

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

▶ **FILE #:** 7-SA-09-C **AGENDA ITEM #:** 14  
 7-A-09-UR **AGENDA DATE:** 7/9/2009

▶ **SUBDIVISION:** GOVERNORS LANDING  
 ▶ **APPLICANT/DEVELOPER:** COTTAGES AT GOVERNORS LANDING  
 OWNER(S): Tim Kenhour

TAX IDENTIFICATION: 83 D C 001-017  
 JURISDICTION: County Commission District 8

▶ **LOCATION:** Northwest side of E. Governor John Sevier Hwy., southwest 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:** Partially developed residential project  
 ▶ **PROPOSED USE:** Attached residential subdivision  
 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:** 128  
 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 variance from 100' to 75' on JPE 13 at sta 40+47
2. Variance from turn around requirement for joint permanent easements 1-16 to as shown
3. Variance of pavement width from 22' to 18' for joint permanent easements as shown
4. Variance of required pavement cross-section for joint permanent easements 7 and 9
5. Variance of inter section spacing at 5 locations from 125' to as shown
6. Variance from corner radius for joint permanent easements 1-16 from 25' to 18' as shown

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1-6 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 revised development plan for up to 128 attached and detached dwellings on individual lots as shown on the development plan 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.
3. 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 an 80 unit zero lot line subdivision project along with 48 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 3.85 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 3.85 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: Not calculated.

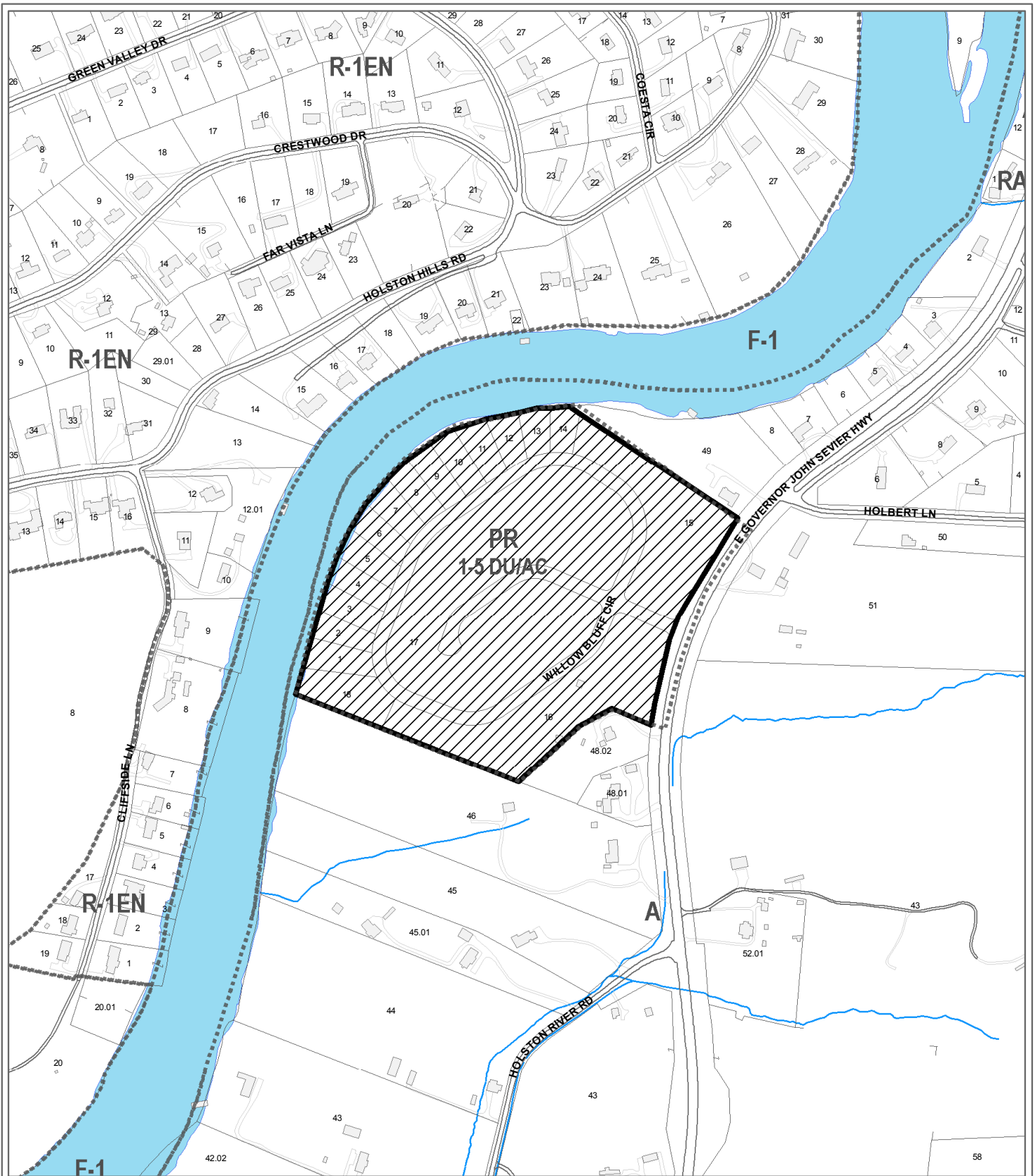
ESTIMATED STUDENT YIELD: 49 (public and private school children, ages 5-18 years)

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

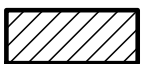
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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



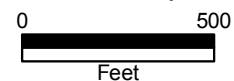
**7-A-09-UR / 7-SA-09-C  
CONCEPT PLAN/USE ON REVIEW**



Attached residential subdivision in PR (Planned Residential)

Petitioner: Cottages at Governors Landing  
Undefined

Map No: 83  
Jurisdiction: County



Original Print Date: 6/23/2009  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**CURVE TABLE**

JPE-2	JPE-3	JPE-8	JPE-13
PI 20+45.21	PI 31+22.04	PI 80+41.60	PI 40+47.09
PC 20+36.09	PC 31+16.53	PC 80+28.72	PC 40+11.50
PT 20+45.21	PT 31+22.04	PT 80+41.60	PT 40+47.09
A 10+25.08	A 6+18.25	A 13+33.76	A 50+46.20
D 57+17.45	D 57+17.45	D 76+23.40	D 76+23.40
E 18+18.90	E 11+00.00	E 23+62.00	E 62+46.10
L 11+000	L 11+000	L 23+620	L 62+461
T 9+117	T 5+509	T 11+886	T 35+590

**TYPICAL JPE SECTION**  
NOT TO SCALE

**TYPICAL LAYOUT**  
NOT TO SCALE

**CONCEPT PLAN**

**NOTES:**

- ACCESS TO ALL LOTS FROM INTERLOCAL ROAD SYSTEM ONLY.
- HOMEOWNERS ASSOCIATION TO BE ESTABLISHED FOR MAINTENANCE OF JOINT PERMANENT EASEMENT AND WATER QUALITY FACILITIES.
- PUBLIC ROAD LAYOUT AND OTHER DETAILS PREVIOUSLY APPROVED BY THE BOARD OF SUPERVISORS AND DESIGN AND GRADING PLAN.
- SUBDIVISION PLAT RECORDED IN TRAMONT # 2008-422 - 0079006.
- ALL VARIANCES PREVIOUSLY APPROVED TO REDUCE THE PERIPHERAL SETBACKS TO 15 FEET TO 25 FEET AND FRONT EASEMENT FROM 15 FEET TO 10 FEET.
- ALL VARIANCE TO BE OBTAINED OR REDUCTION OF BUILDING SETBACKS.

**REVISIONS:**

CLM P-0830 GROUP 2  
PARCELS 8, 001 THROUGH 1017  
DEED LOOK REFERENCE E-2007114-0009638

**GOVERNORS LANDING**  
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

**ROBERT G. CAMPBELL & ASSOC., LP.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

**ENGINEER:**  
ROBERT G. CAMPBELL, P.E.  
1241 VOLUNTEER PARKWAY, BUILDING 100  
KNOXVILLE, TN 37938  
PHONE: (423) 652-2197  
FAX: (865) 947-7556

**OWNER:**  
COTTAGES AT GOVERNOR'S LANDING, LLC  
1241 VOLUNTEER PARKWAY, BUILDING 100  
KNOXVILLE, TN 37938  
PHONE: (423) 652-2197  
CONTACT: TIM ICMENOUR

**DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN**

**PLAN VIEW GENERAL LAYOUT**

NO. DATE DESCRIPTION BY (X.O.) REVISIONS

PROPERTY ZONED: PR-LS & F1  
TOTAL AREA: 33.02 AC TOTAL  
NUMBER OF LOTS: 130

SCALE: 1" = 100'  
FILE NO.: 07076  
DATE: 06/16/09  
DRAWN BY: [Name]  
CHECKED BY: [Name]

SHEET ONE OF FIVE SHEETS



**VARIANCES:**

1. REDUCTION OF HORIZONTAL CURVE RADIIUS, JPE #13, STA 40+47 FROM 1" = 100' TO 75'
2. VARIANCE FROM TURNAROUND REQUIREMENT FOR JOINT PERMANENT EASEMENTS JPE #1 THRU JPE #16, AS EACH DRIVE HAS A TURN-AROUND COMPARTMENT.
3. VARIANCE FROM CONSTRUCTION STANDARDS FOR JPE #9, REDUCED SPACING OF 10 FEET
4. VARIANCE FROM CONSTRUCTION STANDARDS FOR JPE #7 & #8, JPE #9 PAVEMENT SECTION OF 6" 1" AVEL BASE, 1" 1" BINDER, & 1" SURFACE COAT
5. REDUCED INTERSECTION SPACING FROM 125 FEET TO 83 FEET BETWEEN JPE #1 & JPE #2
6. REDUCED INTERSECTION SPACING FROM 125 FEET TO 102 FEET BETWEEN JPE #2 & JPE #3
7. REDUCED INTERSECTION SPACING FROM 125 FEET TO 89 FEET BETWEEN JPE #4 & JPE #5
8. REDUCED INTERSECTION SPACING FROM 125 FEET TO 44 FEET BETWEEN JPE #6 & JPE #7
9. REDUCED INTERSECTION SPACING FROM 125 FEET TO 89 FEET BETWEEN JPE #8 & JPE #9
10. REDUCTION OF JPE TURNAROUND RADIIUS FROM 15 FEET TO 18 FEET RIGHT-OF-WAY AND PAYMENT, JPE #1 THRU JPE #16

CLTM JP-083D GROUP C  
 PARCELS 601 THROUGH 617  
 DEED BOOK REFERENCE: 2007114 - 0009638

PROPOSED ZONED PA 12 & E1  
 TOTAL ACREAGE: 30.0 AC TOTAL  
 NUMBER OF LOTS: 138



# CONCEPT PLAN



ENGINEER: CAMPBELL, ROBERT G. AND ASSOCIATES, L.P.  
 7520 AGARTAN LANE, SUITE 308  
 BRISTOL, TN 37620  
 PHONE: (865) 947-5996  
 FAX: (865) 947-7556

OWNER: AT GOVERNORS' LANDINGS, LLC  
 124 VOLUNTEER PARKWAY, BUILDING 100  
 BRISTOL, TN 37620  
 PHONE: (865) 422-4242  
 CONTACT: TIM TEENHOUTER

- NOTES:**
- 1) ACCESS TO ALL LOTS FROM INTERNAL ROAD SYSTEM ONLY.
  - 2) HOMEOWNER ASSOCIATION FEES AND WATER DRAIN FACILITIES.
  - 3) PUBLIC ROAD LAYOUT AND OTHER DETAILS PREVIOUSLY APPROVED BY CONCEPT PLAN 9-21-07, USE ON REVISED 9-27-07 OR A 7-C-08-UP, AND DESIGN AND DRAINAGE INSTRUMENT.
  - 4) SUBDIVISION PLAT RECORDED INSTRUMENT # 2008022 - 007008.
  - 5) THIS PLAN IS TO BE USED TO RELOCATE THE PERIPHERAL SETBACK FROM 35 FEET TO 25 FEET AND FRONT SETBACK FROM 15 FEET TO 10 FEET.
  - 6) BSA VARIANCE TO BE OBTAINED FOR REDUCTION OF BUILDING SETBACKS.

DESIGNED BY		CHECKED BY		SCALE		SHEET TWO	
DRAIN BY		RCC		1" = 60'		NO. 2	
DATE		DATE		FILE NO.		OF FIVE	
06/16/09		06/16/09		DATE		SHEETS	
GOVERNORS LANDING				JOINT PERMANENT EASEMENT DETAILS			
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN				& PROPOSED LOT CONFIGURATION			
ROBERT G. CAMPBELL & ASSOC., L.P.				CONSULTING ENGINEERS			
KNOXVILLE, TENNESSEE							
NO.		DATE		DESCRIPTION		BY	
				REVISIONS			



