

▶ **FILE #:** 3-A-18-UR

AGENDA ITEM #: 30

AGENDA DATE: 3/8/2018

▶ **APPLICANT:** GREEN RIVER

OWNER(S): S&E Properties

TAX ID NUMBER: 118 100 AND 10003

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 10022 Bob Gray Rd

▶ **LOCATION:** North end of Festival Ln., southeast side of Bob Gray Rd.

▶ **APPX. SIZE OF TRACT:** 14.66 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dutchtown Rd., a minor arterial street with 38' of pavement width (three lane section) within 70' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

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

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

▶ **PROPOSED USE:** Increase total dwelling units from 101 to 102 for Dutchtown Woods Subdivision.

3.89 du//ac

HISTORY OF ZONING: The Knox County Commission approved the rezoning to PR (Planned Residential) at a density of up to 5 du/ac on October 26, 2015 with the approval of an additional 1.59 acres on May 22, 2017.

SURROUNDING LAND USE AND ZONING: North: Residences - BP (Business and Technology), RB (General Residential) and A (Agricultural)

South: Residences in Unit One of the Subdivision - PR (Planned Residential)

East: Residences - RA (Low Density Residential)

West: Residences - PR (Planned residential)

NEIGHBORHOOD CONTEXT: The site is located in an area that is primarily low density residential neighborhoods that have developed under RA and PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the revised Development Plan for up to 102 detached dwelling units on individual lots for Dutchtown Woods Subdivision, subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the condition noted, this plan meets the requirements for approval in the PR zone and the other criteria

for approval of a use on review.

COMMENTS:

The applicant is proposing to add one additional lot to Dutchtown Woods Subdivision for a total of 102 lots. The concept plan for the subdivision was approved on November 12, 2015 for a total of 101 detached residential lots on 24.62 acres at a density of 4.1 du/ac. The property is located on the north side of Dutchtown Rd. and the southeast side of Bob Gray Rd. Access to the subdivision is from Dutchtown Rd. The final plat for the first unit of the subdivision was recorded in 2017 for a total of 50 lots.

The applicant has added 1.59 acres to the north side of the subdivision just south of the existing mobile home park. This property which was added primarily for stormwater purposes has allowed for some minor changes to the lot layout allowing one additional lot. The additional property reduces the overall density of the project down to 3.89 du/ac.

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

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

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

1. With the recommended condition, the 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 minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential uses for this site. The subdivision at a density of 3.89 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.

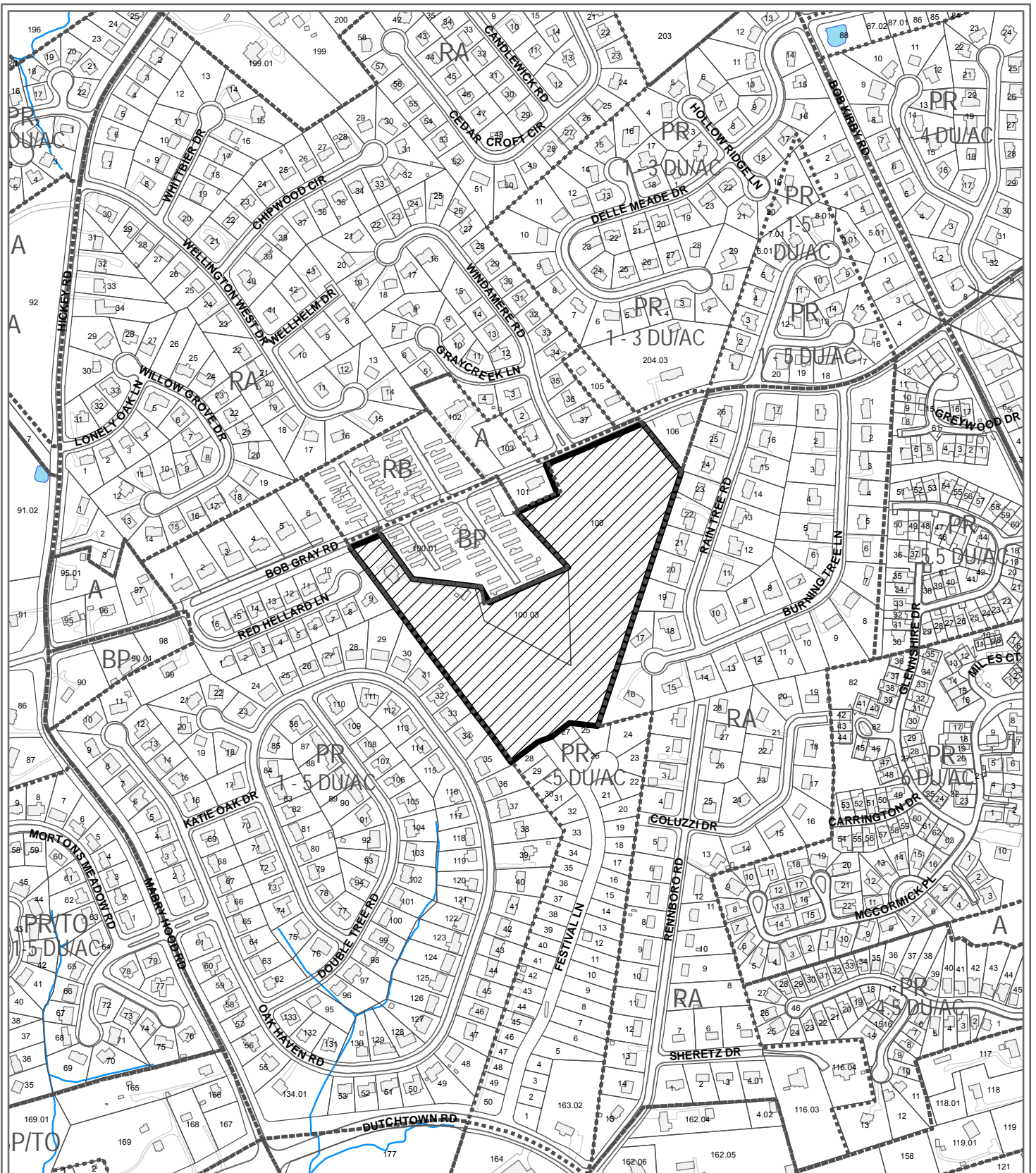
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 42 (public school children, ages 5-18 years)

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- 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 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. Appellants have 30 days to appeal an MPC decision in the County.



**3-A-18-UR
USE ON REVIEW**

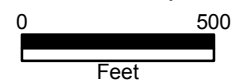


Increase total dwelling units from 101 to 102 for Dutchtown Woods Subdivision. in PR (Planned Residential)

Petitioner: Green River

Map No: 118

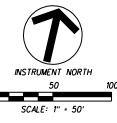
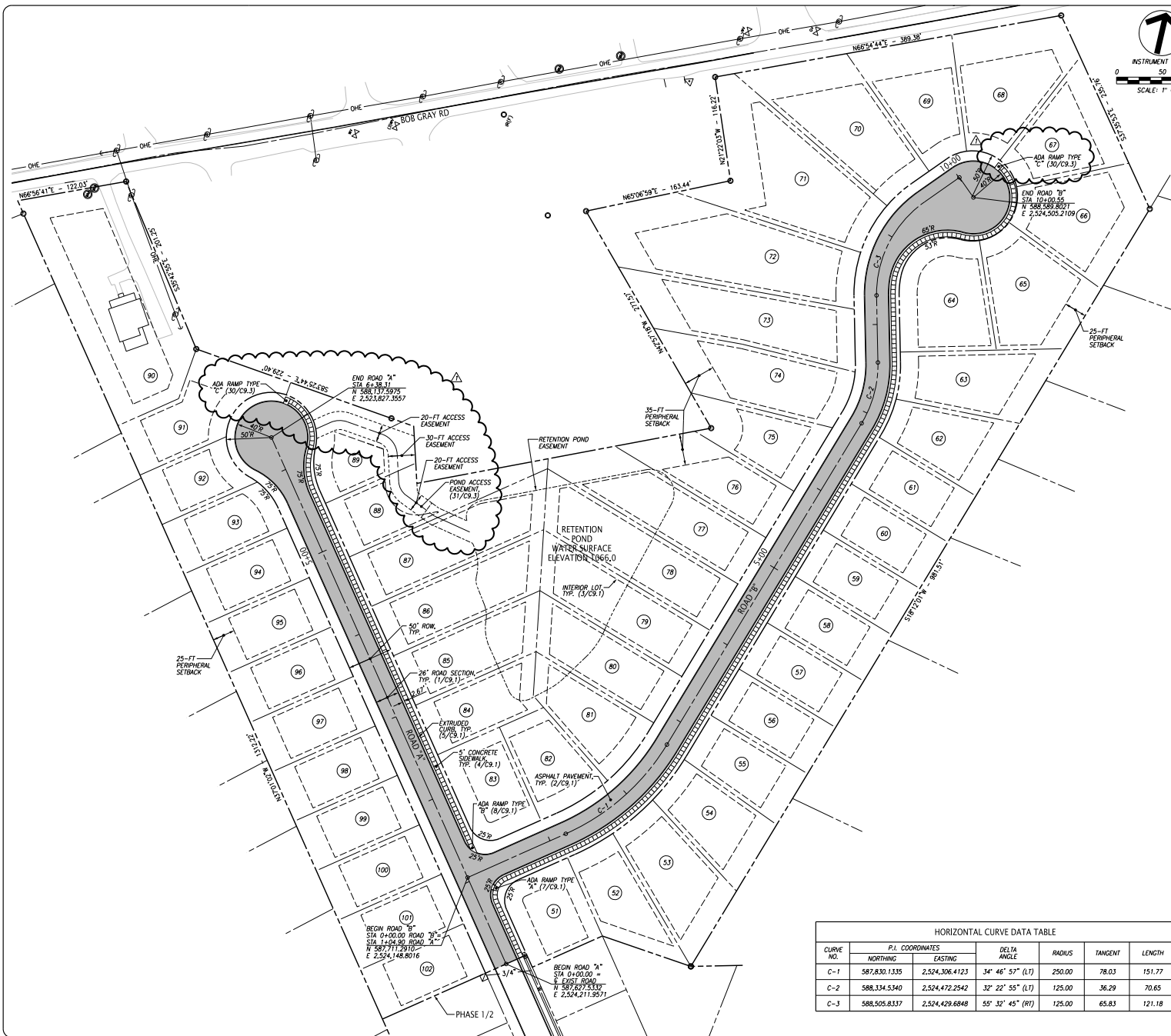
Jurisdiction: County



Original Print Date: 2/13/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

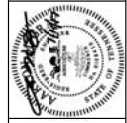
Revised:

File Name: I:\1515\2017\DWG\1515001621.dwg
 Plot Name: 2/1/2017



- NOTES:**
- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM MGS. EXISTING CONTOURS ARE AT 2'-FT INTERVALS. VERTICAL DATUM IS BASED ON NAVD83.
 - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT.
 - THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE KNOX COUNTY DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 - CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - PROPERTY CONCERNED REFLECTS PARCELS 11816301 & 118100 AS SHOWN IN KNOX COUNTY CLT MAP 118. ZONING FOR THE PROPERTY IS BP- BUSINESS AND TECHNOLOGY PARK ZONE. TOTAL AREA = 24.624, PHASE 2 LOTS = 52.
 - OWNER: GREEN RIVER HOLDINGS, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
CONTACT: MR. ERIC MOSELEY
PHONE NUMBER: 865.539.1112
 - BUILDING SETBACKS INTERNAL TO SUBDIVISION ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE, 15'-FT. REAR, 25'-FT. AT THE PERIPHERY AND 35'-FT. PERIPHERY ADJACENT TO BP ZONING.
 - ACCESS TO LOTS IS RESTRICTED TO INTERIOR STREETS EXCEPT LOT 90 WILL ACCESS BOB GRAY ROAD.
 - ROOF DRAIN AND FRONT YARD FOR ALL PROPOSED LOTS WILL BE CONNECTED TO PROPOSED STORM DRAINAGE SYSTEM.

- VARIANCE AND ZONING REQUEST APPROVED/PENDING:**
- BUILDING SIDE SETBACKS ON LOTS GREATER THAN 10% FROM 10' TO 5'.
 - REDUCE HORIZONTAL RADIUS 250' TO 125' CURVE C-2 ROAD 'B'.
 - REDUCE HORIZONTAL RADIUS 250' TO 125' CURVE C-3 ROAD 'B'.
 - REDUCE ROAD 'B' TRANSITION CURVES FOR CUL-DE-SAC FROM 75' TO 65'.



DUTCHTOWN SUBDIVISION
 PHASE 2
 9857 DUTCHTOWN ROAD
 KNOXVILLE, TENNESSEE 37923

GREEN RIVER HOLDINGS, LLC
 405 MONTBROOK LANE
 KNOXVILLE, TN 37919
 CONTACT: ERIC MOSELEY
 TELEPHONE NO.: 865.539.1112

LAYOUT AND PAVING PLAN

3-A-18-UR

- LEGEND:**
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED LOT NUMBER
 - PROPOSED PROPERTY/ROW LINE
 - EXISTING PROPERTY LINE
 - PROPOSED BUILDING SETBACK
 - PROPOSED ROAD CENTER LINE
 - EXISTING CREEK CENTER LINE
 - DETAIL REF. (DETAIL NO./SHT. NO.)
 - TYP.

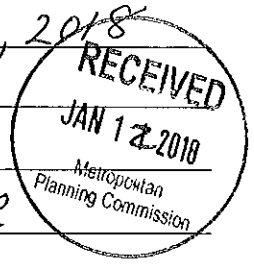
HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.A. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C-1	587,830.1335	2,524,306.4123	34° 46' 57" (LT)	250.00	78.03	151.77
C-2	588,334.5340	2,524,472.2542	32° 22' 55" (LT)	125.00	36.29	70.65
C-3	588,505.8337	2,524,429.6848	55° 32' 45" (RT)	125.00	65.83	121.18

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
330.010	AMC	07/11/17	REVISED REF. COUNTY COMMENTS
	AMC	06/23/17	ISSUED FOR CONSTRUCTION

Project Sheet: 330.010
 Date: 06/23/17
 Scale: 1"=50'
C1.1

Use on Review Development Plan

Name of Applicant: Green River
Date Filed: 1-12-2018 Meeting Date: March 8, 2018
Application Accepted by: Thomas Bruckler
Fee Amount: — File Number: Development Plan —
Fee Amount: 1200.00 File Number: Use on Review 3-A-18-UR



PROPERTY INFORMATION

Address: 10022 Bob Gray Rd
 General Location: Southeast side of Bob Gray Rd, north end of Festival Ln.
 Tract Size: 14.66 ac. No. of Units: 52 lots total 102
 Zoning District: PR
 Existing Land Use: Vacant Land

Planning Sector: Northwest County
 Sector Plan Proposed Land Use Classification: LDR
 Growth Policy Plan Designation: Planned Growth
 Census Tract: 4611
 Traffic Zone: 249
 Parcel ID Number(s): 118 Parcels 100 + 10003
 Jurisdiction: City Council _____ District
 County Commission 3 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Eric Moseley
 Company: Green River
 Address: 405 Montbroul
 City: Knox State: _____ Zip: 37419
 Telephone: 4543727
 Fax: 865-670-0154
 E-mail: eric.moseley@bellsouth.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: _____
 Company: Same as above
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Fax: _____
 E-mail: _____

APPROVAL REQUESTED

Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation) _____

 Other (Be Specific)
Increase total dwelling units from 101 to 102

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, whose signatures are included on the back of this form.

Signature: [Signature]
 PLEASE PRINT
 Name: Eric Moseley
 Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 E-mail: _____

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name Address City State Zip Owner Option

Green River

405 Meathrow

37919

X