



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

▶ **FILE #:** 2-SC-07-C **AGENDA ITEM #:** 23
2-E-07-UR **AGENDA DATE:** 2/8/2007

▶ **SUBDIVISION:** KIMBERLIN HEIGHTS @ NICHOLS RD.

▶ **APPLICANT/DEVELOPER:** LARRY E. HOLT CONSTRUCTION

OWNER(S): LARRY HOLT

TAX IDENTIFICATION: 125 06701 & 06703

JURISDICTION: County Commission District 9

▶ **LOCATION:** Southeast side of Kimberlin Heights Rd., southeast of Nichols Rd.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 3.22 acres

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

▶ **EXISTING LAND USE:** Residence & vacant land

▶ **PROPOSED USE:** Detached residential development

SURROUNDING LAND USE AND ZONING: This site is surrounded by detached dwellings that have occurred under Agricultural zoning.

▶ **NUMBER OF LOTS:** 9

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Kimberlin Heights Rd., a collector street with a pavement width of 20' within a 50' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance from 255' to 160' at sta 1+25 of Road A

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 requirement of the Knox County Health Dept.
2. Provision of a street name and subdivision name which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Place a note on the final plat that all lots will have access from the internal street system only
4. Provide a sidewalk on one side of Street A for it's full length. The sidewalk is to be a minimum of 4' wide and constructed to meet the requirements of the Americans With Disabilities Act
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
6. Meeting all requirements of the approved use on review development plan
7. 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 9 detached dwellings on individual lots subject to 2 conditions**

1. Meeting all requirements of the approved concept plan.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR Zone and the other criteria for approval of a Use on Review.

COMMENTS:

The applicant is proposing to subdivide this 3.22 acre tract into 9 lots with one dwelling per lot at a proposed development density of 2.80 du/ac. The site was zoned PR (Planned Residential) at 3 du/ac in 2006. Construction of a sidewalk in this project will be required because the site is within the "parental responsibility zone" for New Hopewell Elementary School. Due to the close proximity of the school, the parents are responsible for transporting the children to class.

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 utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 2.80 du/ac, is consistent in use and density (up to 3 du/ac) with the approved and recommended zoning.
3. Any school age children living in this development are presently zoned to attend New hopewell Elementary, South-Doyle Middle and High Schools.

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

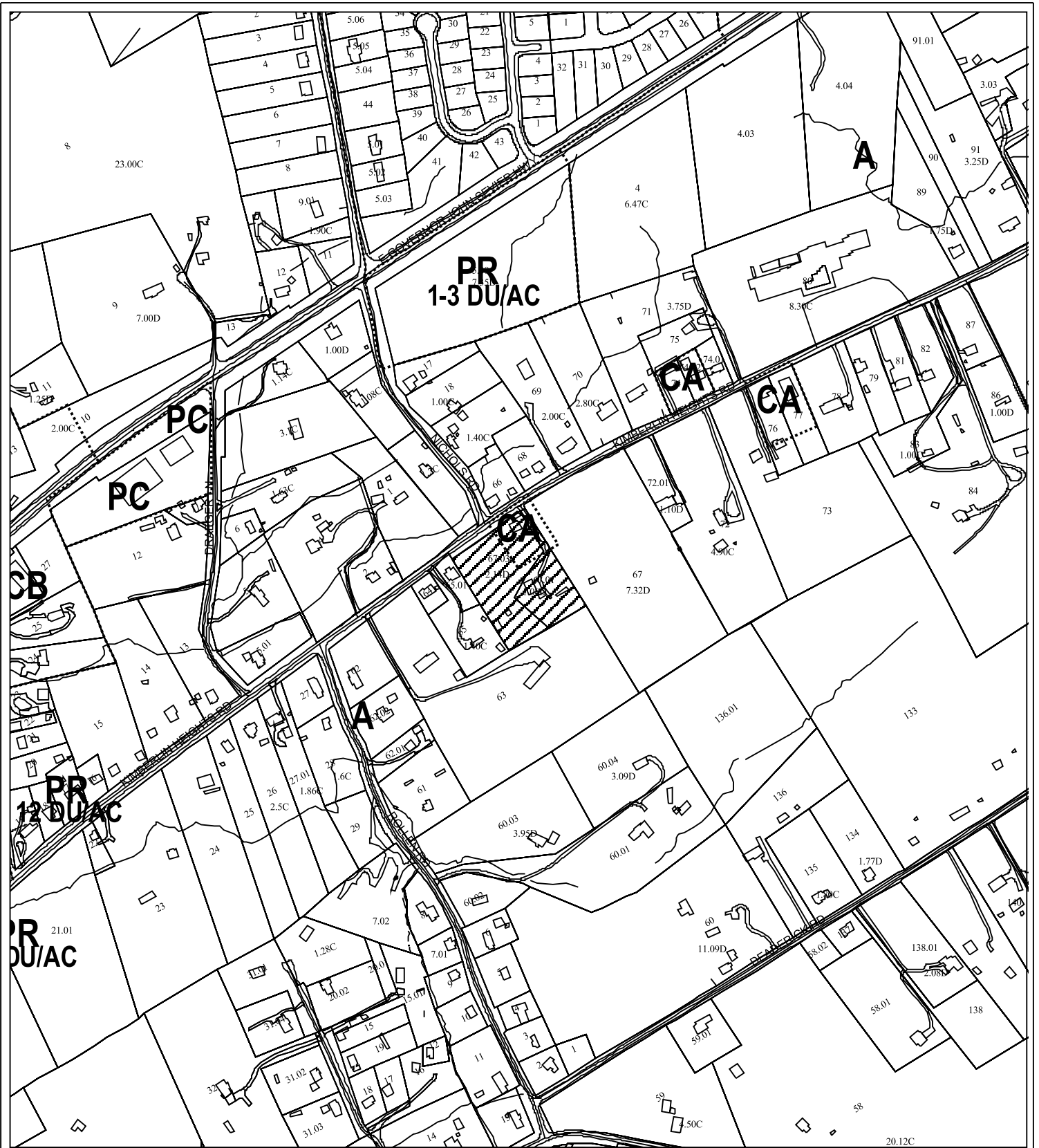
1. The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. With direct access to a collector street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan designates this property for low density residential uses and stream protection area. The PR zoning for the site would allow a density up to 3 du/ac. At a proposed density of 2.80 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.
2. The site is located within the Rural 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.



2-SC-07-C/2-E-07-UR
 CONCEPT PLAN/USE ON REVIEW

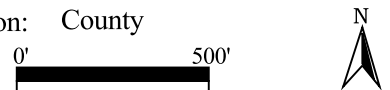
 Detached residential development in PR (Planned Residential) pending

Original Print Date: 01/22/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Kimberlin Hghts.@ Nichols Rd.
 Larry E. Holt Const.

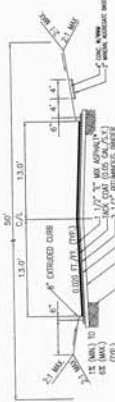
Map No: 125

Jurisdiction: County





- NOTES:**
1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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TYPICAL ROAD SECTION THRU 30' WIDE PUBLIC ROAD

• 30' WIDE ROADWAY TO BE CONSTRUCTED TO THE CENTERLINE OF THE ROAD



TYPICAL LOT LAYOUT
1" = 40'



REVISED
7-26-07



2-SC-07-C
CONCEPT PLAN
2-E-07-UR

O.R.

NO.	DATE	DESCRIPTION
1	7-26-07	REVISION

EXPOSURE
HOLT CONSTRUCTION, INC.
12210 GARDNER RD
MEMPHIS, TENNESSEE 38118
PHONE: (901) 234-7291

DESIGNER
JAMES H. WATKINS & ASSOCIATES
12210 GARDNER RD
MEMPHIS, TENNESSEE 38118
PHONE: (901) 234-7291

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CONCEPT & DEVELOPMENT PLAN FOR
KIMBERLIN HEIGHTS @ NICHOLS ROAD
CLT MAP 125
PARCEL 067.01 & 067.03
DISTRICT 9, KNOX COUNTY, TN

CONTOUR INTERVAL = 4'
DATE: 08/11/08
SCALE: 1" = 100'

24254+C