

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

▶ **FILE #:** 1-SF-18-C **AGENDA ITEM #:** 8
 1-I-18-UR **AGENDA DATE:** 5/10/2018

POSTPONEMENT(S): 1/11/2018 - 4/12/2018

▶ **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:

▶ **WITHDRAW the Concept Plan application as requested by the property owner.**

The owner of the property has requested the Concept Plan and Use on Review applications be withdrawn because the applicant for the proposed subdivision no longer has a contract to purchase the property. The Planning Commission must formally take action to withdraw the applications.

▶ **WITHDRAW the Use on Review application as requested by the property owner.**

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. 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.

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.

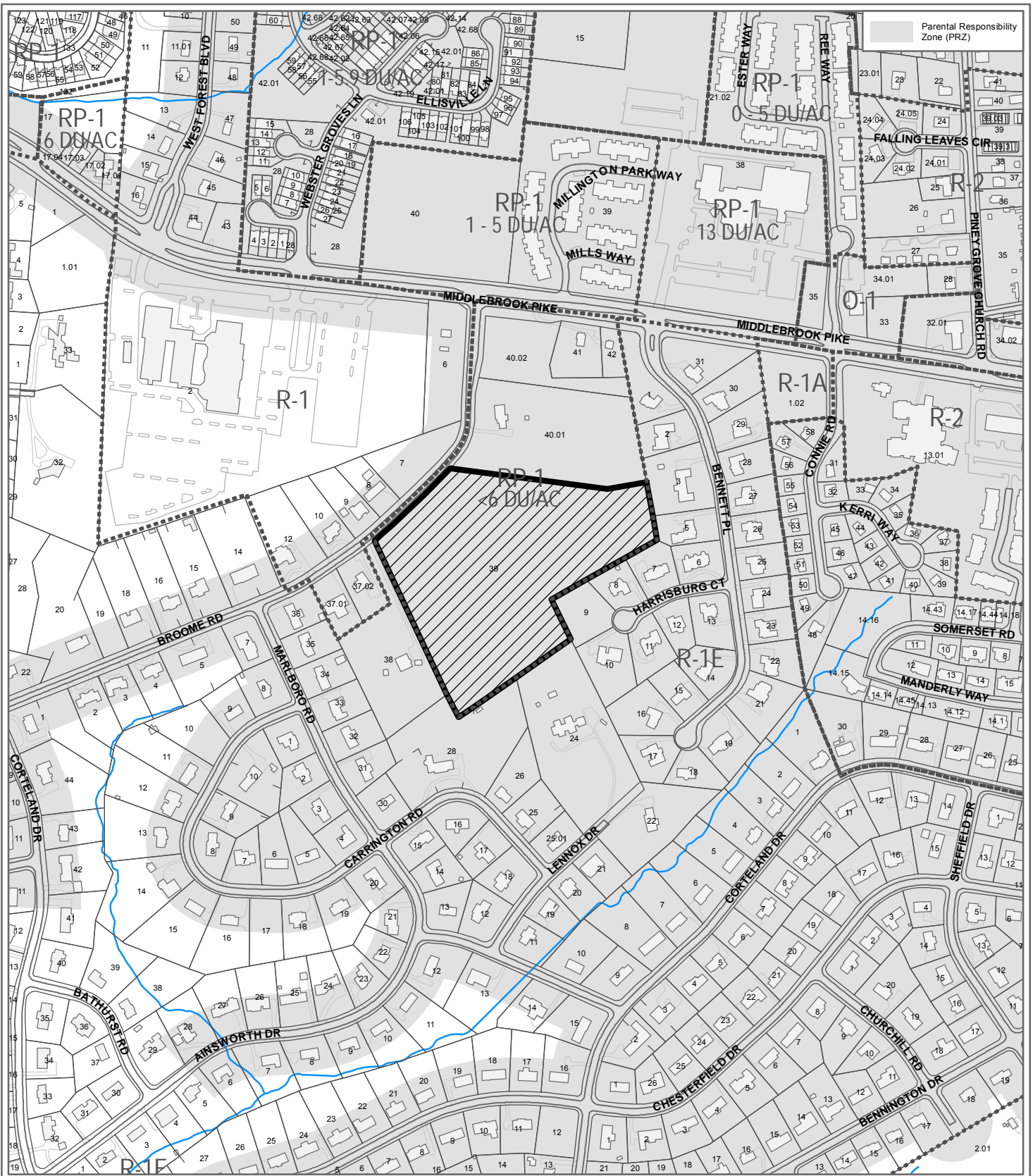
ESTIMATED STUDENT YIELD: 16 (public school children, ages 5-18 years)

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.



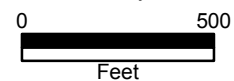
**1-SF-18-C / 1-I-18-UR
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in RP-1 (Planned Residential)

Petitioner: Sullivan, Jim
The Cove in West Hills

Map No: 106
Jurisdiction: City



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

1-SF-18-C-1-I-18-UR-WD-5-10-18

April 25, 2018

APR 30 2018



Metropolitan Planning Commission
Mr. Dan Kelly
400 Main Street Suite 403
Knoxville, TN 37902

RE: The Cove In West Hills
1-SF-18-C and 1-I-18-UR

Mr. Kelly:

This property is owned by Wanda Moody and has been under contract with Scott Davis, who was responsible for filing the application that is before the MPC. Scott Davis cancelled his contract effective March 30, 2018. Ms. Moody sees no reason to have this item on the agenda. Please accept this letter as a request to cancel this application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rick Gentry", written over a horizontal line.

Rick Gentry

A handwritten signature in cursive script, appearing to read "Wanda Moody", written over a horizontal line.

Wanda Moody