



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 4-B-06-UR

**AGENDA ITEM #:** 89

**AGENDA DATE:** 4/13/2006

▶ **APPLICANT:** SADDLEBROOK DEVELOPMENT, LLC

OWNER(S): BOB MOHNEY

TAX ID NUMBER: 77 093

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of Karns Valley Dr, southwest side of W. Emory Rd

▶ **APPX. SIZE OF TRACT:** 26.9 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Karns Valley Dr. This is a newly constructed arterial street with a pavement width of 32' within a 70' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District  
Sewer Source: Hallsdale-Powell Utility District

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential development

DENSITY PROPOSED: 3.80 du/ac

HISTORY OF ZONING: The property was zoned PR (Planned Residential) @ 1-5 du/ac in January, 2005

SURROUNDING LAND USE AND ZONING: North: Single family residence / A agriculture  
South: Single family subdivision / PR residential  
East: Attached residential condos / PR residential  
West: Single family residence / A agriculture

NEIGHBORHOOD CONTEXT: The site is within an area of emerging low density residential development that is occurring under RA and PR zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request for up to 102 attached residential units as shown on the development plan subject to 7 conditions

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 0-280-90)
5. Installation of the proposed landscaping within six months of the issuance of occupancy permits for each unit
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
7. Establishment of a homeowners association for the purpose assessing fees for the maintenance of

drainage structures and all other commonly held assets.

**COMMENTS:**

This applicant is proposing a 102 unit condominium project for this site. The property is zoned PR at 1-5 du/ac. The development density proposed is 3.80 du/ac. A blue line stream crosses this site. Portion of the site on both sides of the stream will remain undeveloped and will be maintained as open space.

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

1. The request will place minimal additional demand on schools and streets. Public water and sewer utilities are in place to serve the development.

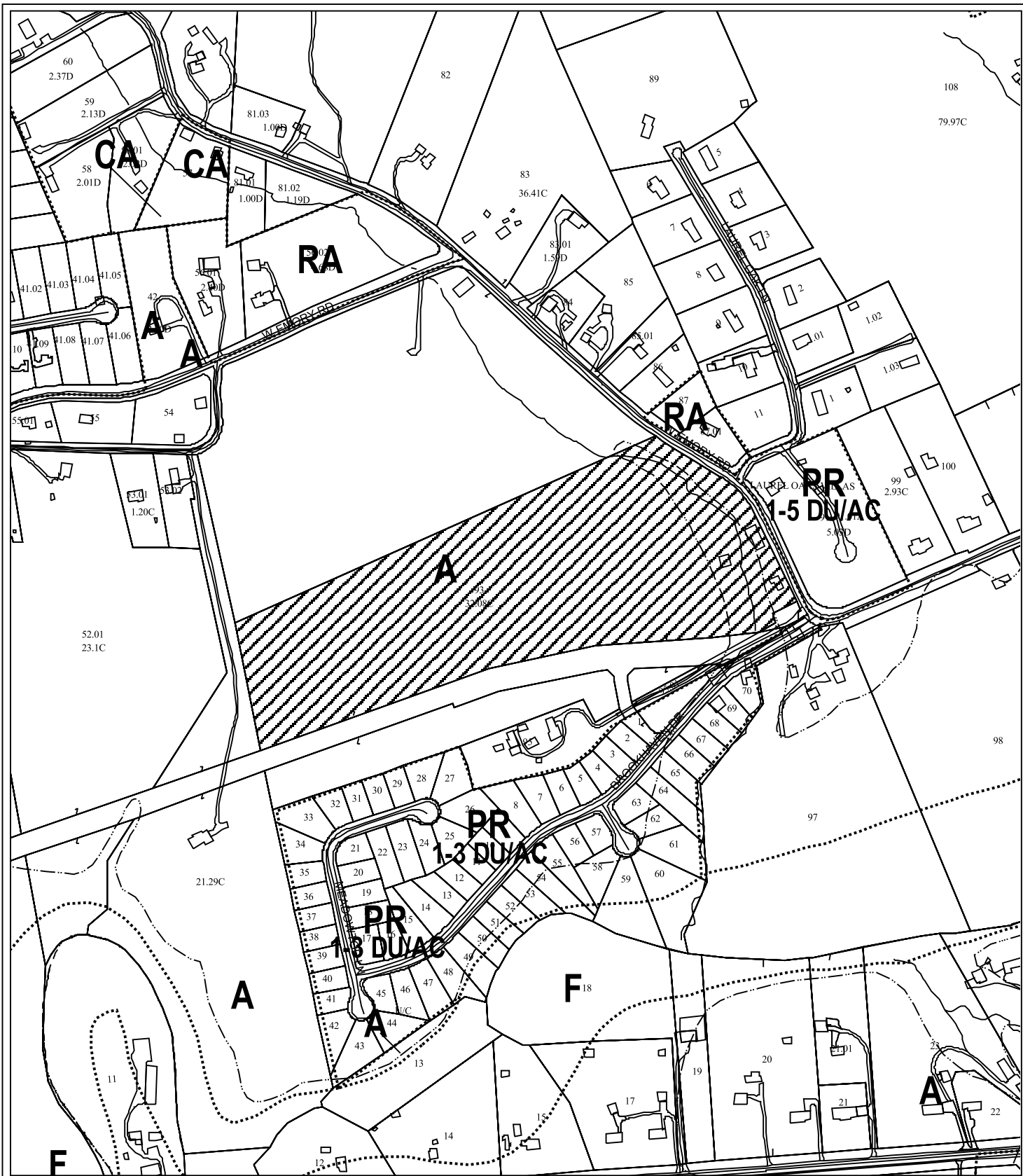
**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

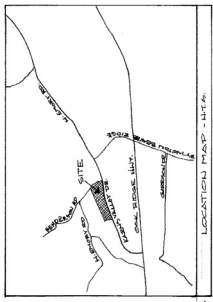
1. The proposal is consistent with all requirements of the PR zoning district, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning of the site allows a density of up to 5 du/ac which is consistent with the Sector Plan. The proposed development density of 3.8 du/ac is within the development density permitted by the Sector Plan and the current zoning.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.





CONTRACT NO. 2004-0001  
 DATE 03/04  
 1400 uk

**U.O.R.**  
 DATE 03/04

OWNER: SADDLEBROOK DEVELOPMENT, LLC  
 1827 DEERBROOK DRIVE  
 SADDLEBROOK, MISSOURI 64085  
 PH: (866) 575-7242

**WALKER'S GATE**  
A SADDLEBROOK COMMUNITY

**REVISIONS**


PROJECT: WALKER'S GATE COMMUNITY  
 PREPARED BY: GALLAGHER, P.C.  
 PROJECT NO.: 04-0001  
 DATE: 03/04  
 PH: (866) 575-7242

SITE PLAN  
 CURVE DATA  
 LEGATION: 11/11/04

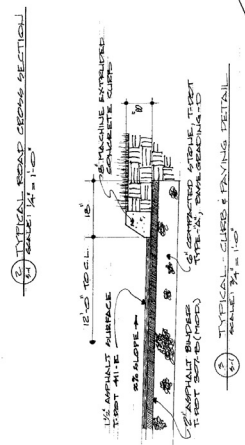
DATE: 11/11/04  
 SCALE: 1" = 60'

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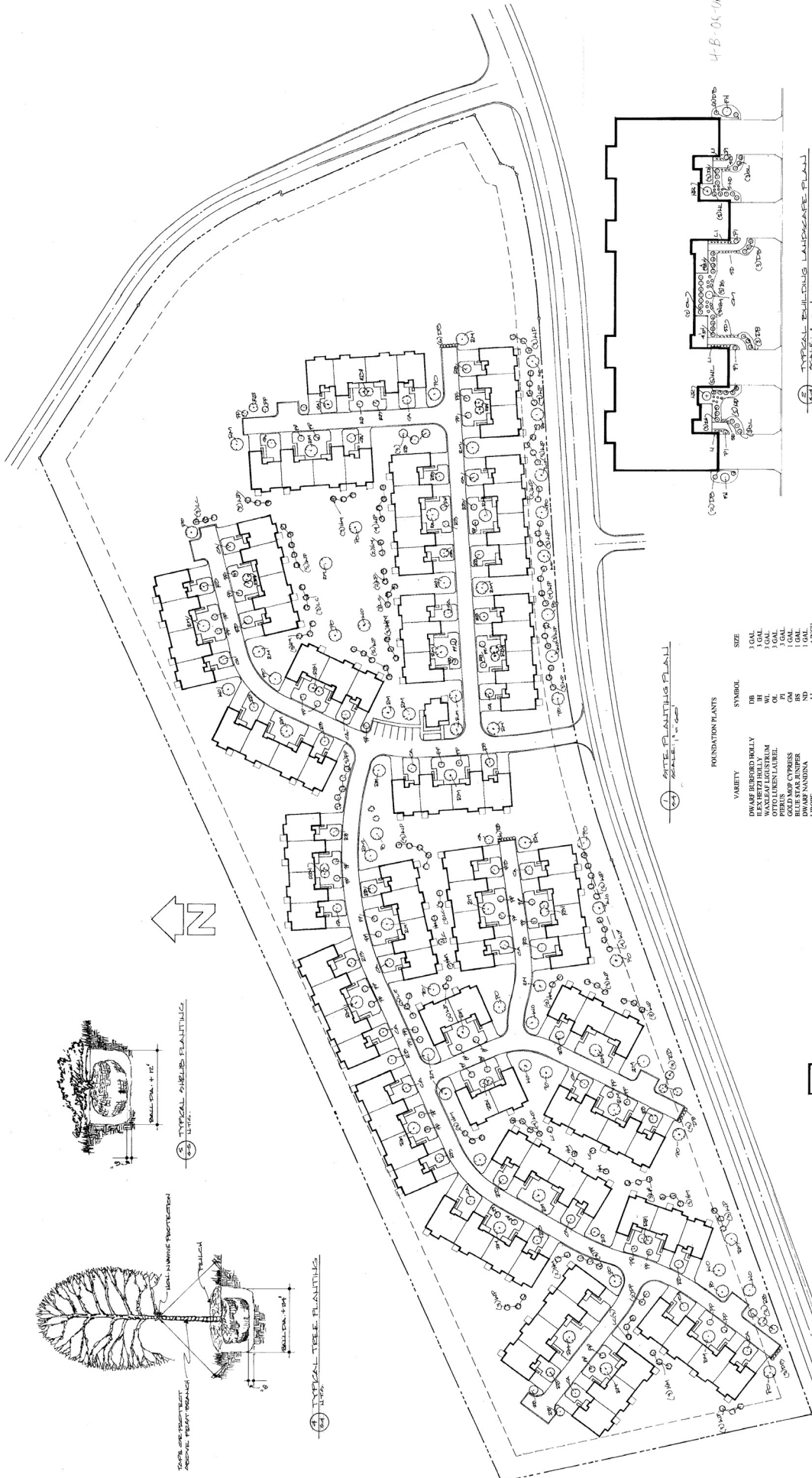


**CURVE DATA**

A-12	844.32	E	100.00
C	114.71	C	841.10
A	97.55 54'	A	57.00 00'
PC	674.00	PC	1140.00
PT	1140.00	PT	714.00
B-1	851.74	E	209.15
C	275.94	C	651.90
A	55.55 14'	A	57.00 00'
PC	491.20	PC	875.00
PT	546.75	PT	314.00
B-2	821.04	E	110.00
C	110.00	C	714.00
A	57.00 00'	A	57.00 00'
PC	491.20	PC	875.00
PT	546.75	PT	314.00
C-1	107.32	E	110.00
L	110.00	L	275.94
P	110.00	P	275.94
T	110.00	T	110.00
PC	491.20	PC	875.00
PT	546.75	PT	314.00
D-1	110.00	E	110.00
L	110.00	L	110.00
P	110.00	P	110.00
T	110.00	T	110.00
PC	491.20	PC	875.00
PT	546.75	PT	314.00





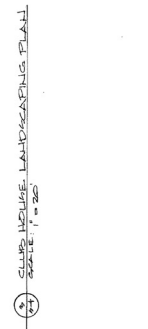
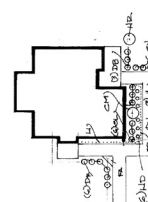
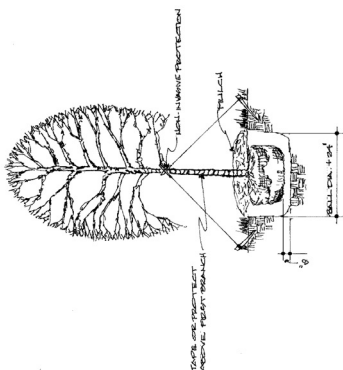
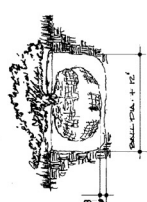


FOUNDATION PLANTS

VARIETY	SYMBOL	SIZE
DWARF BURNING BUSH	DB	1 GAL
WAX JEWEL HYDRANGEA	WH	1 GAL
OTTO LINDEN LAUREL	OL	3 GAL
GOLD MOP CYPRUS	GM	1 GAL
BLUE STAR JUNIPER	BS	1 GAL
LEWIS AND CLARK ANONIMA	LI	4 INCH
SPYGLASS DWARF DAVALLIES	SD	1 GAL
WAX JEWEL HYDRANGEA	WH	3-4"
NELLER KISTERS	NK	3-4"
FLORIBUNDA HYDRANGEA	FH	3-4"
FLOWERING ANNUALS	FA	4 INCH

TREES

VARIETY	SYMBOL	SIZE
SUNSET RED MAPLE	RM	1-1/2"
PIN OAK	PO	8-10"
RED BUD OAK	RO	6-8"
RED BUD OAK	RB	6-8"
RED BUD OAK	RP	6-8"
ROBERT MUELLER PINE	RMU	8-10"
RIVER BIRCH	RBH	8-10"
WAX JEWEL HYDRANGEA (SHRUB)	WH	4-5"
HEMLOCK	HC	4-5"
LEWIS AND CLARK ANONIMA	LI	4-5"
LEGUMINOUS	LD	4-5"



**WALKERS GATE**  
A SUBURBAN COMMUNITY

ENGINEER:  
RICHARD M. COLLINS P.E.  
1000 WALKERS GATE  
KNOXVILLE, TN 37933-1940  
PH: (865) 675-7646

DATE: 11/20/05  
SCALE: 1" = 80'

PROJECT: WALKERS GATE  
TYPE: RESIDENTIAL LANDSCAPE

RES: 11/20/05

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