

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

▶ **FILE #:** 5-SC-17-C
 5-F-17-UR

AGENDA ITEM #: 17
AGENDA DATE: 5/11/2017

▶ **SUBDIVISION:** MAITLAND WOODS
 ▶ **APPLICANT/DEVELOPER:** HGA, LLC
 OWNER(S): Doug Hodge

TAX IDENTIFICATION: 91 26508 & 26509
 JURISDICTION: County Commission District 3
 STREET ADDRESS:

[View map on KGIS](#)

▶ **LOCATION:** Northwest terminus Altacrest Ln., northwest of Ancient Oak Ln.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Grassy Creek

▶ **APPROXIMATE ACREAGE:** 8.17 acres

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

▶ **EXISTING LAND USE:** Vacant land within a partially developed subdivision

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This project is part of a larger subdivision that was initially approved in 2006. Property surrounding this subdivision is zoned RB residential and A agricultural. Development in the area consists of detached dwellings and a large mobile home development.

▶ **NUMBER OF LOTS:** 28

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Ancient Oak Ln. and other previously approved internal local streets within the development. These streets have been constructed with a pavement width of 26' within a 50' wide rights-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Reduction of the cul de sac right-of-way transition radius from 75' to 25' on Road B
2. Reduction of the cul de sac pavement transition radius from 75' to 35' on Road B
3. Vertical curve varinace from 136' to 100' at sta. 1+75 of Altacrest Ln.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's topography and shape restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions

1. Meeting all relevant requirements of the Knox County Health Department.

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102).
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Meeting all requirements and obtaining any/all required permits from the Tenn. Dept. of Environment and Conservation
5. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the stormwater drainage system.
6. Prior to final plat approval, obtain an off-site drainage easement if required by the Knox County Dept. of Engineering and Public Works
7. 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

► **APPROVE the Development Plan for up to 28 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25' along the boundary of lots 85-88 subject to 12 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the condition noted, this plan meets the requirements for approval in the PR zone and the other general criteria for approval of a Use on Review.

COMMENTS:

The concept plan for Maitland Woods Phase 2 was approved in 2006. At that time the project was approved for 127 lots on 45.66 acres (2.79 du/ac.). Eighteen acres of the site was developed containing 49 lots. Then in 2013 a revised concept plan was approved for the remaining 27 acres that proposed only 9 lots. The stated reason for the reduction in lots at that time was due to the difficulty of providing water and sewer to the site. The proposed lots ranged in size from 1/2 to 6.17 acres in size. Some of those lots have been sold and houses have been constructed. This applicant is proposing to divide 8.17 acres of the property into 28 lots.

A portion of Maitland Woods drains to a large sinkhole that is located on an adjoining piece of property. If a portion of the property associated with this concept plan drains into the sinkhole, the applicant may be required to obtain an off-site drainage easement from the property owner. In this particular case, Knox County owns the property with the sinkhole. The applicant will also be required to obtain permits from the Tenn. Dept. of Environment and Conservation. The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the stormwater will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

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 all utilities are nearby this site.
2. The proposed detached residential subdivision at a density of .343 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Karns Elementary School, Karns Middle School and Karns High School.

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

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.43 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed

development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).

C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.

D. The use will not significantly injure the value of adjacent property.

E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.43 du/ac is consistent with the Sector Plan and the proposed zoning designation.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 321 (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.

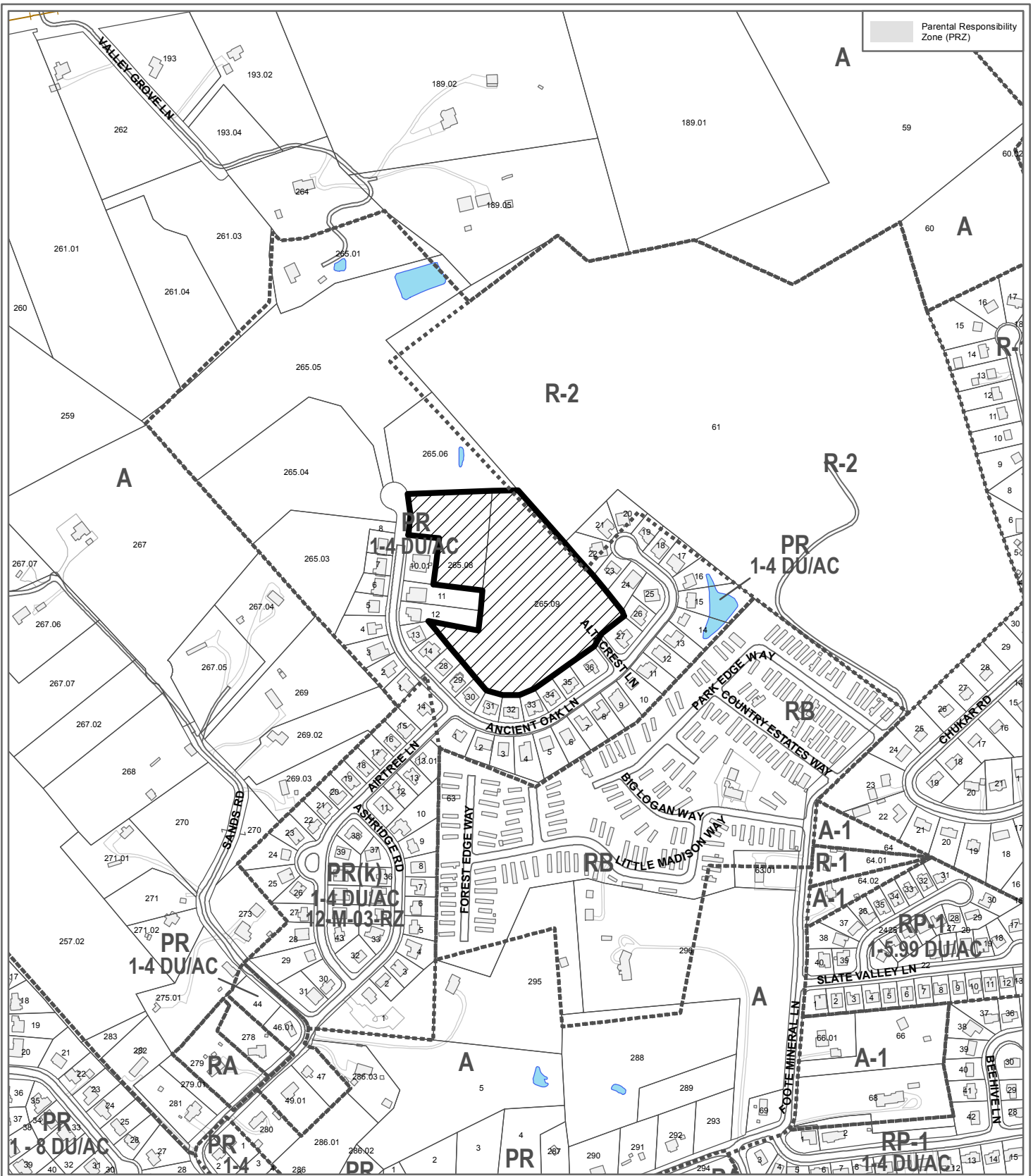
ESTIMATED STUDENT YIELD: 15 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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.



**5-SC-17-C / 5-F-17-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: HGA, LLC
Maitland Woods

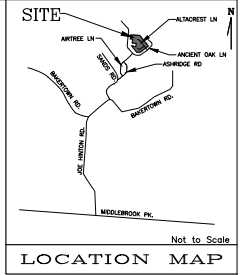
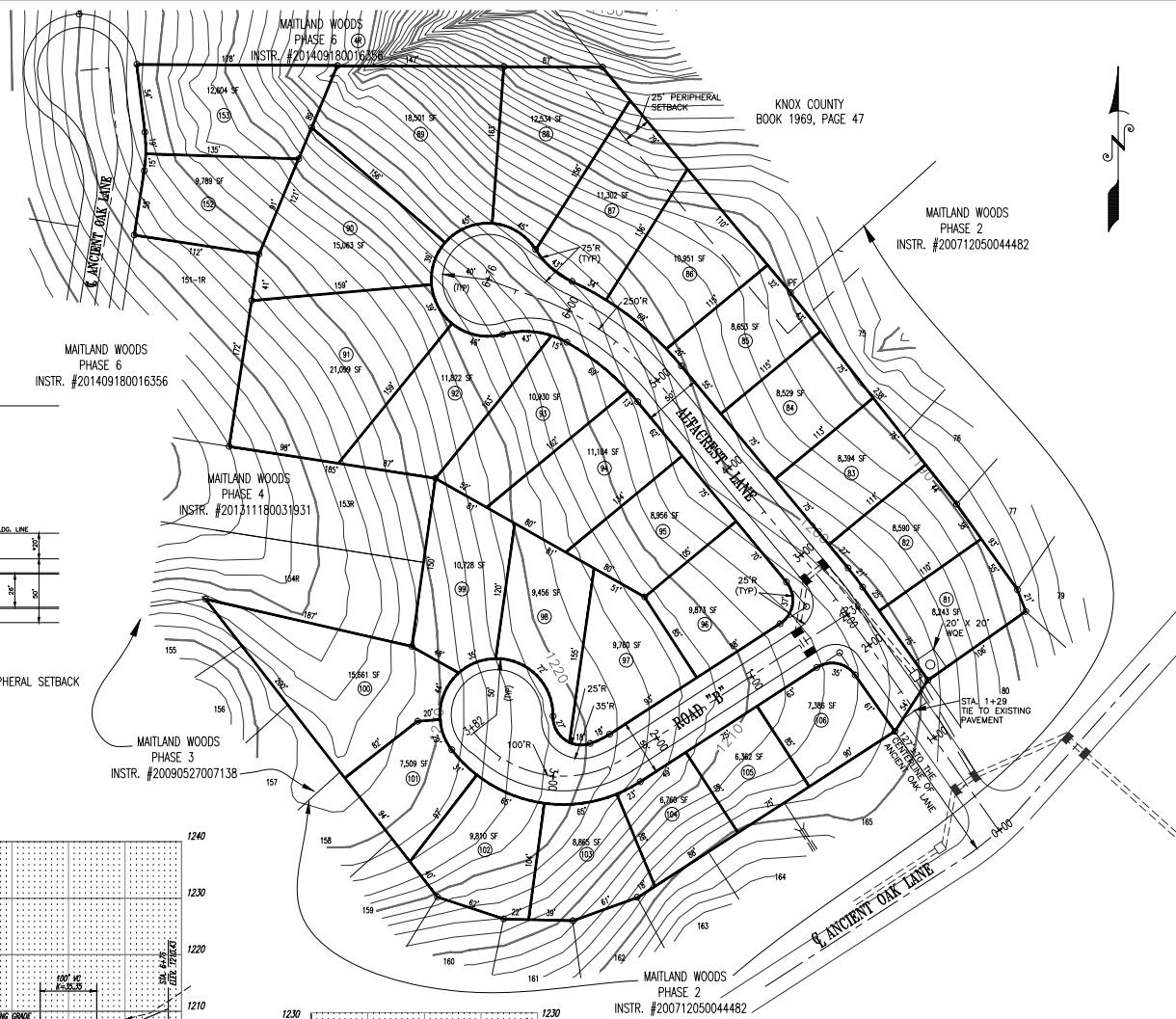


Detached residential subdivision in PR (Planned Residential)

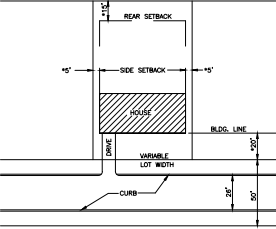
Map No: 91
Jurisdiction: County

Original Print Date: 4/18/2017
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

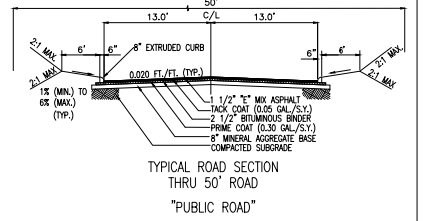




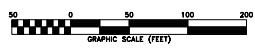
- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXISTING LOT LINES AND ROAD LINES 5' FROM EACH SIDE OF EXISTING LOT LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SHARED DRIVEWAY BEHIND AS INSTALLED.
 4. THE EXISTING CURBLINE APPROXIMATELY 8.17' ACRES SURROUNDING IS IN SINGLE FAMILY DETACHED LOTS.
 5. THIS PROPERTY IS ZONED PUL.
 6. ALL ROAD PROFILES ARE BASED ON SHARP FIELD SURVEY.
 7. UTILITIES: WATER, SEWER, GROUND UTILITY DEPT. (ELECTRICAL, TELEPHONE, CABLE, GAS, FIBER OPTIC, TELEPHONE, BELL SOUTH).
 8. VARIANCES REQUESTED:
 - A: REDUCE THE TRANSITION CURVE RADIUS IN A CUL-DE-SAC RIGHT-OF-WAY LINE FROM 75' TO 25' (ROAD B).
 - B: REDUCE THE TRANSITION CURVE RADIUS IN A CUL-DE-SAC CURB FROM 75' TO 30' (ROAD B).



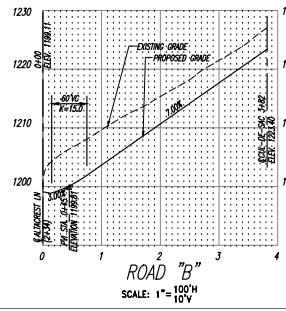
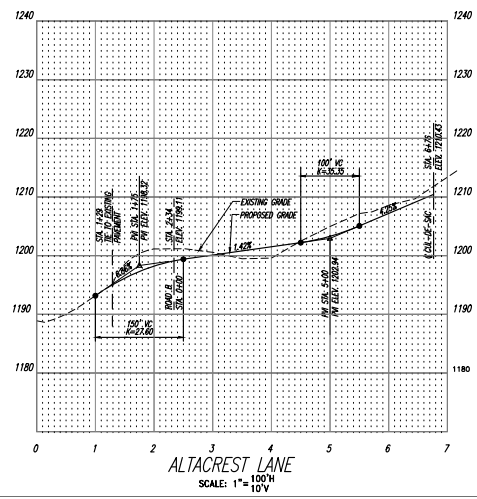
*UNLESS CONTROLLED BY THE 25' PERIPHERAL SETBACK AS SHOWN ON THE DEVELOPMENT PLAN



CERTIFICATION OF CONCEPT PLAN
 I, HENRY CORRY, being a registered engineer, licensed to practice engineering under the laws of the State of Tennessee, do hereby certify that the above described plan and specifications conform to all applicable provisions of the Tennessee Planning Code Commission Regulations and that the same have been prepared and executed in accordance with the Metropolitan Planning Commission.



BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERBELL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473



5-S-17-C / 5-F-17-UR
 Revised: 4/26/2017

DEVELOPER:
 HGA, LLC
 C/O DOUGLAS HODGE
 2099 THUNDERHEAD ROAD, SUITE 204
 KNOXVILLE, TN 37922
 PHONE: (865) 622-2452

DEED REFERENCE: INSTR.#201112220034505

REV. DATE	REVISION DESCRIPTION
4/25/17	MPC COMMENTS

CONCEPT/USE ON REVIEW FOR MAITLAND WOODS S/D, PHASE VII	
CLT MAP 311 PARCELS 265.08 & 265.09	SCALE: 1"=50' DRAWN BY: DATE: 03/17/17
DISTRICT 6, KNOX COUNTY, TN	
CONTOUR INTERVAL=2'	23844-5-C

SUBDIVISION - CONCEPT

Name of Applicant: HGA, LLC

Date Filed: 3/27/17 Meeting Date: 5/11/17

Planner in Charge of Application: _____

Fee Amount: \$1,340⁰⁰ File Number: Subdivision - Concept 5-50-17-C

Fee Amount: # Related File Number: Use On Review 5-F-17-UR



PROPERTY INFORMATION

Subdivision Name: Meridian Woods

Unit/Phase Number: 7

General Location: NW terminus of Attacrest Lane, NW of Ancient Oak Lane

Tract Size: 8.17 No. of Lots: 28

Zoning District: PR

Existing Land Use: Vacant

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification: _____

Growth Policy Plan Designation: Urban Growth

Traffic Zone: 224

Census Tract: 46.13

Tax Identification Number: 91 Parcels
26508 & 26509

Jurisdiction: City Council _____ District
 County Commission 3rd District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Doug Hodge

Company: HGA, LLC

Address: 2099 Thunderhead Road
Suite 209

City: Knoxville State: TN Zip: 37922

Telephone: 622-2452

Fax: _____

E-mail: dhodge@dshassociates.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer Knoxville Utilities Board

Water West Knox Utility District

Electricity Knoxville Utilities Board

Gas Knoxville Utilities Board

Telephone AT&T Southeast

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: David Harbin

Company: Batson, Himes, Norvell & Poe

Address: 4334 Papermill Drive

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: email@bhn-p.com

TRAFFIC IMPACT STUDY REQUIRED

No Yes

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: David Harbin

Company: Batson Himes Norvell & Poe

Address: 4334 Papermill Rd

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

VARIANCES REQUESTED

1. Reduce the transition curve radius in a cul de sac right-of-way from 75' to 25' Road 'B'
Justify variance by indicating hardship: topography

2. Reduce the transition curve radius in a cul de sac from 75' + 35' Road 'B'
Justify variance by indicating hardship: topography

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

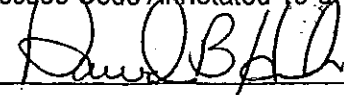
PLEASE PRINT

Name: David Harbm

Address: 4334 Papermill Dr

City: Knoxville State: TN Zip: 37909

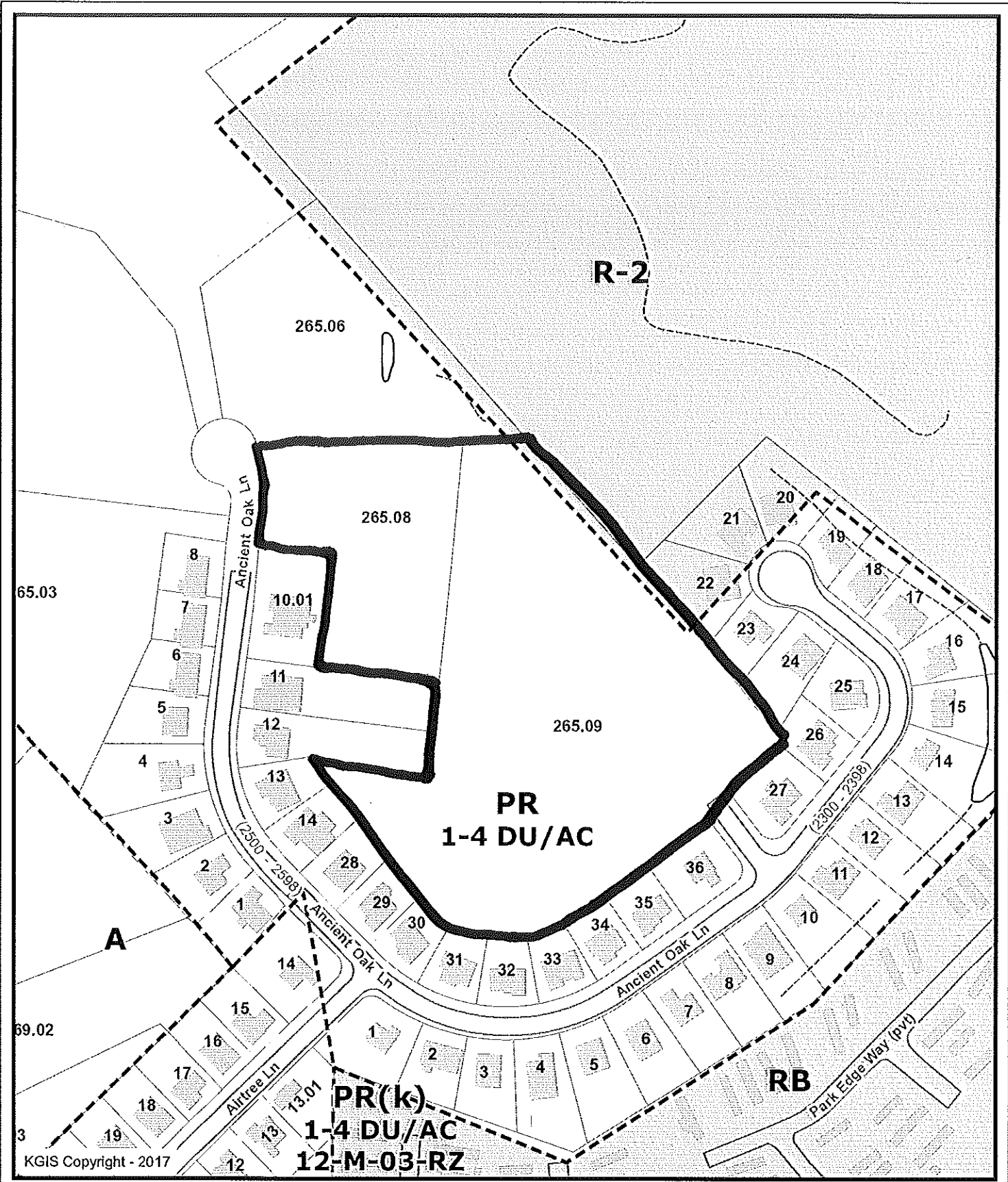
Telephone: 588-6472

Signature: 

Fax: 588-6473

Date: 3/27/17

E-mail: harbm@bhn-p.com

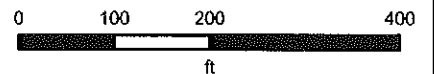


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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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