



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 3-SE-19-C **AGENDA ITEM #:** 13
3-F-19-UR **AGENDA DATE:** 3/14/2019

▶ **SUBDIVISION:** ALPINE MEADOWS
▶ **APPLICANT/DEVELOPER:** TURNER HOMES, LLC
OWNER(S): Mike Turner / Turner Homes, LLC

TAX IDENTIFICATION: 57 B H 08502 [View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 7540 Long Shot Ln

▶ **LOCATION:** North end of Long Shot Ln., E/S I-75

SECTOR PLAN: North County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 11.3 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Beaver Creek and vacant land - C-6 (General Commercial Park) / F-1 (Floodway)
South: Church - CA (General Business)
East: Residences - R-2 (General Residential)
West: I-75 - OS-1 (Open Space Preservation)

▶ **NUMBER OF LOTS:** 55

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via E. Beaver Creek Dr., a collector street with a pavement width of 18' within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE** the concept plan subject to 9 conditions

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
3. Revising the horizontal curve in Road A to meet AASHTO standards, The revised plans are to be reviewed and approved by the Knoxville Department of Engineering.

4. Provide certification that 440' of sight distance is available in both directions along E. Beaver Creek Dr. at the Subdivision entrance as recommended in the Traffic Impact Letter submitted by Ajax Engineering.
5. Establishing sight distance easements along Road A as required for driveway sight distance subject to review and approval by the Knoxville Department of Engineering, Approved easements and driveway locations shall be identified on the final plat.
6. Revising the concept plan to include a sidewalk or walking trail connection along the north and west side of the subdivision as required in the original concept plan approval or provide an alternative layout that serves the residences along Road A subject to Planning staff approval.
7. Installation of sidewalks and walking trails as identified on the revised concept plan. The sidewalks and walking trails shall meet all applicable requirements of the Knoxville Department of Engineering.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
9. Submitting to Planning 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 up to 55 attached dwellings on individual lots, subject to 2 conditions.**

1. Provide a greenway easement along Beaver Creek if required by the Knoxville Greenways Coordinator.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a Use on Review.

COMMENTS:

In 2002, Alpine Meadow was originally approved to contain 222 lots. At this time approximately 139 lots have been developed and most of those have had dwellings constructed on them. The applicant is now proposing 55 additional units on the remaining property for a total of 194 lots for a reduction of 28 lots.

A Traffic Impact Study was required to be submitted with the concept and development plan when it was reviewed in 2002. A number of needed improvements were identified in that study. All of the recommended improvements are in place. A Traffic Impact Letter was submitted with this revised concept plan. While no additional road improvements are required it was recommended that some roadside vegetation be removed in order to establish at least 440' of sight distance in both directions along E. Beaver Creek Dr.

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

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

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

1. With the stated conditions, the proposed subdivision meets the standards for development within a RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision 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 since the subdivision has access on to E. Beaver Creek Dr., a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan and One Year Plan identify this property for medium density residential use. The RP-1 zoning approved for this site will allow a density up to 8 du/ac. With a proposed density of 4.87 du/ac, the proposed subdivision is consistent with the One Year Plan and Sector 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: 4 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Central High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

Knoxville-Knox County Planning Commission'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.

Knoxville-Knox County Planning Commission'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.