

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 2-SE-04-C **Related File Number:** 2-L-04-UR
Application Filed: 1/12/2004 **Date of Revision:**
Applicant: KNOX ESTATES, LLC
Owner: KNOX ESTATES, LLC

PROPERTY INFORMATION

General Location: South side of Buffat Mill Rd., west of Locarno Dr.
Other Parcel Info.:
Tax ID Number: 60 P A 025 **Jurisdiction:** City
Size of Tract: 54.71 acres
Accessibility: Access is via Buffat Mill Rd., a collector street with a pavement width of 18' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned R-1 and RP-1 residential. The existing development to the west and south is primarily detached single family dwellings. Attached residences are located adjoining the site on the north side. Interstate 640 forms the eastern boundary of this site.
Proposed Use: Detached single family subdivision **Density:** 1.39 du/ac
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
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: Knox Estates
Surveyor: Hodge Engineering
No. of Lots Proposed: 74 **No. of Lots Approved:** 0
Variances Requested: None
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 the concept plan subject to 9 conditions
Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Department of Engineering.
2. Redesigning the entrance to the development to meet the required intersection placement requirements as called for in section 62-87 of the Subdivision Regulations.
3. Provision of the required right-of-way dedication on both Buffat Mill Rd. and McIntyre Road as called for in section 62-10 of the Subdivision Regulations.
4. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Buffat Mill Rd. as called for in section 62-88 of the Subdivision Regulations.
5. Extending the proposed sidewalk from Weathersby Ln. all the way to Buffat Mill Rd. along Devondale Ln.
6. Provision of a 30' intersection radius on both sides of Deveondale Ln. at Buffat Mill Rd. as called for in the traffic impact study if permitted by the Knoxville City Engineer.
7. Meeting all applicable requirements and obtaining all permits from the Tennessee Dept. of Environment and Conservation if any are required.
8. Meeting all requirements of the approved use on review development plan.
9. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.

Comments: The applicant is proposing to develop a subdivision containing 74 lots on this 54.7 acre site. Additionally, the applicant is requesting approval of the development plan that will permit the construction of one detached single family dwelling on each of the proposed lots. The site is zoned RP-1 (Planned Residential) with a permitted density of up to 5.99 dwellings per acre. At the maximum density permitted by the current zoning 327 dwellings could be approved for this property.

The proposed subdivision plan as presented needs to call out the required right-of-way dedication from both McIntyre Road and Buffat Mill Rd. The required dedication along Buffat Mill is 30' from the existing centerline of the right-of-way and 25' on McIntyre. Additionally, the applicant's engineer needs to identify the distance between the center-line of the proposed Devondale Lane and the center-line of Locarno Drive along Buffat Mill Rd. Since Buffat Mill Rd. is classified as a collector street there is a required 300' separation between intersecting streets. By scaling the drawings, staff believes the proposed intersection placement does not meet this requirement. Since the site has additional frontage on Buffat Mill Rd., the staff believes that Devondale Ln. can be shifted to the west to the extent required to meet this requirement. After shifting the location of the proposed entrance road, the applicant's engineer will be required to certify that 300' of sight distance is available in each direction at the intersection as required by the Subdivision Regulations.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the stormwater will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knoxville City Engineer. The detailed grading and drainage plan will be submitted to City Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

A traffic impact study was prepared and submitted to MPC and City staff for review. At the time the study was prepared, the engineering consultants were estimating that up to 145 single family dwellings would be developed on this site. The study noted with that number of units the level of service at the intersection of the proposed entrance and Buffat Mill Rd. would operate a "level of service" C. This is

generally considered to be acceptable. The plan as presented proposes up to 74 dwellings. This reduction in the number of dwellings will cut the amount of traffic generated by this development in half. Staff anticipates this project will generate approximately 750 trips per day. Approximately 20% of those trips will be generated during the morning peak hour and afternoon peak hour. The remaining 80% of the traffic generated by this development will be spread throughout the remaining 22 hours in a day. Based on the findings of the previous study and the proposed reduction in the number of dwelling units, staff believes the traffic from this development can be accommodated on the existing road network with only minimal impact.

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. KUB can provide water, sewer, electrical and natural gas service to the site.
2. Any school age children living in this development are presently zoned to attend Spring Hill Elementary, Holston Middle, and Fulton High Schools. Spring Hill Elementary is the only one of these schools that is presently experiencing any capacity problems. Redefining the attendance zone boundary may be a solution to the capacity issue at that location.
3. The proposed detached single-family subdivision 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. Many of the developed lots in the area west of this site are 50' to 100' wide. The lots in the proposed development are 70' to 80' wide.
4. Drainage will be directed into the existing drainageways on this site. Stormwater detention, grading and drainage plans will be required that meet the City of Knoxville's regulations.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed detached single-family subdivision meets the standards for development within the 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:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The East City Sector Plan proposes this site for low density residential use with a maximum density of 6 dwellings per acre. The overall development density of the proposed subdivision is 1.36 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 Knoxville Zoning Ordinance. The proposed development meets all the requirements of the RP-1 (Planned Residential) District.
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed subdivision 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 houses proposed in this development will be of similar value to a number of the houses in this area.
 - E. The use will not draw additional traffic through residential areas. 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. Buffat Mill Rd. is classified as a collector street. With that classification, it is expected to collect traffic from this and the surrounding residential areas and provide a route to the arterial streets in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan identifies this property for low density residential use with a maximum density of 6 du/ac. The RP-1 zoning approved for this site allows a density up to 5.99 du/ac. which is consistent with the Sector Plan. The proposed development density of 1.36 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: 4/8/2004

Details of MPC action:

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7. Meeting all applicable requirements and obtaining all permits from the Tennessee Dept. of Environment and Conservation if any are required.

8. Meeting all requirements of the approved use on review development plan.

9. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.

Summary of MPC action: APPROVE the concept plan subject to 9 conditions

Date of MPC Approval: 4/8/2004

Date of Denial:

Postponements: 2/12/2004-3/11/2004

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:** 4/19/2004

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 5/25/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: approved Appeal

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Concept Plan Denied

Date of Legislative Appeal:

Effective Date of Ordinance: