



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

▶ **FILE #:** 9-SI-07-C
9-P-07-UR

AGENDA ITEM #: 24
AGENDA DATE: 9/13/2007

▶ **SUBDIVISION:** GOVERNORS LANDING FORMERLY HOLSTON TOWNE
▶ **APPLICANT/DEVELOPER:** THE FULLER GROUP
OWNER(S): The Fuller Group

TAX IDENTIFICATION: 83 048
JURISDICTION: County Commission District 8

▶ **LOCATION:** West side of E. Gov. John Sevier Hwy., south of Holbert Ln.

SECTOR PLAN: East County
GROWTH POLICY PLAN: Planned Growth Area
WATERSHED: Holston River

▶ **APPROXIMATE ACREAGE:** 33.02 acres

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

▶ **EXISTING LAND USE:** Vacant land

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

SURROUNDING LAND USE AND ZONING: The surrounding property is zone A agricultural and F-1 Floodway. Development in the area consists of detached single family dwellings. The Holston River forms the northwestern boundary of the site.

▶ **NUMBER OF LOTS:** 14

SURVEYOR/ENGINEER: Robert G. Campbell

ACCESSIBILITY: Access is via E. Governor John Sevier Hwy. a three lane arterial street at this location.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Horizontal curve variances from 250' to 152.5' at sta 21+87, from 250' to 200' at sta 26+95, from 250' to 175' at sta 31+24 and from 250' to 200' at sta 46+11 on Governors Circle
2. Horizontal curve variances 250' to 100' at sta 11+04 and from 250' 150' at sta 14+35 on Madison Avenue
3. Broken back curve tangent variance from 150' to 91' on Governors Circle between sta 43+50 & sta 44+43

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-4 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the concept plan subject to 14 conditions

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

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

3. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Provision of separate right and left turn lanes On Madison Av. at the intersection with E. Governor John Sevier Hwy.
6. Placing the note on the concept and development plans dealing with construction within the depressed area on the final plat. MPC staff reserves the right to recommend changes to the text of this note prior to final plat approval.
7. Soil testing, by a qualified geotechnical engineer, of each proposed building site that is located within 50' of the depressed area
8. Review and approval of each building permit for dwellings to be located within 50' of the depressed area by the Knox County Dept. of Engineering and Public Works
9. Provision of 300' of sight distance at each proposed driveway entrance
10. Provision of sight distance easements as required by the Knox County Dept. of Engineering and Public Works
11. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation and the Tenn. Valley Authority
12. All sidewalks are to be constructed as shown on the development plan. All sidewalk construction must be ADA compliant
13. Obtaining a Tenn. Dept. of Transportation entrance permit
14. 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 request for up to 14 detached dwellings on individual lots and 106 attached residential condominiums as shown on the development subject to 3 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.
- A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to issuance of any building permits.

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:

The applicant is now proposing to develop a 106 unit condominium project along with 14 lots for detached dwellings on this 33.3 acre site. Previously, the MPC has approved a plan for 161 condominiums on this site (6-G-05-UR). The property is being proposed to be developed at 3.64 dwellings per acre.

A large depression is located on the site. In order to develop within the depress area the applicant will be required to have a qualified geotechnical engineer certify the suitability and stability of each building site. This will necessitate that intensive soil testing be completed before grading and building permits can be issued. The Knox County Dept. of Engineering and Public Works will have to review and approve the issuance of each building permit for any structure that will be located within 50' of the depressed area.

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

1. The proposed development will have minimal impact on local services since all utilities can be provided to serve this site.
2. The proposed mixed residential development is consistent in use and density with the zoning of the site.
3. Access to this project will be limited to John Sevier Hwy. via the internal road system of the project.

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

1. The proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposed development 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. The use will not draw additional traffic through residential areas.

3. The recommended density of this site is 1-5 dwellings per acre. The proposed 3.64 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 5 du/ac. which is consistent with the Sector Plan and the other development found in the area.

ESTIMATED TRAFFIC IMPACT 1175 (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.

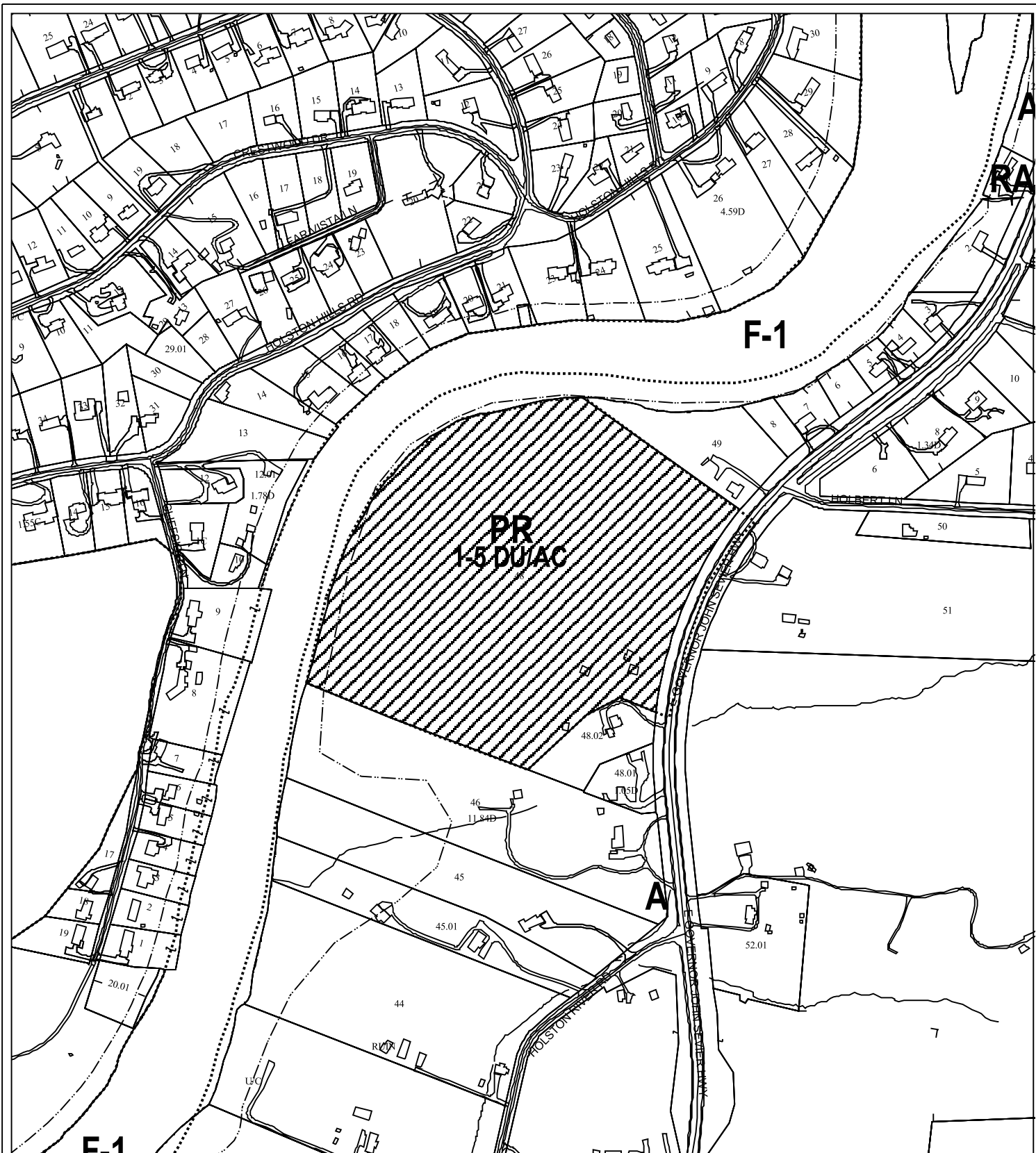
ESTIMATED STUDENT YIELD: 45 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter 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.



9-SI-07-C/9-P-07-UR
CONCEPT PLAN/USE ON REVIEW

 Attached and detached residential development in PR (Planned Residential)


Original Print Date: 08/28/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Holston Towne - Revised
The Fuller Group

Map No: 83

Jurisdiction: County

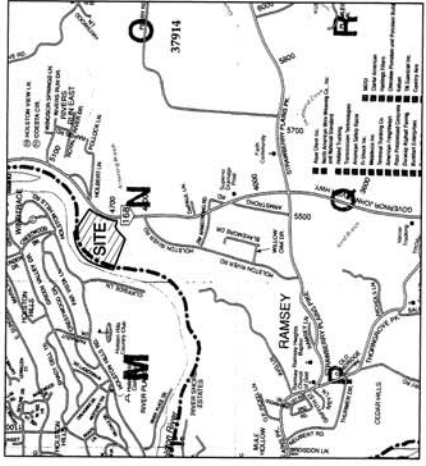
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CONCEPT PLAN / USE ON REVIEW
GOVERNORS LANDING
DISTRICT NO. EIGHT
KNOX COUNTY, TENNESSEE
CLT: 083
PARCELS: 048

ENGINEER:
 ROBERT G CAMPBELL AND ASSOCIATES, L.P.
 5223 AGGART LANE
 KNOXVILLE, TN 37923
 PHONE: (865) 947-5396
 FAX: (865) 947-7556

DEVELOPER/OWNER:
 GLJY, LLC
 9050 EXECUTIVE PARK DR.
 KNOXVILLE, TN 37923
 CONTACT: TRAVIS FULLER
 (865) 339-3639



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 FURTHER CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAN AND ALL APPROPRIATE STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE TENNESSEE SURVEYING ACT AND ALL OTHER APPLICABLE LAWS. THIS PLAN HAS BEEN PREPARED AND DESCRIBED IN A REPORT WITHIN THE JURISDICTION OF THE TENNESSEE SURVEYING BOARD.
 SURVEYOR: *James M. Hill*
 TENNESSEE CERTIFICATE NO. 1947



MPC FILE:
 9-S1-07-C
 9-P-07-02
 Framework "Hastrow Towne"

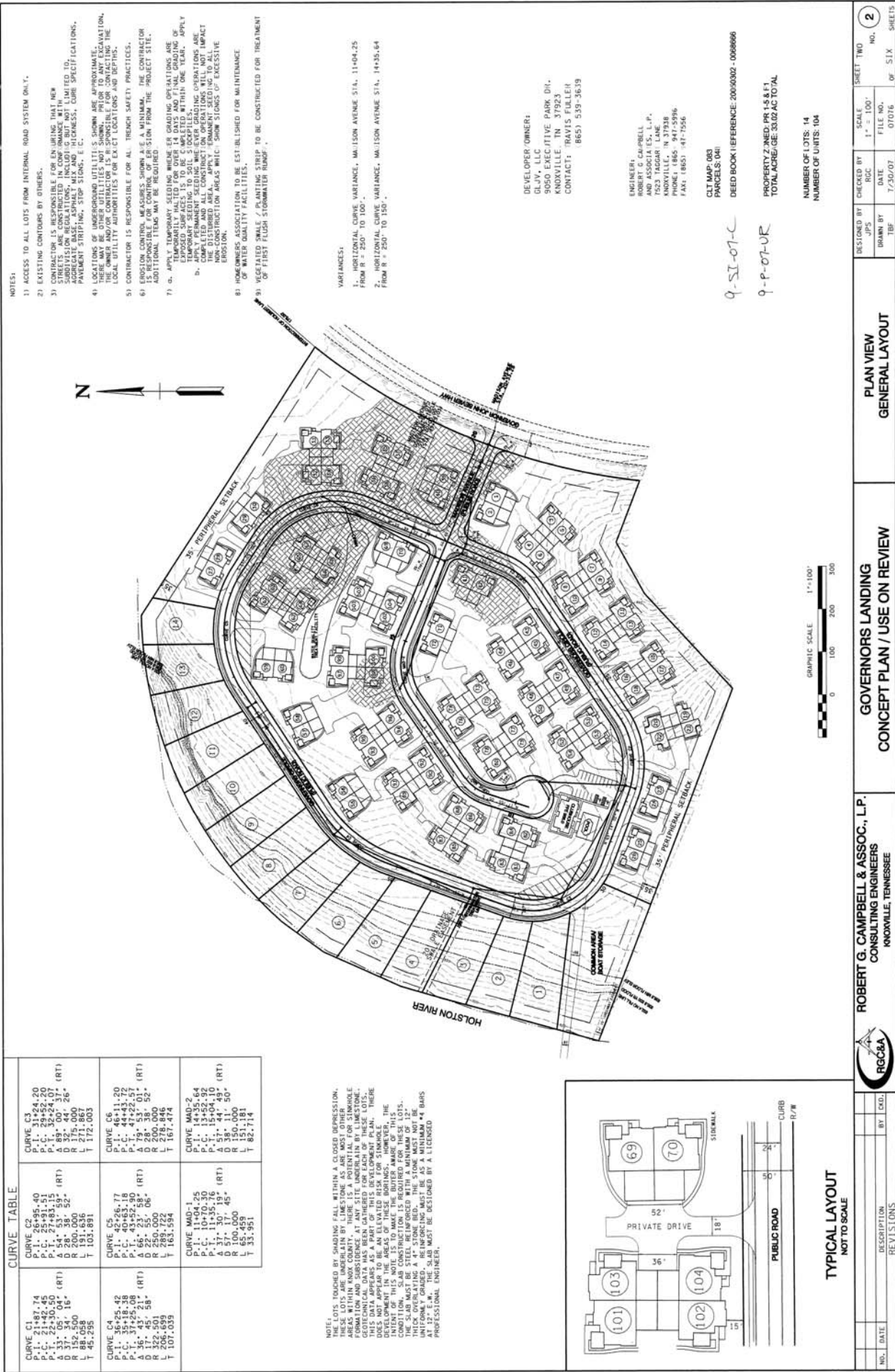
CONCEPT
 PLAN

R.G.C.
 STATE SURVEYOR

REVISED

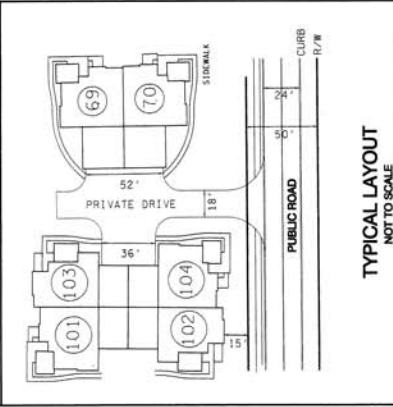


ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

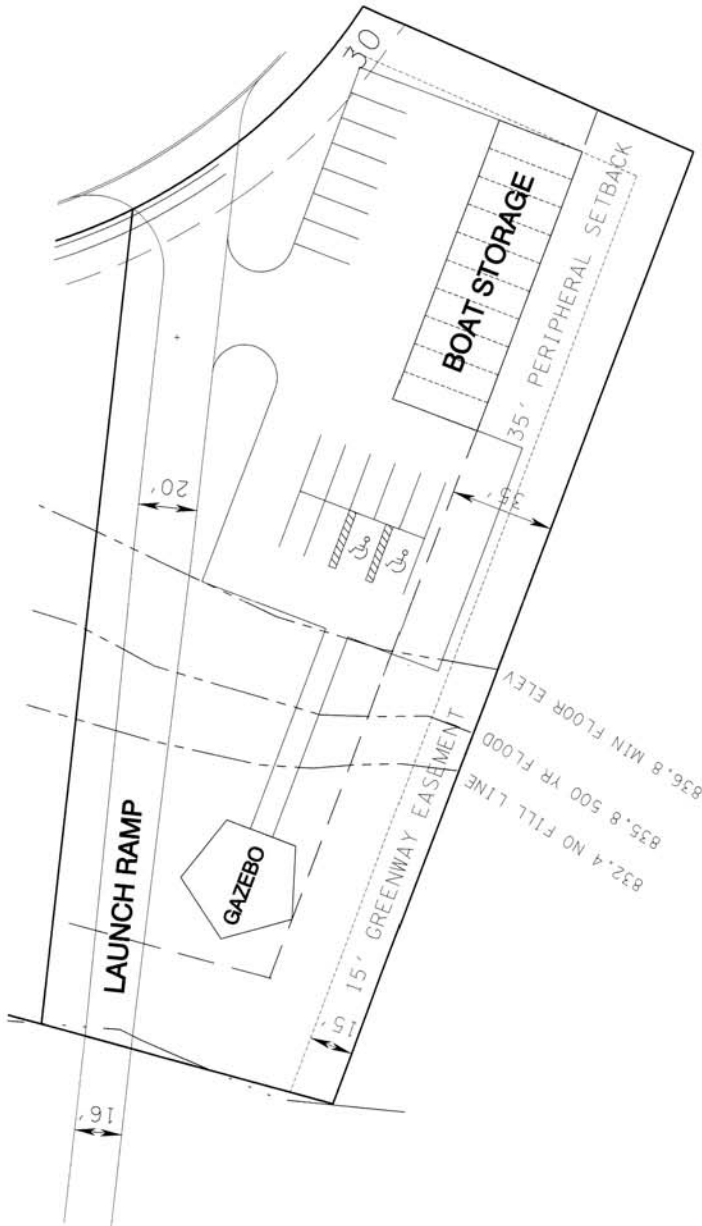


CURVE TABLE		
CURVE C1 P.C. 21+82.44 P.T. 22+30.50 (RT) D 37' 54" 14" R 152.500 T 46.598	CURVE C2 P.C. 25+91.31 P.T. 27+81.15 (RT) D 38' 38" 52" R 200.000 T 103.891	CURVE C3 P.C. 28+52.20 P.T. 32+24.07 (RT) D 32' 44" 26" R 175.000 T 112.003
CURVE C4 P.C. 35+78.38 P.T. 37+25.08 (RT) D 37' 45" 54" R 200.000 T 107.039	CURVE C5 P.C. 40+63.18 P.T. 43+52.80 (RT) D 22' 55" 06" R 250.000 T 163.554	CURVE C6 P.C. 44+33.70 P.T. 47+22.57 (RT) D 28' 38" 52" R 200.000 T 167.474
CURVE MAD-1 P.C. 10+70.30 P.T. 11+35.16 (RT) D 57' 37" 45" R 100.000 T 33.931	CURVE MAD-2 P.C. 15+52.92 P.T. 15+04.10 (RT) D 38' 11" 50" R 150.000 T 82.714	CURVE MAD-3 P.C. 15+52.92 P.T. 15+04.10 (RT) D 38' 11" 50" R 150.000 T 82.714

NOTE: LOTS TRIGGERED BY GRADING FALL WITHIN A CLOSER REDEVELOPMENT AREA WITHIN KNOX COUNTY. THERE IS A POTENTIAL FOR SIMILAR DEVELOPMENT IN THE AREAS OF THESE LOTS. THIS DATA APPEARS AS A PART OF THIS DEVELOPMENT PLAN. DEVELOPMENT IN THE AREAS OF THESE BORDERS, HOWEVER, THE CONDITION OF THE LOTS AND THE REDEVELOPMENT OF THESE LOTS. THE SLAB MUST BE STEEL REINFORCED WITH A MINIMUM OF 12" UNIFORM GRADING. REINFORCING MUST BE AS A MINIMUM 4" BARS AT 12" E.M. THE SLAB MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.



HOLSTON RIVER



9-SI-07-C
9-P-07-UR

NO. DATE		DESCRIPTION		BY		CHKD.	
REVISIONS							
ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE				GOVERNORS LANDING CONCEPT PLAN / USE ON REVIEW			
PLAN VIEW BOAT STORAGE AREA DETAIL				DESIGNED BY: [] CHECKED BY: [] DATE: [] DRAWN BY: [] TBF: []			
SCALE		1" = 20'		SHEET TWO A		NO. 2A	
FILE NO.		07016		OF		SIX SHEETS	