

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 10-SD-07-C **Related File Number:** 10-C-07-UR
Application Filed: 9/4/2007 **Date of Revision:**
Applicant: RDM DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: Southwest side of Fairview Rd., west of Tazewell Pk.
Other Parcel Info.:
Tax ID Number: 21 46 & 46.01 **Jurisdiction:** County
Size of Tract: 190.05 acres
Accessibility: Access is via Fairview Rd., a minor arterial street with a pavement width of 19' within a 40' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned A agricultural and RA and PR residential. Development in the area consists primarily of detached dwellings. An adjoining tract of land is being developed with attached condominiums. Beaver Creek flows through this site.
Proposed Use: Detached and attached residential subdivision **Density:** 1.68 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: RDM Development on Fairview Rd.

No. of Lots Proposed: 318 **No. of Lots Approved:** 0

Variances Requested:

1. Horizontal curve variance from 250' to 125' at sta 9+25 of Road H
2. Horizontal curve variance from 250' to 200' at sta 22+00 of Road M
3. Road grade variance from 12% to 15% from sta 1+75 to sta 6+25 of Road P
4. Vertical curve variance from 125' to 75' at sta 0+50 of Road A
5. Broken back curve tangent variance from 150' to 15' at sta 2+50 of Road K

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE variance 1-5 because the site's topography restricts compliance with the Subdivision Regulations and the variances will not create a traffic hazard

APPROVE the concept plan subject to 12 conditions

Staff Recomm. (Full):

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 Knox County (County Ord. 91-1-102) .
- 3.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Requesting final plat approval for not more than 115 lots until such time that additional traffic capacity is available at the intersections of Fairview Rd. with E. Emory Rd. and/or Tazewell Pk. A traffic impact study must be prepared for review and approval by the Knox County Dept. of Engineering to verify the added capacity before additional lots can be submitted for final plat review.
5. Establishing minimum floor elevations (MFE) for all lots located within the floodway fringe area per the requirements of the Knox County Dept. of Engineering and Public Works. Note all required MFE's on the final plat
6. Prior to final plat approval establish a greenway easement across this site for the proposed Beaver Creek Greenway as may be required by the Knox County Greenways Coordinator
7. Designing and installing traffic calming as required by the Knox County Dept. of engineering and Public Works
8. The design of the proposed round-about meeting the design requirements of the Knox County Dept. of Engineering and Public Works
9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation
10. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions on Fairview Rd. from the proposed subdivision entrance
11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm drainage system, common area and recreational amenities
12. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing to develop this 190 acre site with a combination of detached and attached dwellings at density of 1.68 dwellings per acre. The development will contain 271 detached dwellings and 47 attached dwellings. The rezoning of this site to PR (Planned Residential) at 2 dwellings per acre was approved by the Knox County Commission on July 23, 2007.

The site is divided into three sections by two creeks. Beaver Creek crosses the site from the east to west. An unnamed tributary coming from the Thompson School Road area comes through the property from the north and converges with Beaver Creek on this site. Due to defined floodways and the required buffers associated with the creeks, the development of this site will be held back away from the creeks. The Knox County Greenways Plan proposes a greenway for the Beaver Creek basin. Staff will recommend the applicants provide and easement for the proposed greenway if it is desired by the Knox County Greenways Coordinator.

The primary concern staff has about the development of this site is the existing, and growing, traffic congestion in the area. During the past few years, a number of residential developments have been approved in the general area around the intersection of E. Emory Rd and Tazewell Pk. With the traffic generated due to the development of these new subdivisions and the traffic generated by the Gibbs Elementary and Gibbs High Schools, the ability of the existing roads to carry the traffic or the "level of service" in the area has deteriorated over time. The intersections of Tazewell Pk. and E. Emory Rd. (Harbison Crossroads), Fairview Rd. at both Tazewell Pk. and E. Emory Rd. and the intersection of Thompson School Rd. and E. Emory Rd. are nearing critical points due to peak hour congestion. As a result of the existing traffic congestion in the area our staff traffic engineer has determined the maximum number of lots that could be permitted in this development without making the level of service to drop to a failed rating at the intersections located at either end of Fairview Rd. Based on our study, we will support the approval of the concept plan but limit the number of lots that may be brought to final approval. The ultimate number of lots that will be permitted in this development will be tied to a series of intersection improvements that are planned for the area. The traffic impact study identifies a number of potential improvements that will lead to additional traffic capacity at the intersections. Additionally, the Tennessee Dept. of Transportation (TDOT) is planning to undertake a project at Harbison Crossroads that may ultimately improve the traffic situation on Fairview Rd.

At present Fairview Rd. is used as a "cut through" that connects Tazewell Pk. with E. Emory Rd. The use of this "cut through" is made attractive due to the congestion at Harbison Crossroads. If the project proposed by TDOT relieves some of the congestion at Harbison Crossroads, then it is believed that the amount of cut through traffic will decrease. Completion of that intersection improvement may result in additional capacity at the Fairview Rd. intersections so as to permit the completion of this proposed subdivision. No matter what the situation is after the Harbison Crossroads project is completed, growth in the area will dictate that the other road improvements will continue to be needed.

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

1. All utilities are in place to serve this site.
2. Development of this site will result in additional traffic congestion in an area where the existing level of service is declining.
2. The proposed detached residential subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

1. The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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.
3. The recommended density of this site is 2 dwellings per acre. The proposed 1.68 du/ac for the development is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeastt County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 2 du/ac, which is consistent with the Sector Plan and the other development found in the area.

MPC Action:

Approved

MPC Meeting Date: 10/11/2007

Details of MPC action:

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the requirements of the Knox County Dept. of Engineering and Public Works. Note all required MFE's on the final plat

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Summary of MPC action: APPROVE variance 1-5 because the site's topography restricts compliance with the Subdivision Regulations and the variances will not create a traffic hazard

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Date of MPC Approval: 10/11/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: