

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-SH-07-C **Related File Number:** 6-J-07-UR
Application Filed: 5/7/2007 **Date of Revision:**
Applicant: MAC CARTENG - ACCURATE CONSTRUCTION

PROPERTY INFORMATION

General Location: South side of Higdon Dr., south of Oak Ridge Hwy.
Other Parcel Info.:
Tax ID Number: 90 63.01 & 58.01 **Jurisdiction:** County
Size of Tract: 43.34 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: 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 spots commercial zones in the area.
Proposed Use: Detached residential development **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), A (Agricultural) & F (Floodway)
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: The Villas At Terra Vista

No. of Lots Proposed: 70 **No. of Lots Approved:** 0

- Variances Requested:**
1. Vertical curve variance from 500' to 300' at sta 11+75 of Road A
 2. Vertical curve variance from 180' to 140' at sta 20+70 of Road B
 3. Vertical curve variance from 375' to 320' at sta 53+00 of Road D
 4. Vertical curve variance from 500' to 400' at sta 62+00 of Road A
 5. Road grade variance from 12% to 15% on Roads from sta 11+75 to sta 15+80 of Road A
 6. Road grade variance from 12% to 15% on Roads from sta 20+70 to sta 23+75 of Road B
 7. Broken back tangent variance from 150' to 86.13' at sta 52+00.26 of Road D
 8. Broken back tangent variance from 150' to 106.35' at sta 62+42.50 of 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 1-8 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 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. Slopes between units that are back-to-back are not to exceed a 2 to 1 grade
 4. Provision of permanent access or frontage for the proposed common area
 5. Widen Higdon 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. Obtaining and off-site drainage easement if required by the Knox County Dept. of Engineering and Public Works
 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. Provision of sight distance easements across lots 1 & 24
 10. Provision of a retaining wall between Roads A & C as may be required by the Knox County Dept. of Engineering and Public Works
 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 design plan has been submitted to MPC Staff.

Comments: The applicant is proposing to subdivide this tract of land into 70 lots. The applicant's engineer states that the site contains 43.34 acres of which 35.54 acres is zoned PR (Planned Residential) at 2 du/ac. Since the applicant is proposing to maximize the development density on this site, staff's recommendation regarding this plan will be couched on the idea that the site actually contains more than 35 acres. Should the final plat for this site show the PR (Planned Residential) portion of the property contains less than 35 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 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. In addition, Higdon Dr. is presently 16' to 18' wide. The applicant will be required to widen Higdon Dr. from the development entrance eastwardly to Oak Ridge Hwy. to a minimum width of 20' or as required by the Knox County Dept. of Engineering and Public Works. 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 detached 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: 6/14/2007

Details of MPC action:

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Summary of MPC action: APPROVE variances 1-8 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 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: