

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

▶ **FILE #:** 6-SD-17-C **AGENDA ITEM #:** 17
 6-F-17-UR **AGENDA DATE:** 6/8/2017

▶ **SUBDIVISION:** CAMPBELL PARK
 ▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN
 OWNER(S): Brandywine at Campbell Station

TAX IDENTIFICATION: 130 J E 001 - 009 AND PARCEL 065 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 1108 N Campbell Station Rd

▶ **LOCATION:** North side of N. Campbell Station Rd., east of Fretz Rd.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Urban Growth Area
 WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 2.73 acres

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

▶ **EXISTING LAND USE:** 1 dwelling and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR residential and A agricultural. Development in the area consists of detached dwellings at densities range between 1 and 3.7 du/ac

▶ **NUMBER OF LOTS:** 11

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via N. Campbell Station Rd., a minor arterial street with a pavement width of 19' within a 40' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** All required variances previously approved 3-SE-15-C

STAFF RECOMMENDATION:

▶ **APPROVE the revised concept plan subject to 8 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Lots 10 and 11 sharing a driveway to Campbell Station Rd. as shown on the revised concept plan (received on 5/30/17)
3. Identifying the location of the driveways in the field for lot #9R and lots #10-11 and certifying that the sight distance at each driveway looking onto N. Campbell Station Rd. meets or exceeds the 400 feet required by Subdivision Regulations.
4. Provision of a back around driveway on lot #9R and lots 10-11 so that vehicles exiting these lots will not have to back out onto N. Campbell Station Rd.

5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots with the exception of lots #9R and #10-11 will have access from the internal road system only.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the detention basin, common driveway (lots #10-11) and any other commonly held assets.
8. 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 request to revise the development plan for Campbell Park Subdivision to permit two additional detached dwellings on individual lots with a maximum total of eleven dwellings and reduce the peripheral boundary setback per the 2 conditions**

1. Reduce the peripheral boundary setback from 35' to 25 along the northern boundary of lots 10 and 11 and along the western boundary of lot 11, reduce the peripheral boundary setback from 35' to 20 along the southern boundary of lots 10 and 11 and permit the reduction of the periphery boundary setback for all other lots as previously approved 3-K-15-UR
2. Meeting all applicable requirements of the Knox County Zoning Ordinance

With the conditions noted this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

COMMENTS:

The applicant obtained approval from MPC in 2015 for a concept plan that would permit nine lots at this location. He has purchased some adjoining property and is now proposing two additional lots. The two new lots along with one of the previously approved lots will front on N. Campbell Station Rd. Due to the continued traffic growth on N. Campbell Station Rd., staff is requiring that lots #10 and 11 share a driveway. Additionally, staff will require the applicant's surveyor to certify that the 400 feet of sight distance required by the Subdivision Regulations is provided at each of the proposed driveway locations. Access to the other eight lots in the project will be from a short cul-de-sac street that has been constructed as part of the previously approved plan.

In order to increase the number of permitted lots, the developer had to get the entire 2.73 acre site rezoned from A (Agricultural) and PR (Planned Residential) at 4 du/ac to PR (Planned Residential) at 4.1 du/ac. MPC approved this request at the April 13 meeting and the Knox County Commission approved the rezoning on May 22, 2017.

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 all utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

1. The proposed detached single-family subdivision meets the standards for development within the 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.
3. The recommended density of this site is 1-4.1 dwelling units per acre. The proposed 4.03 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The proposed development density of 4.03 du/ac is consistent with the Sector Plan and

the other development found in the area.

2. The site is located within the Urban Growth area for the Town of Farragut as shown on the Knoxville-Knox County-Farragut Growth Plan.

ESTIMATED TRAFFIC IMPACT: 136 (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.

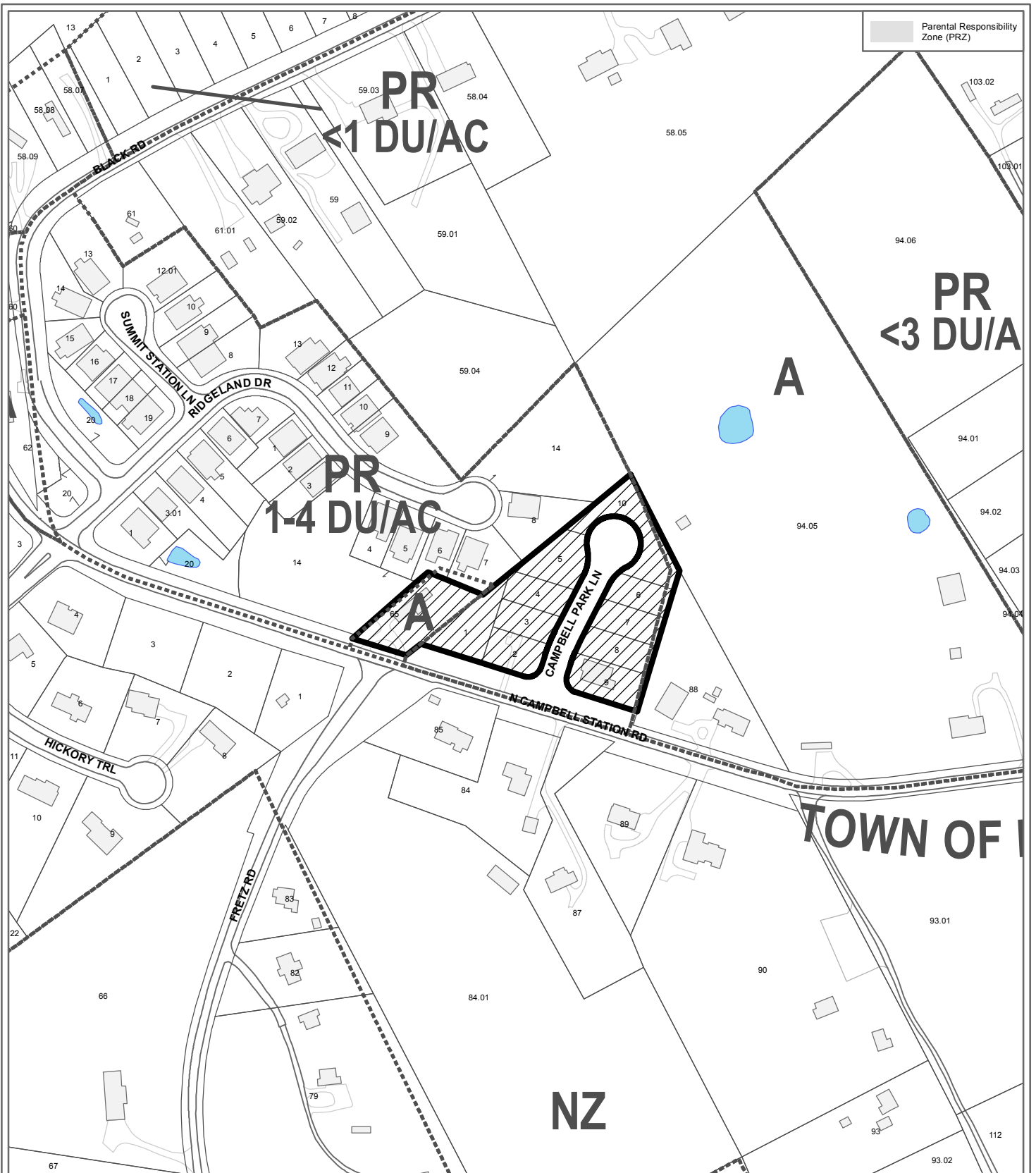
ESTIMATED STUDENT YIELD: 5 (public school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Hardin Valley Academy.

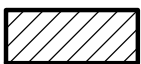
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. 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.



**6-SD-17-C / 6-F-17-UR
CONCEPT PLAN/USE ON REVIEW**

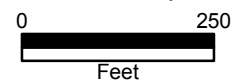


Detached residential subdivision in PR (Planned Residential) & PR Pending

Petitioner: Sullivan, Jim
Campbell Park

Map No: 130

Jurisdiction: County



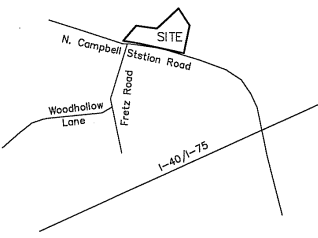
Original Print Date: 5/17/2017

Revised:

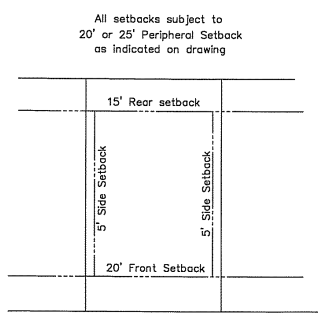
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

NOTES:

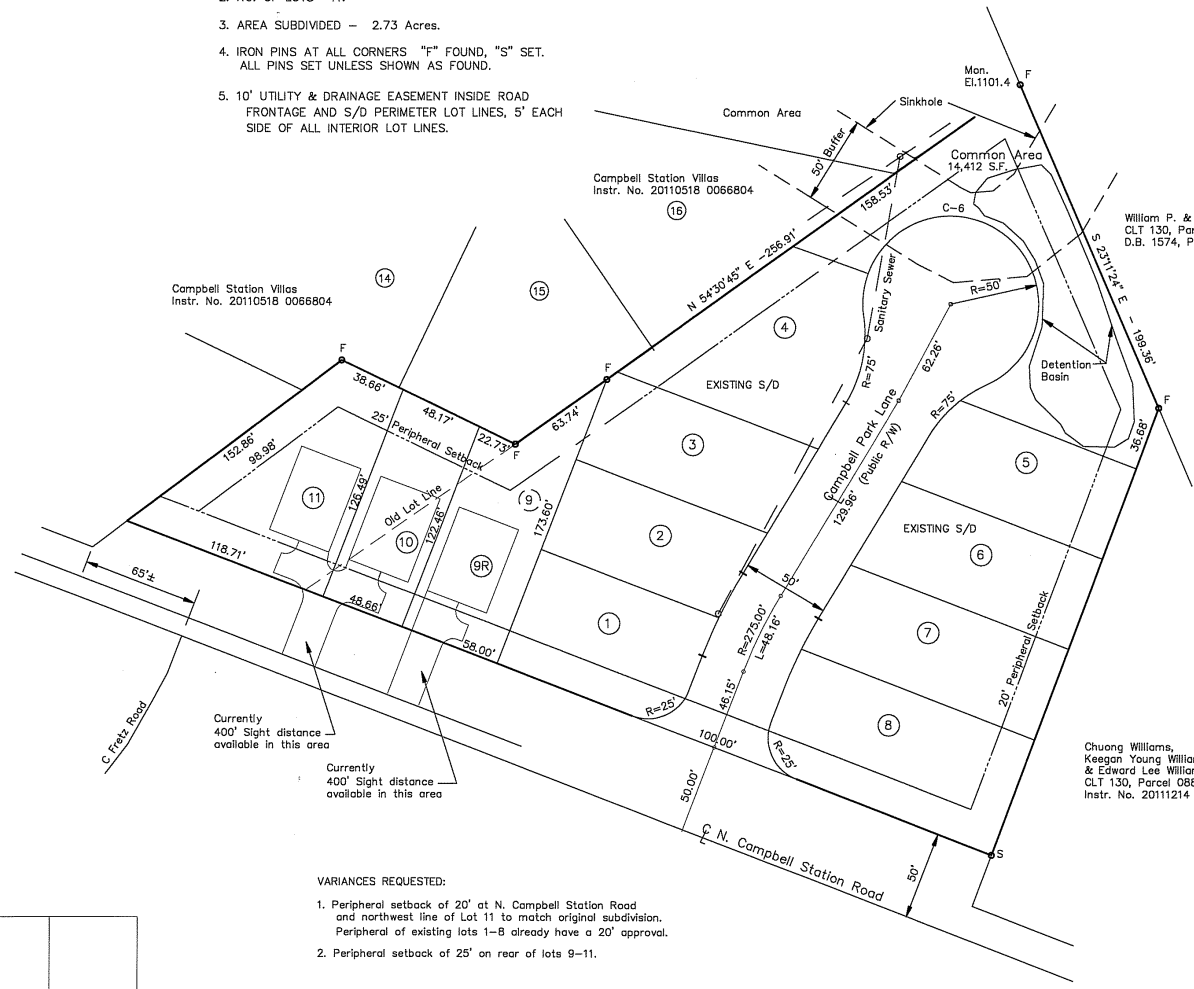
1. CLT MAP 130, PARCEL 065 & CLT 130J, GROUP E, PARCEL 001.
2. NO. OF LOTS -11.
3. AREA SUBDIVIDED - 2.73 Acres.
4. IRON PINS AT ALL CORNERS "F" FOUND, "S" SET. ALL PINS SET UNLESS SHOWN AS FOUND.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.



LOCATION MAP NOT TO SCALE



TYPICAL LOT LAYOUT NTS



VARIANCES REQUESTED:

1. Peripheral setback of 20' at N. Campbell Station Road and northwest line of Lot 11 to match original subdivision. Peripheral of existing lots 1-8 already have a 20' approval.
2. Peripheral setback of 25' on rear of lots 9-11.

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 itemized and described in a report filed with the Metropolitan Planning Commission.

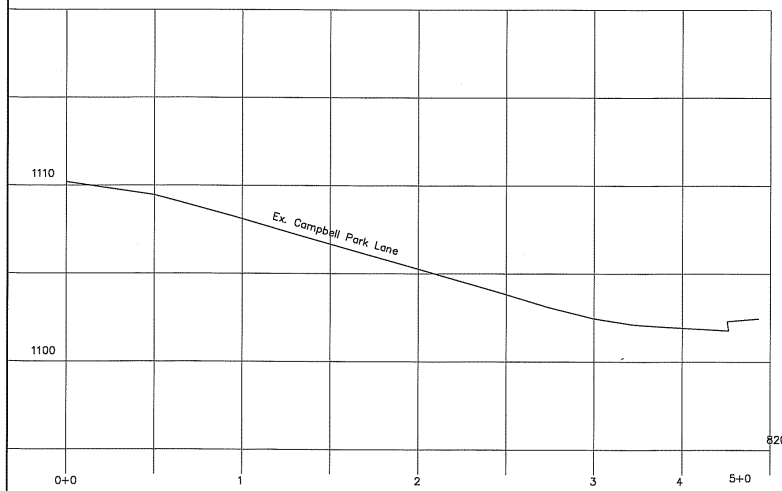
TN RLS #1306

SURVEYOR:
JIM SULLIVAN
2543 CREEKSTONE CIRCLE
MARYVILLE, TN 37804
PH. 406-7324

DEVELOPER:
Brandywine at Campbell Station Road, LLC
c/o Bruce Matzel
941 Fretz Road
Knoxville, TN. 37932
PH. (732) 616-3386

William P. & Bonnie E. Campbell
CLT 130, Parcel 094
D.B. 1574, Pg. 361

Chuong Williams,
Keegan Young Williams,
& Edward Lee Williams
CLT 130, Parcel 088
Instr. No. 20111214 0032784



6-SD-17-C
6-F-17-UR
REVISED
5-30-17

REVISED

CONCEPT PLAN AND SITE PLAN

CAMPBELL PARK S/D

CLT MAP 130, PARCEL 065 & CLT MAP 130J, GROUP E, PARCEL 001=009

DISTRICT 6 - KNOX CO., TENN.

SCALE: 1"=50' APRIL 24, 2017
MAY 24, 2017

SUBDIVISION - CONCEPT



Name of Applicant: Jim Sullivan
Date Filed: 4/24/17 Meeting Date: June 8, 2017
Application Accepted by: Brusseau
Fee Amount: \$1200 File Number: Subdivision - Concept 6-SD-17-C
Fee Amount: \$1200 Related File Number: Development Plan 6-F-17-UR

PROPERTY INFORMATION
Subdivision Name: (Revised) Campbell Park
Unit/Phase Number:
General Location: N Campbell Station Road, north of I-40
Tract Size: 2.73Ac No. of Lots: 11
Zoning District: PR + PR (pending)
Existing Land Use: Vacant Res
Planning Sector: Northwest County
Growth Policy Plan Designation: Urban Growth (Farragut)
Census Tract: 5904
Traffic Zone: 237
Parcel ID Number(s): 130-065, 1301E 001-009
Jurisdiction: [X] County Commission 6th District

PROPERTY OWNER/OPTION HOLDER
PLEASE PRINT
Name: Bruce Metzger
Company: Brandwine at Campbell Station
Address: 941 Fretz Road Road LLC
City: Knoxville State: TN Zip: 37932
Telephone: (732) 616-3386
E-mail:

PROJECT SURVEYOR/ENGINEER
PLEASE PRINT
Name: Jim Sullivan
Company: Jim Sullivan Land Surveyor
Address: 2543 Creekstone Circle
City: Maryville State: TN Zip: 37804
Telephone: (865) 406-7324
Fax: (865) 233-0572
E-mail: susieandjim5@gmail.com

AVAILABILITY OF UTILITIES
List utility districts proposed to serve this subdivision:
Sewer: FUD
Water: FUD
Electricity: LCUB
Gas: KUB
Telephone: TDS

TRAFFIC IMPACT STUDY REQUIRED
[X] No [] Yes

USE ON REVIEW [] No [X] Yes
Approval Requested:
[X] Development Plans in Planned District or Zone
[] Other (be specific):

VARIANCE(S) REQUESTED
[] No [X] Yes (If Yes, see reverse side of this form)

APPLICATION CORRESPONDENCE
All correspondence relating to this application (including plat corrections) should be directed to:
PLEASE PRINT
Name: Jim Sullivan
Company: same as above
Address:
City: State: Zip:
Telephone:
Fax:
E-mail:

VARIANCES REQUESTED

1. Peripheral setback at street 35' to 20'

Justify variance by indicating hardship: better placement of houses

2. Peripheral setback at side & rear, 35' to 25'

Justify variance by indicating hardship: better placement of houses

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.

Signature: Jim Sullivan

Date: April 24, 2017

PLEASE PRINT

Name: Jim Sullivan

Address: same as other side

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____