



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

▶ **FILE #:** 3-SA-16-C

**AGENDA ITEM #:** 12

**AGENDA DATE:** 3/10/2016

▶ **SUBDIVISION:** ELY PARK, PHASE 2, ENTRANCE

▶ **APPLICANT/DEVELOPER:** PRIMOS LAND CO., LLC

**OWNER(S):** Josh Sanderson Primos Land Company, LLC

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**TAX IDENTIFICATION:** 41 18004 PT.

[View map on KGIS](#)

**JURISDICTION:** County Commission District 8

**STREET ADDRESS:**

▶ **LOCATION:** South side of Millertown Pk., east of Ely Park Ln.

**SECTOR PLAN:** Northeast County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Legg Creek / Strong Creek

▶ **APPROXIMATE ACREAGE:** 2.07 acres

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

▶ **EXISTING LAND USE:** Partially developed subdivision

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** Property in the area is zoned PR residential, CA commercial and A agricultural. Development in the area consists of detached dwellings and a vacant convenience store

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▶ **NUMBER OF LOTS:** 5

**SURVEYOR/ENGINEER:** Southland Engineering Consultants

**ACCESSIBILITY:** Access is via Millertown Pk., a minor arterial street with a pavement width of 20' within a 40' right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance from 122.8' to 73.7' at sta 0+48 of Road A

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**STAFF RECOMMENDATION:**

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

**APPROVE the Concept Plan subject to 8 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance in both directions on Millertown Pk. from the proposed subdivision entrance (Road A).
3. Prior to final plat approval, record a line of sight easement across Lot 99 in order to provide the needed sight distance at the subdivision entrance
4. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102)
6. Installation of the sidewalks as shown on the plan. All sidewalk construction is required to meet the

provisions of the Americans With Disabilities Act. Sidewalks are to be installed at the time the road and utilities are constructed or the applicant must post an appropriate performance as required by the Knox County Dept. of Engineering and Public Works.

7 Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities and drainage facilities. Provide access to all drainage facilities.

8. 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.

#### **COMMENTS:**

The applicant has submitted a revised plan for a small part of Phase 2 of Ely Park Subdivision. This revision entails the creation of a second entrance from Millertown Pk. into this subdivision and redesigning 5 previously approved lots. When completed the entire subdivision will contain 279 lots. This project has received concept plan approval in 2005, 2010 and most recently in October of 2015.

This is a large subdivision that was previously approved with only have one access point. The applicant's engineer devised solution to a sight distance issue that had prevented the consideration of this second access location. The applicant is now proposing to raise the subdivision entrance road which will result in the sight distance requirement being satisfied per the Subdivision Regulations. A line-of-sight easement will be required across lot # 99 in order to ensure that the sight distance will not be impeded in the future by landscaping, fencing or other obstructions. The other access point the development has a boulevard type entrance. Internal access within the development is will consist of a number of loop streets that will provide alternative access to the lots in the project.

#### **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 can be provided to this site.
2. The proposed detached residential subdivision at an overall density of 3.66 du/ac, is consistent in use and density with the recent rezoning.
3. Any school age children living in this development are presently zoned to attend East Knox Elementary, Carter Middle and Carter High Schools.

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

1. The proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) 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 use will not draw additional traffic through residential areas.
3. The approved zoning density of this site is 1 - 4 dwellings per acre. The proposed 3.66 du/ac does not exceed the proposed zoning density.

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

1. The Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the site allows a density up to 4 du/ac. which is consistent with the Sector Plan.
2. The site is located within the Planned Growth and Rural 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:** 100 (public and private school children, ages 5-18 years)

Schools affected by this proposal: East Knox County Elementary, Carter Middle, and Carter 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.