

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

▶ **FILE #:** 3-SD-16-C

**AGENDA ITEM #:** 15

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

▶ **SUBDIVISION:** GIDEONS LANDINGS

▶ **APPLICANT/DEVELOPER:** EMMA DELGADO

OWNER(S): Emma DelGado

TAX IDENTIFICATION: 157 PART OF 001

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS:

▶ **LOCATION:** South side of Tipton Station Rd., southeast of Trailhead Cir.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Stock Creek

▶ **APPROXIMATE ACREAGE:** 38.7 acres

▶ **ZONING:** A (Agricultural) and F (Floodway)

▶ **EXISTING LAND USE:** Vacant, agricultural

▶ **PROPOSED USE:** Detached residential neighborhood

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural, PR residential, and RA residential. Uses in the area consist of agricultural, rural residential, and recently developed subdivisions.

▶ **NUMBER OF LOTS:** 14

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Tipton Station Rd., a major collector street with 19' of pavement width within 50' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1) Horizontal curve radius from 250' to 200' at station 10+25.

**STAFF RECOMMENDATION:**

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

1. Horizontal curve radius from 250' to 200 at sta 10+25 of Road "A".

APPROVE the Concept Plan subject to 5 conditions:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Engineering and Public Works.
3. Meeting all relevant requirements of the Knox County Health Department.
4. Prior to issuance of the first occupancy permit, establish a homeowners association for the purpose of assessing fees for maintenance of the facilities and all commonly held assets.
5. 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:

This request is for 14 lots for detached houses in the Agricultural zone, with all lots being over 1 acre in size for the area above the TVA Flowage Easement (822' contour).

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

1. The proposed development will have minimal impact on local services.
2. The proposed detached residential development is consistent in use and density of the A (Agricultural) Zone and subdivision development in the area.
3. Lots 9-15 have adequate area to construct a house without impacting the TVA Flowage Easement. Each lot will have a minimum of 1 acre above the TVA Flowage Easement.

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

1. The proposed residential development meets the standards for development within the A (Agricultural) Zone and all other requirements of the Zoning Ordinances.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan identifies this property for AG (Agricultural) use and SP (Stream Protection), and the development plan is in conformance with the recommendations of these land use designations.

ESTIMATED TRAFFIC IMPACT: 170 (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: 5 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle 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.