

**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

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 2-SJ-07-C                      **Related File Number:** 2-L-07-UR  
**Application Filed:** 1/2/2007                      **Date of Revision:**  
**Applicant:** MAC CARTENG - ACCURATE CONSTRUCTION

**PROPERTY INFORMATION**

**General Location:** Southeast side of Higdon Dr., south of Oak Ridge Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 89 63.01 & 58.01                      **Jurisdiction:** County  
**Size of Tract:** 43 acres  
**Accessibility:** Access is via Higdon Rd., a local street with 16 to 18' of pavement width within 50' of right of way.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Residence & vacant land  
**Surrounding Land Use:** This area has been developed with rural and low density residential uses under A, RA, RB and PR zoning. There is substantial Industrial zoning to the southeast and northwest and a few spot commercial zones in the area.  
**Proposed Use:** Attached residential subdivision                      **Density:** 2.00 du/ac  
**Sector Plan:** Northwest 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:** Higdon Drive P.U.D.

**No. of Lots Proposed:** 118      **No. of Lots Approved:** 0

**Variations Requested:**

1. Horizontal curve variance from 250' to 150' 20+56 and 21+80 of Road B.
2. Variance of reverse curve tangent length from 50' to 20.05' at sta 21+75 and from 50' to 4.3' at sta 28+90 of Road B
3. Variance of broken back curve tangent length from 150' to 100.1' at sta 30+00 of Road B
4. Vertical curve variance from 145.6' to 87.35' at sta 22+47 of Road B
5. Variance of maximum grade from 12% to 12.37% beginning at sta 20+88 of Road B.
6. Horizontal curve variance from 250' to 150' at sta 1+00 on new Highdon Dr.
7. Variance of maximum grade from 12% to 15% beginning at sta 12+90 of Road A.
8. Variance of maximum grade from 12% to 15% beginning at sta 63+50 of Road E.
9. Vertical curve variance from 300' to 180' at sta 63+50 of Road E
10. Vertical curve variance from 343.7' to 206.1' at sta 65+50 of Road E
11. Intersection grade variance from 3% to 3.42% on Road E.

**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 1-10 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

DENY variance 11

APPROVE the Concept Plan subject to 10 conditions

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Correct the intersection grade to meet the requirements as noted in variance request #11.
4. Refine the grading plan so it can be determined if lots 85-90 are buildable
5. Widen Highdon Dr., from the entrance to the development to the Oak Ridge Hwy. intersection east of this site.
6. Relocate and improve the Higdon Dr. intersection with Oak Ridge Hwy. per the requirements of the Knox County Dept. of Engineering and the Tenn. Dept. of Transportation
7. The number of lots not exceeding the number of dwelling units permitted by the zoning of this site
8. Place a note on the concept plan that intersection grades of 3% or less as shown on the plan have been approved by the Knox County Dept. of Engineering and Public Works
9. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
10. 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.

**Comments:** The applicant is proposing to subdivide this tract of land into 90 lots. The applicant's engineer states that the site contains approximately 45 acres. The tax records indicate the two parcels contained in this request have a total area of 43 acres. The site has not been surveyed at this time. Staff's recommendation regarding this plan will be couched on the idea that the site contains 45 acres. Should the final plat for this site show the PR (Planned Residential) portion of the property contains less than 45 acres, the total number of dwelling units will have to be reduced in order to not exceed the maximum permitted by the zoning of the site. The current zoning will permit up to 2 dwellings per acre. As proposed, based on the site containing 45 acres, the applicant is requesting approval of the maximum number of dwellings permitted (90).

The required traffic impact study was completed. The study identified that a west bound left turn lane and a right turn deceleration lane are needed at the eastern intersection of Higdon Dr. and Oak Ridge Hwy. Due to the angle that Higdon Dr. intersects with Oak Ridge Hwy., improvements to the intersection will be necessary. The applicant's engineer has prepared a preliminary plan for the intersection improvement. MPC staff will recommend that approval of the final design for these

improvements. The Knoxville Regional Parkway is planned to cross over Oak Ridge Hwy. Just to the west of this site. At the present time no interchange is proposed at Oak Ridge Hwy.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

#### 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 2.00 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary School, Karns Middle School and Karns High School.

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

1. The proposed attached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
  - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 2.00 dwellings per acre.
  - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).
  - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
  - D. The use will not significantly injure the value of adjacent property.
  - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 2.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 2.0 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.

**MPC Action:**

Approved

**MPC Meeting Date:** 3/8/2007

**Details of MPC action:**

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**Summary of MPC action:** APPROVE variances 1-10 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.  
DENY variance 11  
APPROVE the Concept Plan subject to 10 conditions

**Date of MPC Approval:** 3/8/2007      **Date of Denial:**      **Postponements:** 2/8/2007

**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:**