

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

▶ **FILE #:** 3-SC-16-C  
 3-B-16-UR

**AGENDA ITEM #:** 14  
**AGENDA DATE:** 3/10/2016

▶ **SUBDIVISION:** Highbury Park  
 ▶ **APPLICANT/DEVELOPER:** Turner Homes, LLC  
 OWNER(S): Turner Homes, LLC

TAX IDENTIFICATION: 144 100  
 JURISDICTION: County Commission District 5  
 STREET ADDRESS: 1525 Ebenezer Rd.

[View map on KGIS](#)

▶ **LOCATION:** West side of Ebenezer Rd., north of Bluegrass Rd.

SECTOR PLAN: Southwest County  
 GROWTH POLICY PLAN: Planned Growth Area  
 WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 3.37 acres

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

▶ **EXISTING LAND USE:** 1 dwelling and vacant land

▶ **PROPOSED USE:** Detached residential Subdivision

SURROUNDING LAND USE AND ZONING: The campus of Bluegrass Elementary School is located along the southern boundary of this site. Detached dwellings that have been developed under the PR (Planned Residential) or A (Agricultural) zone regulations adjoin the site on all other sides of the property.

▶ **NUMBER OF LOTS:** 16

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Ebenezer Rd., a five lane arterial street within an 84' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
 1. Reduction of right-of-way dedication on Ebenezer Rd. from 50' from centerline to 42' from centerline  
 2. Reduction of required intersection spacing from 400' to 190' between Westin Pl. and the proposed Highbury Park subdivision entrance road

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 & 2 because Ebenezer road has been recently improved and that access to the site could not be approved with the requested variances

**APPROVE** the concept plan subject to 6 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. 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.
4. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement, storm drainage system and any other commonly held assets
5. Final approval of the rezoning of this site to PR (Planned Residential) at a density equal to or greater than the proposed development density (4.75 du/ac)
6. 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 16 detached dwellings on individual lots, and the requested reduction of the peripheral setback from 35' to 25' subject to 1 condition.**

1. Meeting all other 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 applicant is requesting consideration of a subdivision that will contain 16 lots on this 3.37 acre site. At the February 11, 2016 meeting MPC recommended rezoning this site to PR (Planned Residential) at up to 5 du/ac. In order for this project to proceed, the rezoning of this site will have to be approved by the Knox County Commission at a density of 4.75 du/ac or greater. The rezoning will be on County Commission's March 28, 2016 agenda.

This proposed subdivision is in character with the surrounding development and will not have a negative impact on the surrounding residences or the elementary school. The development as proposed will contain lots that are 65' to 70' wide and contain approximately 5,500 sq. ft. in area. These lots will be similar in size to the lots in the recently developed Bluegrass Bend Subdivision which is also located on Ebenezer Rd.

**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. Ebenezer Road has adequate capacity to handle the traffic generated from this subdivision

**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 Knox County 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 Southwest County Sector Plan propose low density residential uses for the site. Rezoning of this site as requested to PR (Planned Residential) will conform to the Sector Plan.
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: 192 (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.

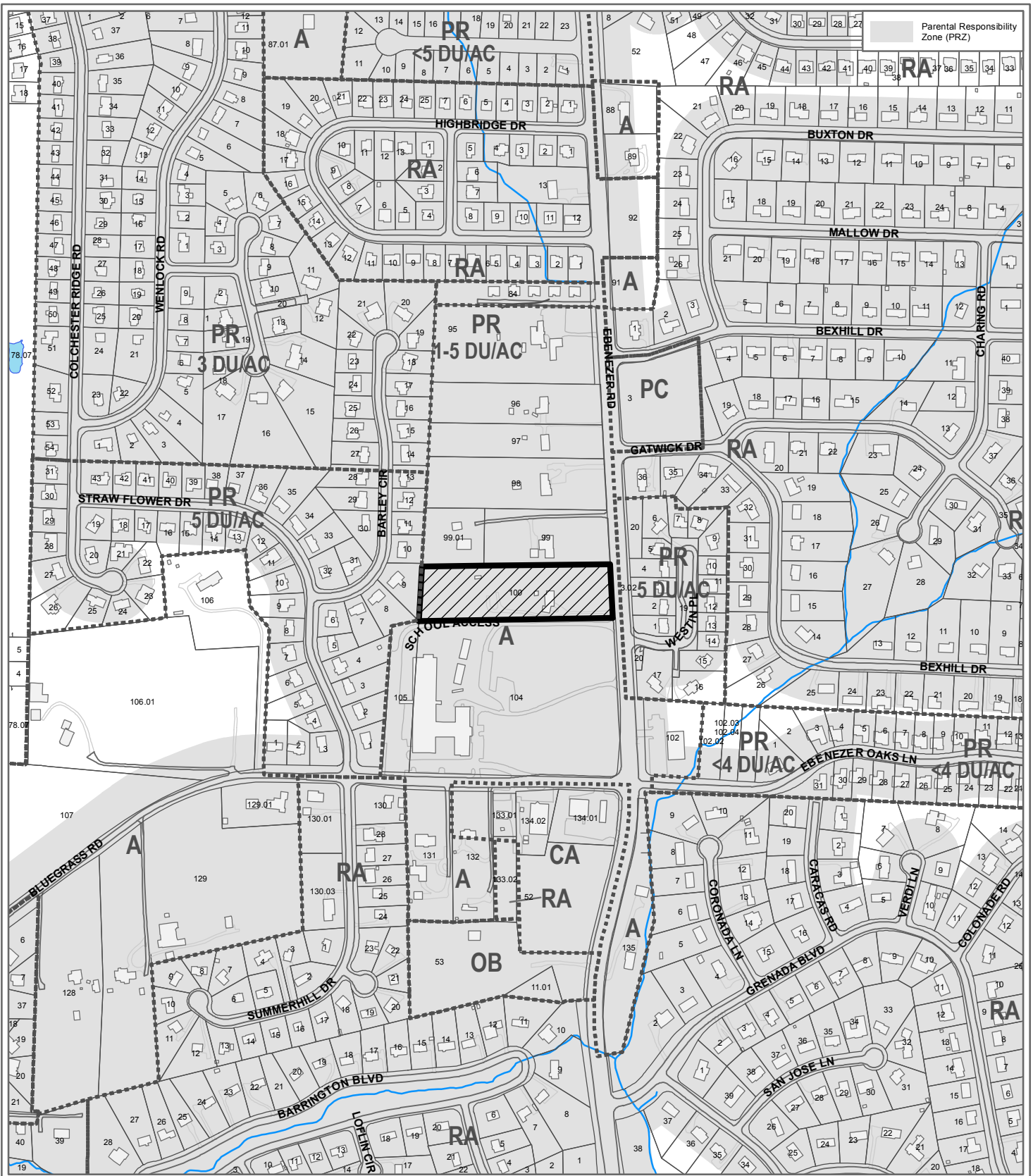
ESTIMATED STUDENT YIELD: 10 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Blue Grass Elementary, West Valley Middle, and Bearden 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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CONCEPT PLAN/USE ON REVIEW**

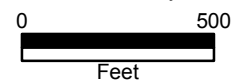
Petitioner: Turner Homes, LLC  
Highbury Park

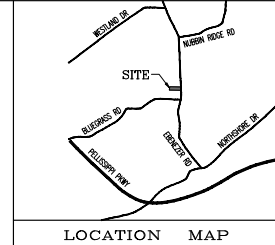
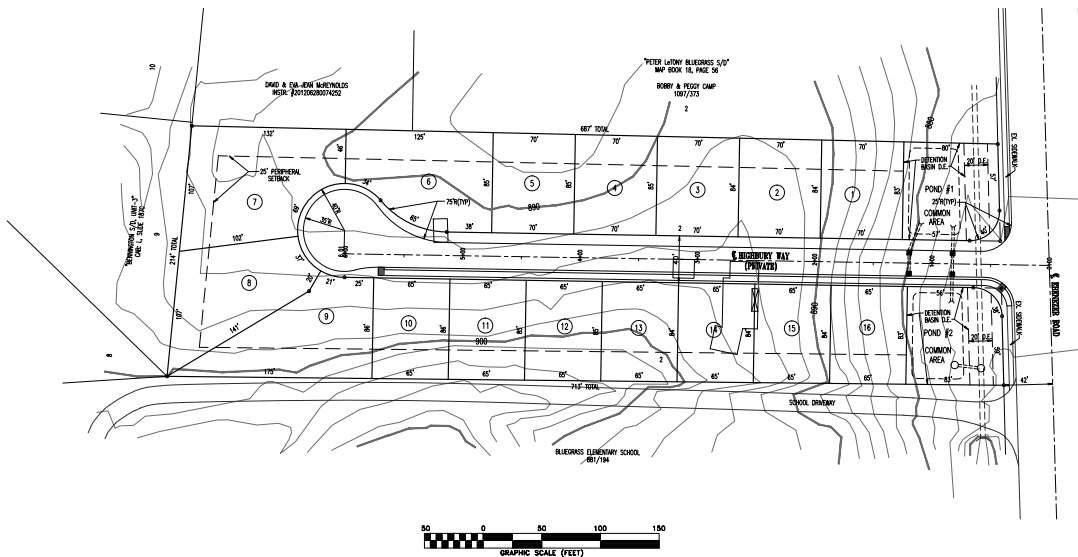


Detached residential Subdivision in PR (Planned Residential) pending

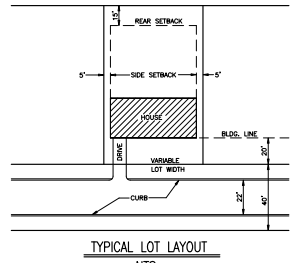
Map No: 144  
Jurisdiction: County

Original Print Date: 2/23/2016  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

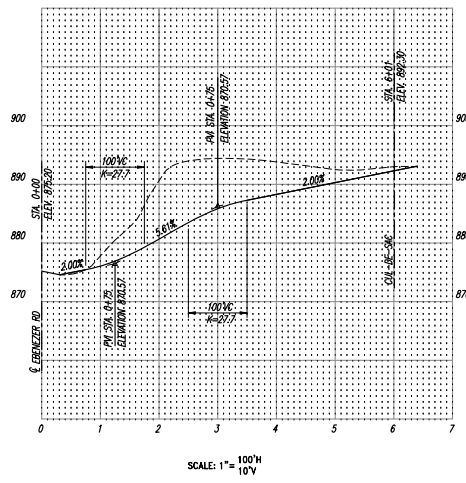
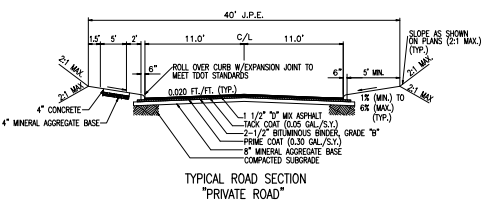
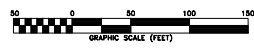




- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  4. THIS PROPERTY CONTAINS 3.37 ACRES COMPRISED OF 16 SINGLE FAMILY DETACHED LOTS, JOINT PERMANENT EASEMENT, AND 2 COMMON AREAS.
  5. THIS PROPERTY IS ZONED PR # 5 DU/ACRE (PENDING).
  6. CONTOURS PROVIDED BY KNOXVILLE/KNOX COUNTY G.I.S. ROAD PROFILES ARE BASED ON THESE CONTOURS.
  7. UTILITIES:  
WATER: FIRST UTILITY DISTRICT  
SEWER: FIRST UTILITY DISTRICT  
ELECTRIC: KNOX CITY UTILITY BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: BELLSOUTH
  8. ALL ROADWAYS WILL BE PRIVATE.
  9. COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREAS.
  10. MINIMUM FLOOR ELEVATION FOR LOTS 1 & 16 IS ONE FOOT ABOVE THE BERM OF THE DETENTION BASIN.
  11. ROADWAY GRADES AT THE INTERSECTIONS OF ALL ROADS BETWEEN 1% AND 3% HAVE BEEN REVIEWED AND ARE APPROVED BY KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS.
  12. VARIANCE REQUESTED:  
REDUCTION OF THE R.O.W. DEDICATION ON EBENEZER RD. FROM 50' TO 42' FROM CENTERLINE.  
HARDSHIP: EBENEZER RD. HAS BEEN IMPROVED TO A 5 LANE SECTION WITH A SIDEWALK ON BOTH SIDES. NO ADDITIONAL ROADWAY IMPROVEMENTS ARE ANTICIPATED.



NOTE:  
ALL SETBACKS ARE SUBJECT TO 25' PERIPHERAL SETBACK



SCALE: 1" = 100' H  
10' V

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Revised: 2/22/2016



CERTIFICATION OF CONCEPT PLAN.  
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PROVIDE ENGINEERING DESIGN AND SURVEYING SERVICES TO THE STATE OF TENNESSEE. I HAVE REVIEWED THE CONCEPT PLAN AND ALL SUPPORTING DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE TENNESSEE COUNTY SUBDIVISION REGULATIONS. THESE SERVICES ARE BEING PROVIDED AND INCURRED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.  
REGISTERED ENGINEER: \_\_\_\_\_  
TENNESSEE CERTIFICATE NO. \_\_\_\_\_

DEVELOPER: TURNER HOMES, LLC  
c/o MIKE TURNER  
P.O. BOX 22485  
KNOXVILLE, TENNESSEE 37933  
PHONE: (865) 567-7400

OWNER: ROBERT & LOU STEELE  
1525 EBENEZER RD.  
KNOXVILLE, TENNESSEE 37922

CONCEPT & DEVELOPMENT PLAN FOR HIGHBURY PARK S/D			
TAX MAP 144, PARCEL 100	SCALE 1"=50'	DRAWN BY TPD	DATE 1/8/16
DISTRICT 6, KNOX COUNTY, TN		DRAWING NUMBER	24938-C
CONTOUR INTERVAL=2'		24938-C	

BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473

DEED REFERENCE: DEED BOOK 1227, PAGE 551