

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

▶ **FILE #:** 3-SE-16-C
 3-D-16-UR

AGENDA ITEM #: 16
AGENDA DATE: 3/10/2016

▶ **SUBDIVISION:** DORCHESTER
 ▶ **APPLICANT/DEVELOPER:** MESANA INVESTMENTS SCOTT DAVIS
 OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 78 035 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7509 Carpenter Rd

▶ **LOCATION:** West side of Carpenter Rd., north of Patriot Way.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 19.86 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land / PR (Planned Residential)
 South: Residences / PR (Planned Residential)
 East: Residences / A (Agricultural)
 West: Vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 66

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Carpenter Rd., a minor collector street with a 17' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
 1. Corner radius variances for right-of-way and edge of pavement at the intersection of Road A and Carpenter Rd., from 25' to 0'.
 2. Right-of-way width variance for Road A, from 50' to 48.67' from Carpenter Rd to the eastern boundary line for the Subdivision at Lot 66.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 and 2 because the existing access strip for the property restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 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. Widening Carpenter Rd. from the subdivision entrance south to the entrance for Carpenter Ridge Subdivision, to a design standard acceptable to the Knox County Department of Engineering and Public Works. Design plans for the road widening shall be submitted to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision with the improvements being made in conjunction with the road improvements for the subdivision.
4. Prior to the issuance of any grading permits for the subdivision and prior to submission of a final plat, the applicant shall establish at least 300' of sight distance at the subdivision entrance onto Carpenter Rd. The required sight distance shall be certified in the field. (See comment section below)
5. Obtaining off-site grading easements if needed for the construction of Road A from Carpenter Rd. west to the first lots for the Subdivision.
6. Obtaining off-site drainage easements for the outfall from the detention basin as determined by the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Obtaining a determination from the Tennessee Department of Environment and Conservation (TDEC) on whether the closed contour in the vicinity of Lots 32-38 is a sinkhole. If the feature is a sinkhole, the concept plan would have to be modified, subject to staff approval, to create lots with adequate building sites outside of closed contour and associated drainage easement. A 50' building setback from the closed contour shall also be shown on the concept plan and final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
9. 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 development plan for up to 66 detached dwellings on individual lots, and the requested reduction of the peripheral setback to 20 feet as identified on the Concept Plan, 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 of a Concept Plan and a Use-on-Review.

COMMENTS:

The applicant is proposing to subdivide this tract of approximately 19.86 acres into 66 lots at a density of 3.32 du/ac. The Knox County Commission approved the rezoning request for this property to PR (Planned Residential) at a density of 1 - 4 du/ac on September 25, 2006. A Concept Plan (1-SG-07-C / 1-J-07-UR) that was approved for this property on January 11, 2007, has expired.

At the present time, sight distance at the proposed access onto Carpenter Rd. is very limited. This was an issue under the previous approval. The required sight distance at this location is 300'. Due to safety concerns with the limited sight distance, Staff is recommending a condition that prior to the issuance of any grading permits for the subdivision and prior to submission of a final plat, the applicant shall establish at least 300' of sight distance at the subdivision entrance onto Carpenter Rd. During the design plan stage of the development, the applicant will submit plans to the Knox County Department of Engineering and Public Works for any work that may be required in the public right-of-way. The required sight distance shall be certified in the field before any permits will be issued for the subdivision or a final plat is accepted for review.

The Planning Commission and Knox County Engineering Staff are also recommending that Carpenter Rd. be widened from the area of the of the proposed subdivision entrance, south to the improvements on Carpenter Rd. that were implemented as part of the Carpenter Ridge Subdivision. This was also a condition of the previous concept plan approval.

The KGIS database indicates that there is a closed contour in the area of proposed Lots 32-38. The applicant will need to obtain a determination from the Tennessee Department of Environment and Conservation (TDEC) on whether the closed contour is a sinkhole. If the feature is a sinkhole, the concept plan would have to be modified, subject to staff approval, to create lots with adequate building sites outside of closed contour and associated drainage easement. A 50' building setback from the closed contour shall also be shown on the

concept plan and final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.

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

1. Other properties in the immediate area have developed or are under development with residential uses at similar densities.
2. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
3. The widening improvements to Carpenter Rd., as required by the Knox County Department of Engineering and Public Works, will improve the carrying capacity on the existing roadway for the projected traffic from this subdivision.

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

1. With the stated conditions, 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 since the subdivision has direct access to a minor collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property as low density residential. The site is located in the Planned Growth Area of the Growth Policy Plan. The PR zoning approved for this site will allow a density up to 4 du/ac. At a proposed density of 3.32 du/ac, the subdivision is consistent with the approved zoning, Sector Plan and Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 707 (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.

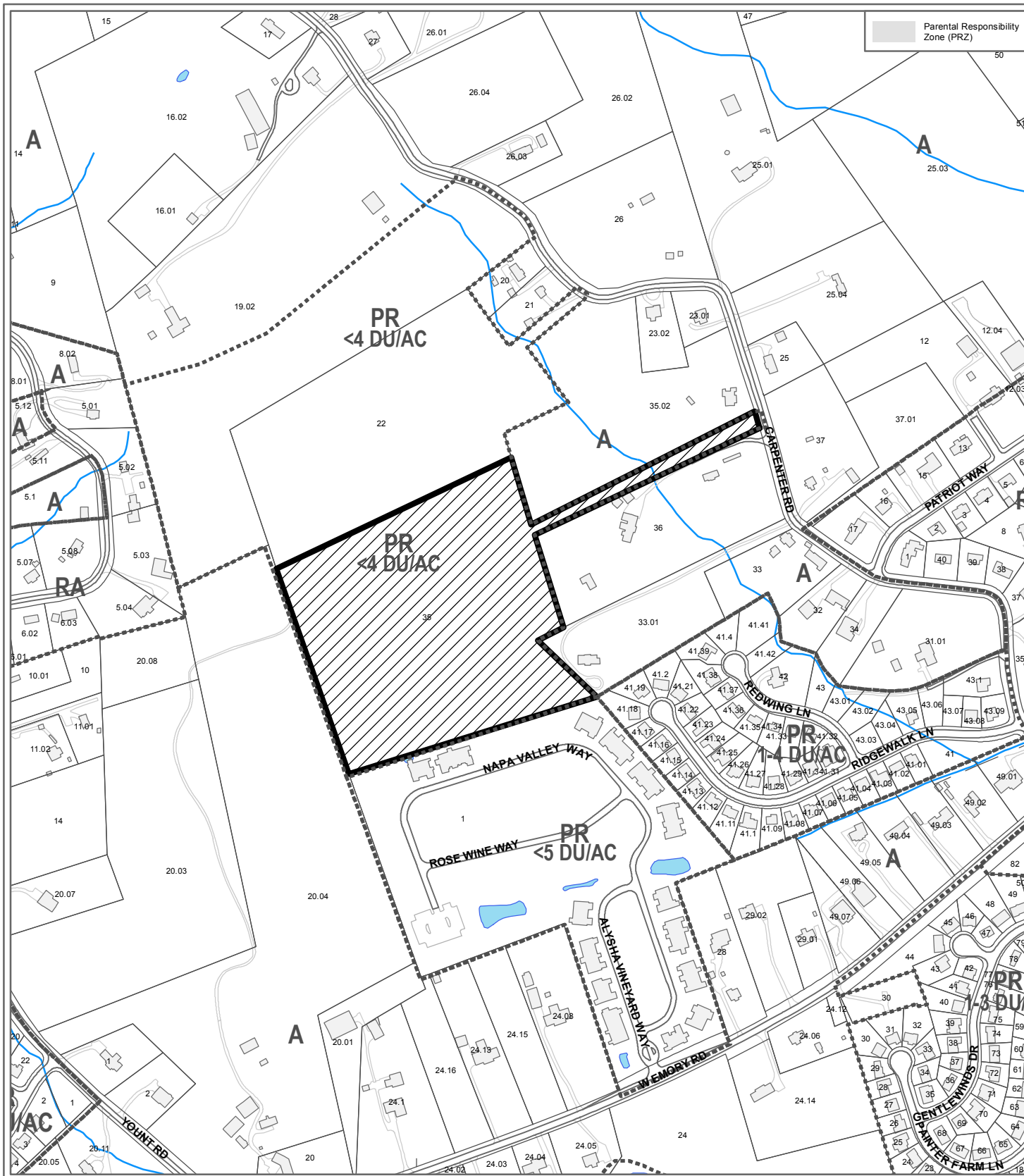
ESTIMATED STUDENT YIELD: 35 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

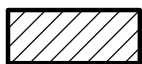
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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.



**3-SE-16-C / 3-D-16-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

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

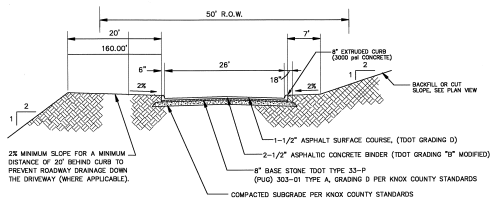
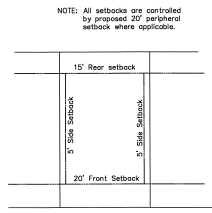
Petitioner: Mesana Investments, Scott
Davis
Dorchester

Map No: 78
Jurisdiction: County

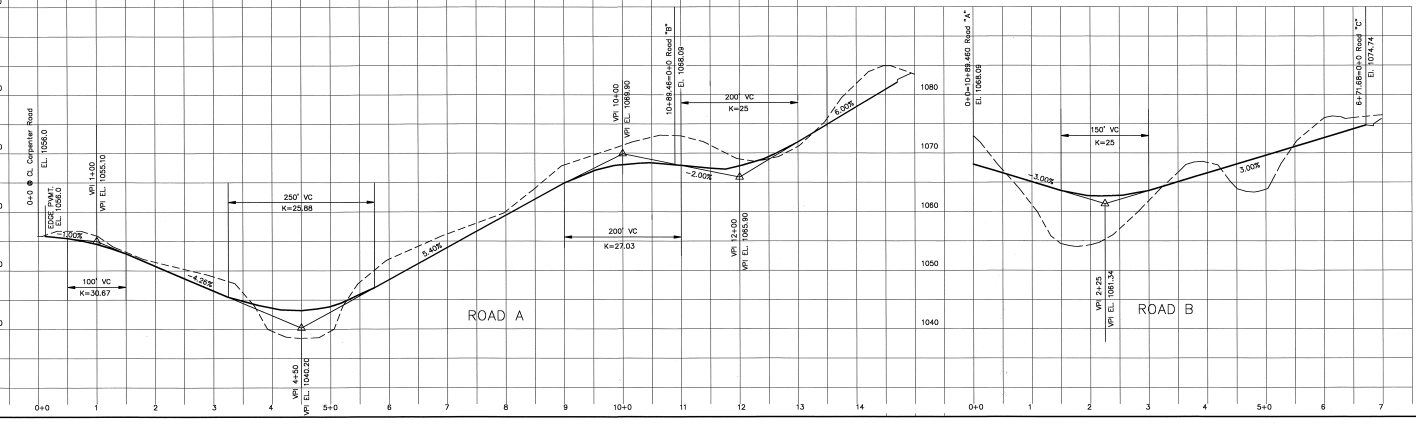
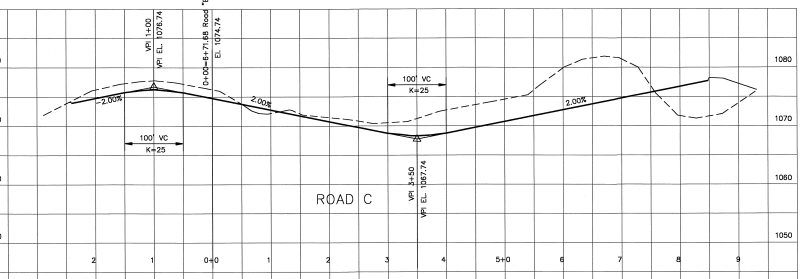




CERTIFICATION OF CONCEPT PLAN
 I hereby certify that I am a Surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify these plans and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been limited and described in a report filed with the Metropolitan Planning Commission.
Jim Sullivan
 TN RLS #1306

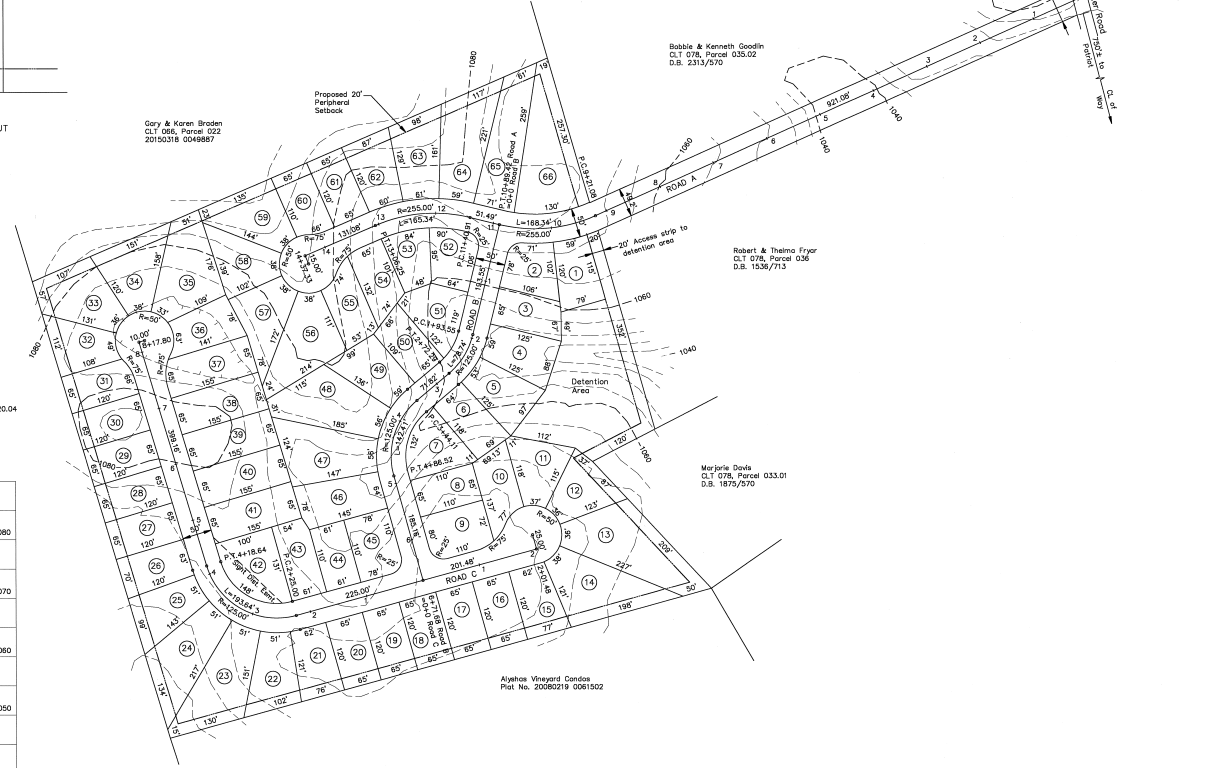


TYPICAL ROADWAY CROSS-SECTION NTS

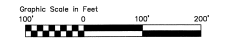


- NOTES:
- CLT MAP 078, PARCEL 035.
 - NO. OF LOTS - 66.
 - AREA SUBDIVIDED - 19.86 ACRES.
 - THIS PROPERTY IS ZONED PR.
 - ALL LOTS ON THIS PLAN WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.
 - 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND 5/0 PERMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.

- VARIANCE REQUESTS:
- WIDTH OF ROAD A AT ENTRANCE FROM 50' TO 48.67'.
 - CONNECTING RIGHT-OF-WAY & PAVEMENT RADIUS AT ENTRANCE FROM 25' TO 0'.



3-SE-16-C
 3-D-16-WK
 REVISED
 12-25-16



CONCEPT PLAN & SITE PLAN
DORCHESTER
 CLT MAP 078, PARCEL 035
 DISTRICT 6 - KNOX CO., TENN.
 SCALE: 1"=100' JAN. 25, 2016
 FEB. 24, 2016

SURVEYOR:
 JIM SULLIVAN
 2543 CREEKSTONE CIRCLE
 MARTINVILLE, TN, 37064
 PH. 406-7324

OWNER:
 MESANA INVESTMENTS, LLC
 P.O. BOX 11316
 KNOXVILLE, TN, 37939
 PH. (865) 693-3356