

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

► **FILE #:** 10-SB-17-C  
10-F-17-UR

**AGENDA ITEM #:** 17  
**AGENDA DATE:** 10/12/2017

► **SUBDIVISION:** HOPE SPRINGS  
► **APPLICANT/DEVELOPER:** MESANA INVESTMENTS  
OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 117 076

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11238 Yarnell Rd

► **LOCATION:** Southeast side Yarnell Rd, east of Lamons Quarry Ln.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Hickory Creek

► **APPROXIMATE ACREAGE:** 15.5 acres

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

► **EXISTING LAND USE:** Houses and vacant land

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area is developed with agricultural and rural residential uses under A zoning.

► **NUMBER OF LOTS:** 46

SURVEYOR/ENGINEER:

ACCESSIBILITY: Access is via Yarnell Rd., a major collector street with 24' of pavement width within 55' of right-of-way.

► **SUBDIVISION VARIANCES  
REQUIRED:**

### STAFF RECOMMENDATION:

► **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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. During design plan review, the area shown as a closed contour on the development plan must be determined to not be a sinkhole to the satisfaction of the Knox County 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 46 detached dwellings on individual lots, subject to 1 condition. DENY the request to reduce the peripheral setback from 35' to 20'.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this development plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

Staff is recommending that the peripheral setback reduction be denied because there was no justification provided by the applicant and no apparent justification to approve the reduction. On the west side of the development the peripheral setback is within the stream buffer or on the opposite side of the stream well away from the buildable area of the lots and also along a property line shared with a cemetery. Approximately half of the south property line is also on the opposite side of the stream as the buildable portion of the lots, within a stream buffer, and shared with a Waste Connection landfill. The remainder of the south property line is shared with a property zoned Agricultural. The east property line is adjacent to Agricultural zoned property that is used for residential uses and an equestrian training facility for kids and young adults. The north property line is along Yarnell Rd. and the requested peripheral setback would allow construction of houses and accessory structures much closer than other properties along the road that front the street. Most properties are still zoned Agricultural which requires a 40-foot front setback and the RA and RB zones require a 35-foot front setback. The reduced peripheral setback along Yarnell Rd. would not be consistent with the character of the area. The nearby Yarnell Station neighborhood to the east has the same zoning (PR < 3 du/ac) and was developed utilizing the 35-foot peripheral boundary.

If the planning commission chooses to reduce the peripheral setback as requested or for specific lots, a landscape screen consistent with the Type "B" landscape screening guidelines (see attached) should be installed along rear property line of all properties with a reduced peripheral setback. The landscape screening can consist of new or existing vegetation and should be approved by MPC staff before design plan approval by Knox County Engineering and Public Works.

**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 2.96 du/ac is consistent in use and density with the recommended rezoning and low density residential sector plan classification of the property.
3. With the recommended conditions, 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 Northwest County Sector Plan designates this property for LDR (Low Density Residential), which is consistent the proposal.
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. The property was rezoned to PR < 3 du/ac by County Commission in August 2017.

ESTIMATED TRAFFIC IMPACT: 507 (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: 19 (public school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns 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.