



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

▶ **FILE #:** 9-SG-06-C **AGENDA ITEM #:** 24
9-H-06-UR **AGENDA DATE:** 9/14/2006

▶ **SUBDIVISION:** KINLEYS KANYON SUBDIVISION

▶ **APPLICANT/DEVELOPER:** G.W. KOONTZ

OWNER(S): G.W. KOONTZ

TAX IDENTIFICATION: 31 095

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northeast side of Roberts Rd., southwest side of Shelton Rd.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 26.2 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zone A agricultural. It is developed with detached dwellings.

▶ **NUMBER OF LOTS:** 72

SURVEYOR/ENGINEER: Robert G. Campbell and Associates

ACCESSIBILITY: Access is via Roberts Rd., a collector street with a pavement width of 21' within a 40' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance from 250' to 200' at sta32+00 of Road B
2. Reverse curve tangent from 50' to 0' at sta 12+89 of Road A
3. Broken back curve tangent variance from 150' to 125.48' at sta 17+00 of Road A

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 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 8 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Prior to approval of the final plat provide a letter from KUB stating that sewer capacity has been reserved for this development
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

5. Meeting all requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation and the U.S. Army Corp of Engineers
6. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the stormwater drainage system and any other commonly held assets
7. 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
8. Meeting all requirements of the approved use on review development plan

► **APPROVE the development plan for up to 72 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 26.2 acre site into 72 lots. The site was rezoned in August 2006 to PR (Planned Residential) at up to 3 dwellings per acre.

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 Corryton Elementary School, Holston Middle School and Gibbs High School.

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

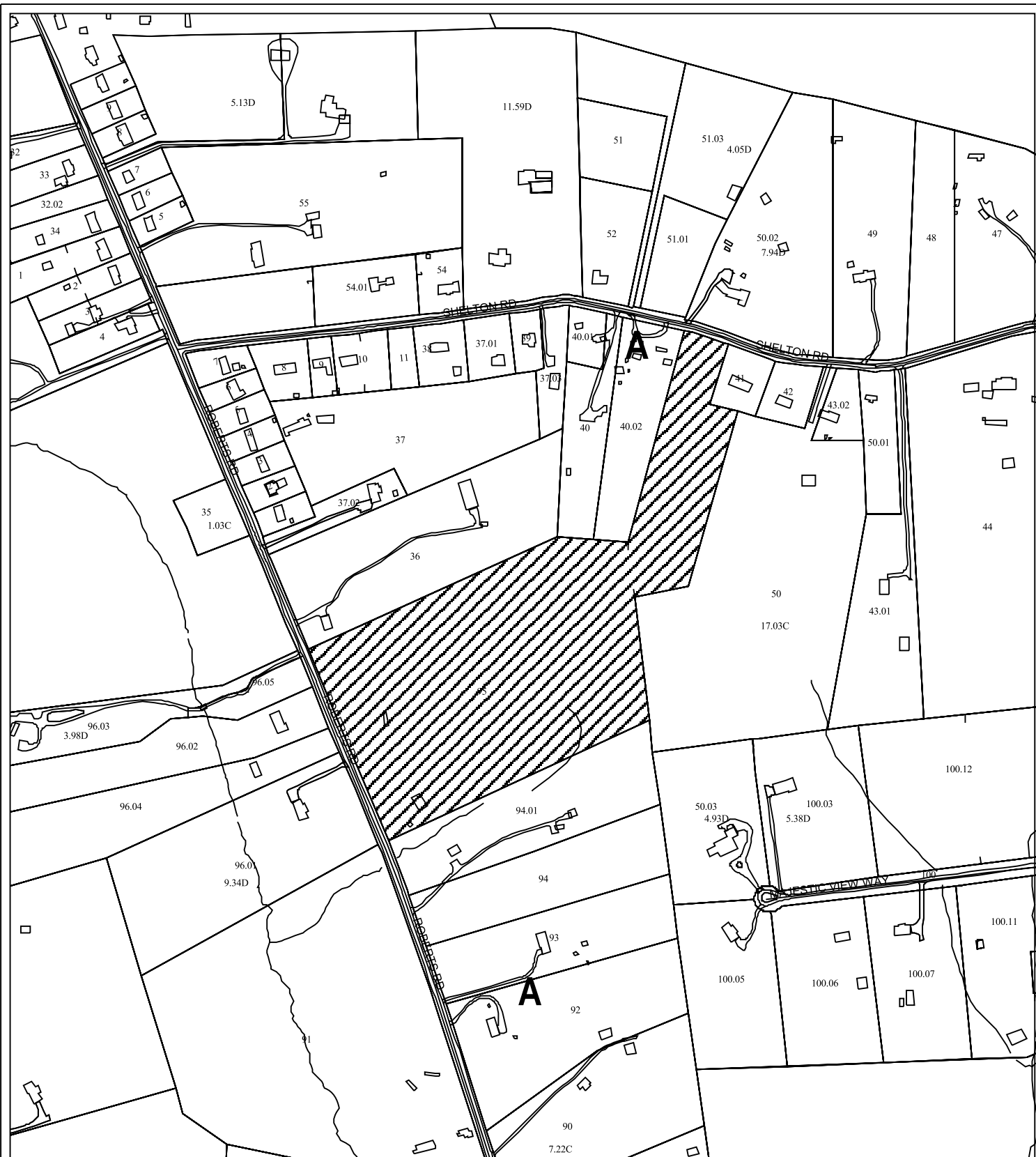
1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northeast 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 Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 3.0 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 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.



9-SG-06-C/9-H-06-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached single family subdivision in PR (Planned Residential) pending

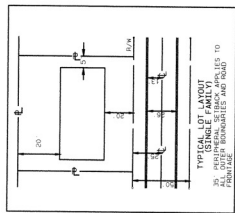
Original Print Date: 08/23/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Kinleys Canyon Subdivision
 G.W. Koontz

Map No: 31

Jurisdiction: County





CURVE - 1 ROAD A PT 12+44.95 N 12+44.95 E 3060.9640 D 40.28516 R 250.000 L 15.959 E 115.446 PC 11+12.79 PT 12+69.38	CURVE - 2 ROAD A PT 15+02.06 N 15+02.06 E 3501.9598 D 40.28516 R 250.000 L 15.959 E 115.446 PC 11+12.79 PT 12+69.38	CURVE - 3 ROAD A PT 18+51.59 N 18+51.59 E 4011.250 D 40.28516 R 250.000 L 15.959 E 115.446 PC 11+12.79 PT 12+69.38
CURVE - 4 ROAD B PT 29+32.28 N 29+32.28 E 3339.7380 D 27.15050 R 235.000 L 13.1506 E 17.978 PC 28+90.93 PT 29+31.81	CURVE - 5 ROAD B PT 30+89.91 N 30+89.91 E 3650.0167 D 27.15050 R 235.000 L 13.1506 E 17.978 PC 28+90.93 PT 29+31.81	CURVE - 6 ROAD C PT 43+52.20 N 43+52.20 E 4917.39 D 27.15050 R 235.000 L 13.1506 E 17.978 PC 41+96.98 PT 44+86.09

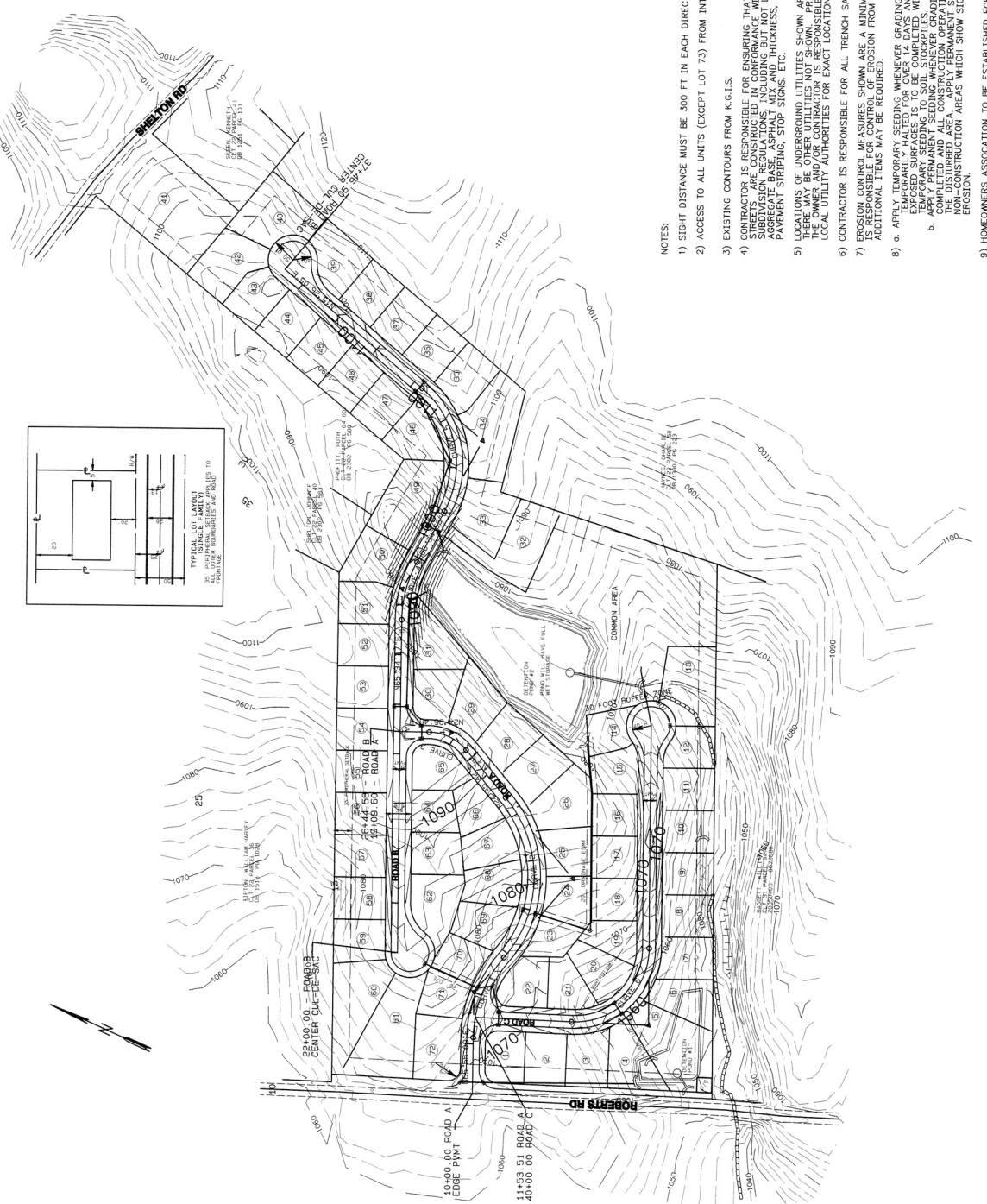
VARIANCES REQUESTED:
 1) REDUCTION OF CURVE 3 TO 100 FT RADIUS
 2) REDUCTION OF CURVE 6 TO 150 FT RADIUS
 3) REDUCTION OF CURVE 5 TO 200 FT RADIUS
 4) REDUCTION OF TANGENT LENGTH TO ZERO BETWEEN CURVES 1 AND 2

CONCEPT PLAN
 9/6/06
 REVISED
 7-50-00-C
 7-H-00-01-A



CLT 31 PARCEL 95
 TOTAL ACREAGE: 26.2 ac
 NUMBER OF LOTS: 73
 ZONING: PR 1-3
 2.78 DU/AC PROPOSED
 PROPERTY ADDRESS:
 5500 ROBERTS ROAD

DESIGNED BY	CHECKED BY	SCALE	SHEET TWO
ROC, JR		1" = 100'	NO.
BROWN BY	DATE	FILE NO.	OF
	8-4-06	080006	SIX



- NOTES:
- 1) SIGHT DISTANCE MUST BE 300 FT IN EACH DIRECTION.
 - 2) ACCESS TO ALL UNITS (EXCEPT LOT 73) FROM INTERNAL ROAD SYSTEM ONLY.
 - 3) EXISTING CONTOURS FROM K.G.I.S.
 - 4) CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NEW STREETS ARE CONSTRUCTED IN CONFORMANCE WITH SUBDIVISION REGULATIONS, INCLUDING BUT NOT LIMITED TO, PAVEMENT STRIPING, STOP SIGNS, ETC.
 - 5) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
 - 6) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
 - 7) EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION FROM THE PROJECT SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
 - 8) a. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINISH GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY b. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREAS. NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
 - 9) HOMEOWNERS ASSOCIATION TO BE ESTABLISHED FOR MAINTENANCE OF COMMON AREA AND STORM WATER DETENTION FACILITIES.

CONCEPT PLAN

KINLEY'S KANYON SUBDIVISION

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

NO.	DATE	DESCRIPTION	BY	DATE
		REVISIONS		