



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

▶ **FILE #:** 4-SB-06-C **AGENDA ITEM #:** 13
 4-C-06-UR **AGENDA DATE:** 4/13/2006

▶ **SUBDIVISION:** WEATHERSTONE REVISED
 ▶ **APPLICANT/DEVELOPER:** WEATHERSTONE, LLC
 OWNER(S): WEATHERSTONE, LLC

TAX IDENTIFICATION: 143 110
 JURISDICTION: City Council District 2
 ▶ **LOCATION:** Northeast of Autumn Valley Dr, southwest of Pipkin Ln
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ▶ **APPROXIMATE ACREAGE:** 7.45 acres

▶ **ZONING:** RP-1 (Planned Residential)
 ▶ **EXISTING LAND USE:** Partially developed subdivision
 ▶ **PROPOSED USE:** Attached single family subdivision
 SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural, RA and RP-1 residential. Development consists of single family dwellings.

▶ **NUMBER OF LOTS:** 36
 SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe
 ACCESSIBILITY: Access is via Pipken Ln., a local street with a pavement width of 26'.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

- ▶ **APPROVE the Concept Plan subject to 10 conditions**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
 3. Prior to certification of the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the common area and any other commonly held assets.
 4. Place a note on the final plat that all lots will only have access from the internal street system.
 5. Meeting all requirements of the approved Use-on-Review development plans (1-H-04-UR & 4-C-06-UR)
 6. Provision of the required 25' radius at the property line and at the edge of pavement at the proposed intersection of Grove Branch Ln. and Autumn Valley Dr.
 7. Provision of the required 75' transition radius in the proposed cul de sac
 8. 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.

9. Review and approval of the grading plan for this site by the gas pipeline owners before any grading or other land disturbance within the pipeline easement begins on this site.
10. Meeting all applicable requirements of the Tenn. Scenic Highways Act.

► **APPROVE the revised plan to permit up to 135 attached and detached single family dwellings on individual lots in the total project subject to 2 conditions.**

1. Meeting all applicable requirements of the approved concept plans (1-SF-04-C & 4-SB-06-C).
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 zone and the other criteria for approval of a use on review.

COMMENTS:

Weather stone Subdivision will consist of both attached and detached single family dwellings. A concept plan for this project was approved in 2004. The applicant is now revising the plan by adding three additional attached units. Approval of this plan will permit up to 135 total dwellings in this project. That will break down to 57 detached single family lots and 78 attached single family dwelling lots. The development density of the project will increase from 2.34 du/ac to 2.47 du/ac. The attached dwellings will be located on the eastern most portion of the site adjoining Pellissippi Parkway. Pellissippi Parkway is designated as a Scenic Highway. Since this site is located above the level of the Parkway, no structures will be permitted to exceed 35 feet in height if they are located on lots that are within 1000 feet of the Parkway.

A large natural gas distribution pipeline crosses this site. The owners of this pipeline must review and approve the grading plan for this project prior to commencing any grading on the property.

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 all utilities are in place to serve this site.
2. The proposed attached and detached single-family subdivision is consistent in use and density with the previous units of the subdivision.

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

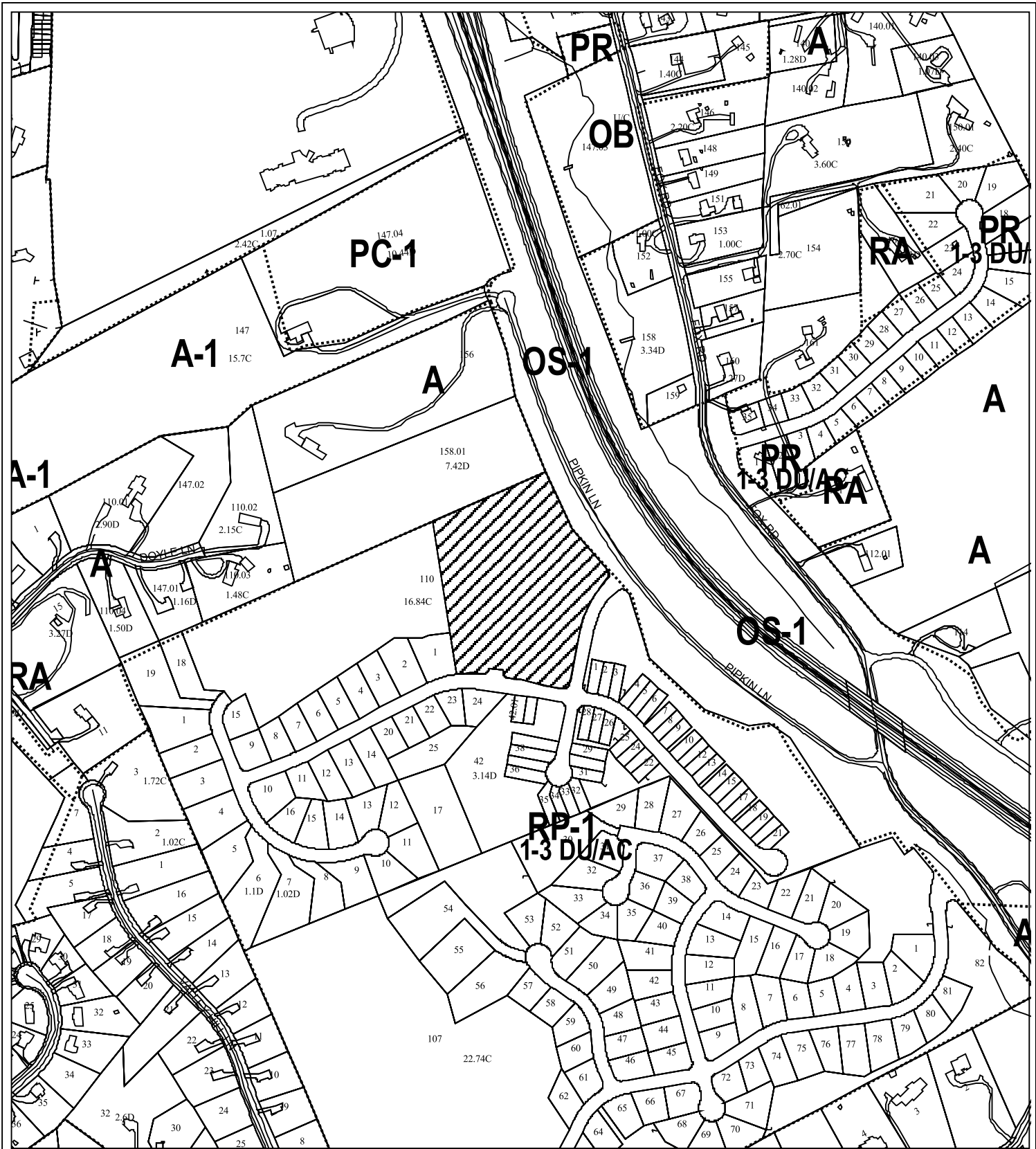
1. The proposed attached and single-family lots meet the standards for development within a RP-1 (Planned Residential) district and all other requirements of the Zoning Ordinance. The proposed lots within the subdivision designated for detached units will have to be revised to meet the minimum requirements of the RP-1 district
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 additional traffic through residential areas.
3. The proposed subdivision density of 2.47 du/ac is consistent with the recommended zoning density of 1 - 3 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Southwest County Sector Plan identifies the property as low density residential with a maximum density of 5 du/ac. At a maximum proposed density of 2.47 du/ac, the subdivision is consistent with the Sector Plan.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knoxville Board of Zoning Appeals. The date of the Knoxville Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**4-SB-06-C/4-C-06-UR
CONCEPT PLAN/USE ON REVIEW**

 in RP-1 (Planned Residential)

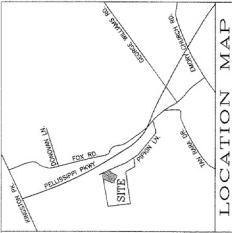
Original Print Date: 03/24/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Weatherstone Revised
Weatherstone, LLC

Map No: 143

Jurisdiction: City

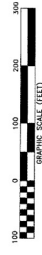




NOTES:

1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL UTILITY ALIGNMENT EXISTS 3'-5' BACK SIDE OF CENTRELINE OF SAID UTILITY CENTER.
4. THIS PROPERTY CONTAINS APPROXIMATELY 22.45 ACRES SUBDIVIDED INTO 78 SINGLE FAMILY LOTS WITH 170' WIDE FRONT YARD SETBACKS (125' TOTAL) THIS UNIT CORNER TO GROVE BRANCH LANE.
5. THIS PROPERTY IS ZONED RP-1.
6. ALL ROAD PROFILES ARE BASED ON BIRNAP FIELD SURVEY.
7. UTILITIES ARE: (1) UTILITY CONDUIT; (2) ELECTRIC; (3) WATER; (4) SEWER; (5) TELEPHONE; (6) CABLE TELEVISION; (7) TELEPHONE BELLWORK.
8. BOUNDARY SURVEY BY OTHERS.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. GEOTECHNICAL ANALYSIS SHALL VERIFY THE SOILS STRENGTH ON ALL SLOPES. SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES. A MAXIMUM SLOPE OF 3:1 SHALL BE MAINTAINED. ALL SLOPES SHALL BE PLANTED WITH GRASS AND MULCH. ALL SLOPES SHALL BE MAINTAINED AND REPAIRED FOR THE MAINTENANCE OF THE PROJECT.

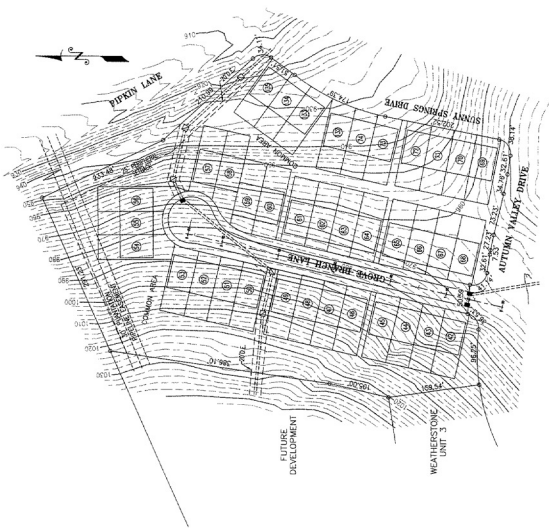
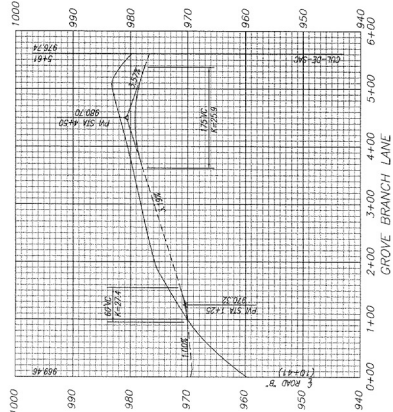
U.O.R.
 DATE 4/13/06
CONCEPT PLAN



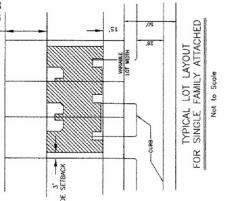
REV.	DATE	REVISION DESCRIPTION

REVISED CONCEPT PLAN FOR
WEATHERSTONE S/D
 CLT MAP 145, PARCEL 110 SCALE DRAWN BY: SCB
 1"=100' DATE: 3/16/06
 DISTRICT 6, KNOX COUNTY, TENNESSEE
 BLOCK 46349, CITY OF KNOXVILLE
 SHEET NO. 23693-CR
 OF 23693-CR

BATSON, HIMES, NORVELL & POE
 ARCHITECTS & ENGINEERS
 4324 WINDY HOLLOW DRIVE
 KNOXVILLE, TENNESSEE 37919
 PHONE: (865) 588-6429
 FAX: (865) 588-4472



SEE SHEET 23693-CR FOR
 LIST OF EXISTING UTILITIES



TYPICAL ROAD SECTION
 18' TO 20' ROAD
 PUBLIC ROAD
 NOT TO SCALE

OWNER:
WEATHERSTONE, LLC
 5640 WINDY HOLLOW DRIVE
 SUITE 200B, KNOXVILLE, TENNESSEE 37919
 PHONE: (865) 384-6343

DEED REFERENCES: DEED BOOK 1990, PAGE 486
 INSTR. #20005260035503