

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

▶ **FILE #:** 6-SG-14-C
 6-G-14-UR

AGENDA ITEM #: 14
AGENDA DATE: 6/12/2014

▶ **SUBDIVISION:** PLANTATION OAKS
 ▶ **APPLICANT/DEVELOPER:** IDEAL ENGINEERING SOLUTIONS
 OWNER(S): Mesana Investments

TAX IDENTIFICATION: 120 A G 008-010 & 025-053
 JURISDICTION: City Council District 2
 STREET ADDRESS: 704 Klondike Way

▶ **LOCATION:** East side of N. Gallaher View Rd., west side of Broome Rd.

SECTOR PLAN: Northwest City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 8.52 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Existing subdivision

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / R-1E (Low Density Exclusive Residential)
 South: Multi-dwelling development / RP-1 (Planned Residential)
 East: Multi-dwelling development and residences / R-2 (General Residential) & R-1E (Low Density Exclusive Residential)
 West: Residences / A-1 (General Agricultural), R-1 (Low Density Residential)

▶ **NUMBER OF LOTS:** 25

SURVEYOR/ENGINEER: David Campbell

ACCESSIBILITY: Access is via N. Gallaher View Rd., minor arterial street with a five lane cross-section and the existing private streets within the subdivision.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve K-value variance on Milano Way at STA 0+80.33, from 25 to 15.40.
2. Vertical curve K-value variance on Milano Way at STA 3+88.33, from 25 to 15.19.
3. Intersection grade variance on Klondike Way at Milano Way, from 1% to 4.7%.
4. Vertical curve K-value variance on Klondike Way at STA 1+00, from 25 to 19.56.
5. Vertical curve K-value variance on Klondike Way at STA 2+21.98, from 25 to 19.19.

STAFF RECOMMENDATION:

- ▶ **APPROVE variances 1-5 because the existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.**

APPROVE the Concept Plan subject to 6 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Submitting a revised design plan based on this concept plan that includes the redesign of the intersection grade for Milano Way at N. Gallaher View Rd. with the grade not to exceed 2%.
3. Reconstruction of the subdivision entrance in compliance with the revised design plan and all applicable requirements of the Knoxville Department of Engineering.
4. Installation of sidewalks, as identified on the concept plan, meeting all applicable requirements of the Americans with Disabilities Act (ADA). This also includes tying in the proposed sidewalk system within the development to the established greenway along N. Gallaher View Rd.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Placing a note on the final plat that all lots will have access only to the internal street system.

- ▶ **APPROVE the development plan for up to 25 detached dwellings on individual lots in addition to the existing 21 attached dwellings subject to 1 condition.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review under the RP-1 zoning.

COMMENTS:

The applicant is proposing to resubdivide 30 undeveloped lots within this 8.52 acre subdivision into 25 detached residential lots. There are 21 lots within the subdivision that have existing attached residential units or units under construction. The overall density for the subdivision with the reduction in lots will be 5.4 du/ac. This property wraps around Colonial Townhouses an existing multi-dwelling development. Access to the development will be from N. Gallaher View Rd. The lots are served by two Joint Permanent Easements (JPE) with a right-of-way width of 40'.

When the as-built drawings were completed for two JPE's, it was discovered that they were not constructed in compliance with the approved design plans for the subdivision. The listed variances reflect existing conditions and the design for the reconstruction of the subdivision entrance to correct the intersection grade for Milano Way at N Gallaher View Rd. The street grade for the crossing of the greenway along N. Gallaher View Rd. cannot exceed 2%.

The concept plan includes sidewalks within the development that will connect to the existing greenway system that is located along N. Gallaher View Rd.

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 all utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the existing zoning designation.
3. Any school age children living in this development are presently zoned to attend West Hills Elementary, Bearden Middle & Bearden High Schools.
4. Access to this project will be limited to N. Gallaher View Rd., a minor arterial street.

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 RP-1 (Planec 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: 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan and Knoxville One Year Plan designate this property for medium density residential with a maximum density of 24 du/ac. The RP-1 zoning approved for the site allows a density up to 7 du/ac. At a proposed overall density of 5.4 du/ac, the proposed subdivision is consistent with the Sector and One Year Plans and the zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 290 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 10 (public and private school children, ages 5-18 years)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden 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 concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.