

**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
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 11238 Yarnell Rd

[View map on KGIS](#)

▶ **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 2 conditions. 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.

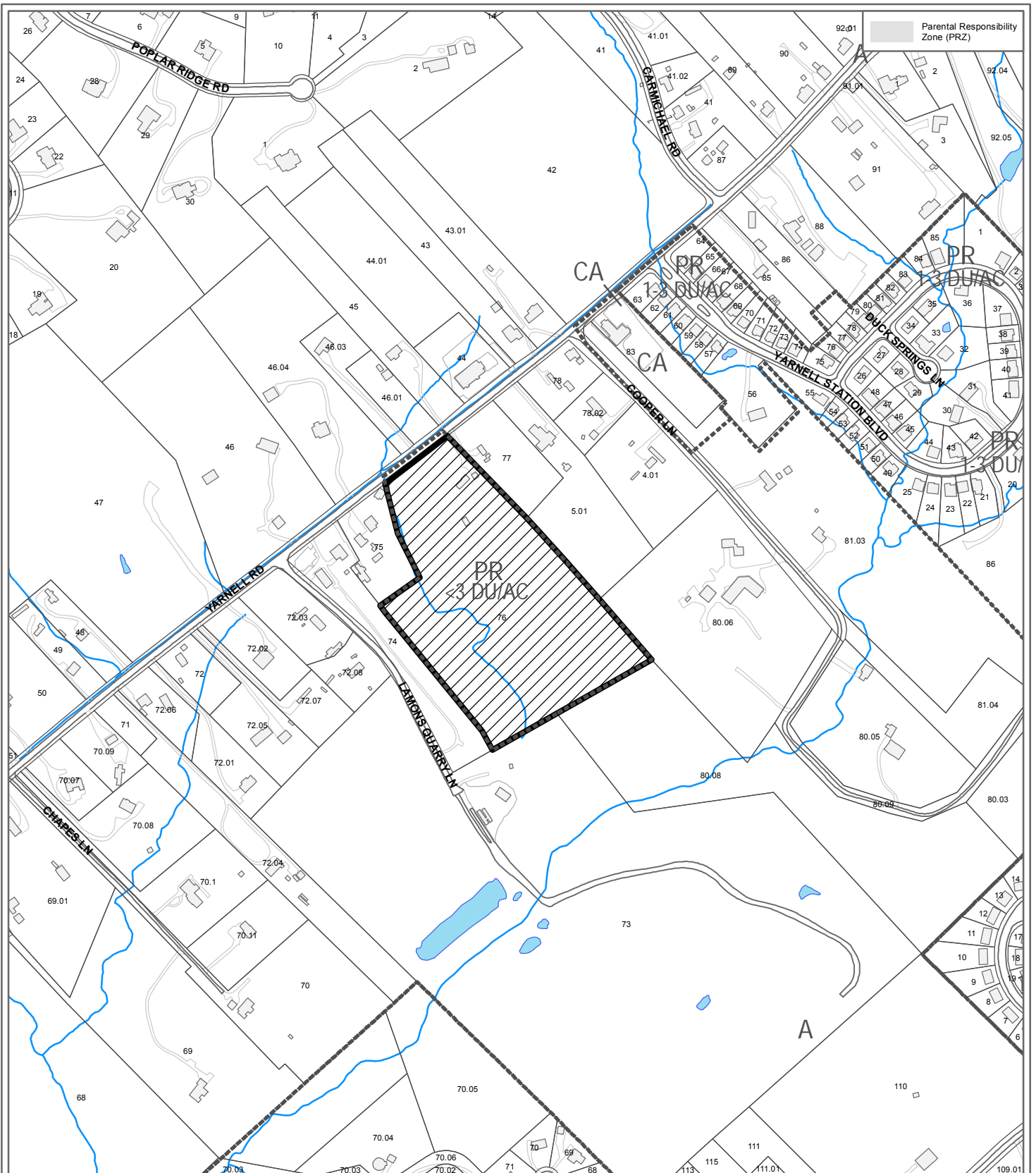
ESTIMATED STUDENT YIELD: 19 (public school children, ages 5-18 years)

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.



**10-SB-17-C / 10-F-17-UR
CONCEPT PLAN/USE ON REVIEW**



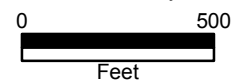
Detached residential subdivision in PR (Planned Residential) pending

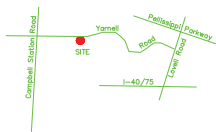
Original Print Date: 9/20/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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

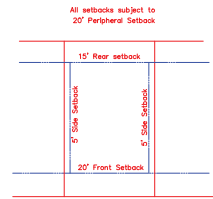
Petitioner: Mesana Investments
Hope Springs

Map No: 117
Jurisdiction: County

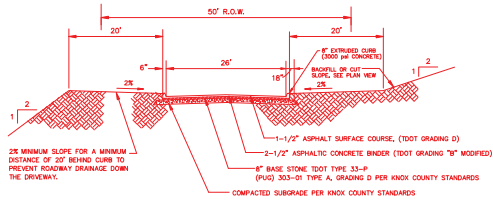




LOCATION MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
NTS



TYPICAL ROADWAY CROSS-SECTION
NTS

- NOTES:
1. CLT MAP 117, PARCELS 76 & 77.
 2. NO. OF LOTS - 46.
 3. AREA SUBDIVIDED - 15.5 ACRES.
 4. THIS PROPERTY IS ZONED PR.
 5. ALL LOTS ON THIS PLAT WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.
 6. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND 5/0' PERMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 7. THIS IS CERTIFY THAT THERE IS 400' SIGHT DISTANCE EACH WAY AT YARNELL ROAD.
- NOTE: VARIANCES REQUESTED:
1. PERIPHERAL SETBACK: 35' TO 20'.



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

TN RLS #1306

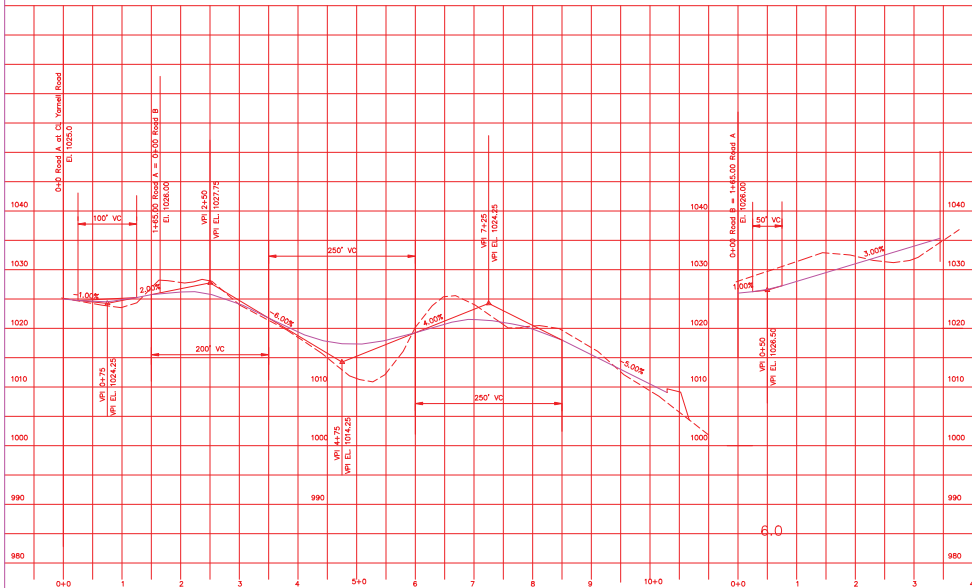
10-SB-17-C / 10-F-17-UR
Revised: 9/27/2017

SURVEYOR:
JIM SULLIVAN
2545 GREENSTONE CIRCLE
MARYVILLE, TN. 37804
PH. 406-7324

DEVELOPER:
MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN. 37939
PH. (865) 693-3356



CONCEPT PLAN & SITE PLAN
HOPE SPRINGS
CLT MAP 117, PARCELS 76 & 77
DISTRICT 6 - KNOX CO., TENN.
SCALE: 1"=100' AUG. 28, 2017



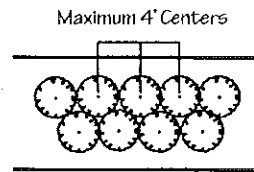
Type "B" Screen: Continuous

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.

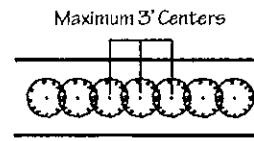
SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.

- Two offset rows of evergreen shrubs



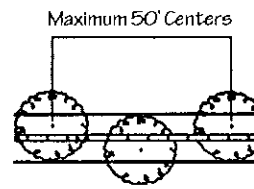
SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

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



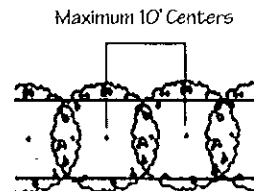
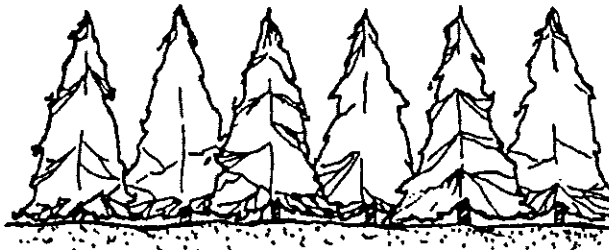
TREE HEIGHT
Installed: 8 ft.
Mature: 15 ft.

- 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.

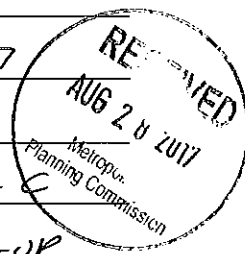
For more information:

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: Mesana Investments
 Date Filed: 8-28-2017 Meeting Date: 10/12/2017
 Application Accepted by: Mike Reynolds
 Fee Amount: \$1880.00 File Number: Subdivision - Concept 10-5B-17-C
 Fee Amount: _____ Related File Number: Development Plan 10-F-17-OR



PROPERTY INFORMATION

Subdivision Name: Hope Springs

Unit/Phase Number: _____

General Location: 11238 Yarnwell Rd

Tract Size: 16.50 No. of Lots: 46

Zoning District: PR (parking)

Existing Land Use: Vacant

Planning Sector: NW corner

Growth Policy Plan Designation: Rural

Census Tract: 59.04

Traffic Zone: _____

Parcel ID Number(s): 117 - 076

Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Scott Davis

Company: Mesana Investments, LLC

Address: P O Box 11315

City: Knoxville State: TN Zip: 37939

Telephone: 865-806-8008

Fax: 865-693-7465

E-mail: swd444@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT Name: Lynch Surveys, LLC

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer West Knox

Water West Knox

Electricity LCUB

Gas KVB

Telephone _____

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): 46 lot subdivision

VARIANCE(S) REQUESTED

No 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: Mesana Investments, LLC

Company: Scott Davis

Address: P O Box 11315

City: Knoxville State: TN Zip: 37939

Telephone: 865-806-8008

Fax: _____

E-mail: _____