

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

▶ **FILE #:** 6-SH-07-C **AGENDA ITEM #:** 22
 6-J-07-UR **AGENDA DATE:** 6/14/2007

▶ **SUBDIVISION:** THE VILLAS AT TERRA VISTA
 ▶ **APPLICANT/DEVELOPER:** MAC CARTENG - ACCURATE CONSTRUCTION
 OWNER(S): Mac Carteng - Accurate Construction

TAX IDENTIFICATION: 90 63.01 & 58.01
 JURISDICTION: County Commission District 6

▶ **LOCATION:** South side of Higdon Dr., south of Oak Ridge Hwy.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 43.34 acres

▶ **ZONING:** PR (Planned Residential), A (Agricultural) & F (Floodway)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential development

SURROUNDING LAND USE AND ZONING: This area has been developed with rural and low density residential uses under A, RA, RB and PR zoning. There is substantial Industrial zoning to the southeast and northwest and a few spots commercial zones in the area.

▶ **NUMBER OF LOTS:** 70

SURVEYOR/ENGINEER: Robert G. Campbell

ACCESSIBILITY: Access is via Higdon Rd., a local street with 16 to 18' of pavement width within 50' of right of way.

ESTIMATED STUDENT YIELD: 37 (public and private school children, ages 5-18 years)

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve variance from 500' to 300' at sta 11+75 of Road A
2. Vertical curve variance from 180' to 140' at sta 20+70 of Road B
3. Vertical curve variance from 375' to 320' at sta 53+00 of Road D
4. Vertical curve variance from 500' to 400' at sta 62+00 of Road A
5. Road grade variance from 12% to 15% on Roads from sta 11+75 to sta 15+80 of Road A
6. Road grade variance from 12% to 15% on Roads from sta 20+70 to sta 23+75 of Road B
7. Broken back tangent variance from 150' to 86.13' at sta 52+00.26 of Road D
8. Broken back tangent variance from 150' to 106.35' at sta 62+42.50 of Road E

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-8 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed 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 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. Slopes between units that are back-to-back are not to exceed a 2 to 1 grade
4. Provision of permanent access or frontage for the proposed common area
5. Widen Higdon Dr., from the entrance to the development to the Oak Ridge Hwy. intersection east of this site.
6. Relocate and improve the Higdon Dr. intersection with Oak Ridge Hwy. per the requirements of the Knox County Dept. of Engineering and the Tenn. Dept. of Transportation
7. Obtaining and off-site drainage easement if required by the Knox County Dept. of Engineering and Public Works
8. Place a note on the concept 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
9. Provision of sight distance easements across lots 1 & 24
10. Provision of a retaining wall between Roads A & C as may be required by the Knox County Dept. of Engineering and Public Works
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 design plan has been submitted to MPC Staff.

► **APPROVE the development plan for up to 70 detached residential units on individual lots as shown on the development plan subject to 5 conditions**

1. The site containing a minimum of 35 acres zoned PR (Planned Residential) @ 2 du/ac excluding the CSX Railroad right-of-way
2. Meeting all applicable requirements of the Knox County Zoning Ordinance
3. Prior to approval of a final plat, submit to MPC staff for review and approval a detailed plan for improvements to the common area that will incorporate both active and passive recreational uses
4. Provide a minimum 20' wide building separation when the lots front on roads with grades that meet or exceed 10%
5. Prior to approval of the final plat, establish a homeowners association for the purpose of maintaining storm drainage facilities, all amenities and any other commonly held assets

COMMENTS:

The applicant is proposing to subdivide this tract of land into 70 lots. The applicant's engineer states that the site contains 43.34 acres of which 35.54 acres is zoned PR (Planned Residential) at 2 du/ac. Since the applicant is proposing to maximize the development density on this site, staff's recommendation regarding this plan will be couched on the idea that the site actually contains more than 35 acres. Should the final plat for this site show the PR (Planned Residential) portion of the property contains less than 35 acres, the total number of dwelling units will have to be reduced in order to not exceed the maximum permitted by the zoning of the site.

The required traffic impact study was completed. The study identified that a west bound left turn lane and a right turn deceleration lane are needed at the eastern intersection of Higdon Dr. and Oak Ridge Hwy. Due to the angle that Higdon Dr. intersects with Oak Ridge Hwy., improvements to the intersection will be necessary. The applicant's engineer has prepared a preliminary plan for the intersection improvement. In addition, Higdon Dr. is presently 16' to 18' wide. The applicant will be required to widen Higdon Dr. from the development entrance eastwardly to Oak Ridge Hwy. to a minimum width of 20' or as required by the Knox County Dept. of Engineering and Public Works. The Knoxville Regional Parkway is planned to cross over Oak Ridge Hwy. Just to the west of this site. At the present time no interchange is proposed at Oak Ridge Hwy.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

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 will be provided to this site.
2. The proposed attached residential subdivision at a density of 2.00 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary School, Karns Middle School and Karns High School.

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

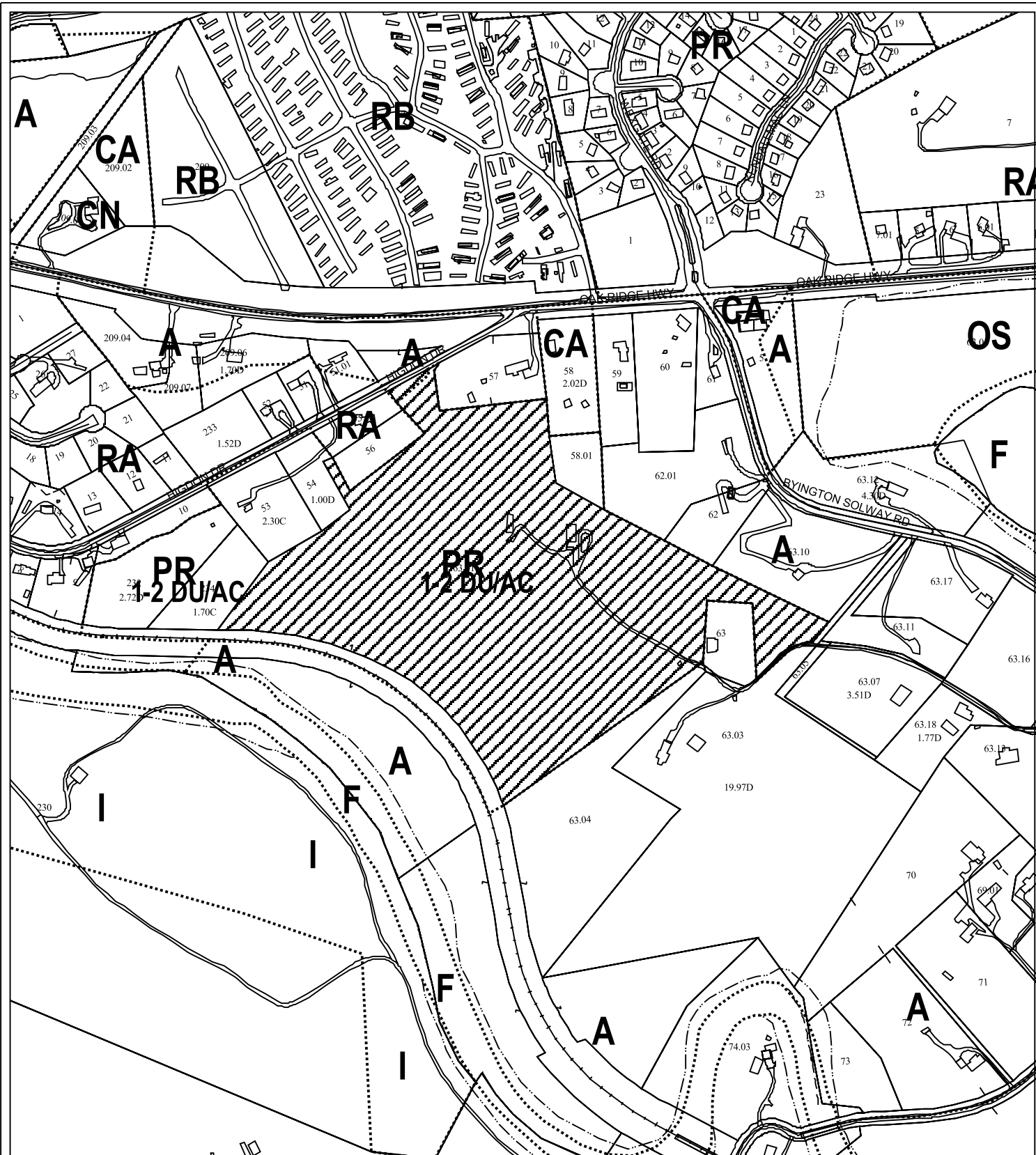
1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 2.00 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential 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 PLANS


1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 2.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 2.0 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned 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.



6-SH-07-C/6-J-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Attached residential subdivision in PR (Planned Residential),
 A (Agricultural) & F (Floodway)

Original Print Date: 05/31/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: The Villas At Terra Vista
 Mac Carteng -
 Accurate Construction
 Map No: 90

Jurisdiction: County



**CONCEPT PLAN
THE VILLAS AT TERRA VISTA
DISTRICT NO. SIX
KNOX COUNTY, TENNESSEE
CLT: 90
PARCELS: 63.01 & 58.01**

ENGINEER: ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
7025 TAGGART LAKE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7558

DEVELOPER:
CONCEPTS IN
KNOXVILLE
3001 CANNONBURG ROAD
CANNONBURG, TN 37624
PHONE: (615) 874-3858
FAX: (615) 874-3858
CONTACT: MLC CARTER



LOCATION MAP



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

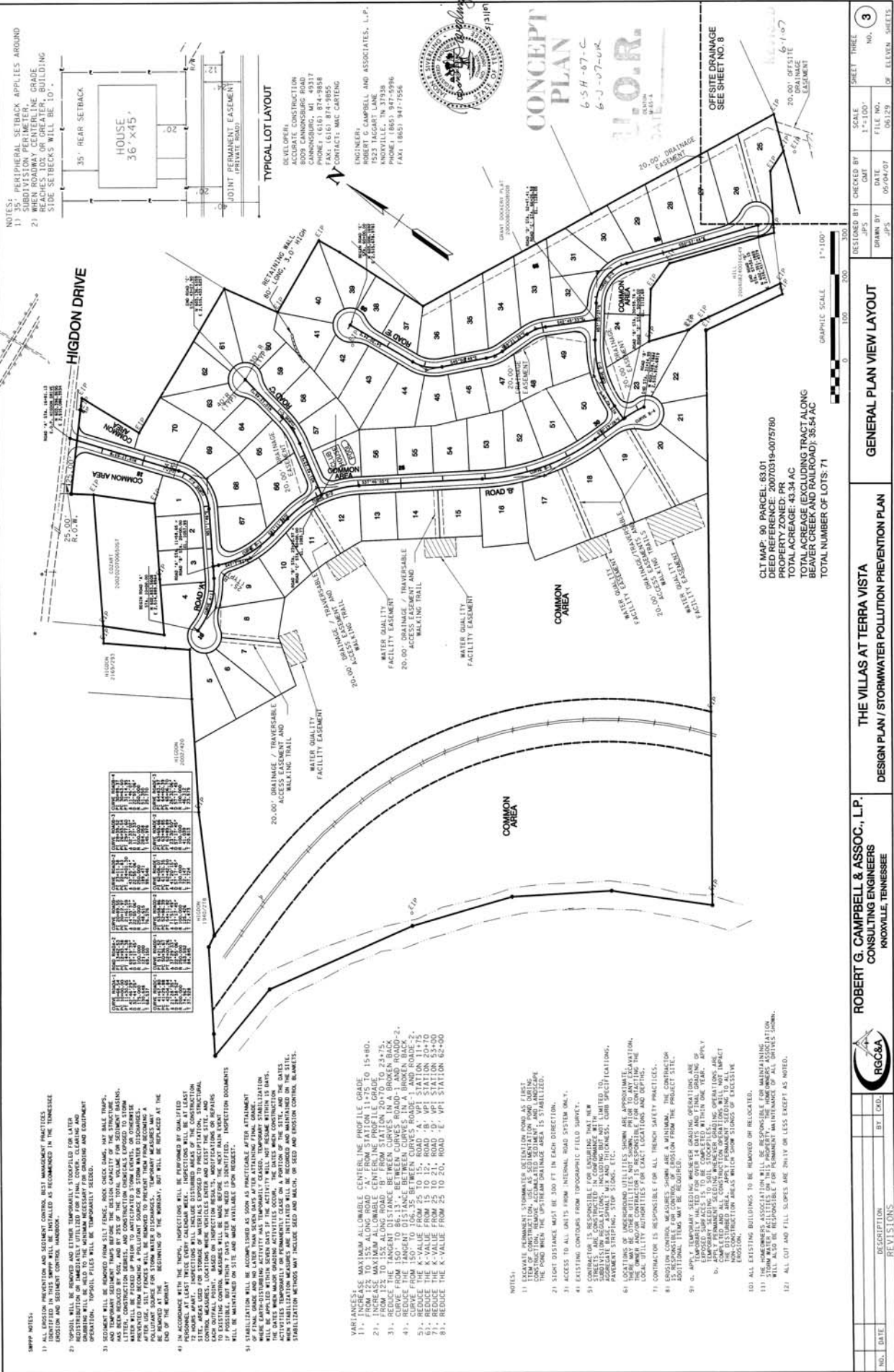
CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, AND I HEREBY CERTIFY THAT THE STATEMENTS CONTAINED HEREIN ARE TRUE AND CORRECT AND THAT THE STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE TENNESSEE SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER. THIS PLAN IS LIMITED AND DESCRIBED IN A RECORD WITH THE METROPOLITAN PLANNING COMMISSION.

Robert G. Campbell
SURVEYOR
TENNESSEE CERTIFICATE NO. 1942



U.O.R.
DATE
6-5H-07-C
6-3-07-UR
**CONCEPT
PLAN**

REVISED
6/1/07



SWPPP NOTES:

- ALL EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AND MAINTAINED AS RECOMMENDED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
- TOPSOIL SHALL BE REMOVED AND EITHER TEMPORARILY STOCKPILED FOR LATER REAPPLICATION OR IMMEDIATELY UTILIZED FOR FINAL COVER, CLEANING AND RESTORATION OF EXISTING AREAS. TOPSOIL SHALL BE STORED AND HANDLED TO PREVENT WIND-EROSION AND RAIN-INDUCED POLLUTION.
- SEDIMENT SHALL BE REMOVED FROM SICK FENCE, ROCK CHECK DAMS, MAT BALE TRAPS, AND TEMPORARY SEDIMENT TRAPS BEFORE THE DESIGN CAPACITY OF THE STRUCTURE IS REACHED. SEDIMENT SHALL BE STORED IN A MANNER THAT PREVENTS POLLUTION AND LITTER. CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE IMMEDIATELY REMOVED FROM THE SITE. POLLUTANT STORAGE FOR STORM WATER DISCHARGE AFTER USE, SILL FENCES WILL BE REMOVED TO PREVENT THEM FROM BECOMING A OBSTACLE TO THE FLOW OF WATER. SILL FENCES WILL BE REPLACED AT THE END OF THE WORKDAY, BUT WILL BE REPLACED AT THE BEGINNING OF THE WORKDAY.
- IN ACCORDANCE WITH THE NOTES, INSPECTIONS WILL BE CONDUCTED AT THE END OF EACH DAY AND NO LATER THAN SEVEN DAYS AFTER ATTAINING FINAL GRADE. WHERE EARTH-DISTURBING ACTIVITY HAS TEMPORARILY CEASED, TEMPORARY STABILIZATION MEASURES SHALL BE INSTALLED TO PREVENT EROSION. THE DATES WHEN CONSTRUCTION MEASURES SHALL BE REMOVED SHALL BE MAINTAINED AND MAINTAINED ON THE SITE. STABILIZATION MEASURES ARE INITIATED WILL BE RECORDED AND MAINTAINED ON THE SITE. STABILIZATION METHODS MAY INCLUDE SEED AND MULCH, OR SEED AND EROSION CONTROL BLANKETS.

VARIANCES:

- INCREASE MAXIMUM ALLOWABLE CENTERLINE PROFILE GRADE FROM 12% TO 15% ALONG ROAD 'A' FROM STATION 14+75 TO 15+80.
- INCREASE MAXIMUM ALLOWABLE CENTERLINE PROFILE GRADE FROM 10% TO 12% ALONG ROAD 'B' FROM STATION 0+00 TO 25+75.
- REDUCE THE TANGENT DISTANCE BETWEEN CURVES IN A BROKEN BACK CURVE FROM 150 TO 85 FEET.
- REDUCE THE TANGENT DISTANCE BETWEEN CURVES IN A BROKEN BACK CURVE FROM 150 TO 106.35 FEET BETWEEN CURVES ROAD-1 AND ROAD-2.
- REDUCE THE K-VALUE FROM 15 TO 12, ROAD 'B' VPI STATION 20+70 TO 21+00.
- REDUCE THE K-VALUE FROM 25 TO 21, ROAD 'D' VPI STATION 53+00 TO 54+00.
- REDUCE THE K-VALUE FROM 25 TO 20, ROAD 'E' VPI STATION 62+00 TO 63+00.

NOTES:

- EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION AND DEPTH.
- CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
- EXISTING CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. ADDITIONAL ITEMS MAY BE REQUIRED.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND EXPOSED SURFACES TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND EXPOSED SURFACES TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND EXPOSED SURFACES TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND EXPOSED SURFACES TO BE COMPLETED WITHIN ONE YEAR.
- ALL EXISTING BUILDINGS TO BE REMOVED OR RELOCATED.
- THE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER ASSOCIATION.
- ALL CUT AND FILL SLOPES ARE 2:1 OR LESS EXCEPT AS NOTED.

