

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

▶ **FILE #:** 10-SC-15-C **AGENDA ITEM #:** 12
 10-F-15-UR **AGENDA DATE:** 10/8/2015

▶ **SUBDIVISION:** BAKERTOWN CROSSING
 ▶ **APPLICANT/DEVELOPER:** WORLEY BUILDERS INC.
 OWNER(S): Worley Builders, Inc.

TAX IDENTIFICATION: 91 228 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 3117 Bakertown Rd

▶ **LOCATION:** Southwest side of Bakertown Rd., southeast side of Ball Camp pike.

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

▶ **APPROXIMATE ACREAGE:** 15.6 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: The surrounding area is primarily developed with agricultural to low density residential uses, under A, PR and RA zoning. There is a large area of Industrial zoning to the northwest, which is underutilized, and about 50 acres of PC zoning due north, which is undeveloped. The PC zoned area is situated along the proposed right-of-way for the new Schaad Rd., which has yet to be constructed in this section.

▶ **NUMBER OF LOTS:** 40

SURVEYOR/ENGINEER: Scott Williams

ACCESSIBILITY: Access is via Ball Camp Pike, a major collector street with 20' of pavement width within 65' of right-of-way, or Bakertown Rd., a major collector street with 18' of pavement width within 55' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve variance from 250' to 100' between sta. 1+36 to sta. 2+91 on Road A

STAFF RECOMMENDATION:

▶ **APPROVE** variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 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. Provide 300 feet of sight distance in both directions along Bakertown Rd. at the proposed driveway connections for lots 34-40. Should the required sight distance at each driveway location not be available, shared driveways will be considered if they can meet the standard
4. Provide turn-around type driveways for lots 34-40
5. As part of the Design Plan any construction proposed on lots 10-12 will require that the foundation and basements walls be certified by a structural engineer. These lots may be deemed unbuildable as shown
6. Place a note on the final plat that all lots, except lots 34-40, will have access only to the internal street system.
7. 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 storm drainage system
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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.

► **APPROVE the request for up to 40 detached dwellings on individual lots subject to 1 condition**

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

COMMENTS:

This applicant is requesting to divide this 15 acre site into 40 lots. It is his intent to construct a detached dwelling on each lot. The site has some challenges which will make the development of the site as shown on the concept plan problematic. Lots 34-40 are proposed to have driveways directly to Bakertown Rd. In order to permit each lot to have direct access there must be a minimum of 300' of sight distance in each direction at each driveway. Staff review would indicate that this may not be possible. Staff will require that the applicant's engineer/surveyor certify the sight distance at each driveway or provide shared driveways that will meet that standard.

Staff's other primary concern with the proposed concept plan is that lots 10-12 may be unbuildable. At present, staff is prepared to recommend that the lots be approved with the foundations and basement walls be certified by structural engineer. Staff will require that the needed certification be provided during the design plan process. If the lots are deemed unbuildable, the applicant may propose an alternative lot layout that will maintain the number of at 40 as approved.

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 all utilities are in the area to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

1. The proposed subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposal 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 use will not draw additional traffic through residential areas.
3. The recommended density of this site is up to 3.25 dwellings per acre. The proposed 2.57 du/ac is within the permitted zoning density.

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 allows a density up to 3.25 du/ac. which is consistent with the Sector Plan and the other development found in the area.

2. The site is in the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 446 (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.

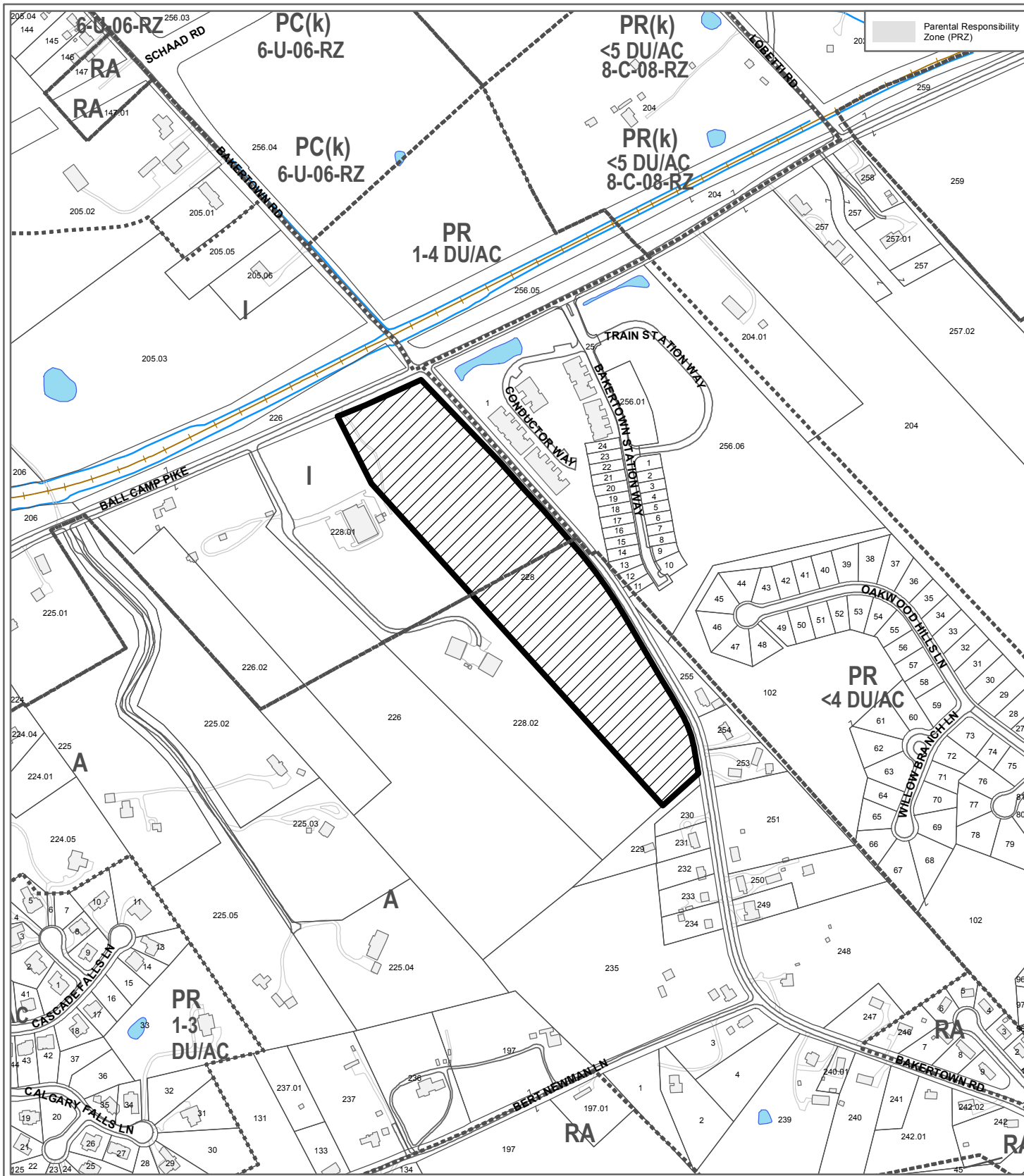
ESTIMATED STUDENT YIELD: 21 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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 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.



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CONCEPT PLAN/USE ON REVIEW**

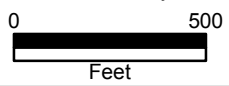


Detached residential subdivision in PR (Planned Residential) pending

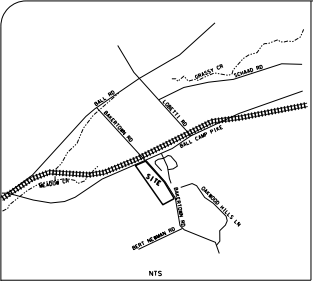
Petitioner: Worley Builders Inc.
Bakertown Crossing

Map No: 91

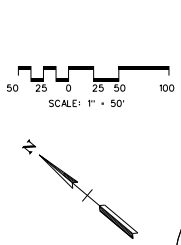
Jurisdiction: County



Original Print Date: 9/21/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



VICINITY MAP



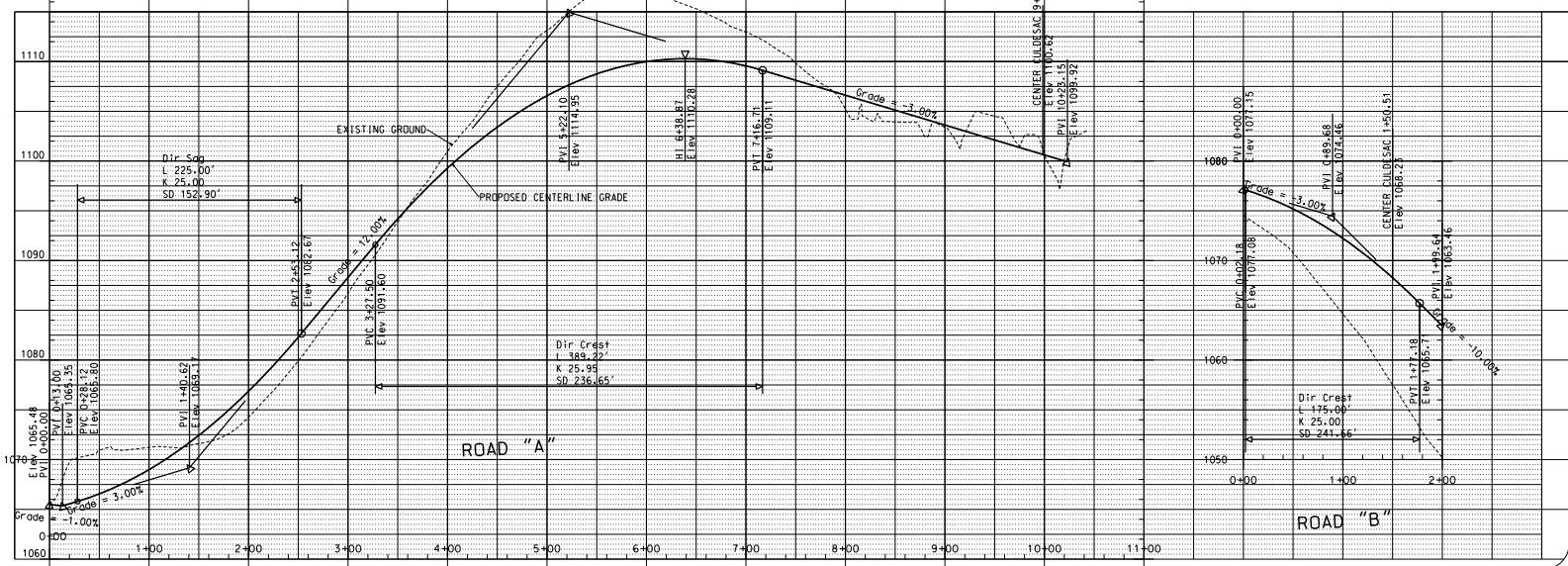
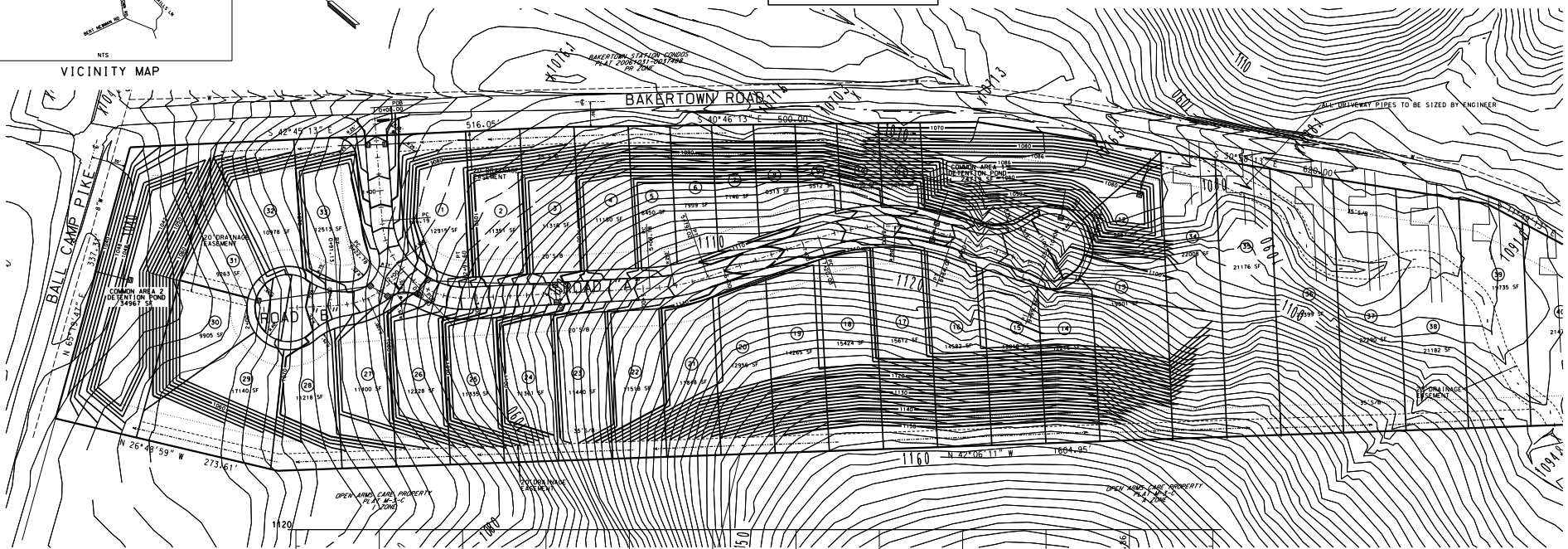
- LEGEND**
- (F) MONUMENTATION FOUND (OLD)
 - (IPF) IRON PIN FOUND (OLD)
 - (IPS) IRON PIN SET (NEW)
 - - - - - EASEMENT
 - - - - - FENCE
 - - - - - CENTERLINE PAVEMENT
 - (UP) UTILITY OR POWER POLE
 - SANITARY SEWER MANHOLE
 - - - - - SANITARY SEWER
 - - - - - WATER
 - - - - - OVERHEAD ELECTRIC
 - - - - - BOUNDARY LINES
 - - - - - PARCEL / ZONING LINES
 - - - - - BUILDING SETBACK
 - HEAVY DUTY PAVEMENT
 - ▼ SIGN

SITE DATA

EXISTING:
 ZONING: A (PR PENDING)
 DENSITY: 3.25 UNITS PER ACRE (PENDING)
 SETBACKS (FR):
 FRONT - 5'
 SIDE - 5'
 PERIPHERAL - 35'

PROPOSED:
 AREA: 15 ACRES
 DENSITY: 40 LOTS AT 2.7 UNITS PER ACRE
 PARKING: 2 GARAGE SPACES PER LOT

NOTES:
 THIS PLAN IS TO SHOW PRELIMINARY DRAINAGE FEATURES AND A ROAD PROFILE.
 DESIGN PLANS ARE TO BE APPROVED BY KNOX COUNTY ENGINEERING PRIOR TO CONSTRUCTION.



10-SC-15-C/10-F-15-UR
 Revised: 9/23/2015

NO.	DATE	DESCRIPTION

PRELIMINARY GRADING, DRAINAGE PLAN AND ROAD PROFILE
 BAKERTOWN CROSSING

3117 BAKERTOWN ROAD
 BAKERTOWN, TN 37017
 CLT: 0015110161, 238



CLIENT:
WORLEY BUILDERS, INC.
 200 W. MAIN ST., SUITE 200
 BARTONVILLE, TN 37013
 CONTACT: 615.255.1234

ORIGINAL ISSUE:
 SEPT 21, 2015
 SHEET NO.
C2
 JOB NO. 1606