



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

▶ **FILE #:** 1-SF-07-C
1-I-07-UR

AGENDA ITEM #: 25
AGENDA DATE: 1/11/2007

▶ **SUBDIVISION:** DON DUNCAN SUBDIVISION
▶ **APPLICANT/DEVELOPER:** DUNCAN CONSTRUCTION
OWNER(S): DON DUNCAN

TAX IDENTIFICATION: 162 58.01, 58.10, 60.01 & 62.02

JURISDICTION: County Commission District 5

▶ **LOCATION:** North side of Choto Rd., southeast of S. Northshore Dr., west of Nighbert Ln.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 26.2 acres

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

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences / A (Agricultural) & PR (Planned Residential)
South: Residences, Fort Loudoun Reservoir and vacant land / A (Agricultural) & F (Floodway)
East: Residences and Fort Loudoun Reservoir / A (Agricultural) & F (Floodway)
West: Residences / A (Agricultural)

▶ **NUMBER OF LOTS:** 52

SURVEYOR/ENGINEER: Robert G. Campbell and Associates

ACCESSIBILITY: Access is via Choto Rd., a minor collector street with a 21' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Intersection spacing variance between Roads E and F, from 125' to 100'.
2. Vertical curve variance on Road E at STA 61+00, from 137.5' to 120'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 and 2 because the site's shape and topography 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 are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Placing a note on the final plat that all lots will have access from the internal road system only.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation, Tennessee Valley Authority and U.S. Army Corps of Engineers.
6. With the completion of the interior street system and prior to the issuance of any occupancy permits within the subdivision, the existing driveway access located within the proposed common area out to S. Northshore Dr. shall be closed.
7. Construction access for the subdivision shall only be from Choto Rd.
8. Prior to or concurrent with recording 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.
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.

► **APPROVE the development plan for up to 52 detached dwellings on individual lots subject to 3 conditions.**

1. Approval by Knox County Commission of the rezoning to PR (Planned Residential) at a density up to 3 du/ac for tax parcel 62.02 (12-H-06-RZ)
2. Meeting all applicable requirements of the approved concept subdivision plan.
3. 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 24.25 acre site into 52 detached residential lots at an overall density of 2.14 du/ac. Access to the subdivision is via Choto Rd., a minor collector street.

The Planning Commission recommended approval of a rezoning request for a portion of this site (Parcels 58.01, 58.10 & 60.01) (approximately 15.60 acres - area above the floodway) to PR (Planned Residential) at a density of up to 3 du/ac on October 12, 2006. The Knox County Commission approved the request on November 20, 2006. The Planning Commission also recommended approval of a rezoning request for Parcel 62.02 (approximately 8.65 acres) to PR (Planned Residential) at a density of up to 3 du/ac on December 14, 2006. The Knox County Commission will consider that request on January 22, 2007.

The Planning Commission approved a concept plan for this site on November 9, 2006 for a total of 42 lots. The original concept plan was based on the A (Agricultural) zoning for Parcel 62.02. With the Planning Commission's recommendation of approval of the rezoning of that parcel to PR at up to 3 du/ac, the applicant is requesting approval of a revised concept plan reflecting the PR zoning.

The portion of the site that extends out to S. Northshore Dr. and is identified on the concept plan as common area includes an existing access easement for tax parcel 58.09 which is owned by Kyle Garland. The revised concept plan shows the subdivision streets (Joint Permanent Easements) providing access to parcel 58.09 with access out to Choto Rd. Approval of the concept plan is subject to agreement by Mr. Garland on the new access and the release of the existing easement. If Mr. Garland does not release the access rights under the previous easement in lieu of the new street access, the concept plan will have to be revised allowing for the existing access easement with no other lots having access to S. Northshore Dr.

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 2.14 du/ac, is consistent in use and density (up to 3 du/ac) with the approved and recommended zoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities.
3. With the addition of the property fronting on Choto Rd., a much safer access is being provided for the subdivision.
4. Any school age children living in this development are presently zoned to attend Farragut Primary, Intermediate, Middle and High Schools.

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

ORDINANCE

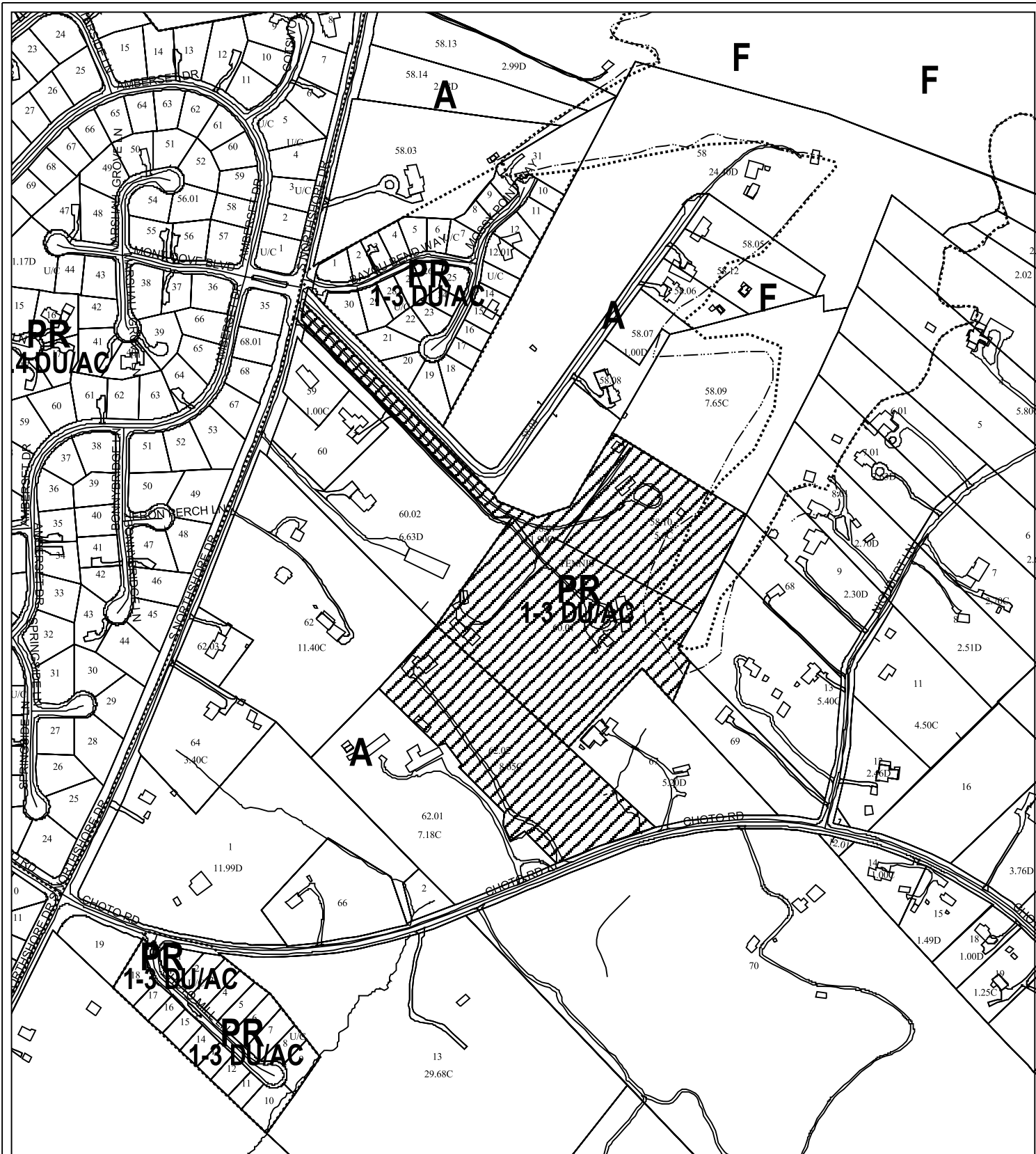
1. The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 Southwest County Sector Plan designates this property for low density residential uses and stream protection area. The recommended PR zoning for the site would allow a density up to 3 du/ac. At a proposed density of 2.14 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.
2. The site is located within the Urban 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.



1-SF-07-C/1-I-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached Residential Subdivision in PR (Planned Residential)
 & PR (Planned Residential) Pending

Original Print Date: 12/29/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Don Duncan Subdivision
 Duncan Construction

Map No: 162

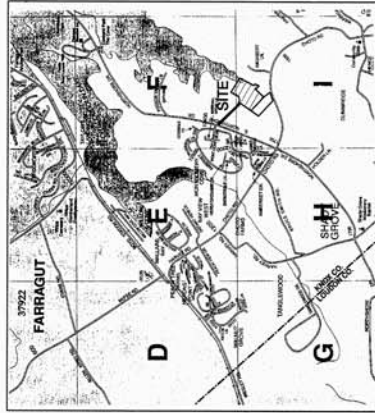
Jurisdiction: County



CONCEPT PLAN
DON DUNCAN SUBDIVISION
DISTRICT NO. FIVE
KNOX COUNTY, TENNESSEE
CLT: 162
PARCELS: 058.10, 058.01, 060.01, 062.02

ENGINEER:
 ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
 1202 LACADAY BLVD.
 KNOXVILLE, TN 37938
 PHONE: (865) 947-5996
 FAX: (865) 947-3556

DEVELOPER/OWNER:
 DUNCAN CONSTRUCTION
 1000 W. LINDSEY BLVD.
 KNOXVILLE, TN 37918
 CONTACT: DON DUNCAN
 (865) 281-2569



LOCATION MAP



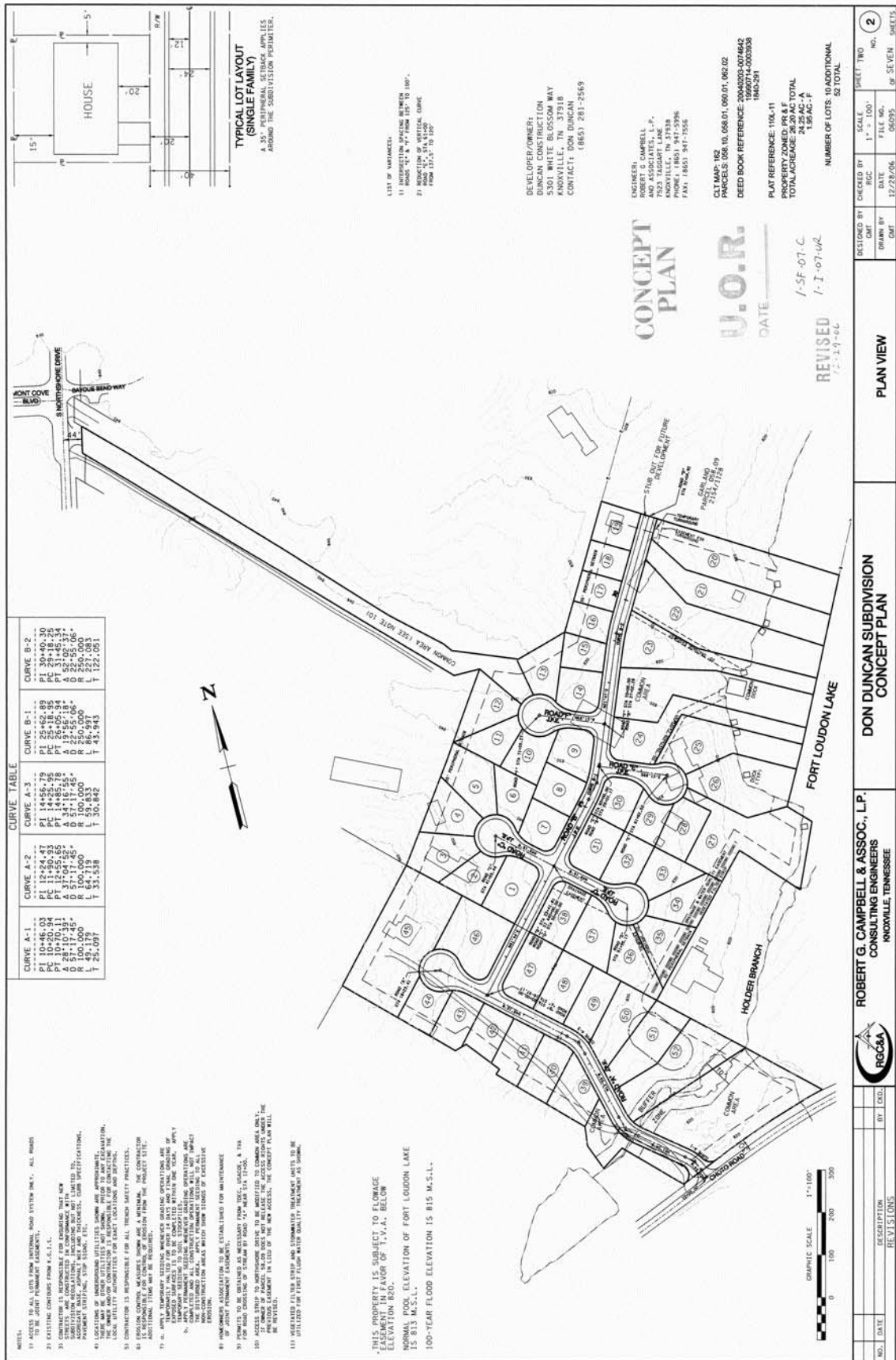
ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

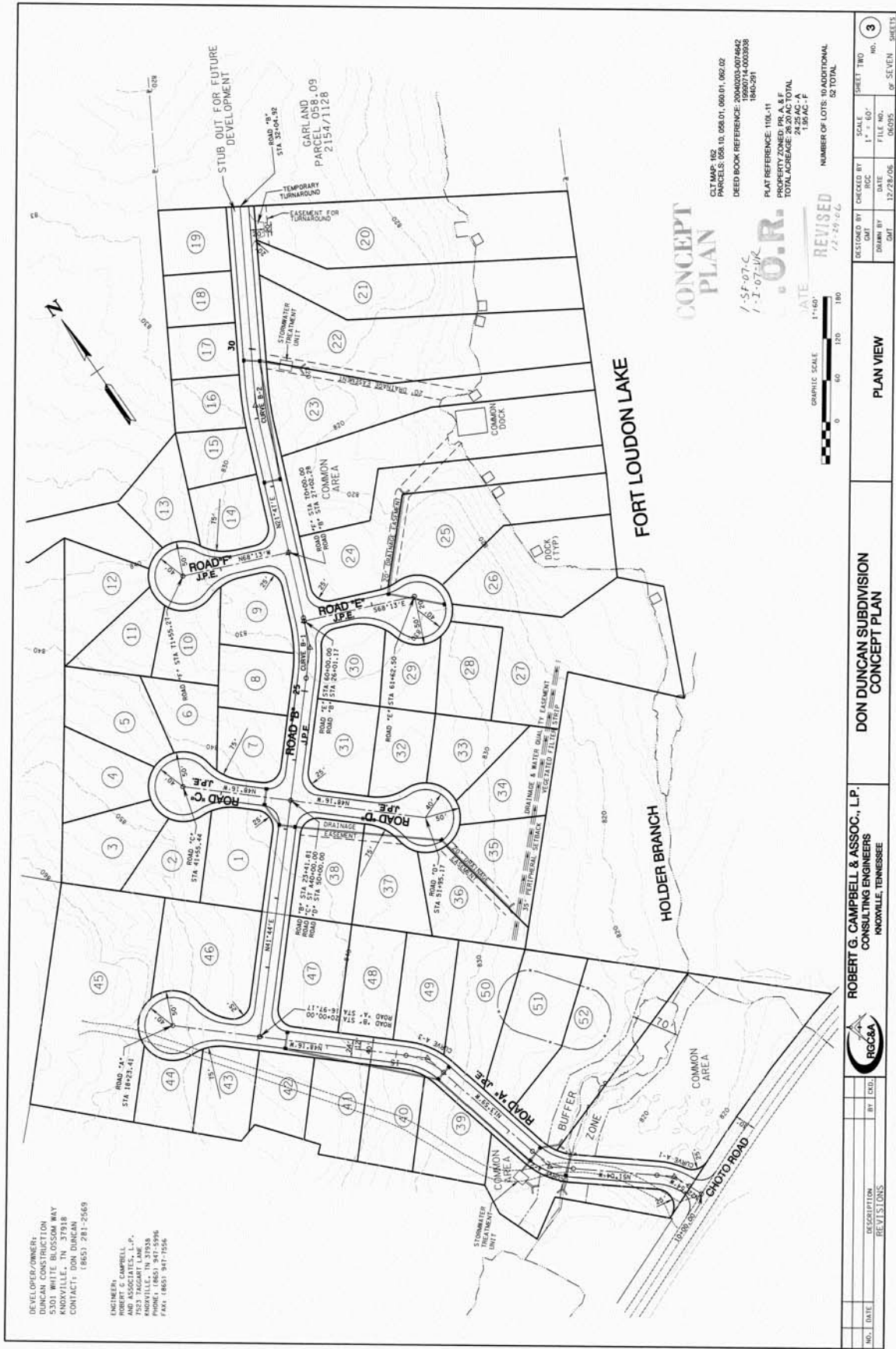
CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING
 IN THE STATE OF TENNESSEE, AND THAT I AM THE AUTHOR OF THE
 ABOVE DESCRIBED CONCEPT PLAN. I HAVE REVIEWED THE PLAN AND
 AM SURE THAT IT COMES WITHIN THE SCOPE OF MY LICENSE AND
 THAT THE PLAN IS CORRECT AND ACCURATE. I HAVE ALSO REVIEWED
 THE PLAN AND AM SURE THAT IT COMES WITHIN THE SCOPE OF MY
 LICENSE AND THAT THE PLAN IS CORRECT AND ACCURATE.
 SURVEYOR
Robert G. Campbell
 TENNESSEE CERTIFICATE NO. 2006



CONCEPT PLAN
 1-5F-07-C
 1-1-07-UR
U.O.D.
 DATE _____

REVISED
 12-19-06





DEVELOPER/OWNER:
 DUNCAN CONSTRUCTION
 1000 W. GARDNER AVE.
 KNOXVILLE, TN 37938
 CONTACT: DON DUNCAN
 (865) 281-2569

ENGINEER:
 ROBERT G. CAMPBELL
 AND ASSOCIATES, L.P.
 1000 W. GARDNER AVE.
 KNOXVILLE, TN 37938
 PHONE: (865) 347-5596
 FAX: (865) 347-7326

CONCEPT
 PLAN

DATE: 1-11-07
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 DATE: 1-11-07

CT MAP NO.
 PARCELS 006.10, 008.01, 000.01, 002.02
 DEED BOOK REFERENCE: 200400303074642
 19980714-0003038
 1860-291

PROPERTY ZONED: PR, A, S, F
 TOTAL ACRES: 24.25 AC. A
 1.95 AC. F
 NUMBER OF LOTS: 52 ADDITIONAL
 52 TOTAL



NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

DESIGNED BY	SCALE	SHEET NO.
DRWN BY	1" = 60'	3
DATE	FILE NO.	OF SEVEN SHEETS
12/28/06	06055	

DON DUNCAN SUBDIVISION CONCEPT PLAN	
ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	