

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

▶ **FILE #:** 6-SB-18-C **AGENDA ITEM #:** 8  
 6-N-18-UR **AGENDA DATE:** 7/12/2018

POSTPONEMENT(S): 6/14/2018

▶ **SUBDIVISION:** FOUNTAINHEAD VILLAGE

▶ **APPLICANT/DEVELOPER:** KOONTZ-WILSON, LLC

OWNER(S): Koontz-Wilson, LLC

TAX IDENTIFICATION: 49 J D 004

[View map on KGIS](#)

JURISDICTION: County Commission District 2

STREET ADDRESS: 0 Fountainhead Ln

▶ **LOCATION:** Northwest side of Tazewell Pike, northwest end of Fountainhead Ln.

SECTOR PLAN: North City

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

WATERSHED: Whites Creek

▶ **APPROXIMATE ACREAGE:** 5.81 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - PR (Planned Residential) and RA (Low Density Residential)  
 South: Vacant land and school - RA (Low Density Residential)  
 East: School and residences - RA (Low Density Residential) and PR (Planned Residential)  
 West: School - R-1 (Low Density Residential)

▶ **NUMBER OF LOTS:** 22

SURVEYOR/ENGINEER: Robert Campbell & Associates

ACCESSIBILITY: Access is via Fountainhead Ln., a local street with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 9 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installing sidewalks on at least one side of both streets within the subdivision. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and

- Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
3. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
  4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
  5. Approval of the revised stormwater plan for this proposed subdivision (during the design plan stage of the subdivision review) that is not dependent on the completion of the regional detention pond being considered by Knox County to address stormwater problems in the area.
  6. The cul-de-sac turnaround areas shall comply with the access requirements of the Knox County Fire Prevention Bureau.
  7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the private street, sidewalks, common area and drainage system.
  9. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the Development Plan for up to 22 detached dwellings on individual lots 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 in the PR zone and the other criteria for approval of a concept plan and use-on-review.

**COMMENTS:**

PROJECT UPDATE:

The applicant has submitted a revised stormwater plan for this proposed subdivision that is not dependent on the completion of the regional detention pond being considered by Knox County to address stormwater problems in the area. Staff has removed the condition that required completion of the regional detention pond prior to a final plat being submitted for this subdivision. The applicant will submit detailed stormwater plans for review and approval by Knox County during the design plan stage of the development.

BACKGROUND:

The applicant is proposing to subdivide this 5.81 acre site into 22 detached residential lots at a density of 3.79 du/ac. This proposed subdivision would be the final phase of the Fountainhead Village development.

Access to the site is via Fountainhead Ln. a local public street with access out to Tazewell Pike. Fountainhead Ln. which currently has a temporary turnaround at the northern end, will terminate with a cul-de-sac turnaround that will be located on this site. The 22 lots within the site will be served by private streets.

Since the site is located within the parent responsibility zone, the construction of sidewalks within this project will be required which will connect to the existing sidewalks within the first phase of the development.

Knox County is evaluating a proposed regional pond to address stormwater problems in the area.

**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 in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with other residential development in the area.
3. Requiring the completion of the regional detention pond before a final plat can be approved for the subdivision will reduce any further complication of the stormwater problems in the area.

## 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 development is consistent with the general standards for uses permitted on review: The development will be 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 use will not significantly draw additional traffic through residential areas. The future development of this site was identified as a part of the initial development approval.
3. The recommended density of this site is up to 5 dwellings per acre. The proposed 3.79 du/ac is within the permitted zoning density.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 5 du/ac which is consistent with the Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy.

ESTIMATED TRAFFIC IMPACT: 257 (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: Shannondale Elementary, Gresham Middle, and Central 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.