

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

▶ **FILE #:** 1-SC-16-C
 1-I-16-UR

AGENDA ITEM #: 12
AGENDA DATE: 1/14/2016

▶ **SUBDIVISION:** HANLEY HALL
 ▶ **APPLICANT/DEVELOPER:** SADDLEBROOK PROPERTIES, LLC
 OWNER(S): Homestead Land Holdings, LLC

TAX IDENTIFICATION: 169 001 [View map on KGIS](#)
 JURISDICTION: County Commission District 5
 STREET ADDRESS:

▶ **LOCATION:** North & south sides of Tanglewood Dr., west side of Harvey Rd.

SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 26 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Zoning in the area is A (Agricultural) and PR (Planned Residential). Detached dwellings are the primary use found in the area. A number of subdivisions have been developed in this area in recent years.

▶ **NUMBER OF LOTS:** 55

SURVEYOR/ENGINEER: Russell Rackley

ACCESSIBILITY: Access is via Harvey Rd., a collector street with a pavement width of 20' within a 50' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Reduction of Intersection spacing from 300' to 280' on Harvey Rd. from Tanglewood Dr.

STAFF RECOMMENDATION:

▶ **APPROVE** variance 1 because this variance will permit the subdivision entrance road to be located where sight distance can be maximized

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.. Installation of a 5' wide sidewalk with a 2' planting strip on one side of entire length of Capricorn Ln. and Taurus Ln.. The sidewalk(s) shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the requirements of the Knox County Department of Engineering and Public Works. The sidewalk(s) shall be installed at the time the street improvements are constructed for the subdivision.

3. Prior to final plat approval, establish a homeowners association that will be responsible for the maintenance of all storm water facilities and all other commonly held assets.
4. Prior to obtaining a design plan approval for the subdivision, submitting documentation to the Knox County Department of Engineering and Public Works and Planning Commission Staff that shows adequate building sites meeting required setbacks are available for all lots. All lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval
5. Extending the existing box culvert that is under Harvey Rd. at the subdivision entrance as may be required by the Knox County Dept. of Engineering and Public Works
6. As part of the Design Plan show the driveway locations for lots 54 and 55 (see comments)
7. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
8. Placing a note on the final plat that lots 1-50 will have access only to the internal street system
9. Final approval of the PR (Planned Residential) zoning for this site by the Knox County Commission at a density of 2.12 du/ac or greater
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 55 detached dwelling units on individual lots, and the requested reduction of the peripheral setback from 35' to 25' as identified on the Concept Plan subject to 2 condition.**

- 1.. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Showing the peripheral boundary setback around lot 55

COMMENTS:

MPC recommended approval of the rezoning of this site to PR (Planned Residential) at its December 2015 meeting. The Knox County Commission will hear this zoning request at its January 25, 2016 meeting. The plan as submitted proposes a subdivision that will contain 55 detached dwellings, on individual lots, at a development density of 2.12 du/ac.

The Subdivision Regulations state that MPC may require sidewalks "be provided for access to schools, recreational facilities, commercial facilities and any other areas where obvious future pedestrian traffic is anticipated." The Knox County Greenways Plan proposes that Harvey Rd. serve as a connector between the McFee Rd. Greenway in the Town of Farragut and the Northshore Drive Greenway that are proposed to be developed in this area. Based on the authority granted by the Subdivision Regulations and the anticipated development of a future recreational facility, staff will require sidewalks be included as part of this project.

There is an existing box culvert that goes under Harvey Rd. The culvert is located in close proximity to the proposed subdivision entrance. In order to insure the stability of the subdivision entrance road and prevent erosion in the area, the Knox County Dept. of Engineering and Public Works may require the culvert be extended.

In an effort to maximize safety, staff suggests that the driveway for lot 54 be located as far to the west on the lot as possible. While it is unlikely that anyone would want to build a driveway across the creek, staff will request the driveway on lot 55 be connected to Bruce Smith Rd..

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 low density residential development is compatible with the scale and intensity of development that has occurred in this area.
3. The proposed detached residential subdivision at the proposed density of 2.12 du/ac, is consistent in use and density with the approved rezoning for the property.

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 additional traffic through residential areas since the development has access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes LDR (Low Density Residential) uses for this site. The proposed development at a density of 2.12 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: 598 (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.

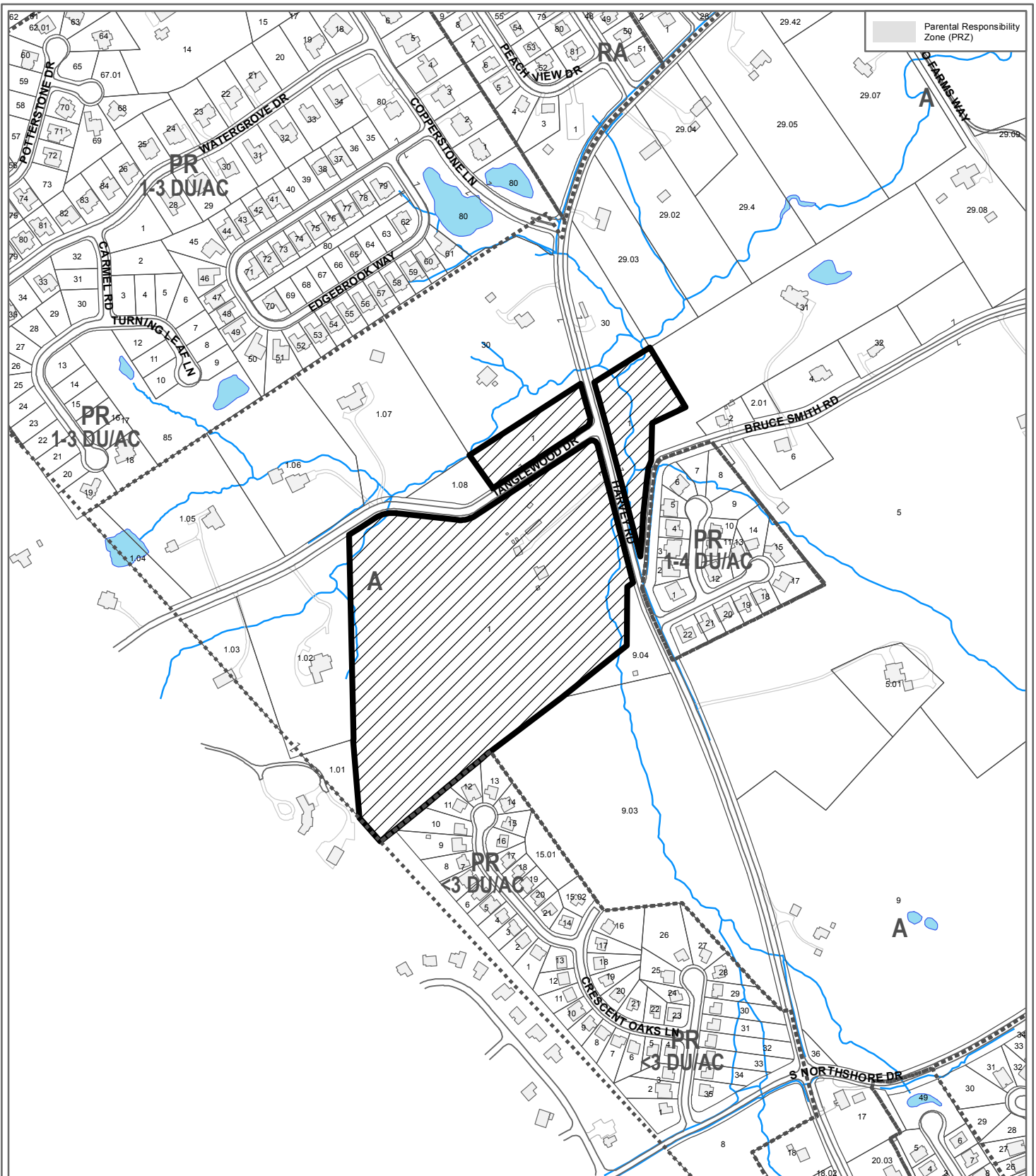
ESTIMATED STUDENT YIELD: 35 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Northshore Elementary, Farragut Middle, and Farragut 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.

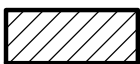
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**1-SC-16-C / 1-I-16-UR
CONCEPT PLAN/USE ON REVIEW**

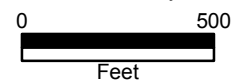
Petitioner: Saddlebrook Properties, LLC
Hanley Hall

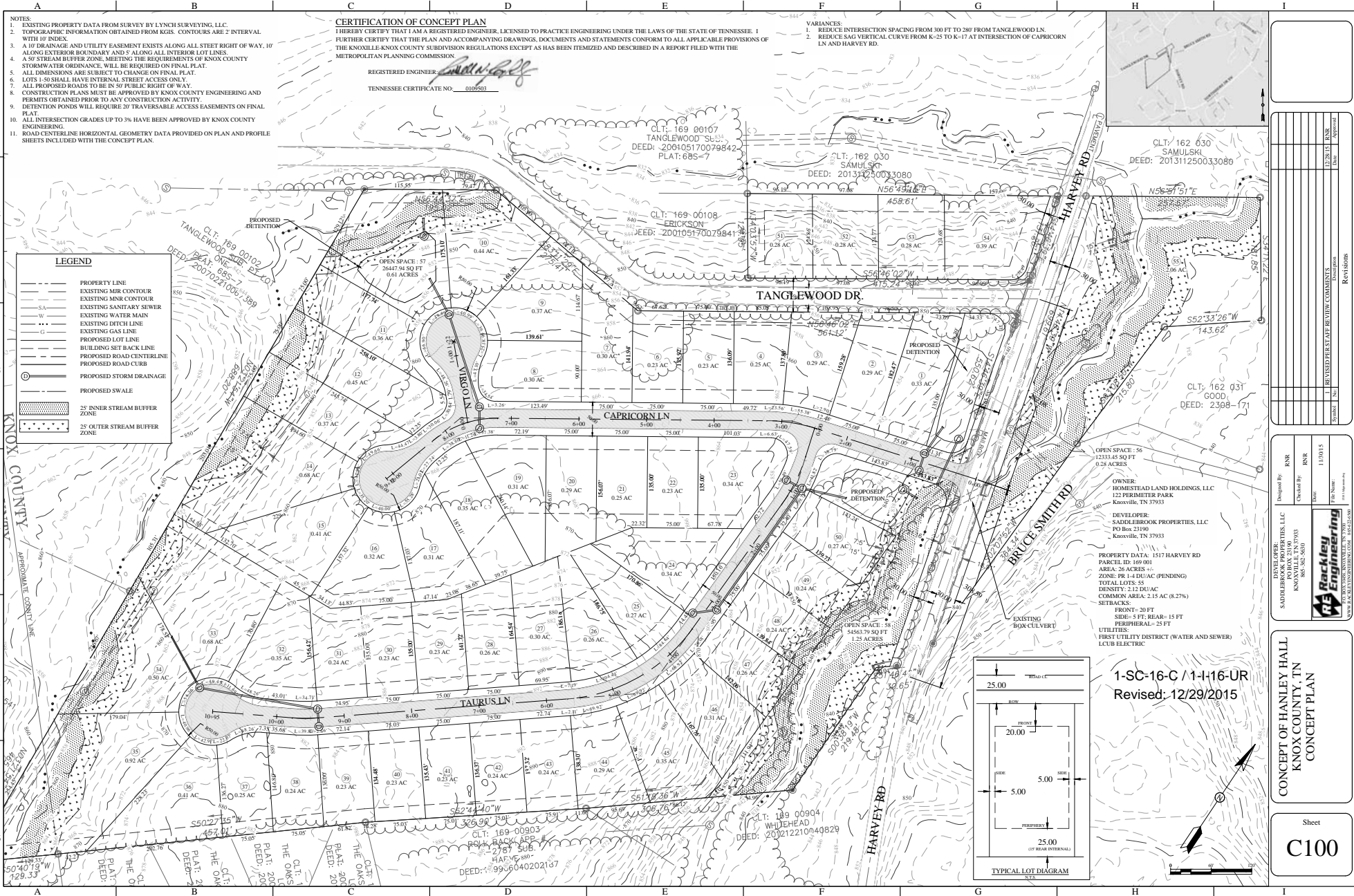


Detached residential in PR (Pending)

Map No: 169
Jurisdiction: County

Original Print Date: 12/29/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



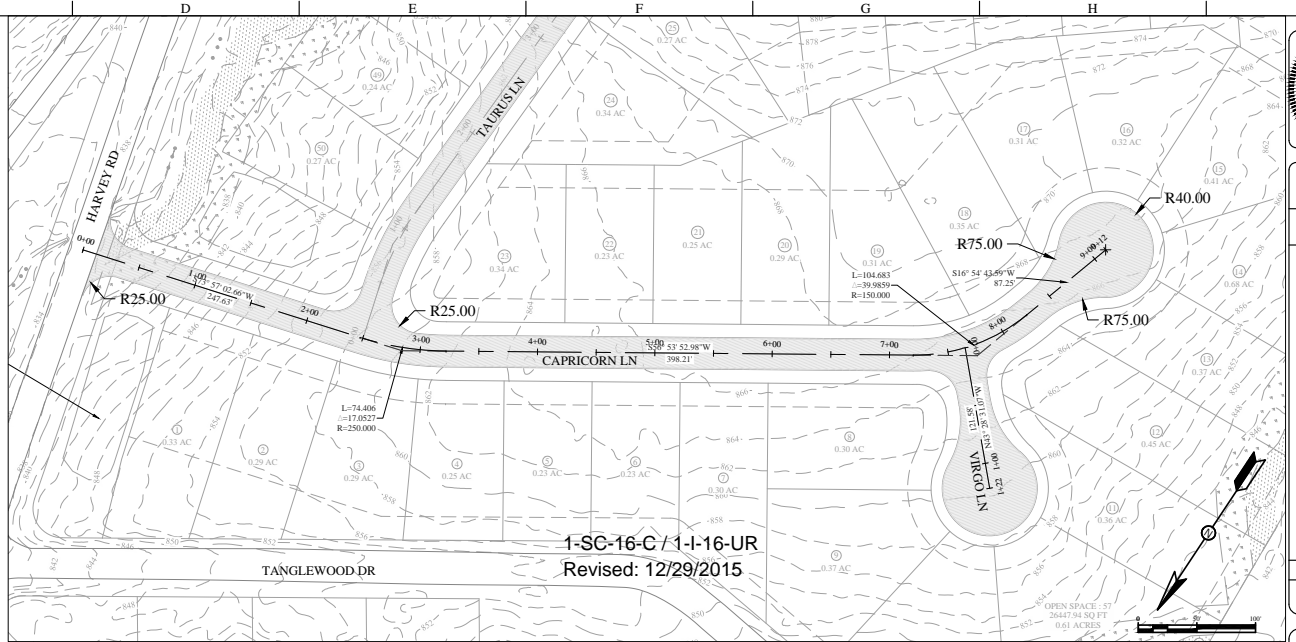
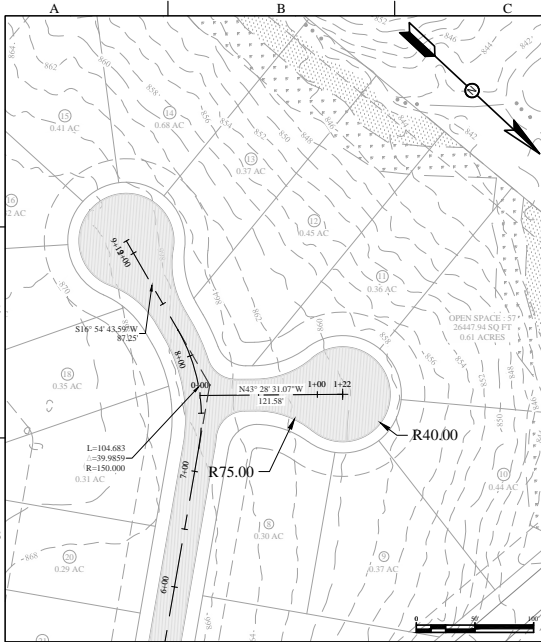


NO.	DATE	BY	DESCRIPTION
1	12/29/15	RNR	REVISED PER LAST PUBLIC COMMENTS

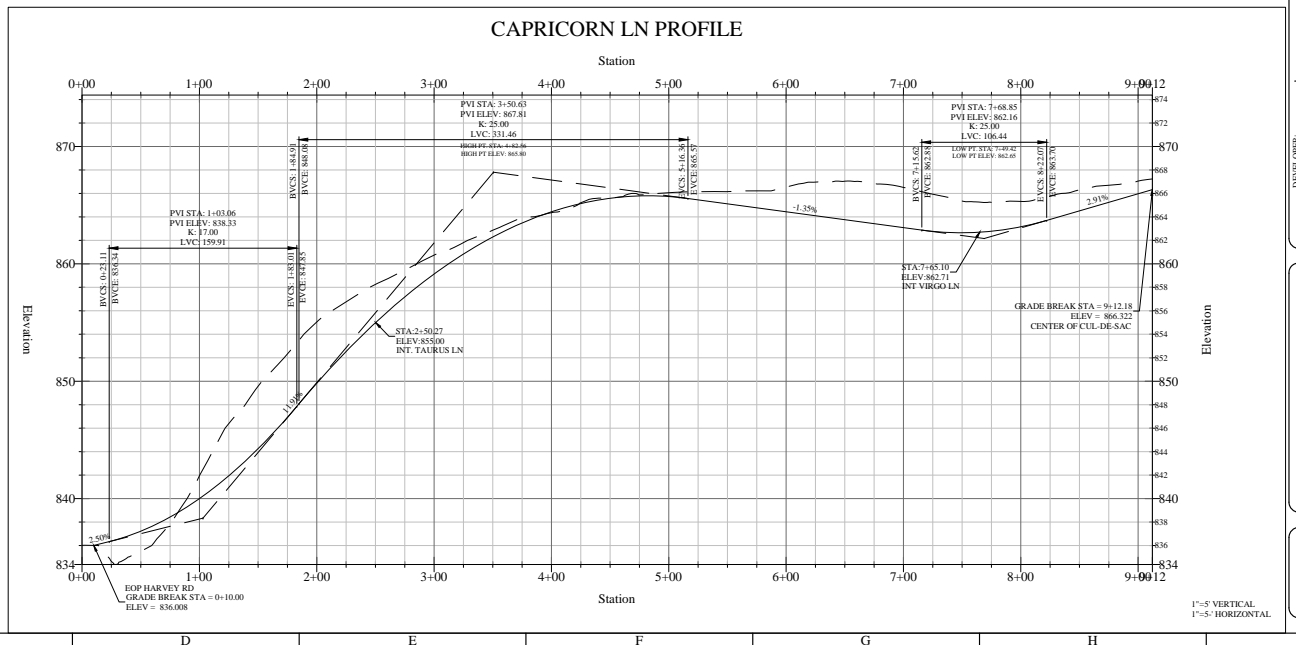
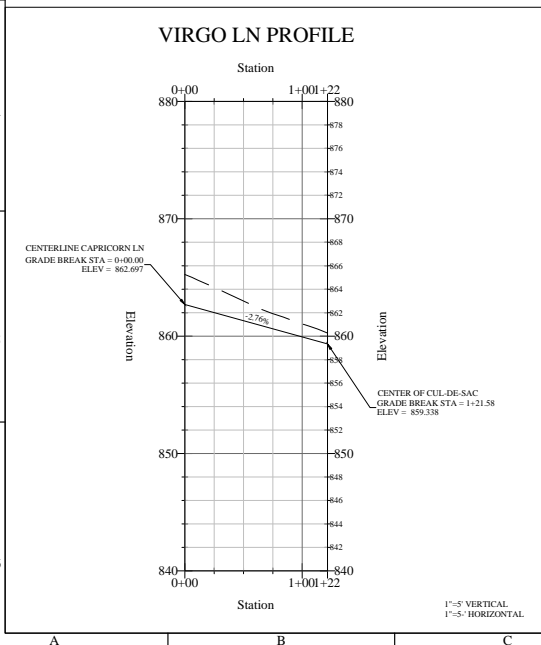
Designed By:	RNR
Checked By:	RNR
Scale:	1" = 100' ±
Date:	12/29/15
Drawn By:	RNR
Project Name:	CONCEPT PLAN

CONCEPT OF HANLEY HALL
 KNOX COUNTY, TN
 CONCEPT PLAN

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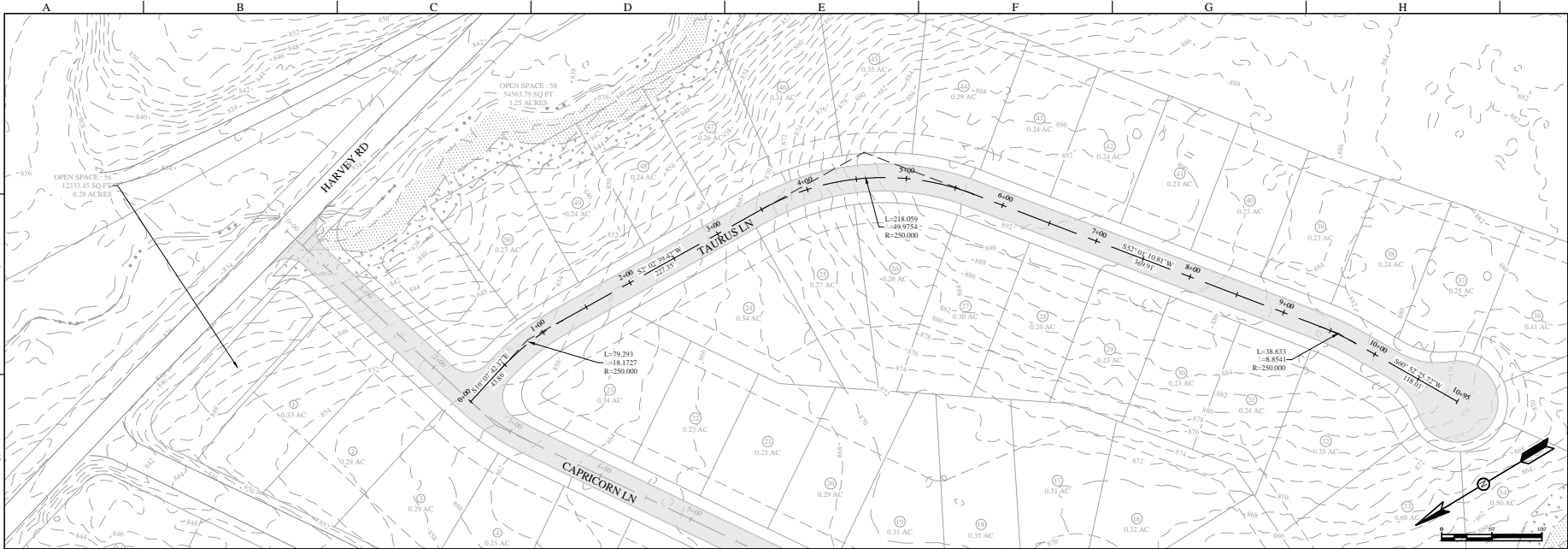
Revision	Date	By	Appr'd



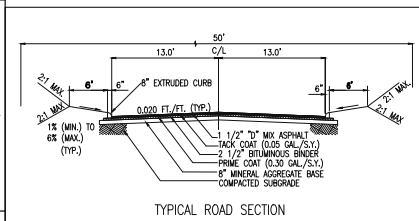
Designed By: RSR
 Checked By: RSR
 Date: 11/01/15
 File Name: 1-SC-16-C / 1-I-16-UR
 SADDLEBROOK PROPERTIES, LLC
 P.O. BOX 21100
 KNOXVILLE, TN 37923
 865.562.5650
RE Rackley Engineering
 1000 N. W. 10th Ave., Suite 100
 Ft. Lauderdale, FL 33309

CONCEPT OF HANLEY HALL
 KNOX COUNTY, TN
 CONCEPT PROFILE

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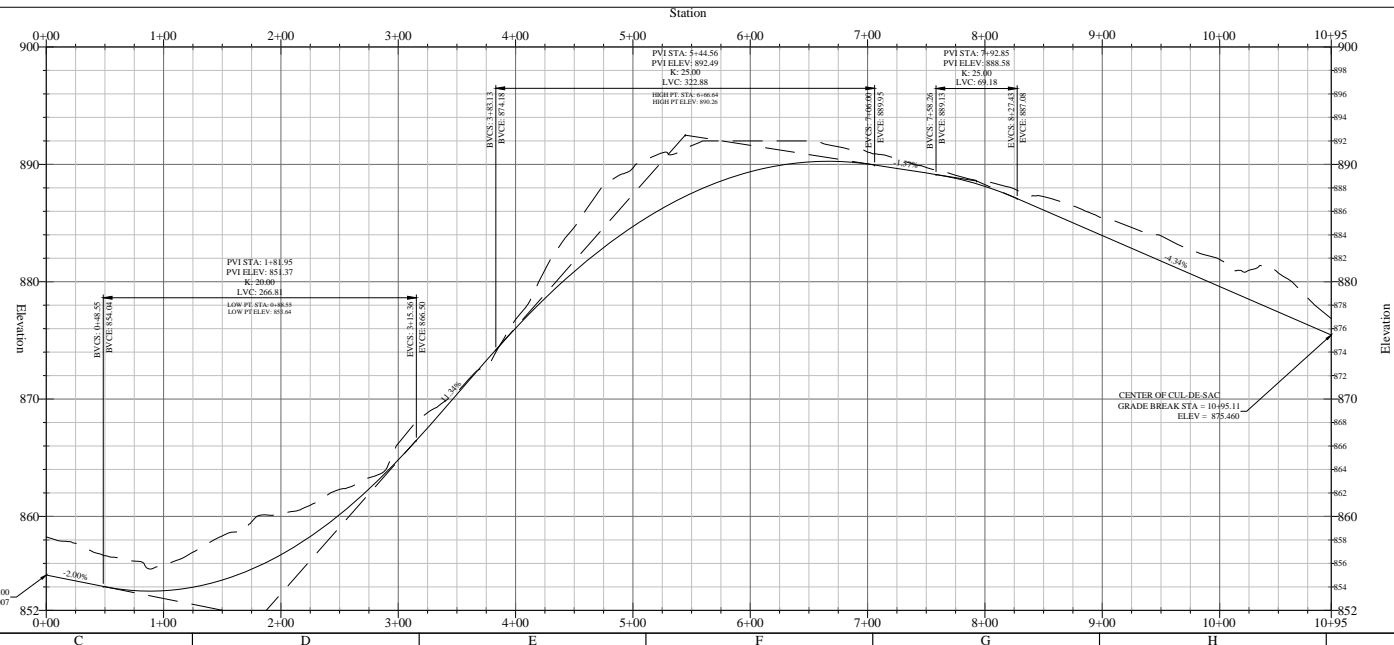


Revision	Description	Date
1		
2		
3		
4		
5		
6		



TAURUS LN PROFILE

1-SC-16-C / 1-I-16-UR
Revised: 12/29/2015



Designed By:	RSK
Checked By:	RSK
Drawn:	
Scale:	
File Name:	
Plot Name:	

CONCEPT OF HANLEY HALL
KNOX COUNTY, TN
CONCEPT PROFILE

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