



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

▶ **FILE #:** 9-SD-06-C  
9-C-06-UR

**AGENDA ITEM #:** 21  
**AGENDA DATE:** 9/14/2006

▶ **SUBDIVISION:** MAITLAND WOODS  
▶ **APPLICANT/DEVELOPER:** SADDLEBROOK, INC.  
**OWNER(S):** B & J ENTERPRISES

**TAX IDENTIFICATION:** 91 265  
**JURISDICTION:** County Commission District 3

▶ **LOCATION:** Northeast end of Airtree Ln., northeast of Ashbridge Rd.

**SECTOR PLAN:** Northwest County  
**GROWTH POLICY PLAN:** Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 45.66 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** Property in the area is zoned PR, RB, and R-2 residential. Development in the area consists of detached dwellings, a mobile home park and apartments.

▶ **NUMBER OF LOTS:** 127

**SURVEYOR/ENGINEER:** Batson, Himes, Norvell & Poe

**ACCESSIBILITY:** Access is via Airtree Ln. a local street with a pavement width of 26' within a 50' right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**  
1. Horizontal curve variance from 250' to 100' at sta 25+50 of Road B  
2. Horizontal curve variance from 250' to 150' at sta 18+25 of Road B  
3. Vertical curve variance from 350' to 275' at sta 2+75 of Road D  
4. Vertical curve variance from 100' to 60' at sta 7+50 of Road B

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1-4 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 street names which are 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. Correct the Map and parcel number on the concept plan to be map 91 and parcel 265
5. Meeting all requirements and obtaining all required permits from the Tenn. Dept. of Environment and

Conservation

- 6. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the stormwater drainage system.
- 7. Prior to final plat approval, obtain an off-site drainage easement if required by the Knox County Dept. of Engineering and Public Works
- 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 to 127 detached residential 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 45.66 acre site into 127 lots. The site was rezoned in 2005 to PR (Planned Residential) at up to 4 dwellings per acre. This is the second phase of Maitland Woods Subdivision which was formerly called Brass Lantern Subdivision.

A portion of the site will drain to a large sinkhole that is located on an adjoining piece of property. In order to permit the drainage to go into the sinkhole, the applicant may be required to obtain an off-site drainage easement from the property owner. In this particular case, Knox County owns the property with the sinkhole. The applicant will also be required to obtain permits from the Tenn. Dept. of Environment and Conservation. 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 residential subdivision at a density of 2.79 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 Karns Elementary School, Karns Middle School and Karns High School.

**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 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 with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 2.79 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.

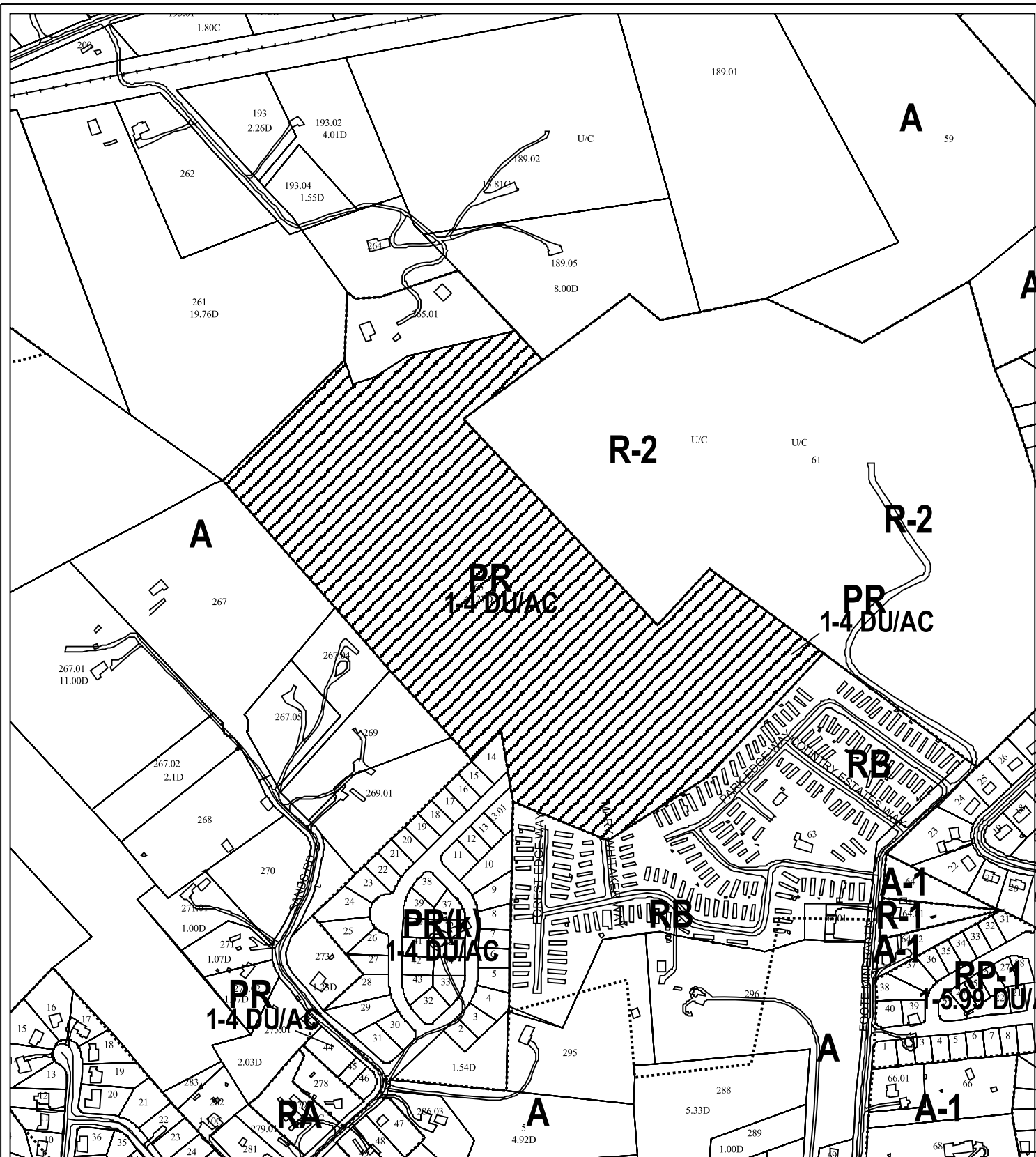
E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 2.79 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Urban 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.



9-SD-06-C/9-C-06-UR  
 CONCEPT PLAN/USE ON REVIEW

 Detached single family subdivision in PR (Planned Residential)

Original Print Date: 08/23/06 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Maitland Woods  
 Saddlebrook, Inc.

Map No: 91

Jurisdiction: County



