

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

▶ **FILE #:** 2-SJ-07-C **AGENDA ITEM #:** 16
 2-L-07-UR **AGENDA DATE:** 3/8/2007

POSTPONEMENT(S): 2/8/2007

▶ **SUBDIVISION:** HIGDON DRIVE P.U.D.
 ▶ **APPLICANT/DEVELOPER:** MAC CARTENG - ACCURATE CONSTRUCTION
 OWNER(S): MAC CARTENG - ACCURATE CONSTRUCTION

TAX IDENTIFICATION: 89 232, 234, 90, 53 & 54 089 58.01 & 63.01

JURISDICTION: County Commission District 6

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

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 43 acres

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

▶ **EXISTING LAND USE:** Residence & vacant land

▶ **PROPOSED USE:** Attached residential subdivision

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 spot commercial zones in the area.

▶ **NUMBER OF LOTS:** 118

SURVEYOR/ENGINEER: Robert G. Campbell and Associates

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

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance from 250' to 150' 20+56 and 21+80 of Road B.
2. Variance of reverse curve tangent length from 50' to 20.05' at sta 21+75 and from 50' to 4.3' at sta 28+90 of Road B
3. Variance of broken back curve tangent length from 150' to 100.1' at sta 30+00 of Road B
4. Vertical curve variance from 145.6' to 87.35' at sta 22+47 of Road B
5. Variance of maximum grade from 12% to 12.37% beginning at sta 20+88 of Road B.
6. Horizontal curve variance from 250' to 150' at sta 1+00 on new Higdon Dr.
7. Variance of maximum grade from 12% to 15% beginning at sta 12+90 of Road A.
8. Variance of maximum grade from 12% to 15% beginning at sta 63+50 of Road E.
9. Vertical curve variance from 300' to 180' at sta 63+50 of Road E

10. Vertical curve variance from 343.7' to 206.1' at sta 65+50 of Road E
11. Intersection grade variance from 3% to 3.42% on Road E.
-

STAFF RECOMMENDATION:

- **APPROVE** variances 1-10 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

DENY variance 11

APPROVE the Concept Plan subject to 10 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. Correct the intersection grade to meet the requirements as noted in variance request #11.
 4. Refine the grading plan so it can be determined if lots 85-90 are buildable
 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. The number of lots not exceeding the number of dwelling units permitted by the zoning of this site
 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. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
 10. 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 90 attached residential units on individual lots as shown on the development plan subject to 6 conditions
1. The site containing a minimum of 45 acres 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. Shorten the cul de sacs on either end of Road B so the pavement will not extend into the peripheral setback
 6. Establish a homeowners association for the purpose of maintaining all amenities and any other commonly held assets

COMMENTS:

The applicant is proposing to subdivide this tract of land into 90 lots. The applicant's engineer states that the site contains approximately 45 acres. The tax records indicate the two parcels contained in this request have a total area of 43 acres. The site has not been surveyed at this time. Staff's recommendation regarding this plan will be couched on the idea that the site contains 45 acres. Should the final plat for this site show the site containing less than 45 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 current zoning will permit up to 2 dwellings per acre. As proposed, based on the site containing 45 acres, the applicant is requesting approval of the maximum number of dwellings permitted (90).

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. MPC staff will recommend that approval of the final design for these improvements. 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

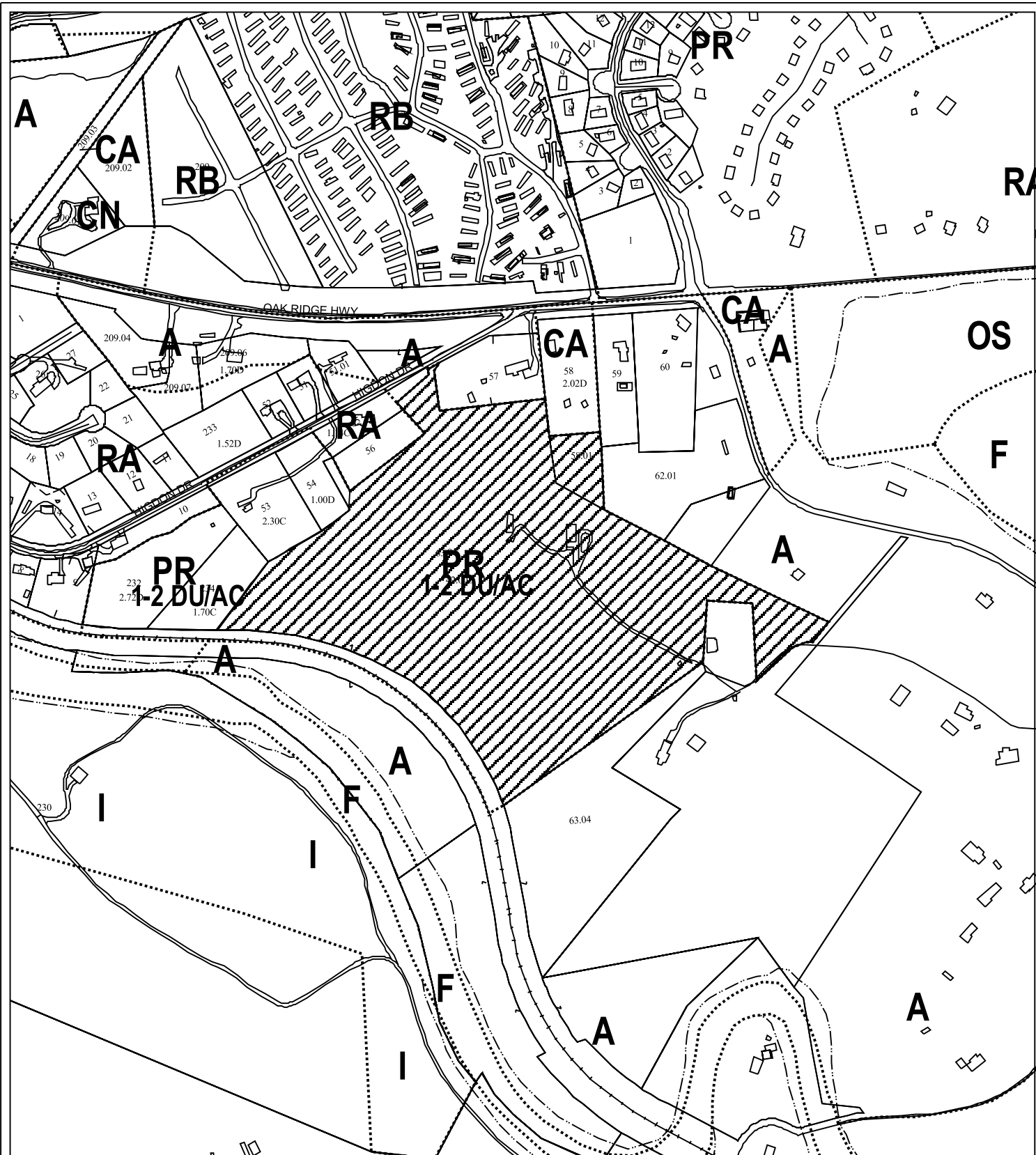
1. The proposed attached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. 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.



2-SJ-07-C/2-L-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Residential development in PR (Planned Residential)

Original Print Date: 03/01/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Highdon Drive P.U.D.
 Mac Carteng
 Accurate Construction
 Map No: 89

Jurisdiction: County



CONCEPT PLAN

HIGDON DRIVE PLANNED UNIT DEVELOPMENT DISTRICT NO. 6

KNOX COUNTY, TENNESSEE

CLT: 089 PARCELS: 232, 234
CLT: 090 PARCELS: 053, 054, 058.01, 063.01

ENGINEER:
ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
7523 MAGGART LANE
KNOXVILLE, TN 37938
PHONE: (615) 591-7500
FAX: (615) 941-7586

DEVELOPER:
ACURITE CONSTRUCTION
8007 CANNONBURG ROAD
CANNONBURG, TN 37031
PHONE: (615) 844-8808
FAX: (615) 844-8855
CONTACT: MAC CARTERS



LOCATION MAP



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

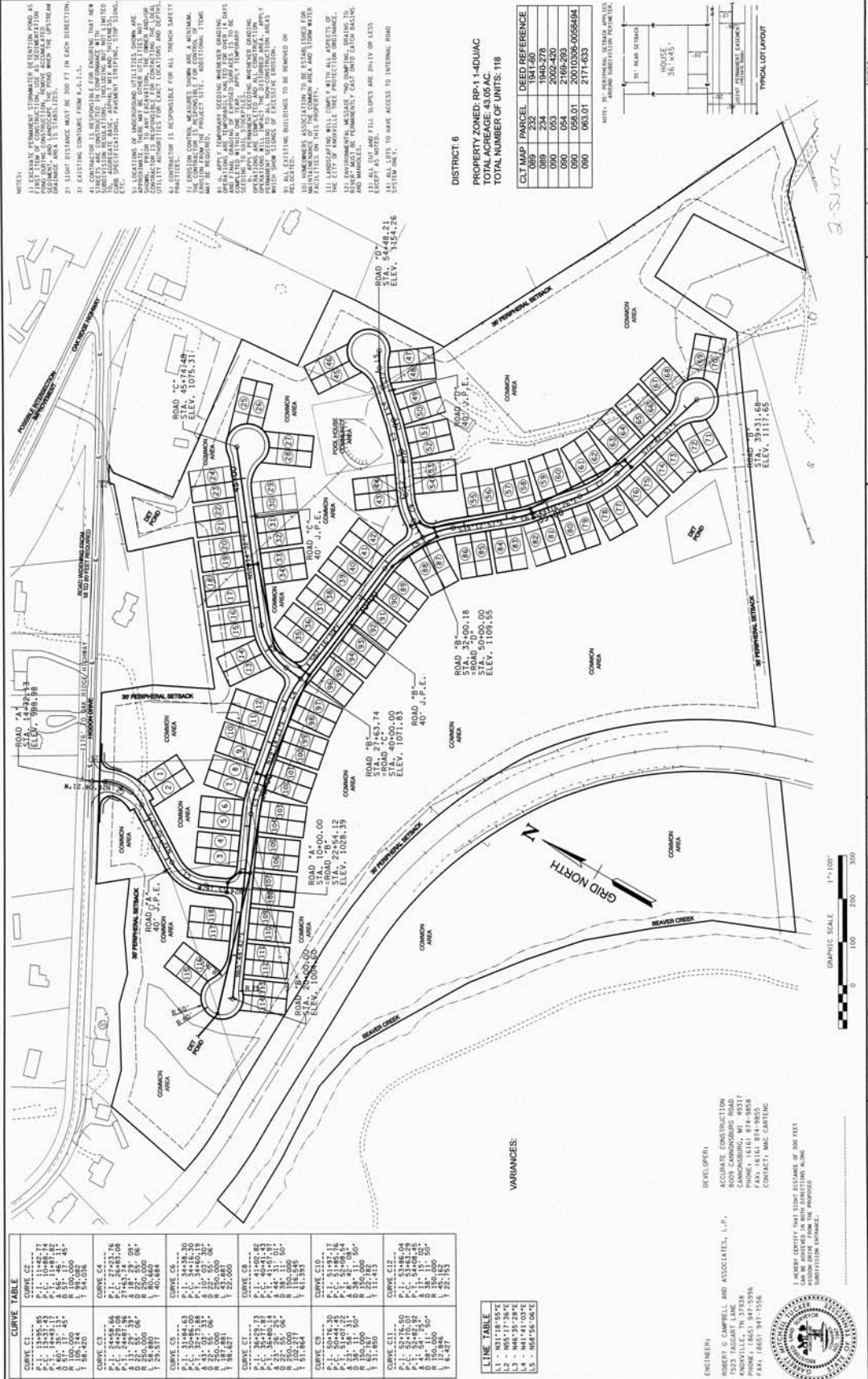
CERTIFICATION OF CONCEPT PLAN
UNDER THE LAWS OF THE STATE OF TENNESSEE, I HEREBY CERTIFY
THAT THE ABOVE DESCRIBED PLANNED UNIT DEVELOPMENT CONCEPT
PLAN IS IN ACCORDANCE WITH THE PLANNING AND ZONING ACT,
AS AMENDED, AND IS IN ACCORD WITH THE SUBDIVISION
PLANNING ACT.

Robert G. Campbell
SUPERVISOR
TENNESSEE CERTIFICATE NO. 3741



U.O.R.
DATE 2-2-07-DK

CONCEPT
PLAN
2-55-07 C



NOTES:

- 1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KNOXVILLE, TN, AND THE STATE OF TENNESSEE.
- 2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KNOXVILLE, TN, AND THE STATE OF TENNESSEE.
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- 10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KNOXVILLE, TN, AND THE STATE OF TENNESSEE.

DISTRICT: 6

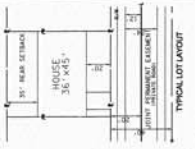
PROPERTY ZONED: RP-11-40/AC

TOTAL ACRES: 43.05 AC.

TOTAL NUMBER OF UNITS: 118

CLT MAP	PARCEL	DEED REFERENCE
089	234	1940-278
090	053	2002-420
090	054	2169-293
090	056.01	20010305-0056494
090	063.01	2171-633

NOTE: 1. PERIPHERAL SETBACKS APPLY TO ALL LOTS EXCEPT THOSE WITH A HOUSE 30' OR MORE FROM THE PERIPHERAL SETBACK.



CURVE TABLE

CURVE C1	CURVE C2	CURVE C3	CURVE C4	CURVE C5	CURVE C6	CURVE C7	CURVE C8	CURVE C9	CURVE C10	CURVE C11	CURVE C12
P.L. 13495.95	P.L. 11422.13	P.L. 14222.13	P.L. 14222.13	P.L. 14222.13	P.L. 14222.13	P.L. 14222.13	P.L. 14222.13	P.L. 14222.13	P.L. 14222.13	P.L. 14222.13	P.L. 14222.13
A 110.0000	A 110.0000	A 110.0000	A 110.0000	A 110.0000	A 110.0000	A 110.0000	A 110.0000	A 110.0000	A 110.0000	A 110.0000	A 110.0000
T 58.420	T 58.420	T 58.420	T 58.420	T 58.420	T 58.420	T 58.420	T 58.420	T 58.420	T 58.420	T 58.420	T 58.420

VARIANCES:

LINE TABLE
L1 - 101-18-55'E
L2 - 101-18-55'E
L3 - 101-18-55'E
L4 - 101-18-55'E
L5 - 101-18-55'E

DEVELOPER:
ACCURATE CONSTRUCTION
8009 CANNONSBURG ROAD
KNOXVILLE, TN 37938
PHONE: (615) 874-9851
FAX: (615) 874-9855
CONTACT: MAC CARTER



HIGDON DRIVE P.U.D. CONCEPT PLAN

PLAN VIEW GENERAL LAYOUT

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

SCALE: 1" = 100'

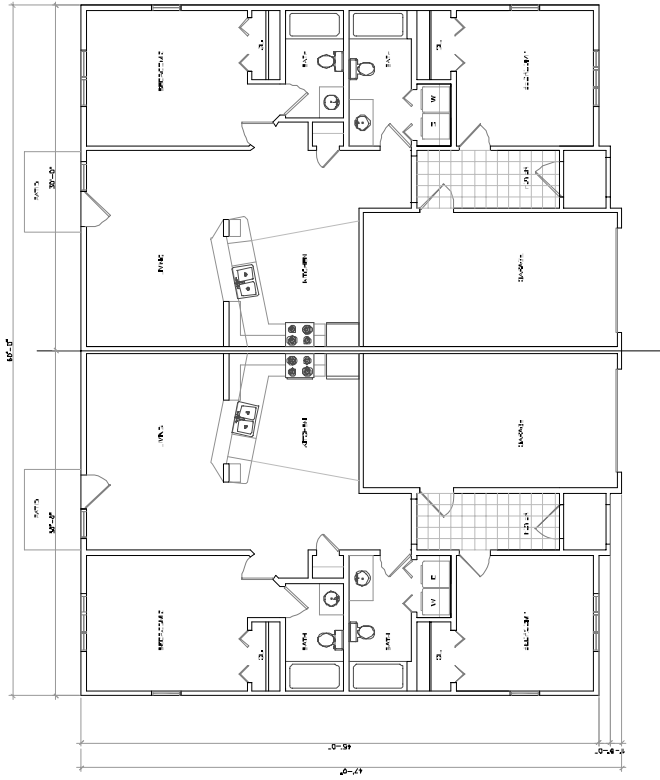
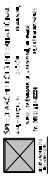
CHECKED BY: [Signature] DATE: 12/23/08

DESIGNED BY: [Signature] DATE: 12/23/08

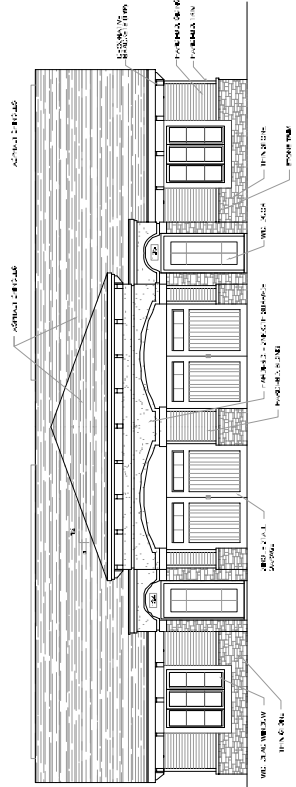
SHEET NO. 2 OF SEVEN SHEETS

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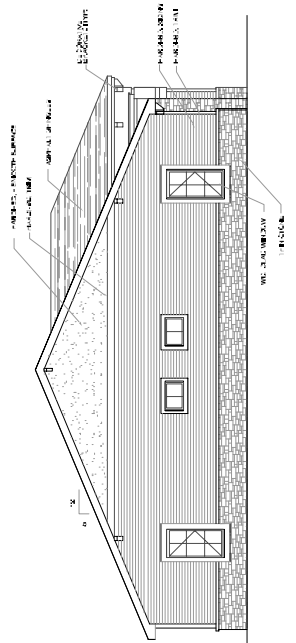
PROPOSED HOUSE DRAWINGS FOR:
TERRA VISTA
MODEL - RIVA DEL MAR



PROPOSED FLOOR PLAN



PROPOSED FRONT ELEVATION

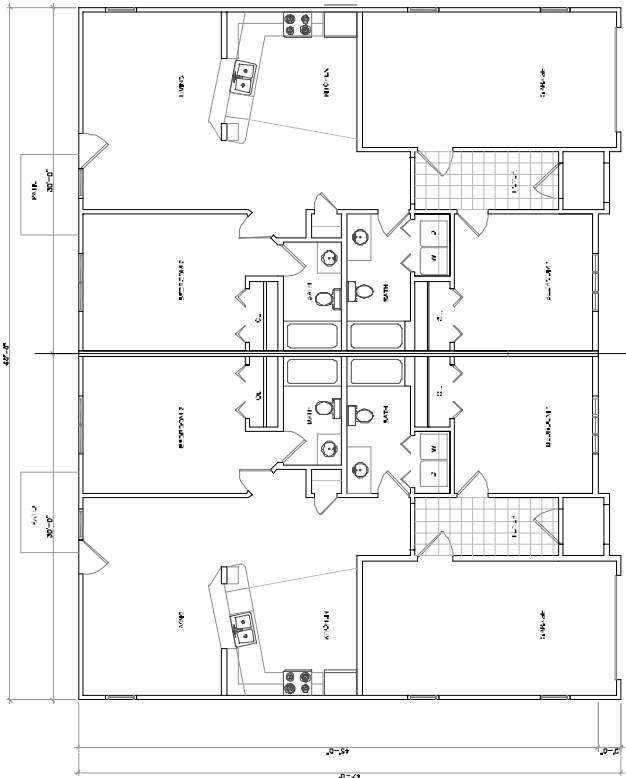


PROPOSED SIDE ELEVATION

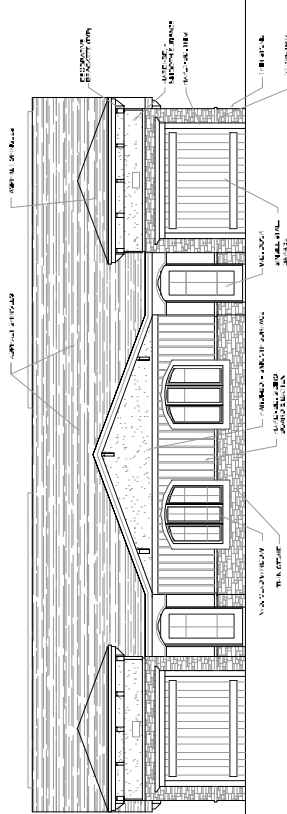
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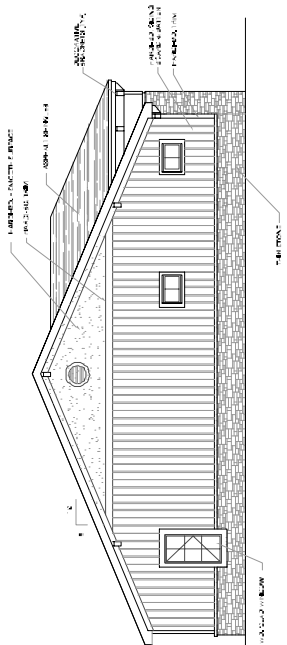
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PROPOSED FLOOR PLAN

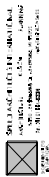


NOTIONAL FRONT ELEVATION



PROPOSED SIDE ELEVATION

PROPOSED HOUSE DRAWINGS FOR:
TERRA VISTA
 MODEL - A10 BELLACU



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