

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: MPM Development on E. Beaver Creek Dr.
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 222 **No. of Lots Approved:** 0
Variances Requested:
1. Horizontal curve radius from 250' to 200' at sta. 9+50 of Road E.
2. Horizontal curve radius from 250' to 200' at sta. 5+50 of Road E.
3. Vertical curve variance from 250' to 140 at sta. 1+25 of Road A.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variances 1-3 because of topography and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 13 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
4. Placing a note on the final plat that no dwellings will be located within 50' of the hatched contour of the sinkhole in the southeast corner of this site.
5. Eliminating lots 196 - 198 and making them part of the common area.
6. Sidewalks being constructed either as a walking trail around the perimeter of the project as shown on the concept plan with pedestrian accesses to be provided approximately every 500' from the street system and multiple pedestrian access points to the proposed clubhouse and common area. Or the developer may provide a sidewalk system along one side of every street within the development with additional pedestrian access points to the clubhouse and common area. Sidewalks will be constructed to a minimum width of 5'.
7. Final approval by the Knoxville City Council to rezone this site to RP-1 at a density equal to or greater than the proposed development density.
8. Certification on the final plat by the applicant's engineer that there is 400' of sight distance in both directions looking onto E. Beaver Creek Dr. from Street A in this development.
9. Construction of the left turn lane and the right turn deceleration lane as called for in the traffic impact study per the requirements of the Knox County Dept. of Engineering and Public Works and the Knoxville City Engineer.
10. Design of the improvements called for in the revised traffic impact study being the responsibility of the applicant as required by the Knox County Dept. of Engineering and Public Works.
11. Meeting all applicable requirements of the Knoxville City Engineer and the Knox County Dept. of Engineering and Public Works.
12. Meeting all requirements of the approved use on review development plan.
13. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: The developer of this project is proposing an attached single family residential subdivision on this site that will contain 225 dwellings. The dwellings will be attached in groups of 2 to 5 units. MPC recommended approval of RP-1 zoning for this property at 1-8 du/ac at its January, 2002 meeting. Approval of this plan will be contingent on City Council's action on the rezoning of the site.

Due to the number of dwellings proposed in this project, a traffic impact study was required to be submitted with the concept and development plan. The study determined that a development of this size will generate approximately 2300 trips per day. Based on the trips generated by this development, the engineering consultants recommended a 100' long left turn lane and a 50' long right turn deceleration lane at the E. Beaver Creek entrance. Due to the speeds of the current traffic on the E. Beaver Creek Dr., the applicants engineer will be required to certify 400' of sight distance in both

directions at the entrance to this project. A sight distance easement may be required in order to meet that standard. Additional study is being done at the request of Knox County to determine what improvements may be needed at the intersection of E. Beaver Creek Dr. and Central Avenue Pk. That intersection is presently operating at a level of service F. This means the operation characteristics of the intersection are already unacceptable. A traffic signal at that intersection may be warranted. However, due to the geometrics of the intersection and the close proximity of the railroad overpass, installation of a traffic signal may not be appropriate. Due to the impact of the additional traffic generated by this this project at the intersection, Knox County Engineering has requested the applicant participate the costs associated with designing the improvements called for in the revised traffic study.

The site adjoins Interstate 75 along the western boundary of the site. At present, within the interstate right-of-way, many trees and extensive underbrush from a buffer that muffles some or the road noise. In order to enhance this buffer, staff is requiring the development of a "Type A" landscape screen along the entire western boundary of this site. The applicant's landscape architect has submitted a plan that uses a mixture of plantings to form this additional buffer. On the east side of the site an existing residential development is in place. A less dense "Type B" landscape screen is proposed to provide separation between the developments.

Beaver Creek forms the northern boundary of the site. Staff has been in contact with the City and County greenway coordinators regarding a possible trail along this boundary. The applicant has stated that he is willing to cooperate if a greenway is desired. The southern boundary of the site has a large sinkhole to the east of the proposed entrance. Staff will require that no buildings be permitted within 50' of the hatched contour that forms the top of the sinkhole.

Due to the number of dwellings and the density of the development, staff has been discussing an amenities plan with the developer. He has stated that he has found the primary buyers of the units will most likely be older people with very few children expected in the project. Due to this age profile, it is thought that a swimming pool would not get enough use to justify the cost. Instead, the applicant has agreed to construct a clubhouse in the central part of the site. At the clubhouse location useable flat open space will be provided. Residents can decide if they want to use the space for active or passive recreation or possibly a community garden. Additionally, the developer will construct a walking trail that will encircle the entire development. Staff will require that pedestrian accesses be provide to the trail approximately every 500'. This will make the trail more accessible and provide alternatives to the residents in the length of walk they may wish to take. Additionally, staff will require that pedestrian links to the clubhouse and open space are provided. If the developer does not want to provide the pedestrian linkages recommended by staff, the construction of a sidewalk on one side of every street would be an acceptable alternative. All sidewalks and walking trails in the development will be required to be a minimum of five feet wide.

MPC Action:

Approved

MPC Meeting Date: 2/14/2002

Details of MPC action:

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7. Final approval by the Knoxville City Council to rezone this site to RP-1 at a density equal to or greater than the proposed development density.
8. Certification on the final plat by the applicant's engineer that there is 400' of sight distance in both directions looking onto E. Beaver Creek Dr. from Street A in this development.
9. Construction of the left turn lane and the right turn deceleration lane as called for in the traffic impact study per the requirements of the Knox County Dept. of Engineering and Public Works and the Knoxville City Engineer.
10. Design of the improvements called for in the revised traffic impact study being the responsibility of the applicant as required by the Knox County Dept. of Engineering and Public Works.
11. Meeting all applicable requirements of the Knoxville City Engineer and the Knox County Dept. of Engineering and Public Works.
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design plan has been submitted to MPC staff.

Summary of MPC action: APPROVE variances 1-3 because of topography and the proposed variances will not create a traffic hazard
APPROVE the concept plan subject to 13 conditions

Date of MPC Approval: 2/14/2002

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: