

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

► **FILE #:** 1-SA-16-C **AGENDA ITEM #:** 11  
**1-E-16-UR** **AGENDA DATE:** 2/11/2016

POSTPONEMENT(S): 1/14/2016

► **SUBDIVISION:** HIDDEN VALLEY FARMS  
 ► **APPLICANT/DEVELOPER:** RUFUS H. SMITH  
 OWNER(S): Southland Engineering Consultants

TAX IDENTIFICATION: 104 126,128, 152, 152.01 104 - 152.02 & 153 [View map on KGIS](#)  
 JURISDICTION: County Commission District 6  
 STREET ADDRESS:

► **LOCATION:** Southeast side of Lovell Rd., southeast of Thompson Rd.

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

► **APPROXIMATE ACREAGE:** 38.08 acres

► **ZONING:** PR (Planned Residential) / TO (Technology Overlay) & PR (Planned Residential) / TO (Technology Overlay)  
 ► **EXISTING LAND USE:** 2 detached dwellings and vacant land  
 ► **PROPOSED USE:** Detached dwellings  
 SURROUNDING LAND USE AND ZONING: Properties to the north, east and south of this site are zoned PR (Planned Residential), RA (Low Density Residential) and A (Agricultural). have been developed with a mixture of attached and detached residential dwellings. BP (Business and Technology) zoning is in place to the west of this site in the vicinity of the Pellissippi Parkway.

► **NUMBER OF LOTS:** 121  
 SURVEYOR/ENGINEER: Southland Engineering Consultants  
 ACCESSIBILITY: Access is via Lovell Rd., a minor arterial street with a pavement width of 19' within a 50' wide right-of-way.  
 ► **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance from 250' to 150' at sta 4+50 of Road E
2. Horizontal curve variance from 250' to 125' at sta 10+30 of Road E
3. Vertical curve variance from 194.25' to 114' at sta 0+70 of Road A
4. Vertical curve variance from 310.25' to 295' at sta 2+10 of Road B

### STAFF RECOMMENDATION:

► **APPROVE** variances 1-4 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

**APPROVE** the Concept Plan subject to 10 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. Relocating the proposed subdivision entrance to an acceptable location where a minimum of 400' of sight distance can be provided in each direction along Lovell Rd. The intersection off-set between the entrance road and Thompson Rd. must be a minimum of 125'. After relocating the entrance, submit a revised concept plan to staff for review. If the revised plan deviates significantly from the approved concept plan, it will have to be reviewed and approved by the MPC.
4. Prior to final plat approval, the applicant's surveyor must certify that there is 400 feet of sight distance in both directions along Lovell Rd. from the entrance as required by the previous condition.
5. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
6. Obtaining a street connection permit from the Tennessee Department of Transportation.
7. Place a note on the final plat that all lots will have access only to the internal street system.
8. Prior to final plat approval, record a line of sight easement across Lot 116 in order to provide the needed sight distance for the curve in Road E
9. 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 and any other commonly held assets
10. 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 121 detached dwelling units on individual lots, and the requested reduction of the peripheral setback from 35' to 25', except along the project frontage on Lovell Rd. subject to 1 condition.**

1. 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 plan was postponed at last month's meeting in order to address the issue of sight distance at the proposed subdivision entrance. After field review the applicant and the Knox County Engineering staff believe that the sight distance at the proposed entrance marginally meets the minimum standard (350') required by the Subdivision Regulations. The minimum sight distance standards are related to the speed limit of the street that a development will tie into. At the present time this portion of Lovell Rd. has a posted speed limit of 35 miles per hour (MPH). Other portions of Lovell Rd. to the east and west of this site have a speed limit of 40 MPH. Due to the number of rear end crashes at the existing intersection of Lovell Rd. and Thompson Rd., an assumption can be made that traffic in this section is traveling at speeds in excess of 35 MPH. Staff will recommend that the entrance to this project be moved to a location where a minimum of 400' of sight distance can be provided. We make this recommendation for two reasons. First, additional visibility should help to prevent rear end collisions at the proposed entrance. If the plan is approved as shown, a left turn lane from Lovell Rd. to the subdivision may be warranted. Secondly, the Tenn. Dept. of Transportation is planning to improve this section of Lovell Rd. They have stated that upon completion of the improvements, the speed limit on this section of Lovell Rd. will be raised to 40 MPH. Staff believes that relocating the entrance at this time will greatly improve the safety of the area residents in the short term, and it will insure the subdivision will meet the minimum standard for sight distance when the road improvements are completed.

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

1. Public water and sewer utilities are available to serve the development.
2. Future improvements to Lovell Rd. are being planned.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES**

1. With the recommended conditions, the proposed subdivision will meet the requirements of the Knoxville Zoning Ordinance.
2. The proposed development 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 traffic through residential areas.

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

1. The Northwest County Sector Plan both propose low density residential uses for the site.
2. The site is located within the Planned Growth area on the City of Knoxville in the Knoxville-Knox County-Farragut Growth Policy Plan.

**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:** 64 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ball Camp Elementary, Cedar Bluff 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.