

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

► **FILE #:** 7-SB-18-C
 7-B-18-UR

AGENDA ITEM #: 10
AGENDA DATE: 7/12/2018

► **SUBDIVISION:** STORMER ROAD DEVELOPMENT
 ► **APPLICANT/DEVELOPER:** SMITHBILT LLC
 OWNER(S): Primos Land Company, LLC

TAX IDENTIFICATION: 29 157.01 & 157.02 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6129 Stormer Rd

► **LOCATION:** West side of Stormer Rd., north of Maple Trace Blvd.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 10.7 acres

► **ZONING:** PR (Planned Residential) pending

► **EXISTING LAND USE:** House and vacant land

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND
 USE AND ZONING: North: Rural & single family residences - A (Agricultural) and RA (Low
 Density Residential)
 South: Single family residences - RA (Low Density Residential)
 East: Stormer Rd. & vacant land - RA (Low Density Residential)
 West: Rural residential & vacant land - A (Agricultural)

► **NUMBER OF LOTS:** 48

SURVEYOR/ENGINEER: SEC, LLC

ACCESSIBILITY: Access is via Stormer Rd., a minor collector with 21' of pavement width
 within 40' of right-of-way.

► **SUBDIVISION VARIANCES
 REQUIRED:** 1) Reduce horizontal curve from 250' to 125' @ STA 0+56 to 2+74 on
 Road "B"
 2) Reduce horizontal curve from 250' to 125' @ STA 4+40 to 5+50 on
 Road "B"
 3) Reduce horizontal curve from 250' to 125' @ STA 7+40 to 9+41 on
 Road "B"
 4) Reduce horizontal curve from 250' to 125' @ STA 11+59 to 13+67 on
 Road "B"
 5) Reduction of the minimum depth of a double frontage lot from 150'
 to 100' for lots 1-3 and 28-31.

STAFF RECOMMENDATION:

► **APPROVE** variances 1-5 because the site's shape and topography restrict compliance with the

Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions.

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
4. Construction of 5' wide sidewalks with a minimum of a 2' wide planting strip, as shown on the revised concept plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act and the Knox County Department of Engineering and Public Works.
5. Installation of 2 evergreen trees, 2 deciduous trees, and 8 shrubs per 100 feet within the 15' landscape easement on the Stormer Road frontage of lots 1-3 and 27-31. A landscaping plan must be provided to MPC staff for review and approval before Design Plan approval. Trees should be selected from the City of Knoxville's Tree List. A final plat application will not be accepted for review by the MPC until this landscaping is installed.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities and drainage facilities. Provide access to all drainage facilities.
7. 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.
8. Obtaining approval from the Knox County Commission to rezone the property to PR (Planned Residential) at a density that permits the proposed development density.

► **APPROVE the development plan for up to 48 detached dwellings on individual lots and reduce the periphery setback from 35' to 25' for the north, east, and south 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 in the PR zone and the other criteria for approval of a concept plan and use-on-review.

COMMENTS:

The staff report was revised from a staff recommendation of postponement to approval with conditions based on revised plans submitted from the applicant that resolved concerns from staff. See the staff comments below for additional information.

This proposal is for a 48 lot subdivision on Stormer Rd. There is an existing house on the property that will be removed. The density of the subdivision is 4.5 du/ac. The Planning Commission recommended the property be rezoned to PR up to 5 du/ac. The applicant is requesting a 25' peripheral setback along north, east (Stormer Rd.), and south boundary lines (lots 1-11 & 19-31). There will be a sidewalk on one side of all interior roads.

The recent amendments to the subdivision regulations included a 150' lot depth for double frontage lots and the applicant is requesting a variance to reduce this to 100'. To justify the lot depth variance, the applicant is proposing a 15' landscape easement that will be maintained by the HOA and will be planted with the vegetation recommended in condition #5. The landscaping will provide a visual screen to the rear of the double frontage lots. In addition, private fences will not be allowed within the 15' easement which will help protect the landscaping and provide a consistent streetscape along Stormer Rd.

In previous cases involving double frontage lots less than 150 feet, MPC staff has recommended a fee simple common area that is not part of the lots. Because of the double frontage lot depth is relatively new and it takes time for developers to plan for this on the front end, staff will accept the proposed 15' landscape easement across lots for this development but will not be considering this as a preferred alternative for future developments.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with the scale and intensity of other

development that has occurred in this area.

3. The proposed residential subdivision at a density of 4.5 du/ac, is consistent in use and density with the recommended density of 5 du/ac by MPC. County Commission will consider the rezoning at their July 23rd meeting.

4. If approved as recommended, a landscape screen will be installed along Stormer Rd. to provide a buffer from the rear of the houses on double frontage lots. No private fences will be allowed within this 15' landscape easement that will be maintained by the Home Owners Association.

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.

2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes low density residential uses for this site. The proposed subdivision at a density of 4.5 du/ac is consistent with the sector plan.

2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 528 (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: Gibbs Elementary, Gibbs Middle, and Gibbs 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.