



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

▶ **FILE #:** 8-SF-07-C

**AGENDA ITEM #:** 20

**AGENDA DATE:** 8/9/2007

▶ **SUBDIVISION:** PLANTATION OAKS

▶ **APPLICANT/DEVELOPER:** EAGLE BEND REALTY

**OWNER(S):** Eagle Bend Realty

**TAX IDENTIFICATION:** 106 P A 027

**JURISDICTION:** City Council District 2

▶ **LOCATION:** East side of N. Gallaher View Rd., west side of Broome Rd., west end of Chadwick Dr.

**SECTOR PLAN:** Northwest City

**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)

**WATERSHED:** Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 8.519 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Attached residential Subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Residences / R-1E (Low Density Exclusive Residential)  
South: Multi-dwelling development / RP-1 (Planned Residential)  
East: Multi-dwelling development / R-2 (General Residential) & R-1E (Low Density Exclusive Residential)  
West: Residences / A-1 (General Agricultural), R-1 (Low Density Residential)

▶ **NUMBER OF LOTS:** 52

**SURVEYOR/ENGINEER:** Lynch Surveys, LLC

**ACCESSIBILITY:** Access is via N. Gallaher View Rd., minor arterial street with a five lane cross-section.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance on JPE A at STA 1+10, from 150' to 110'.

**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 7 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 Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Engineering Division.
4. Place a note on the final plat that all lots will have access only to the internal street system.
5. Identify a line of sight easement on the final plat across Lot 24 and the common area in order to provide the

needed sight distance for the curve in Road "B".

6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, recreational amenities and drainage system.

7. Tying the sidewalk system within the development to the established greenway along N. Gallaher View Rd.

#### **COMMENTS:**

The applicant is proposing to subdivide this 8.52 acre tract into 52 attached residential lots at a density of 6.1 du/ac. This property wraps around Colonial Townhouses an existing multi-dwelling development. Access to the development will be from N. Gallaher View Rd. The lots will be served by joint permanent easements with a right-of-way width of 40'.

A concept plan/use-on-review was previously approved for this site on May 12, 2005. The design plan has also been approved by the Knoxville Engineering Division. The applicant submitted a final plat for approval by the Planning Commission, however, the concept plan expired before the plat was considered by the Planning Commission. The applicant is requesting approval of both the resubmitted concept plan and final plat at this meeting.

The concept plan includes a recreational amenities plan that provides sidewalk/pathways within the development that will also connect to the existing greenway system that is located along N. Gallaher View Rd. A common area/picnic site is also being provided.

ESTIMATED TRAFFIC IMPACT 530 (average daily vehicle trips)

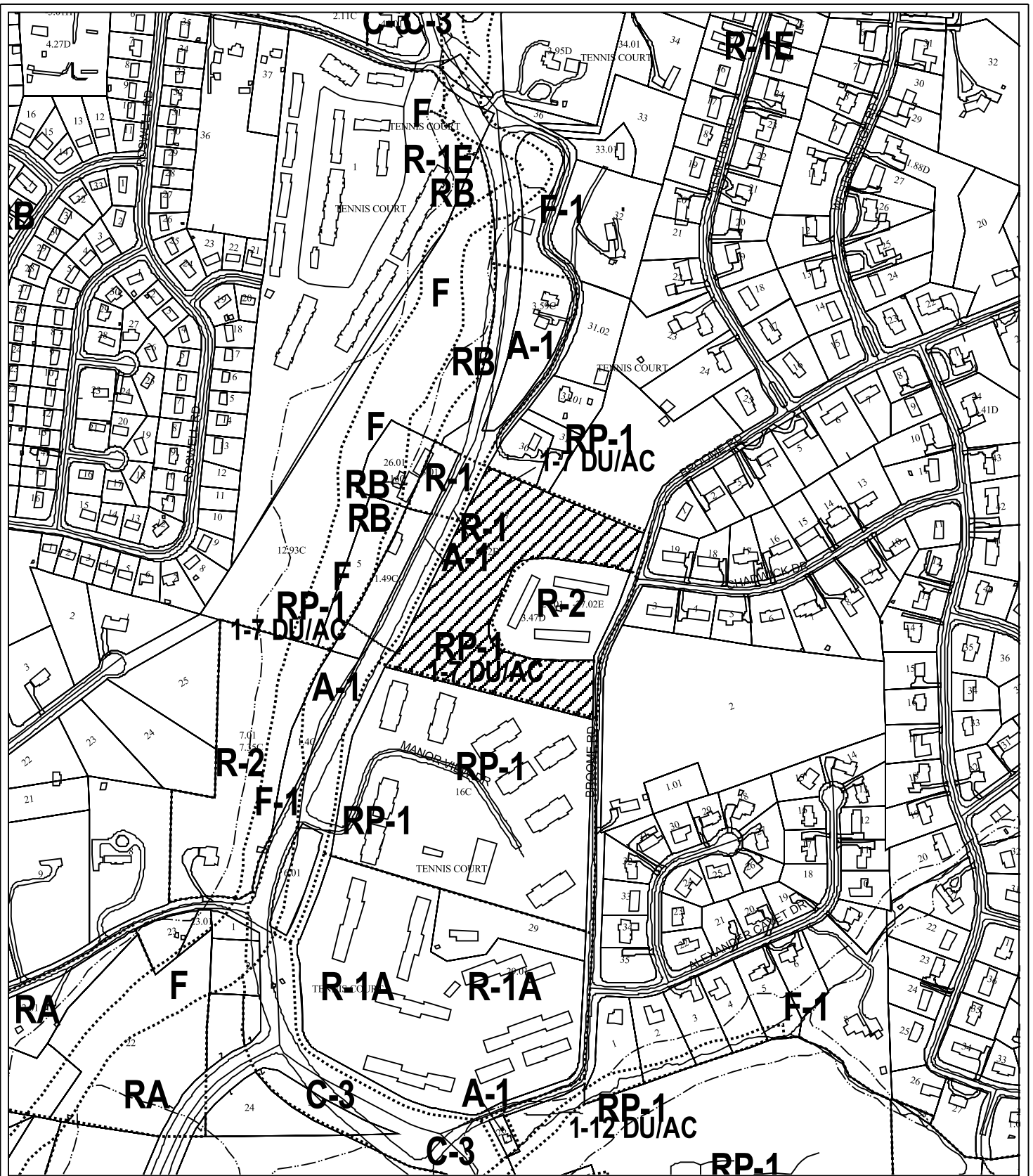
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 6 (public and private school children, ages 5-18 years)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to Knoxville City Council. The date of the Knoxville City Council appeal hearing will depend on when the appeal application is filed.




8-SF-07-C  
CONCEPT PLAN

Subdivision: Plantation Oaks

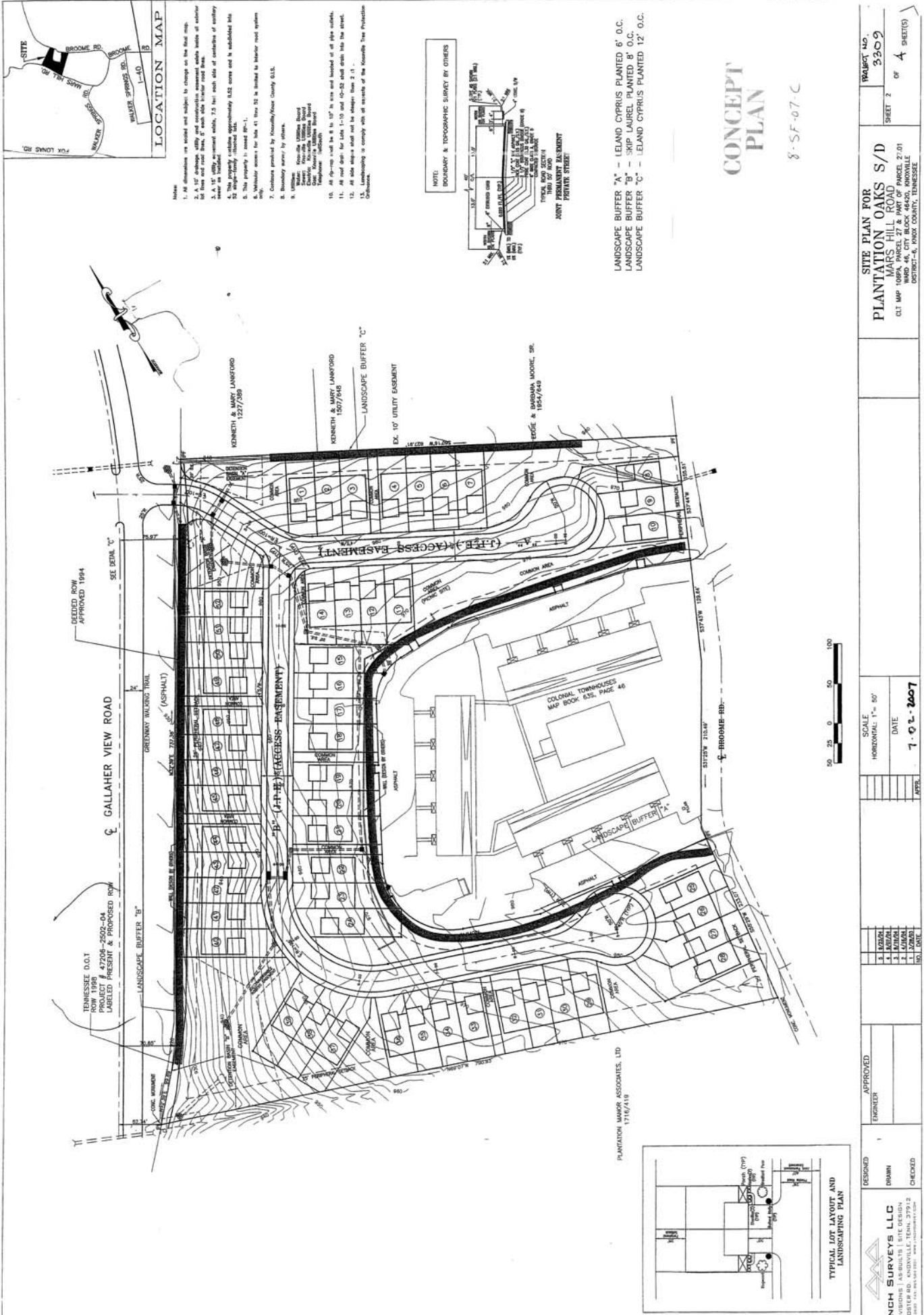
Map No: 106

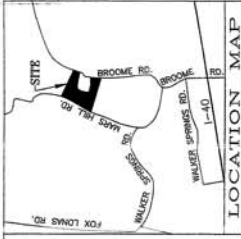
Jurisdiction: City

 Approval of a Concept Plan

Original Print Date: 07/26/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902







HYDRAULIC TABLE

PIPE #	DEPTH (FT)	DIAMETER (IN)	LENGTH (FT)	PERCENT SLOPE	VELOCITY (FPS)	DISCHARGE (MGD)
1	28	11.5	24	0.02	4.0	0.0
2	28	11.5	24	0.02	4.0	0.0
3	28	11.5	24	0.02	4.0	0.0
4	28	11.5	24	0.02	4.0	0.0
5	28	11.5	24	0.02	4.0	0.0
6	28	11.5	24	0.02	4.0	0.0
7	28	11.5	24	0.02	4.0	0.0
8	28	11.5	24	0.02	4.0	0.0
9	28	11.5	24	0.02	4.0	0.0
10	28	11.5	24	0.02	4.0	0.0
11	28	11.5	24	0.02	4.0	0.0
12	28	11.5	24	0.02	4.0	0.0
13	28	11.5	24	0.02	4.0	0.0
14	28	11.5	24	0.02	4.0	0.0
15	28	11.5	24	0.02	4.0	0.0
16	28	11.5	24	0.02	4.0	0.0
17	28	11.5	24	0.02	4.0	0.0
18	28	11.5	24	0.02	4.0	0.0
19	28	11.5	24	0.02	4.0	0.0
20	28	11.5	24	0.02	4.0	0.0
21	28	11.5	24	0.02	4.0	0.0
22	28	11.5	24	0.02	4.0	0.0
23	28	11.5	24	0.02	4.0	0.0
24	28	11.5	24	0.02	4.0	0.0
25	28	11.5	24	0.02	4.0	0.0
26	28	11.5	24	0.02	4.0	0.0
27	28	11.5	24	0.02	4.0	0.0
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43	28	11.5	24	0.02	4.0	0.0
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47	28	11.5	24	0.02	4.0	0.0
48	28	11.5	24	0.02	4.0	0.0
49	28	11.5	24	0.02	4.0	0.0
50	28	11.5	24	0.02	4.0	0.0

CONCEPT PLAN  
8-SF-07-C

GRADING PLAN FOR  
PLANTATION OAKS S/D  
MARS HILL ROAD  
CLT MAP 1089A, PARCEL 27 & PART OF PARCEL 27.01  
WARD 46, CITY BLOCK 46420, KNOXVILLE  
DISTRICT-6, KNOX COUNTY, TENNESSEE

PROJECT NO. 3309  
SHEET 4 OF 4 SHEET(S)

SCALE: HORIZONTAL 1" = 50'  
DATE: 1-02-2007

DESIGNED	APPROVED
DRAWN	ENGINEER
CHECKED	

LYNCH SURVEYS LLC  
SUBDIVISIONS | ASSESSMENTS | SITE DESIGN  
1000 N. CENTRAL AVENUE, SUITE 200, KNOXVILLE, TN 37912  
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