

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

▶ **FILE #:** 9-SB-18-C
 9-E-18-UR

AGENDA ITEM #: 15
AGENDA DATE: 9/13/2018

▶ **SUBDIVISION:** THE COVE IN WEST HILLS
 ▶ **APPLICANT/DEVELOPER:** SBL INVESTMENT PROPERTIES
 OWNER(S): SBL Investment

TAX IDENTIFICATION: 106 O A 039 [View map on KGIS](#)
 JURISDICTION: City Council District 2
 STREET ADDRESS: 0 Broome Rd

▶ **LOCATION:** Southeast side of Broome Rd., south of Middlebrook Pike

SECTOR PLAN: West 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:** Attached 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:** 58

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:**

STAFF RECOMMENDATION:

▶ **WITHDRAW** the Concept Plan as requested by the applicant

▶ **WITHDRAW** the Use on Review as requested by the applicant.

COMMENTS:

The proposal is for 58 attached residential units on individual lots.

ESTIMATED TRAFFIC IMPACT: 585 (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.

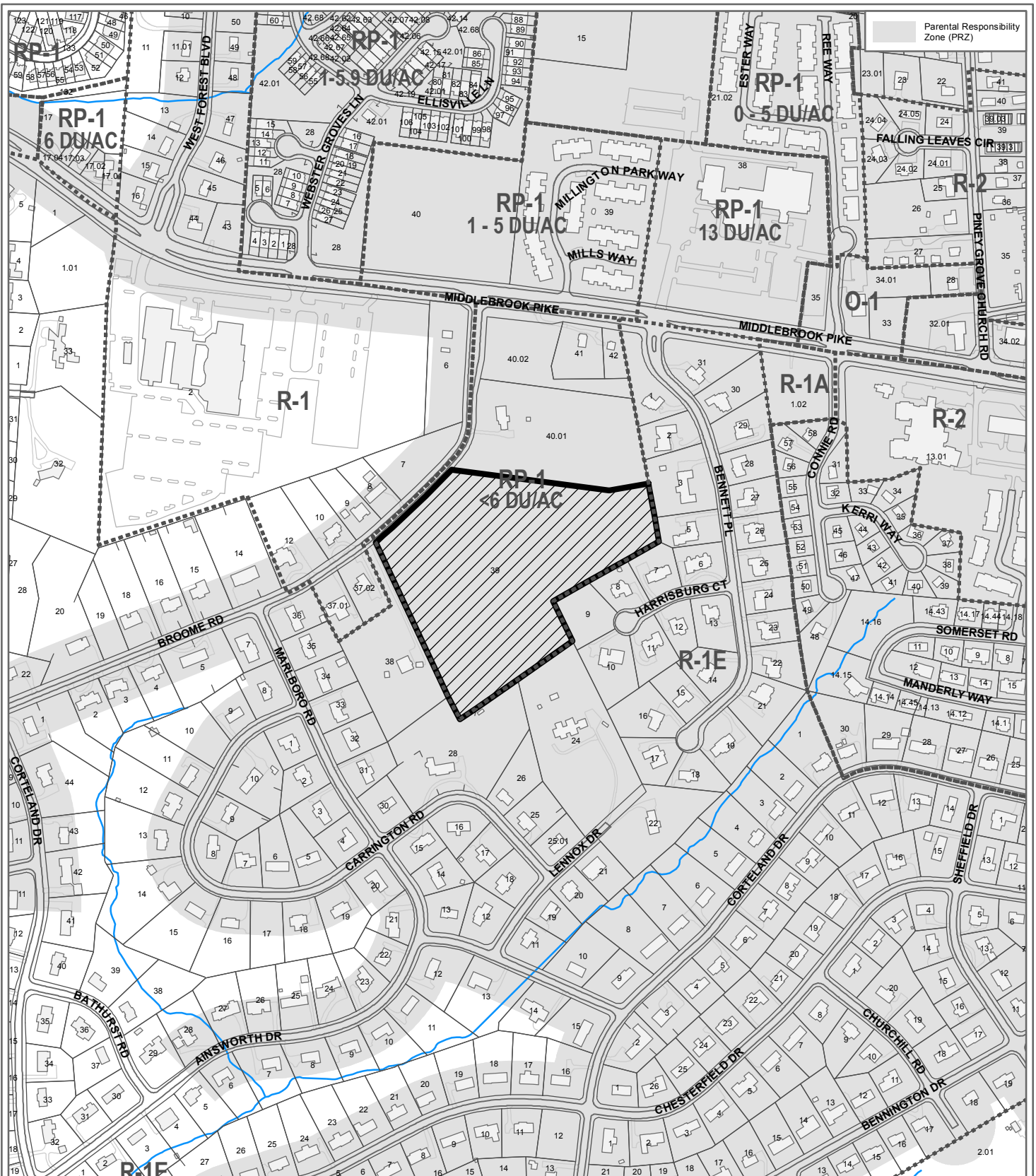
ESTIMATED STUDENT YIELD: 1 (public school children, ages 5-18 years)

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.



**9-SB-18-C / 9-E-18-UR
CONCEPT PLAN/USE ON REVIEW**

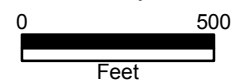


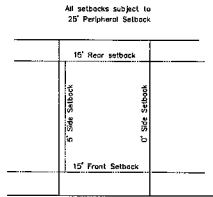
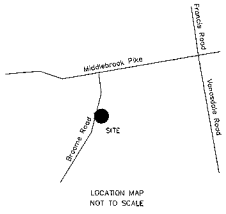
Attached residential subdivision in RP-1 (Planned Residential)

Original Print Date: 8/15/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: SBL Investment Properties
The Cove in West Hills

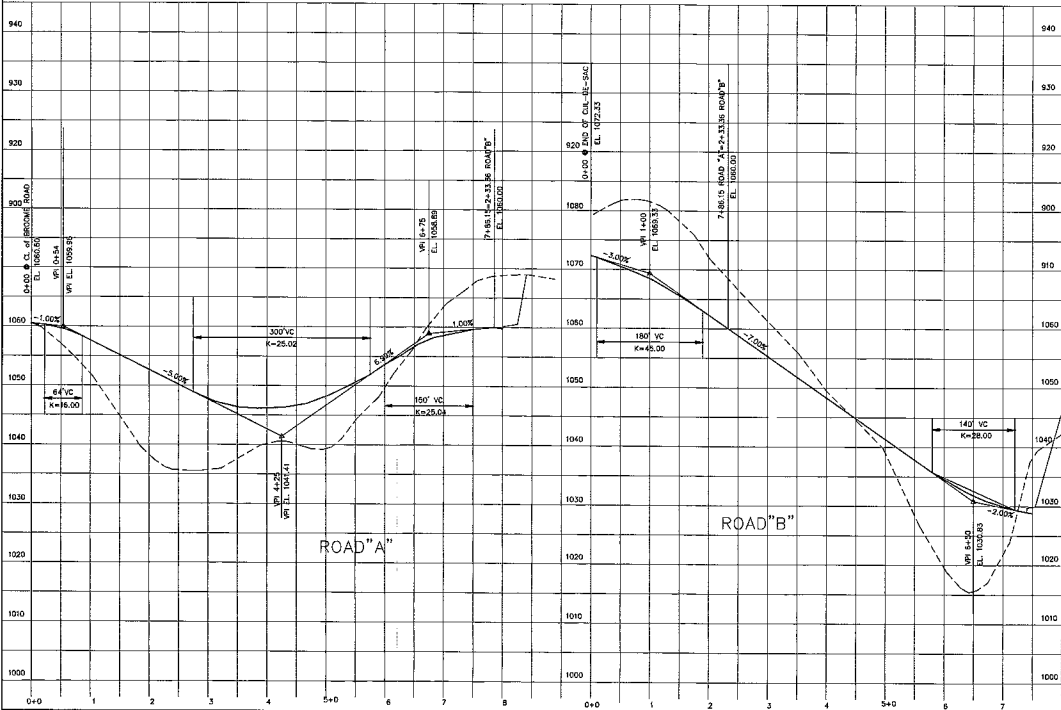
Map No: 106
Jurisdiction: City





- NOTES:
1. CLT MAP 106-0, GROUP A, PARCEL 039.
 2. NO. OF LOTS - 58.
 3. AREA SUBDIVIDED - 12.42 ACRES.
 4. THIS PROPERTY IS ZONED RP-1.
 5. ALL LOTS ON THIS FLAT WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.
 6. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND 5'0" PERMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES EXCEPT UNDER BUILDINGS.
 7. DRIVEWAYS SHALL NOT EXCEED 15%.

- VARIANCE REQUESTED:
1. VARIANCE OF VERTICAL CURVE K VALUE OF 25 TO 16 at 6+22 to 0+86, ROAD "A"
 2. FRONT SETBACK VARIANCE OF 25' TO 15'.



CERTIFICATION OF SHORT DISTANCE
I hereby certify that 300' sight distance exists at all points on this subdivision.
J. Sullivan
IN RLS #1306

CERTIFICATION OF CONCEPT PLAN
I hereby certify that I am a Surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify these plans and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been limited and described in a report filed with the Metropolitan Planning Commission.
J. Sullivan
IN RLS #1306

7-5B-18-C
9-E-18-UR
7/30/18

CONCEPT PLAN & SITE PLAN
THE COVE IN WEST HILLS
CLT MAP 106-0, GROUP A, PARCEL 039
DISTRICT 6 - KNOX CO., TENN.
WARD 46 BLOCK 46500 - KNOXVILLE, TENN.
SCALE: 1"=100' JULY 30, 2018

SURVEYOR:
JM SULLIVAN
2543 CREEKSTONE CIRCLE
MARYVILLE, TN 37864
PH. 406-7324

DEVELOPER:
SBL INVESTMENT PROPERTIES
7010 STONE HILL DRIVE
KNOXVILLE, TN 37919
PH. (615) 415-5853



9/4/2018

9-SB-18-C-9-E-18-UR-WD-9-13-18



Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Fwd: The Cove at West Hills withdrawal (9-SB-18-C / 9-E-18-UR)

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org> Tue, Aug 28, 2018 at 3:58 PM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Dori Caron <dori.caron@knoxmpc.org>, Sherry Michienzi <sherry.michienzi@knoxmpc.org>

----- Forwarded message -----

From: **Brian Conley** <brian.conley99@gmail.com>

Date: Tue, Aug 28, 2018 at 3:40 PM

Subject: The Cove at West Hills withdrawal (9-SB-18-C / 9-E-18-UR)

To: Mike Reynolds <Mike.reynolds@knoxmpc.org>

Mike,

This is to confirm the withdrawal of the above referenced plan from MPC's agenda.

Thank you,

Brian

--
Michael Reynolds, AICP
Knoxville-Knox County Metropolitan Planning Commission
www.knoxmpc.org

Sent from my smartphone