

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

▶ **FILE #:** 11-SA-15-C **AGENDA ITEM #:** 11
 11-G-15-UR **AGENDA DATE:** 11/12/2015

▶ **SUBDIVISION:** MERCURY DRIVE SUBDIVISION
 ▶ **APPLICANT/DEVELOPER:** HOMESTEAD LAND HOLDINGS, LLC
 OWNER(S): Partners V, LLC

TAX IDENTIFICATION: 118 018 AND PART OF 01706 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 10644 Mercury Dr

▶ **LOCATION:** Northeast side of Mercury Dr., southeast side of Yarnell Rd.

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

▶ **APPROXIMATE ACREAGE:** 2 acres

▶ **ZONING:** PR (Planned Residential) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Apartments - PR (Planned Residential) / TO (Technology Overlay) (k)
 South: Residences and business - A (Agricultural) / TO (Technology Overlay) & PC (Planned Commercial) / TO (Technology Overlay)
 East: Vacant land / PC (Planned Commercial) / TO (Technology Overlay)
 West: Residences / PR (Planned residential) / TO (Technology Overlay)

▶ **NUMBER OF LOTS:** 11

SURVEYOR/ENGINEER: Cannon & Cannon, Inc.

ACCESSIBILITY: Access is via Mercury Dr., a local street with a 24' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Reduction of the right-of-way radius at the southeast corner of the intersection of Road A at Mercury Dr., from 25' to 0'.

STAFF RECOMMENDATION:

▶ **APPROVE** variance 1 because the applicant does not control the property needed for the right-of-way radius and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 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 (Ord 91-1-102).

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Placing a note on the final plat that all lots will have access only to the internal street system.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and stormwater facilities.
6. 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 for up to 11 detached dwelling units on individual lots, and a reduction of the peripheral setback from 35' to 25' for the three lots along Mercury Dr., subject to 3 conditions.**

1. Obtaining approval from Knox County Commission of the requested zoning boundary adjustment for a portion of the proposed subdivision (1-B-16-RZ).
2. Prior to obtaining approval of a final plat for Lot 1 as identified on the concept plan, the applicant will have to provide documentation to Planning Commission staff that an adequate building site exists for that lot.
3. 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 Use on Review.

COMMENTS:

The applicant is proposing to subdivide this 2 acre site located on the northeast side of Mercury Dr., and southeast side of Yarnell Rd., into 11 lots at a density of 5.5 du/ac. The proposed subdivision will be served by a public street off of Mercury Dr.

The applicant has submitted a rezoning application for the Planning Commission's January 14, 2016 meeting, for a zoning line adjustment between the PR/TO (parcel 018) and PC/TO (parcel 01706) districts that include this site and the approved commercial development to the east. This zoning boundary line adjustment will follow the proposed subdivision boundary as identified on the concept plan. The proposed boundary is also being adjusted to follow the bottom of the graded slope between the two development sites.

While some of the proposed lots are as narrow as 36', the developer is planning to build a two story detached residence on each lot with 5' side yard setbacks.

The applicant has requested a reduction of the peripheral setback from 35' to 15' along Mercury Dr. Since the back of the houses for the three lots along Mercury Dr. will face Mercury Dr., staff is recommending that the peripheral setback only be reduce to 25'. The applicant is proposing to apply for a variance from the Knox County Board of Zoning Appeals for a reduction of the peripheral setback for Lot 1. The Planning Commission cannot approve a setback reduction in that area since it adjoins a property with PC zoning.

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 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 5.5 du/ac, is consistent in use and density with the zoning designation for the property PR at a density of up to 5.6 du/ac).

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 is in 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 traffic through residential areas since the development is located just off of a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies this site as being within a mixed use district. The proposed development at a density of 5.5 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: 136 (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.

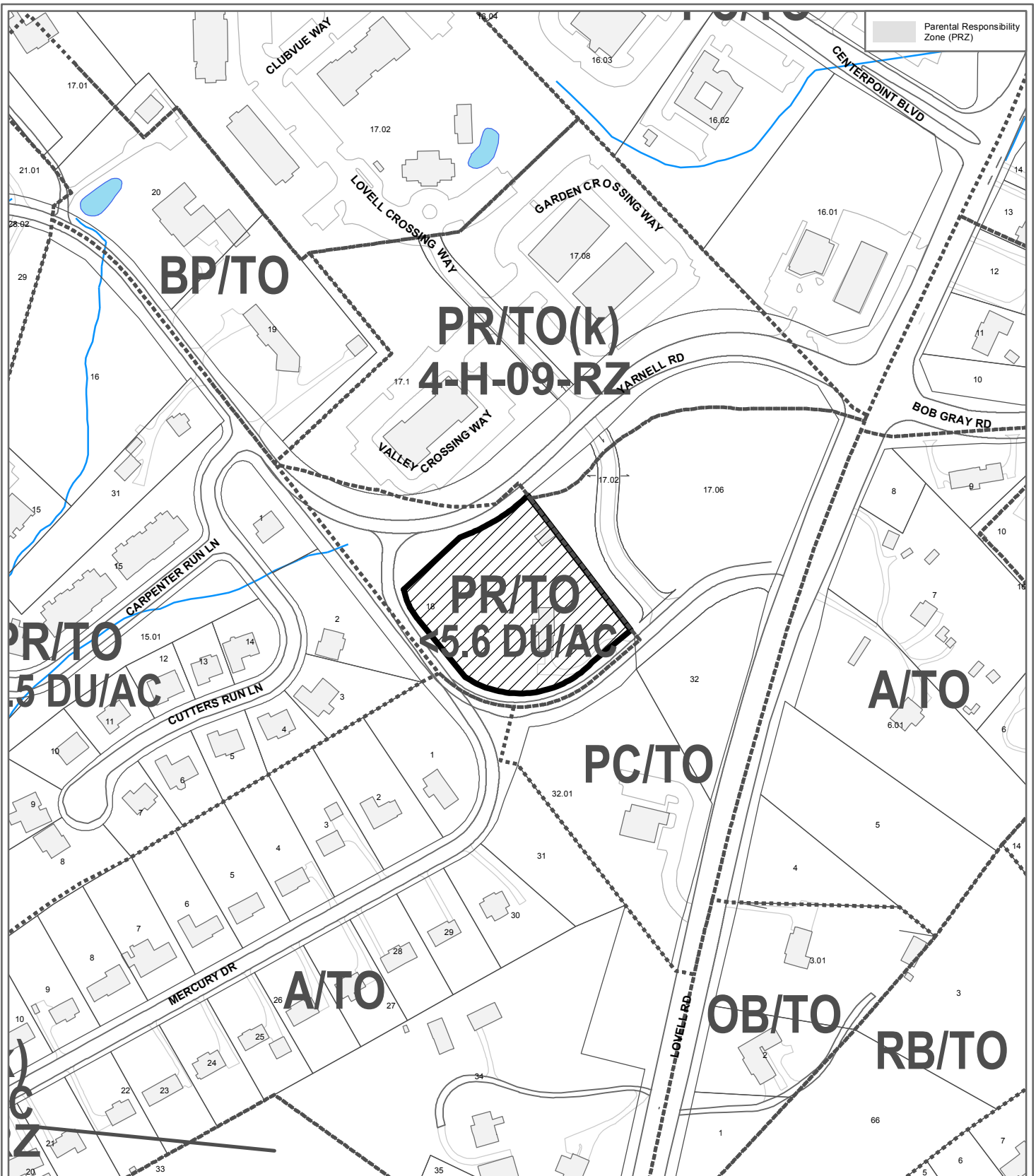
ESTIMATED STUDENT YIELD: 6 (public and private school children, ages 5-18 years)

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.

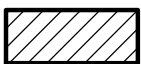
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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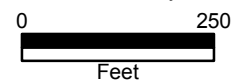
**11-SA-15-C / 11-G-15-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Homestead Land Holdings, LLC
Mercury Drive Subdivision



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

Map No: 118
Jurisdiction: County



Original Print Date: 10/27/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

LANDSCAPING:
 1. ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 63-40, "LANDSCAPING" OF THE KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS.

EROSION CONTROL:
 1. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH DEC AND KNOX COUNTY DEPARTMENT OF ENGINEERING REQUIREMENTS.
 2. AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROPERTY, UNTIL PAVING & LANDSCAPING OPERATIONS ARE COMPLETED.

CERTIFICATION OF CONCEPT PLAN
 I hereby certify that I am an engineer, licensed to do engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been amended and described in a report filed with Metropolitan Planning Commission.

Jeff Beukert, P.E.
 Tennessee Certificate No. 105722

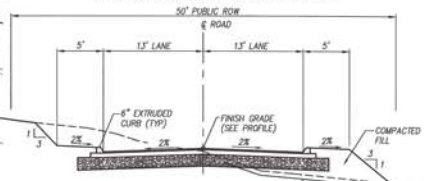
PARCEL 17.06
 3.84 AC
 PARTNERS V, LLC
 DEED #20110112-0042020
 PC/TO ZONING

PARCEL 18.00
 93,521.91 S.F.
 2,147 AC
 PARTNERS V, LLC
 #20141230-0038440

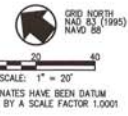
PARCEL 32.01
 EJ PROPERTIES, LLC
 DEED #200902210-0089192
 PLAT #20090124-0062383
 2.28 AC

REQUESTED VARIANCE:
 SUBDIVISION REGULATION ARTICLE 62-84
 REDUCE THE MINIMUM CORNER RADIUS
 FROM 25 FT. TO ZERO.

NOTE: THE TYPICAL ASPHALT SECTION SHALL CONSIST OF
 8" BASE STONE, 2.5" BINDER, 1.5" SURFACE COURSE D.M.X.



1 TYPICAL SECTION
 - N.T.S.



- NOTES:**
- KNOX COUNTY CLT MAP NO. 116, PARCEL 18, DISTRICT 18.
 - ZONING: PC/TO, PLANNED RESIDENTIAL/TECHNOLOGY OVERLAY. PROPOSED DEVELOPMENT REFLECTS A DENSITY OF 3.6 UNITS PER ACRE.
 - AREA OF PROPOSED SUBDIVISION = 2.0 ACRES TOTAL.
 - ACCESS ROADS SHALL BE PUBLIC ROADWAYS.
 - TOTAL NUMBER OF LOTS = 11 TOTAL.
 MIN. LOT AREA = 3,000 S.F. FOR P.R.
 SETBACKS: FRONT YARD = 20 FEET
 PERIPHERY = 35'/15' AS NOTED
 SIDE = 5 FEET
 REAR = AS NOTED
 - PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED.
 - INTERIOR CURBS ARE TO BE 6 INCH EXTRUDED CONCRETE. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONFIRM THERE ARE NO CONFLICTS WITH THE PROPOSED IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION.
 - ALL LOT ACCESS TO BE INTERNAL.
 - OWNER: PARTNERS V, LLC
 8907 LINDSEAE DR.
 KNOXVILLE, TN 37922
 - THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON AND CANNON, INC. DATED SEPTEMBER 19, 2012 AND DECEMBER 14, 2014. TOPOGRAPHIC INFORMATION BY CANNON & CANNON, INC. SUPPLEMENTED BY AGES. EXISTING CONTOURS SHOWN WITHIN PARCEL 18 PER INITIAL SITE PREPARATION PLANS DATED 08-04-2015.
 - GRADING FOR INDIVIDUAL LOTS WILL BE PROVIDED UPON BUILDING PERMIT SUBMITTAL.

LEGEND

	PROPOSED ASPHALT PAVEMENT
	EXIST CONTOUR LINE
	EXIST. R.O.W.
	BUILDING SETBACK LINE
	EXIST. EASEMENT LINE

REVISED PER MPC COMMENTS	10-28-2015
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CANNON & CANNON INC.
 CONSULTING ENGINEERS - FIELD SURVEYORS
 TN 865.670.8555 | 8500 Kingston Pike
 www.cannon-cannon.com | Knoxville, TN 37919

CLIENT: PARTNERS V, LLC
 7811 SAGERT ROAD
 KNOXVILLE, TN 37919

PROJECT: MERCURY DRIVE SUBDIVISION
 10644 MERCURY DRIVE
 KNOX COUNTY, TN 37932

SITE LAYOUT PLAN

CD PROJECT NO.	00990-0000
DRAWING DATE	SEPTEMBER 26, 2015
PM	RJB
PC	-
DRAWN	JTP
CHECKED	-

PRELIMINARY FOR REVIEW ONLY

C1.01

11-SA-15-C/11-G-15-UR
 Revised: 10/28/2015