

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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400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 4-SB-16-C **Related File Number:** 4-E-16-UR
Application Filed: 2/22/2016 **Date of Revision:**
Applicant: B & B BUILDERS

PROPERTY INFORMATION

General Location: Northeast side of Dry Gap Pk., southeast of Autumn Path Ln.
Other Parcel Info.:
Tax ID Number: 47 245 **Jurisdiction:** County
Size of Tract: 17.3 acres
Accessibility: Access to Autumn Walk Subdivision is via Dry Gap Pk., a collector street with a pavement width of 19' to 22' within a right-of-way that varies in width from 40' to 80'. The proposed phase of the Subdivision (Phase 3) will be provided access via an internal link with Autumn Path Ln. which is a public street with a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Detached dwellings are the primary land use in the immediate area. The first phases of Autumn Walk contain attached residential dwellings. There is a small commercial node at the intersection of Dry Gap Pk. and E. Beaver Creek Dr. Zoning in the area is still predominantly A (Agricultural). All of the recent low density residential developments in the area are zoned PR (Planned Residential). The commercial area is zone CA and CB.
Proposed Use: Attached residential subdivision **Density:** 3.18 du/ac
Sector Plan: North 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: Autumn Walk

No. of Lots Proposed: 55 No. of Lots Approved: 0

Variances Requested:

1. Cul-de-sac transition radius both right-of-way and pavement from 75' to 25' at both ends of Road B
2. Broken back curve tangent from 150' to 109.4' between sta. 9+09 and sta. 10+18 of Road B
3. Horizontal curve variance from 250' to 175' at three locations on Road B 1)sta. 6+18, 2)sta. 8+50 and 3)sta. 10+90
4. Horizontal curve variance from 250' to 125' at sta. 0+76 of Road B

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 1 - 4 because site conditions restrict compliance with the Subdivision Regulations, and the proposed 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 all other applicable requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Installation of sidewalks on at least one side of Ashby Field Ln. and Road B as shown on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and shall be installed at the time the street improvements are installed for the subdivision
4. Completing the construction of the left and right turn lanes as called for in the traffic impact study as required by the Knox County Department of Engineering and Public Works prior to the issuance of the 60th building permit in this development (60th of 116) .
5. Relocating the existing mail boxes and the associated parking as required by the Knox County Dept. of Engineering and Public Works
6. Relocating the existing real estate for sale sign at the entrance of the development such that it does not block the required corner sight distance
7. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
8. Final approval by the Knox County Commission of the rezoning of this site to PR (Planned Residential) at a density of 3.18 du/ac or greater
9. Providing the correct map and parcel number on the concept plan. (047-245)
10. Placing a note on the final plat that all lots shall have access only to the internal street system.
11. Prior to final plat approval establish a homeowners association that will be responsible for maintenance of stormwater facilities and any other commonly held assets
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 matter before MPC is the third phase of Autumn Walk Subdivision. The first two phases of the development were approved with a total of 61 lots. Since the development only contained 61 lots, a traffic study was not required. The proposed third phase will add 55 lots to the development which will bring the total number of lots up to 116. Based on this number of lots the applicant was required to have a traffic impact study prepared. The study revealed the need for a south bound left turn lane into the development and a right turn lane at the intersection of Autumn Path Ln. and Dry Gap Pk. After reviewing the analysis contained the study, the Knox County Engineering Dept. concluded that the improvements called for in the traffic study will be warranted. They are recommending that the turn lanes be completed prior to the issuance of the 60th building permit in this development that will contain 116 dwellings.

This new phase of the subdivision will connect to the previously approved portion of the development by the extension of Ashby Field Ln. and tying into Autumn Path Ln. At present, the mail boxes serving

the residents of phases 1 and 2 and the associated parking spaces are located in close proximity to where the new intersection will be created. In order to insure traffic safety, the Knox County Department of Engineering and Public Works will require those facilities to be relocated.

Sidewalks are being provided in this project. This new phase proposes to have a sidewalk on one side of each street in the development. That will match what has been done in the previous two phases of the subdivision.. In the first two phases the sidewalks have been constructed as each dwelling has been built. Staff is now recommending that the sidewalk construction be done at the same time the other infrastructure, roads and utilities, are in being built/installed. By requiring the sidewalks be built up front, staff believes that they are more likely to be ADA compliant and will result in compatible driveway and building pad configurations.

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 since water and sewer will be provided to this site.
2. The proposed attached residential subdivision at a density of 3.18 du/ac, is consistent in use and density with the recommended rezoning of the property.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of recent development that has occurred in this area.
4. The proposed turn lanes that will be built as part of this development will improve the traffic flow on Dry Gap Pk. and will help to improve traffic safety.

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

1. The proposed attached residential subdivision with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
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 proposed subdivision will not draw significant traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use. The PR zoning recommended for approval for the property allows consideration of up to 4.5 du/ac . The proposed subdivision with its overall density of 3.18 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 4/14/2016

- Details of Action:**
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Date of Approval:

4/14/2016

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: