

**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 - 7 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 6 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. 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 all applicable requirements of the Knox County Department of Engineering and Public Works.
5. 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.
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 Development Plan for up to 82 detached dwellings on individual lots and the reduction of the peripheral boundary setback from 35' to 25' for Lots 10-15, 21-27, 32-37, and 81, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Installing a landscape screen along the external property line where the peripheral setback has been reduced to 25' consistent with the intent of the Type "B" landscape screening guidelines (see attached). The landscape screening plan can consist of new or existing vegetation and must be approved by MPC staff before design plan approval by Knox County Engineering and Public Works.

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. The developer has requested assistance from Knox County in paying for and/or installing the culvert extension but as of the publishing of this report, this agreement has not been made by Knox County. Staff is still recommending that this sidewalk connection be made 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 that landscape screening be installed wherever the peripheral setback has been requested to be reduced to 25' to less the impact of the new development on adjacent properties.

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.

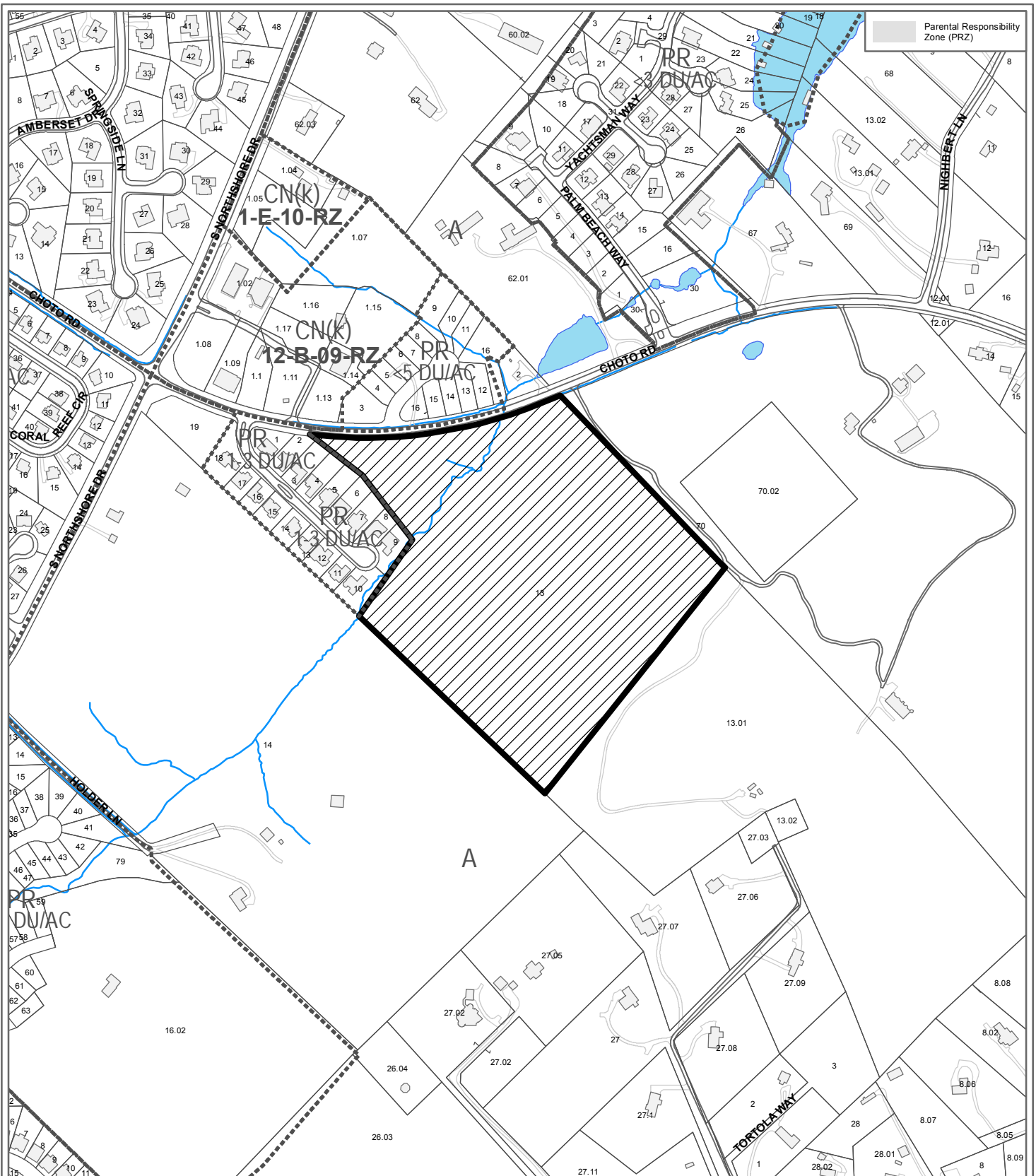
ESTIMATED STUDENT YIELD: 34 (public school children, ages 5-18 years)

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.



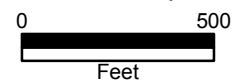
**7-SB-17-C / 7-D-17-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential) pending

Petitioner: Ball Homes, LLC
The Woods at Choto

Map No: 169
Jurisdiction: County



Original Print Date: 6/15/2017

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAC: 865.690.6448
www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

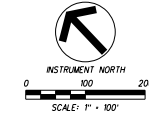
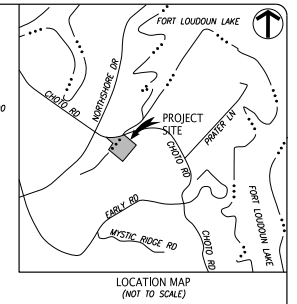
THE WOODS AT CHOTO
CCHOTO ROAD
KNOXVILLE, TENNESSEE 37922

BALL HOMES, LLC
3609 WALDEN DRIVE
LEXINGTON, KY 40517
CONTACT: D. RAY BALL, JR.
TELEPHONE NO.: 855.268.1191

CONCEPT PLAN

PROJ. NO.	DESIGNED BY	DRAWN BY	DATE	NO.	REVISION/ISSUE
582.002			06/28/17	1	REVISED PER MPC COMMENTS
			05/20/17	2	ISSUED CONCEPT PLAN

Project: 582.002
Sheet: C1
Date: 05/30/17
Scale: 1"=100'



GENERAL NOTES:

1. THE TOPOGRAPHIC & BOUNDARY DATA WAS PROVIDED BY KGIS. EXISTING CONTOURS ARE AT 2'-FT. INTERVALS.
2. PROPERTY CONCERNED REFLECTS PARCEL 160013 AS SHOWN BY KNOX COUNTY CLT MAP 168. ZONING FOR THE PROPERTY IS ZONED A, AGRICULTURE. THE TOTAL AREA IS 27.32 AC.
- OWNER: BALL HOMES, LLC
3609 WALDEN DRIVE
LEXINGTON, KY 40517
3. BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE AND 15'-FT. IN REAR. PERIPHERAL SETBACK IS 35'-FT.
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND 5/0' PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
6. PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PUBLIC ROAD, EXTENDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
7. THE PROPOSED DENSITY IS 82 DU/27.3 AC. = 3.00 DU/AC.

VARIANCE REQUESTS:

1. REDUCE MIN. HORIZONTAL CURVE RADIUS FROM 250' TO 200'
ROAD "A" STA. 1+11.55 TO STA. 3+14.20
ROAD "A" STA. 7+48.00 TO STA. 10+32.15
ROAD "A" STA. 12+48.65 TO STA. 15+82.72
ROAD "A" STA. 19+55.78 TO STA. 22+42.17
2. REDUCE MIN. K=VALUE FOR VERTICAL CURVE FROM K=25 TO K=15
ROAD "A" STA. 1+01.51
ROAD "C" STA. 0+57.07
3. REDUCE PERIPHERAL SETBACK FROM 35' TO 25' FOR LOTS 10-15, LOTS 21-27, LOTS 32-37 AND LOT 81

ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DIMENSIONS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN VARIANED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.



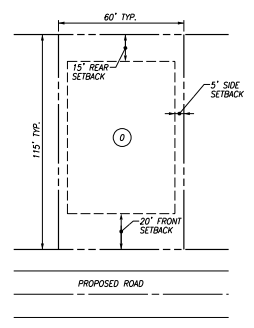
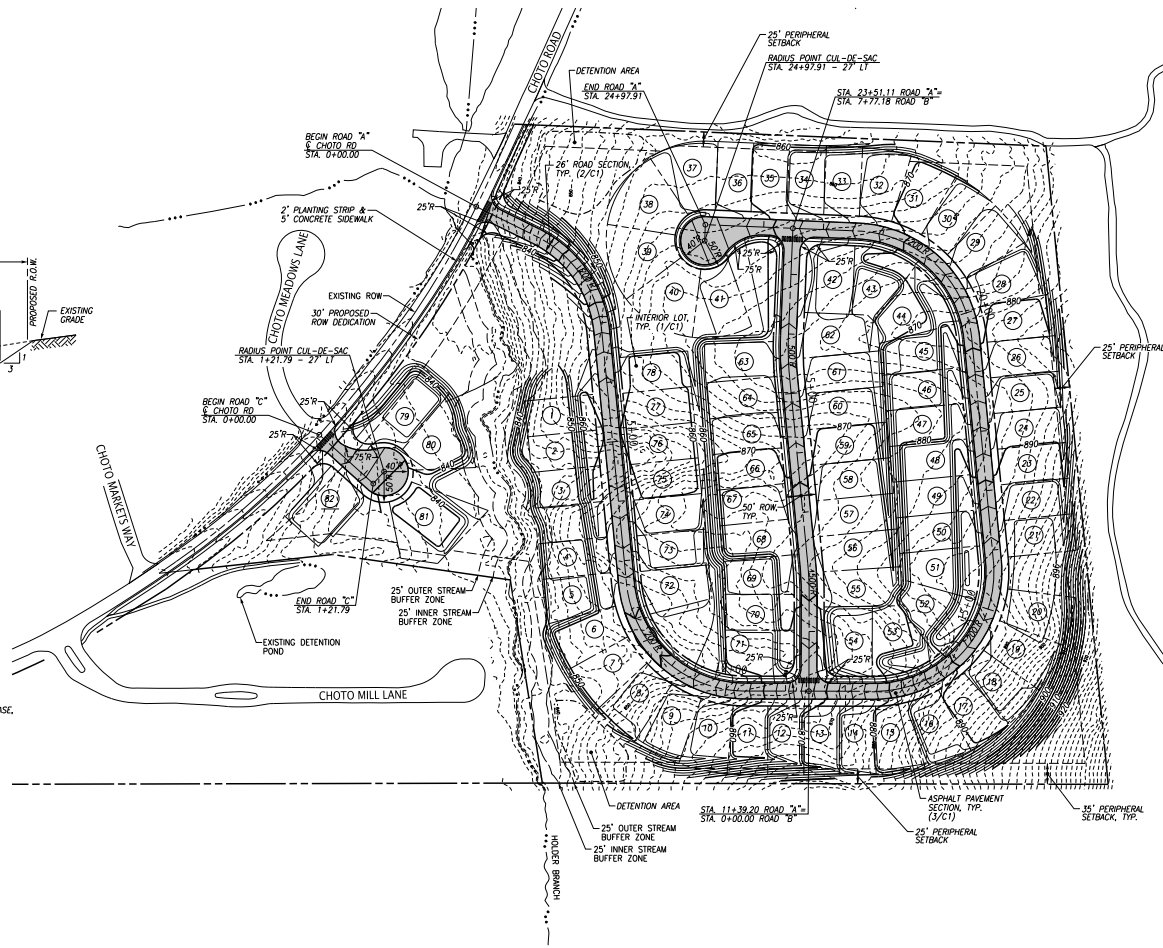
REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO. _____

UTILITY OWNERS:

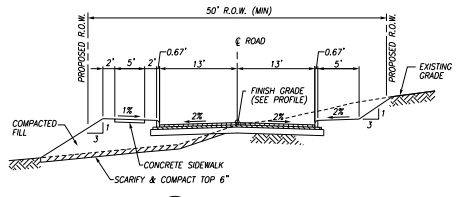
- WATER & SEWER**
FIRST UTILITY DISTRICT (FUD)
123 DUNWOOD ROAD
KNOXVILLE, TN 37922
CONTACT: MR. TROY WEDKIND
OFFICE PHONE: 865.777.2504
- ELECTRIC**
LENDOR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENDOR CITY, TN 37771
CONTACT: MR. JAY WINES
OFFICE PHONE: 865.986.6591
- GAS**
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MCCORMACK
OFFICE PHONE: 865.508.2123
- TELEPHONE**
AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MS. WICKIE DAILEY
OFFICE PHONE: 865.539.8571

LEGEND:

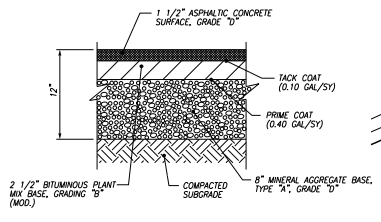
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LOT NUMBER
- PROPOSED PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- BUILDING SETBACK LINE



1 TYPICAL INTERIOR LOT
N.T.S.



2 TYPICAL 26' ROAD SECTION
N.T.S.



3 ASPHALT PAVEMENT SECTION
N.T.S.

- NOTES:**
1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.

7-SB-17-C
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Revised: 6/28/2017

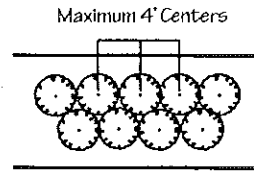
Type "B" Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

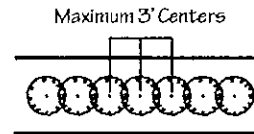
SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.

- Two offset rows of evergreen shrubs



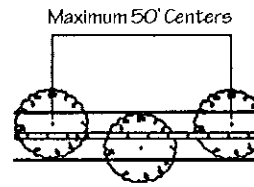
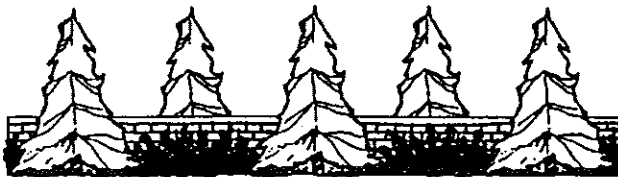
SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



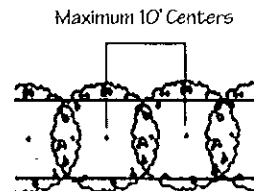
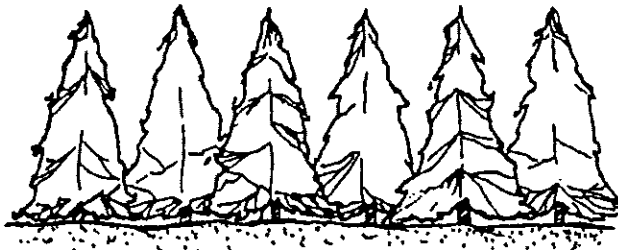
TREE HEIGHT
Installed: 8 ft.
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

For more information:
MPC
Development Services
Suite 403
City County Building
400 Main Street
Knoxville, TN 37902
Phone: 865 215-2500
Fax: 865 215-2068
Web: www.knoxmpc.org

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

SUBDIVISION - CONCEPT

Name of Applicant: Ball Homes, LLC
 Date Filed: 5/30/2017 Meeting Date: July 13, 2017
 Application Accepted by: Mike Reynolds
 Fee Amount: \$3,170 File Number: Subdivision - Concept 7-SB-17-06
 Fee Amount: _____ Related File Number: Development Plan 7-D-17-UR



PROPERTY INFORMATION

Subdivision Name: The Woods at Choto

Unit/Phase Number: 1 of 1

General Location: S Northshore Dr and Choto Rd

Tract Size: 27.3 No. of Lots: 89

Zoning District: Current: A / Proposed: PR

Existing Land Use: Vacant land

Planning Sector: SW County

Growth Policy Plan Designation: Current: RR
Proposed: LDR

Census Tract: 58.12

Traffic Zone: 176

Parcel ID Number(s): 169 013

Jurisdiction: City Council _____ District
 County Commission W6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Ball Homes, LLC

Company: Ball Homes, LLC

Address: 3609 Walden Drive

City: Lexington State: KY Zip: 40517

Telephone: 865-985-6705

Fax: 865-862-4775

E-mail: rhickey@ballhomes.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
 Name: William C. Fulghum, Jr., P.E.

Company: Fulghum, MacIndoe & Associates, Inc.

Address: 10330 Hardin Valley Rd, Ste 201

City: Knoxville State: TN Zip: 37932

Telephone: 865-690-6419

Fax: 865-690-6448

E-mail: fulghum@fulghummacindoe.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer First Utility District

Water First Utility District

Electricity Lenoir City Utility Board

Gas Knoxville Utility Board

Telephone AT&T

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT
 Name: Carter McCall, E.I.

Company: Fulghum, MacIndoe & Associates, Inc.

Address: 10330 Hardin Valley Rd, Ste 201

City: Knoxville State: TN Zip: 37932

Telephone: 865-690-6419

Fax: 865-690-6448

E-mail: mccall@fulghummacindoe.com

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

VARIANCES REQUESTED

1. Increase maximum grade at intersection from 1% to 3%

Justify variance by indicating hardship: Steep slope at intersection of Road "A" and Choto Rd

2. Reduce minimum horizontal curve radius from 250' to 200'

Justify variance by indicating hardship: Site constraints

3. _____

Justify variance by indicating hardship: _____

4. _____

Justify variance by indicating hardship: _____

5. _____

Justify variance by indicating hardship: _____

6. _____

Justify variance by indicating hardship: _____

7. _____

Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

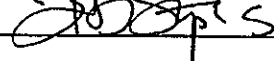
Name: Brian D. STEPHENS

Address: 3609 WALDEN DR.

City: LEXINGTON State: KY Zip: 40517

Telephone: 859-268-1191

Fax: 859-268-9093

Signature: 

Date: 5/25/17

E-mail: BSTEPHENS@BAUHHOMES.COM