

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: 11-SA-07-C **Related File Number:** 11-B-07-UR
Application Filed: 10/1/2007 **Date of Revision:**
Applicant: BEACON PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Southwest end of Chandler Rd., southwest of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 163 PT. 028 **Jurisdiction:** County
Size of Tract: 17.85 acres
Accessibility: Access is via Chandler Ln., a local street with a pavement width of 14' to 16' within a right-of-way that varies in width

GENERAL LAND USE INFORMATION

Existing Land Use: Farm land with single family dwellings and out buildings
Surrounding Land Use: Most of the property in the area is zone PR (Planned Residential and has been developed with low density residential subdivisions. There is an eighty-three acre tract adjoining this site that is zoned A (agricultural).
Proposed Use: Detached residential subdivision **Density:** 2.15 du/ac
Sector Plan: Southwest 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) & F (Flodway)
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: Beacon Park, Unit 1 Revised

No. of Lots Proposed: 33 **No. of Lots Approved:** 0

Variations Requested: Individual variations are not identified. Variations to the roadway design standards for this project will be as shown on the revised plans (5/1/2006) or as recommended by the Knox County Dept. of Engineering and Public Works.

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 variances to road designs as shown on plan sheets L1.3 - L1.7 unless addressed by a specific condition of approval or as modified by the Knox County Dept. of Engineering and Public Works

APPROVE Concept Plan subject to 4 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
2. Meeting all applicable requirements and conditions of approval of the previously approved Concept Plan (5-SE-06-C)
3. A revised plan reflecting the conditions of approval must be submitted to MPC staff for review prior to the issuance of any grading or building permits
4. 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 Schaad Companies are proposing a large scale development that will contain a mix of residential uses along with community and recreational facilities. The site is located at the southwest end of Chandler Ln., which intersects with S. Northshore Dr. in the vicinity of Bluegrass Rd. and River Sound Subdivision. This site has been referred to in the past as the Kraemer property. The total site contains approximately 500 acres. A portion of that acreage is located under water or in the floodway of Fort Loudon Lake. The developable portion of the site is 381 acres. The highest elevation of the site is found near the proposed Chandler Ln. entrance. The site generally slopes downward to the southwest toward the lake. The site has miles of lake frontage. The applicant is proposing to develop this site with 820 total dwelling units along with 90 acres of open space/ recreational facilities. The site is zoned PR (Planned Residential) with a permitted density of up to 3 dwellings per acre.

A concept subdivision plan and use on review were approved for this large scale development MPC on May 11, 2006. The developers are finalizing their plans for Unit 1 of the project. They have determined that a revised concept plan for a small portion of the site (17.85 acres) would be preferable because it would improve the proposed road grades and lessen the amount of required grading. The revised concept plan impacts 33 lots.

As approved by MPC, the total development will consist of 385 detached dwellings and 435 attached residential units for a total of 820 dwelling units. The lots for the detached single family dwellings will range in size from 10,000 sq. ft. to over an acre in size. The attached units will be constructed in three different areas on the site. The largest concentration of attached dwellings will be in the Pointe Village section of the site. The proposal calls for up to 315 units in that area. All elements of the development will be linked together with a sidewalk and trail system which is proposed throughout the development.

As previously stated, this is not the typical subdivision that comes before MPC for review. The mix of housing types, the abundance of open space and community facilities and the use of private streets on such a large scale make the strict application of the Subdivision Regulations virtually impossible. The applicants are proposing to control the development of this site and the construction of the dwellings through a strict set of covenants that will dictate design elements that will have to be adhered to throughout the project. For these reasons, staff believes that Sections 82-20 - 22 of the Subdivision Regulations will govern the review of this project. These sections of the regulations permits the MPC to modify the application of the strict standards of the Subdivision Regulations to permit large scale developments that contain design innovations. The MPC staff has thoroughly reviewed the plans for this project and are satisfied that the public interest will continue to be served with the granting of variances from the Subdivision Regulations.

At the time the original concept plan was being considered, a traffic impact study was prepared and submitted to the staff of MPC, Knox County Dept. of Engineering and Public Works and the Tenn. Dept. of Transportation for review. A number of improvements to the existing roadway system are called for in the study. The study recommends that the intersection of S. Northshore Dr. and Chandler Ln. be completely reconstructed. This reconstruction is to include changing the vertical alignment of S. Northshore Dr. to improve sight distance. Additionally, the study calls for the alignment of Chandler Ln. and Bluegrass Rd. to form a four way intersection. Left turn lanes will be required at all four legs of the intersection. Finally, a traffic signal will be required at a future date. In addition to the improvements at the S. Northshore Dr. intersection, the applicants will be required to widen Chandler Ln. and Rogers Island Ln.

As previously stated, the overall plan calls for numerous recreational and community facilities. The plans show an extensive sidewalk and walking trail network. The facilities will include a large community center that will serve as a meeting place. Additionally, a park and recreational facilities will be provided at the community center. A second major recreational amenity will be the swim center. This will be a large community swimming facility along with other park and recreational facilities. There are other parks scattered throughout the development. Access to some of these facilities will be limited to the property owners in the immediate area. While other parks will be open to all of the residents.

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

1. The proposed subdivision will impact on local services. First Utility District can provide water, sewer service. Electrical service will be provided by Lenoir City Utility Board. KUB will provide natural gas service to the site.
2. Chandler Ln. will be rebuilt to a minimum width of 18' with shoulders. Extensive improvements will be made at the intersection of S. Northshore Dr. and Chandler Ln.
3. Vegetative buffers will be put in place, as shown on the plan, between this project and River Sound Subdivision.
4. Any school age children living in this development are presently zoned to attend A.L. Lotts Elementary, West Valley Middle, and Farragut High Schools. School attendance zones may be affected depending on the number of school age children that ultimately reside in this development.
5. The proposed residential development is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached single family dwellings.
6. Drainage will be directed into Ft. Loudon Lake after passing through water quality basins on this site. Storm water detention, grading and drainage plans will be required that meet the Knox County's regulations.

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

1. With the recommended conditions, the proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Southwest County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed subdivision is 2.15 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) Zone.
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed residential development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property. The dwellings proposed in this development will be of similar or greater in value to a number of the houses in this area.
 - E. The use will draw additional traffic through residential areas. Road improvements are proposed that will lessen the traffic impact of this project. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest 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 3 du/ac. which is consistent with the Sector Plan. The proposed development density of 2.15 dwellings per acre is within the development density permitted by the Sector Plan and current zoning of the site.

MPC's approval or denial of this request is final, unless the action is appealed to City Council, Knox County Board of Zoning Appeals (BZA) or Knox County Chancery Court, as appropriate. The date of the City Council or Knox County BZA appeal hearing will depend on when the appeal application is filed.

MPC Action: Approved **MPC Meeting Date:** 11/8/2007

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
2. Meeting all applicable requirements and conditions of approval of the previously approved Concept Plan (5-SE-06-C)
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Summary of MPC action: APPROVE variances to road designs as shown on plan sheets L1.3 - L1.7 unless addressed by a specific condition of approval or as modified by the Knox County Dept. of Engineering and Public Works

APPROVE Concept Plan subject to 4 conditions

Date of MPC Approval: 11/8/2007 **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:**