

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

▶ **FILE #:** 6-SI-07-C **AGENDA ITEM #:** 12  
 6-L-07-UR **AGENDA DATE:** 9/13/2007

POSTPONEMENT(S): 6/14/2007-8/9/2007

▶ **SUBDIVISION:** WALKERS GATE (REVISED)

▶ **APPLICANT/DEVELOPER:** SADDLEBROOK, LLC

OWNER(S): Saddlebrook, LLC

TAX IDENTIFICATION: 77 N B 001, 001.01 & 2

JURISDICTION: County Commission District 6

▶ **LOCATION:** North & south sides of Karns Valley Dr., west side of Fairwinds Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 66 acres

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

▶ **EXISTING LAND USE:** Attached residential development and vacant land

▶ **PROPOSED USE:** Attached and detached residential development

SURROUNDING LAND USE AND ZONING: The site is within an area of emerging low density residential development that is occurring under RA and PR zoning.

▶ **NUMBER OF LOTS:** 46

SURVEYOR/ENGINEER: The Campbell Co.

ACCESSIBILITY: Access is via Karns Valley Dr. This is a newly constructed arterial street with a pavement width of 32' within a 70' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Right-of-way dedication on Karns Valley Dr. from 100' to 60'
2. Horizontal curve variances from 250' to 100' at sta 1+20 & from 250' to 150' at sta 5+50 on Wave Tree Ln.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1-4 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 8 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street names which are 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 making the improvements to the Karns Valley Dr. turn lanes as called for in the traffic impact study. All work is to be done under the supervision of the Knox County Dept. of Engineering and Public Works

5. Review and approval of a geotechnical study prior to obtaining any building permits for the condo units shown within the 50' setback from the depression
6. Place a note on the final plat that all lots will have access from the internal road system only
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and storm drainage system.
8. 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 request for up to 46 detached dwellings on individual lots and up to 47 condominium units as shown on the development plan subject to 2 conditions**

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

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use-on-Review.

**COMMENTS:**

On April 13, 2006 MPC approved a use on review for 102 attached residential units on 26.9 acres of this site. The applicant has added 4.7 acres to the site and is now proposing to revise the previously approved plan to include 48 condominiums and 46 detached dwellings, on individual lots, on the north side of Karns Valley Dr. and 47 condominiums on the south side of that road.

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

1. The proposed subdivision and condominium development will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed attached residential subdivision at a density of 4.47 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 Karns Elementary School, Karns Middle School and Karns High School.

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

1. The proposed attached residential subdivision and condominium 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 Northwest 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 4.47 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 Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 5.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 4.47 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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

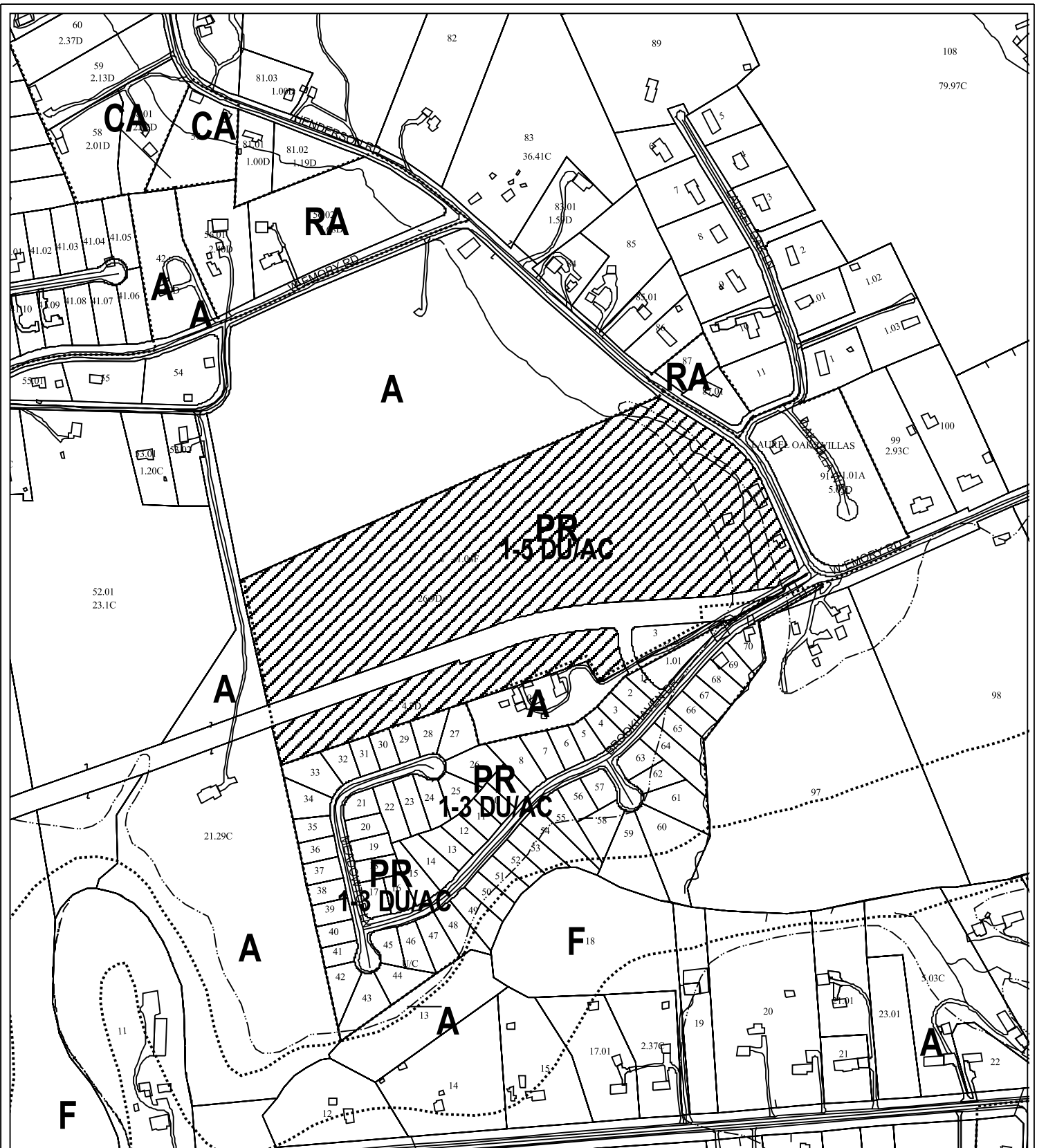
ESTIMATED STUDENT YIELD: 31 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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 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.



6-SI-07-C/6-L-07-UR  
 CONCEPT PLAN/USE ON REVIEW

 Attached and detached residential development in PR (Planned Residential)

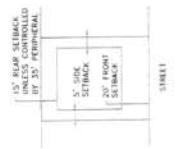
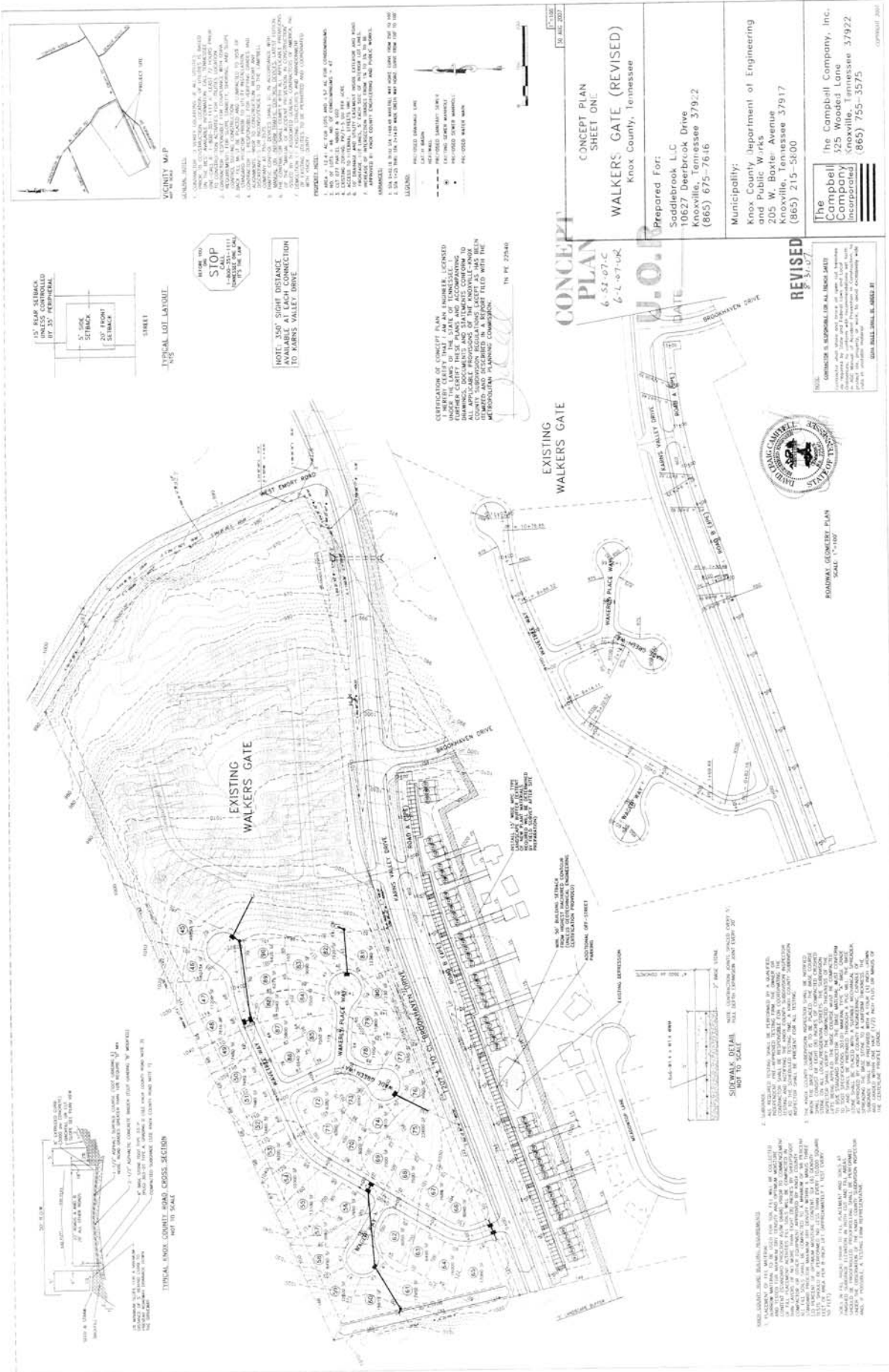
Original Print Date: 06/07/07 Revised: 06/07/07  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Walkers Gate (Revised)  
 Saddlebrook, LLC

Map No: 77

Jurisdiction: County





NOTE: 300' SIGHT DISTANCE AVAILABLE AT EACH CONNECTION TO KARNO VALLEY DRIVE

CERTIFICATION OF CONCEPT PLAN: I AM AN ENGINEER LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I HAVE REVIEWED THE DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO THE REQUIREMENTS OF THE TENNESSEE ENGINEERING BOARD AND COUNTY SUPERVISOR REGULATIONS. I ACCEPT AS TRUE AND CORRECT ALL INFORMATION AND STATEMENTS FILED WITH THE METROPOLITAN PLANNING COMMISSION.

IN PE 22540

CONCEPT PLAN  
SHEET ONE  
WALKERS GATE (REVISED)  
Knox County, Tennessee

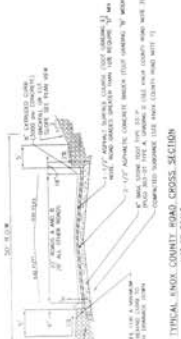
Prepared For:  
Saddlebrook L.L.C.  
Beechbrook Drive  
Knoxville, Tennessee 37912  
(865) 675-7616

Municipality:  
Knox County Department of Engineering and Public Works  
205 W. Baxter Avenue  
Knoxville, Tennessee 37917  
(865) 215-5800

The Campbell Company, Inc.  
125 Woodard Lane  
Knoxville, Tennessee 37922  
(865) 755-3575

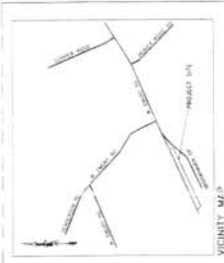


EXISTING CONCEPT PLAN  
SCALE 1"=100'



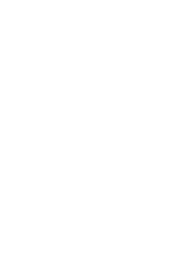
LANDSCAPE: LANDSCAPE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER. THE LANDSCAPE SHALL BE INSTALLED WITHIN THE FRONT YARD AND SHALL BE MAINTAINED AT ALL TIMES. THE LANDSCAPE SHALL BE INSTALLED WITHIN THE FRONT YARD AND SHALL BE MAINTAINED AT ALL TIMES. THE LANDSCAPE SHALL BE INSTALLED WITHIN THE FRONT YARD AND SHALL BE MAINTAINED AT ALL TIMES.

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- GENERAL NOTES:**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, PART 1000, AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONCRETE AND REINFORCING STEEL.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
  3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.
  5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE PROJECT.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND PUBLIC WORKS.
  7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC WORKS.
  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND PUBLIC WORKS.
  9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC WORKS.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND PUBLIC WORKS.

- PROPOSED DRIVEWAY:**
1. DRIVEWAY SHALL BE 12' WIDE.
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TYPICAL CURB AND GUTTER CROSS-SECTION



TYPICAL CURB AND GUTTER CROSS-SECTION



TYPICAL CURB AND GUTTER CROSS-SECTION



**DETAILED CONDOMINIUM CONCEPT PLAN**  
**SHEET TWO**  
**WALKERS GATE (REVISED)**  
 Knox County, Tennessee

Prepared For:  
 Saddlebrook LLC  
 10627 Deerbrook Drive  
 Knoxville, Tennessee 37922  
 (865) 675-7645

Municipality:  
 Knox County Department of Engineering and Public Works  
 205 W. Baxter Avenue  
 Knoxville, Tennessee 37917  
 (865) 215-5810

The Campbell Company, Inc.  
 325 Wooded Lane  
 Knoxville, Tennessee 37922  
 (865) 755-3375

NOTE: 350' SHIRT DISTANCE TO KARRIS VALLEY DRIVE

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17 JUL 2007

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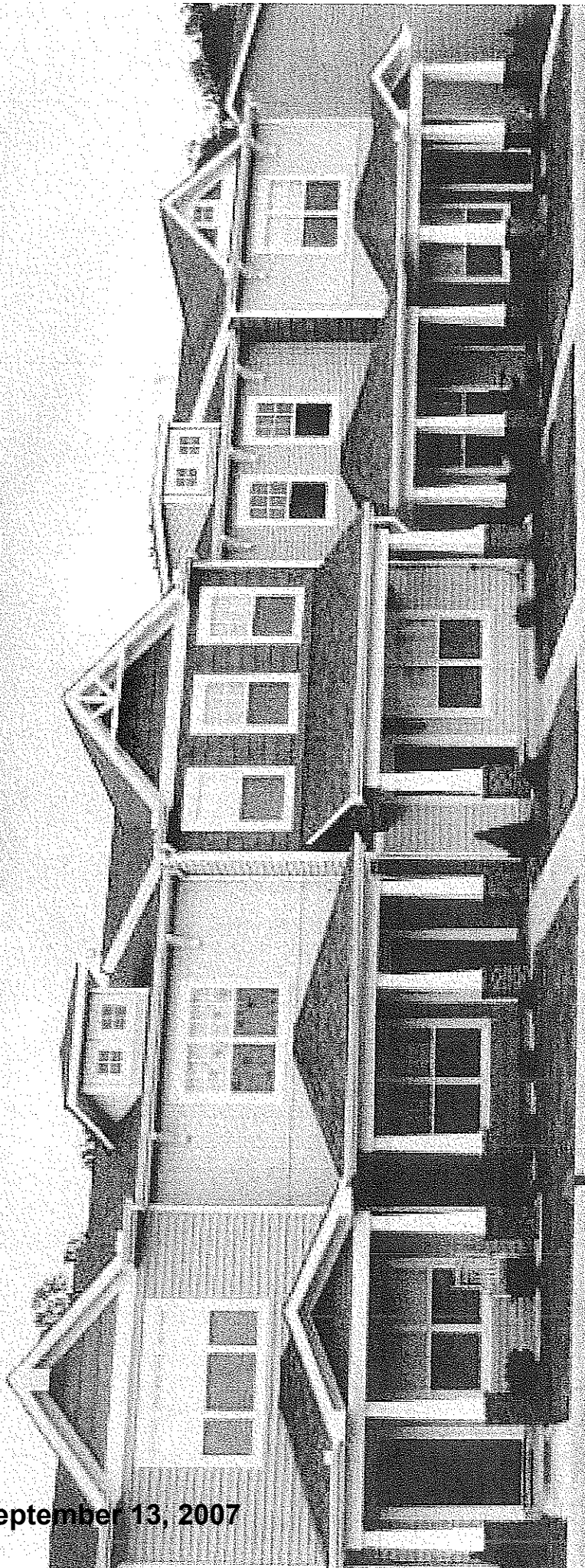
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