

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

▶ **FILE #:** 1-SF-18-C **AGENDA ITEM #:** 9
 1-I-18-UR **AGENDA DATE:** 4/12/2018

POSTPONEMENT(S): 1/11/2018 - 2/8/2018

▶ **SUBDIVISION:** THE COVE IN WEST HILLS

▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN

OWNER(S): Wanda & Plumlee Moody

TAX IDENTIFICATION: 106 O A 039

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 0 Broome Rd

▶ **LOCATION:** Southeast side Broome Rd., northeast of Marlboro Rd.

SECTOR PLAN: Northwest City

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

WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 12.42 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area is developed with low density residential uses under R-1, R-1E, and RP-1 zoning. A senior living facility is currently under construction on the adjacent property to the northeast in the RP-1 zone.

▶ **NUMBER OF LOTS:** 45

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Broome Rd., a major collector street with 18' of pavement width within 50' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1) Reduce the vertical curve length at STA 0+74 from 195ft (K=25) to 126ft (K=16.15).

STAFF RECOMMENDATION:

▶ **POSTPONE** the concept plan application until the **May 10, 2018** as requested by the applicant.

▶ **POSTPONE** the Use on Review application until the **May 10, 2018** MPC as requested by the applicant.

COMMENTS:

In an email correspondence to the West Hills Neighborhood Association on March 30, 2018, the applicant stated his intent to withdraw the Concept Plan and Use on Review applications for the proposed residential

development, however, he elected not to submit a formal withdrawal request so the applications would remain as a discussion item on the MPC agenda. On April 9, 2018, after the original publication of the agenda, the applicant requested a 30-day postponement because he is not able to attend the MPC meeting.

The applicant is proposing to subdivide this 12.42 acre tract into 45 lots at a density of 3.6 dwelling units per acre (du/ac). The property is zoned RP-1 (Planned Residential) up to 6 du/ac. In 2007, the property was zoned from R-1 to RP-1 up to 6 du/ac with a condition restricting the use to senior citizen housing with up to 68 villas and an assisted living facility for up to 80 individuals in accordance with Memorandum of Agreement dated August 30, 2007 (see attachment). The proposal at the time was to construct an assisted living facility for 60-80 individuals on approximately 5 acres and 68 villas for senior citizens on 15.5 acres (approximately 4.4 du/ac). According to the Memorandum, the West Hills community was willing to accept the rezoning based on the concept plan presented. The proposed development never materialized and in early 2017 the property owner applied to have the condition removed that restricts the use of the property to housing for seniors. The application was postponed at January 2017 MPC meeting at the request of the applicant and approved by the Planning Commission on consent in February 2017.

The subject property is located on the southeast side of Broome Rd., approximately 600 feet south of Middlebrook Pike. The development includes sidewalks on one side of all internal roads and along the entire Broome Road frontage to tie into the sidewalk being installed to the northeast. This property is within the Parental Responsibility Zone for Bearden Middle School, which means that bus service is not provided. In such cases, MPC has a policy of recommending that sidewalks be installed.

The site has considerable topography change (approximately 65') from the high point along Broome Rd. to the low point along the rear property line. However, only a small part of the property in the southwest corner is within the Hillside Protection Area. The site is highly vegetated and will need to be cleared almost entirely to develop the subdivision as proposed.

This property is within the Ten Mile Creek watershed which requires stormwater retention rather than detention. Retention ponds hold water much longer than detention ponds and because of a steady release of water an easement will be needed from downstream property owners. If true retention or infiltration is used on the site then easements from downstream property owners will not be required.

Broome Rd. is a major collector that is currently less than the minimum width standard of 20'. As part of this development, Broome Rd. will be widened to 20' along the entire frontage of the development and tie into the road widening being installed by the adjacent development to the northeast.

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 utility services.
2. The proposed development has a density of approximately 3.6 du/ac, which consists of smaller lots than the typical .5 acre lots (~2 du/ac) within the adjacent West Hills and Bennett Place neighborhoods (zoned R-1E).
3. Controlling the volume of stormwater in the Ten Mile Creek watershed is a known issue that has resulted in stricter stormwater standards for development in this watershed. Before construction can begin on the site, the developer must prove those standards can be met during permit review. These stormwater standards provide downstream property owners additional protections against flooding compared to other areas in Knoxville.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed residential development meets the standards of the RP-1 (Planned Residential) zone and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the One Year 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 non-residential traffic through residential areas since the project is located on a collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The One Year Plan and Northwest City Sector Plan identify this property for LDR (low density residential) uses with a maximum density of up to 6 du/ac. The proposed development density of 3.6 du/ac is within the

development density permitted by these plans.

2. Approximately 1.3 acres in the southwest corner of the 12.42 acre property is within the Hillside Protection Area (HP) identified in the Northwest City Sector Plan. Of these 1.3 acres in the HP, approximately .4 acres are 25 percent slope or more, with the remainder primarily being between 15 - 25 percent slope. The steep slopes in the HP are on the west side of a natural drainage swale that runs through the property and are not part of a ridge system.

ESTIMATED TRAFFIC IMPACT: 497 (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: 16 (public school children, ages 5-18 years)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden 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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.