



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

▶ **FILE #:** 12-SB-06-C

AGENDA ITEM #: 18

AGENDA DATE: 12/14/2006

▶ **SUBDIVISION:** ARLINGTON RIDGE, PHASE 2

▶ **APPLICANT/DEVELOPER:** ROBERT CAMPBELL & ASSOCIATES

OWNER(S): ARLINGTON RIDGE DEV.

TAX IDENTIFICATION: 11 01304 019 001 & 00106

JURISDICTION: County Commission District 8

▶ **LOCATION:** North side of Highlands Woods Wy., north of Pleasant Gap Rd.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 53.6 acres

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural. Development consists of single family dwellings generally on lots that are greater than one acre in size.

▶ **NUMBER OF LOTS:** 4

SURVEYOR/ENGINEER: Robert G. Campbell and Associates

ACCESSIBILITY: Access is via Pleasant Gap Rd., a collector street with a pavement width of 20' within a 40' right-of-way at this location. Additionally, the site has frontage on Andersonville Pk.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance from 250' to 150' at sta. 14+46 of Deer Grove Way
2. Horizontal curve variance from 250' to 110' at sta. 17+82 of Deer Grove Way
3. Horizontal curve variance from 250' to 200' at sta. 19+88 of Deer Grove Way
4. Horizontal curve variance from 250' to 150' at sta. 34+35 of Highland Woods Way
5. Variance to tangent length connecting curves 11 and 12 from 50' to 0' on Deer Grove Way

STAFF RECOMMENDATION:

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

APPROVE the concept plan subject to 7 conditions

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Note on the final plat that the Minimum Floor Elevation for lots 27 and 28 is 890.2"
4. Provision of stream buffers as required by the Knox Dept. of Engineering and Public Works
5. Meeting all applicable requirements of the Knox County Health Dept.

6. Prior to final plat approval establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the joint permanent easements and any other commonly held assets such as the common areas shown on the concept plan and for the payment of the property taxes on these commonly held assets.

7. A final plat based on this concept plan will not be accepted for review by MPC until certification

COMMENTS:

This applicant received approval in 2005 to divide 112 acres into 24 lots. The developer is now adding 56 acres to the site. This acreage will be divided into four lots. The lots will range in size from 3 to 12 acres. The site is located within the Rural area as designated on the Knoxville/Knox County Growth Plan. Development of this site at the proposed density complies with requirements of the Growth Plan.

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 service is in place to serve this site.
2. Sewage disposal will be via individual septic fields as approved by the Knox County Health Dept.
3. The proposed detached residential subdivision is consistent in use and density with the development in the area.

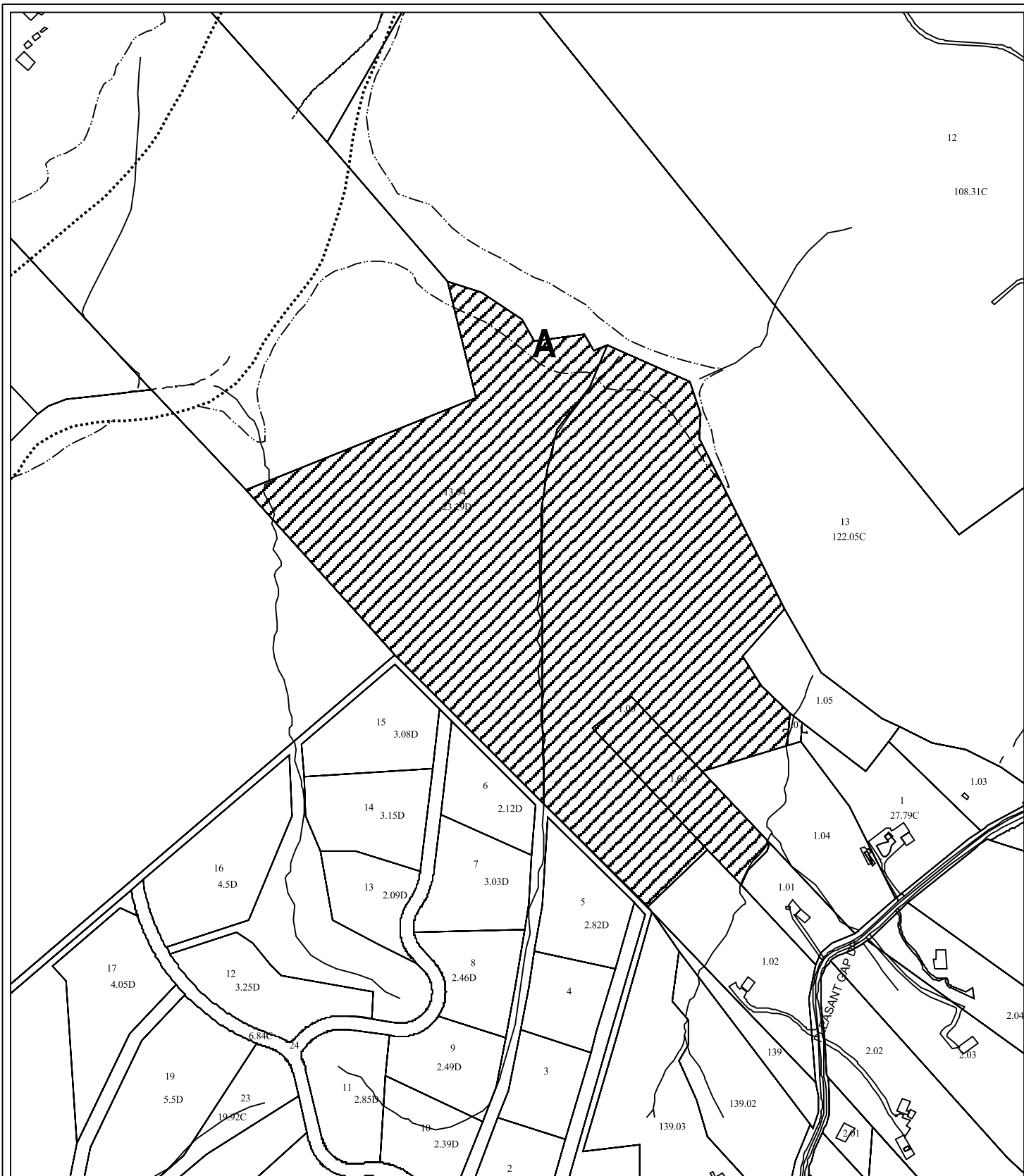
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within the A (Agricultural) Zone and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The proposed development is consistent with the North County Sector Plan and the Growth Policy Plan which propose rural density residential uses.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**12-SB-06-C
CONCEPT PLAN**

Subdivision: Arlington Ridge, Phase 2
 Map No: 11
 Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 12/05/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

