

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

▶ **FILE #:** 1-SF-17-C **AGENDA ITEM #:** 15
 1-J-17-UR **AGENDA DATE:** 4/13/2017

POSTPONEMENT(S): 1/12/2017-3/9/2017

▶ **SUBDIVISION:** ANDES COURT
 ▶ **APPLICANT/DEVELOPER:** CORNERSTONE DEVELOPMENT, LLC
 OWNER(S): John Huber

TAX IDENTIFICATION: 91 123 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 2115 Andes Rd

▶ **LOCATION:** Southwest side of Andes Rd, southeast of Ball Camp Pike

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 1.87 acres

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

▶ **EXISTING LAND USE:** Two detached houses

▶ **PROPOSED USE:** Single family house lots

SURROUNDING LAND USE AND ZONING: The site is located in an area that has a mix of attached and detached residential development in the RA, PR and CA zones.

▶ **NUMBER OF LOTS:** 7

SURVEYOR/ENGINEER: David Harbin

ACCESSIBILITY: Access is via Andes Rd., a major collector street with a 22' pavement width within a 70' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

- 1) Reduce right of way dedication on Andes Road from 30 feet to 22 feet from the centerline of road.
- 2) Reduce vertical curve length from 62.25 feet to 25 feet.
- 3) Reduce horizontal curve radius from 100 feet to 75 feet.

STAFF RECOMMENDATION:

▶ **POSTPONE** until the June 8, 2017 MPC meeting as requested by the applicant.

▶ **POSTPONE** until the June 8, 2017 MPC meeting as requested by the applicant.

COMMENTS:

The applicant is proposing to subdivide this 1.87 acre tract into 7 residential lots at a density of 3.74 du/ac. The

property is zoned PR (Planned Residential) and is located on the southwest side of Andes Road, southeast of Ball Camp Pike and north of Wisteria Way.

The applicant is requesting postponement for 60 days to allow time to address comments from staff.

ESTIMATED TRAFFIC IMPACT: 90 (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: 4 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ball Camp Elementary, Karns Middle, and Hardin Valley Academy.

- 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.