

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

▶ **FILE #:** 9-SE-18-C  
 9-G-18-UR

**AGENDA ITEM #:** 18  
**AGENDA DATE:** 9/13/2018

▶ **SUBDIVISION:** THE HIGHLANDS AT CLEAR SPRINGS  
 ▶ **APPLICANT/DEVELOPER:** TRANS-SOUTH PROPERTIES GP  
 OWNER(S): Trans South Properties Group, GP

TAX IDENTIFICATION: 60 H E 09901 & 10301 [View map on KGIS](#)  
 JURISDICTION: City Council District 4  
 STREET ADDRESS: 0 Glen Creek Rd

▶ **LOCATION:** North and south side of Glen Creek Rd., south of Millertown Pike.

SECTOR PLAN: Northeast County  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 WATERSHED: Love Creek and Woods Creek

▶ **APPROXIMATE ACREAGE:** 69.94 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - RP-1 (Planned Residential)  
 South: Residences and vacant land - RB (General Residential) and RA (Low Density Residential)  
 East: Residences and vacant land - PR (Planned Residential) and RB (General Residential)  
 West: Railroad and creek - RP-1 (Planned Residential)

▶ **NUMBER OF LOTS:** 160

SURVEYOR/ENGINEER: Scott Williams Scott Williams and Associates

ACCESSIBILITY: Access is via Glen Creek Rd., a local boulevard type street with a pavement cross section consisting of two 18' wide driving lanes and a 10' wide median within a 70' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject 16 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Obtaining approval of the right-of-way closure of the portions of Glen Creek Rd. and Autumn Creek Dr. that

will be modified by this proposed subdivision.

4. The proposed subdivision name is subject to approval by Planning Commission staff. The change in the name of the subdivision will have to occur at a clear transition point between the subdivisions
5. Implementation of the recommended improvements from the Traffic Impact Study prepared by Ajax Engineering, last revised on August 6, 2018, and as approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. The final design details for the right turn lane into the subdivision on Millertown Pike are subject to approval by the Knox County Department of Engineering and Public Works. The right turn lane shall be installed prior to a final plat for this subdivision being submitted for review to the Planning Commission.
6. The street connection between Clear Springs Plantation and the Meadows at Millertown subdivision (extension of Parasol Ln. to Autumn Creek Dr) which was a part of the original subdivision approvals shall be completed prior to a final plat for this subdivision being submitted for review by the Planning Commission.
7. As-built drawings for the previous phases of Clear Springs Plantation shall be submitted to the Knoxville Department of Engineering for review and certification for compliance with the design plan approvals. This certification is required prior to design plan approval for this proposed phase of the subdivision.
8. Verifying during the design plan stage of the subdivision that the proposed street design meets AASHTO standards, subject to review and approval by the Knoxville Department of Engineering.
- 9.. Providing certification to the Knoxville Department of Engineering during design plan review that all lots meet sight distance requirements and identifying any sight distance easements that may be need in order to comply with this requirement. Any required sight distance easements shall be identified on the final plat.
10. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering and shall be installed at the time the streets are installed.
11. Submitting an amenities plan for the use of the common area to Planning Commission staff for review and approval prior to approval of the design plan.
12. During the design plan stage of the subdivision review the applicant shall work with the Knoxville Department of Engineering and Planning Commission staff to minimize the clearing and grading of the common areas identified on the concept plan. When the grading and stormwater plans are finalized, a plan shall be prepared that identifies the areas within the common area that are to remain as undisturbed areas. The area to remain undisturbed shall be identified on the final plat for the subdivision. Clearing may be allowed in this area for approved amenity areas. The boundary for the undisturbed areas shall be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.
13. Meeting all applicable requirements of the Knoxville Department of Engineering.
14. Review and approval of the grading plan for this site by the Tennessee Valley Authority and Knoxville Utilities Board prior to the issuance of a grading permit for this project.
15. 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.
16. 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 160 detached residential units on individual lots subject to the following condition:**

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

With the conditions noted above, the request meets all requirements for approval within the RP-1 zoning district, as well as other criteria for approval of a use on review.

**COMMENTS:**

The original concept plan for Clear Springs Plantation was approved by the Planning Commission on April 14, 2005 for a total of 262. Approximately 125 lots have been created within the early phases of the subdivision. The concept plan that covered this portion of the subdivision expired several years ago. The applicant is requesting approval of 160 lots on this remaining 69.94 acre tract at a density of 2.29 du/ac. The zoning is approved for up to 3 du/ac. The applicant has laid out the subdivision to stay off the steeper portions of the site with 23.11 acres being identified as common area (33% of the site).

A Traffic Impact Study was prepared by Ajax Engineering for the proposed subdivision. While the subdivision is located within the City of Knoxville, the street connection out to Millertown Pike is outside of City limits and is subject to review and approval by the Knox County Department of Engineering and Public Works. The study recommends at right turn lane into the development at Millertown Pike. Staff is recommend that the right turn lane be installed prior to a final plat for this subdivision being submitted for review to the Planning Commission.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached residential development is consistent in use and density with the proposed zoning and subdivision development in the area.

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

1. The proposed residential development meets the standards for development within the RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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 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 draw additional traffic through residential areas.
3. The zoning density of this site is 1- 3 dwellings per acre. The proposed 2.29 du/ac is within the permitted zoning density.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan and Knoxville One Year Plan identify this property for low density residential use with a maximum density of 5.9 du/ac. With a proposed density of 2.29 du/ac the concept plan is consistent with the Sector Plan and One Year Plan.
2. The site is located within the Urban 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.

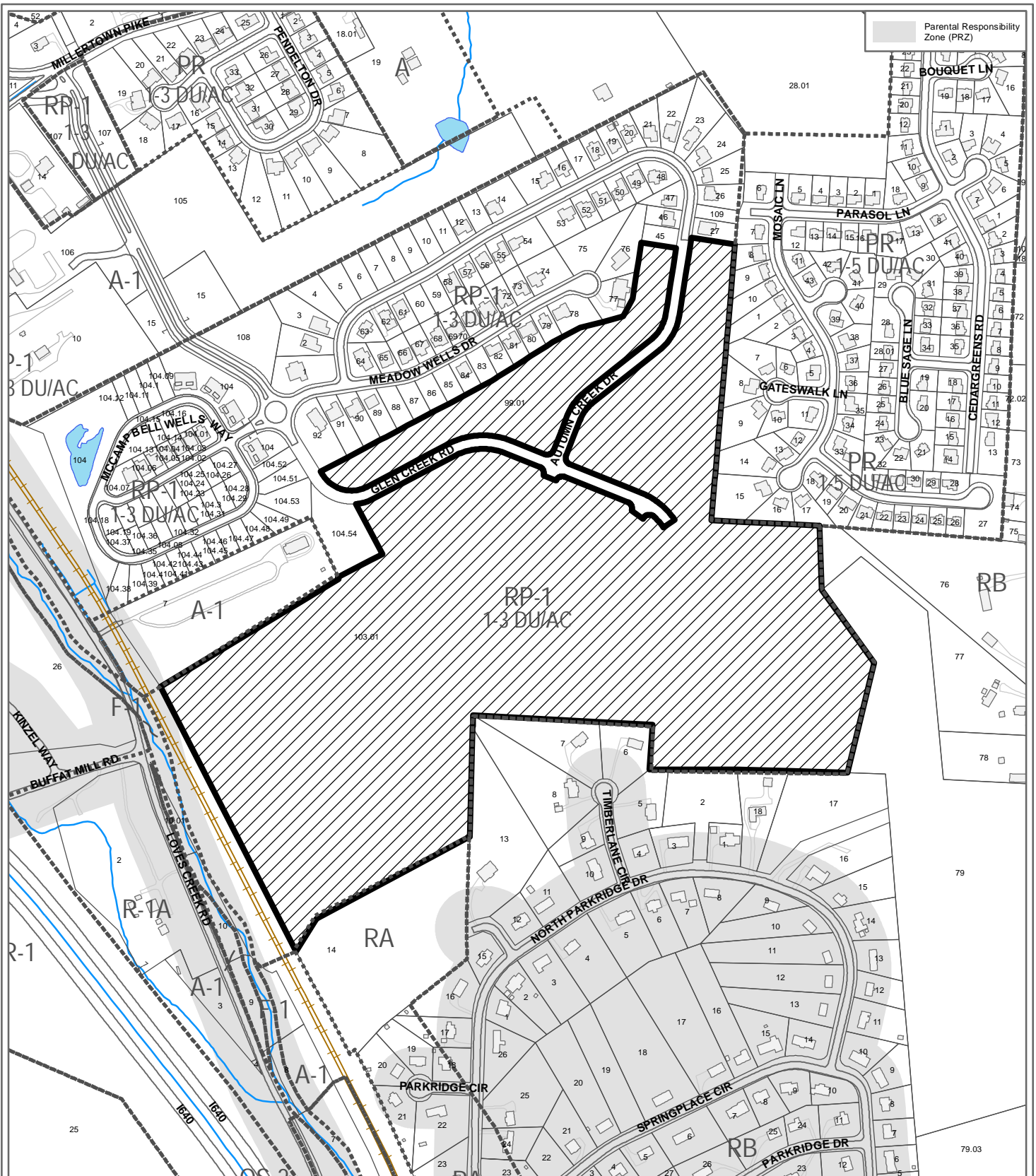
**ESTIMATED STUDENT YIELD:** 53 (public school children, ages 5-18 years)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Fulton 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.



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CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in RP-1 (Planned Residential)

Petitioner: Trans-South Properties GP  
The Highlands at Clear Springs

Map No: 60

Jurisdiction: City



Original Print Date: 8/15/2018

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902