



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

▶ **FILE #:** 10-SC-07-C

AGENDA ITEM #: 15

AGENDA DATE: 10/11/2007

▶ **SUBDIVISION:** HEARTLAND DEVELOPMENT, LLC ON HIGHLAND VIEW RD.

▶ **APPLICANT/DEVELOPER:** HEARTLAND DEVELOPMENT, LLC

OWNER(S): Heartland Development, LLC

TAX IDENTIFICATION: 150 017

JURISDICTION: County Commission District 9

▶ **LOCATION:** North side of Highland View Rd., west of Simpson Rd.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Hinds Creek & Stock Creek

▶ **APPROXIMATE ACREAGE:** 124.68 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

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

▶ **NUMBER OF LOTS:** 119

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Highland View Dr., a minor collector street with an 19' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Reduction of the right-of-way corner radii at the intersection of Road A and Highland View Rd., from 25' to 0'.
2. Horizontal curve variance on Road B at station 3+00, from 250' to 175'.
3. Vertical curve variance on Road A at station 1+00, from 225' to 180'.

STAFF RECOMMENDATION:

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

APPROVE the Concept Plan subject to 5 conditions

1. Meeting all applicable 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 structures will have to be located at least 50' from the top of the sinkholes (closed contour areas) identified on the plat. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is

acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings may be required for any structures within the 50' sinkhole buffer.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. 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.

With the conditions noted, this concept plan meets the requirements for approval in the PR zone.

COMMENTS:

The applicant is proposing to subdivide this 124.68 acre tract into 119 lots at a density of 0.95 du/ac. The Knox County Commission approved the rezoning for this property to PR (Planned Residential) at a density of 1 du/ac on April 25, 2005. A concept plan and use-on-review (4-SF-05-C / 4-H-05-UR) were approved by the Planning Commission for this site on April 14, 2005. Since a final plat has not been approved for the subdivision, the concept plan expired in April of this year. The use-on-review approval is still valid.

This subdivision will be served by subsurface sewage disposal systems. The Knox County Health Department provided a letter with the previous application that identified that severe limitations exist for use of subsurface sewage disposal systems on portions of the site. It is expected that after the high intensity soil survey map is completed, several lots may have to be combined in order to have an acceptable area for utilization of subsurface sewage disposal systems.

This site includes a couple of large sinkholes. A 50' building setback will be required from the top of the sinkholes (closed contour areas). Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings may be required for any structures within the 50' sinkhole buffer.

Due to the number of lots in the proposed subdivision, a traffic impact study was required. Upon review of the traffic impact study, it was determined by MPC and Knox County Department of Engineering and Public Works Staff that there is adequate capacity on the existing roadways to handle the projected traffic and off-site traffic improvements will not be required.

ESTIMATED TRAFFIC IMPACT 1217 (average daily vehicle trips)

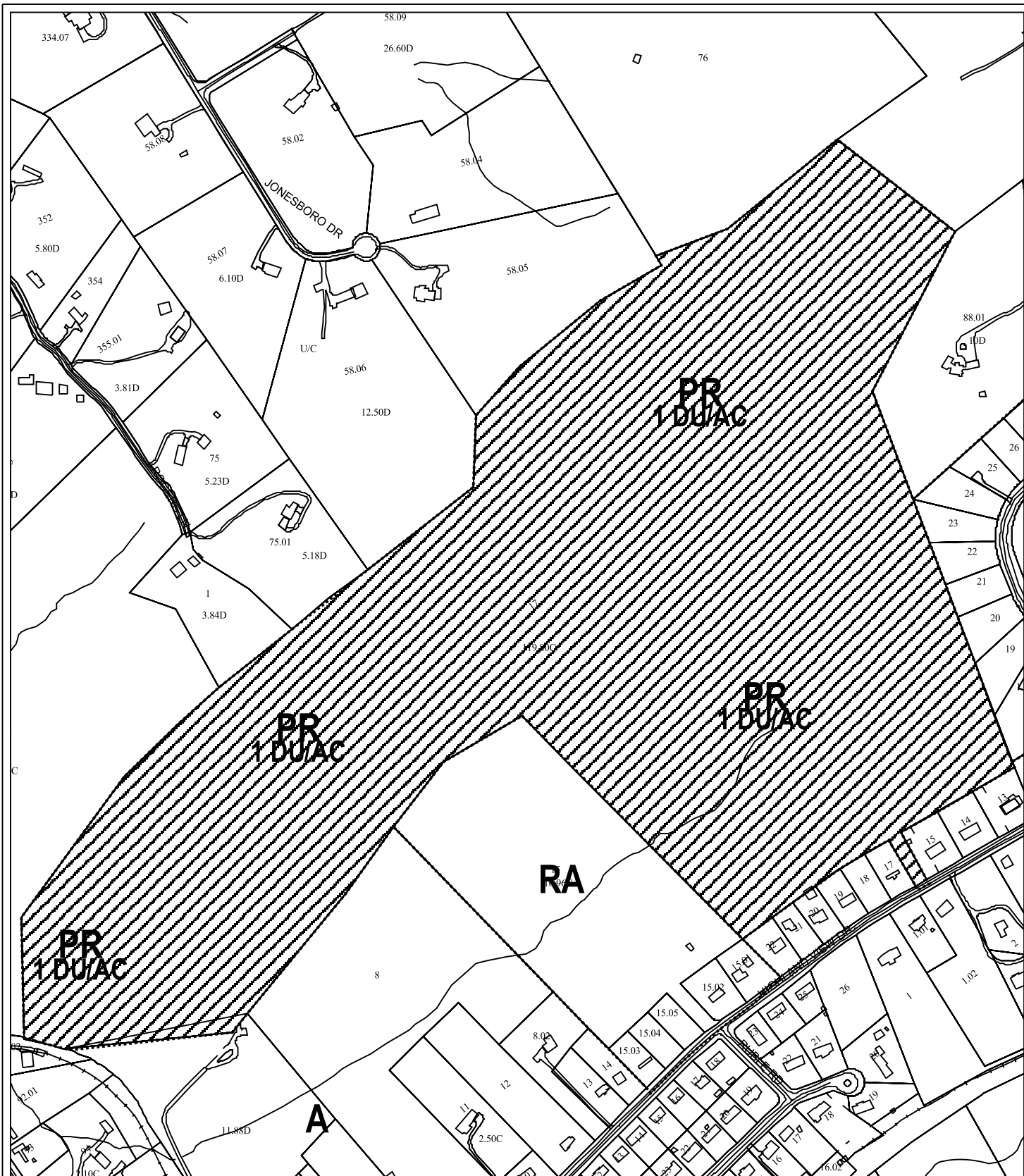
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 45 (public and private school children, ages 5-18 years)

Schools affected by this proposal: New Hopewell Elementary, South-Doyle Middle, and South-Doyle High.


- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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.



10-SC-07-C
CONCEPT PLAN

Subdivision: Heartland Development, LLC on Highland View Rd.
Map No: 150
Jurisdiction: County

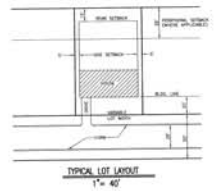
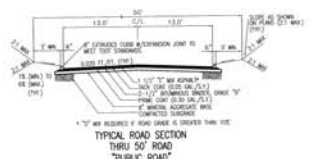
 Approval of a Concept Plan

Original Print Date: 09/27/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





- NOTES:
1. ALL DIMENSIONS ARE FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL LOT CORNERS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. THE PROPERTY LINES APPROXIMATELY 100 FEET ADJACENT TO THE 50' ROAD SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
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VARIANCE
FOR FIG. 2C

CONCEPT
PLAN



CERTIFICATION OF CONCEPT PLAN
I, DAVID S. HAMES, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TENNESSEE, HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAN AND ANY ATTACHED INSTRUMENTS, SPECIFICATIONS, AND EXHIBITS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TENNESSEE. I AM NOT PROVIDING ANY PROFESSIONAL ENGINEERING SERVICES TO ANY OTHER PARTY.

David S. Hames
REGISTERED ENGINEER NO. 31945

OWNER:
HEARTLAND DEVELOPMENT, LLC
c/o BARRY SHULMAN
130 FRACKOOR STREET
KNOXVILLE, TENNESSEE 37985
PHONE: (865) 573-8972



DATE	11/11/07	BY	DAVID S. HAMES
DESCRIPTION	CONCEPT & DEVELOPMENT PLAN FOR HEARTLAND DEVELOPMENT LLC ON HIGHLAND VIEW RD.		
PROJECT NO.	07-111	SHEET NO.	2-25-05
DISTRICT	DISTRICT 9, KNOX COUNTY, TN		
CONTOUR INTERVAL	4'		
TOTAL SHEETS	24055-GP		

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4234 PARTON RD., SUITE 200
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-8972
FAX: (865) 588-8473

4-SF-05-C
4-H-05-UR

DEED REFERENCES: DEED BOOK 1752, PAGE 808
INSTR. #200102020050147