



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

▶ **FILE #:** 6-SB-06-C
6-C-06-UR

AGENDA ITEM #: 14
AGENDA DATE: 6/8/2006

▶ **SUBDIVISION:** TERA'S POINT
▶ **APPLICANT/DEVELOPER:** WALKER DEVELOPMENT CORP.
OWNER(S): KEITH WALKER

TAX IDENTIFICATION: 29 68, 56.03 & 56
JURISDICTION: County Commission District 7

▶ **LOCATION:** Southwest side of Brown Gap Rd., south of E. Emory Rd.

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

▶ **APPROXIMATE ACREAGE:** 7.9 acres

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

▶ **EXISTING LAND USE:**

▶ **PROPOSED USE:** Attached residential condominiums & detached single family dwellings
SURROUNDING LAND USE AND ZONING: Zoning in the area is A agricultural and RA residential. Development in the area consists of detached single family dwellings.

▶ **NUMBER OF LOTS:** 26

SURVEYOR/ENGINEER: Nancy Roberts

ACCESSIBILITY: Access is via Brown Gap Rd., a minor collector street with 19' to 20' of pavement within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Reverse curve tangent from 50' to 0'

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance 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 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. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Certification on the final plat by the applicant's engineer that there is at a minimum, 300 feet of sight distance in both directions along Brown Gap Rd. at the subdivision entrance. The sight distance shall be

certified during the spring or summer months to document that roadside vegetation does not reduce sight distance below minimum requirements.

6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. Including a line of sight easement across Lot 11 in order to provide the needed sight distance for the curve in Lane B.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
9. 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 11 residential condominiums and 26 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 use on review in the PR zone.

COMMENTS:

The applicant is proposing a development that will contain condominiums and single family dwellings. A development plan was approved for the condominium portion of this project in October, 2005. Since that time the applicant has obtained some additional property that adjoins the previously approved condominium site. On the newly acquired land, the applicant proposes a subdivision that will contain 26 lots. Access to both portions of the development will be via a joint permanent easement that connects to Brown Gap Rd. When the use on review was considered for the condominium section, it was noted that sight distance would not be adequate without the removal of some vegetation. The same comment can be still be made regarding the sight distance. The applicant's engineer will be required to certify that 3200' of sight distance is available at the proposed entrance prior to approval of final plat for this project.

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 4.81 du/ac, is consistent in use and density with the approved rezoning of the property.
3. Any school age children living in this development are presently zoned to attend Adrian Burnett Elementary and Halls Middle and Gibbs High Schools.

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

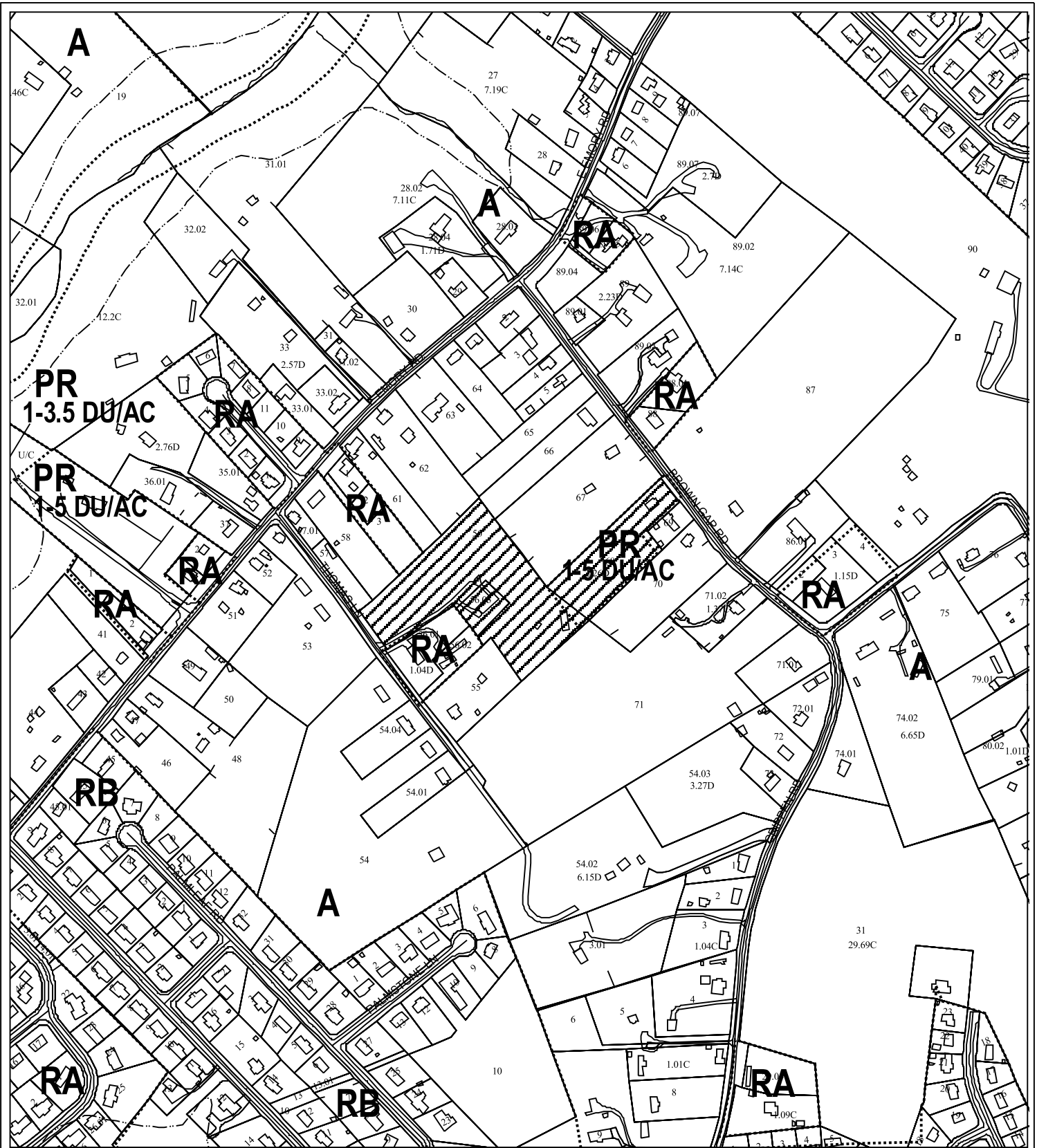
1. The proposed residential condominiums and the detached single-family subdivision meet the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan as amended designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 5 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 4.81 du/ac 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.



6-SB-06-C/6-C-06-UR
 CONCEPT PLAN/USE ON REVIEW



Attached and detached residential development in PR (Planned Residential) pending

Original Print Date: 05/24/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Tera's Point
 Walker Development Corp.

Map No: 29

Jurisdiction: County





CONCEPT PLAN

6-28-06 C
REVISED 7/14/06

MAY 25 2006

CONCEPT PLAN
Sheet C-1
TERA'S POINT PHASE ONE & TWO
Knox County, Tennessee

Prepared For:
WALKER DEVELOPMENT CORP.
P.O. BOX 5603
KNOXVILLE, TN 37928
(865) 680-8971

LANDWATER ENGINEERING, INC.
LandWater Engineering
4921 Homburg Drive, Suite D1
Knoxville, Tennessee 37919
(865) 766-0333



NOTICE
CONSULTANTS & ENGINEERS REGISTERED WITH THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF TENNESSEE
The undersigned hereby certifies that the work shown on this plan was prepared by the undersigned or under the direct supervision and control of the undersigned and that the undersigned is duly licensed and qualified to perform the work shown on this plan.
2006 11432 SHALL L. 0002.EE

Certification of Concept Plan
I, the undersigned, being duly licensed and qualified as a Professional Engineer in the State of Tennessee, do hereby certify that the work shown on this plan was prepared by me or under my direct supervision and control and that I am duly licensed and qualified to perform the work shown on this plan.
Nancy Beck Roberts, P.E.
Tennessee License No. 20359

- NOTES:
1. ROW, RDS SET, AT ALL CORNERS NOT RECOVERED.
 2. AREA = 2,276 ACRES, 1/4 UNITS.
 3. AREA = 5,54 ACRES, 28 LOTS.
 4. UNITS ON MAIN LOT 1/4 PARCEL 56 & 56.03.
 5. UNITS ON MAIN LOT 1/4 PARCEL 56 & 56.03.
 6. ELEVATIONS BASED ON A BOUNDARY RUN TOPOGRAPHIC SURVEY INTERSECTION OF E. DUNN RD. & WINDAS LN. TWENTY-FROM SURVEYOR ROB SANDERS 8225 SPANGELAND ROAD POWELL, TN 37864.
 7. 3-DAL REFERENCE: W.D. 2287, PAGE #96.
 8. 1/4 PARCEL 56 & 56.03 FROM 136' INSIDE ALL INTERIOR CORNERS.
 9. LOT LINES AT INSIDE BOUNDARY AND ROADS.
 10. 1/4 PARCEL 56 & 56.03 FROM PERIPHERAL SETBACK, 35'.
 11. LOT 11 SHALL MAINTAIN MINIMUM CORNER SIGHT DISTANCE.

