

**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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**File Number:** 6-SB-07-C                      **Related File Number:**  
**Application Filed:** 5/7/2007                      **Date of Revision:**  
**Applicant:** PREMIER MOUNTAIN REALTY, INC.

**PROPERTY INFORMATION**

**General Location:** Southeast side of Kimberlin Heights Rd., east and west side of Aaron Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 127 002, OTHER: 126 - 189.04 & (PART OF) 189.02                      **Jurisdiction:** County  
**Size of Tract:** 138 acres  
**Accessibility:** Access is via Aaron Ln., a local street with 9' of pavement width within 40' of right-of-way.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Residence  
**Surrounding Land Use:** North: Residence / A (Agricultural)  
South: Sevier County  
East: Residence / A (Agricultural)  
West: Residence / A (Agricultural)  
**Proposed Use:** Residential subdivision                      **Density:** .5 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:** A (Agricultural)  
**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: Elk Ridge

No. of Lots Proposed: 64                      No. of Lots Approved: 0

Variances Requested: 1. Horizontal curve variance on Tree Line Dr. at STA 16+00 from 250' to 230'.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Kelley Schlitz

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

APPROVE the Concept Plan subject to the following 12 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements 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. Certification by the applicant's surveyor that the required 300' of sight distance exists in both directions along Kimberlin Heights Rd. at the proposed entrance onto Aaron Ln., and if necessary, obtaining sight distance easements from adjoining property owners prior to issuance of a grading permit.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC).
5. Providing a 30' wide stream buffer along the on-site creek (15' on either side of the center of the creek).
6. Place a note on the concept plan that all intersection grades have to be approved by the Knox County Dept. of Engineering and Public Works.
7. Locating stormwater detention areas on more than one lot or identifying them as common areas (Lots 54 & 55).
8. Submitting a grading plan for lots 1-8 as part of the design plan.
9. Providing a detailed profile for access to lot 1 as part of the design plan.
10. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
11. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
12. A final plat based on this concept plan will not be accepted for review by MPC until certification of a design plan has been submitted to MPC Staff.

Comments:

The applicant is proposing to subdivide this 138 acre tract into 64 residential lots. The property is zoned A (Agricultural) which requires lot sizes of at least one acre. The proposed lots range in size from 1 acre to 48.9 acres. The site has rolling topography and has a creek running through the property. A 30' stream buffer will be required along the creek as it crosses the site. There are also existing TVA powerlines running through the property. The applicant will be required to contact TVA to determine the existing easement width. This easement will then need to be shown on the concept plan and final plat.

Access to the site is from Aaron Ln., which is classified as a local street. Aaron Ln. currently dead-ends into the subject property. The applicant is proposing to extend and improve Aaron Ln. from Kimberlin Heights Rd. into the proposed development. All road improvements will be required to comply with the Knoxville-Knox County Minimum Subdivision Regulations. Upon field review, site distance at the intersection of Aaron Ln. and Kimberlin Heights Rd. was limited due to existing vegetation and the curve in the road. Staff is recommending a condition that prior to issuance of a grading permit, the applicant establish at least 300' of sight distance at the subdivision entrance onto Kimberlin Heights Rd. The applicant may be required to obtain easements from adjoining property owners to the east and west of the proposed entrance onto Kimberlin Heights Rd. in order to achieve adequate sight distance. The applicant will be required to meet all applicable requirements from Knox County Dept. of Engineering for the grading work needed to obtain adequate sight distance.

The lots will be served by individual septic systems. The Knox County Health Department has

submitted a letter stating that existing soil conditions may result in loss of lots in order to accommodate subsurface sewage disposal systems (see attached letter).

According to the Knox County Stormwater Drainage Regulations, detention areas need to be located on more than one lot or in designated common areas. There are 3 stormwater detention areas identified on the concept plan and 2 of those areas are located on individual lots (#54 & 55). The applicant will be required to relocate those detention areas on more than one lot or identify them as common areas. If they are identified as common areas, the applicant will be required to establish a homeowners association for maintenance of those drainage structures.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. Water and electric services are available to serve the site (see attached letter from the Knox Chapman Utility District and the Knoxville Utility Board).
2. The lots will be served by individual septic systems since sewer services are not available to the site.
3. The proposed detached residential subdivision is consistent in use and density with the approved zoning of the property.
4. Any school age children living in this development are presently zoned to attend Gap Creek Elementary School, South-Doyle Middle and South-Doyle High School.

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

1. The proposed residential subdivision meets the standards for development within the Agricultural zoning district and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed development is compatible with the character of the neighborhood where it is proposed. This area has been developed with large residential and agricultural lots.
3. The traffic generated from this project will be similar to the traffic that is generated by other residential developments found in the area.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The South County Sector Plan identifies this property for agricultural and rural residential uses with slope protection located on the southeastern portion of the property.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:** Approved **MPC Meeting Date:** 6/14/2007

**Details of MPC action:**

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

APPROVE the Concept Plan subject to the following 12 conditions:

**Date of MPC Approval:** 6/14/2007 **Date of Denial:** **Postponements:**

**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:**