



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

▶ **FILE #:** 5-SH-07-C **AGENDA ITEM #:** 21
 5-H-07-UR **AGENDA DATE:** 5/10/2007

▶ **SUBDIVISION:** ORCHARD VIEW SUBDIVISION - REVISED
 ▶ **APPLICANT/DEVELOPER:** HOLROB - DAVIS - SHIPE PARTNERSHIP
 OWNER(S): Holrob Northshore Development GP

TAX IDENTIFICATION: 27 223, 244 & 245
 JURISDICTION: County Commission District 7

▶ **LOCATION:** South side Norris Freeway, east & west sides of Shade Weaver Rd.

SECTOR PLAN: North County
 GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 37.13 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential condominiums

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural. Development in the area consists of detached dwellings on large parcels.

▶ **NUMBER OF LOTS:** 3

SURVEYOR/ENGINEER: Site, Inc.

ACCESSIBILITY: Access is via Shade Weaver Rd. and Highland View Road. Both are classified as local streets. Shade Weaver road has a pavement width of 13' to 14' and Highland View has a pavement width of 16'.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Maximum road grade from 12% to 14% on Shade Weaver Rd.
2. Vertical curve variance from 175' to 225.5' at sta 14+90 of Highland View Rd.
3. Vertical curve variance from 167' to 120' at sta 17+79 of Winesap Way

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-2 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 street names 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 Shade Weaver Rd. from Norris Freeway to Long Hollow Rd. to a minimum width of

20' . The widening is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works. Building permits will not be issued for units 83-100 until this improvement is completed or bonded

5. The applicant widening Highland View Rd to minimum width of 20' from the northern boundary of the site to Shade Weaver Rd. This project is to include the relocation of Highland View Rd. as shown on the concept plan. This work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works. Building permits will not be issued for units 1-82 until this improvement is completed or bonded

6. Place a note on the plan that all intersection grades have been approved by the Knox County Dept. of Engineering and Public Works

7. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the storm water drainage system and any other commonly held assets

8. Correct note #5 to provide the correct map and parcel numbers

9. Certification on the final plat by the applicant's engineer that there is 300' of sight distance at the intersection of Honey Crisp Wy. And Highland View Dr. and at all proposed driveway locations along Shade Weaver Rd.

10. Note on the plan the required 25' from center line minimum right-of-way dedication on Shade Weaver Rd. and Highland View Rd.

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 100 attached residential dwellings subject to 6 conditions.**

1. Prior to obtaining any building permits submit a revised typical landscaping plan that incorporates the use of shrubs, flowering and shade trees for MPC staff review and approval

2. Prior to obtaining any building permits submit an amenities plan that incorporates both active and passive recreational uses for MPC staff review and approval

3. Provide a driveway turn-around for units 83, 88, 89, 91, 92, 95, 97 & 100

4. Approval of the proposed driveway locations for unit 83-100 by the Knox county Dept. of Engineering and Public Works

5. Obtaining the required peripheral boundary setback variance from the Knox County Board of Zoning Appeals.

6. Meeting all other applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

The applicant has present a concept plan for 3 lots on this 37.13 acre site. Lots 1 and 3 will be developed with up to 100 attached residential condominiums. Due to the steep grades of lot 3, the development will be concentrated on lot 1. The developer will designate lot 3 as common area. The applicant will retain lot 2 for the purpose of potentially requesting that it be approved for commercial use as may be permitted in the PR (Planned Residential) zoning regulation.

As part of the development of this site the intersection of Highland View Rd., Shade Weaver Rd. and Norris Freeway will be reworked. At present this is a dangerous three way intersection. The plan calls for relocating Highland View Rd., thereby separating it from Norris Freeway. Additionally, the applicant will be required to widen Shade Weave Rd. to a minimum width of 20' from Norris Freeway to Long Hollow Rd. These improvements will result in a much safer entrance to this project as well as improve the access for all other residents in the area. Staff will recommend that building permits be withheld until the required road improvements have been completed or a bond has been posted with Knox County to guarantee their completion.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed residential development will have minimal impact on local services since water and sewer will be provided to this site.

2. The proposed attached residential development at a density of 2.77 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 Copper Ridge Elementary, Halls Middle School and Halls High School.

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

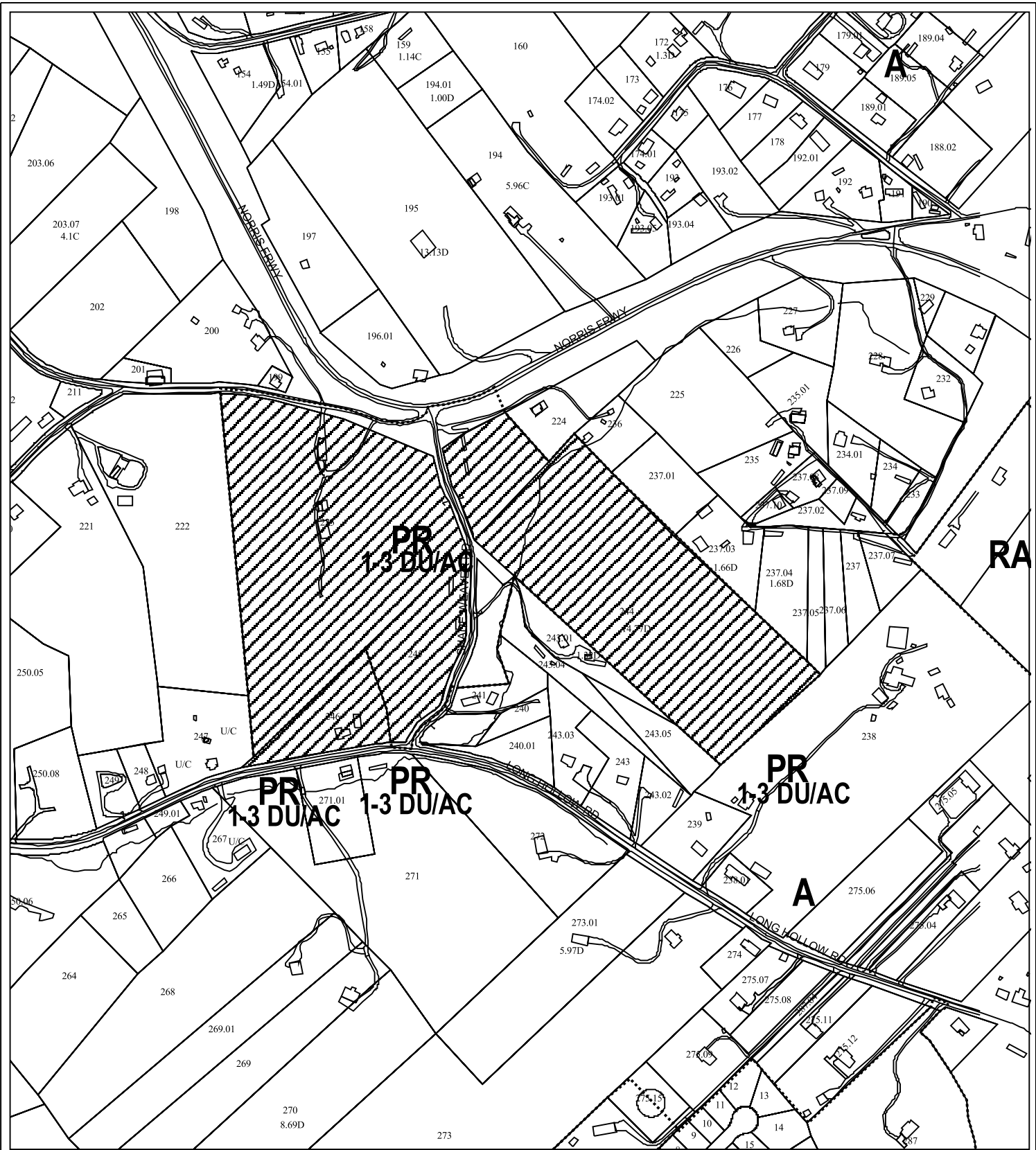
1. The proposed attached residential development meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. 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 2.77 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 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 2.77 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 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-SH-07-C/5-H-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Attached residential development in PR (Planned Residential)

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

Petitioner: Orchard View S.D- Revised
 Holrob - Davis -
 Shipe Partnership
 Map No: 27

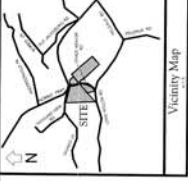
Jurisdiction: County



REVISIONS	DATE	BY	CHKD BY

Orchard View Subdivision
 6th Civil District, Knox County, Tennessee
 Conceptual Site Plan

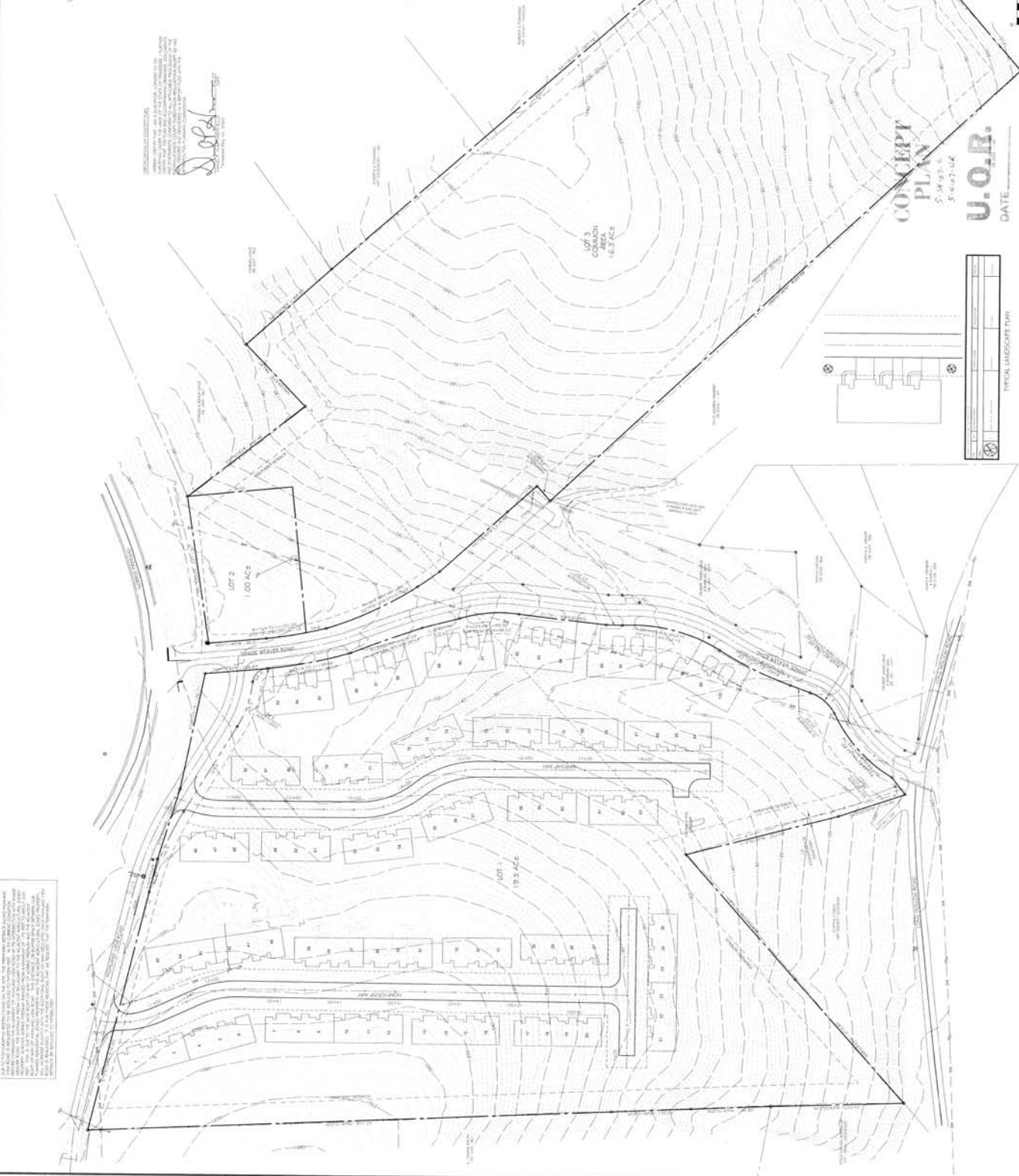
SITE
 INCORPORATED
 2023 Clark Lane, Suite 103
 Knoxville, TN 37912
 (615) 582-1100
 Fax: (615) 582-1100



Doherty

CONCEPTUAL SITE PLAN
 5-19-07
 5-19-07-UR

REVISIONS
 DATE: 5-19-07
 BY: [Signature]
 CHKD BY: [Signature]



ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE UTILITIES SHOWN AND HAS NOT CONDUCTED A FIELD SURVEY OF THE UTILITIES SHOWN AND HAS NOT CONDUCTED A FIELD SURVEY OF THE UTILITIES SHOWN.

