

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

▶ **FILE #:** 4-SB-16-C
 4-E-16-UR

AGENDA ITEM #: 13
AGENDA DATE: 4/14/2016

▶ **SUBDIVISION:** AUTUMN WALK
 ▶ **APPLICANT/DEVELOPER:** B & B BUILDERS
 OWNER(S): B & B Builders

TAX IDENTIFICATION: 47 245

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS:

▶ **LOCATION:** Northeast side of Dry Gap Pk., southeast of Autumn Path Ln.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 17.3 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: Detached dwellings are the primary land use in the immediate area. The first phases of Autumn Walk contain attached residential dwellings. There is a small commercial node at the intersection of Dry Gap Pk. and E. Beaver Creek Dr. Zoning in the area is still predominantly A (Agricultural). All of the recent low density residential developments in the area are zoned PR (Planned Residential). The commercial area is zone CA and CB.

▶ **NUMBER OF LOTS:** 55

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access to Autumn Walk Subdivision is via Dry Gap Pk., a collector street with a pavement width of 19' to 22' within a right-of-way that varies in width from 40' to 80'. The proposed phase of the Subdivision (Phase 3) will be provided access via an internal link with Autumn Path Ln. which is a public street with a pavement width of 26' within a 50' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Cul-de-sac transition radius both right-of-way and pavement from 75' to 25' at both ends of Road B
2. Broken back curve tangent from 150' to 109.4' between sta. 9+09 and sta. 10+18 of Road B
3. Horizontal curve variance from 250' to 175' at three locations on Road B 1)sta. 6+18, 2)sta. 8+50 and 3)sta. 10+90
4. Horizontal curve variance from 250' to 125' at sta. 0+76 of Road B

STAFF RECOMMENDATION:

- ▶ **APPROVE variances 1 - 4 because site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.**

APPROVE the concept plan subject to 12 conditions

1. Connection to sanitary sewer and meeting all other applicable 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. Installation of sidewalks on at least one side of Ashby Field Ln. and Road B as shown on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and shall be installed at the time the street improvements are installed for the subdivision
4. Completing the construction of the left and right turn lanes as called for in the traffic impact study as required by the Knox County Department of Engineering and Public Works prior to the issuance of the 60th building permit in this development (60th of 116) .
5. Relocating the existing mail boxes and the associated parking as required by the Knox County Dept. of Engineering and Public Works
6. Relocating the existing real estate for sale sign at the entrance of the development such that it does not block the required corner sight distance
7. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
8. Final approval by the Knox County Commission of the rezoning of this site to PR (Planned Residential) at a density of 3.18 du/ac or greater
9. Providing the correct map and parcel number on the concept plan. (047-245)
10. Placing a note on the final plat that all lots shall have access only to the internal street system.
11. Prior to final plat approval establish a homeowners association that will be responsible for maintenance of stormwater facilities and any other commonly held assets
12. 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 revised plan for Autumn Walk Subdivision to permit up to 55 additional attached dwellings on individual lots as shown on the concept plan and the reduction of the internal peripheral setback as shown from 35' to 15' subject to 1 condition.**

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

COMMENTS:

The matter before MPC is the third phase of Autumn Walk Subdivision. The first two phases of the development were approved with a total of 61 lots. Since the development only contained 61 lots, a traffic study was not required. The proposed third phase will add 55 lots to the development which will bring the total number of lots up to 116. Based on this number of lots the applicant was required to have a traffic impact study prepared. The study revealed the need for a south bound left turn lane into the development and a right turn lane at the intersection of Autumn Path Ln. and Dry Gap Pk. After reviewing the analysis contained the study, the Knox County Engineering Dept. concluded that the improvements called for in the traffic study will be warranted. They are recommending that the turn lanes be completed prior to the issuance of the 60th building permit in this development that will contain 116 dwellings.

This new phase of the subdivision will connect to the previously approved portion of the development by the extension of Ashby Field Ln. and tying into Autumn Path Ln. At present, the mail boxes serving the residents of phases 1 and 2 and the associated parking spaces are located in close proximity to where the new intersection will be created. In order to insure traffic safety, the Knox County Department of Engineering and Public Works will require those facilities to be relocated.

Sidewalks are being provided in this project. This new phase proposes to have a sidewalk on one side of each street in the development. That will match what has been done in the previous two phases of the subdivision.. In the first two phases the sidewalks have been constructed as each dwelling has been built. Staff is now recommending that the sidewalk construction be done at the same time the other infrastructure, roads and utilities, are in being built/installed. By requiring the sidewalks be built up front, staff believes that they are more likely to be ADA compliant and will result in compatible driveway and building pad configurations.

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 attached residential subdivision at a density of 3.18 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 recent development that has occurred in this area.
4. The proposed turn lanes that will be built as part of this development will improve the traffic flow on Dry Gap Pk. and will help to improve traffic safety.

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

1. The proposed attached 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 North County Sector Plan designates this property for low density residential use. The PR zoning recommended for approval for the property allows consideration of up to 4.5 du/ac . The proposed subdivision with its overall density of 3.18 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

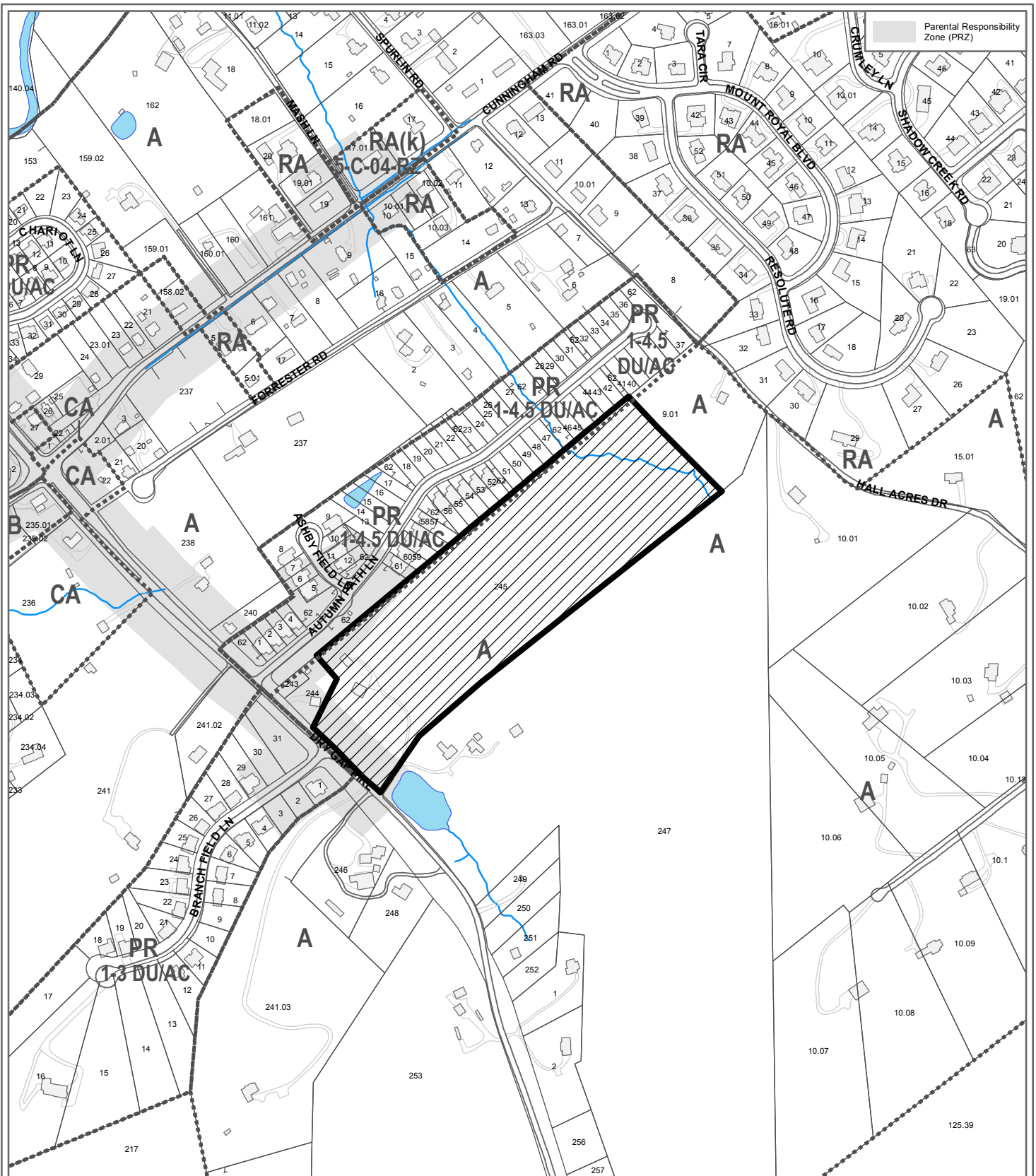
ESTIMATED STUDENT YIELD: 6 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Brickley-McCloud Elementary, Halls Middle, and Central 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.



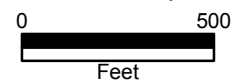
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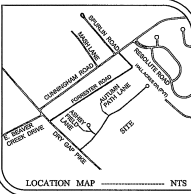
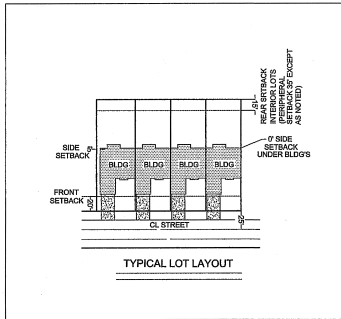
Attached residential subdivision in PR (Planned Residential) pending

Petitioner: B & B Builders
Autumn Walk

Map No: 47
Jurisdiction: County

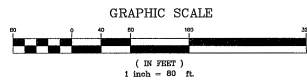


Original Print Date: 3/21/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, 5' EACH SIDE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS.
- DEED REFERENCE: INSTR. NO. 20140714-000220
- PROPERTY SHOWN ON CLT 47L, GROUP C, PARCEL 245
- PROPERTY ZONED: (PR) - PLANNED RESIDENTIAL "1-4.5 DU/AC" (PROPOSED)
- TOTAL AREA OF SUBDIVISION: 17.5 ACRES
- TOTAL PROPOSED LOTS: 65
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- DEADENDS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
- A PROP 20' DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF STORM PIPES AS INSTALLED.
- A PROP 10' UTILITY EASEMENT TO BE 7.5' EITHER SIDE OF WATER LINES AND SEWER LINES AS INSTALLED.



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 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 identified and described in a report filed with the MetroStorm Planning Commission.

[Signature]
Surveyor
Tenn. Reg. No. 709

SITE UTILITIES
 SANITARY SEWER : HALLSDALE POWELL
 WATER : NORTHEAST KNOX
 ELECTRIC : K.U.R.
 GAS : K.U.R.
 TELEPHONE : BELLSOUTH
 CABLE : COMCAST

OWNER / DEVELOPER
 B AND B BUILDERS
 1505 PATXON DRIVE
 KNOXVILLE, TENNESSEE 37918
 865-755-4220

4-SB-16-C
 4-E-16-WR
 REVISED
 3-30-16

CONCEPT PLAN & DEVELOPMENT PLAN				SHEET 1 OF 2	
AUTUMN WALK PHASE 3					
DISTRICT 6 * KNOX COUNTY * TENNESSEE ADDRESS: 1530 DRY GAP PIKE					
PROPERTY SHOWN ON CLT 47L, GROUP C, PARCEL 245					
DRAWN BY: REL	APPROVED BY: REL	DATE: 12-28-2015	LAST REVISION: 03-28-2016	SCALE: 1" = 80'	DRAWING NUMBER: 5521 CP

LeMAY AND ASSOCIATES PH: 865-671-0183 FAX: 865-671-0213
CONSULTING ENGINEERS 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37934