



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

▶ **FILE #:** 3-SA-07-C

AGENDA ITEM #: 17

AGENDA DATE: 3/8/2007

▶ **SUBDIVISION:** KINLEY'S KANYON REVISED

▶ **APPLICANT/DEVELOPER:** GARY KOONTZ

OWNER(S): G.W. KOONTZ

TAX IDENTIFICATION: 31 095

JURISDICTION: County Commission District 8

▶ **LOCATION:** East side of Roberts Rd., south side of Shelton Rd.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 25.4 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zone A agricultural. It is developed with detached dwellings.

▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: Robert G. Campbell and Associates

ACCESSIBILITY: Access is via Roberts Rd., a collector street with a pavement width of 21' within a 40' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 7 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Prior to approval of the final plat provide a letter from KUB stating that sewer capacity has been reserved for this development
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Meeting all requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation and the U.S. Army Corp of Engineers
5. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the stormwater drainage system and any other commonly held assets
6. 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
7. Meeting all requirements of the approved use on review development plan

COMMENTS:

The applicant is proposing to subdivide this 25.4 acre site into 72 lots. The site was rezoned in August 2006 to PR (Planned Residential) at up to 3 dwellings per acre. A concept and development plan for the same number of lots was approved on September 14, 2006. Due to drainage concerns, the proposed plan revises

the lotting arrangement and provides a new road. The total number of lots will not increase over the 72 approved by MPC last year.

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 detached residential subdivision at a density of 2.84 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 Corryton Elementary School, Holston Middle School and Gibbs High School.

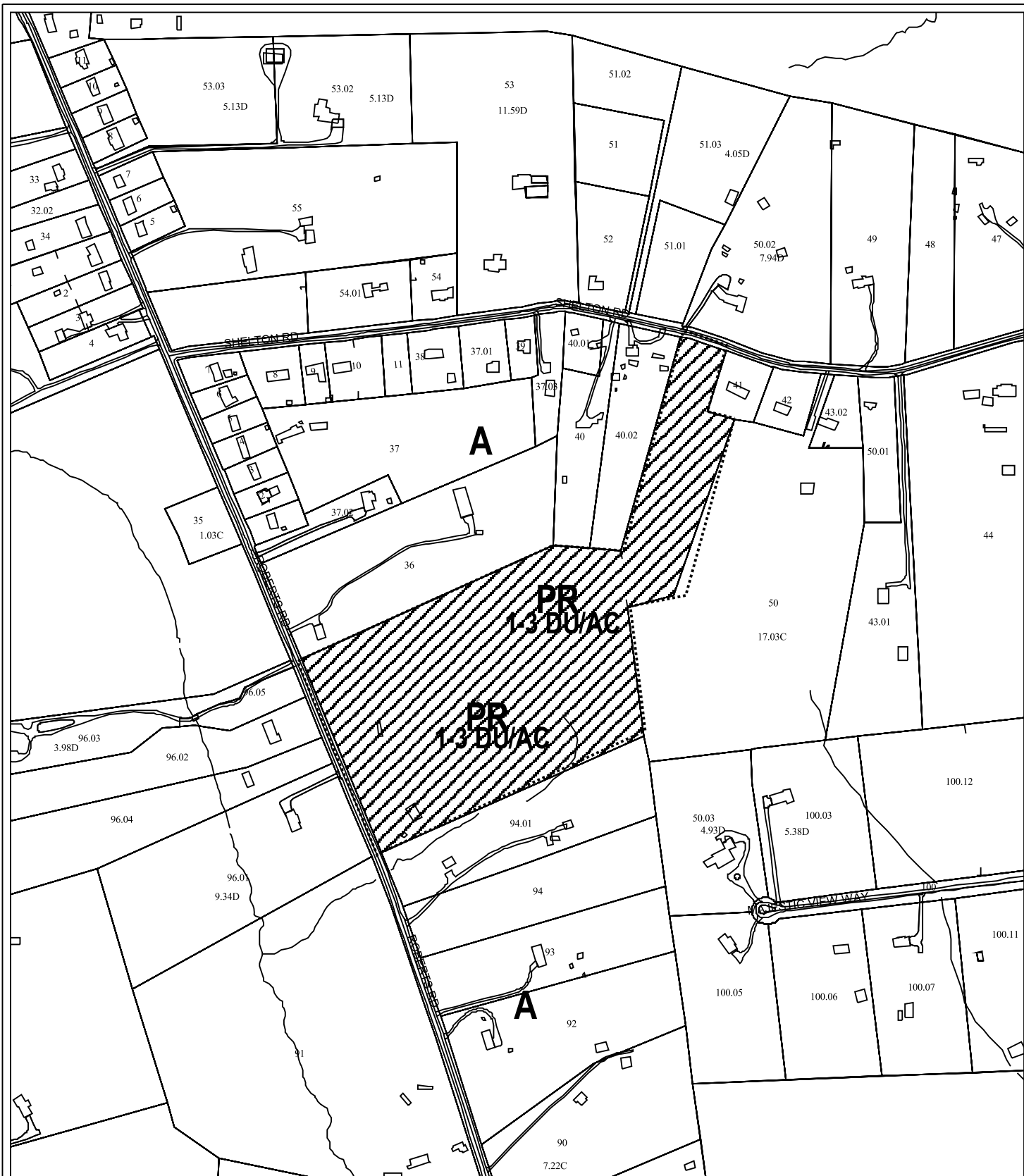
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 3.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 2.84 du/ac is consistent with the Sector Plan and the proposed zoning designation.
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.

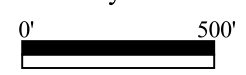


3-SA-07-C
CONCEPT PLAN

Subdivision: Kinley's Kanyon Revised
 Map No: 31
 Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 02/28/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





NO. DATE		DESCRIPTION	BY	CD
		REVISIONS		
KINLEY'S CANYON REVISED CONCEPT PLAN				
ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE				
PLAN VIEW LAYOUT				
DESIGNED BY	SCALE	SHEET NO.		
DRAWN BY	DATE	FILE NO.		
CHECKED BY	DATE	DC005		
			OF	FOUR SHEETS