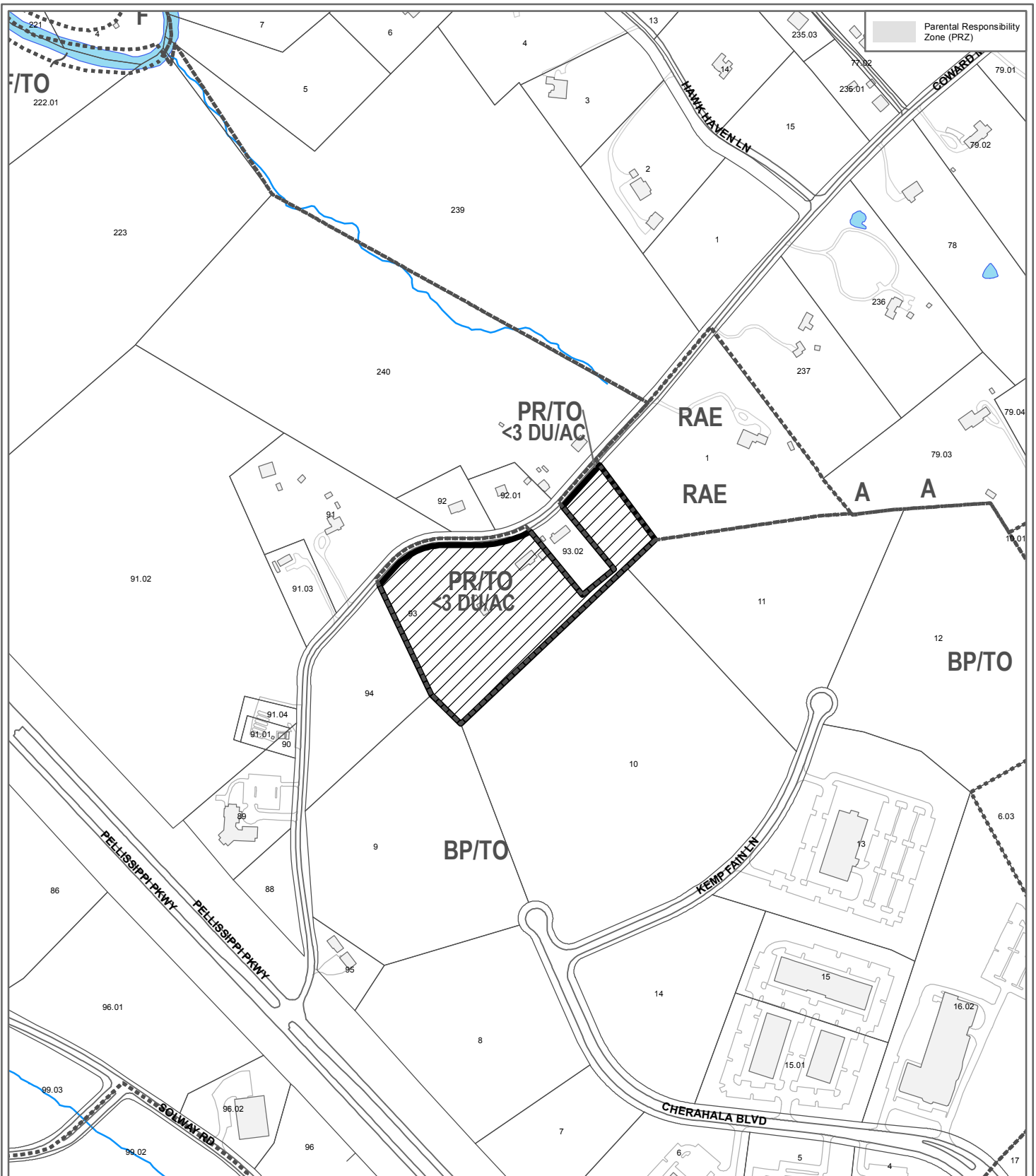
ESTIMATED STUDENT YIELD: 14 (public and private school children, ages 5-18 years)

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

- 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.

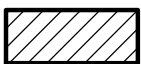
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**8-SE-14-C / 8-J-14-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Eagle Bend Development
Hensley Estates



Detached Residential Subdivision in PR (Planned Residential) / TO
(Technology Overlay)

Map No: 103
Jurisdiction: County

Original Print Date: 7/17/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Scott Davis Development on Coward Mill Rd.

1 message

Neal Caldwell <ncaldwell@dalenproducts.com>

Wed, Aug 13, 2014 at 1:31 PM

Reply-To: ncaldwell@dalenproducts.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: Neal Caldwell <nealcald@gmail.com>, Betty Arnold <agranpop@att.net>

MPC Commissioners:

This is to inform you that a delegation from the neighborhood will be in attendance at tomorrow's meeting. We object to the plat that Scott Davis is presenting to you for approval since it is in direct violation to the density that we had agreed upon. He originally wanted 5 lots per acre and we asked for a maximum of 2.5 lots per acre. The County Commission asked us to meet together and work out a mutually-agreeable plan and that if we could do so, they would approve it.

We met together and agreed on 3 lots per acre, which the Commissioners approved. The plat being presented has up to almost twice that density with some lots being 1/6 acre. We have learned that it is common for the number to be figured over the total acreage, but it was clear in our meeting with him and at least two commissioners told us that what we agreed to meant that each lot would be at least 1/3 acre. That is clearly what we meant in the agreement and cannot believe that Mr. Davis could have interpreted our position otherwise. What is being presented is in violation with what we agreed to, and what we agreed to is what the Commission approved, so what is being presented to you is in violation also with what the Commission approved [affirmed to us by two commissioners, Brad Anders and Jeff Ownby].

What our adjacent neighborhood on Coward Mill [more than 25 houses with 4 acres per lot average] was objecting to is, postage stamp houses on postage stamp lots, and that is precisely what Mr. Davis' plat is asking for you to approve. Please reject the plans being presented to you.

Thank you for listening.

E. Neal Caldwell

10428 Coward Mill Rd.

37931

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