

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

▶ **FILE #:** 1-SD-15-C **AGENDA ITEM #:** 10
 1-G-15-UR **AGENDA DATE:** 1/8/2015

▶ **SUBDIVISION:** LONAS PROPERTY - BLACK ROAD
 ▶ **APPLICANT/DEVELOPER:** W. BOYD LONAS
 OWNER(S): W. Boyd Lonas

TAX IDENTIFICATION: 130 058 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS:

▶ **LOCATION:** North side of Black Rd., northeast of Ridgeland Dr.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Rural Area
 WATERSHED: Hickory Creek

▶ **APPROXIMATE ACREAGE:** 35.11 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A (Agricultural) and PR (Planned Residential). Development in the agriculturally zoned area consists of detached dwellings on large lots. In the PR zoned area Development consists of attached dwellings at a density of approximately 4 du/ac..

▶ **NUMBER OF LOTS:** 35

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Black Rd., a minor collector street with a pavement width of 18' within a 40' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 7 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
2. Provision of Back-around driveways on all lots
3. Limiting direct access to Black Rd. as stated on the Concept plan in note # 9.
4. Certification on the design plan and final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions on Black Rd. from each of the proposed driveways. Approval of all lots is contingent on all driveway locations being field verified by the Knox County Dept., of Engineering and Public Works for sight distance. Should any of the proposed driveway locations not meet the minimum required sight distance,

a new concept plan will be required for the affected lots

5. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
6. Establishment of a homeowners association for the purpose of maintaining the stormwater control system, common area and any other commonly held assets.
7. 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 development plan as shown for up to 35 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25' along the Black Road frontage as shown subject to 2 conditions**

1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR at a density of 1 du/ac.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review within the PR (Planned Residential) zoning district.

COMMENTS:

The applicant is proposing to develop 35 lots on this 35.11 acres site. Each lot will contain approximately 14,000 square feet and all of the lots will front on Black Rd. Staff is supporting this plan because the applicant is proposing to build on the area that can be most easily developed. The remainder of the site is extremely steep with slopes reaching 30% to 40+% on a large portion of the property. The applicant is proposing that 23.64 acres of the site be designated as common area so that no future development can occur on the site. Staff will require that a homeowners association be established in order to pay the taxes and to maintain the common area and the required stormwater facilities.

While observed traffic volumes on Black Road are relatively low, it is classified as a collector street. The Subdivision Regulations require that all lots that propose direct access to a collector street be developed with a back-around type driveway. This requirement is in place to prevent property owners from having to back out onto a major street. In addition, staff will require that the location of each proposed driveway meet the minimum sight distance requirements. Should any of the proposed driveways not meet the minimum required sight distance, the applicant will either need to combine lots or submit a new concept plan for the affected area.

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 water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of .99 du/ac, is consistent in use and density with the recommended rezoning of the property.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern, which includes attached residential development to the west, zoned PR at a density of up to 4 du/ac.

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

1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR 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. The proposed subdivision will not draw significant traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for rural/agricultural residential use. The PR zoning recommended for approval for the property allows consideration of up to 1.0du/ac . The proposed subdivision with its overall density of .99 du/ac is consistent with the Sector Plan and the proposed zoning designation.

2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan

ESTIMATED TRAFFIC IMPACT: 395 (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.

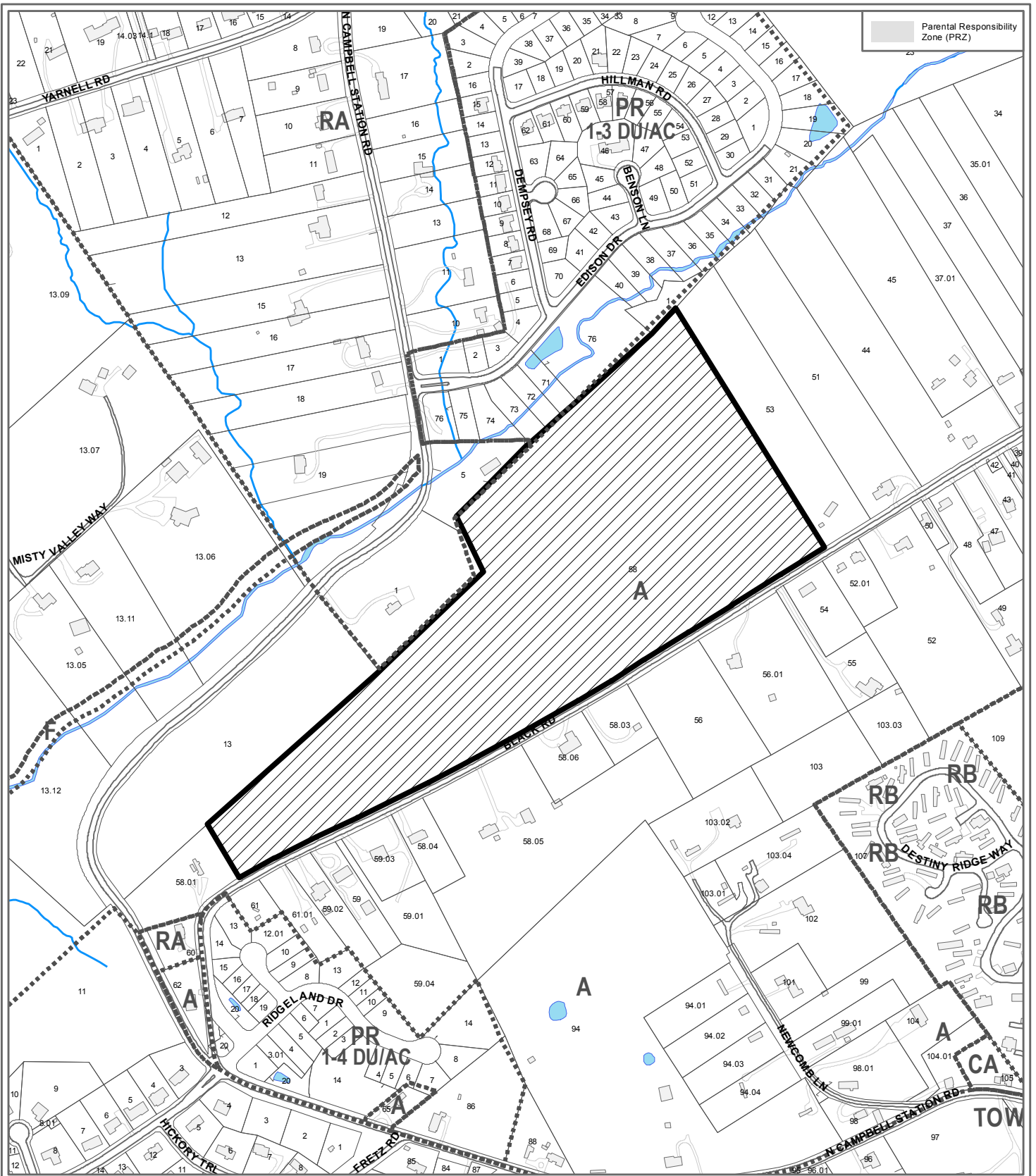
ESTIMATED STUDENT YIELD: 19 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut 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.



**1-SD-15-C / 1-G-15-UR
CONCEPT PLAN/USE ON REVIEW**



Detached dwellings in Undefined

Original Print Date: 12/22/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: W. Boyd Lonas
Lonas Property - Black Road

Map No: 130
Jurisdiction: County

