



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

▶ **FILE #:** 11-SD-08-C **AGENDA ITEM #:** 14
11-J-08-UR **AGENDA DATE:** 12/11/2008

POSTPONEMENT(S): 11/13/2008

▶ **SUBDIVISION:** HEARTLAND DEVELOPMENT ON HIGHLAND VIEW DRIVE

▶ **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 Dr., west of Chapman Highway.

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:** 169

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. Intersection property line corner radius on both sides of Road A at Highland View Dr., from 25' to 0'.
2. Horizontal curve radius on Road B at STA 3+00, from 250' to 175'.
3. Vertical curve variance on Road A at STA 1+00, from 225' to 150'.

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 13 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. Building 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. The geotechnical study must be completed prior to final plat approval for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes.
5. Revising the concept plan to provide right-of-way for the turnaround at the western end of Road C (stub-out street to adjoining property) subject to approval of the Knox County Department of Engineering and Public Works.
6. The final plat shall include a notation that the western end of Road C is designed as a stub-out street that will extend into the adjoining property if it is developed as a subdivision. At a minimum the notation must be identified on the plat at the street ending.
7. Prior to opening Road C for public use, a sign, at least three square feet in area, shall be placed at the end of the street identifying that this street may be extended as a through street in the future. The sign specifics (wording, materials and size) are subject to approval by the Knox County Department of Engineering and Public Works.
8. At the design plan stage of the development, providing details for the boulevard design of Road A from the entrance to the intersection with Road B, subject to approval by the Knox County Department of Engineering and Public Works.
9. Installing the recommended improvements from the Traffic Impact Study including the improvements at Chapman Highway and Highland View Rd. as identified in the Planning Commission Staff's comment letter dated October 27, 2008. The design details and timing of installation of improvements to be determined and approved by the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision.
10. Site grading for access to each lot shall be confined to the specific lot unless an off-site grading easement is obtained. Driveways shall not exceed a maximum grade of 20%.
11. The design plan for the subdivision must address permanent stabilization of the graded slope in the area of Lots 52, 53 and the common area in between.
12. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
13. 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 development plan for up to 169 detached residential units on individual lots subject to 3 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Any future trail system in the common area is subject to approval by Planning Commission and Knox County Department of Engineering and Public Works Staff.
3. The common area shall remain undisturbed except for clearing and grading associated with approved drainage or recreational amenities.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review in the PR Zoning District.

COMMENTS:

The Planning Commission had approved a concept plan for this site on October 11, 2007 for 119 lots at a density of 0.95 du/ac. That concept plan included the proposal that all lots would be served by subsurface sewage disposal systems. Following a recommendation from the Knox County Health Department that the applicant consider extending sewer service to this site, the applicant requested a rezoning for the property to increase the maximum density for the property from 1 du/ac to 2 du/ac. On March 24, 2008 the Knox County Commission approved a density increase up to 1.47 du/ac for this property that is zoned PR (Planned Residential). The property was originally rezoned to PR (Planned Residential) at a density of 1 du/ac on April 25, 2005.

The applicant has now submitted a revised concept plan that subdivides this 124.68 acre tract into 169 lots at a density of 1.36 du/ac. This revised plan in most cases follows the previous street layout.

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.

Due to the number of lots in the proposed subdivision, a traffic impact study was required. Recommended improvements are identified in the Traffic Impact Study with improvements at Chapman Highway and Highland View Rd. being identified in the Planning Commission Staff's comment letter dated October 27, 2008. The design details and timing of installation of improvements are to be determined and approved by the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision. Since the property only has one access and exceeds 150 lots, Staff has required a stub-out street (Road C) that will allow for an extension of the street to the property to the west and allow for a second access out to Highland View Dr. if that property is developed as a subdivision. Conditions have been recommended that would identify this possible future street connection on the final plat and by signage at the physical street end.

Due to the steeper slopes along the northern side of the property, Staff has worked with the applicant in having this area designated as common area. This area can include hiking trails as a future amenity. A picnic and pavilion area is included in the common area between lots 41 and 42. The common area is primarily made up of soils that have a high (unstable) soil slip potential.

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 utilities are in place to serve this site. The site will be served by subsurface sewage disposal systems.
2. Upon review of the traffic study, it has been determined by MPC and Knox County Department of Engineering and Public Works Staff that there will be adequate capacity on the existing roadway to handle the projected traffic and off-site traffic with the recommended improvements.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision 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 since the subdivision has direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan identifies this property as low density residential with a slope protection area. The site is located in the Rural Area of the Growth Policy Plan. The PR zoning as amended will allow a density up to 1.47 du/ac. With a proposed density of 1.36 du/ac, and with the steeper portion of the site being identified as common area, the proposed subdivision is consistent with the Sector Plan and Growth Policy Plan

ESTIMATED TRAFFIC IMPACT 1680 (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.

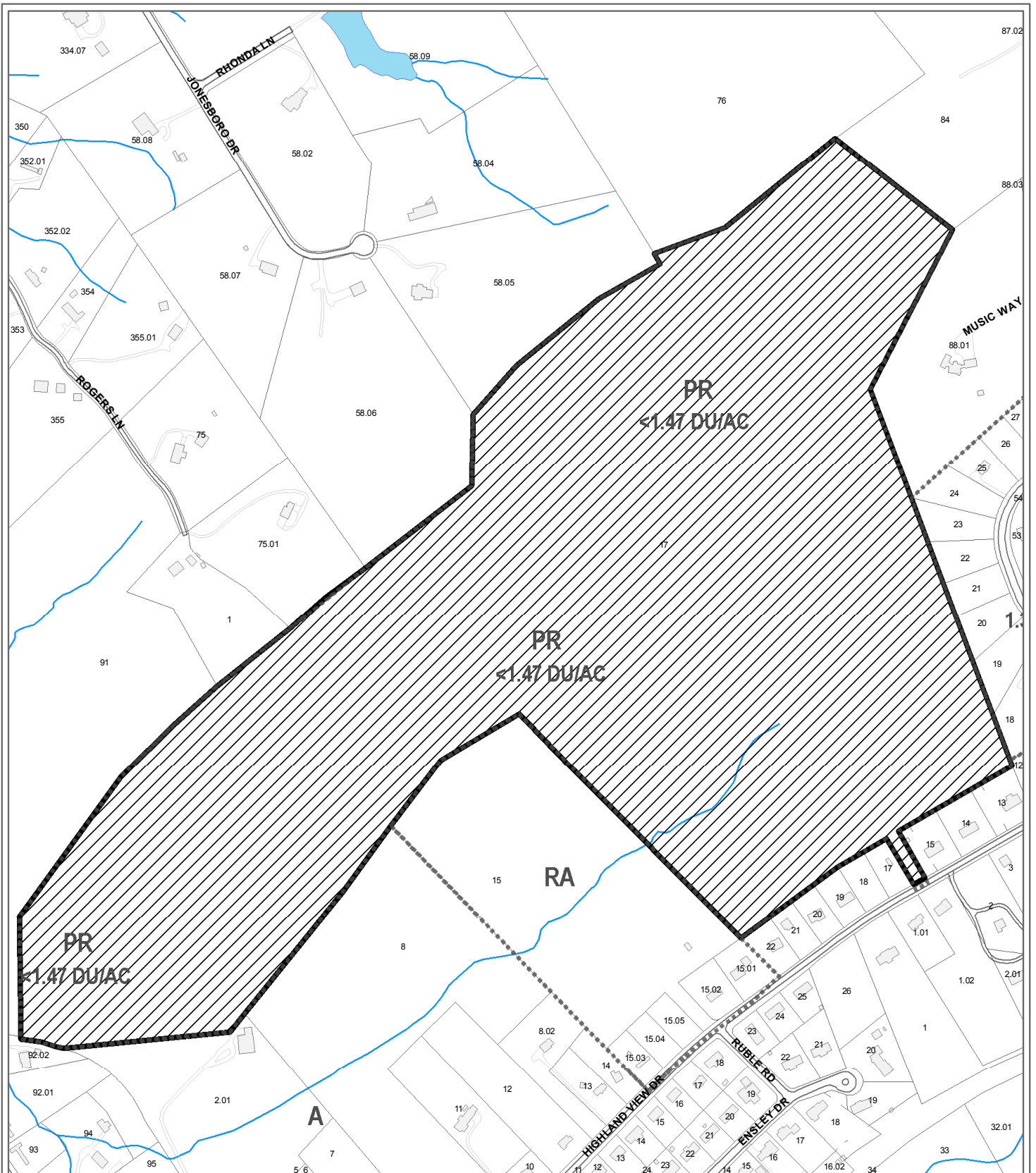
ESTIMATED STUDENT YIELD: 64 (public and private school children, ages 5-18 years)

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

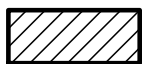
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 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.



**11-SD-08-C / 11-J-08-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

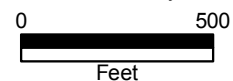
Original Print Date: 10/28/2008
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Heartland Development, LLC
Heartland Development on
Highland View Drive

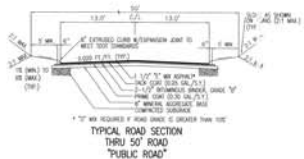
Map No: 150

Jurisdiction: County





- NOTES:
1. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED ON THIS PLAN.
 2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 11. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 12. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 13. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 14. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 15. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 16. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 17. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 18. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 19. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 20. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.



CORPORATION OF CONCEPT PLAN
 I, DAVID B. HIMES, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TENNESSEE, HEREBY CERTIFY THAT I AM THE REGISTERED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE PREPARATION OF THIS CONCEPT PLAN. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I AM PROVIDING THIS INFORMATION AS A SERVICE TO THE CLIENT AND AS A PART OF MY PROFESSIONAL OBLIGATION. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I AM PROVIDING THIS INFORMATION AS A SERVICE TO THE CLIENT AND AS A PART OF MY PROFESSIONAL OBLIGATION.

David B. Himes
 REGISTERED ENGINEER
 LICENSE NO. 022475

OWNER:
 HEARTLAND DEVELOPMENT, LLC
 c/o HARRY STELLAR
 130 PLEASANT HILL RD
 MEMPHIS, TENNESSEE 38114
 PHONE: (901) 753-8872



DATE	DESCRIPTION
11/14/08	REVISED CONCEPT DEVELOPMENT PLAN FOR HEARTLAND DEVELOPMENT, LLC ON HIGHLAND VIEW RD.
01/15/09	AS SHOWN ON 192
01/15/09	01/15/09

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 1000 UNIVERSITY BLVD
 MEMPHIS, TENNESSEE 38117
 PHONE: (901) 758-4477
 FAX: (901) 586-4477

REVISED
 11/14/08

11-SD-08-C
 11-J-08-UR

DEED REFERENCES: DEED BOOK 1752, PAGE 856
 INSTR. #20010202005147





 HEARTLAND DEVELOPMENT, LLC
 c/o BARRY S. IULIAN
 20 PLEASANT CREEK
 MEMPHIS, TENNESSEE 38115
 PHONE: (901) 575-8872

REVISED
 11/20/08

11-20-08-C
 11-20-08-02



NO.	DATE	BY	DESCRIPTION
1	11-20-08	DA	ISSUED FOR PERMIT

GRADING & DRAINAGE PLAN FOR
 HEARTLAND DEVELOPMENT, LLC
 ON HIGHLAND VIEW RD.

DISTRICT 9, KNOX COUNTY, TN
 CONTRACT NO. 24055-GP
 SHEET 2 OF 4 SHEETS

DAYTON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4220 VANDERBILT DRIVE
 ANNANDALE, TENNESSEE 37030
 PHONE: (615) 588-8472
 FAX: (615) 588-8473