



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

▶ **FILE #:** 4-SA-15-C **AGENDA ITEM #:** 11  
4-A-15-UR **AGENDA DATE:** 4/9/2015

▶ **SUBDIVISION:** HENSLEY ESTATES  
▶ **APPLICANT/DEVELOPER:** COUNTRY HOMES SITE DEVELOPMENT, LLC  
**OWNER(S):** Jones Arnold

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**TAX IDENTIFICATION:** 103 093 [View map on KGIS](#)  
**JURISDICTION:** County Commission District 6  
**STREET ADDRESS:**

▶ **LOCATION:** South side of Coward Mill Rd., east of Pellissippi Pkwy.

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

▶ **APPROXIMATE ACREAGE:** 8.69 acres

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▶ **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.

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▶ **NUMBER OF LOTS:** 10  
**SURVEYOR/ENGINEER:** Joe Arnold  
**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

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**STAFF RECOMMENDATION:**

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

1. Meeting all 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. 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 and the proposed driveways for lots 9 & 10
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 lots 8, 9 & 10
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 10 detached dwellings on individual lots and permit reduction of the peripheral setback a from 35' to 25' along the eastern boundary of lot 10 as shown subject to 2 conditions**

1. Providing the 35' peripheral boundary setback along the Coward Mill Rd. frontage of lots 1, 7 & 8 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 applicants are proposing a 10 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 25' along the eastern boundary of the site. 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 electrical service will be provided by Lenoir City Utilities Board and natural gas may 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 1.15 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 1.15 dwellings per acre is within the development density permitted by the Sector Plan and the zoning of the site.

ESTIMATED TRAFFIC IMPACT: 125 (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.

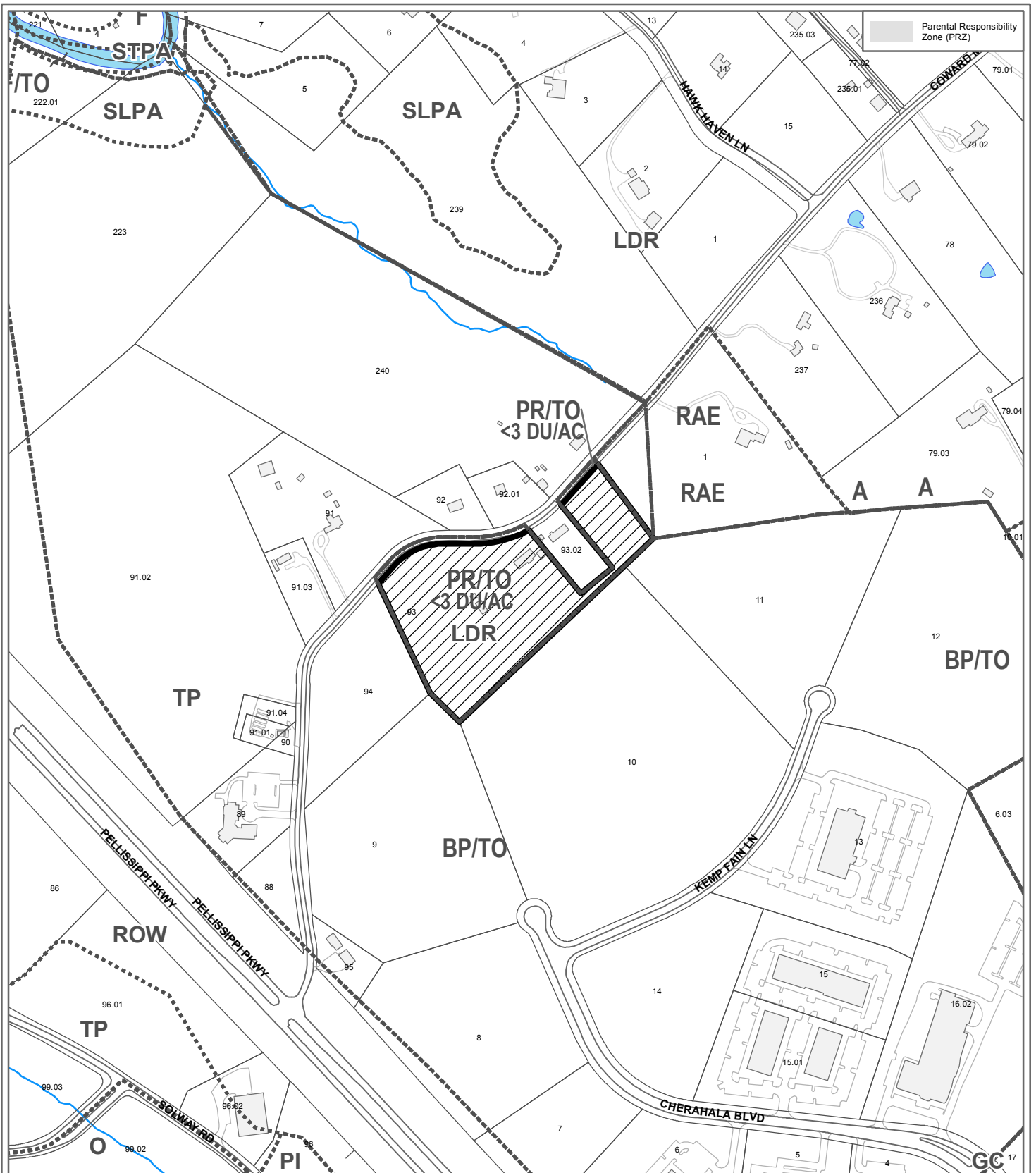
ESTIMATED STUDENT YIELD: 5 (public and private school children, ages 5-18 years)

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.



**4-SA-15-C / 4-A-15-UR  
CONCEPT PLAN/USE ON REVIEW**

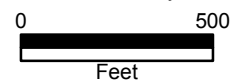


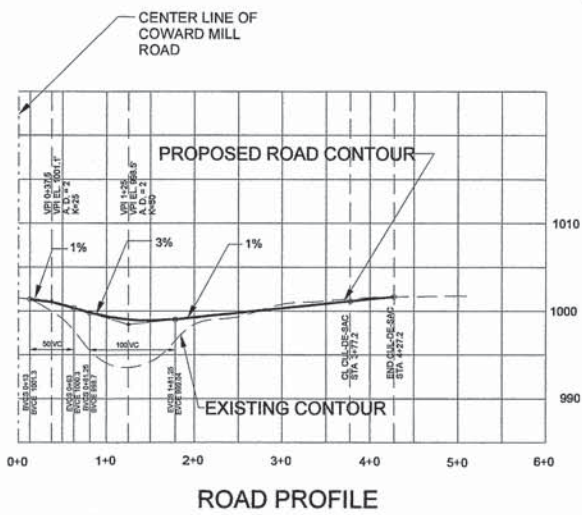
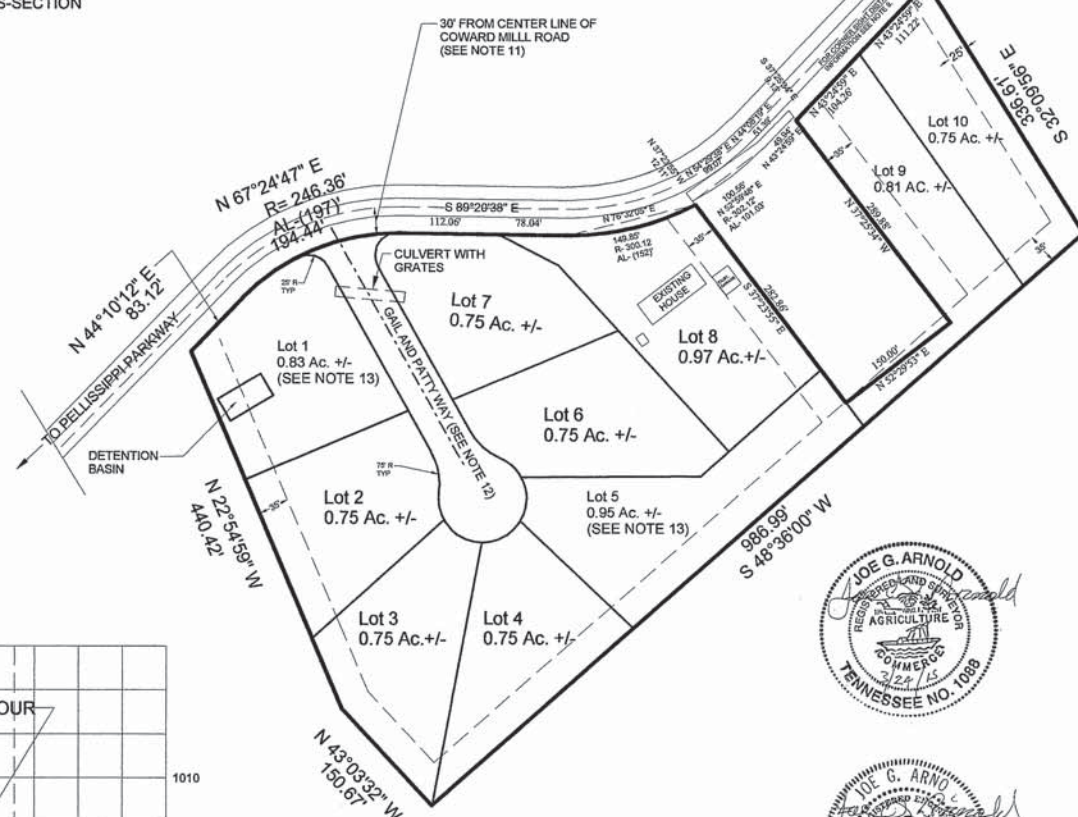
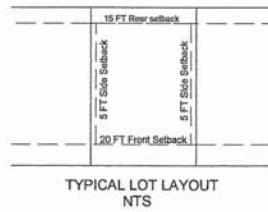
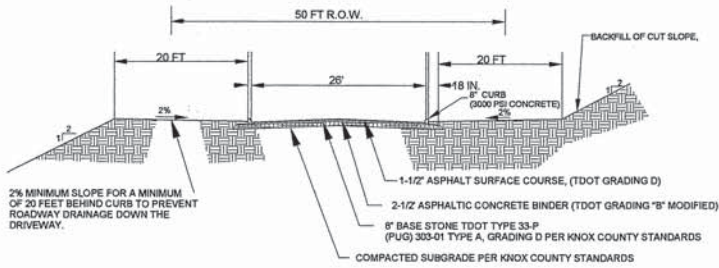
Detached residential subdivision in PR (Planned Residential) & TO (Technology Overlay)

Original Print Date: 3/23/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

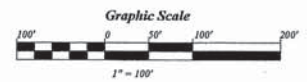
Petitioner: Country Homes Site  
Development, LLC  
Hensley Estates

Map No: 103  
Jurisdiction: County





- NOTES:**
- 1) CLT MAP 103, PARCEL 093
  - 2) NUMBER OF LOTS-10
  - 3) AREA OF SUBDIVISION- 8.69 AC. +/-
  - 4) THIS PROPERTY IS ZONES PR.
  - 5) LOTS 1 - 7 HAVE ACCESS TO THE COWARD MILL ROAD FROM AN INTERNAL STREET.
  - 6) LOTS 8, 9 AND 10 WILL HAVE A PRIVATE DRIVEWAY TO COWARD MILL ROAD.
  - 7) UTILITY & DRAINAGE EASEMENT OF 10 FT INSIDE ALL EXTERIOR BOUNDARY LINES, 5 FT EASEMENTS EACH SIDE OF ALL INTERIOR LOT LINES.
  - 8) BUILDING SETBACK FROM PERIMETER AS SHOWN.
  - 9) THE "CORNER SIGHT DISTANCES" ALONG THE EAST PORTION OF LOT 9 AND ALL OF LOT 10 MEETS THE MINIMUM OF 300 FT. REFERENCE: E-MAIL/LETTER AND ATTACHMENT FROM JOHN SEXTON, PE, STAFF TRANSPORTATION ENGINEER, KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS, PHONE (865) 215-5860, TO: DAN KELLY, DATED: MARCH 18.
  - 10) TURNAROUND DRIVEWAYS ARE REQUIRED FOR LOTS 9 & 10.
  - 11) RIGHT-OF-WAY DEDICATION 30 FT FROM CENTER LINE OF COWARD MILL ROAD.
  - 12) ROAD NAME- "GAIL AND PATTY WAY" THIS IS TO BE A PUBLIC ROAD.
  - 13) LOT NO. 1 AND A PORTION OF LOT NO. 5 IS FOUND TO BE UNSUITABLE FOR A SEPTIC SYSTEM AND WILL NOT BE USED AS SUCH.



<b>CONCEPT PLAN</b>		
<b>HENSLEY ESTATES</b>		
DISTRICT 6, KNOX COUNTY, TN		
SCALE: 1"=100' DATE: MARCH 24, 2015	TAX MAP 103 PARCEL 093	DRAWN BY: J. G. ARNOLD
PREPARED BY: Appalachian Engineering and Surveying Co. 110 Claymore Lane Oak Ridge, TN 37830 Phone 865-482-4497		TrueCAD-Disk #JBA AJBGR12.DRG DRAWING NUMBER 15-03-24-001

4-SA-15-C  
4-A-15-VK  
REMOVED  
3-25-15