



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

▶ **FILE #:** 2-D-08-UR

AGENDA ITEM #: 80

AGENDA DATE: 2/14/2008

▶ **APPLICANT:** WANIS RGHEBI

OWNER(S): TC & B DEVELOPMENT

TAX ID NUMBER: 46 069 & 069.01

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side of Heiskell Rd., northwest of E. Copeland Dr.

▶ **APPX. SIZE OF TRACT:** 7 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Heiskell Rd., a minor arterial street with 18' to 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Bullrun & Beaver Creeks

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

▶ **EXISTING LAND USE:** Vacant residences

▶ **PROPOSED USE:** Residential condominiums

4.28 du/ac

HISTORY OF ZONING: This property was rezoned to PR in February of 2007 (2-K-07-RZ/2-B-07-SP)

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural) & PR (Planned Residential)

South: Residences / A (Agricultural)

East: Residences / A (Agricultural) & RA (Low Density Residential)

West: Residences / A (Agricultural) & RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area has developed with low density residential uses under the A and RA zoning districts.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 30 residential condominium units in the PR (Planned Residential) zoning district, subject to the following 10 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
5. Installing of proposed landscaping within six months of the issuance of occupancy permits for each unit, or posting a bond with Knox County Engineering guaranteeing such installation.
6. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.

7. As part of the grading plan, certification by the applicant's surveyor that there is the required 400' of sight distance in both directions along Heiskell Rd. at the development's entrance. The bank along Heiskell Rd. may need to be graded in order to achieve adequate sight distance and field verified by Knox County Engineering and Public Works prior to the issuance of a building permit.
8. Place a note on the development plan that all units will have access only to the internal street system.
9. No structure shall be placed within 50' of the last closed contour of the on-site sinkhole.
10. Recording a plat that combines parcels 69 and 69.01.

With the conditions noted above, this request meets all criteria for approval of a use on review in the PR zoning district.

COMMENTS:

The applicant is requesting approval of a 30 unit condominium development. The development will access Heiskell Road and have a private interior roadway. A previous use-on-review was approved for 29 units in July of 2007 (7-B-07-UR). There is a significant sinkhole located in the southeast corner of the property. The applicant will not be allowed to build within 50' of the last closed contour of that sinkhole.

Upon field review, sight distance appeared to be an issue. The applicant may be required to grade the bank along Heiskell Rd., near the proposed entrance in order to obtain adequate sight distance. This grading will have to be field verified by the Knox County Department of Engineering and Public Works prior to the issuance of a building permit.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposal is denser compared to the scale and intensity of adjacent development and zoning patterns. However, in terms of traffic, the impact will be minimal due to the fact that this development is approximately 800' from the intersection of Heiskell Rd. and Copeland Dr., both of which have sufficient capacity to handle the traffic which will be generated by this development.
3. The proposed condominium development will place minimal additional demand on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed condominium development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The use will not draw a substantial amount of additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes low density residential uses for the site, which is consistent with the proposed 4.28 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 323 (average daily vehicle trips)

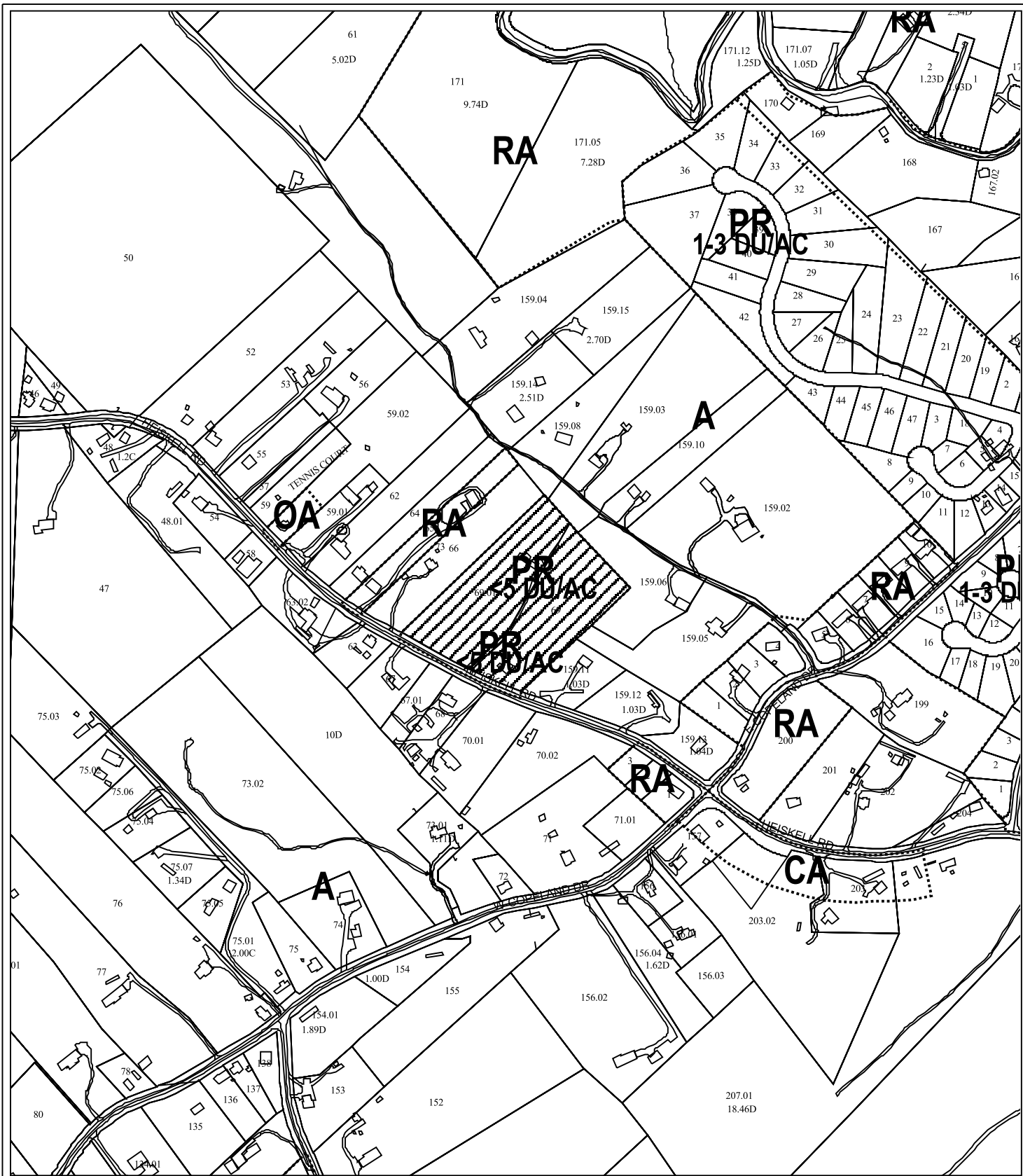
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (public and private school children, ages 5-18 years)


Schools affected by this proposal: Copper Ridge Elementary, Powell Middle, and Powell 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 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. Appellants have 30 days to appeal an MPC decision in the County.



2-D-08-UR
 USE ON REVIEW

 Residential condominiums in PR (Planned Residential)

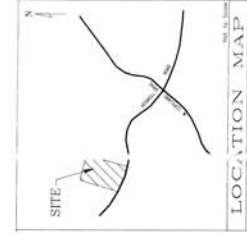
Original Print Date: 01/28/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Wanis Rghebi

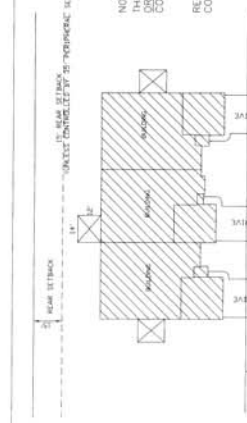
Map No: 46

Jurisdiction: County





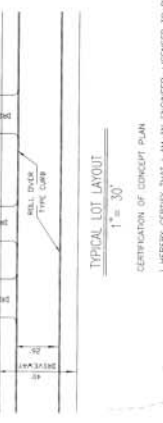
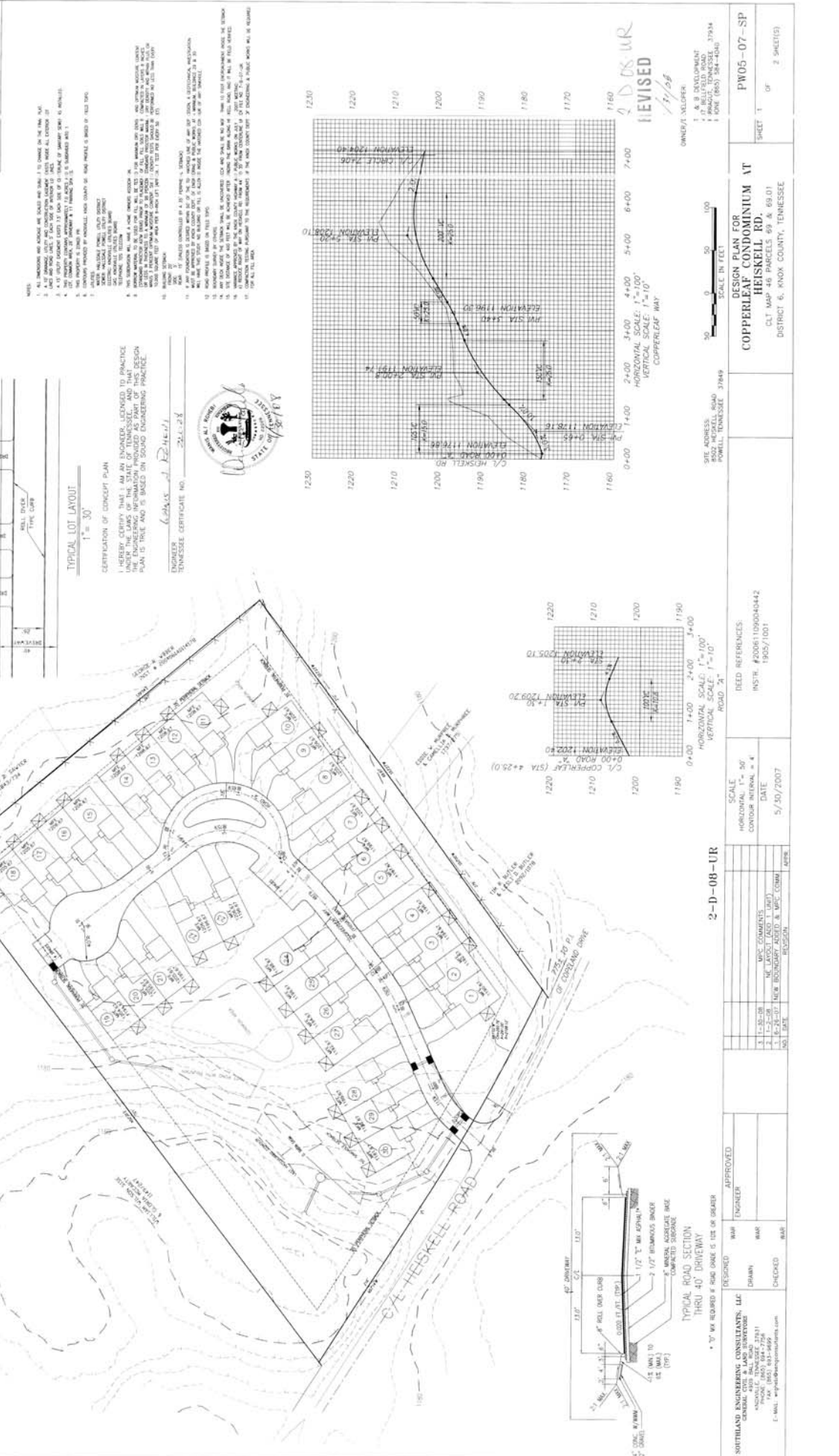
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT THE TENSILE ENGINEER AT 1-800-351-1111 RECORD AND SAVE YOUR CONFIRMATION NUMBER.



CERTIFICATION OF CONCEPT PLAN
I, HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE IN THE STATE OF TENNESSEE, AND THAT THE DESIGN AND CONSTRUCTION OF THIS CONCEPT PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.

ENGINEER: *Keith A. P. [Signature]*
TENNESSEE CERTIFICATE NO. 22,112,23

NOTES:
1. ALL PROVISIONS ARE BASED ON THE 1995 EDITION OF THE TENSILE ENGINEERING MANUAL.
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DESIGNED: [Signature]
ENGINEER: [Signature]
DRAWN: [Signature]
CHECKED: [Signature]

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

DEED REFERENCES:
INSTR. #20061100040442
1905/1001

SCALE:
HORIZONTAL: 1" = 50'
CONTOUR INTERVAL: 4'

DATE: 5/30/2007

DESIGNED: [Signature]
ENGINEER: [Signature]
DRAWN: [Signature]
CHECKED: [Signature]

OWNER: J. D. OSBORNE
17 BELLEFLORE
17 BELLEFLORE ROAD
17 BELLEFLORE ROAD
17 BELLEFLORE ROAD

DESIGN PLAN FOR:
COPPERLEAF CONDOMINIUM AT
HESKELL RD.
DISTRICT 6, ANOKA COUNTY, TENNESSEE

SCALE: 1" = 100'
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 10'

SCALE: 1" = 50'
CONTOUR INTERVAL: 4'

DESIGNED: [Signature]
ENGINEER: [Signature]
DRAWN: [Signature]
CHECKED: [Signature]

PROJECT: PW05-07-SP
SHEET: 1 OF 2 SHEETS

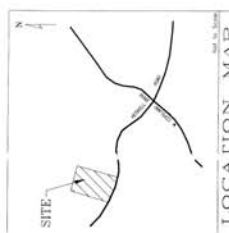
OWNER: J. D. OSBORNE
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DISTRICT 6, ANOKA COUNTY, TENNESSEE

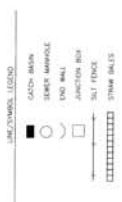
SCALE: 1" = 100'
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 10'

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ENGINEER: [Signature]
DRAWN: [Signature]
CHECKED: [Signature]

PROJECT: PW05-07-SP
SHEET: 1 OF 2 SHEETS

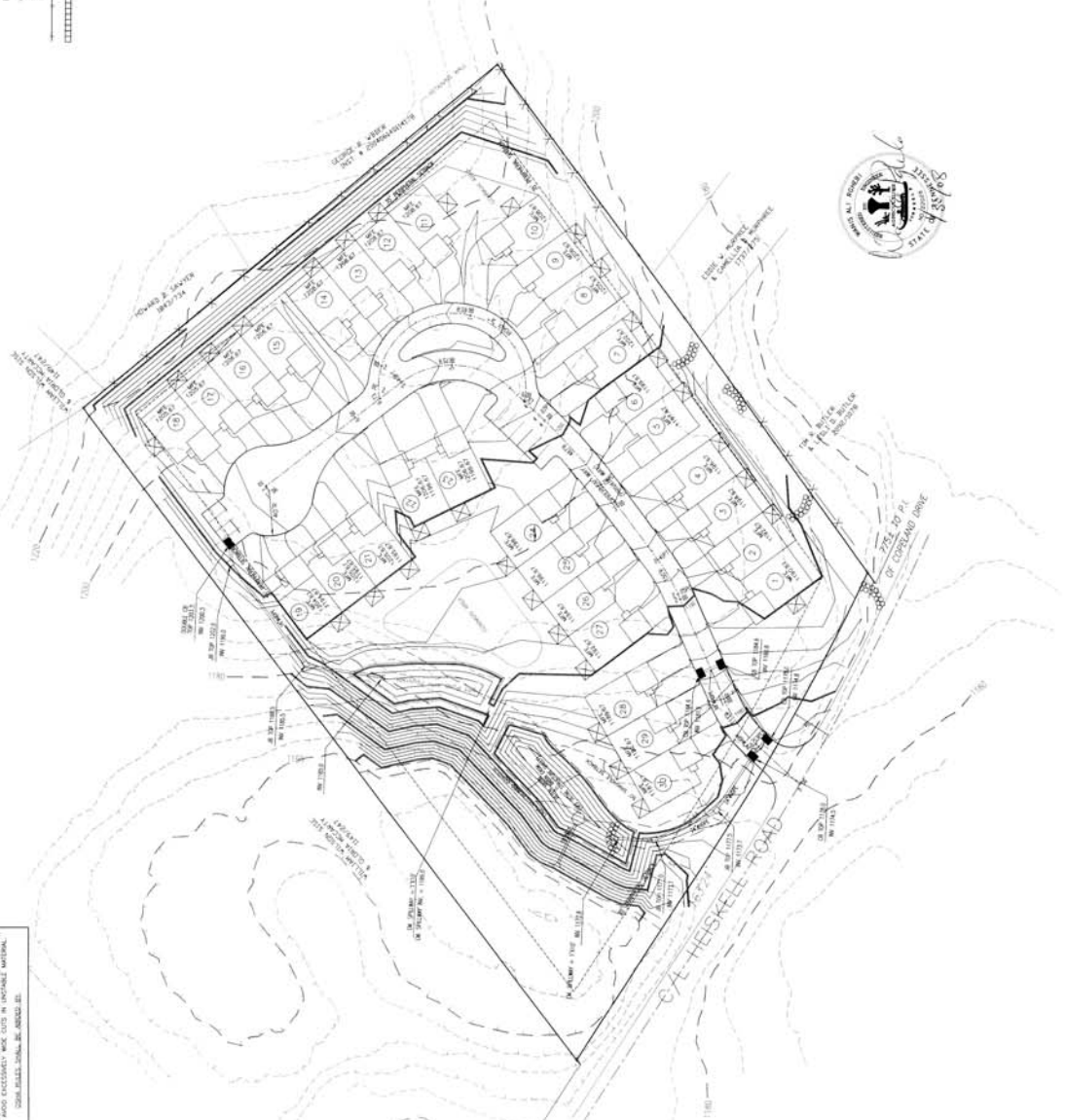


NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT THE TRENCHING CONTRACTOR AT 1-800-253-1111 TO RECORD AND SAVE YOUR CONFIRMATION NUMBER.



1. THE SHOWN PLAN IS BASED ON THE 2007 SURVEY OF THE PROPERTY BY THE ENGINEER'S OFFICE. THE SHOWN PLAN IS BASED ON THE 2007 SURVEY OF THE PROPERTY BY THE ENGINEER'S OFFICE.
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NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SHIELDS. CONTRACTOR SHALL SHIELD AND BRACE ALL OPEN CUT TRENCHES AS SHOWN ON THIS PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCH SHIELDS. CONTRACTOR SHALL SHIELD AND BRACE ALL OPEN CUT TRENCHES AS SHOWN ON THIS PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCH SHIELDS. CONTRACTOR SHALL SHIELD AND BRACE ALL OPEN CUT TRENCHES AS SHOWN ON THIS PLAN.



1/31/08
REVISED
27 08 WR

OWNER / ENGINEER:
J. B. BLOOM
2007
MEMPHIS, TENNESSEE 37524
PHONE (901) 644-4244



SITE ADDRESS: 3848
HESKELL ROAD, POKESVILLE, TENNESSEE 37849

PW05-07-GP
SHEET OF 2 SHEETS

GRABINS & DRAINAGE PLAN FOR
COPPERLEAF CONDOMINIUM AT
HEKSELL RIDGE
C.L.T. MAP 4-62 PARCELS 69 & 69.01
DISTRICT 6, KNOX COUNTY, TENNESSEE

DEED REFERENCES:
INSTR #2006109040442
1905/1001

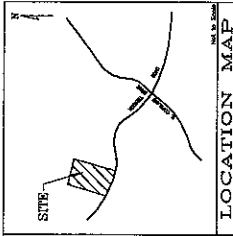
SCALE
HORIZONTAL 1" = 30'
CONTOUR INTERVAL = 4'

DATE
5/20/2007

NO.	DATE	REVISION
1	5-20-07	MPC COMMENTS
2	11-15-07	NEW LINES
3	11-15-07	NEW EXISTING
4	11-15-07	NEW EXISTING ADDED & MISC. COMM.

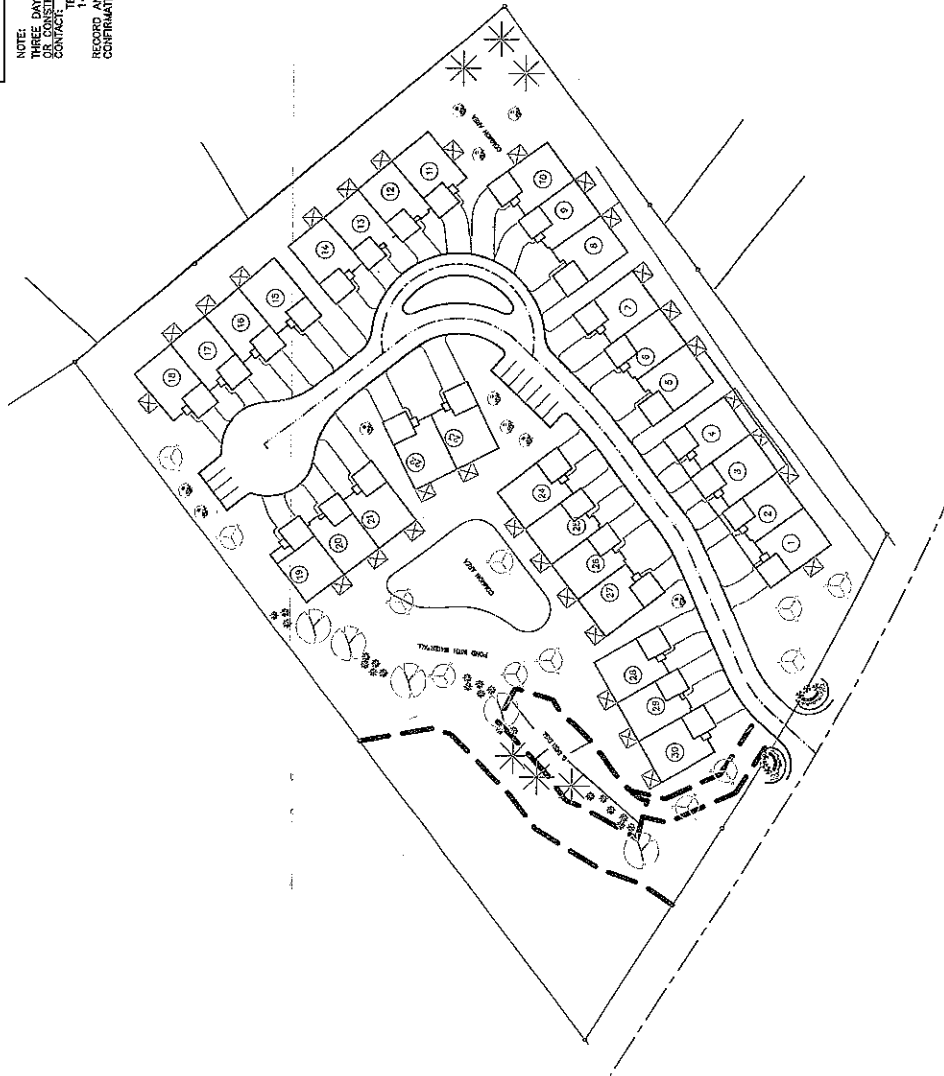
APPROVED
ENGINEER

SOUTHLAND ENGINEERING CONSULTANTS, LLC
2007
1000
MEMPHIS, TENNESSEE 38103
PHONE: (901) 684-7224
FAX: (901) 684-7224
E-MAIL: info@southlandengineers.com



NOTE:
 ALL UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NOTE:
 THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION, THE CONTRACTOR MUST CONTACT THE KNOX COUNTY UTILITY DEPARTMENT AT 1-800-351-1111 TO OBTAIN A CONFIRMATION NUMBER. RECORD AND SAVE YOUR CONFIRMATION NUMBER.



- Notes:**
Plant List
- Oakleaf Red Holly
 - Ilex x 'conafi'
 - 'October Glory' Red Maple
 - Acer rubrum 'October Glory'
 - White Pine
 - Pinus strobus
 - Pink Dogwood
 - Cornus florida 'Cherokee Pink'
 - Pin Oak
 - Quercus palustris
 - Little Gem Magnolia
 - Grandiflora 'Little Gem'
 - Otto Luyken Laurel
 - Prunus 'Otto Luyken'
 - Compacta Holly
 - Ilex 'compacta'



DEED REFERENCES:
 INSTR. #200610804042
 1907/1001

2-D-08-UR
 2/6/08

		PINNACLE-TGOI SHEET 1 OF 1 SHEET(S)	
LANDSCAPE PLAN FOR TYLER'S GATE CONDOMINIUM AT HEISKELL RD. CITY MAP 48 PARCELS 69 & 68.01 DISTRICT 6, KNOX COUNTY, TENNESSEE			
SCALE HORIZONTAL: 1" = 50' VERTICAL: 1" = 4' DATE: 1/28/2008		PREPARED BY: [Name] CHECKED BY: [Name]	
APPROVED: [Signature]		APPROVED: [Signature]	

NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.