

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

▶ **FILE #:** 12-SC-15-C **AGENDA ITEM #:** 11  
 12-E-15-UR **AGENDA DATE:** 12/10/2015

▶ **SUBDIVISION:** HARRISON SPRINGS  
 ▶ **APPLICANT/DEVELOPER:** EAGLE BEND DEVELOPMENT  
 OWNER(S): Scott Davis

TAX IDENTIFICATION: 104 104 104IA017 [View map on KGIS](#)  
 JURISDICTION: County Commission District 6  
 STREET ADDRESS:

▶ **LOCATION:** North side of Boulder Springs Ln., east of Schaffer Rd.

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

▶ **APPROXIMATE ACREAGE:** 7.02 acres

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

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

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR (Planned Residential) and A (Agricultural) with the TO (Technology Overlay). Detached dwellings are the predominant use found in the immediate vicinity.

▶ **NUMBER OF LOTS:** 14

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access will be vis Boulder Springs Ln., a local public street with a pavement width of 26' within a 50' wide right-of-way. One lot will have direct access to Schaeffer Rd.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 12 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)
3. Constructing the proposed joint permanent easement with a minimum pavement width of 20' and provide curbs if required by the Knox County Dept. of Engineering
4. Provision of an AASHTO approved turn-around at the end of the joint permanent easement
5. Dedication of right-of-way along Schaeffer Rd., as required by the Major Route Plan (30' from the centerline)

6. Meeting all applicable requirements of the Knox County Storm water Control Ordinance
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm drainage system.
8. Prior to certification of the final plat establishment of a separate homeowners association for the affected lots that will be responsible for maintaining the joint permanent easement,
9. Placing a note on the final plat that only lot 13 will have access to Schaeffer Rd.
10. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
11. 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.
12. Final approval of the rezoning of this site to PR (Planned Residential ) with a permitted density equal to or greater than the density proposed by this plan

► **APPROVE the request for up 14 detached dwellings on individual lots as proposed subject to 2 conditions**

1. Provision of the required 35' peripheral boundary setback along the front and side of lot 13 and the to the rear of lots 9-11 and 17R
2. Meeting all other applicable requirements of the Knox County Zoning ordinance

**COMMENTS:**

Harrison Springs is an existing subdivision that was developed by this applicant. He is now in the process of purchasing some adjoining acreage and proposes to develop 14 lots that will be added to Harrison Springs. The site was recommended for rezoning to PR (Planned Residential) at 3 du/ac by MPC at their November 2015 meeting. The rezoning will be considered by the Knox County Commission at their December 21, 2015 meeting.

Most of the lots in the phase of the development will be provided access via existing public roads.(Boulder Springs L:n. or Schaeffer Rd.). The plan does call for up to 5 of the proposed lots to accessed via a proposed joint permanent easement. Staff is requiring that the easement be paved and curbs may be required by the Knox County Dept. of Engineering and Public Works. A separate homeowners association will have to be formed that will be responsible for the maintenance of the joint permanent easement.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with the scale and intensity of development that has occurred in this area.
3. The proposed detached residential subdivision at a density of 2.0 du/ac, is consistent in use and density with the proposed rezoning for the property.

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use in is harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor arterial street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan proposes low density residential uses for this site. The proposed development at a density of 2.0 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.

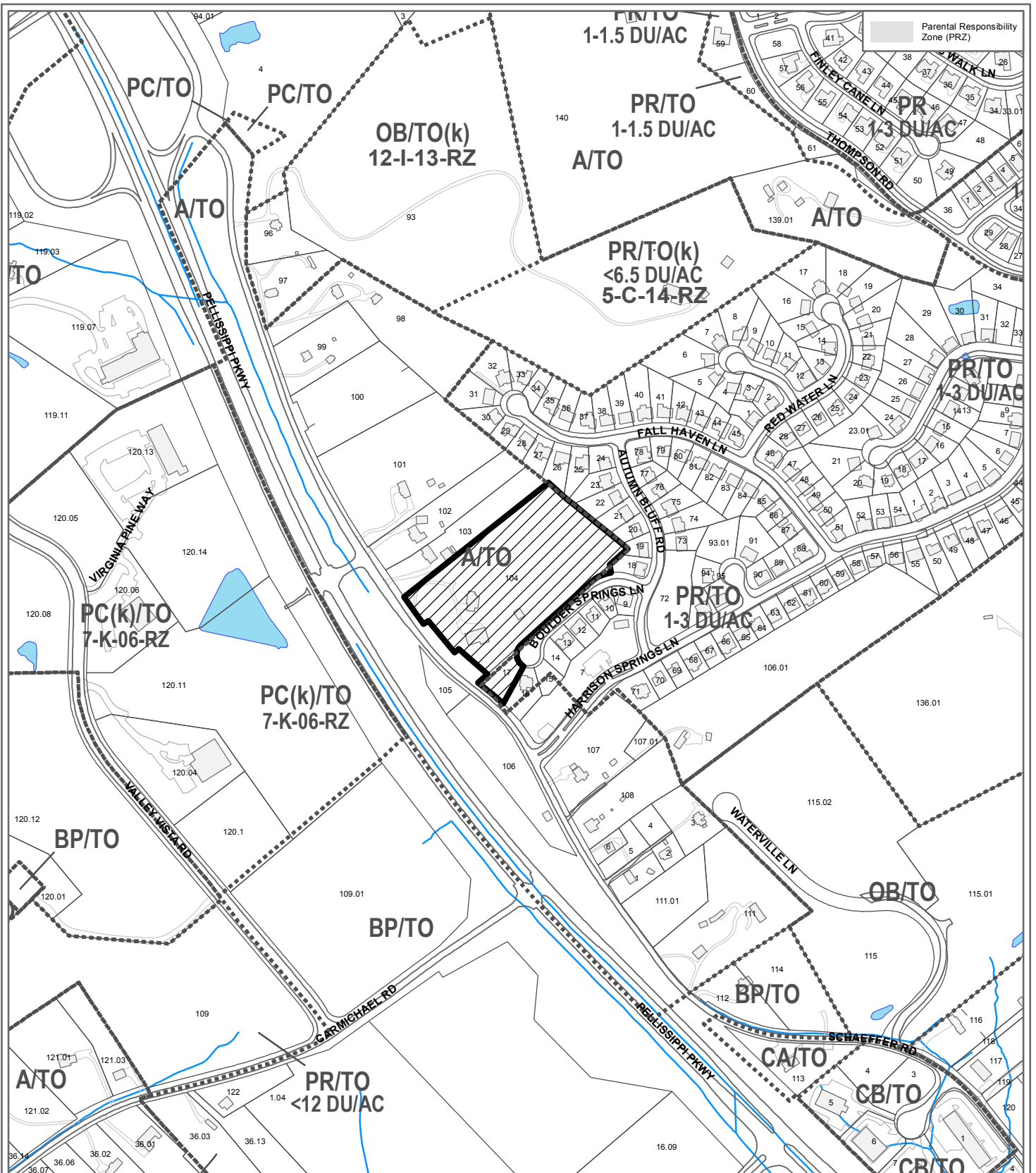
ESTIMATED STUDENT YIELD: 7 (public and private school children, ages 5-18 years)

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.



**12-SC-15-C / 12-E-15-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached dwellings in PR (Planned Residential) pending

Petitioner: Eagle Bend Development  
Harrison Springs

Map No: 104  
Jurisdiction: County



Original Print Date: 11/20/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**CERTIFICATION OF CONCEPT PLAN**

I hereby certify that I am a Surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify these plans and accompanying drawings, documents and statements conform to all 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.

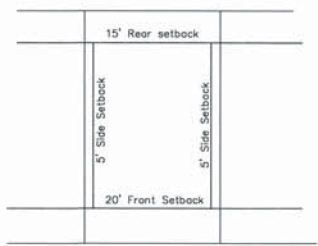
TN RLS #1306

**NOTES:**

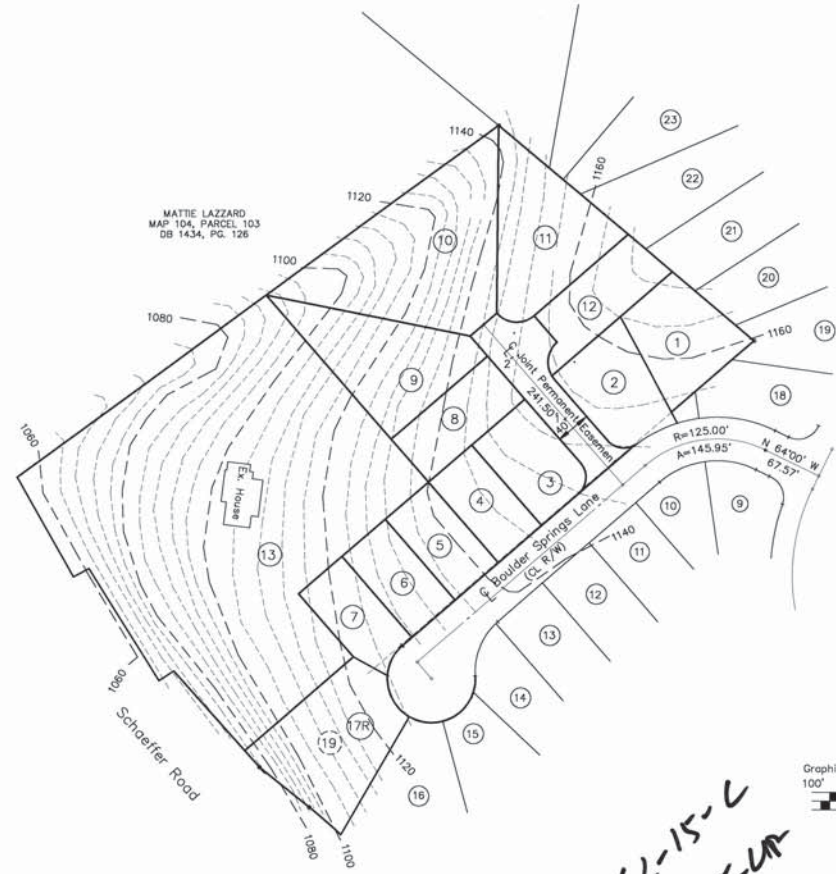
1. CLT MAP 104, PARCEL 104 & CLT MAP 104-I, GROUP A, PARCEL 017.
2. NO. OF LOTS - 14.
3. AREA SUBDIVIDED - 7.02 ACRES.
4. THIS PROPERTY IS ZONED PR.
5. ALL LOTS ON THIS PLAT WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.
6. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.



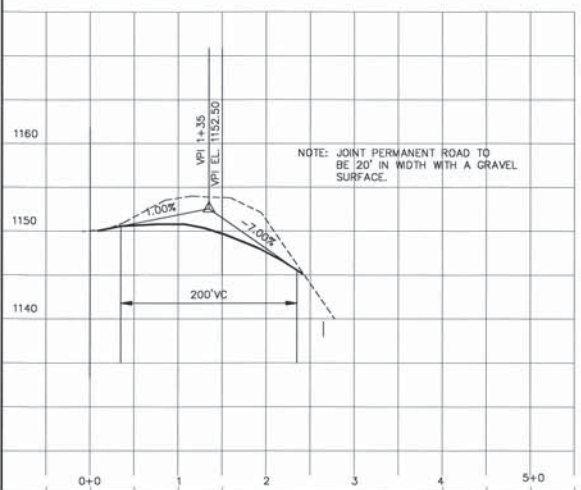
LOCATION MAP  
NOT TO SCALE



TYPICAL LOT LAYOUT  
NTS



MATTIE LAZZARO  
MAP 104, PARCEL 103  
DB 1434, PG. 126



*12-SL-15-C*  
*12-E-15-UP*  
*10/28/15*

CONCEPT PLAN & SITE PLAN  
**HARRISON SPRINGS**  
FINAL PHASE

CLT MAP 104, PARCEL 104 &  
CLT MAP 104-I, GROUP A, PARCEL 017  
DISTRICT 6 - KNOX CO., TENN.  
SCALE: 1"=100' OCT. 27, 2015