

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

▶ **FILE #:** 5-SA-07-C
 5-G-07-UR

AGENDA ITEM #: 14
AGENDA DATE: 5/10/2007

▶ **SUBDIVISION:** BABELAY ROAD PUD
 ▶ **APPLICANT/DEVELOPER:** KEN BOWMAN - NORTH AMERICAN DEVELOPMENT CORPORATION
 OWNER(S): NADC

TAX IDENTIFICATION: 50 068
 JURISDICTION: County Commission District 8

▶ **LOCATION:** North side of Babelay Rd., east of Happy Acres Rd.

SECTOR PLAN: Northeast County
 GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

▶ **APPROXIMATE ACREAGE:** 8.4 acres

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / A (Agricultural)
 South: Residences / A (Agricultural)
 East: Residences / A (Agricultural)
 West: Residences / RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 33

SURVEYOR/ENGINEER: Robert G. Campbell and Associates

ACCESSIBILITY: Access is via Babelay Rd., a minor collector street with 19' of pavement within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
 1. Vertical curve variance on Road A at STA 10+72, from 172.5' to 103.5'.
 2. Vertical curve variance on Road B at STA 23+50, from 233.8' to 140.28'.
 3. Reduction of the standard utility and drainage easement along side property lines, from 5' to 3.5'.

STAFF RECOMMENDATION:

▶ **DENY** variance 2 (see comments)
APPROVE variances 1 & 3 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 9 conditions

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

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

3. Placing a note on the final plat that all lots will have access from the internal road system only.
4. Shifting units 29-31 to the west so that the sight distance from Road B onto Road A to the north is not blocked by unit 29.
5. Flatten the vertical curve on Road B at STA 23+50 to provide 250' of sight distance.
6. Revise the concept plan to designate the required 20' front yard setback for detached residential units.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Prior to or concurrent with recording of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area and drainage system.
9. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

► **APPROVE the development plan for up to 33 detached dwellings on individual lots subject to 2 conditions.**

1. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee the installation of the landscaping.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

COMMENTS:

The applicant is proposing to subdivide this 8.4 acre tract into 33 lots at a density of 3.93 du/ac. Access to the site is from Babelay Rd., a minor collector street. The subdivision will be served by joint permanent easements. The Planning Commission recommended approval of a rezoning request (3-D-07-RZ) to PR (Planned Residential) at a density of up to 4 du/ac on March 8, 2007. The Knox County Commission approved the request on April 16, 2007.

Staff has recommended denial of the vertical curve variance on Road B at STA 23+50 since the proposed curve will create a sight distance problem. Staff will support a variance that will flatten the vertical curve enough to provide 250' of sight distance. This issue can be addressed at the design plan stage of the subdivision. If a vertical curve variance is still needed, it can be requested at final plat.

Since the required front yard setback for detached residential units in the PR district is 20', the applicant will have to revise the concept plan to reflect that requirement.

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 utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 3.93 du/ac, is consistent in use and density (up to 4 du/ac) with the approved zoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities.
3. Any school age children living in this development are presently zoned to attend Ritta Elementary, Holston Middle and Gibbs High Schools.

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

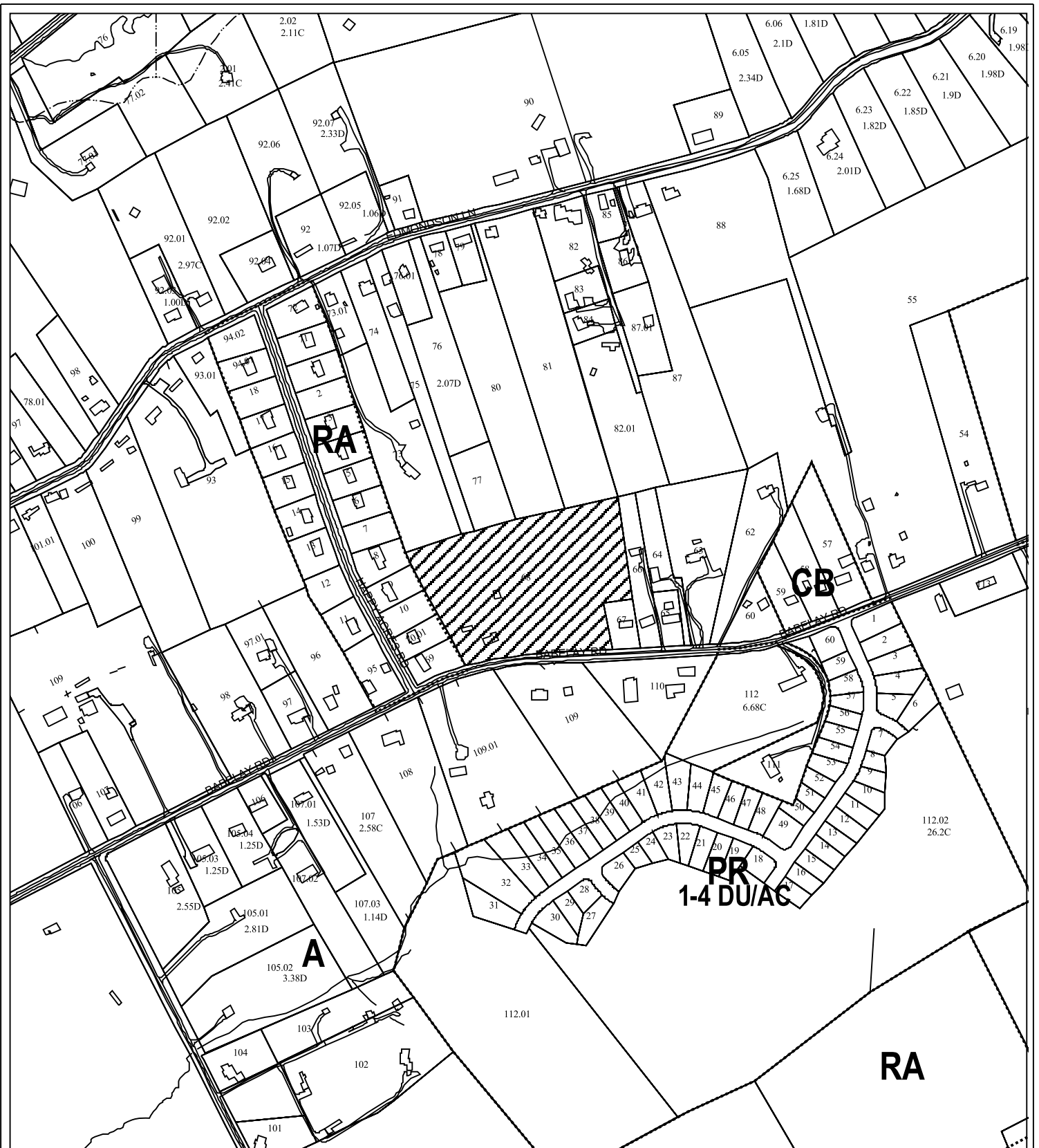
1. The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. With direct access to a collector street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Northeast County Sector Plan designates this property for low density residential uses. The approved PR zoning for the site would allow a density up to 4 du/ac. At a proposed density of 3.93 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.
2. The site is located within the Urban 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.



5-SA-07-C/5-G-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached residential subdivision in PR (Planned Residential)

Original Print Date: 04/25/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Babelay Road PUD
 Ken Bowman - North American
 Development Corporation
 Map No: 50

Jurisdiction: County



Agenda Item # 14

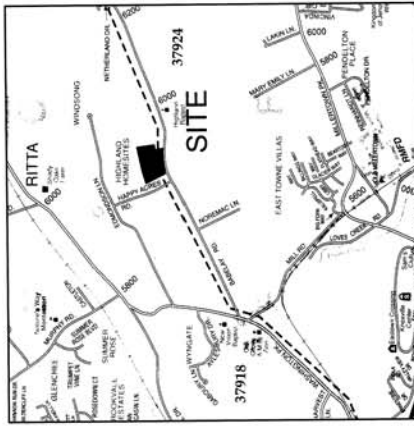
CONCEPT PLAN

BABELAY ROAD PLANNED UNIT DEVELOPMENT DISTRICT NO. EIGHT KNOX COUNTY, TENNESSEE

CLT: 050
PART OF PARCEL: 068

DEVELOPER:
MADCO
1325 OAK RIDGE HWY
KNOXVILLE, TN 37921
PHONE: (865) 531-3063
FAX: (865) 531-3057
CONTACT: KEN BOWMAN

ENGINEER: CAMPBELL
ROBERTSON & ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-1556
FAX: (865) 947-1556



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 PLANNED UNIT DEVELOPMENT CONFORMS TO ALL APPLICABLE PROVISIONS OF THE STATE PLANNING AND ZONING ACT, CHAPTER 162, REVISIONS OF 1997, AS AMENDED AND DESCRIBED IN A REPORT WITH THE METROPOLITAN PLANNING COMMISSION.

Shawn M. J...
Tennessee Certificate No. 1947



CONCEPT
PLAN
5-5A-07-C
5-3-07-00K
U.O.R.
DATE

REVISED 4/11/07

GENERAL NOTES:

- 21. STAKE DISTANCE MUST BE 300 FT IN EACH DIRECTION.
- 21. ACCESS TO ALL LOTS EXCEPT LOT 6 WILL BE FROM APPROVED PAVED DRIVEWAY. ACCESS TO LOT 6 WILL BE BY EXISTING DRIVEWAY.
- 31. EXISTING CONTOURS FROM GCS.
- NEW CONSTRUCTION RESPONSIBLE FOR ASSURING THAT ALL UTILITIES ARE PROTECTED AND NOT DAMAGED BY NEW CONSTRUCTION. NEW CONSTRUCTION SHALL BE SLOTTED TO MATCH EXISTING UTILITIES AND SHALL BE PLACED TO THE RIGHT OF EXISTING UTILITIES.
- 51. LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN AND/OR CONSTRUCTION IS RESPONSIBLE FOR CONTACTING LOCALITIES AND DEPT. OF WATER FOR EXACT LOCATIONS AND DEPT. OF WATER FOR EXACT UTILITY PRACTICES.
- 91. CONTRACTOR IS RESPONSIBLE FOR ALL TRECH SAFETY PRACTICES.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING THE PROJECT SITE, ADDITIONAL ITEMS MAY BE REQUIRED.
- 81.0. APPLY TEMPORARY SEEDING WHENEVER GRADING IS REQUIRED AND MAINTAINING SLOPES FOR EROSION CONTROL AND SEEDING TO MATCH EXISTING SLOPES AND TOPOGRAPHY. ANY TREE WHICH FAILS TO SURVIVE SHALL BE REPLACED WITH A LIKE SPECIES.
- 41. REMAINING AREAS WILL BE SEEDING OR SODDED WITH A Mixture of Lawn Grasses.



REVISIONS
 4-27-07
 REVISED

GRAPHIC SCALE
 1" = 50'

CONCEPT PLAN
 S-54-07-C
 S-5-07-UZ

U.O.C.

DATE

REGISTERED BY: AWB
 CHECKED BY: RJC
 DATED: 04/26/07
 SCALE: 1" = 50'
 SHEET NO. 2 OF SEVEN SHEETS

DEVELOPER:
 NADC
 7325 OAK RIDGE HWY
 KNOXVILLE, TN 37931
 PHONE: (605) 531-3053
 FAX: (605) 531-3053
 CONTACT: KEN BOWMAN

ENGINEER:
 ROBERT G. CAMPBELL
 7523 TADGART LANE
 KNOXVILLE, TN 37938
 PHONE: (865) 947-5996
 FAX: (865) 947-1956

CLT MAP: 50
PARCEL: 068
DEED BOOK: 1657
PAGE: 68
TOTAL ACREAGE: 8.4
NUMBER OF LOTS: 33
ZONING: PR-14 DU/JAC

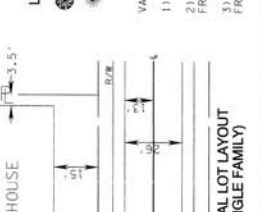
CURVE	RD-A2-1	CURVE RD-A2-2	CURVE RD-B-1	CURVE RD-B-2	CURVE RD-C-1	CURVE RD-C-2
P.L.	11+45.00	13+05.94	21+10.53	24+89.93	31+63.65	32+73.92
P.T.	12+35.85 (RT)	13+84.45	22+26.52	25+16.35	31+64.09	32+76.92
D	57' 17' 42"	57' 17' 42"	57' 17' 42" (LT)	31' 04' 30"	38' 23' 42" (RT)	47' 05' 45" (RT)
R	100,000	100,000	100,000	100,000	200,000	100,000
L	86.971	81.929	125.977	15.993	4.869	12.504

LANDSCAPING LEGEND

- (Symbol) PROPOSED TREE PLANTING (TYP)
- (Symbol) PROPOSED SHRUB PLANTING (TYP)

VARIANCES REQUESTED:

- 1) REDUCTION OF SIDE SETBACK TO 3'-5".
- 2) VERTICAL CURVE ROAD 'A' STA. 10+50 FROM 125' TO 30' DUE TO TOPOGRAPHY.
- 3) VERTICAL CURVE - ROAD 'A' STA. 11+70 FROM 125' TO 90' DUE TO TOPOGRAPHY.



NOTE: 35' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.

NO.	DATE	DESCRIPTION	BY	CKD.