

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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www.knoxmpc.org

File Number: 11-SD-08-C **Related File Number:** 11-J-08-UR
Application Filed: 10/6/2008 **Date of Revision:**
Applicant: HEARTLAND DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: North side of Highland View Dr., west of Chapman Highway.
Other Parcel Info.:
Tax ID Number: 150 017 **Jurisdiction:** County
Size of Tract: 124.68 acres
Accessibility: Access is via Highland View Dr., a minor collector street with an 19' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land and residences / A (Agricultural)
South: Residences and vacant land / A (Agricultural) & RA (Low Density Residential)
East: Residences / PR (Planned Residential) & A (Agricultural)
West: Vacant land and residences / A (Agricultural)
Proposed Use: Detached residential subdivision **Density:** 1.36 du/ac
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Rural 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: Heartland Development on Highland View Drive

No. of Lots Proposed: 169 **No. of Lots Approved:** 169

Variances Requested:

1. Intersection property line corner radius on both sides of Road A at Highland View Dr., from 25' to 0'.
2. Horizontal curve radius on Road B at STA 3+00, from 250' to 175'.
3. Vertical curve variance on Road A at STA 1+00, from 225' to 150'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-3 because the site's existing access and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 14 conditions

Staff Recomm. (Full):

1. Meeting all applicable 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 (County Ord. 91-1-102).
3. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour areas) identified on the plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed prior to final plat approval for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes.
5. Revising the concept plan to provide right-of-way for the turnaround at the western end of Road C (stub-out street to adjoining property) subject to approval of the Knox County Department of Engineering and Public Works.
6. The final plat shall include a notation that the western end of Road C is designed as a stub-out street that will extend into the adjoining property if it is developed as a subdivision. At a minimum the notation must be identified on the plat at the street ending.
7. Prior to opening Road C for public use, a sign, at least three square feet in area, shall be placed at the end of the street identifying that this street may be extended as a through street in the future. The sign specifics (wording, materials and size) are subject to approval by the Knox County Department of Engineering and Public Works.
8. At the design plan stage of the development, providing details for the boulevard design of Road A from the entrance to the intersection with Road B, subject to approval by the Knox County Department of Engineering and Public Works.
9. Installing the recommended improvements from the Traffic Impact Study including the improvements at Chapman Highway and Highland View Rd. as identified in the Planning Commission Staff's comment letter dated October 27, 2008. The design details and timing of installation of improvements to be determined and approved by the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision.
10. Site grading for access to each lot shall be confined to the specific lot unless an off-site grading easement is obtained. Driveways shall not exceed a maximum grade of 20%.
11. The design plan for the subdivision must address permanent stabilization of the graded slope in the area of Lots 52, 53 and the common area in between.
12. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
13. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, recreational amenities and drainage system.

14. 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 Planning Commission had approved a concept plan for this site on October 11, 2007 for 119 lots at a density of 0.95 du/ac. That concept plan included the proposal that all lots would be served by subsurface sewage disposal systems. Following a recommendation from the Knox County Health Department that the applicant consider extending sewer service to this site, the applicant requested a rezoning for the property to increase the maximum density for the property from 1 du/ac to 2 du/ac. On March 24, 2008 the Knox County Commission approved a density increase up to 1.47 du/ac for this property that is zoned PR (Planned Residential). The property was originally rezoned to PR (Planned Residential) at a density of 1 du/ac on April 25, 2005.

The applicant has now submitted a revised concept plan that subdivides this 124.68 acre tract into 169 lots at a density of 1.36 du/ac. This revised plan in most cases follows the previous street layout.

This site includes a couple of large sinkholes. A 50' building setback will be required from the top of the sinkholes (closed contour areas). Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works.

Due to the number of lots in the proposed subdivision, a traffic impact study was required. Recommended improvements are identified in the Traffic Impact Study with improvements at Chapman Highway and Highland View Rd. being identified in the Planning Commission Staff's comment letter dated October 27, 2008. The design details and timing of installation of improvements are to be determined and approved by the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision. Since the property only has one access and exceeds 150 lots, Staff has required a stub-out street (Road C) that will allow for an extension of the street to the property to the west and allow for a second access out to Highland View Dr. if that property is developed as a subdivision. Conditions have been recommended that would identify this possible future street connection on the final plat and by signage at the physical street end.

Due to the steeper slopes along the northern side of the property, Staff has worked with the applicant in having this area designated as common area. This area can include hiking trails as a future amenity. A picnic and pavilion area is included in the common area between lots 41 and 42. The common area is primarily made up of soils that have a high (unstable) soil slip potential.

MPC Action:

Approved

MPC Meeting Date: 12/11/2008

Details of MPC action:

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Summary of MPC action: APPROVE variances 1-3 because the site's existing access and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 14 conditions

Date of MPC Approval: 12/11/2008

Date of Denial:

Postponements: 11/13/2008

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: