



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

▶ **FILE #:** 12-SB-09-C

**AGENDA ITEM #:** 17

**AGENDA DATE:** 12/10/2009

▶ **SUBDIVISION:** ALPINE MEADOW

▶ **APPLICANT/DEVELOPER:** TURNER CONSTRUCTION

OWNER(S): Turner Construction Company

TAX IDENTIFICATION: 57 108

JURISDICTION: City Council District 4

▶ **LOCATION:** Northwest side of E. Beaver Creek Dr., north of Central Avenue Pk.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 34 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Developed subdivision

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR, RB and R-2 residential, CA commercial and OS-1 open space. Development consists of an attached condominium project to the east, Beaver Creek on the north, Interstate 75 to the west and undeveloped commercially zoned land to the south.

▶ **NUMBER OF LOTS:** 0

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via E. Beaver Creek Dr., a collector street with a pavement width of 18' within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
1. Vertical curve variance from 211' to 180' at sta 2+05 of Snowmass Dr.  
2. Vertical curve variance from 179.25' to 150' at sta 14+60 of Long Shot Ln.

**STAFF RECOMMENDATION:**

▶ **APPROVE variances 1 & 2 because of topography and the proposed variances will not create a traffic hazard**

**APPROVE the concept plan subject to 4 conditions**

1. Meeting all applicable requirements of the City of Knoxville Engineering Dept.
2. Meeting all requirements of the previously approved concept subdivision plans for this development (2-SB-02-C & 8-SB-09-C)
3. Meeting all requirements of the approved use on review development plan (2-D-02-UR & 8-G-09-UR).
4. 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.

**COMMENTS:**

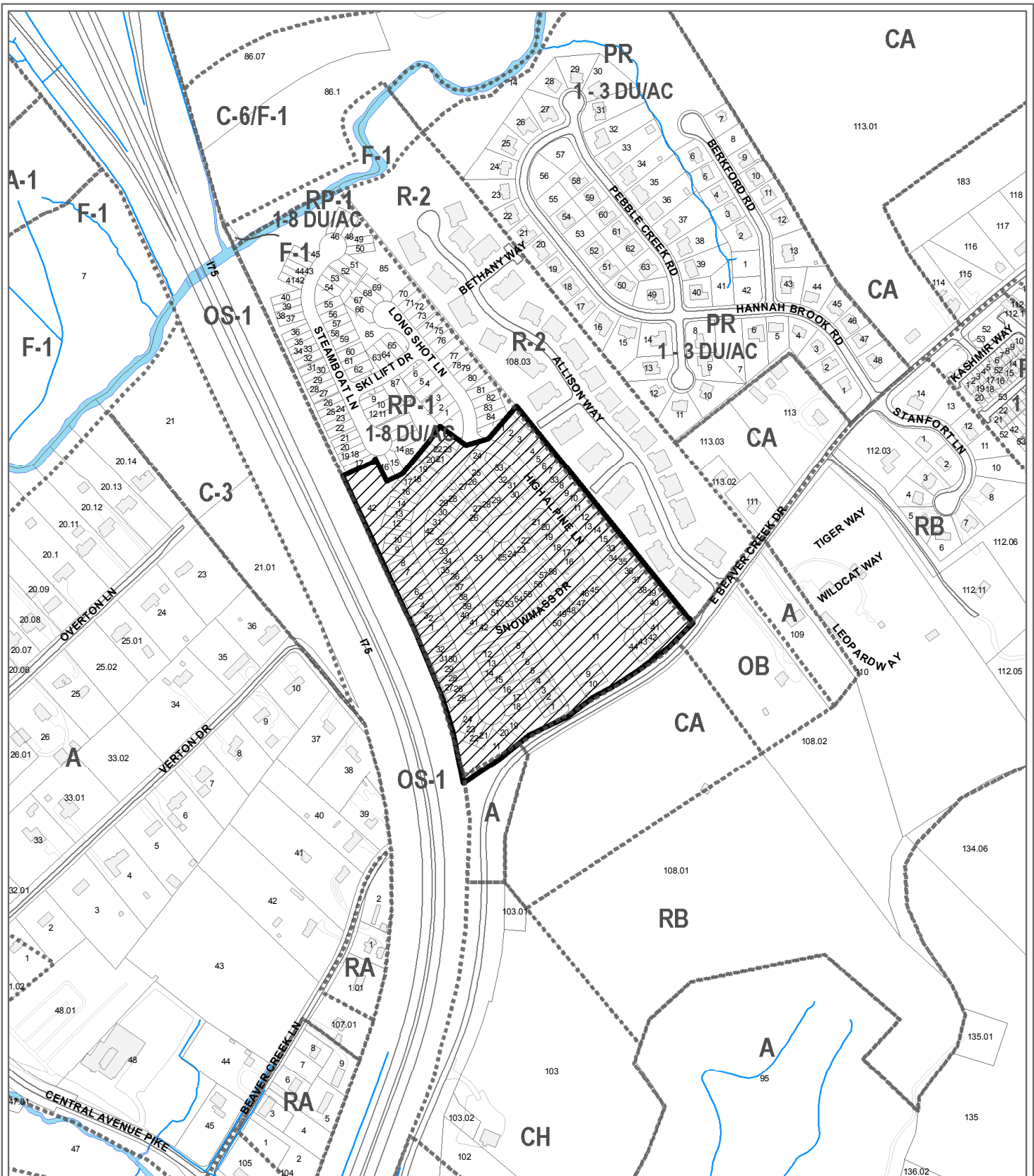
At the time this project was approved the applicant had to post bonds that are to cover the cost of road

construction in the event that her fails to perform as required. The roads have been constructed in this development and the applicant has requested that his bonds be released. Field inspection revealed that a small portion of two of the roads constructed as part of this project did not adhere to the plan as approved by MPC. The need for two additional variances was identified in order to get the plan to match the roads as constructed. During the construction process minor changes to the approved plans are not uncommon. The variances as requested will not create a traffic hazard and were brought about because of topographical constraints on the site.

ESTIMATED TRAFFIC IMPACT: Not calculated.

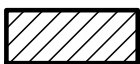
ESTIMATED STUDENT YIELD: Not applicable.

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.



**12-SB-09-C  
CONCEPT PLAN**

Subdivision: Alpine Meadow



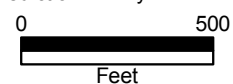
Approval of Concept Plan

Map No: 57

Jurisdiction: City

Original Print Date: 11/19/2009  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:





- NOT TO SCALE
1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED TO THE CONTRARY.
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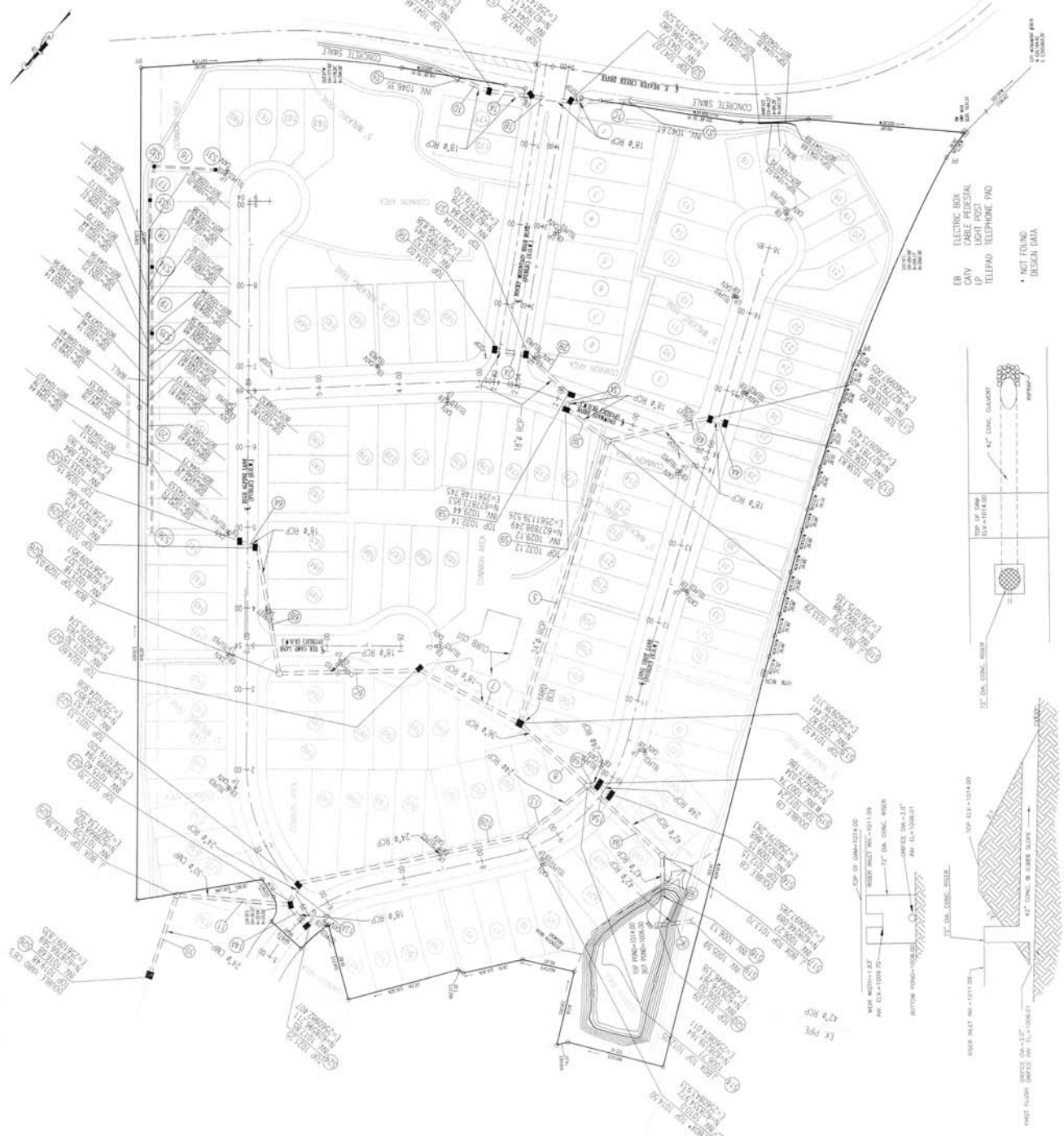
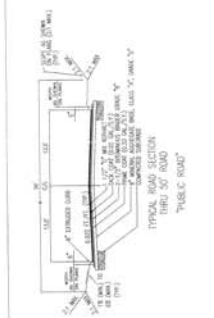
10/2/10  
 12.2.09.C



PROJECT NO.	CONCEPT PLAN FOR
DATE	UNIT 1-4, ALPINE MEADOW SUBDIVISION
DESIGNER	CONCEPT PLAN FOR
CLIENT	UNIT 1-4, ALPINE MEADOW SUBDIVISION
DATE	10/2/10
SCALE	AS SHOWN
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DATE	UNIT 1-4, ALPINE MEADOW SUBDIVISION
DESIGNER	CONCEPT PLAN FOR
CLIENT	UNIT 1-4, ALPINE MEADOW SUBDIVISION
DATE	10/2/10
SCALE	AS SHOWN

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 MEMPHIS, TENNESSEE 37199-2885  
 PHONE (901) 693-0360



ER  
 CAVY  
 LIGHT HOSE  
 TELEPH. TELEPHONE PAD

NOT FOUND  
 DESIGN DATA

