



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

▶ **FILE #:** 2-SD-06-C **AGENDA ITEM #:** 15
2-H-06-UR **AGENDA DATE:** 2/9/2006

▶ **SUBDIVISION:** MCKINNON RIDGE
▶ **APPLICANT/DEVELOPER:** LUTTRELL CONSTRUCTION
OWNER(S): LUTTRELL CONSTRUCTION

TAX IDENTIFICATION: 29 196
JURISDICTION: County Commission District 8

▶ **LOCATION:** Northwest side of Tazewell Pike, west of Lambent Ln.

SECTOR PLAN: Northeast County
GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 25.6 acres

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

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

SURROUNDING LAND USE AND ZONING:
North: Vacant land / A (Agricultural)
South: Residences and business / A (Agricultural) & CA (General Business)
East: Residences / A (Agricultural)
West: Vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 40

SURVEYOR/ENGINEER: Robert G. Campbell and Associates

ACCESSIBILITY: Access is via Tazewell Pike, a major collector street with a 22' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Intersection spacing variance on Tazewell Pike between Road A and Lambert Lane from 400' to 183'.
2. Horizontal curve variance on Road A at STA 11+90.94 from 250' to 200'.
3. Horizontal curve variance on Road A at STA 14+41.19 from 250' to 200'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

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. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

3. Providing documentation to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision that the required sight distance of 450' along Tazewell Pike can be met at the proposed subdivision entrance. If a sight distance easement across adjoining property is needed to obtain the required sight distance, that easement will have to be recorded prior to approval of the final plat for the subdivision.
4. Certification on the final plat by the applicant's surveyor that there is 450 feet of sight distance in both directions along Tazewell Pike at the subdivision entrance.
5. Providing a revised grading plan for the access drive and building site for Lot 17 to the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision. If the County determines that Lot 17 is not a buildable lot, the lot will have to be combined with the adjoining lots in the subdivision on the final plat.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Obtaining a street connection permit from the Tennessee Department of Transportation.
9. Meeting all requirements of the approved use on review development plan.
10. 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 40 detached single family dwellings on individual lots subject to 2 conditions.**

1. Meeting all applicable requirements of the approved concept subdivision plan.
2. 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 this 25.6 acre tract into 40 lots at a density of 1.56 du/ac. The property was recommended for a rezoning to PR (Planned Residential) at a density of 1-2 du/ac by the Planning Commission on December 8, 2005. The Knox County Commission approved the Planning Commission's recommendation on January 23, 2006.

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. The applicant provided a letter from the utility provider during the rezoning stage for this property that stated the costs to extend water and sewer lines will be the responsibility of the developer.
2. The proposed detached single-family subdivision at a density of 1.56 du/ac, is consistent in use and density (up to 2 du/ac) with the approved zoning.
3. The traffic engineer's assessment report submitted at the rezoning stage for this property stated that the existing road conditions on Tazewell Pike can accommodate the projected increase in traffic from this development.
4. Any school age children living in this development are presently zoned to attend Gibbs Elementary, Holston Middle and Gibbs 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

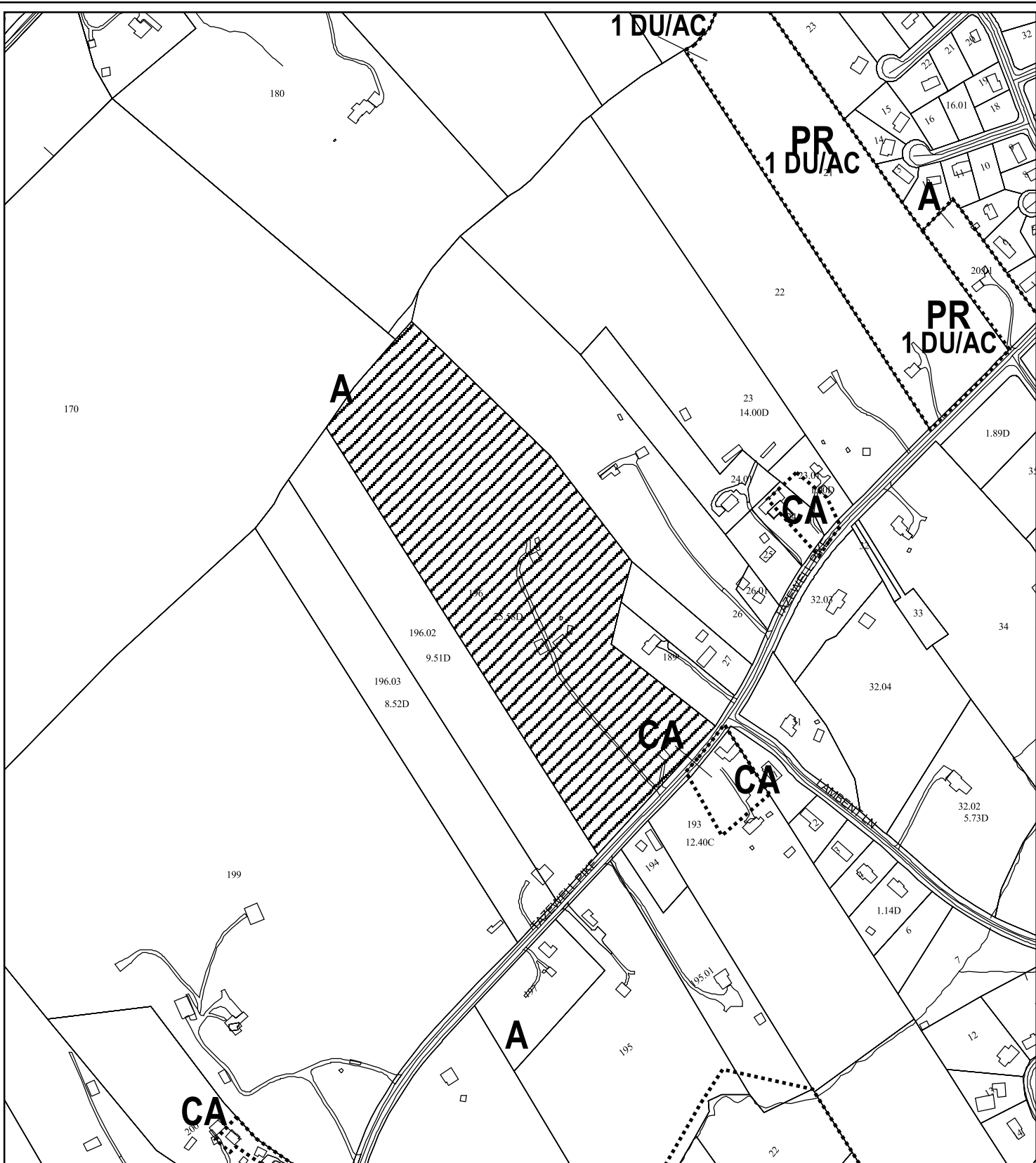
1. The Northeast County Sector Plan designates this property for agricultural and rural residential uses. The northern half of the site is also designated on the plan as being within the slope protection area. The proposed development complies with the hillside provisions of the Minimum Subdivision Regulations. The PR zoning for

the site allows a density up to 2 du/ac. At a proposed density of 1.56 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.


2. The site is located within the Rural 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-SD-06-C/2-H-06-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached Single-family Subdivision in PR (Planned Residential)

Original Print Date: 01/25/06 Revised: 02/02/06
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: McKinnon Ridge
 Luttrell Construction

Map No: 29

Jurisdiction: County

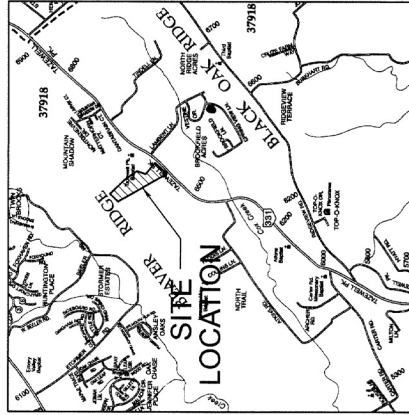


CONCEPT PLAN
McKINNON RIDGE
DISTRICT NO. EIGHT
KNOX COUNTY, TENNESSEE

CLT: 029
PARCEL: 196

ENGINEER:
 ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
 7523 TARGART LANE
 KNOXVILLE, TENNESSEE 37921
 PHONE: (865) 947-5886
 FAX: (865) 947-7556

DEVELOPER:
 LUTIRELL CONSTRUCTION
 340 RIDGECREST DRIVE
 COMPELL, TENNESSEE 37624
 CONTACT: JAMIE WASSER
 (865) 992-5103



LOCATION MAP



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED IN THIS CONCEPT PLAN AND THE STATEMENTS CONTAINED TO ALL APPLICABLE PROVISIONS OF THE SURVEYING AND MAPPING ACT AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING AS DESCRIBED IN A REPORT TO THE METROPOLITAN PLANNING COMMISSION.

Harriet M. Jell
 SURVEYOR
 TENNESSEE CERTIFICATE NO. _____



CONCEPT PLAN
 2-57-06-C
 2-11-06-01R
U.O.R.
 DATE _____
 REVISIONS
 7-26-06



2-S-D-06-C
2-H-06-UK

CLT MAP: 029
PARCEL: 196
DEED REFERENCE: 2326-97
DEED REFERENCE: 2000412-008115
PROJECT AREA: 2.5 AC
TOTAL ACRES: 25.8 AC
TOTAL NUMBER OF LOTS: 40

ENGINEER:
ROBERT G CAMPBELL AND ASSOCIATES, L.P.
4223 TIGGART LANE
KNOXVILLE, TN 37918
PHONE: (865) 947-5996
FAX: (865) 947-7556

DEVELOPER:
LUTRELL CONSTRUCTION
140 RIDGECREST DRIVE
KNOXVILLE, TN 37912
CONTACT: JAMIE WESSER
(865) 982-5103

LEGEND

- SF 5' SF 5' SF 5' SEDIMENT BARRIER (BELT FENCE)
- (CE) CONSTRUCTION EXIT
- (IP) STORM DRAIN INLET PROTECTION
- (OP) STORM DRAIN OUTLET PROTECTION
- (SB) TEMPORARY SEDIMENT BASIN
- (CD) CHECK DAM
- OVERLAND DRAINAGE PATTERN
- LIMITS OF DISTURBANCE
- (D) DIVERSION
- EXISTING GRADE
- 1940 PROPOSED GRADE

NOTES:
1. THIS PLAN IS A PRELIMINARY GRADING PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OF THE PROJECT IN THE STATE OF TENNESSEE.
2. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE TRENCHING AND SHIELDING ACT, CHAPTER 122, TENNESSEE CODE ANNOTATED.
3. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE EROSION CONTROL ACT, CHAPTER 122, TENNESSEE CODE ANNOTATED.
4. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE WATER POLLUTION CONTROL ACT, CHAPTER 122, TENNESSEE CODE ANNOTATED.
5. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE AIR POLLUTION CONTROL ACT, CHAPTER 122, TENNESSEE CODE ANNOTATED.
6. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE SOIL CONSERVATION ACT, CHAPTER 122, TENNESSEE CODE ANNOTATED.
7. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE WETLANDS PROTECTION ACT, CHAPTER 122, TENNESSEE CODE ANNOTATED.
8. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE HISTORIC PRESERVATION ACT, CHAPTER 122, TENNESSEE CODE ANNOTATED.
9. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE CULTURAL RESOURCES ACT, CHAPTER 122, TENNESSEE CODE ANNOTATED.
10. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE ARCHAEOLOGICAL AND HISTORIC PRESERVATION ACT, CHAPTER 122, TENNESSEE CODE ANNOTATED.
11. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE ANTI-SLURRY WALL ACT, CHAPTER 122, TENNESSEE CODE ANNOTATED.
12. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE STABILIZATION AND EROSION CONTROL ACT, CHAPTER 122, TENNESSEE CODE ANNOTATED.

NO.	DATE	DESCRIPTION	BY	CHKD
REVISIONS				
ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE				
MCKINNON RIDGE CONCEPT PLAN				
PRELIMINARY GRADING PLAN EROSION & SEDIMENT CONTROL PLAN				
DESIGNED BY	CHKD BY	SCALE	SHEET THREE	
DRAWN BY	DATE	FILE NO.	NO. 3	
CHKD BY	DATE	FILE NO.	OF SEVEN SHEETS	