

ITEM 33

CONCEPT PLAN REVIEW FOR DUQUETTE PROPERTY, CONTAINING 128 LOTS ON 143.3 ACRES LOCATED OFF OF GOSEY HILL ROAD IN THE 12TH VOTING DISTRICT (1-2020-205)

Attachment	33-1	Concept Plan
	33-2	Aerial Photograph
	33-3	Letter from the County's Wastewater Consultant
Area		143.3 acres
Lots		128 lots (0.89 DU/A)
Zoning		Rural Development-1 (RD-1)
Water		Milcrofton Utility District
Sewer		Nontraditional Wastewater Treatment and Disposal System
Development Option		Conservation Subdivision
Chapter 1101 Status		Rural
Map and Parcels		116---05200 and 05203
File Number		(1-2020-205)

The applicant is requesting approval of a 128-lot Conservation Subdivision in the Rural Development-1 (RD-1) zoning district. The review of a Concept Plan is the first stage in the development approval process. Because the Concept Plan contains more than forty-nine (49) lots, a Public Hearing is required.

The proposed development consists of 128 lots, which range in size from 10,500 square feet to approximately four (4) acres. The overall density is 0.89 dwelling units per acre.

The subject properties total 143.3 acres and are located at the intersection of Long Lane and Gosey Hill Road. The site contains a number of natural resources, including moderate and very steep slopes, streams, and large areas of woodlands.

Approximately 23% of the site is covered in tree canopy. Approximately fifty-one percent (51%) of the site will be preserved in open space, and approximately seventy (70%) percent of the existing tree canopy will be retained.

The required Open Space strip around the perimeter of the property has been provided.

Section 14.03 (F)(2) of the Zoning Ordinance allows the required Open Space strip parallel to Long Lane and Gosey Hill Road to be reduced from 350 feet to 210 feet if:

1. Additional landscaping is provided such that the homes in the subdivision will be unlikely to be seen from these roads once the landscaping reaches maturity; and
2. The homes within the reduced Open Space strip must face the road(s) in question.

A Landscaping Plan has been submitted that, in Staff's opinion, contains sufficient material to satisfy the first portion of this requirement. However, the Concept Plan does not show that the homes within the reduced Open Space strips will face Long Lane and Gosey Hill Road. Furthermore, the road layout in these areas is such that the only way this requirement could be met is for the back of the homes to face the internal street, which Staff would not support. Based on this, Staff does not feel that the requirements for the reduced Open Space strips along Long Lane and Gosey Hill Road have been met.

This property is subject to the Traffic Shed Methodology as outlined in Article 19 of the Zoning Ordinance. The Traffic Shed analysis indicates that the proposed number of lots is within acceptable limits based upon the capacity of existing roadways. Therefore, off-site road improvements are not required. In response to a request by Staff, the applicant has provided right-of-way in order to accommodate a potential realignment of the intersection of Long Lane and Gosey Hill Road.

Access to the proposed development will be provided by two (2) entrances, one from Long Lane and the other from Gosey Hill Road. The County Highway Department has determined that adequate sight distance exists at both entrances and has approved their locations.

Because this development will generate 50 or more peak hour trips, the applicant was required to provide an intersection analysis for the site entrances, which includes an evaluation as to the necessity of turn lanes into the development. This intersection analysis indicated that turn lanes are not warranted based on projected traffic volumes. However, the applicant has agreed to install a right-turn lane at the both entrances to the development. These lanes are shown on the Concept Plan and will be incorporated into the conditions of approval for the development.

Within the development, the applicant is requesting a right-of-way width of forty (40) feet in order to locate sidewalks outside of the right-of-way, a design speed of twenty-five (25) MPH for internal roadways. Staff is in support of these requests.

The applicant is also requesting a reduction in cul-de-sac length for Townes Court. Staff does not feel there is sufficient justification to support this request.

Water service will be provided by Milcrofton Utility District. Wastewater will be handled via a nontraditional wastewater treatment and disposal system, for which a Site Plan was approved at the June, 2020 meeting. Approximately 11.5 acres of the site will be utilized for the Nontraditional Wastewater Treatment and Disposal System, which includes the land application area, treatment facility and storage pond. The proposed system will utilize re-circulating sand filter technology to treat wastewater generated by the proposed subdivision. A Certificate of Convenience and Necessity (CCN) has been approved by the Tennessee Public Utilities Commission (TPUC), and a draft State Operating Permit has been issued by the Tennessee Department of Environment and Conservation (TDEC). A Design Development Report (DDR) as well as a revised

Detailed Soils Investigation Report (DSIR) were prepared by the applicant and submitted to the County. The County's wastewater consultant has reviewed these reports and has concluded that all Zoning Ordinance requirements related to Nontraditional Wastewater Treatment and Disposal Systems have been met (See Attachment 33-3).

It is Staff's opinion that the combination of distance, topography, and existing vegetation will serve to adequately screen the treatment system from adjacent properties. A Landscaping Plan for the Nontraditional Wastewater Treatment and Disposal System has been submitted and approved.

It should be noted that once detailed construction and engineering plans are prepared in conjunction with the submittal of a Preliminary Plat, changes to the layout, including the potential for a reduction of lots and relocation of drainage infrastructure from buffer areas, may be necessary. An additional Landscaping Plan for the perimeter Open Space strip will also be required.

Because Staff does not believe this proposal meets the requirements to allow a reduced Open Space strip along Long Lane and Gosey Hill Road, and because Townes Court does not meet the cul-de-sac length requirements of the Subdivision Regulations, Staff cannot recommend approval of the Concept Plan at this time. Therefore, the applicant has requested that action on this Item be deferred to the September meeting in order adjust the Plan. Staff concurs with this request.