

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

▶ **FILE #:** 8-SA-17-C **AGENDA ITEM #:** 13  
 8-I-17-UR **AGENDA DATE:** 9/14/2017

POSTPONEMENT(S): 8/10/2017

▶ **SUBDIVISION:** ARBOR BROOK  
 ▶ **APPLICANT/DEVELOPER:** DK DEVELOPMENT  
 OWNER(S): DK Development, LLC

TAX IDENTIFICATION: 79 040 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 4705 Beaver Ridge Rd

▶ **LOCATION:** North side of Beaver Ridge Rd., west of Windcrest Rd

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

WATERSHED: Grassy Creek

▶ **APPROXIMATE ACREAGE:** 5.3 acres

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - PR (Planned Residential)  
 South: Residences and vacant land - A (Agricultural) & OB (Office, Medical, and Related Services)  
 East: Residences - PR (Planned Residential)  
 West: Residences - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 20

SURVEYOR/ENGINEER: SITE, Inc.

ACCESSIBILITY: Access is via Beaver Ridge Rd., a local street with an 18' pavement width within a 50' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
 1. Reduction of the minimum public street right-of-way width for Road A, from 50' to 40'.  
 2. Reduction of the minimum public street right-of-way width for a cul-de-sac turnaround for Road A, from 50' to 47'.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 and 2 because the site's shape and existing features restrict compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

**APPROVE** the Concept Plan subject to 8 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 (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation and the U.S. Army Corps of Engineers.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and stormwater system.
6. Placing a note on the final plat that all lots except Lots 1 through 4 will have access only to the internal street system. Lots 1 through 4 shall have shared driveways as designated on the concept plan.
7. Including the sight distance easement with restrictions across lot 5 on the final plat.
8. 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 20 detached dwellings on individual lots and a reduction of the peripheral setback from 35' to 20' along the eastern and northern boundary lines 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 in the PR zone and a Use-on-Review.

**COMMENTS:**

The applicant is proposing to develop this 5.3 acre tract into 20 detached residential lots at a density of 3.77 du/ac. The rezoning of this site to PR (Planned Residential) at a density of up to 5 du/ac was recommended for approval by the Planning Commission on July 13, 2017. The Knox County Commission approved the rezoning to PR (Planned Residential) at a density of up to 5 du/ac on August 28, 2017.

The subdivision will be served by a public street with a 26' pavement width within a 40' right-of-way. The applicant has requested a reduction of the right-of-way from 50' to 40' due to site conditions including the site's shape and restrictions caused by an existing blue-line stream crossing the property and a wetland area located on the western side of the property. The Knox County Department of Engineering and Public Works is recommending approval of the two right-of-way reduction variances.

The applicant is also requesting a reduction of the peripheral setback from 35' to 20' along the eastern, northern and western boundary lines due to the site restrictions. Staff is recommending approval of the setback reduction due to the site constraints for the eastern and northern boundary lines. A reduction is not needed for the western boundary line since there are no buildings to be located in that area. The adjoining residential lots are zoned PR (Planned Residential) with recorded peripheral setbacks of 35'.

**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 available to serve this site.
2. The proposed detached residential subdivision at a density of 3.77 du/ac, is consistent in use and density (up to 5 du/ac) with the recent rezoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities.

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

1. The proposed detached residential subdivision meets the standards for development within a 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 proposed subdivision will not draw significant traffic through residential neighborhoods.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan designates this property for low density residential uses with a maximum density of 5 du/ac. The PR zoning for the site would allow a density up to 5 du/ac. At a proposed density of 3.77 du/ac, the proposed subdivision is consistent with the Sector Plan and approved zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 236 (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.

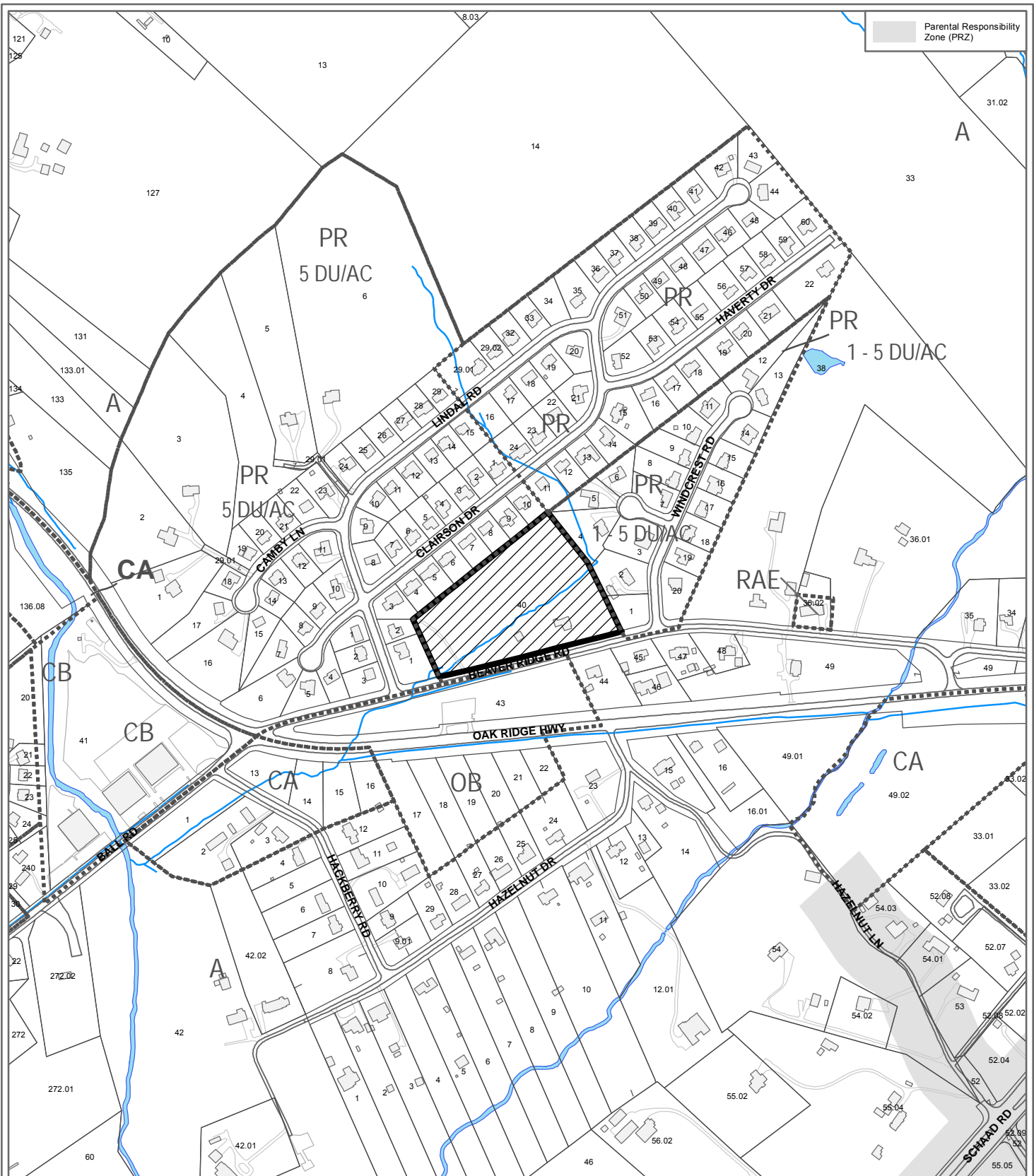
ESTIMATED STUDENT YIELD: 8 (public school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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.



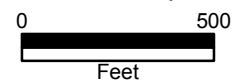
**8-SA-17-C / 8-I-17-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential) pending

Petitioner: DK Development  
Arbor Brook

Map No: 79  
Jurisdiction: County



Original Print Date: 7/18/2017  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

