

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

▶ **FILE #:** 7-SH-07-C
 7-C-07-UR

AGENDA ITEM #: 24
AGENDA DATE: 7/12/2007

▶ **SUBDIVISION:** LOVELL ROAD VILLAS
 ▶ **APPLICANT/DEVELOPER:** THE FULLER GROUP
 OWNER(S): James L. McClain

TAX IDENTIFICATION: 104 171, 172, & 172.01
 JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side of Lovell Rd., northeast of Hickey Rd.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 16.25 acres

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

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Residential condominiums

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential)
 South: Residences & vacant land / PR (Planned Residential) & A (Agricultural)
 East: Residences / PR (Planned Residential)
 West: Residences & vacant land / PR (Planned Residential) & A (Agricultural)

▶ **NUMBER OF LOTS:** 1

SURVEYOR/ENGINEER: Robert G. Campbell

ACCESSIBILITY: Access is via Lovell Rd., a minor arterial street with a 20' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Reduce of intersection spacing between Hibbert Ln. and Road A from 400' to 200'.
2. Horizontal curve variance on Road A STA 14+99 from 250' to 150'.
3. Horizontal curve variance on Road A STA 16+83 from 250' to 150'.
4. Horizontal curve variance on Road A STA 23+90 from 250' to 150'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-4 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 the following 16 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Dept
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for

Knox County (Ord. 91-1-102).

3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC).
4. Obtaining all required permits from the U.S. Army Corps of Engineers regarding the on-site wetlands prior to issuance of a grading permit.
5. Provision of a 60' wide stream buffer along Plumb Creek (30' on either side of the center of the creek).
6. Provide the sidewalks as shown on the plan. All sidewalks must be a minimum of 4' wide and constructed to meet the requirements of the Americans With Disabilities Act.
7. Certification on the development plan by the applicant's surveyor that there is 400' of sight distance in both directions on Lovell Rd. from the proposed entrance.
8. Obtaining an entrance permit from the Tenn. Dept. of Transportation (TDOT).
9. Reduction of the peripheral setback from 35' to 25' restricted to the northeast property line (see development plan).
10. Meeting all applicable requirements of the Federal Emergency Management Agency (FEMA) in order to cross Plumb Creek.
11. Place a note on the design plan that intersection grades of 3% or less as shown on the plan have been approved by the Knox County Dept. of Engineering and Public Works.
12. Installation of traffic calming devices along Road A as required by the Knox County Dept. of Engineering and Public Works.
13. Dimensions need to be shown on the proposed turn-arounds as part of the design plan.
14. Driveway profiles need to be submitted as part of the design plan.
15. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
16. 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.

► **APPROVE the development plan for up to 58 attached residential dwellings subject to the following 3 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Installation of the proposed landscaping within six months of the issuance of occupancy permits for each unit, or posting a bond with Knox County Engineering guaranteeing such installation.
3. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.

COMMENTS:

The applicant is requesting approval of a 58 unit condominium development on this 16.25 acre site. Approximately 3.13 acres of the property are located in the Floodway and cannot be developed or used in calculating the permitted density. With the Floodway portion of the site subtracted from the total acreage, the proposed development density is 4.42 du/ac. The approved PR zoning permits up to 5 du/ac. A concept plan/use on review for 48 residential lots was approved for this site in June of 2002 (3-SC-02-C/3-H-02-UR). The property has since changed owners, and the plan now proposes attached units. The development will have access to Lovell Road and have a public interior roadway. Sidewalks are proposed throughout the development. All sidewalks constructed will be required to comply with the Americans with Disabilities Act.

The site has rolling topography and is traversed by Plumb Creek (within the Beaver Creek Watershed). A 60' stream buffer will be required along the creek where it crosses the property. Since the applicant is proposing to cross the creek, they will be required to receive approval from FEMA. In addition to the creek, there are existing wetlands located on the site. The applicant will be required to prepare a wetland determination study and mitigation plan and obtain all required permits from the U.S. Army Corps of Engineers and TDEC prior to issuance of a grading permit.

The applicant has requested a reduction of the 35' peripheral boundary setback to 25' along a portion of the northeast property line (see attached development plan). When a site zoned PR (Planned Residential) adjoins another PR zoned site, MPC has the authority to reduce the required peripheral setback down to 15'. The reduction of this setback should not have a negative impact on adjoining residences since the applicant has agreed to install landscaping within this 25' setback. The applicant received a variance from the Knox County Board of Zoning Appeals on 6/27/2007 to reduce the peripheral setback along the southern property line from 35' to 20'. MPC does not have the authority to reduce that peripheral setback since the adjoining property to the south is zoned Agricultural.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed condominium development will place minimal additional demand on schools and streets.
2. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
3. The proposed development at a density of 4.42 du/ac, is consistent with the use and density of recent zoning changes and subdivision development in the area. There are existing condominium developments to the northeast and southeast of the site.
4. A 60' stream buffer will be required along the creek where it crosses the property. This buffer will lessen the impact on water quality in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed condominium development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The use will not draw additional 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 MPC PLANS

1. The Northwest County Sector Plan identifies this property as low density residential and stream protection. The PR zoning approved for this site allows a density up to 5 du/ac. This density is consistent with the Sector Plan and the other development found in the area.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 585 (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.

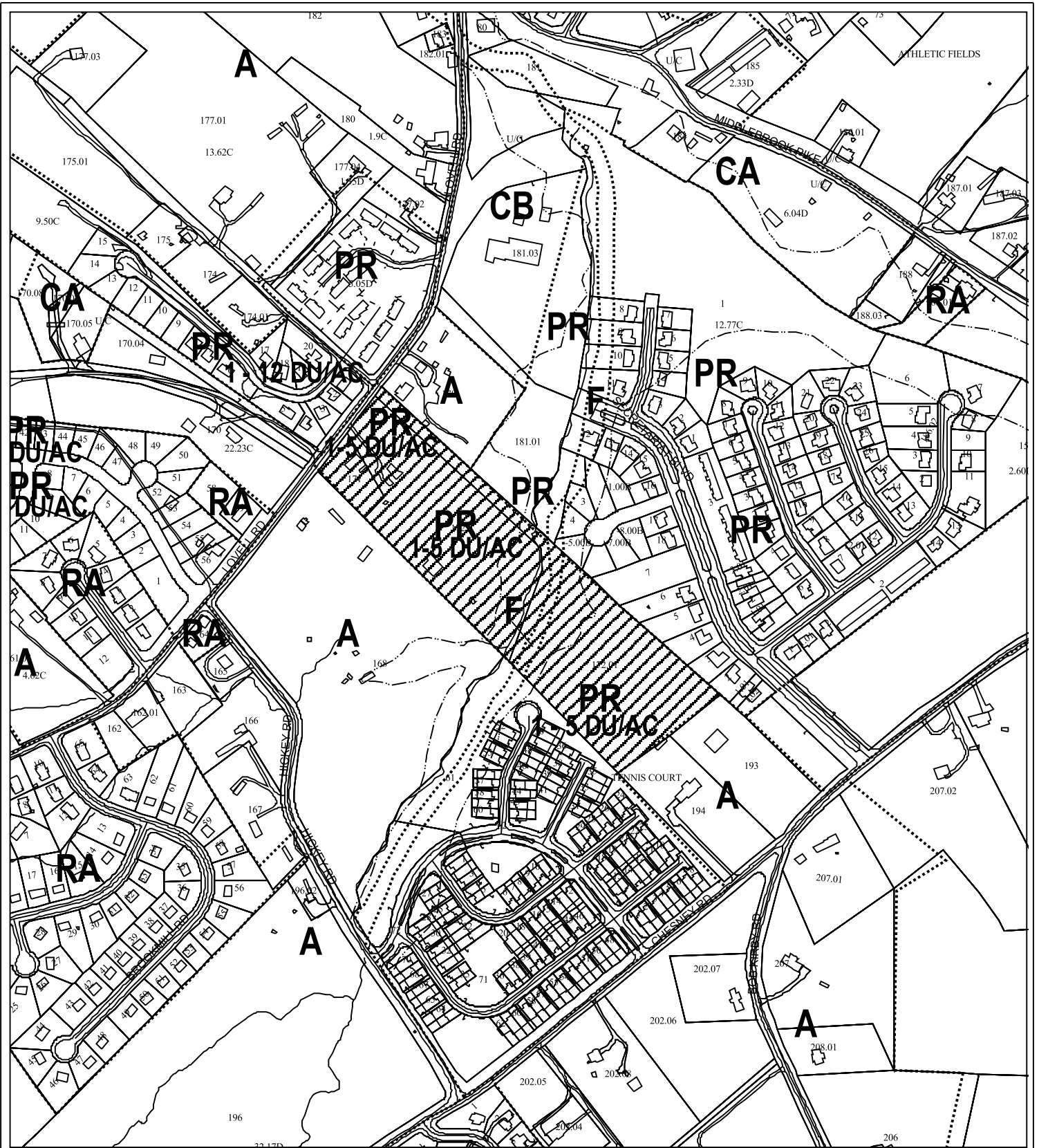
ESTIMATED STUDENT YIELD: 11 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ball Camp Elementary, Cedar Bluff Middle, and Karns 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 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 Commission. The date of the Knox County Commission hearing will depend on when the appeal application is filed.



**7-SH-07-C/7-C-07-UR
CONCEPT PLAN/USE ON REVIEW**

 Condominiums in PR (Planned Residential)

Original Print Date: 07/05/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Lovell Road Villas
The Fuller Group

Map No: 104

Jurisdiction: County

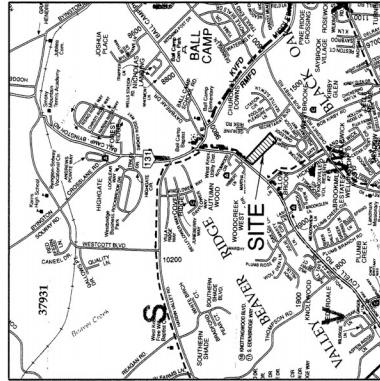


USE ON REVIEW

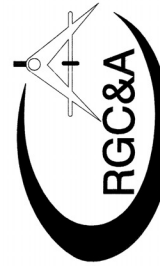
**LOVELL ROAD VILLAS
DISTRICT NO. SIX
KNOX COUNTY, TENNESSEE**

CLT: 104

PARCELS: 171, 172, 172.01



LOCATION MAP



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

ENGINEER:
ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
1300 MARKET STREET
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

DEVELOPER:
THE FULLER GROUP
9650 EXECUTIVE PARK DRIVE
SUITE 200
KNOXVILLE, TN 37921
CONTACT: TERRY L. FULLER
(865) 539-3659

CERTIFICATION of Plans on these laws made in the State of Tennessee. LICENSED SURVEYING ENGINEER STATE OF TENNESSEE. CERTIFYING STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE PLANNING AND ZONING ACT AND THE PLANNING AND ZONING ADMINISTRATION.

Robert G. Campbell
SURVEYOR
TENNESSEE CERTIFICATE NO. 1947

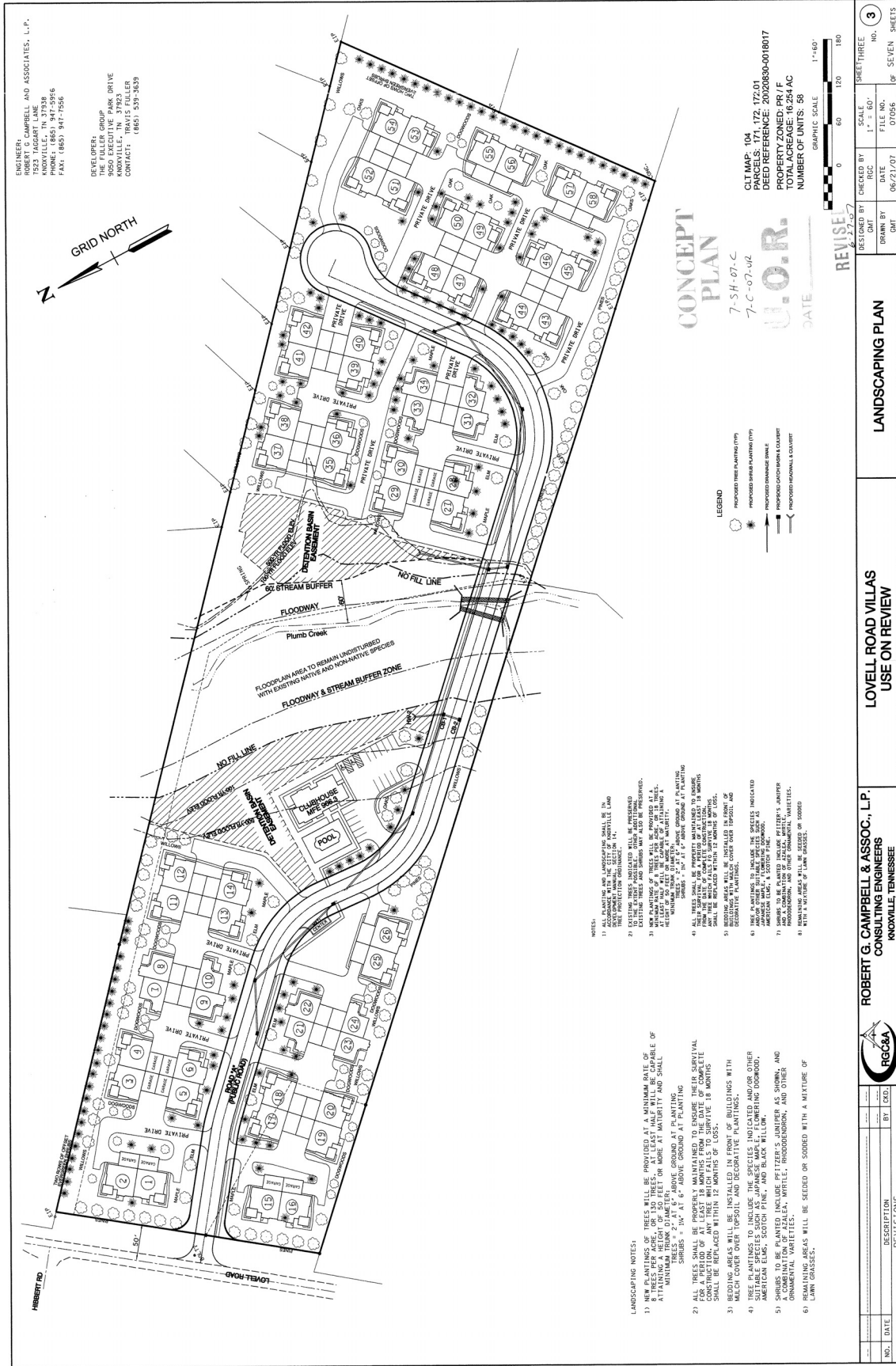


**CONCEPT
PLAN**

U.O.R.

DATE 6-27-07
7-C-07-UK
7-SH-07-C
REVISED





NO.	DATE	DESCRIPTION	BY	CHKD.

DESIGNED BY: SCALE: 1"=60'
DRAWN BY: DATE: 06/21/07
CHECKED BY: FILE NO.: 01056
DATE: 06/21/07

REVISIONS

LANDSCAPING PLAN

LOVELL ROAD VILLAS
USE ON REVIEW

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

RCC&A

PROJECT INFORMATION:
CLT MAP: 104
DEED REFERENCE: 20020830-0018017
PROPERTY ZONED: PR/F
TOTAL ACREAGE: 16.254 AC
NUMBER OF UNITS: 58
GRAPHIC SCALE: 1"=60'

DESIGNED BY: SCALE: 1"=60'
DRAWN BY: DATE: 06/21/07
CHECKED BY: FILE NO.: 01056
DATE: 06/21/07

REVISIONS

LANDSCAPING PLAN

LOVELL ROAD VILLAS
USE ON REVIEW

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

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NO.	BY	DATE	DESCRIPTION

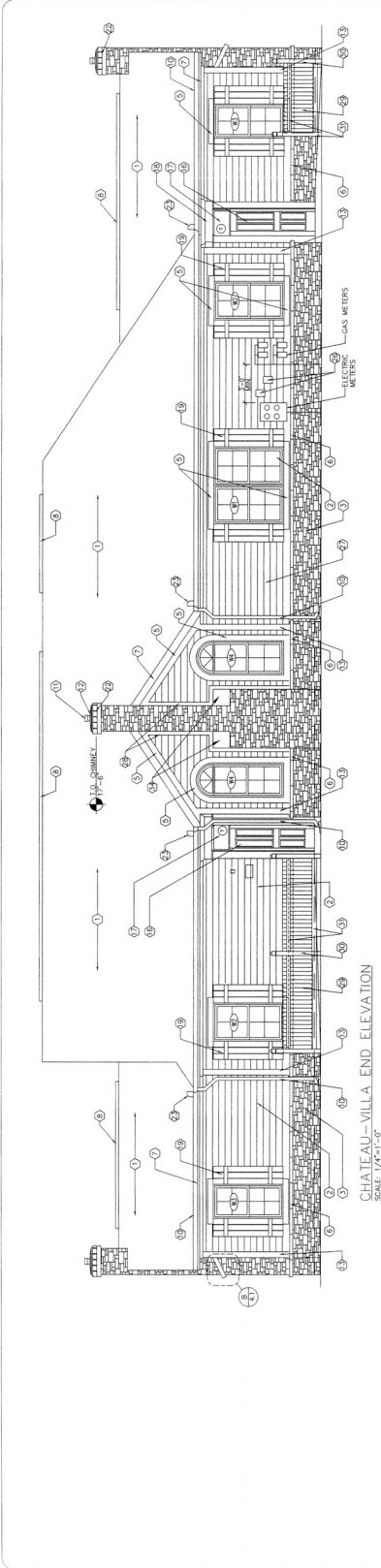
PROJECT TITLE
 COTTAGES AT FEATHERS CHAPEL
 BRISTOL, TENNESSEE 37620

SHEET DESCRIPTION
 EXTERIOR ELEVATIONS

PROJECT TITLE
 COTTAGES AT FEATHERS CHAPEL
 BRISTOL, TENNESSEE 37620

ALLEN & ASSOCIATES
 ARCHITECT
 805 E. UNAKA AVE
 BRISTOL, TN 37601
 (615) 398-7127

DATE
 02-12-07
 1/4" = 1'-0"
 2007.01
 4:1



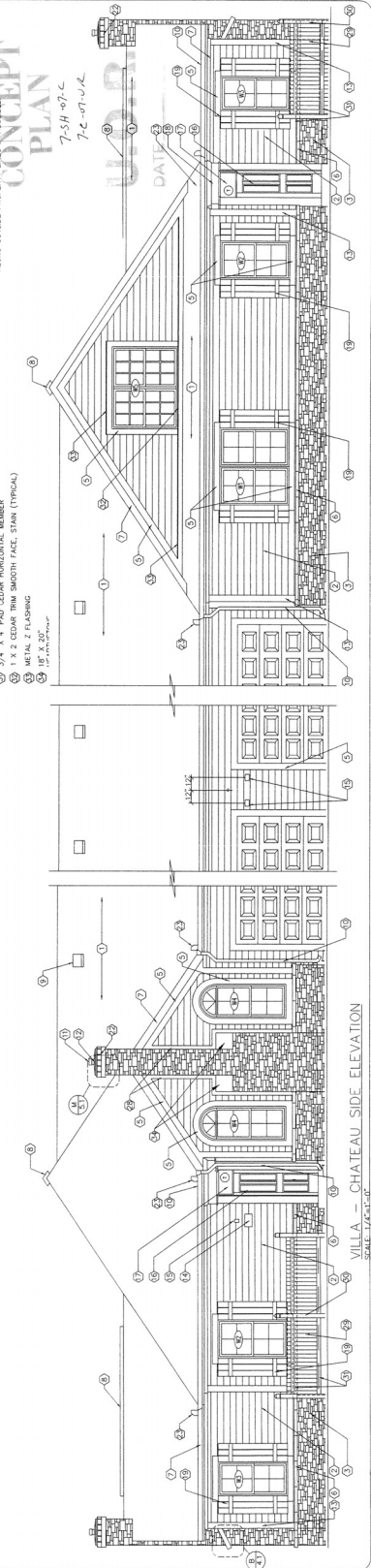
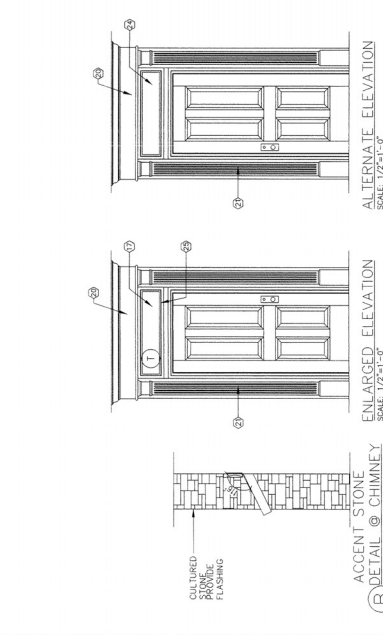
WINDOW SCHEDULE: VILLA

TYPE	SIZE	REMARKS	QUANTITY
1	3'-0" x 5'-0"	TRIM SINGLE HING. INSULATED	1
2	3'-0" x 5'-0"	SINGLE HING. INSULATED	2
3	2'-0" x 5'-0"	SINGLE HING. INSULATED	2
4	2'-0" x 5'-0"	TRIM SINGLE HING. INSULATED	2
5	TOTAL		7

WINDOW SCHEDULE: CHATEAU

TYPE	SIZE	REMARKS	QUANTITY
1	3'-0" x 5'-0"	TRIM SINGLE HING. INSULATED	1
2	3'-0" x 5'-0"	SINGLE HING. INSULATED	2
3	2'-0" x 5'-0"	SINGLE HING. INSULATED	2
4	2'-0" x 5'-0"	TRIM SINGLE HING. INSULATED	2
5	TOTAL		8

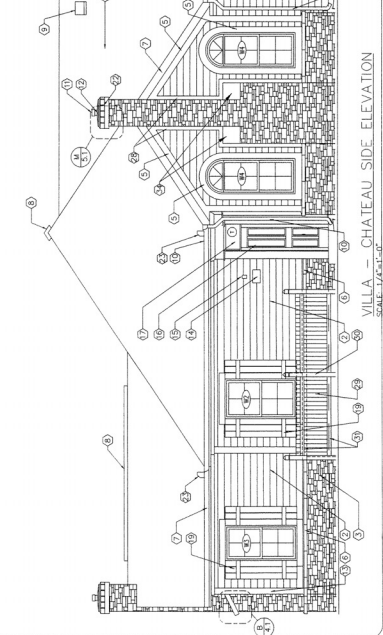
- CODED NOTES**
- ASPHALT / FIBERGLASS SHINGLES OVER 15# FELT (COORDINATE COLOR SPEC WITH OWNER)
 - 1/2" FLANK SHIPPERS (SEE DETAIL)
 - CULTURED STONE
 - NOT USED
 - 5/4 x 6 CEDAR TRIM (PAO). RADIUS TRIM TO BE 2" FLARING AT PAGES 2 OR 3. PROVIDE CHEELED WATER EDGE SILL
 - PREFINISHED ALUMINUM FASADA, PERFORATED SIFFIT WITH SHINGLE SELECTION
 - REFINISHED 1/2" LOWER RIVE (COORDINATE COLOR WITH SHINGLE SELECTION)
 - REFINISHED DOWNSPOUT AND OUTER W/ SPLASH
 - PREPARED CHIMNEY CAP
 - 5/4 x 4 & 5/4 x 6 CEDAR PARTIALLY AIR DRIED TO 12% MOISTURE. PROVIDE TRIM TO MATCH SHINGLE WITH LA. DOOR
 - EXTERIOR LIFT-UP DOUBLE THICKNESS TRIM. PROVIDE TRIM TO MATCH SHINGLE WITH LA. DOOR
 - FIBERGLASS INSULATED EXTERIOR DOOR W/ GLASS TRANSOM. REFER TO DOOR SCHEDULE



WINDOW SCHEDULE: VILLA

TYPE	SIZE	REMARKS	QUANTITY
1	3'-0" x 5'-0"	TRIM SINGLE HING. INSULATED	1
2	3'-0" x 5'-0"	SINGLE HING. INSULATED	2
3	2'-0" x 5'-0"	SINGLE HING. INSULATED	2
4	2'-0" x 5'-0"	TRIM SINGLE HING. INSULATED	2
5	TOTAL		7

- GENERAL NOTES**
- NEED TO HAVE MIN. 1/4" OFFSET WHERE WINDOW MEETS TRIM FOR CALFING. COORDINATE WITH WINDOW SELECTION.
 - EPDM GASKETS SHALL BE KEPT ALONG ENTIRE PERIMETER UNLESS OTHERWISE NOTED.



CONCEPT PLAN
 7-5H-07-C
 7-2-07-V-2

REVISIONS

NO.	DESCRIPTION	DATE

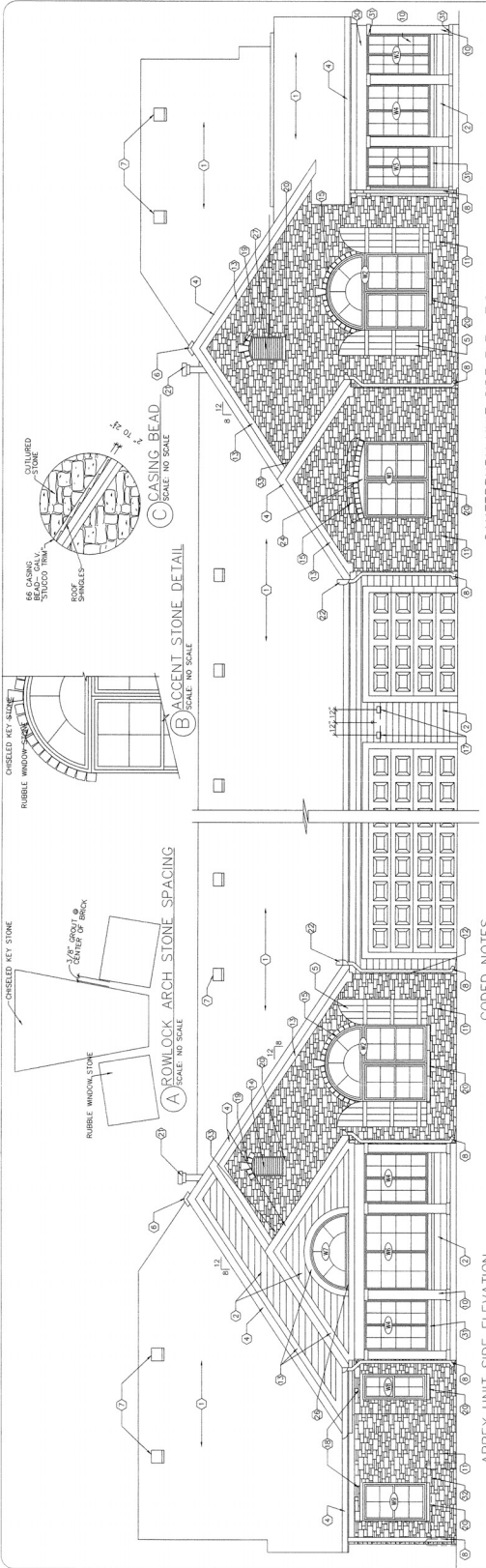
SHEET DESCRIPTION
 EXTERIOR ELEVATIONS

PROJECT TITLE
 COTTAGES AT FEATHERS CHAPEL

PROJECT ADDRESS
 2450 FEATHERS CHAPEL ROAD
 BRISTOL, TENNESSEE 37620

ARCHITECT
 ALLEN ASSOCIATES
 805 E INDIANA AVE
 BRISTOL, TN 37620
 (423) 935-2727

DATE
 07/22/07
 1/4" = 1'-0"
 2007-01
4.1 EC



WINDOW SCHEDULE: CANTERBURY

TYPE	SIZE	REMARKS	QUANTITY
1	2'-0" x 3'-0"	WIN. W/NT. SINGLE SLING. Z/F FIXED CIRCLE TOP. INSULATED	2
2	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
3	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
4	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
5	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
6	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
7	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
8	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
9	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
10	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
11	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
12	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
TOTAL			28

ABBAY UNIT SIDE ELEVATION
 SCALE: 1/8"=1'-0"

CANTERBURY UNIT SIDE ELEVATION
 SCALE: 1/8"=1'-0"

CODED NOTES

- 1 ASPHALT / FIBERGLASS SHINGLES OVER 1/2" FELT (COORDINATE COLOR SPEC WITH OWNER)
- 2 PACIFIC (OR EQUAL) SOLID STAIN
- 3 NOT USED
- 4 FABRA SORTI
- 5 WOOD SHUTTERS, SEE DETAIL A/4.2
- 6 PREFINISHED ROSE VENT (COORDINATE COLOR WITH SHUTTERS)
- 7 PREFINISHED HULL LEADER RYSI (COORDINATE COLOR WITH SHUTTERS)
- 8 1/2" X 1/2" ALN DRIED CEDAR TRIM
- 9 1/2" X 1/2" ALN DRIED CEDAR TRIM
- 10 LOWER, EXTERIOR LOUVER 1'-0" x 2'-0" (ARROU)
- 11 PROVIDE (2) 1/2" PLYWOOD BLOCKING FOR TELEPHONE HOLES (SEE DETAIL 9/4.4)
- 12 5/4 X 8 CEDAR TRIM (STAIN TYP)
- 13 5/4 X 8 CEDAR TRIM (STAIN TYP)
- 14 5/4 X 8 CEDAR TRIM (STAIN TYP)
- 15 5/4 X 8 CEDAR TRIM (STAIN TYP)
- 16 5/4 X 8 CEDAR TRIM (STAIN TYP)
- 17 EXTERIOR LIGHT-USE DOUBLE-THICKNESS TRIM
- 18 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
- 19 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
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- 52 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
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- 80 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
- 81 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
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- 85 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
- 86 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
- 87 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
- 88 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
- 89 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
- 90 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
- 91 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
- 92 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
- 93 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
- 94 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
- 95 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
- 96 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
- 97 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
- 98 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
- 99 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)
- 100 1/2" X 1/2" ALN DRIED CEDAR TRIM (STAIN TYP)

WINDOW SCHEDULE: ABBAY

TYPE	SIZE	REMARKS	QUANTITY
1	2'-0" x 3'-0"	WIN. W/NT. SINGLE SLING. Z/F FIXED CIRCLE TOP. INSULATED	2
2	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
3	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
4	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
5	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
6	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
7	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
8	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
9	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
10	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
11	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
12	5'-0" x 5'-0"	WIN. SINGLE SLING. INSULATED	2
TOTAL			28

ABBAY UNIT SIDE ELEVATION
 SCALE: 1/8"=1'-0"

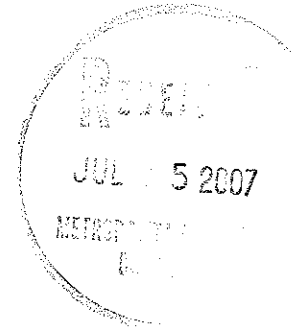
PARTIAL SIDE ELEVATIONS - BUILDING OPTION

CONCEPT PLAN
 7-58-07-C
 7-C-07-U2

D.O.R.

Jack Tucker
1501 Secretariat Blvd
Knoxville, TN
37931-4620

(865) 357-4827
jackfran@peoplepc.com



Reference 7-C-07-UR (The Fuller Group)

Gentlemen;

**My wife & I live in "Churchill Downs" and object to more
condos being built in this area.**

**We think it would be fine for developers to build 3 bedroom, 2
bath, double garage, ranch style houses on a level lot.**

I built several myself,

These are stand alone detached single family dwellings.

If I need to expand on this, please let me know.

Jack Tucker

Jack Tucker