



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 9-SC-24-C

AGENDA ITEM #: 44

AGENDA DATE: 9/12/2024

▶ **SUBDIVISION:** FOX & FOGERTY ON YOSEMITE DR

▶ **APPLICANT/DEVELOPER:** DAVID CHEBAN

OWNER(S): David Cheban

TAX IDENTIFICATION: 107 B A 018

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 0 YOSEMITE TRL

▶ **LOCATION:** Eastern terminus of Yosemite Trl and Northern terminus of Farnland Dr

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City Limits)

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek, Fourth Creek

▶ **APPROXIMATE ACREAGE:** 13.05 acres

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** single family lots

SURROUNDING LAND USE AND ZONING: North: Single family residential, office - OP (Office Park), I-G (General Industrial)
South: Multi family residential - RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)
East: Single family residential, rural residential - RN-1 (Single-Family Residential Neighborhood), RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)
West: Single family residential, agriculture/forestry/vacant land, private recreation (swimming pool) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **NUMBER OF LOTS:** 21

SURVEYOR/ENGINEER: David Harbin Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Yosemite Trl and Farland Dr, local streets with a pavement width of 25 ft within a right-of-way of 50 ft.

▶ **SUBDIVISION VARIANCES REQUIRED:** ALTERNATIVE DESIGN STANDARD REQUIRING ENGINEERING APPROVAL
1. Increase the intersection grade from 1 to 2%, STA 0+13 to STA 1+15 Rd "A"

STAFF RECOMMENDATION:

▶ Approve the concept plan subject to 8 conditions.

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Confirm that the road design complies with AASHTO standards during the design plan phase, with review and approval by the Knoxville Department of Engineering.
4. Confirm that the proposed land disturbance complies with the HP (Hillside Protection Overlay) zone district during the design plan phase.
5. Meet all applicable requirements of the City of Knoxville Zoning Ordinance.
6. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
7. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, and/or stormwater drainage systems.
8. Meeting all applicable requirements of the Knoxville Utility Board regarding the placement of stormwater infrastructure or other site improvements, such as fences, within the existing natural gas line easement.

COMMENTS:

This proposal is for a 21-lot residential subdivision on this 13.05-acre property. The property is zoned RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay). The RN-1 zone requires a minimum lot size of 10,000 sqft. The proposed lot sizes range from 10,491 sqft to 38,384 sq ft.

The public road Yosemite Trail will be continued and connected to Farland Dr, connecting the two neighborhoods of Timbercrest and Lonas Drive. The single family homes on Yosemite Trl must be within 10 ft of the average blockface. The north side of Yosemite will have a front setback range of 25.5-45.5 ft, and the south side will be 81.5-101.5 ft. Road A is a new public road that dead ends with a cul-de-sac. The first houses developed on Road A will create the setback range for the other houses developed along that street. The plan shows the minimum 25 ft setback, which would allow homes to be built within the range of 25-35 ft.

A Tennessee Natural Gas Easement runs through Lots 6 and 14-17 of the property. Tennessee Natural Gas may restrict improvements within the easement, such as stormwater infrastructure and fences. The entirety of the property is within the HP (Hillside Protection Overlay) zone. Disturbance with the Hillside Protection area is 7.24 acres within the 9.18 acres disturbance budget.

ESTIMATED TRAFFIC IMPACT: 240 (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: 6 (public school children, grades K-12)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden 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 request is final, unless the action is appealed to Knoxville-Knox County Planning Commission. The date of the Knoxville-Knox County Planning Commission appeal hearing will depend on when the appeal application is filed.