



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

▶ **FILE #:** 9-SL-06-C **AGENDA ITEM #:** 29
 9-N-06-UR **AGENDA DATE:** 9/14/2006

▶ **SUBDIVISION:** SHADE WEAVER SUBDIVISION
 ▶ **APPLICANT/DEVELOPER:** JASON CROUCH
 OWNER(S): JASON CROUCH

TAX IDENTIFICATION: 27 223, 244 & 245

JURISDICTION: County Commission District 7

▶ **LOCATION:** South side of Norris Freeway, east & west sides of Shade Weaver Rd.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 37.13 acres

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

▶ **EXISTING LAND USE:** One detached dwelling and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural. Development in the area consists of detached dwellings on large parcels.

▶ **NUMBER OF LOTS:** 92

SURVEYOR/ENGINEER: Site, Inc.

ACCESSIBILITY: Access is via Shade Weaver Rd. and Highland View Road. Both are classified as local streets. Shade Weaver road has a pavement width of 13' to 14' and Highland View has a pavement width of 16'.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance from 250' to 200' at sta 15+50, 19+00 7 22+75 of Cobbler Ln.
2. Horizontal curve variance from 250' to 200' at sta.10+50 of Highland View Rd.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-2 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 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 is 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. The applicant widening Shade Weaver Rd. from Norris Freeway to Long Hollow Rd. to a minimum width of 20' . The widening is to be done with the approval of and under the supervision of the Knox County Dept. of

Engineering and Public Works.

5. The applicant widening Highland View Rd to minimum width of 20' from the northern boundary of the site to Shade Weaver Rd. This project is to include the relocation of Highland View Rd. as shown on the concept plan. This work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works
6. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the storm water drainage system.
7. Combining lots 5, 26 and 39 with the adjoining lots or designating them as common area
8. Place a note on the final plat that lots 1, 42-51, 63, 64 & 91 will have access from the internal street system only
9. 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
10. Meeting all requirements of the approved use on review development plan

► **APPROVE the development plan for up to 89 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 has present a concept plan for 92 lots on this 37.13 acre site. Due to extensive grading and the location of the detention basins, three of the proposed lots will be unbuildable. The applicant will need to combine the unbuildable lots with the adjoining lots or designate them as common area. In either case a homeowners association will have to formed for the maintenance of the storm water facilities.

As part of the development of this site the intersection of Highland View Rd., Shade Weaver Rd. and Norris Freeway will be reworked. At present this is a dangerous three way intersection. The plan calls for relocating Highland View Rd., thereby separating it from Norris Freeway. This will result in a much safer entrance to this project as well as improve the access for all other residents in the area.

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 2.48 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 Copper Ridge Elementary, Halls Middle School and Halls 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 North County Sector Plan proposes this site for low density residential use which may permit a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 2.48 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

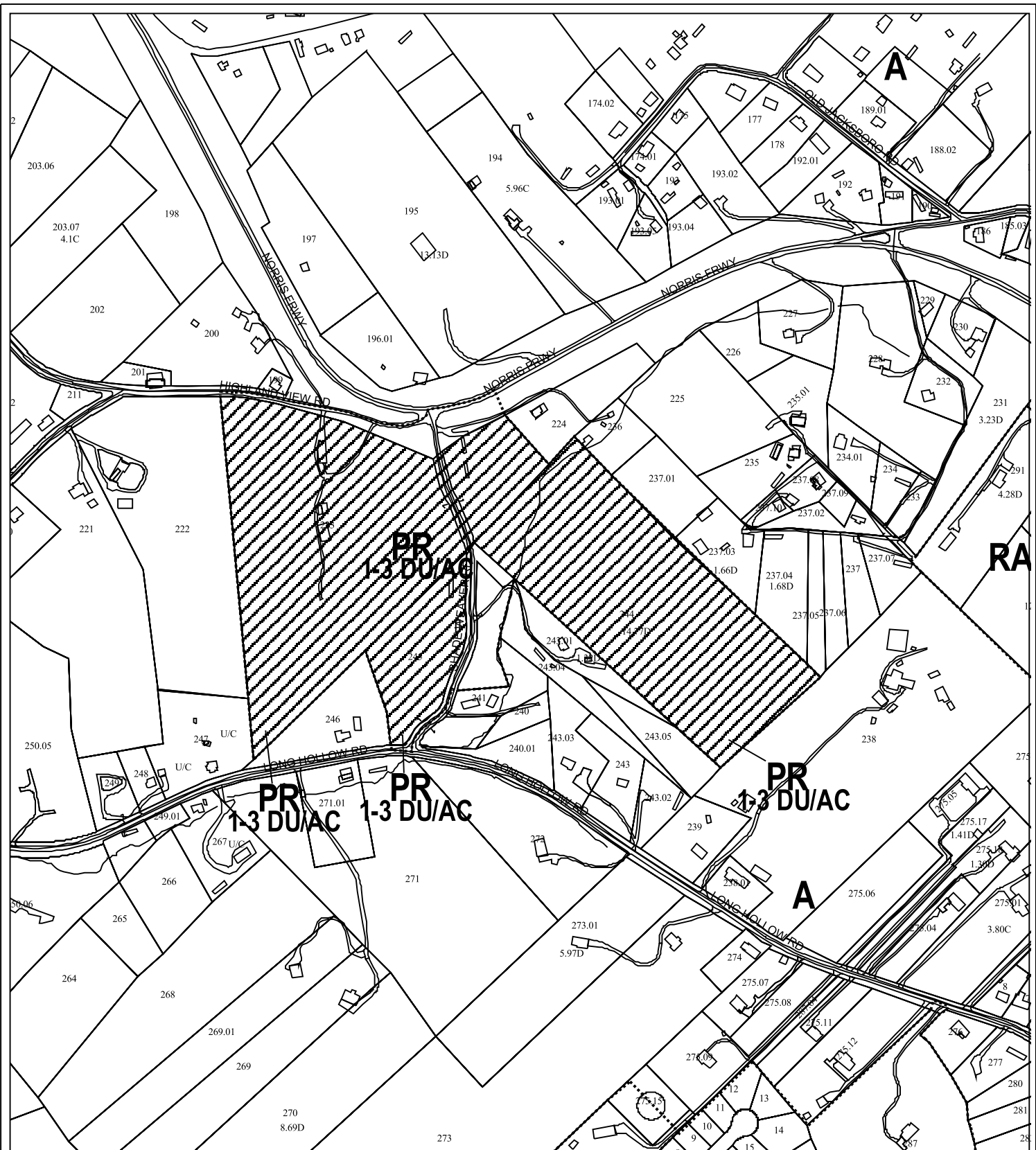
residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The North 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 2.48 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.

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9-SL-06-C/9-N-06-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached single family subdivision in PR (Planned Residential)

Original Print Date: 08/24/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Shade Weaver Subdivision
 Jason Crouch

Map No: 27

Jurisdiction: County





OR MATCH LINE

SHADE WEAVER ROAD

GRAPHIC SCALE
1" = 20' 0"

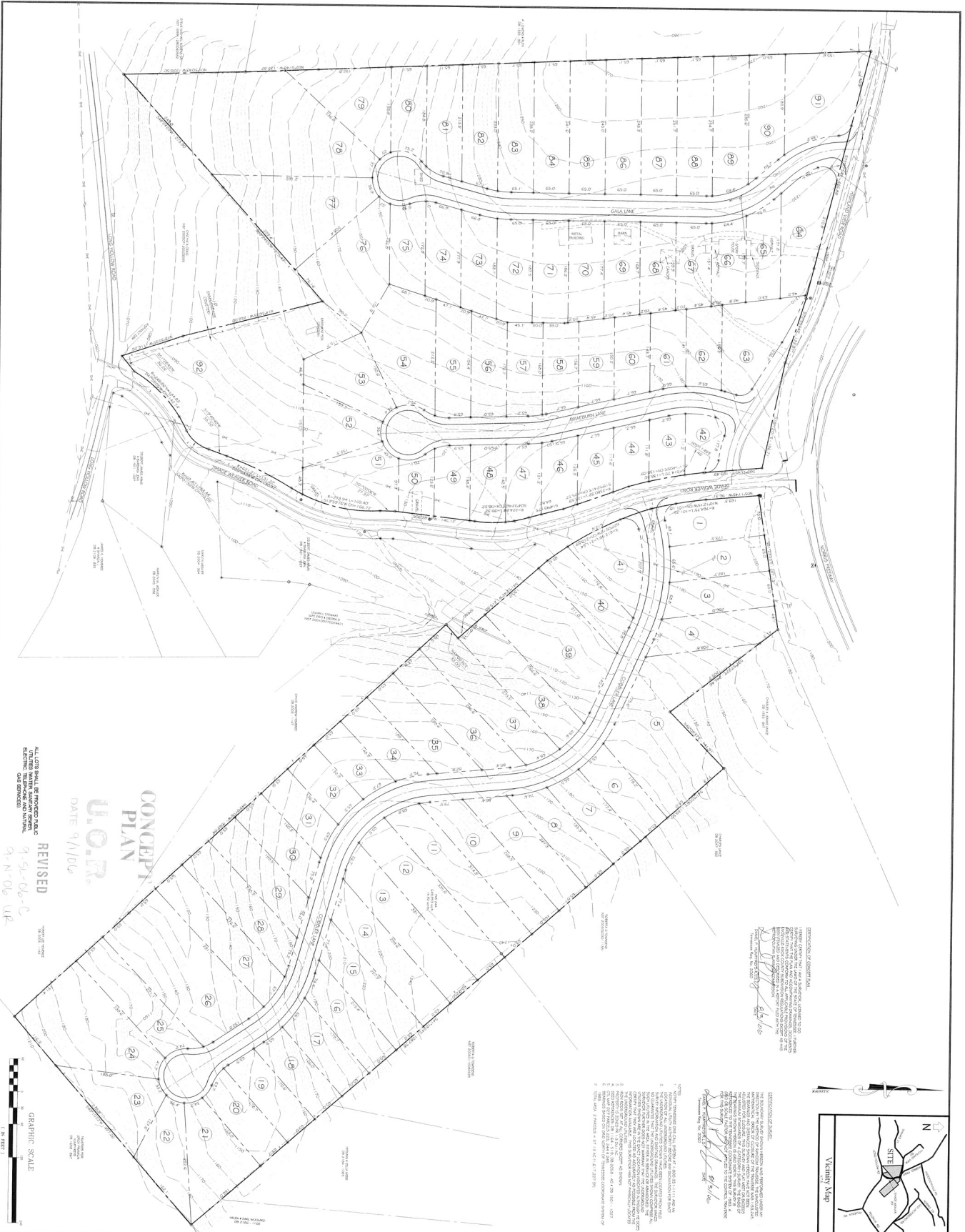
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DRAWN BY	SS	DATE	8/7/06
CHECKED BY	EC	FILE	1047 grading
REVISIONS			
NO.	DATE	COMMENTS	
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C1.2

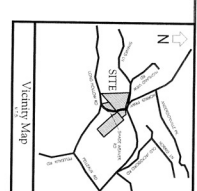
Site Grading Plan
Orchard View Subdivision
 Shade Weaver Road at Long Hollow Road
 Knox County, Tennessee
 Owner: Holob-Davis-Shipe Partnership, LLC

SITE
 INCORPORATED
 Site Infrastructure Transportation Engineers
 2033 Castal Lane, Suite 101 Knoxville, TN 37932
 Phone: (615) 693-5010 Fax: (615) 693-5068



CONCEPTUAL SITE PLAN
U.O.R.
 DATE 9/1/06

REVISIONS
 9-1-06 U.R.



CONCEPTUAL SITE PLAN
 THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DESIGN OR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS.

DESIGNER'S CERTIFICATE
 I, the undersigned, being a duly licensed Professional Engineer in the State of Tennessee, do hereby certify that I am the author of the design and content of the above described plan and that I am a duly licensed Professional Engineer in the State of Tennessee.

1. THE DESIGNER HAS REVIEWED THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
 2. THE DESIGNER HAS REVIEWED THE SURVEY AND HAS FOUND IT TO BE ACCURATE AND COMPLETE.
 3. THE DESIGNER HAS REVIEWED THE ZONING ORDINANCES AND HAS FOUND THE PROPOSED DEVELOPMENT TO BE IN COMPLIANCE THEREWITH.
 4. THE DESIGNER HAS REVIEWED THE UTILITY LOCATIONS AND HAS FOUND THEM TO BE ACCURATE AND COMPLETE.
 5. THE DESIGNER HAS REVIEWED THE TRAFFIC PATTERNS AND HAS FOUND THEM TO BE REASONABLE AND FEASIBLE.
 6. THE DESIGNER HAS REVIEWED THE ENVIRONMENTAL CONDITIONS AND HAS FOUND THEM TO BE REASONABLE AND FEASIBLE.
 7. THE DESIGNER HAS REVIEWED THE SOIL CONDITIONS AND HAS FOUND THEM TO BE REASONABLE AND FEASIBLE.
 8. THE DESIGNER HAS REVIEWED THE WATER RESOURCES AND HAS FOUND THEM TO BE REASONABLE AND FEASIBLE.
 9. THE DESIGNER HAS REVIEWED THE AIR QUALITY AND HAS FOUND IT TO BE REASONABLE AND FEASIBLE.
 10. THE DESIGNER HAS REVIEWED THE NOISE LEVELS AND HAS FOUND THEM TO BE REASONABLE AND FEASIBLE.

DRAWN BY: [Signature]		DATE: 9/2/06
CHECKED BY: [Signature]		FILE: 1647.concept
REVISIONS		
NO.	DATE	COMMENTS

Conceptual Site Plan
Orchard View Subdivision
 Shade Weaver Road at Long Hollow Road
 6th Civil District, Knox County, Tennessee



SITE INCORPORATED
 Site Infrastructure Transportation Engineers
 2033 Centex Lane, Suite 101 Knoxville, TN 37932
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