

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

▶ **FILE #:** 1-SF-18-C
 1-I-18-UR

AGENDA ITEM #: 15
AGENDA DATE: 1/11/2018

▶ **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:

▶ **APPROVE variance 1 in accordance with Concept Plan condition #1.**

APPROVE the Concept Plan subject to 13 conditions.

1. Submitting a letter of justification from the applicants engineer evaluating the existing road conditions and providing recommended improvements needed to justify the variance based on AASHTO standards. The variance is not operable until the letter of justification is reviewed and approved by the City of Knoxville Department of Engineering (Knoxville Engineering). Any recommended improvements are the responsibility of the applicant. If Knoxville Engineering does not approve the letter of justification, the Concept Plan must be revised to meet the Minimum Subdivision Regulations and submitted to MPC and Knoxville Engineering staff to verify conformance with the subdivision regulations.

2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
4. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
5. Place a note on the final plat that all lots will have access to the internal street system only.
6. Prior to recording the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the stormwater drainage facilities and all other commonly held assets.
7. Obtaining all necessary offsite utility easements per the requirements of the Knoxville Utilities Board.
8. Obtaining all necessary offsite stormwater drainage easements per the requirement of the City of Knoxville Department of Engineering.
9. Widening Broome Road to 10' pavement width from the road centerline along the entire frontage and to the future deceleration lane of the adjacent development to the northeast.
10. Installing the proposed sidewalk along entire Broome Road, including the small segment of frontage southwest of the Road "A" intersection and ADA accessible ramps to allow pedestrian crossing of Road "A".
11. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering. A bond shall be provided to the City of Knoxville Department of Engineering by the developer in an amount sufficient to guarantee the installation of the sidewalks.
12. Submitting a sight distance certification letter from the applicants engineer for review and approval by the City of Knoxville Department of Engineering.
13. 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 Development Plan for up to 45 detached residential units on individual lots, subject to 1 condition.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the RP-1 zone and a Use-on-Review.

COMMENTS:

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. The 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.

The site has considerable topography change (approximately 65') from the high point along Broome Road 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 Road is a major collector that is currently less than the minimum width standard of 20'. As part of this development, Broome Road will need to be widened to 10' from centerline (for an eventual 20' total road width) along the entire frontage of the development and to the driveway of the adjacent development (under construction) to the northeast. A sidewalk will also be installed along the Broome Road frontage and on one side of all internal streets.

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).

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 collector streets.

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.

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.

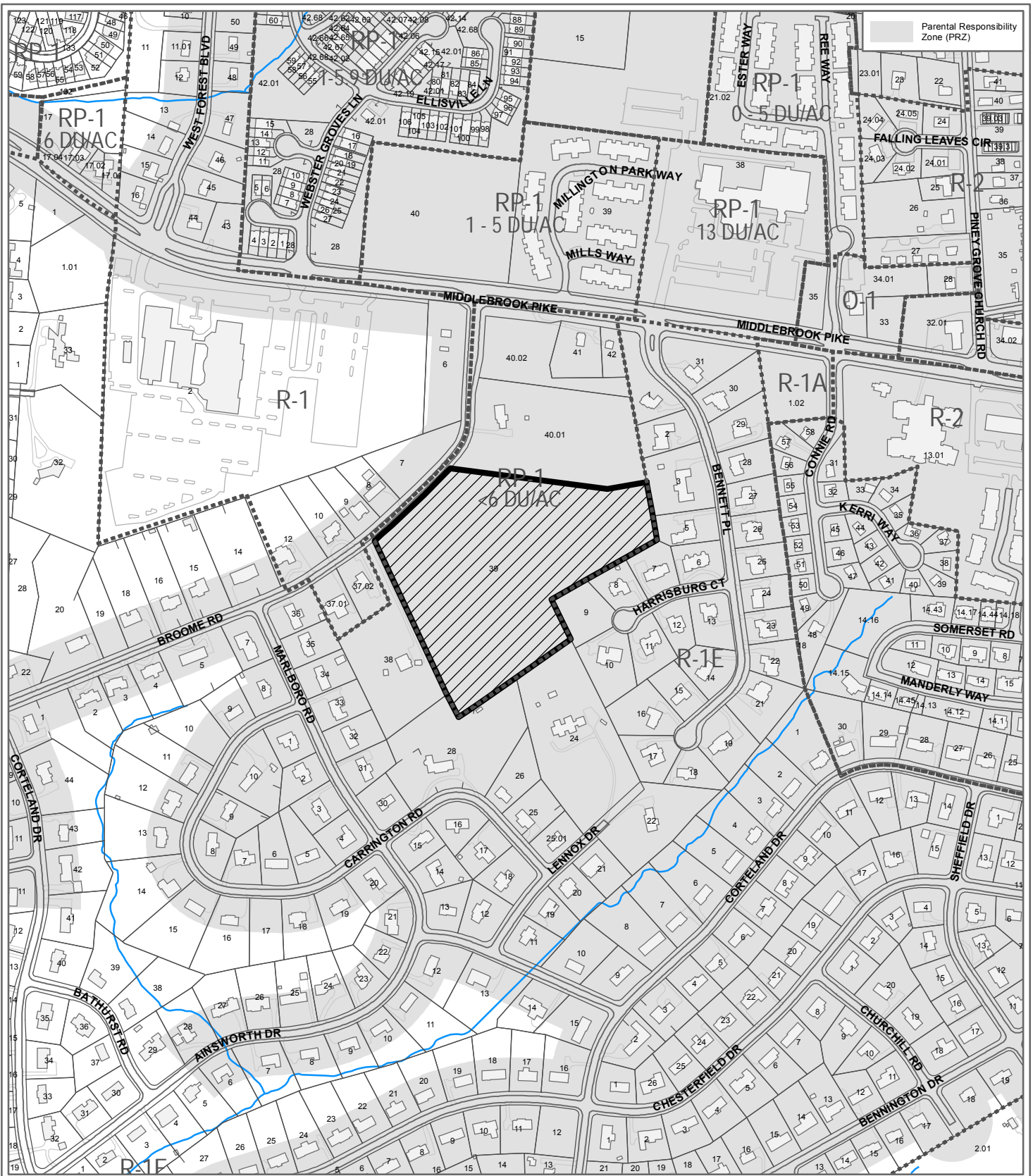
ESTIMATED STUDENT YIELD: 16 (public school children, ages 5-18 years)

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.



**1-SF-18-C / 1-I-18-UR
CONCEPT PLAN/USE ON REVIEW**

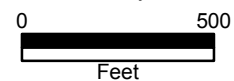


Detached residential subdivision in RP-1 (Planned Residential)

Original Print Date: 12/18/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

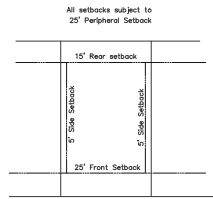
Petitioner: Sullivan, Jim
The Cove in West Hills

Map No: 106
Jurisdiction: City





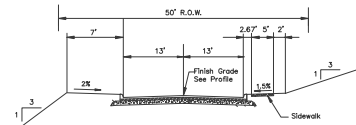
LOCATION MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
NTS

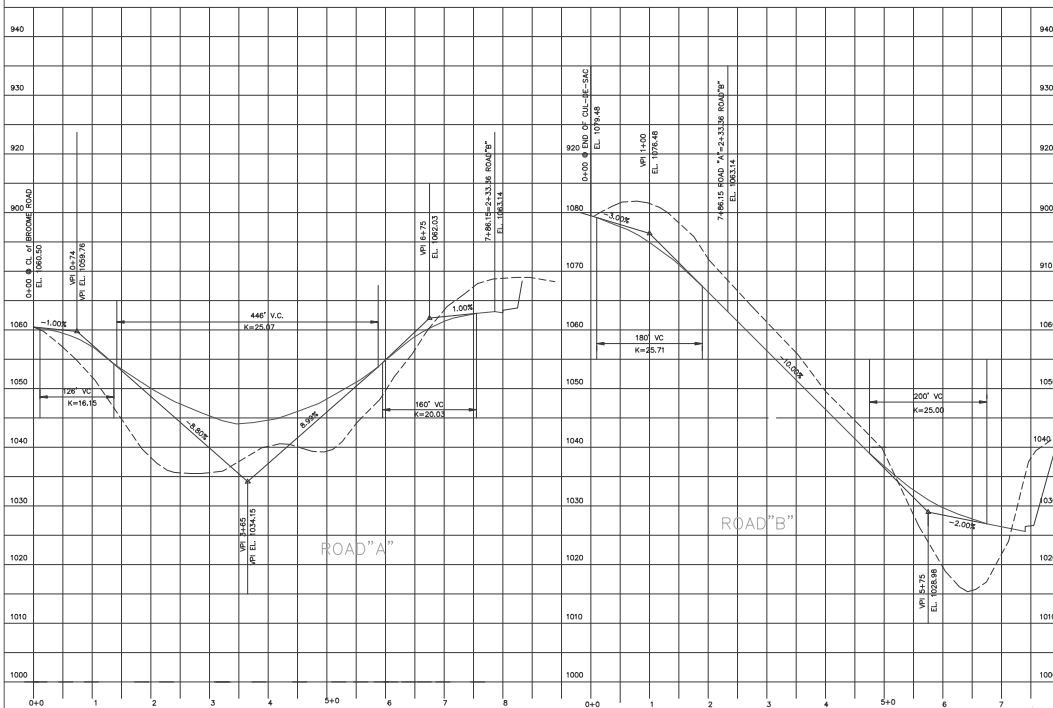
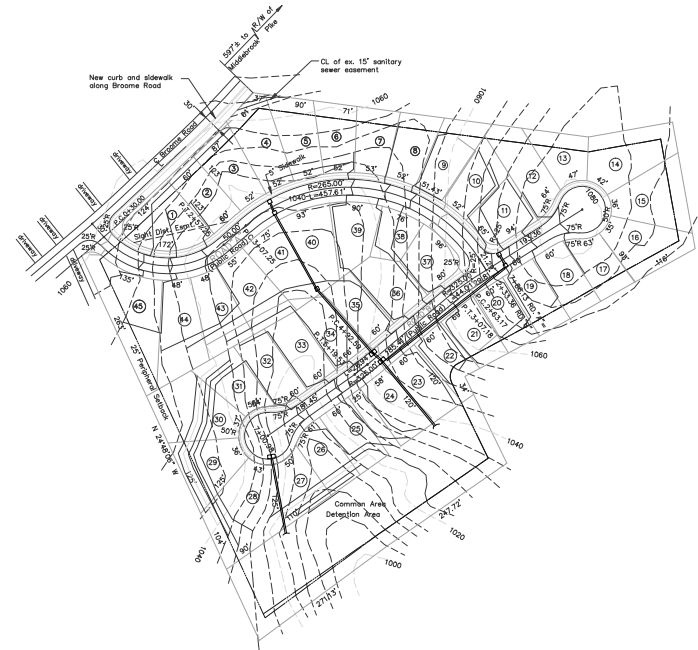
- NOTES:
1. CLT MAP 106-O, GROUP A, PARCEL 039.
 2. NO. OF LOTS - 45.
 3. AREA SUBDIVIDED - 12.42 ACRES.
 4. THIS PROPERTY IS ZONED RP-1.
 5. ALL LOTS ON THIS FLAT WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.
 6. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND 5/10 PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 7. DRIVEWAYS SHOULD NOT EXCEED 15%.

- VARIANCES:
6. VARIANCE OF VERTICAL CURVE K VALUE OF 25 TO 20.03



TYPICAL ROADWAY CROSS-SECTION
NTS

All construction shall be to City of Knoxville Standards



CERTIFICATION OF SIGHT DISTANCE
I hereby certify that 300'+ sight distance exists at entrance to this subdivision.

TN RLS #306

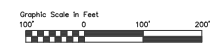
CERTIFICATION OF CONCEPT PLAN
I hereby certify that I am a Surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify these plans and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been limited and described in a report filed with the Metropolitan Planning Commission.

TN RLS #306

1-SF-18-C
1-I-18-UR
Revised: 12/27/2017

CONCEPT PLAN & SITE PLAN
THE COVE IN WEST HILLS

CLT MAP 106-O, GROUP A, PARCEL 039
DISTRICT 6 - KNOX CO., TENN.
WARD 46 BLOCK 46500 - KNOXVILLE, TENN.
SCALE: 1"=100' NOV. 28, 2017
DEC. 27, 2017



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

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

MPC
METROPOLITAN
PLANNING
COMMISSION
KNOXVILLE, TENNESSEE

Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 FAX • 216 • 2068
 www.knoxmpc.org

SUBDIVISION - CONCEPT



Name of Applicant: Jim Sullivan
 Date Filed: 11/28/17 Meeting Date: 1/11/18
 Application Accepted by: M. Payne
 Fee Amount: 2220.00 File Number: Subdivision - Concept 1-5F-18-C
 Fee Amount: # Related File Number: USEON Review Development Plan 1-11-18-UR

PROPERTY INFORMATION

Subdivision Name: The Cove in West Hills
 Unit/Phase Number: _____
 General Location: 1/2 Broome Rd due 1/2 of Marlboro Rd
 Tract Size: 12.42 Ac. No. of Lots: 45
 Zoning District: RP-1 < 6 du/ac
 Existing Land Use: Vacant
 Planning Sector: Northwest City
 Growth Policy Plan Designation: Urban

Census Tract: 45
 Traffic Zone: 158
 Parcel ID Number(s): No 0A039

Jurisdiction: City Council 2nd District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: _____
 Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Fax: _____
 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 KUB
 Water KUB
 Electricity KUB
 Gas _____
 Telephone _____

TRAFFIC IMPACT STUDY REQUIRED
 No Yes

USE ON REVIEW No Yes

Approval Requested:
 Development Plans in Planned District or Zone
 Other (be specific): _____

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: _____
 Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Fax: _____
 E-mail: _____

Brown Rd

VARIANCES REQUESTED

1. Justify variance by indicating hardship: Vert curve Road A -

0+07.5 to 0+60 1.00% - 3% slope

2. Justify variance by indicating hardship: Vert curve Road A K 2.5 to 16

at 0+07.5 to 1+10

3. Justify variance by indicating hardship: Road B slope 1.0% to 3.0%

0+0 to 1+25

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.

PLEASE PRINT

Name: Jim Sullivan

Address: PO Box 11315

City: Knoxville State: Tn Zip: 37939

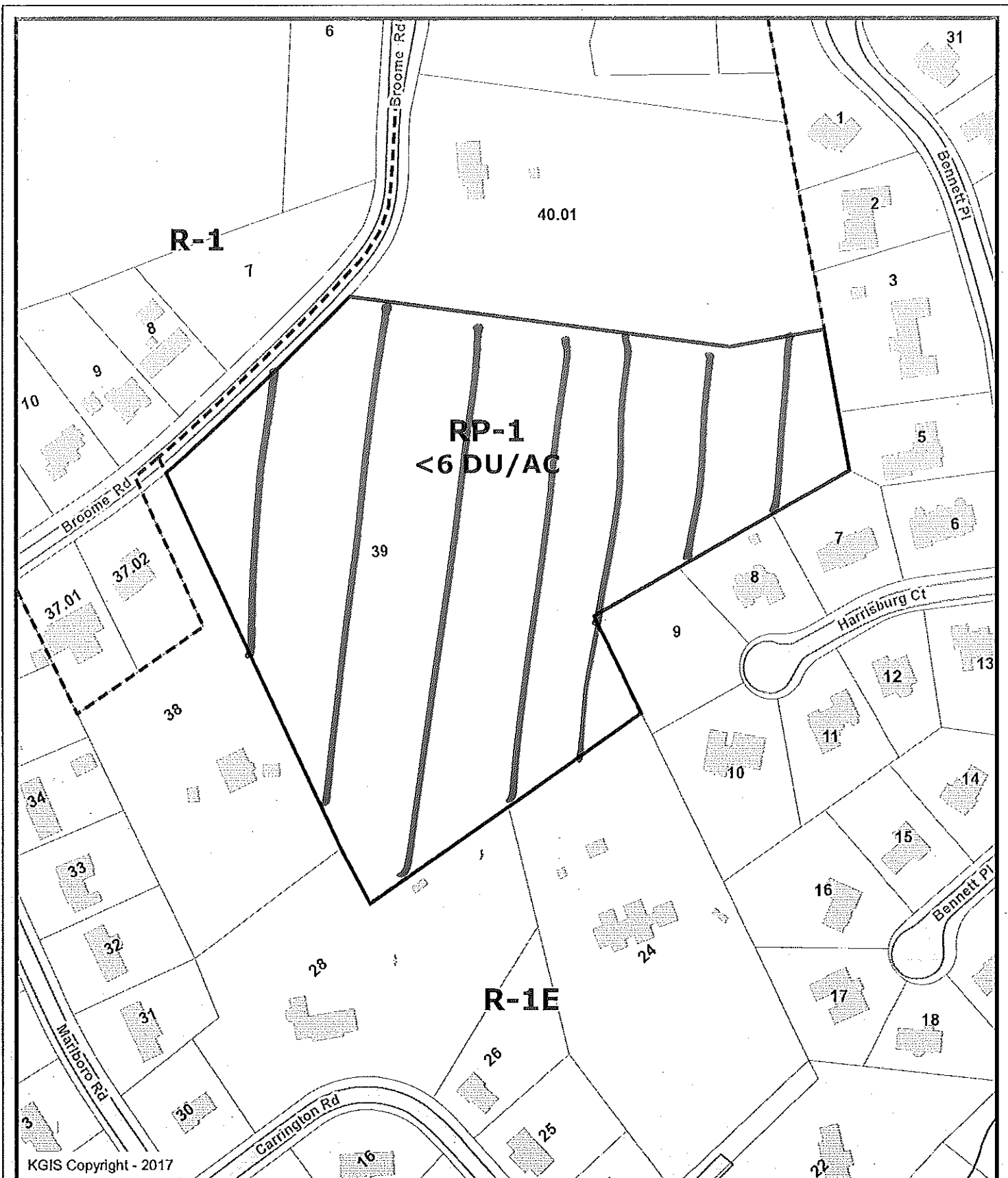
Telephone: _____

Fax: 693-7465

Signature: Jim Sullivan

Date: 11-28-2017

E-mail: _____

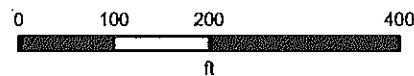


KGIS Copyright - 2017

Letter Portrait

Printed: 11/28/2017 at 4:12:02 PM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of its map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



REQUIRED SIGN POSTING AGREEMENT FORM

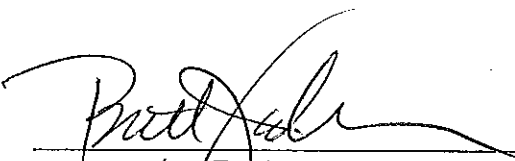
For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before 12/28/17 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: 
Printed name: Brett Jackson
MPC/BZA File #: 1-SF-18-C 1-H-18-UR

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org