

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

▶ **FILE #:** 7-SB-17-C
 7-D-17-UR

AGENDA ITEM #: 19
AGENDA DATE: 7/13/2017

▶ **SUBDIVISION:** THE WOODS AT CHOTO
 ▶ **APPLICANT/DEVELOPER:** BALL HOMES, LLC
 OWNER(S): Ball Homes, LLC

TAX IDENTIFICATION: 169 013
 JURISDICTION: County Commission District 5
 STREET ADDRESS:

[View map on KGIS](#)

▶ **LOCATION:** South side Choto Rd, southeast of S. Northshore Dr.

SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Rural Area
 WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 27.3 acres

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

▶ **EXISTING LAND USE:**

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: This area is primarily developed with agricultural and rural to low density residential uses under A and PR zoning. A commercial node has been established at the intersection of Choto Rd. and S. Northshore Dr., zoned CN.

▶ **NUMBER OF LOTS:** 82

SURVEYOR/ENGINEER: Fulghum MacIndoe & Associates, Inc.

ACCESSIBILITY: Access is via Choto Rd., a minor collector street with 22' of pavement width within 50' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

- 1) Reduce minimum horizontal curve radius from 250' to 200' for Road "A" STA 1+11.55 to STA 3+14.20
- 2) Reduce minimum horizontal curve radius from 250' to 200' for Road "A" STA 7+38.00 to STA 10+32.15
- 3) Reduce minimum horizontal curve radius from 250' to 200' for Road "A" STA 12+48.65 to STA 15+82.72
- 4) Reduce minimum horizontal curve radius from 250' to 200' for Road "A" STA 19+55.76 to STA 22+42.17
- 5) Reduce minimum K-value for vertical curve from K=25 to K=15 for Road "A" STA 1+01.43
- 6) Reduce minimum K-value for vertical curve from K=25 to K=15 for Road "C" STA 0+57.07

STAFF RECOMMENDATION:

- ▶ **APPROVE variances 1 - 6 because the site's topography, site features and location restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.**

APPROVE the Concept Plan subject to 7 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Installation of sidewalks as identified on the concept plan, including requirements referenced in condition #4 below. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. Meeting the 6 requirements listed under "Developer Responsibility" in Exhibit A (attached), for the installation of a culvert and sidewalk crossing the creek (Holder Branch) along Choto Rd.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, drainage system and any recreational amenities.
7. 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 82 detached dwellings on individual lots, 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 27.3 acre tract into 82 residential lots for detached houses at a density of 3.00 du/ac. The subject property is within the Rural Area of the Growth Policy Plan and since it is adjacent to the Planned Growth Area, it is eligible for consideration of a density of up to 3 du/ac. At the June 8th MPC meeting, the planning commission recommended 3 du/ac. The applicant is seeking PR (Planned Residential) zoning at 4.5 du/ac, however, has submitted a concept plan at the 3 du/ac so that the concept plan can still be considered for approval at the July 13th MPC meeting. If the planning commission approves the concept plan and use-on-review at a density of 3 du/ac and then County Commission approves PR zoning at a density higher than 3 du/ac later this month then the applicant has the option of submitting a new concept plan and use-on-review application at a density consistent with the County Commission approval or developing consistent with this approval.

The applicant has provided sidewalks for the new internal streets, excluding the short cul-de-sac serving 4 houses (road "C"), and a sidewalk along the Choto Rd. frontage that will provide access to the neighborhood commercial area at the corner of Choto Rd. and Northshore Dr. The new sidewalk along Choto Rd. requires widening a culvert north of the main entrance (road "A") over Holder Branch stream. Knox County has agreed to assist with the installation of a wider culvert as outlined in Exhibit A (attached). Staff is recommending this sidewalk connection because of the proximity to the neighborhood commercial node and that the development density is consistent with low density residential land uses, which is greater than what is normally allowed in the Rural Area of the Growth Policy Plan.

Staff is recommending the peripheral setback reduction be denied because the applicant has requested the peripheral setback to remain at 35'. If a peripheral setback reduction was approved for 25', staff was recommending a type "B" landscape screen be installed along those properties lines.

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 services since water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 3.00 du/ac is consistent in use and density with the recommended rezoning and low density residential sector plan classification of the property.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of development that has occurred in this area.

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

1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR 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 proposed subdivision will not draw significant traffic through residential neighborhoods since the property will have direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for RR (Rural Residential), however, the planning commission approved/recommended the LDR (Low Density Residential) sector plan designation at the June 8, 2017 meeting. This proposal is consistent the LDR land use classification.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map, which allows consideration of up to 3 du/ac in accordance with Section 1, Policy 3.5 of the Growth Policy Plan. This policy requires that the property be zoned PR (Planned Residential), sanitary sewer and public water services be provided, the road the development connects to a collector or arterial, and that a traffic impact analysis be completed. The subject property and proposed development meet these criteria.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 34 (public school children, ages 5-18 years)

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

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

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.