

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

▶ **FILE #:** 2-SA-06-C **AGENDA ITEM #** 12  
 2-E-06-UR **AGENDA DATE:** 2/9/2006

▶ **SUBDIVISION:** VISTA HILLS  
 ▶ **APPLICANT/DEVELOPER:** VISTA HILLS  
 OWNER(S): QUINT BOURGEOIS

TAX IDENTIFICATION: 46 133.02, 046NC029-031 & PART OF MAP 046, PARCEL 133.01  
 JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of Fox Ridge Dr., northwest end of Wade Crest Ln.

SECTOR PLAN: North County  
 GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 1.86 acres

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

▶ **EXISTING LAND USE:** Residence and vacant land

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

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural)  
 South: Residences, Vista Hills - Unit 1 / PR (Planned Residential)  
 East: Vacant land, Vista Hills - Unit 2 / PR (Planned Residential)  
 West: Residence / A (Agricultural)

▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Fox Ridge Dr., a local street with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 8 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Recording the final plat of Unit 2 of the Subdivision prior to approval of the final plat for Unit 3.
5. Obtaining final plat approval for the resubdivision of Lots 29-31 of Unit 1 and Lots 32-34 of Unit 2 of the Subdivision.
6. The existing accessory building on Lot 1 will have to be removed before the area identified as Lots 1-3 can be subdivided.

7. Meeting all requirements of the approved use on review development plan.
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.

► **APPROVE the development plan for up to 6 detached single family dwellings on individual lots in Unit 3 of the Subdivision, subject to 3 conditions.**

1. Approval of the rezoning request (1-K-06-RZ) by Knox County Commission to PR (Planned Residential) at a density that allows the proposed subdivision.
2. Meeting all applicable requirements of the approved concept subdivision plan.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

**COMMENTS:**

The applicant is proposing to subdivide a 1.86 acre parcel into 6 lots as Unit 3 of Vista Hills Subdivision. The property was recommended for a rezoning to PR (Planned Residential) at a density of 1-3 du/ac by the Planning Commission on January 12, 2006. The Knox County Commission will consider the rezoning request on February 27, 2006. The subdivision will be served by a public street connecting to Fox Ridge Dr.

This proposed subdivision will also involve the resubdivision of Lots 29-31 of Unit 1 of the Subdivision and Lots 32-34 of Unit 2 of the Subdivision. All of the property is under the ownership of the applicant except for Lot 29. The proposed resubdivision will utilize a portion of Lot 30 for the public street with the remaining portions of the lot to be added to Lot 29 and 31. With the addition of Unit 3 of the Subdivision, the overall density for Vista Hills will be 2.55 du/ac.

**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 available to serve this site.
2. With the addition of Unit 3, the detached single-family subdivision will have an overall density of 2.55 du/ac which is consistent in use and density (up to 3 du/ac) with the recommended and approved zoning.
3. Any school age children living in this development are presently zoned to attend Powell Elementary, Middle and High Schools.

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

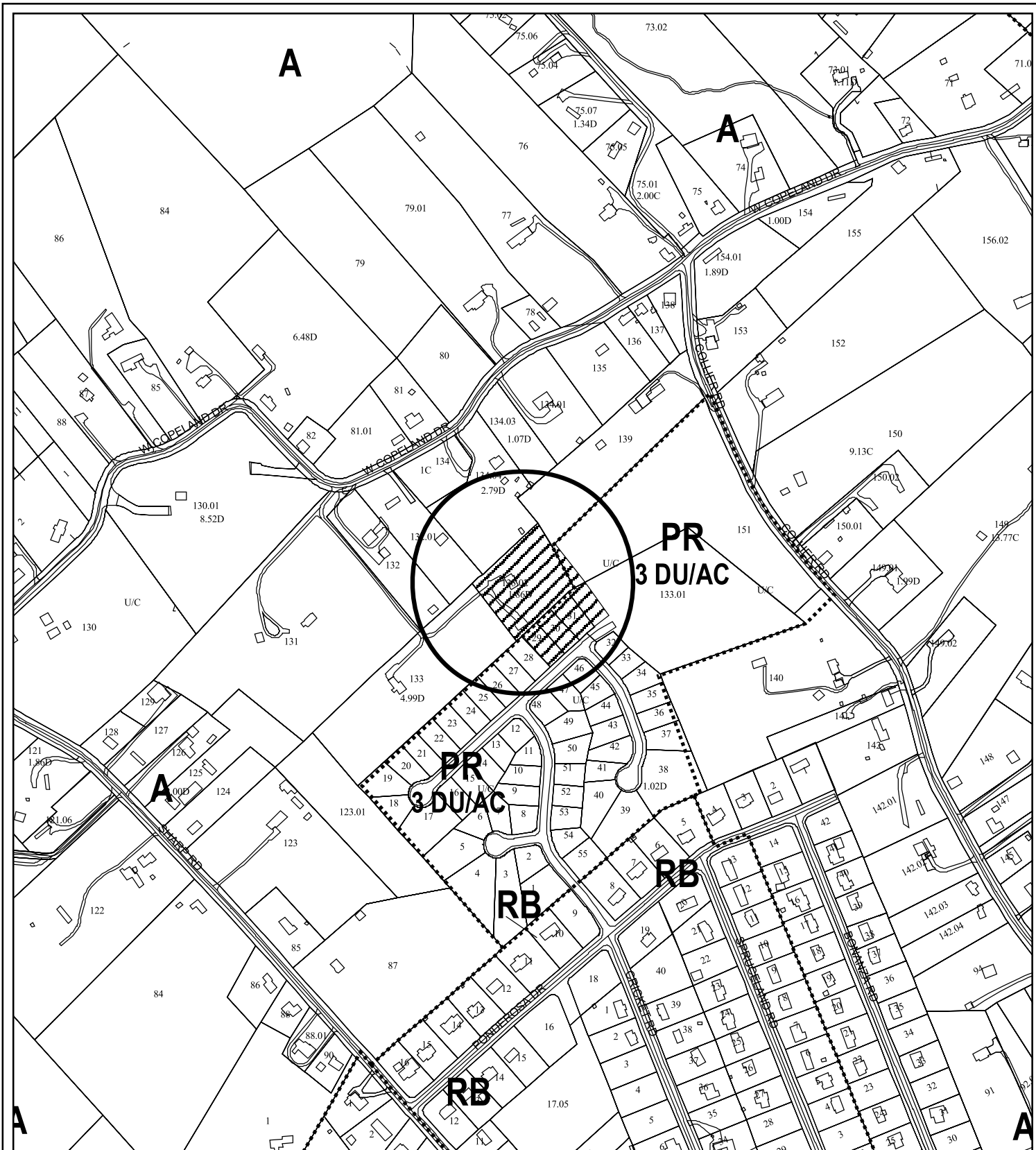
1. The proposed detached single-family subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**


1. The North County Sector Plan designates this property for low density residential uses. The PR zoning for the site allows a density up to 3 du/ac. With the overall density of 2.55 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.
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.



**2-SA-06-C/2-E-06-UR  
CONCEPT PLAN/USE ON REVIEW**

 Detached Single-family Subdivision in PR  
(Planned Residential) & PR (Planned Residential) Pending

Original Print Date: 01/25/06    Revised: 01/31/06  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

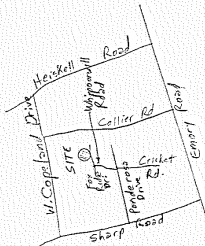
Petitioner:    Vista Hills  
                    Vista Hills

Map No:        46

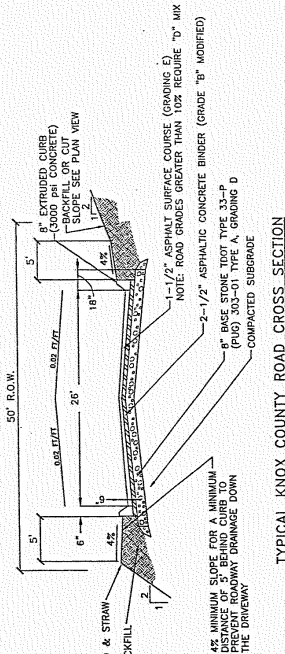
Jurisdiction:    County



- NOTES:
1. CCT 46 (total 133.02, part of 133.01 & cut 46.4, Grading, Article 27-31)
  2. No. of Lots - 6, 3 revised, 3 unrecorded lots; Total Revised - 10 lots
  3. Area subdivided: 1.864-acre parcel 133.02;
  4. Property zoned RR
  5. No. of drainage easent inside perimeter and road frontage, 5' each side of interior line
  6. Density for Vista Hills
    - Unit 1 56 lots, 21.97 Ac.
    - " 2 30 lots, 12.96 Ac.
    - " 3 6 lots 1.85 Ac.
- Total 92 lots 36.11 Ac. @ 55/Ac.



LOCATION MAP Not to Scale



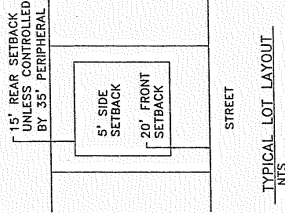
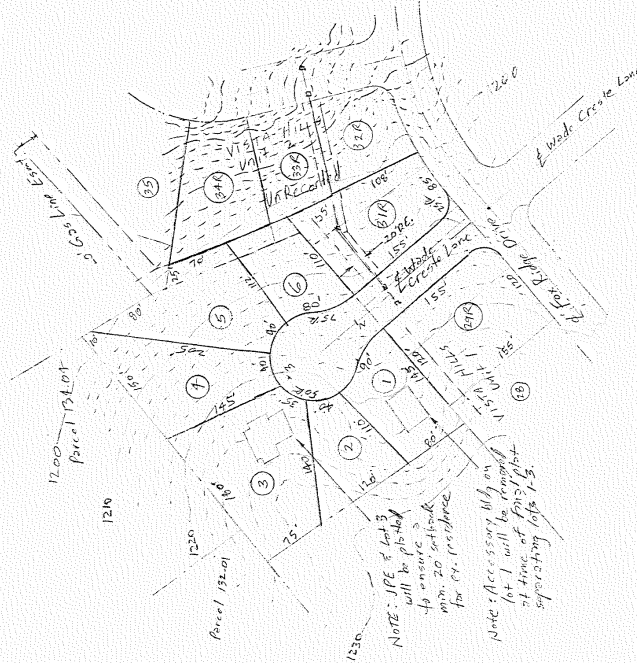
TYPICAL KNOX COUNTY ROAD CROSS SECTION NOT TO SCALE

CERTIFICATION OF CONCEPT PLAN  
 I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO BUSINESS UNDER THE LAWS OF THE STATE OF TENNESSEE. MY EXPIRATION DATE IS 12/31/2008. MY STATEMENT, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOWVILLE - KNOX COUNTY SUBDIVISION MAP ACT AND ALL APPLICABLE REGULATIONS AND ORDINANCES DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

*James H. Smith*  
 SURVEYOR  
 TN-RLS #1306

Owner: Quint Bergeron, Sr.  
 8802 Mulford Drive  
 Knoxville, TN 37922  
 Ph. 675-5822

(Lot 10) Stewart & Sons, Inc. & Powell Farms  
 1215 Fox Ridge Drive  
 Powell, TN 37844



TYPICAL LOT LAYOUT NTS

CONCEPT PLAN

U.O.R.



DATE  
 1-27-06

REVISIONS  
 1-27-06

FILE # 2-5A-06-C  
 2-E-06-UR

CONCEPT PLAN & SITE PLAN	
SCALE 1"=100' REVISED 1/2/06	DRAWN BY
VISTA HILLS - UNIT 3	
DATE Jan. 9, 2006	APPROVED BY
DRAWING NUMBER	

