



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

FILE #: 9-SA-14-C
9-F-14-UR

AGENDA ITEM #: 10
AGENDA DATE: 9/11/2014

SUBDIVISION: VILLAGE AT SADDLEBROOKE
APPLICANT/DEVELOPER: J & J DEVELOPMENT COMPANY
OWNER(S): Bill Hicks

TAX IDENTIFICATION: 38 044
JURISDICTION: County Commission District 7
STREET ADDRESS:

LOCATION: Northwest terminus of Saddlebrooke Dr., northwest of E. Emory Rd.

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

APPROXIMATE ACREAGE: 13.95 acres

ZONING: PR (Planned Residential)

EXISTING LAND USE: Partially developed subdivision

PROPOSED USE: Detached dwellings

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural and RA and PR residential. Development in the area consists primarily of detached dwellings.

NUMBER OF LOTS: 54

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access to this portion of the project is via Saddlebrooke Dr., a local street within the development with a pavement width of 26' within a 50' wide right-of-way. Access to the subdivision is via E. Emory Rd., a major arterial street with a pavement width of 22' within a 50' wide right-of-way.

SUBDIVISION VARIANCES REQUIRED: 1. Horizontal curve radius from 250' to 100' at sta 22+50 of Saddlebrooke Dr.

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.

APPROVR the concept plan subject to 4 conditions

- 1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
2. Provision of a 5' wide sidewalk with a two foot wide planting strip on one side of each proposed street. All sidewalk construction must be in conformance with the provisions of the Americans With Disabilities Act.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. 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 54 detached dwellings on individual lots and reduction of the peripheral boundary setback from 35' to 25' as shown subject to 1 condition**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

COMMENTS:

The applicant is proposing a new concept plan for this portion of the Village of Saddlebrooke Subdivision. The original plan for this subdivision proposed 98 lots for detached dwellings and 94 lots for attached dwellings. All of the lots that were originally approved for detached dwellings have been developed. A portion of the area that was to be attached dwellings has already been developed with 23 lots with detached dwellings currently being constructed on those lots. This project will complete the subdivision and it will contain 54 lots. The applicant is now proposing only detached dwellings for these lots. As a result of changes from the original concept plan the overall density of the subdivision has dropped from 2.91 dwellings per acre to 2.66 dwellings per acre.

The applicant has requested a reduction in the peripheral boundary setback from 35' to 25'. 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 A (Agricultural), PR (Planned Residential) or RA (Low Density Residential). Reduction of the peripheral boundary setback as requested will not negatively impact the surrounding properties.

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.. All roads and utilities are in place.
2. Any school age children living in this development are presently zoned to attend Halls Elementary, Halls Middle and Halls High Schools..
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 2.66 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. E. Emory Rd. is classified as an arterial 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 North 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 4.0 du/ac. which is consistent with the Sector Plan. The proposed development density of 2.66 dwellings per acre is within the

development density permitted by the Sector Plan and the zoning of the site.

ESTIMATED TRAFFIC IMPACT: 588 (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.

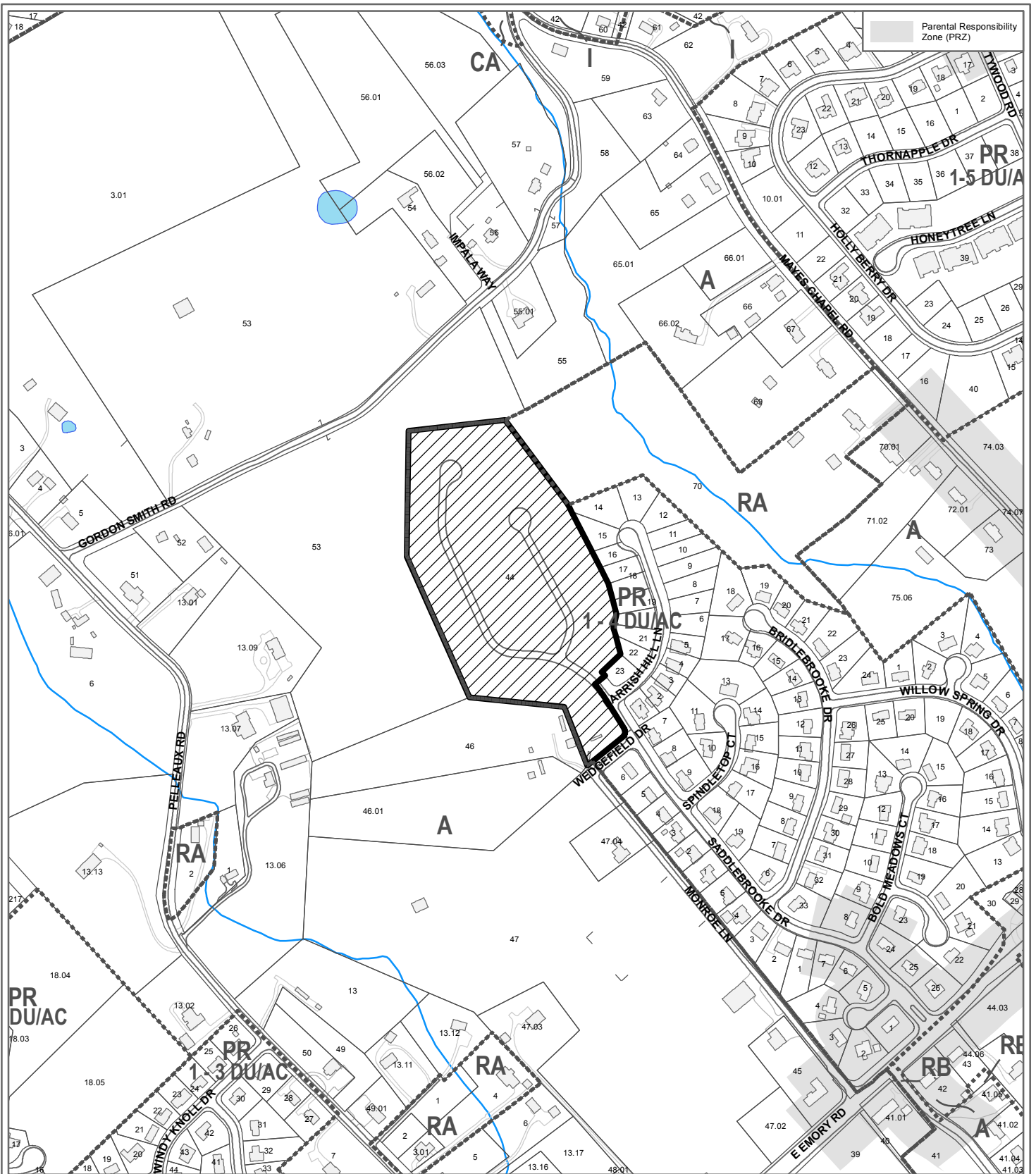
ESTIMATED STUDENT YIELD: 27 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls High.

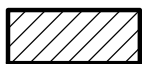
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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-14-C
CONCEPT PLAN/USE ON REVIEW**



Detached dwellings in PR (Planned Residential)

Original Print Date: 8/25/2014
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: J & J Development Company
 Village at Saddlebrooke

Map No: 38

Jurisdiction: County

