

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: 5-SF-17-C **Related File Number:** 5-H-17-UR
Application Filed: 3/27/2017 **Date of Revision:**
Applicant: B AND B BUILDERS

PROPERTY INFORMATION

General Location: Northeast side of Dry Gap Pk., southeast of Autumn Path In.
Other Parcel Info.:
Tax ID Number: 47 24501 **Jurisdiction:** County
Size of Tract: 17.5
Accessibility: Access to this phase of the development is via Ashby Fields Lane which is an existing street in the subdivision. External access 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'.

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 contains 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 development **Density:** 3.15 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)
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: No. of Lots Approved: 0

Variations 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. Sidewalk construction must 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. Prior to final plat approval post a bond with Knox County to guarantee the construction of the right turn lane from Dry Gap Pile to Autumn Path Ln.as called for in the traffic impact study and as required by the Knox County Department of Engineering and Public Works. The construction will include the relocation of all impacted utilities, the subdivision entrance sign and landscaping
5. Construction of the left turn lane as called for in the traffic impact study within 120 days of the approval date of this concept plan. The construction of the left turn lane must be in conformance with plans approved by the Knox County Department of Engineering and Public Works. If the construction of the left turn lane is not completed within the 120 day time frame, Knox County will withhold inspections of any dwellings that are under construction at that time and not issue any more building permits until such time the left turn lane is completed
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 Providing the correct map and parcel number on the concept plan. (047-24501)
9. Placing a note on the final plat that all lots shall have access only to the internal street system.
10. 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. This same concept plan was approved by MPC in 2016 (4-SB-16-C). At that time the improvements required by the traffic study would have to be completed before any building permits could be issued. The applicant has resubmitted the plan with the hope of getting

relief from that requirement.

The traffic 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 now recommending that the right turn lane be bonded in order guarantee it's completion. Knox County will include the cost of relocating the impacted utilities and the replacement of the existing subdivision sign and entrance landscaping in the bond amount the developer will have to post in order to proceed.

The left turn lane called for in the traffic study is already needed. The County is now willing to allow this project to move forward without the turn lane, however, the developer will be expected to commence construction on the left turn lane immediately. The staff will recommend that the construction of the left turn lane be completed with 120 days of the date this concept plan is approved. If the turn lane is not completed in the 120 day time frame, Knox County will cease any inspections of dwellings under construction and they will not issue any additional permits until the construction is completed and accepted by the Engineering Dept.

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 the 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 3.15 du/ac, is consistent in use and density with the recommended zoning of the property.
3. The 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 approved for the property allows consideration of up to 4.5 du/ac . The proposed subdivision with its overall density of 3.15 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:** 6/8/2017

Details of Action:
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7. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.

8 Providing the correct map and parcel number on the concept plan. (047-24501)

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APPROVE the concept plan subject to 12 conditions

Date of Approval:

6/8/2017

Date of Denial:

Postponements: 5/11/2017

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: