

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

▶ **FILE #:** 7-SC-06-C **AGENDA ITEM #:** 17
 7-D-06-UR **AGENDA DATE:** 8/10/2006

POSTPONEMENT(S): 7/13/2006

▶ **SUBDIVISION:** WOODED RIDGE FORMERLY PBM PROPERTIES

▶ **APPLICANT/DEVELOPER:** JOE TOUCHTON

OWNER(S): ERIC MOSELEY S & E PROPERTIES

TAX IDENTIFICATION: 89 146

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southwest side of Dogwood Rd., southeast of Solway Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 9.77 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached single family subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural. Development in the area consists of single family dwellings on large lots

▶ **NUMBER OF LOTS:** 29

SURVEYOR/ENGINEER: Joe Touchton

ACCESSIBILITY: Access is via Dogwood Rd., a local street with a pavement width of 20' within

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve variance from 172.5' to 170' at sta 1+00 of Pond Woods Dr.
2. Maximum street grade from 12% to 14.5 % from sta 1+00 to sta 5+50 on Pond Woods Dr.
3. Broken back curve tangent variance from 150' to 60.03' at sta 9+18 of Pond Woods Dr.
4. Cul de sac transition radius from 75' to 25' on Pond Woods Dr.
5. Horizontal curve variance from 250' to 165' at sta 8+25 of Pond Woods Dr.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 - 5 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 9 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health

Department.

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Placing the following note on the final plat in bold print: This property is located within the proposed right-of-way of the Tennessee Department of Transportation's current plans fore the Knoxville Parkway (SR475) and if this project is built, the road will impact all lots within the subdivision
5. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the storm water drainage system.
6. Establishing a sight distance easement across lot 18 or as directed by the Knox County Dept. of Engineering and Public Works
7. Placing a note on the final plat that all lots will have access to the internal road system only
8. 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
9. Meeting all requirements of the approved use on review development plan

► **APPROVE the development plan for up 29 detached single family dwellings on individual lots subject to 3 Conditions**

1. Meeting all requirements of the approved concept subdivision plan
2. Showing the 35' peripheral setback around the entire site
3. Meeting all other applicable requirements of the Knox County Zoning Ordinance

COMMENTS:

The applicant is proposing to develop a subdivision containing 29 lots on this 9.77 acre site. Staff has notified the applicants that the site is within the proposed right-of-way of the Knoxville Parkway (SR475 /Orange Route). At this time the Tennessee Department of Transportation does not have a definitive time-table for the construction of the proposed beltway. MPC has had two other subdivisions presented for review that are within the identified right-of-way. It has been the practice of the MPC staff to recommend approval of the subdivision plan with the requirement that a disclaimer be placed on the final plat for the project. The disclaimer basically states the subdivision is within the proposed right-of-way and that each lot in the development will be impacted when the road is constructed.

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 detached single-family subdivision at a density of 2.97 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, Karns Middle and Karns High Schools.

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

1. The proposed detached single-family 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 and slope protection. The overall development density of the proposed development is 2.97 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.

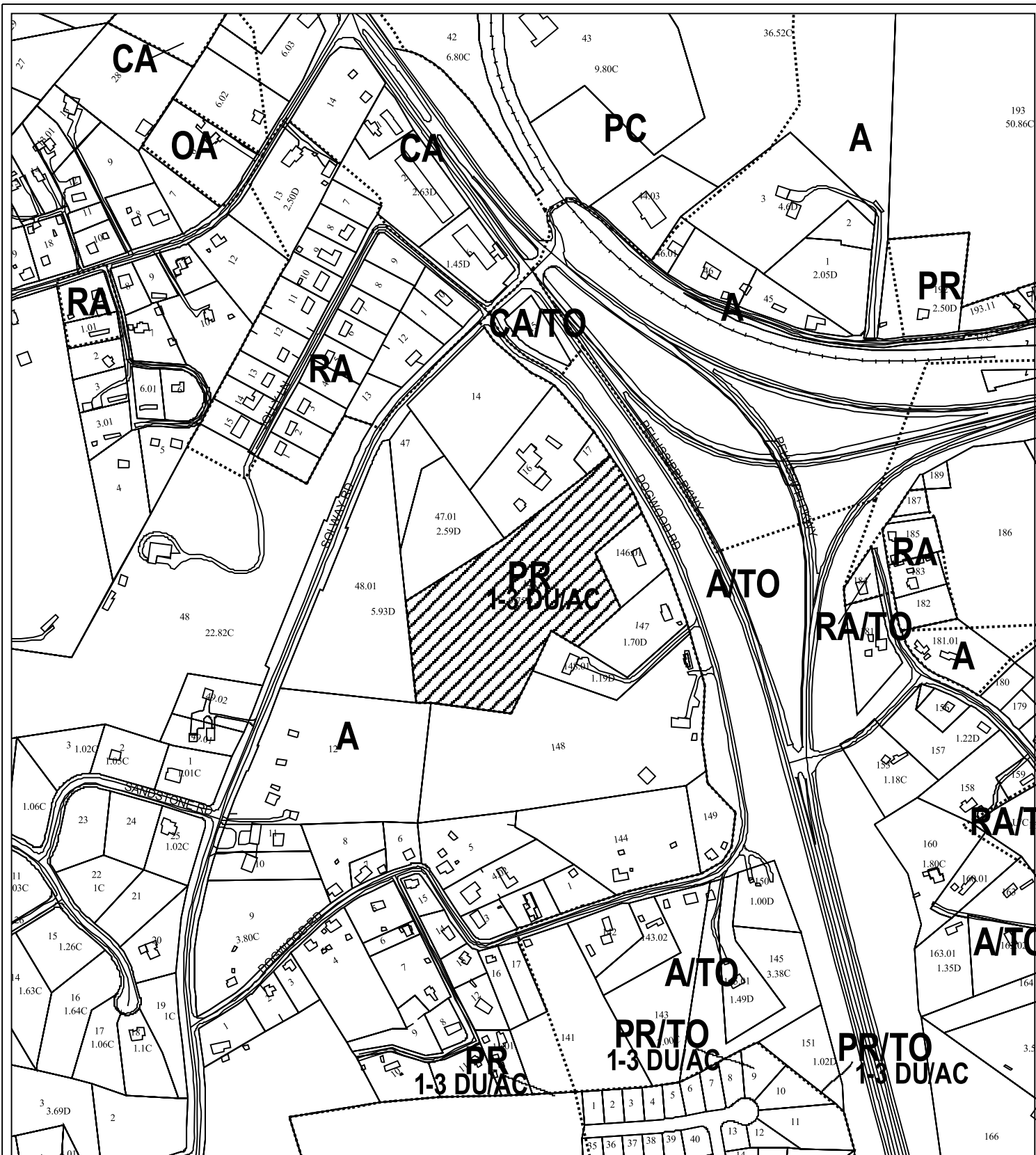
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use and slope protection. The PR zoning approved for the property allows consideration of up to 3.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 2.97du/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's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court 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 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.



7-SC-06-C/7-D-06-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached single family subdivision in PR (Planned Residential)

Original Print Date: 06/21/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

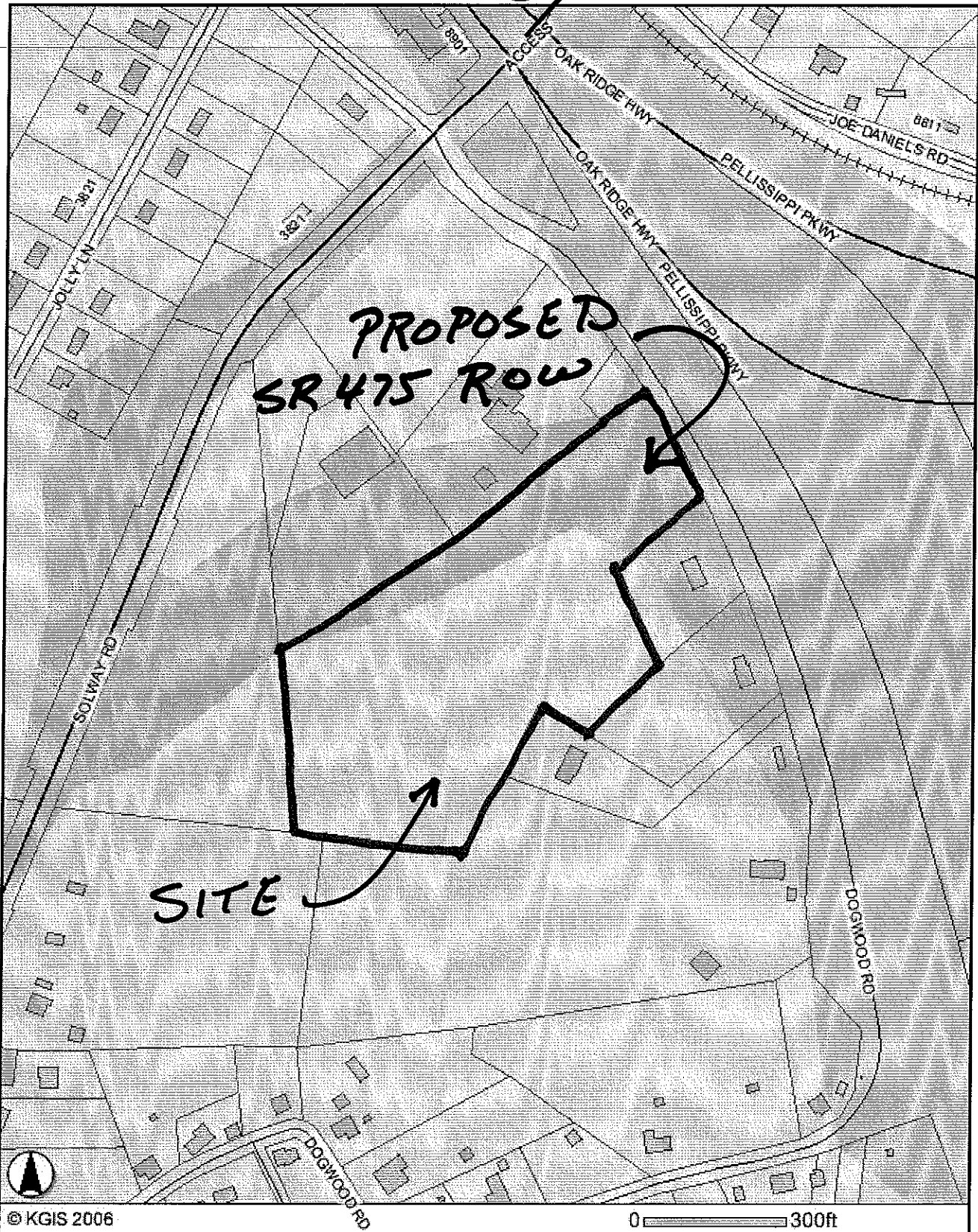
Petitioner: PBM Properties
 Joe Touchton

Map No: 89

Jurisdiction: County



7-56-06C / 7-D-06-UR



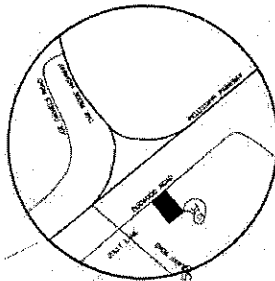
KGIS Map

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - www.kgis.org

Printed: Mon Jun 19 2006

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TENNESSEE VALLEY SURVEYING, INC.
 1125 WOODS BLVD.
 MEMPHIS, TN 38114
 PHONE: 901-521-1234
 FAX: 901-521-1234



NOTES

- *PROPERTY AND INTERESTS OF STATE, FEDERAL, COUNTY, AND LOCAL GOVERNMENTS, AND OF ALL OTHERS, ARE SHOWN AS THEY EXIST.
- *THIS IS TO CERTIFY THAT THE DESCRIBED PROPERTY IS NOT SUBJECT TO ANY OTHER RIGHTS, EASEMENTS, OR ENCUMBRANCES OF ANY KIND.
- *RECORDING THIS INSTRUMENT IS SUBJECT TO THE EXISTING RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF KNOX, TENNESSEE, AND TO ANY OTHER INSTRUMENTS OF RECORD THAT MAY AFFECT THE PROPERTY DESCRIBED HEREIN.
- *MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 -FRONT: 10 FT.
 -SIDE: 5 FT.
 -REAR: 15 FT. (UNLESS CONTROLLED BY AN APPLICABLE ZONING ORDINANCE)
- *THERE IS A TOTAL OF 8.791 ACRES SUBDIVIDED INTO 39 TRACTS.
- *ADDRESS: 1025N DOWNSIDE ROAD.
- *ALL LOTS SHALL HAVE ACCESS FROM INTERNAL ROAD SYSTEM ONLY.

THIS PROPERTY IS LOCATED WITHIN THE PROPOSED RIGHT OF WAY OF TENNESSEE DEPARTMENT OF TRANSPORTATION'S CURRENT PLANS FOR THE KNOXVILLE PARKWAY (SR475) AND IF THE PROJECT IS BUILT, THE ROAD WILL IMPACT ALL LOTS WITHIN THE SUBDIVISION.

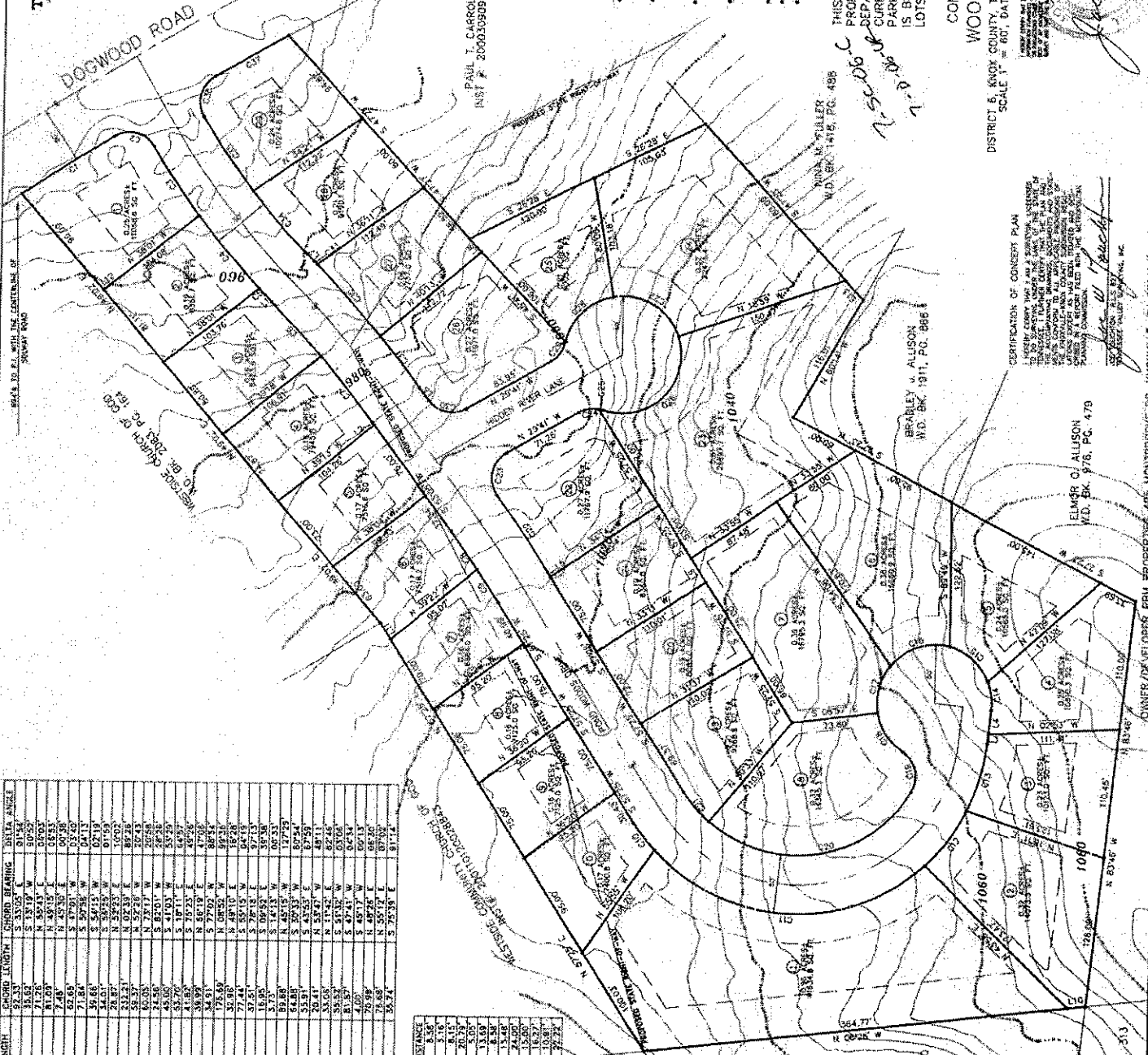
**CONCEPT PLAN FOR:
 WOODED RIDGE**

DISTRICT 6, KNOX COUNTY, TENNESSEE. TAX MAP 82, PARCEL 145.80.
 SCALE 1" = 60'. DATE 07-21-2006. WARRANTY DEED BOOK, 20010822001.

CERTIFICATION OF CONCEPT PLAN
 I, JOLLY B. HOLCOMBS, REGISTERED SURVEYOR, CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE INFORMATION PROVIDED TO ME BY THE SUBMITTER. I AM NOT PROVIDING ANY WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED TO ME BY THE SUBMITTER.

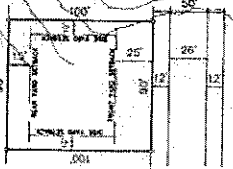
Jolly B. Holcombs
 REGISTERED SURVEYOR
 1125 WOODS BLVD.
 MEMPHIS, TN 38114
 PHONE: 901-521-1234
 FAX: 901-521-1234

OWNER/DEVELOPER: PBM PROPERTIES, 405 MONTEROUME DR., KNOXVILLE, TN 37919 (865) 454-3727



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DATA ANGLE
C1	2752.44'	92.33'	92.33'	S 33.05° E	91.84'
C2	25.00'	31.68'	31.68'	S 18.19° W	30.95'
C3	615.00'	17.28'	17.28'	N 59.43° E	52.03'
C4	615.00'	7.48'	7.48'	N 78.33° E	55.53'
C5	615.00'	7.48'	7.48'	N 78.33° E	55.53'
C6	975.00'	52.65'	52.65'	S 37.20° W	53.20'
C7	975.00'	71.84'	71.84'	S 39.78° W	64.13'
C8	975.00'	38.65'	38.65'	S 54.15° W	62.19'
C9	183.00'	34.01'	34.01'	S 59.75° W	61.73'
C10	183.00'	34.01'	34.01'	S 59.75° W	61.73'
C11	165.00'	29.570'	29.570'	N 25.75° E	10.92'
C12	165.00'	29.570'	29.570'	N 25.75° E	10.92'
C13	165.00'	60.50'	60.50'	N 52.26° W	59.74'
C14	165.00'	60.50'	60.50'	N 52.26° W	59.74'
C15	200.00'	74.81'	74.81'	S 82.01° W	58.74'
C16	200.00'	58.89'	58.89'	S 41.03° E	53.79'
C17	200.00'	58.89'	58.89'	S 41.03° E	53.79'
C18	200.00'	43.15'	43.15'	S 25.23° E	66.56'
C19	200.00'	43.15'	43.15'	S 25.23° E	66.56'
C20	200.00'	38.93'	38.93'	N 85.19° E	47.02'
C21	114.00'	33.075'	33.075'	S 77.02° E	88.14'
C22	1025.00'	17.653'	17.653'	N 08.52° E	99.13'
C23	25.00'	47.42'	47.42'	S 71.73° E	97.13'
C24	25.00'	17.99'	17.99'	S 71.73° E	97.13'
C25	25.00'	17.99'	17.99'	S 71.73° E	97.13'
C26	40.00'	84.88'	84.88'	N 45.13° W	137.25'
C27	40.00'	70.40'	70.40'	S 43.31° E	85.24'
C28	40.00'	70.40'	70.40'	S 43.31° E	85.24'
C29	50.00'	59.31'	59.31'	N 53.47° W	48.11'
C30	50.00'	21.03'	21.03'	N 11.42° E	82.45'
C31	25.00'	36.17'	36.17'	S 55.05° E	55.05'
C32	25.00'	36.17'	36.17'	S 55.05° E	55.05'
C33	1025.00'	81.25'	81.25'	S 47.41° W	67.31'
C34	1025.00'	4.00'	4.00'	S 47.41° W	67.31'
C35	625.00'	71.02'	71.02'	N 48.24° E	68.10'
C36	625.00'	76.73'	76.73'	N 48.24° E	68.10'
C37	25.00'	39.81'	39.81'	S 25.19° E	91.14'

LINE	BEARING	DISTANCE
L1	S 45.10° W	8.58'
L2	S 83.48° E	2.16'
L3	S 83.48° E	20.33'
L4	S 83.48° E	20.33'
L5	S 57.25° W	5.05'
L6	S 57.25° W	13.89'
L7	S 45.10° W	8.58'
L8	S 45.10° W	8.58'
L9	S 27.23° W	12.05'
L10	N 08.24° W	15.00'
L11	N 57.15° E	16.27'
L12	N 48.07° E	10.87'
L13	S 47.23° W	37.73'



JOLLY B. HOLCOMBS
 INST# 20040140094920

TOM HUNT
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