



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

▶ **FILE #:** 2-SE-07-C **AGENDA ITEM #:** 25  
2-Q-07-UR **AGENDA DATE:** 2/8/2007

▶ **SUBDIVISION:** OAKHURST RESUBDIVISION  
▶ **APPLICANT/DEVELOPER:** KEN BOWMAN  
**OWNER(S):** KEN BOWMAN NORTH AMERICAN DEVELOPMENT CORP

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**TAX IDENTIFICATION:** 67 PART 047  
**JURISDICTION:** County Commission District 6

▶ **LOCATION:** Southeast side of E. Beaver Creek Dr., east of Clinton Hwy.

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

▶ **APPROXIMATE ACREAGE:** 11.81 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential development

**SURROUNDING LAND USE AND ZONING:** This section W. Beaver Creek Dr. is developed with rural, low and medium density residential uses under A, RA and PR zoning. Crown College, Temple Baptist Church and DeRoyal Industries are also located in the area, zoned OB and I.

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▶ **NUMBER OF LOTS:** 58

**SURVEYOR/ENGINEER:** Robert G. Campbell and Associates

**ACCESSIBILITY:** Access is via W. Beaver Creek Dr., a collector street with a pavement width of 35' at his location within a 50' right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Variance of pavement width for a JPE from 22' to 21' on Denham, Galesburg & Flannery Ways
2. Variance of corner pavement and property line radii from 25' to 15' on Denham, Galesburg & Flannery Ways
3. Variance to permit turn-arounds as shown Denham, Galesburg & Flannery Ways

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**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

**APPROVE the concept plan subject to 12 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Reconstructing the turn-arounds at the end of Talbott Wy., Deer Springs Wy. and at sta. 59+00 of Deer Springs Wy. per AASHTO standards

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Grading back the banks along W. Beaver Creek Dr. to obtain the required sight distance
5. Providing the 35' peripheral setback as required along W. Beaver Creek Dr. or obtaining a variance to that requirement from the Knox County Board of Zoning Appeals
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the drainage system and any commonly held assets.
8. Placing a note on the final plat that all lots will have access from the internal road system only.
9. Meeting all requirements of the approved use on review development plan.
10. 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.
12. Approval of the rezoning of this site to PR (Planned Residential) at a density of 2.67 du/ac or greater

► **APPROVE the request for up to 57 attached residential dwellings on individual lots and 15 attached residential condominiums on lot 46 as shown on the development plan subject to 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:**

In November, 2005 this applicant received concept plan an use on review approval for this 47.32 acre tract to be divided into 55 lots for detached dwellings on individual lots and 71 attached condominium units . The development density of the approved plan was 2.67 du/ac. The property is zoned PR (Planned Residential) at a density of 3.5 du/ac. The applicant is now requesting that 57 of the previously approved condominiums be placed on individual lots as a zero lot line subdivision. Additionally, the applicant has requested one additional unit be permitted which will bring the total number dwellings being considered up to 72. Fifteen of the 72 units will still be attached residential condominiums.

**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 utilities are in place to serve this site.
2. The proposed detached and attached residential subdivision is consistent in use and density with the zoning of the property.

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

1. The proposed 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. The use will not draw additional traffic through residential areas.

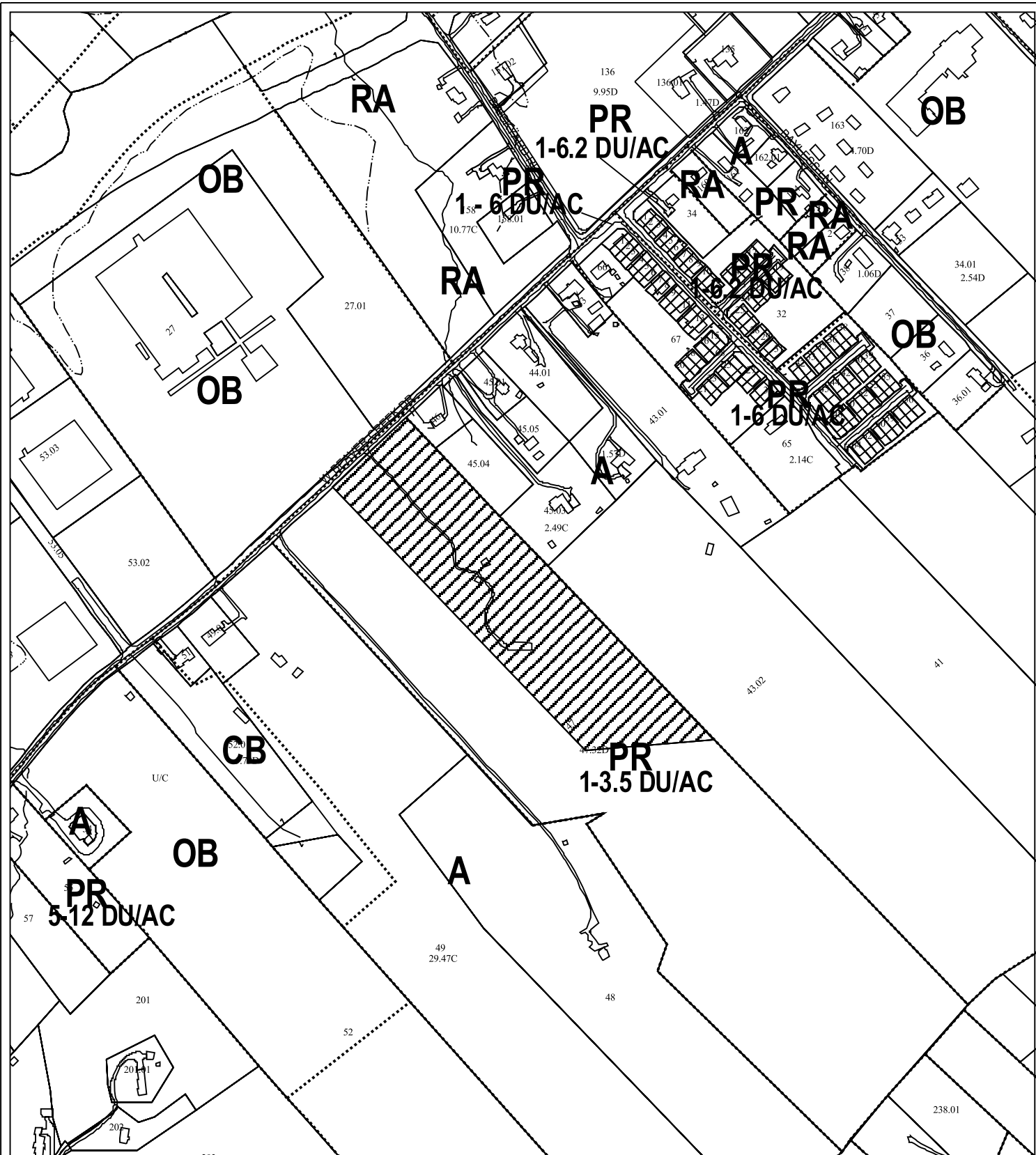
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The proposed development is consistent with the North County Sector Plan which proposes low residential uses.


Upon approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

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-SE-07-C/2-Q-07-UR  
 CONCEPT PLAN/USE ON REVIEW

 Attached residential development in PR (Planned Residential)

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

Petitioner: Oakhurst Resubdivision  
 Ken Bowman

Map No: 67

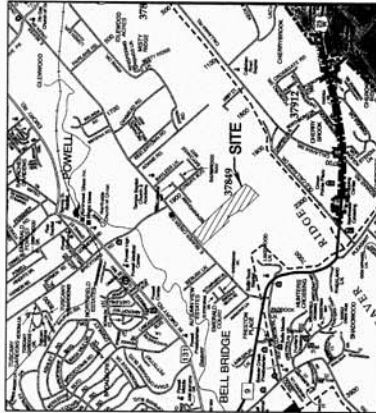
Jurisdiction: County



**CONCEPT PLAN  
USE ON REVIEW**

**OAKHURST SUBDIVISION**

**DISTRICT NO. SIX  
KNOX COUNTY, TENNESSEE  
CLT: 067  
PARCEL: 047**



LOCATION MAP

ENGINEER:  
ROBERT G. CAMPBELL AND ASSOCIATES, L.P.  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
PHONE: (865) 947-5996  
FAX: (865) 947-7556

DEVELOPER/OWNER:  
KNOX RIDGE DEVELOPMENT CORPORATION  
7325 OAK RIDGE HIGHWAY  
KNOXVILLE, TN 37931  
CONTACT: KEN BOWMAN  
(865) 531-3063

I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO SURVEYING  
IN THE STATE OF TENNESSEE AND THAT THE PLAN AND THE COMPANY THE DRAWING IS FOR THE  
KNOX COUNTY PLANNING COMMISSION AND THE KNOX COUNTY  
PLANNING COMMISSION. THE DRAWING IS A REPORT WITH THE METROPOLITAN  
PLANNING COMMISSION.

CONTRACTOR  
TENNESSEE CERTIFICATE NO. 1947



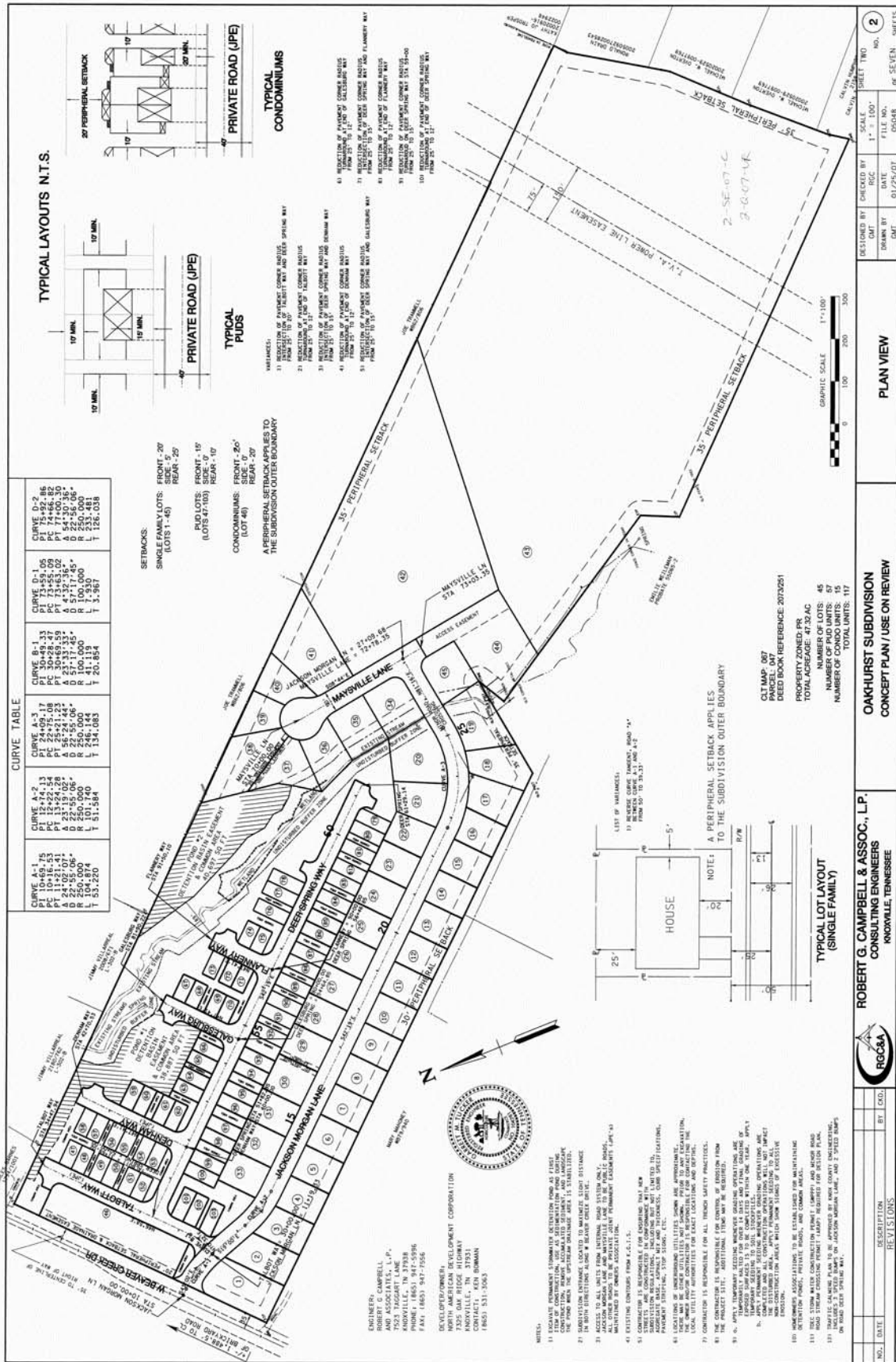
**CONCEPT  
PLAN**

**U.O.R.**  
DATE: 1/16/07

REVISED  
2-28-07-C  
2-6-07-UR



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



**CURVE TABLE**

CURVE	PT	PC	PI	PT	EA	EB	EC	ED	EA	EB	EC	ED
CURVE A-1	10463.23	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41
	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41
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	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41	11211.41
CURVE A-2	12422.33	13242.33	13242.33	13242.33	13242.33	13242.33	13242.33	13242.33	13242.33	13242.33	13242.33	13242.33
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	13242.33	13242.33	13242.33	13242.33	13242.33	13242.33	13242.33	13242.33	13242.33	13242.33	13242.33	13242.33
CURVE A-3	14493.08	15313.08	15313.08	15313.08	15313.08	15313.08	15313.08	15313.08	15313.08	15313.08	15313.08	15313.08
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CURVE B-1	16493.08	17313.08	17313.08	17313.08	17313.08	17313.08	17313.08	17313.08	17313.08	17313.08	17313.08	17313.08
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	17313.08	17313.08	17313.08	17313.08	17313.08	17313.08	17313.08	17313.08	17313.08	17313.08	17313.08	17313.08
CURVE D-1	21493.08	22313.08	22313.08	22313.08	22313.08	22313.08	22313.08	22313.08	22313.08	22313.08	22313.08	22313.08
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CURVE D-2	23493.08	24313.08	24313.08	24313.08	24313.08	24313.08	24313.08	24313.08	24313.08	24313.08	24313.08	24313.08
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**SINGLE FAMILY LOTS:** FRONT - 20', REAR - 20'

**LOT LOTS:** FRONT - 15', REAR - 10'

**CONDOMINIUMS:** FRONT - 20', REAR - 20'

**APPROPRIAL SETBACKS APPLIES TO THE SUBDIVISION OUTER BOUNDARY**

**VARIANCES:**

1) VARIANCE TO PERIPHERAL SETBACK FROM 25' TO 35'

2) VARIANCE TO PERIPHERAL SETBACK FROM 25' TO 35'

3) VARIANCE TO PERIPHERAL SETBACK FROM 25' TO 35'

4) VARIANCE TO PERIPHERAL SETBACK FROM 25' TO 35'

5) VARIANCE TO PERIPHERAL SETBACK FROM 25' TO 35'

6) VARIANCE TO PERIPHERAL SETBACK FROM 25' TO 35'

7) VARIANCE TO PERIPHERAL SETBACK FROM 25' TO 35'

8) VARIANCE TO PERIPHERAL SETBACK FROM 25' TO 35'

9) VARIANCE TO PERIPHERAL SETBACK FROM 25' TO 35'

10) VARIANCE TO PERIPHERAL SETBACK FROM 25' TO 35'

**NOTES:**

1) EXISTING PERMANENT SETBACK DETENTION POND AS SHOWN ON PLAN IS TO REMAIN. CONTRACTOR SHALL MAINTAIN THIS POND THROUGHOUT CONSTRUCTION. PERMANENT DETENTION POND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE RESTORED TO ORIGINAL CONDITION UPON COMPLETION OF CONSTRUCTION.

2) SUBDIVISION ENTRANCE LOCATED TO MAINTAIN EIGHTY FOOT DISTANCE FROM PERIPHERAL SETBACK.

3) JACKSON MORGAN LANE AND MAYVILLE LANE TO BE PUBLIC ROADS. CONTRACTOR SHALL MAINTAIN PERMANENT EASEMENT 10' WIDE ON EACH SIDE OF ROAD.

4) EXISTING CONTIGUOUS FROM P.C. 1.1.

5) CONTRACTOR IS RESPONSIBLE FOR EXISTING TRAIL AND PERMANENT DETENTION POND. CONTRACTOR SHALL MAINTAIN THIS POND THROUGHOUT CONSTRUCTION AND SHALL BE RESTORED TO ORIGINAL CONDITION UPON COMPLETION OF CONSTRUCTION.

6) CONTRACTOR SHALL MAINTAIN PERMANENT EASEMENT 10' WIDE ON EACH SIDE OF ROAD.

7) CONTRACTOR IS RESPONSIBLE FOR ALL TRUCK SAFETY PRACTICES.

8) CONTRACTOR IS RESPONSIBLE FOR CONTROLS OF EROSION FROM CONSTRUCTION.

9) CONTRACTOR SHALL MAINTAIN PERMANENT EASEMENT 10' WIDE ON EACH SIDE OF ROAD.

10) CONTRACTOR SHALL MAINTAIN PERMANENT EASEMENT 10' WIDE ON EACH SIDE OF ROAD.

11) CONTRACTOR SHALL MAINTAIN PERMANENT EASEMENT 10' WIDE ON EACH SIDE OF ROAD.

12) CONTRACTOR SHALL MAINTAIN PERMANENT EASEMENT 10' WIDE ON EACH SIDE OF ROAD.

13) CONTRACTOR SHALL MAINTAIN PERMANENT EASEMENT 10' WIDE ON EACH SIDE OF ROAD.

14) CONTRACTOR SHALL MAINTAIN PERMANENT EASEMENT 10' WIDE ON EACH SIDE OF ROAD.

15) CONTRACTOR SHALL MAINTAIN PERMANENT EASEMENT 10' WIDE ON EACH SIDE OF ROAD.

16) CONTRACTOR SHALL MAINTAIN PERMANENT EASEMENT 10' WIDE ON EACH SIDE OF ROAD.

17) CONTRACTOR SHALL MAINTAIN PERMANENT EASEMENT 10' WIDE ON EACH SIDE OF ROAD.

**ENGINEERS:** CAMPBELL AND ASSOCIATES, L.P., 7023 TIGGERT LANE, JACKSONVILLE, TN 37411, PHONE: (605) 947-5596, FAX: (605) 947-7956

**DEVELOPER/OWNER:** NORTH AMERICAN DEVELOPMENT CORPORATION, 1000 W. BROADWAY, JACKSONVILLE, TN 37411, CONTACT: KEN BOWMAN, (605) 531-5063

**REVISIONS:**

NO.	DATE	DESCRIPTION	BY	CHKD.

**DECLARED BY:** CHECKED BY: DATE: 01/25/07  
**DRAWN BY:** DATE: 01/25/07  
**FILE NO.:** 05048  
**SHEET NO.:** 2  
**OF SEVEN SHEETS**

**PLAN VIEW**

**OAKHURST SUBDIVISION CONCEPT PLAN / USE ON REVIEW**

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

**RC&A**

**OLD MAP - 007 DEED BOOK REFERENCE: 2073251**

**PROPERTY ZONED: PR**

**TOTAL ACRES: 47.32 AC**

**NUMBER OF LOTS: 45**

**NUMBER OF PAD UNITS: 57**

**NUMBER OF CONDOMINIUMS: 10**

**TOTAL UNITS: 117**







PL 95192130 2007/02/10 AM 95192130  
 11704KML12505450548405048.02101101-1945-18375.dwg



**Plan: 18160**

Living Area: 2  
 Total Square Feet: 1208  
 Main:  
 Upper:  
 Bedrooms: 3  
 Baths: 2.5  
 Garages: 1  
 Pools: 1  
 Width: 60  
 Depth: 47  
 Exterior Wall Framing: Crawd  
 Foundation Options: Crawd  
 Plan Style: Flat  
 Craftsmen  
 Modern  
 Transitional  
 Zero Lot Line

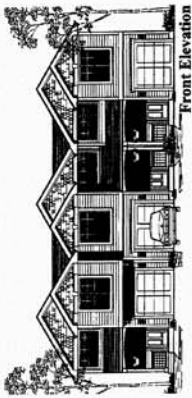
Length: Area:  
 14.5 192.75  
 14 14  
 9.17 91.7

- Living Room Volume Ceiling
- Living Room Volume Ceiling
- Open Kitchen/Family Room
- Great Room Concept
- Master BR Volume Ceiling
- Master Bedroom Volume Ceiling
- Island Kitchen
- Second Master Bedroom

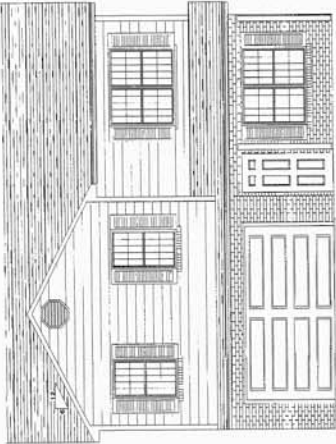
**NOTES:**  
 A covered porch opens to the two-story foyer. The spacious kitchen opens to the dining room and great room.

**Plan Pricing**

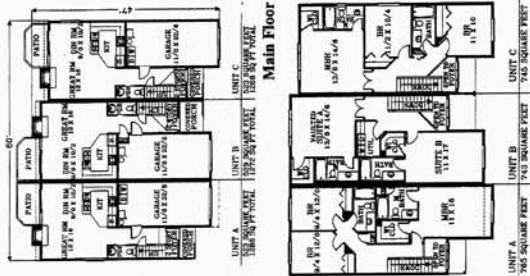
Item	Price (US Dollars)
Single Set	385.00
5 sets of plans	430.00
1 set of plans	40.00
4-6 door sets	20.00
Reverse plans	100.00



Front Elevation



OAKHURST MODEL 1 FRONT ELEVATION



OAKHURST MODEL 1 MAIN FLOOR

**PLANNED UNIT DEVELOPMENT**

**CONDOMINIUMS**

Z.F. 07-C  
 J.R. 07-UR

NO.	DATE	BY	CD.	DESCRIPTION	REVISED
7	01-24-07	DD		ARCHITECTURAL VIEWS	
OAKHURST SUBDIVISION CONCEPT PLAN / USE ON REVIEW					
ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE					
DESIGNED BY	NO. 7	SCALE	NONE	SHEET	OF SEVEN
DRAWN BY	DD	DATE	01-24-07	FILE NO.	00048