



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

▶ **FILE #:** 6-SB-07-C

AGENDA ITEM #: 16

AGENDA DATE: 6/14/2007

▶ **SUBDIVISION:** ELK RIDGE

▶ **APPLICANT/DEVELOPER:** PREMIER MOUNTAIN REALTY, INC.

OWNER(S): Premier Mountain Realty, Inc.

TAX IDENTIFICATION: 127 002, 126 - 189.04 & (PART OF) 189.02

JURISDICTION: County Commission District 9

▶ **LOCATION:** Southeast side of Kimberlin Heights Rd., east and west side of Aaron Ln.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 138 acres

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Residence / A (Agricultural)
South: Sevier County
East: Residence / A (Agricultural)
West: Residence / A (Agricultural)

▶ **NUMBER OF LOTS:** 64

SURVEYOR/ENGINEER: Associated Design Group, Inc.

ACCESSIBILITY: Access is via Aaron Ln., a local street with 9' of pavement width within 40' of right-of-way.

ESTIMATED STUDENT YIELD: 24 (public and private school children, ages 5-18 years)

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve variance on Tree Line Dr. at STA 16+00 from 250' to 230'.

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 the following 12 conditions:

1. Meeting all applicable 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. Certification by the applicant's surveyor that the required 300' of sight distance exists in both directions along Kimberlin Heights Rd. at the proposed entrance onto Aaron Ln., and if necessary, obtaining sight distance easements from adjoining property owners prior to issuance of a grading permit.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC).
5. Providing a 30' wide stream buffer along the on-site creek (15' on either side of the center of the creek).

6. Place a note on the concept plan that all intersection grades have to be approved by the Knox County Dept. of Engineering and Public Works.
7. Locating stormwater detention areas on more than one lot or identifying them as common areas (Lots 54 & 55).
8. Submitting a grading plan for lots 1-8 as part of the design plan.
9. Providing a detailed profile for access to lot 1 as part of the design plan.
10. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
11. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
12. A final plat based on this concept plan will not be accepted for review by MPC until certification of a design plan has been submitted to MPC Staff.

COMMENTS:

The applicant is proposing to subdivide this 138 acre tract into 64 residential lots. The property is zoned A (Agricultural) which requires lot sizes of at least one acre. The proposed lots range in size from 1 acre to 48.9 acres. The site has rolling topography and has a creek running through the property. A 30' stream buffer will be required along the creek as it crosses the site. There are also existing TVA powerlines running through the property. The applicant will be required to contact TVA to determine the existing easement width. This easement will then need to be shown on the concept plan and final plat.

Access to the site is from Aaron Ln., which is classified as a local street. Aaron Ln. currently dead-ends into the subject property. The applicant is proposing to extend and improve Aaron Ln. from Kimberlin Heights Rd. into the proposed development. All road improvements will be required to comply with the Knoxville-Knox County Minimum Subdivision Regulations. Upon field review, site distance at the intersection of Aaron Ln. and Kimberlin Heights Rd. was limited due to existing vegetation and the curve in the road. Staff is recommending a condition that prior to issuance of a grading permit, the applicant establish at least 300' of sight distance at the subdivision entrance onto Kimberlin Heights Rd. The applicant may be required to obtain easements from adjoining property owners to the east and west of the proposed entrance onto Kimberlin Heights Rd. in order to achieve adequate sight distance. The applicant will be required to meet all applicable requirements from Knox County Dept. of Engineering for the grading work needed to obtain adequate sight distance.

The lots will be served by individual septic systems. The Knox County Health Department has submitted a letter stating that existing soil conditions may result in loss of lots in order to accommodate subsurface sewage disposal systems (see attached letter).

According to the Knox County Stormwater Drainage Regulations, detention areas need to be located on more than one lot or in designated common areas. There are 3 stormwater detention areas identified on the concept plan and 2 of those areas are located on individual lots (#54 & 55). The applicant will be required to relocate those detention areas on more than one lot or identify them as common areas. If they are identified as common areas, the applicant will be required to establish a homeowners association for maintenance of those drainage structures.

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

1. Water and electric services are available to serve the site (see attached letter from the Knox Chapman Utility District and the Knoxville Utility Board).
2. The lots will be served by individual septic systems since sewer services are not available to the site.
3. The proposed detached residential subdivision is consistent in use and density with the approved zoning of the property.
4. Any school age children living in this development are presently zoned to attend Gap Creek Elementary School, South-Doyle Middle and South-Doyle High School.

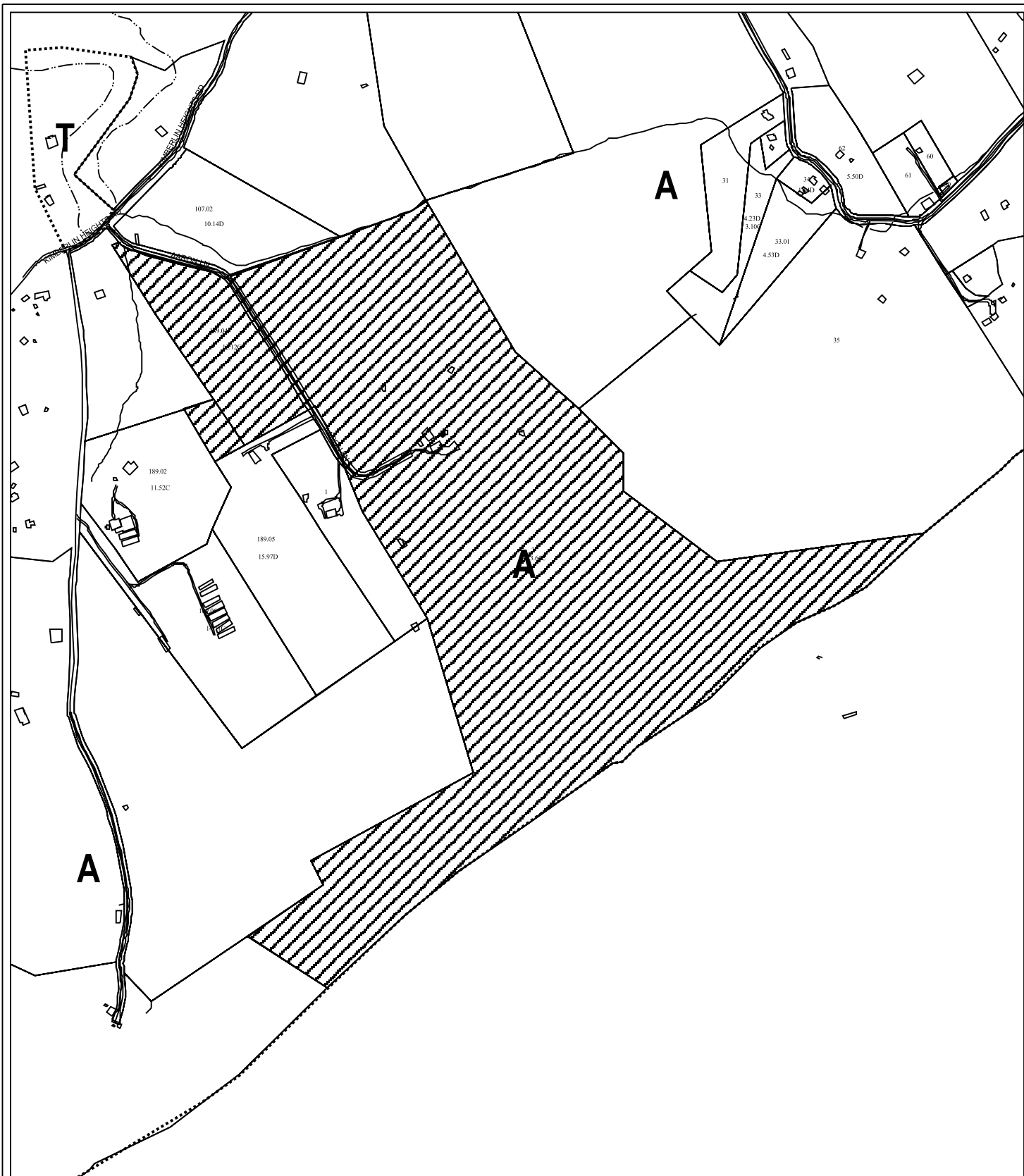
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed residential subdivision meets the standards for development within the Agricultural zoning district and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed development is compatible with the character of the neighborhood where it is proposed. This area has been developed with large residential and agricultural lots.
3. The traffic generated from this project will be similar to the traffic that is generated by other residential developments found in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The South County Sector Plan identifies this property for agricultural and rural residential uses with slope protection located on the southeastern portion of the property.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

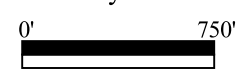


6-SB-07-C
CONCEPT PLAN

Subdivision: Elk Ridge
Map No: 127
Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 06/04/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

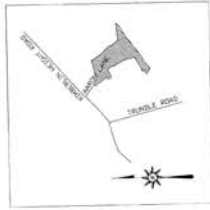


CONCEPT PLAN

FOR

ELK RIDGE SUBDIVISION

KIMBERLIN HEIGHTS ROAD & AARON LANE
KNOXVILLE, TN



LOCATION MAP

DEVELOPER:
PREMIER MOUNTAIN REALTY, INC.
ATTN: JOHN DAVIS
10334 CHAPMAN HWY
SEYMOUR, TN 37865
(865) 577-7772 TEL.
(865) 577-3311 FAX.

ENGINEER OF RECORD:
ASSOCIATED DESIGN GROUP, INC.
215 CENTER PARK DRIVE, SUITE 200
KNOXVILLE, TN 37922-2118
(865) 671-7811 TEL.
(865) 671-6502 FAX.

SURVEYOR OF RECORD:
WALLACE SURVEYING COMPANY
P.O. BOX 5278
SEVERVILLE, TN 37864
(865) 429-0444 TEL.
(865) 429-8433 FAX.

I hereby certify that I am a practicing engineer, licensed to practice in the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Moravian County Subdivision Regulations and that the work has been prepared and checked in accordance with the Metropolitan Planning Commission.

Registered Engineer *[Signature]*
Tennessee Certificate No. 24536

I hereby certify that I am a registered land surveyor, licensed to practice surveying under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Moravian County Subdivision Regulations and that the work has been prepared and checked in accordance with the Metropolitan Planning Commission.

Registered Land Surveyor *[Signature]*
Tennessee Certificate No. 1058

DRAWING INDEX:	
C-01	COVER SHEET
C-02	PROPERTY BOUNDARY & LOT LAYOUT
C-03	OVERALL ROAD LAYOUT
C-04	AARON LANE, HORIZONTAL ALIGNMENT & VERTICAL PROFILE
C-05	ASHWOOD ROAD & KIMBERLIN ROAD, HORIZONTAL ALIGNMENTS & VERTICAL PROFILES
C-06	TREE LINE DRIVE & MAPLE POINT DRIVES, HORIZONTAL ALIGNMENTS, VERTICAL PROFILES & DETAILS
C-07	TREE LINE DRIVE, VERTICAL PROFILE AND KERBERUN & AARON SHORT PLAN
C-08	PRELIMINARY DRAINAGE PLAN

REVISIONS
 6-1-07
CONCEPT PLAN
 6-30-07-C

Associated Design Group, Inc. Civil - Structural - Design Consultants 215 Center Park Drive, Suite 200 Knoxville, TN 37922-2118 (865) 671-7811 (865) 671-6502 Fax adg@adginc.com	SHEET NO. 1 OF 8 DATE: 6-1-07
	PROJECT NO. C-01 PROJECT NAME: ELK RIDGE SUBDIVISION (CONCEPT PLAN)

Associated Design Group, Inc. Civil - Structural - Design Consultants 215 Center Park Drive, Suite 208 Knoxville, TN 37922-2116 (615) 871-7811 (615) 871-8882 FAX info@adgknox.com	SHEET NO. 02231 DATE 01 JANU 2007
	PROJECT NO. 02231 PROJECT NAME ELK RIDGE SUBDIVISION (CONCEPT PLAN) LOCATION KNOXVILLE, TN
REVISIONS NO. DESCRIPTION	DATE
APPROVED BY: [Signature] TITLE: [Title]	DATE: [Date]



- NOTES:
1. RIGHT OF WAY (ROW) WITH A MINIMUM OF 20'-FEET FOR ALL NEW AND IMPROVED STREETS.
 2. THE EXISTING INTERSECTION OF AMERICAN HIGHWAY ROAD AND ARSON LANE HAS A RIGHT OF WAY (ROW) OF 100'-FEET.
 3. THE EXISTING INTERSECTION OF AMERICAN HIGHWAY ROAD AND ARSON LANE HAS A RIGHT OF WAY (ROW) OF 100'-FEET.
 4. SEE SHEET 6-107 FOR PLAN PROFILE OF ARSON LANE AND AMERICAN HIGHWAY INTERSECTION.
 5. COUNTY ENGINEERING DEPARTMENT FOR APPROVAL. ADJUSTED LOTS NOT WITHIN THE EXISTING ROW WILL BE REBUILT TO MEET THE ROW REQUIREMENTS.
 6. THE FINAL PLAN AND THE LAND AREA ADDED TO LOT #1.
 7. ALL INTERSECTION DRAKES APPROVED BY KROOK COUNTY ENGINEERING.

OVERALL ROAD LAYOUT
 SCALE 1" = 200'

6-53-07-C
CONCEPT PLAN
 REVISED
 6-1-07
3-8
C-03

ASSOCIATED DESIGN GROUP, INC.

Civil • Structural / Design Consultants

May 7, 2007

Metropolitan Planning Commission
City County Building, Suite 403
400 Main Street
Knoxville, TN 37902

Reference: **Concept Plan of Elk Ridge Subdivision**

6.5B-07-C

Subject: **List of Required & Proposed Improvements**

Dear Sir or Madam,

Associated Design Group, Inc. (ADG) is pleased to present you with the List of Required and Proposed Improvements for the above referenced project as required by the Metropolitan Planning Commission (MPC).

1. The proposed subdivision is located at the intersection of Kimberlin Heights Road and Aaron Lane in Knoxville, TN. Potable water service is currently unavailable in the area. However, after speaking with Mr. Jerry Mason of the Knox-Chapman Utility Department, we have determined an existing 8" water main with adequate pressure and flow is located in the area of Kimberlin Heights Road and Porterfield Gap Road. A water line extension from Porterfield Gap Road to Aaron Lane via Kimberlin Heights Road will be required to serve the proposed project with potable water.
2. Aaron Lane is an existing road inside the county that the developer proposes to improve to meet the minimum design standards set forth in the *Knoxville-Knox County Minimum Subdivision Regulations*. ADG proposes the existing road improvements begin at Station 1+25.76 and continue through the end of the existing roadway ending at approximately Station 19+50.00 as indicated in the Concept Plans for Elk Ridge Subdivision, Sheet C-03. New road construction will then take place from Station 19+50 to the end of the proposed roadway as indicated in the aforementioned drawings.

Sincerely,



Travis Henegar, E.I.T.
Project Engineer



OFFICE OF COUNTY MAYOR

Department of Community Services • Knox County Health Department
140 Dameron Avenue, Knoxville, TN 37917-6413

April 4, 2007

Associated Design Group, Inc.
215 Center Park Drive
Suite 200
Knoxville, TN 37922

Re: John Davis Development/Wilderness Trails Subdivision
Aaron Road Property
CLT Maps 127 and 126
PARCELS 2 and 186.04 respectively
135.78 Acres
72 Proposed Lots
Knox County, TN

To Travis Henegar:

Knox County Health Department (KCHD) personnel Darlene Gwaltney and John Violette completed a Preliminary Soil Map and review of the proposed lots on March 30, 2007. The soils were found to be MARGINAL to SEVERE with expected soil percolation rates of 75 to over 75 minutes per inch (MPI). Some severely limiting factors for drainfield installation exist in this proposed subdivision. They are as follows: steep slopes, gullied/eroded areas, rock ledges and outcrops, shallow depths to rock, a large drainage area, and soils with slow permeability rates. Some lots may require soil percolation tests to be performed. It is expected that after the lots are bush hogged and staked and the High Intensity Soil Survey Map is completed, lot lines will have to be adjusted or removed in order to utilize the acceptable soil areas for subsurface sewage disposal systems. A final determination will be made after the High Intensity Soil Map is completed for each lot.

Sincerely,

Darlene M. Gwaltney
Soil Scientist
Environmental Health Division



Knox-Chapman Utility District

DATE: May 3, 2007

To Whom It May Concern:

This letter is to verify that Knox Chapman Utility District has water available at Porterfield Gap Rd. and Kimberlin Hgts Pike. If there is any other questions concerning this matter do not hesitate to call the office at 577-4497.

Sincerely,

KNOX-CHAPMAN UTILITY DISTRICT

**Jerry Mason
Assistant Manager**



Knox-Chapman Utility District

April 23, 2007

Attention: Travis Henegar

The Fire Hyd. At 2309 Kimberlin Hgts and Hodges Ferry

Pressure is: 110

Flow per min. 1000 gals.

Res. Pressure 40



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
KNOXVILLE ENVIRONMENTAL FIELD OFFICE
3711 MIDDLEBROOK PIKE
KNOXVILLE, TENNESSEE 37921-6538
PHONE (865) 594-6035 STATEWIDE 1-888-891-8332 FAX (865) 594-6105

April 10, 2007

Mr. John Davis
Premier Mountain Realty Inc.
10334 Chapman Highway
Seymour, Tennessee 37865

RE: **SITE REVIEW AND STREAM DETERMINATION**

Unnamed tributary to French Broad River
Aaron Lane south of Kimberlin Heights Road
35° 55' 44.2", -83° 43' 42.7"
Knox County

Dear Mr. Davis:

At your engineer's request, Jason Mann conducted a site review of the above referenced site to determine the presence or absence of *Waters of the State* and the need for Aquatic Resource Alteration permits. This site review occurred on April 5, 2007.

The approximate location of the water channel examined at this site is marked on the attached map. The watercourse highlighted in red on the attached map is determined to be *Waters of the State*. A properly authorized Aquatic Resource Alteration Permit or 401 Water Quality Certification is required prior to conducting alterations to the stream. If you have any questions regarding the location, please contact this office prior to any alterations being conducted.

The stream determination was based on one or more of the following: lack of vegetation in the channel, evidence of aquatic life with extended life cycles, evidence of groundwater discharge or a high water table, presence of perennial hydrophytic vegetation, mottled/reduced soils, redoximorphic concentrations along root zones, and a well-defined channel.

The *Waters of the State* determination for this water channel is only applicable for a one-year period. After April 5, 2008 further investigation is required prior to any aquatic resource alterations. If you have any questions, please contact Jason Mann at 865-594-1077.

Sincerely,

Baxter Wilson, Environmental Specialist
Division of Water Pollution Control

MPC June 14, 2007

cc: File - Waters of the State/Knox County
Travis Renegar, Associated Design Group, 215 Center Park Drive, Suite 200, Knoxville,
Tennessee 37922-2116

Agenda Item # 16



Knoxville Utilities Board

May 4, 2007

Assoc Design Group
Travis Henegar
215 Centerpark Ln Suite 200
Knoxville, TN 37922

Re: 8335 Aaron Ln

This letter is in response to your request concerning the availability of utility services. In this instance, utility facilities are located at the address referenced above.

- Electric Service

If you are an individual building a single-family home, then you are not subject to KUB's Sewer Capacity Reservation Program process or fees. KUB approves single-family homes through a process already in place with the City and County building permit offices.

For multiple units, commercial, governmental or industrial developments a Capacity Review Application must be submitted along with a \$300 capacity review fee for each new project. KUB will evaluate your request and notify you whether sewer capacity is available or offer to meet to discuss options.

If KUB has capacity, you must make a reservation to help protect your interests by ensuring that service will be available when your project is complete. A reservation means another project -- even one in service sooner -- will not stop yours from connecting to the system. The reservation deposit is \$600 per residential unit or \$4 per gallon of projected daily flow for commercial, industrial, or governmental developments (Deposits are refundable under the terms of the Extension Agreement.)

If the capacity or location of the existing facilities is not adequate, KUB may require a contribution in aid of construction (CIAC) from the property owner to offset the cost of installing additional facilities as required to meet the needs of the proposed development. These services will be furnished in accordance with the KUB's standard Rules and Regulations and standard service policies.

These utility services will be supplied after formal application has been made, after any CIAC monies have been received, and as soon as construction schedules and availability of materials will permit.

If you need additional information or are interested in making service(s) available, please call me at 558-2535.

Sincerely,

A handwritten signature in black ink that reads 'Alberta H Jones'.

Alberta H Jones
New Service Department