



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

▶ **FILE #:** 5-SD-07-C **AGENDA ITEM #:** 17
5-D-07-UR **AGENDA DATE:** 5/10/2007

▶ **SUBDIVISION:** COLLIER HILLS
▶ **APPLICANT/DEVELOPER:** BRAD GAYER
OWNER(S): Brad Gayer

TAX IDENTIFICATION: 56 C C 3 & 303
JURISDICTION: County Commission District 6

▶ **LOCATION:** West side of Helen Dr., northwest side of Granville Conner Rd.

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

▶ **APPROXIMATE ACREAGE:** 6.57 acres

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

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

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This site is within a residential area that has developed under RA, RB and A zoning.

▶ **NUMBER OF LOTS:** 8

SURVEYOR/ENGINEER: Robert G. Campbell and Associates

ACCESSIBILITY: Access is via Granville Conner Rd. and Helen Dr., both two lane, local streets with 18' and 13' pavement widths, respectively, within 40' wide rights-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve variance from 135' to 90' at sta 11+25 of the proposed JPE
2. Vertical curve variance from 250' to 180' at sta 12+60 of the proposed JPE
3. Broken back tangent variance from 150' to 107.9' of the proposed JPE

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 11 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

4. The applicant widening Helen Dr. from Granville Conner Rd. to the proposed subdivision entrance to a minimum width of 18'. The widening is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works.
5. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the storm water drainage system.
6. Certification on the final plat by the applicant's engineer that there is 300' of sight distance at the intersection of the proposed JPE and Helen Dr. and at the proposed driveway location for lot 8 on Granville Conner Rd.
7. Note on the plan the required 25' from center line minimum right-of-way dedication on Collier Rd.
8. Correcting the proposed cross section for the JPE to meet public road standards as required
9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation
10. Place a note on the final plat that all lots excluding lot 8 will have access from the internal street system only
11. 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 8 detached residential dwellings on individual lots subject to 2 conditions.**

1. Approval of the rezoning of this site from A (Agricultural) to PR (Planned Residential) at a permitted density equal to or greater than 1.22 du/ac (4-J-07-RZ)
2. Meeting all applicable requirements of the Knox County Zoning Ordinance

COMMENTS:

The applicant has presented a concept plan for 8 lots on this 6.57 acre site. As previously noted, the pavement width of Helen Dr. is 13' to 14'. The staff will recommend that Helen Dr. be widened, at the developer's expense, to a minimum width of 18' from the proposed subdivision entrance to Granville Conner Rd. This will result in a much safer entrance to this project as well as improve the access for all other residents in the area.

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 1.22 du/ac, is consistent in use and density with the recommended zoning of the property.
3. Any school age children living in this development are presently zoned to attend Powell Elementary, Powell Middle School and Powell High School.

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

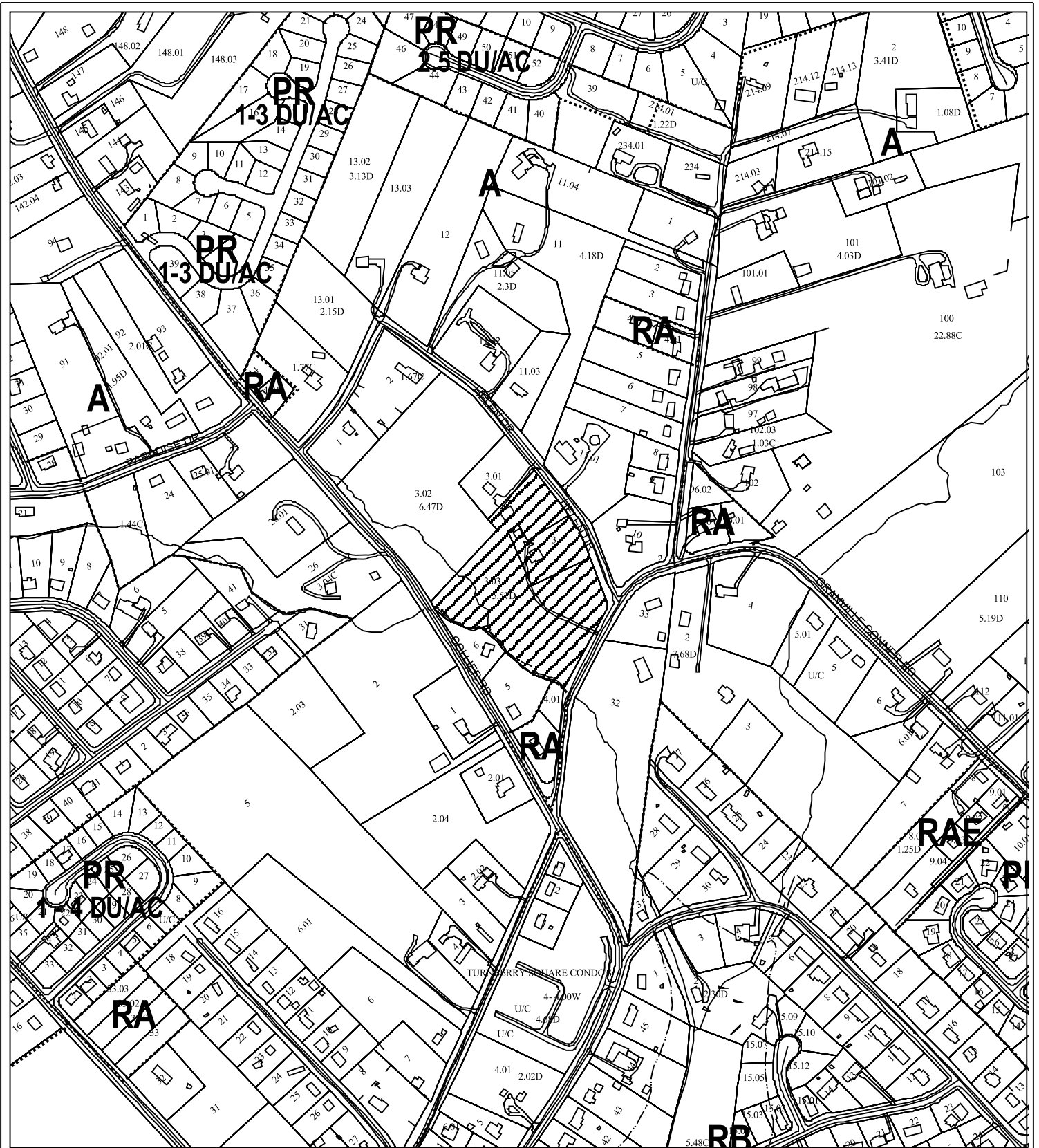
1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The North County Sector Plan proposes this site for low density residential use which may permit a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 1.22 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 North County Sector Plan designates this property for low density residential use. The PR zoning recommended for the property allows consideration of up to 1.22 du/ac or 8 units . The proposed subdivision with its distribution of density on the site and overall density of 1.22 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.



5-SD-07-C/5-D-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached dwellings in PR (Planned Residential)

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

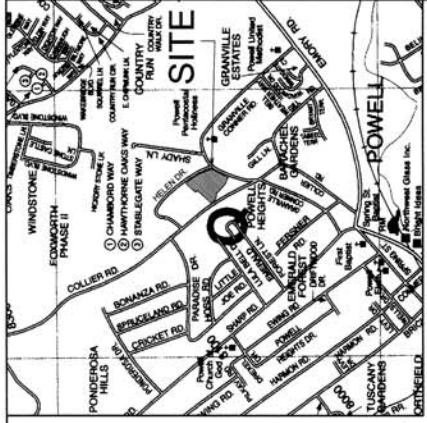
Petitioner: Collier Hills
 Brad Gayer

Map No: 56

Jurisdiction: County



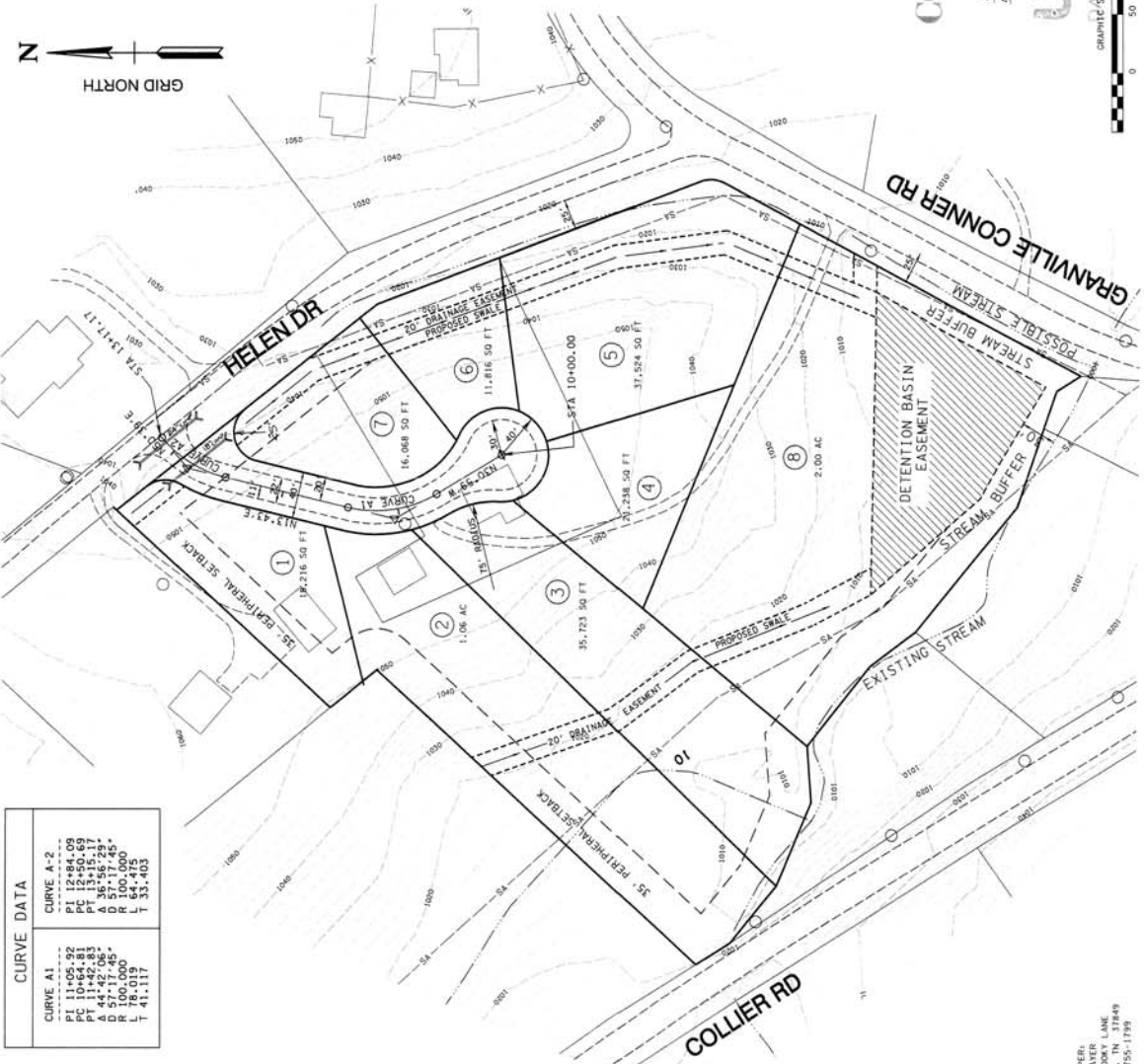
Agenda Item # 17



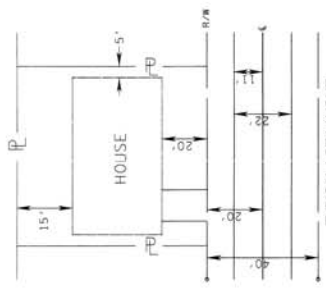
LOCATION MAP

- NOTES:
- 1) SIGHT DISTANCE OF 500 FEET IS AVAILABLE IN EACH DIRECTION ALONG EXISTING ROADS, AND AT PROPOSED DRIVEWAYS.
 - 2) EXISTING CONTOURS FROM K.G.I.S.
 - 3) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
 - 4) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
 - 5) EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR SHALL DEVELOP AN EROSION CONTROL PLAN FROM THE PROJECT SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
 - 6) a. ALL TEMPORARY SEEDING AND/OR SOIL STABILIZATION OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
 - b. ALL CONSTRUCTION OPERATIONS ARE TO BE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNIFICANT EROSION.
 - 7) AN UNDISTURBED RIPARIAN BUFFER ZONE WILL BE MAINTAINED ALONG THE EXISTING STREAM AS SHOWN.
 - 8) ACCESS TO ALL LOTS FROM EXISTING ROAD SYSTEM ONLY.
 - 9) A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE. 7.5' EACH SIDE AS INSTALLED.

CONCEPT PLAN
 5-59-07-C
 5-9-07-JR
U.O.R.
 CLT MAP: 056-C
 GROUP: C
 PARCELS: 003 & 00303
 DEED REFERENCES: 2293-239 &
 INSTR. NUMBER: 19890900019623
 PROPERTY ZONED: PR (PENDING)
 TOTAL ACREAGE: 6.57 AC
 NUMBER OF LOTS: 8
 REVISED
 4-25-07



CURVE DATA	
CURVE A-1	CURVE A-2
PI 11+05.92	PI 12+84.09
PC 10+64.81	PC 12+50.69
PT 11+42.08	PT 13+14.29
A 44°42'08"	A 36°56'23"
D 57'17.45'	D 57'17.45'
R 64.63'	R 64.47'
L 78.019'	L 84.473'
T 41.117'	T 33.403'



TYPICAL LOT LAYOUT (SINGLE FAMILY)

A 15' SETBACK FROM THE SUBDIVISION PERIMETER AROUND THE SUBDIVISION PERIMETER.

I HEREBY CERTIFY THAT SIGHT DISTANCE OF 500 FEET CAN BE ACHIEVED IN BOTH DIRECTIONS ALONG HELEN DRIVE FROM THE PROPOSED JPE ENTRANCE AND ALONG GRANVILLE CONNER ROAD AT THE EXISTING DRIVEWAY ENTRANCE.

Robert G. Campbell
 SURVEYOR
 TENNESSEE CERTIFICATE NO. 1947



DEVELOPER:
 ROBERT G. CAMPBELL & ASSOCIATES, L.P.
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 FAX: (615) 947-2556

NO.	DATE	DESCRIPTION	REVISIONS

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

COLLIER HILLS SUBDIVISION
 CONCEPT PLAN

GENERAL LAYOUT
 PLAN VIEW

CHECKED BY: RGC
 DATE: 04/24/07
 FILE NO.: D1031
 SHEET ONE OF FOUR SHEETS

