

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

▶ **FILE #:** 8-SA-15-C
 8-H-15-UR

AGENDA ITEM #: 21
AGENDA DATE: 8/13/2015

▶ **SUBDIVISION:** CHOTO MEADOWS
 ▶ **APPLICANT/DEVELOPER:** HUBER PROPERTIES, LLC
 OWNER(S): John Huber

TAX IDENTIFICATION: 162 M B 00113 PT 162-066 & 162 MB 00107PT [View map on KGIS](#)
 JURISDICTION: County Commission District 5
 STREET ADDRESS:

▶ **LOCATION:** North side of Choto Rd., south of Choto Mills Ln.

SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 4.44 acres

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

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

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Development in the area consists of recently developed subdivisions that contain detached dwellings or dwellings that are located on larger parcels of land. A neighborhood commercial node is developing at the intersection Choto Rd. at S. Northshore Dr.

▶ **NUMBER OF LOTS:** 14

SURVEYOR/ENGINEER: Silvus Engineering Consultants

ACCESSIBILITY: Access is via Choto Rd., a collector street with a pavement width of 20' within a 40' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

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

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)
3. Obtaining approval of the proposed stream crosses as required from the Director of the Knox County Dept. of Engineering and Public Works
4. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both

directions along Choto Rd.

6. Provide a line of sight easement across Lot 1 and/or 14 as may be needed in order to provide the required sight distance at the entrance to the subdivision
7. Place a note on the final plat that all lots will have access only to the internal street system.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the stormwater facilities and any commonly held assets
9. 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.
10. Final approval of the rezoning of this site to PR (Planned Residential) at a density equal to or greater than the 3.16 du/ac proposed by this concept plan

► **APPROVE the reduction of the peripheral setback from 35' to 25' along the rear of lots 7-9 as identified on the Concept Plan.**

APPROVE the plan for up to 14 detached dwellings on individual lots subject to 1 condition.

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

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

COMMENTS:

This applicant is proposing to divide this 4.44 acre site into 14 lots. The property was recommended for PR (Planned Residential) at 5 du/ac by MPC at its July 9, 2015 meeting (7-F-15-RZ). The Knox County Commission will consider the rezoning request at their August 24, 2015 meeting.

The applicant is carving off a small portion of the land that was to be a part of the Markets at Choto development. He is combining that property with an adjoining 3 acre parcel to create the area to be subdivided. When reviewing this plan, two primary issues were identified by staff. Sight distance at the entrance will have to be certified by the applicant's engineer. There is a bank that will have to be graded back in order to obtain the needed sight distance. Secondly, the applicant is showing three crossings of a small creek that traverses the site in a short distance in order to provide access to the lots in the rear of the development. The Knox County Stormwater Control Ordinance will only permit one creek crossing unless approved by the Director of the Engineering Dept. As yet, that approval has not been granted to the applicant.

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 utilities are available to serve this site.
2. There is adequate capacity on the existing streets to handle the projected traffic from this subdivision.
3. Any school age children living in this development are presently zoned to attend Northshore Elementary, Farragut Middle School and Farragut High School.

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

1. With the stated conditions, the proposed subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan if amended will designate this site for low density residential use. The PR zoning if approved as recommended by MPC by the Knox County Commission, may permit up to 5 du/ac. With a proposed development density of 3.16 du/ac, the proposed subdivision is consistent with the Sector Plan.
2. The site is located in the Planned Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 170 (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.

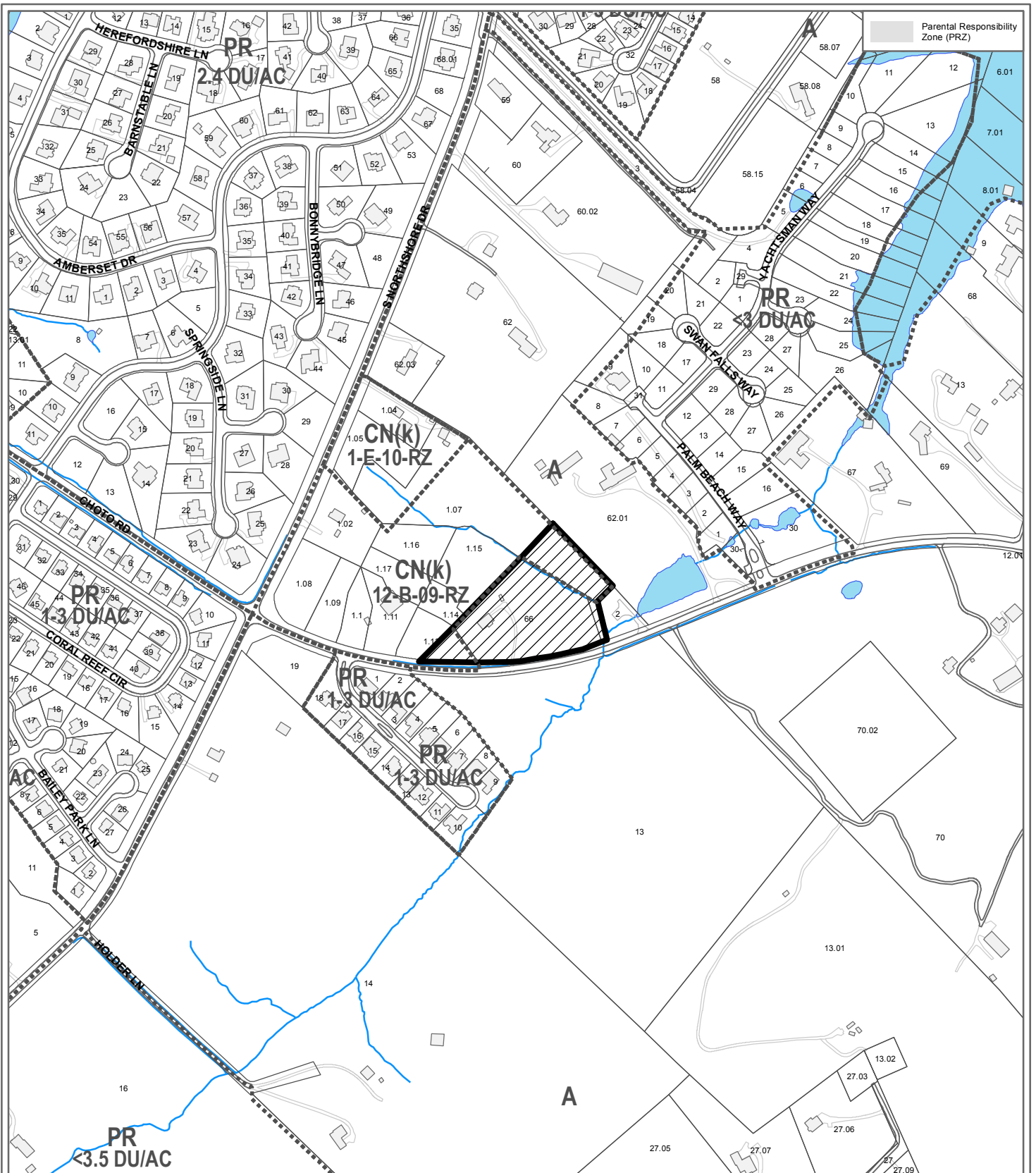
ESTIMATED STUDENT YIELD: 9 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Northshore Elementary, Farragut Middle, and Farragut 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 Board of Zoning Appeals. The date of the Knoxville Board of Zoning Appeals hearing will depend on when the appeal application is filed.



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CONCEPT PLAN/USE ON REVIEW**

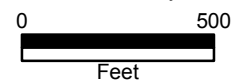


Detached residential subdivision in PR (Planned Residential) pending

Original Print Date: 7/24/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Huber Properties, LLC
Choto Meadows

Map No: 162
Jurisdiction: County



CONCEPT PLAN FOR CHOTO MEADOWS

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SCALE	TITLE
--	CO.0 COVER
30	C1.0 PROPERTY OVERVIEW
30	C3.0 PRELIMINARY LAYOUT
30	C4.0 PRELIMINARY GRADING AND STORM

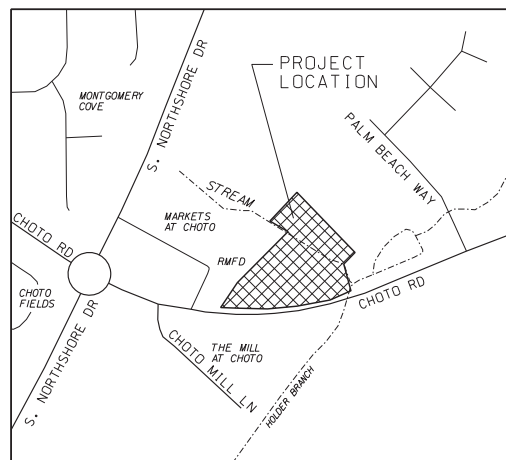
CHOTO ROAD AT NORTHSORE DRIVE

PREPARED: 05-15-2015

THESE PLANS SUPERSEDE ALL
VERSIONS DATED PRIOR TO 05-15-2015

8-SA-15-C / 8-H-15-UR

Revised: 7/30/2015



OWNER: JOHN HUBER
PO BOX 23038
KNOXVILLE, TN 37933
865.567.8100

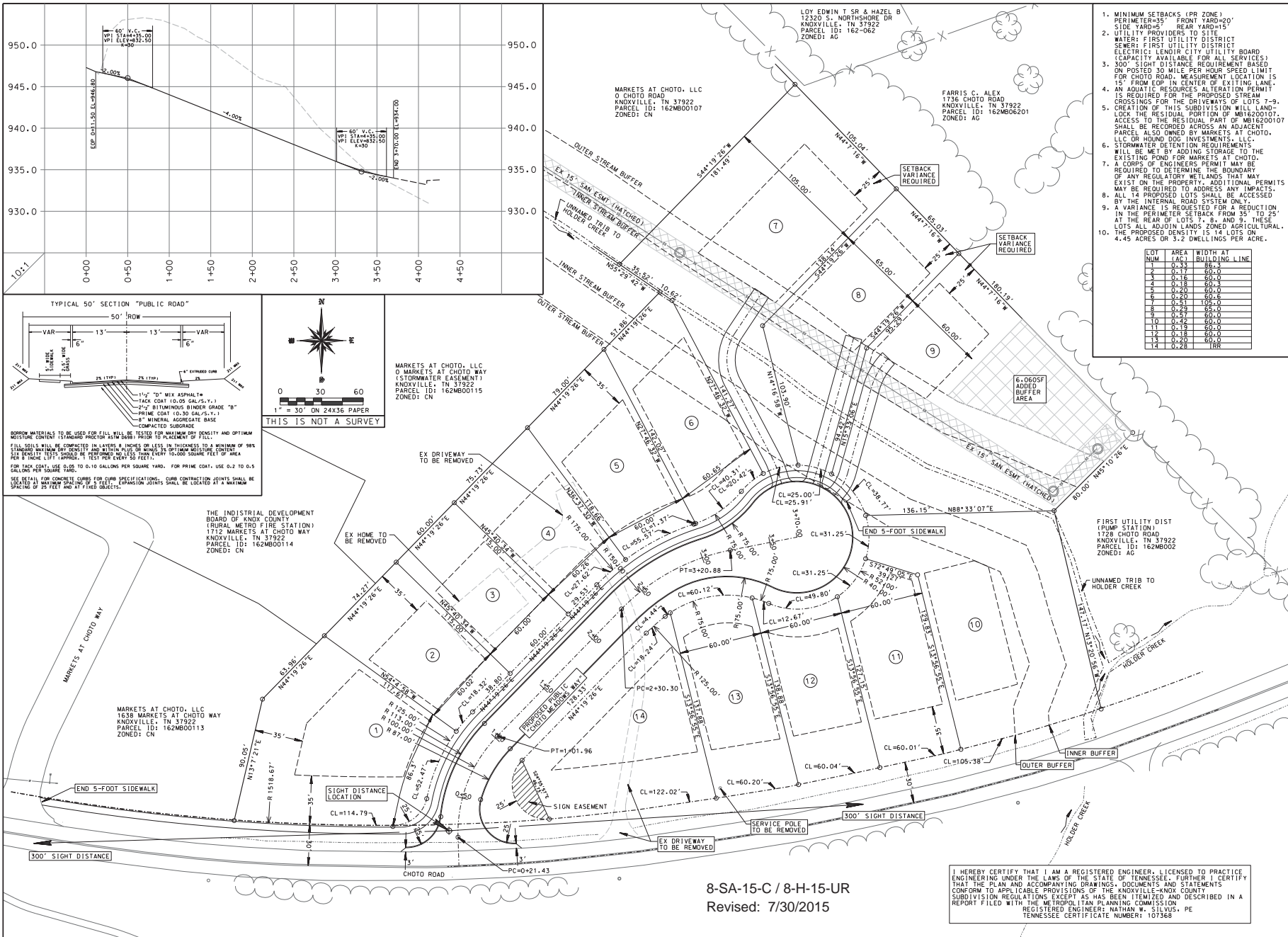
PREPARED BY:

SEC
SILVUS ENGINEERING CONSULTING
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
NATHAN SILVUS, P.E.
(865) 414-0524



DRAFT

NOT FOR CONSTRUCTION



DATE: _____

BY: _____

REVISIONS:

NO. _____

PREPARED FOR: HUDER PROPERTIES, LLC
 PO BOX 2308, KNOXVILLE, TN 37933

PROJECT: CHOTO MEADOWS
 AT THE MARKETS AT CHOTO

PORTION OF 1636 CHOTO MARKETS WAY, KNOXVILLE, TN 37922, 162M00113
 PORTION OF 0 CHOTO ROAD, KNOXVILLE, TN 37922, 162M00107
 PORTION OF 1712 CHOTO MARKETS WAY, KNOXVILLE, TN 37922, 162M00114
 DISTRICT 11. TOTAL INCLUDED ACRES: 4.45AC

OWNER: HUDER PROPERTIES, LLC
 PO BOX 2308
 KNOXVILLE, TN 37933
 843.64.1688

ENGINEER: **SEC**
 CIVIL ENGINEERING CONSULTING
 NATHAN SILVER P.E.
 100 NANTASKET ROAD
 KNOXVILLE, TN 37922
 843.64.6284

DRAFT
 NOT FOR CONSTRUCTION

DATE: 05-16-2015

NO. **C3.0**
 PRELIMINARY LAYOUT
 THIS IS NOT A SURVEY

8-SA-15-C / 8-H-15-UR
 Revised: 7/30/2015

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION REGISTERED ENGINEER: NATHAN W. SILVER, PE TENNESSEE CERTIFICATE NUMBER: 107368

