

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

► **FILE #:** 5-SC-16-C  
5-F-16-UR

**AGENDA ITEM #:** 11  
**AGENDA DATE:** 5/12/2016

► **SUBDIVISION:** EDITH'S PLACE  
► **APPLICANT/DEVELOPER:** TEKCO, LLC  
**OWNER(S):** Tekco, LLC

**TAX IDENTIFICATION:** 68 P C 015  
**JURISDICTION:** City Council District 3  
**STREET ADDRESS:** 0 Murray Dr

[View map on KGIS](#)

► **LOCATION:** Southeast side of Murray Dr. & Northeast side of Wilkerson Rd.

**SECTOR PLAN:** Northwest City  
**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)  
**WATERSHED:** Third Creek

► **APPROXIMATE ACREAGE:** 6.46 acres

► **ZONING:** RP-1 (Planned Residential)

► **EXISTING LAND USE:** Vacant

► **PROPOSED USE:** Detached residential development

**SURROUNDING LAND USE AND ZONING:** Property immediately adjacent to this site is zone A-1 agricultural and R-1 residential. Zoning within 1600' of this site includes C-3 and C-4 commercial and RP-1 residential zoning. The predominant use in the vicinity of the site is houses on individual lots. General commercial uses are in place along Clinton Highway.

► **NUMBER OF LOTS:** 22

**SURVEYOR/ENGINEER:** Robert Campbell & Associates

**ACCESSIBILITY:** Access is via Murray Dr., a major collector street with a pavement width of 18' within a right-of-way that varies from 50' to 60', and Wilkerson Rd., minor collector with a pavement width of 18' within a 50' right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:**

- 1) Length of vertical curve Road "A" station 10+60 from 150' to 120'.
- 2) Length of vertical curve Road "B" station 20+50 form 105' to 100'.
- 3) Increase maximum grade of Road "A" from 12% to 13%.
- 4) Decrease minimum radius at intersection of Road "A" and Road "B" from 75' to 25'.

### STAFF RECOMMENDATION:

► **APPROVE** variances 1-4 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

**APPROVE** the Concept Plan subject to 7 conditions:

1. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
2. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Murray Dr. at the intersection with the access to this project. as required in section 62-88 of the Subdivision Regulations.
3. Place a note on the final plat that all lots will have access to the internal street system only
4. Prior to recording the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the stormwater drainage facilities and all other commonly held assets.
5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
7. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

► **APPROVE the development plan for up to 22 detached residential units on individual lots, subject to 1 condition.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 district and the other criteria for approval of a use-on-review.

The applicant is proposing to develop a project containing 22 detached dwellings on individual lots on this 6.46 acre site. The site was zoned RP-1 (Planned Residential) in 1973 but does not have a maximum density. Based on the fact that the site is shown for low density residential use on the Knoxville One Year Plan and sector plan, a plan for up to 6 units per acre could be submitted for review. The proposed development density of this project is 3.4 du/ac.

In 1995 and 2007 MPC approved a development plan for this site that was 40+ attached units. MPC's approval was overturned by the Knoxville City Council both times because area residents objections based on concerns regarding neighborhood compatibility and the condition of Murray Dr. Staff believes that the current plan is more inline with the concerns previously expressed and since the site is located at the intersection of two collector streets and it is located within approximately 1500' of Clinton Highway, the use of this site for low density housing is appropriate.

**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 utility services.
2. Any school age children living in this development are presently zoned to attend Norwood Elementary, Northwest Middle, and Powell High Schools.
3. The proposed residential development is consistent in use and density with the zoning and community facilities in the area. The predominant use in the area is detached single family dwellings.
4. The proposed detached residential subdivision density is 3.4 du/ac.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. With the recommended conditions, the proposed residential development meets the standards of the RP-1 (Planned Residential) Zone and all other requirements of the 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 One Year 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 non-residential traffic through residential areas since the project is located on collector streets.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The One Year Plan and Sector Plan identify this property for low density residential use with a maximum density of 6 du/ac. The proposed development density of 3.4 dwellings per acre is within the development density permitted by the One Year Plan and Sector Plan.

ESTIMATED TRAFFIC IMPACT: 257 (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: 9 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Norwood Elementary, Northwest Middle, and Powell 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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.