

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 1-SA-14-C

**AGENDA ITEM #:** 9

**AGENDA DATE:** 1/9/2014

▶ **SUBDIVISION:** RUSHLAND PARK, PHASE IV

▶ **APPLICANT/DEVELOPER:** PRIMOS LAND CO., LLC

**OWNER(S):** Primos Land Company, LLC

**TAX IDENTIFICATION:** 50 PART OF 133

**JURISDICTION:** County Commission District 8

**STREET ADDRESS:**

▶ **LOCATION:** North end of Rushland Park Blvd., north of Millertown Pike and west of Harris Rd.

**SECTOR PLAN:** Northeast County

**GROWTH POLICY PLAN:** Urban Growth Area (Outside City Limits)

**WATERSHED:** Woods Creek & Love Creek

▶ **APPROXIMATE ACREAGE:** 25.2 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

**SURROUNDING LAND USE AND ZONING:**  
 North: Vacant land / PR (Planned Residential)  
 South: Residences and vacant land / PR (Planned Residential)  
 East: Vacant land and residences / PR (Planned Residential)  
 West: Vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 46

**SURVEYOR/ENGINEER:** Wanis Rghebi Southland Engineering

**ACCESSIBILITY:** Access is via Rushland Park Blvd., a local street with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve variance at STA 2+45 on Rushland Park Blvd., from 157' to 77.9'.
2. Vertical curve variance at STA 3+60 on Rushland Park Blvd., from 250' to 100'.
3. Vertical curve variance at STA 0+70 on 40' JPE, from 225' to 140'.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

**APPROVE** the concept plan for up to 46 detached residential lots subject to 7 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Installation of sidewalks as identified 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. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement.

5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works

6. 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

7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a concept plan and a use on review.

#### **COMMENTS:**

The applicant is proposing to subdivide this 25.2 acre site into 46 detached residential lots at a density of 1.825 du/ac. This property is a portion of the remaining 70 acres of undeveloped land within Rushland Park Subdivision.

The original concept plan (5-SN-05-C/5-O-05-UR) for Rushland Park Subdivision was approved on May 12, 2005. The original approval was for 140 detached residential lots and 85 townhouse condominium units. A revision to the concept plan (6-SA-07-C/6-D-07-UR) was approved on June 14, 2007. The revision converted 59 condominium units to 27 detached residential lots changing the total units to 167 lots and 26 condominium units. To date there are 73 platted lots and 26 condominium units approved and under construction. While the use on review approvals are still valid, the concept plan approvals for the balance of the subdivision have expired.

The applicant is requesting a new concept plan approval for 46 of the of remaining 94 lots approved under the use on review applications. This portion of the development was originally approved for up to 41 detached residential lots. The overall density for the existing development and lots included in this application is 2.49 du/ac. The applicant will be proposing a significant reduction in the number of lots in the future development area north of this site.

A traffic impact study was prepared for the original subdivision. The recommended road improvements which included an eastbound left turn deceleration and storage lane on Millertown Pike at the proposed entrance have been installed. It has been determined that no additional traffic improvements are necessary.

#### **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 utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the existing zoning.

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

1. The proposed detached residential subdivision 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 use will not draw additional traffic through residential areas since the access for the subdivision is off of a minor arterial street.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The proposed development is consistent with the Northeast County Sector Plan proposal of low density residential uses and slope protection. The PR zoning approved for this site will allow a density up to 4 du/ac. At a proposed density of 1.825 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning density.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 20 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Gibbs High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.