

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

▶ **FILE #:** 6-SA-18-C
 6-M-18-UR

AGENDA ITEM #: 13
AGENDA DATE: 6/14/2018

▶ **SUBDIVISION:** VILLAS AT TERAS POINT
 ▶ **APPLICANT/DEVELOPER:** WALKER ENTERPRISES
 OWNER(S): Walker Enterprises

TAX IDENTIFICATION: 29 068 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4970 Teras Point Way

▶ **LOCATION:** Southwest side of Brown Gap Rd., northwest and southeast side of Teras Point Way

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 2.98 acres

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

▶ **EXISTING LAND USE:** Residential condominiums

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residence - A (Agricultural)
 South: Vacant land - A (Agricultural)
 East: Residences and vacant land - A (Agricultural)
 West: Residences and vacant lots - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 11

SURVEYOR/ENGINEER: Robert Campbell & Associates

ACCESSIBILITY: Access is via Brown Gap Rd., a minor collector street with a 19' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 3 conditions:**

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Amending the Joint Permanent Easement and Maintenance Agreement to address the realignment of the easement as designated on the concept plan and the addition of the proposed lots.
3. Obtaining approval from the Planning Commission and recording the final plat for the proposed subdivision.

▶ **APPROVE the Development Plan for up to 11 detached dwellings on individual lots subject to 1 condition.**

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

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zoning district and the other criteria for approval of a use on review.

COMMENTS:

The applicant had obtained approval from the Planning Commission of the existing residential condominium development on October 13, 2005. The approval of the Villas at Teras Point, a detached residential subdivision that extends to the southwest, was approved on June 8, 2006. The owner of the condominium units is requesting approval of a subdivision that will place each dwelling on an individual lot so that the residences can be sold.

Access to both portions of the development is via Teras Point Way, a Joint Permanent Easement (JPE) that connects to Brown Gap Rd. This approval will require an amendment to the Joint Permanent Easement and Maintenance Agreement to address the realignment of the easement as designated on the concept plan and the addition of the proposed lots. The standard utility and drainage easement located along the new lot lines between the residences will be reduced to a total width of 5' due to the existing spacing between the buildings.

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 already in place.
2. The proposed detached residential subdivision at a density of 3.7 du/ac, is consistent in use and density with the approved zoning and existing development in the area.

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.
2. The request 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 5 du/ac . The proposed subdivision with a density of 3.7 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 136 (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.

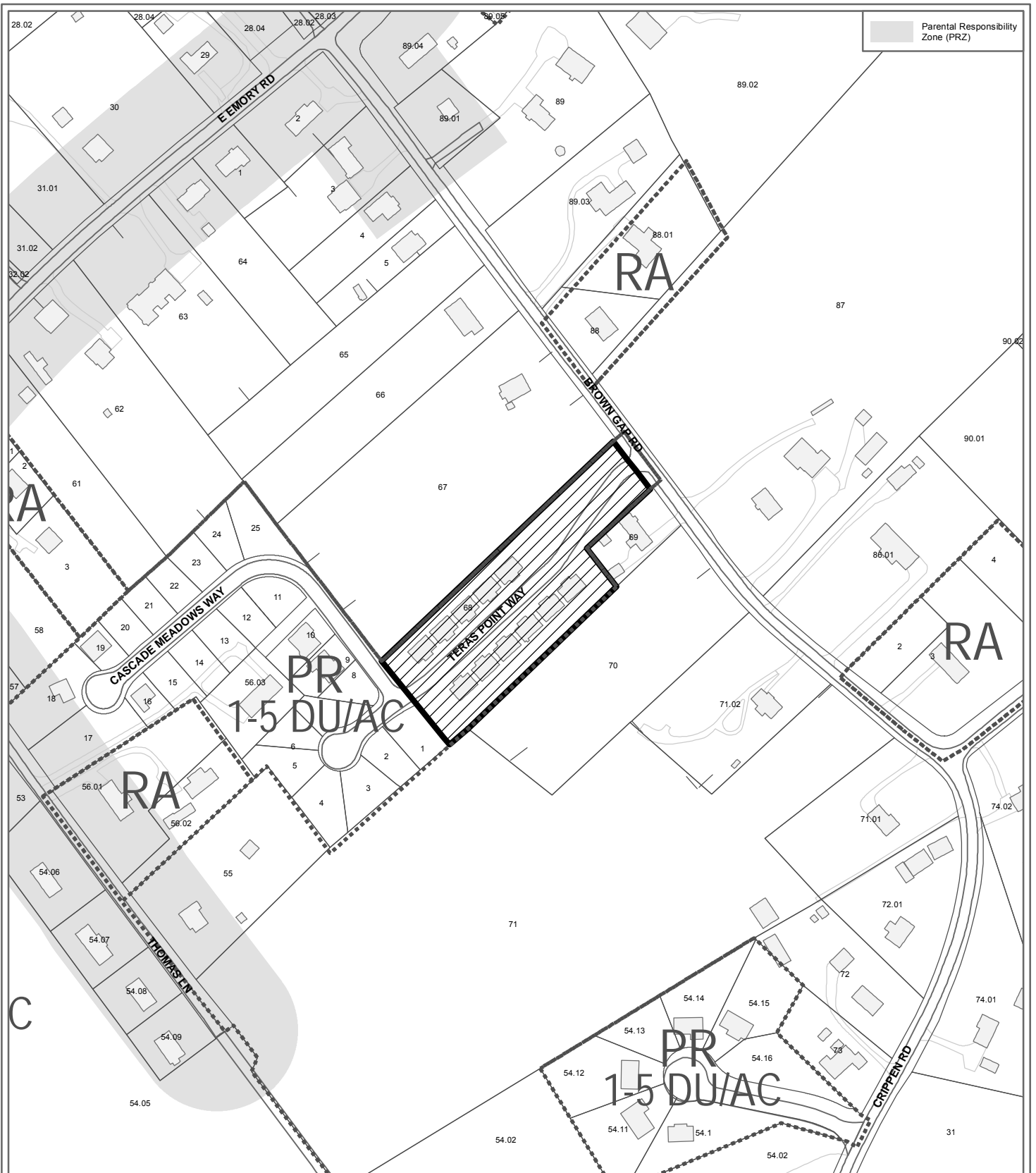
ESTIMATED STUDENT YIELD: 5 (public school children, ages 5-18 years)

Schools affected by this proposal: Adrian Burnett Elementary, Halls Middle, and Gibbs High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

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.



Parental Responsibility Zone (PRZ)

**6-SA-18-C / 6-M-18-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Walker Enterprises
Villas at Terra's Point



Detached Residential Subdivision in PR (Planned Residential)

Map No: 29
Jurisdiction: County



Original Print Date: 5/14/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REVISED AND DESCRIBED IN A REPORT WITH THE METROPOLITAN PLANNING COMMISSION.

Robert G. Campbell
SURVEYOR

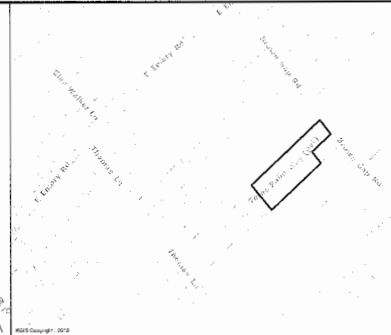
TENNESSEE CERTIFICATE NO. 1947



L1	13.77'	N 37° 52' W
L2	9.40'	S 53° 00' W
L3	77.72'	S 47° 37' W
L4	53.92'	S 47° 36' W
L5	53.97'	S 47° 37' W
L6	7.65'	S 48° 5' W
L7	46.24'	S 47° 32' W
L8	76.49'	S 47° 36' W
L9	90.50'	N 47° 36' E
L10	46.08'	N 48° 1' E
L11	7.91'	N 45° 12' E
L12	53.98'	N 47° 36' E
L13	53.92'	N 47° 36' E
L14	54.04'	N 47° 36' E
L15	13.45'	N 47° 33' E
L16	8.13'	N 53° 00' E
L17	7.77'	S 35° 36' E
L18	39.82'	N 47° 36' E
L19	27.30'	N 47° 36' E
L20	5.71'	N 59° 02' E

CHORD	CH BEARING	RADIUS	ARC
C1	35.09'	S 08° 25' W	25.00' 38.90'
C2	26.10'	N 43° 36' E	80.00' 26.22'
C3	32.65'	S 40° 55' W	140.00' 32.73'
C4	33.23'	S 79° 18' E	25.00' 36.35'
C5	41.98'	S 40° 55' W	180.00' 42.08'
C6	13.05'	N 43° 36' E	40.00' 13.11'
C7	35.62'	S 81° 35' E	25.00' 39.64'

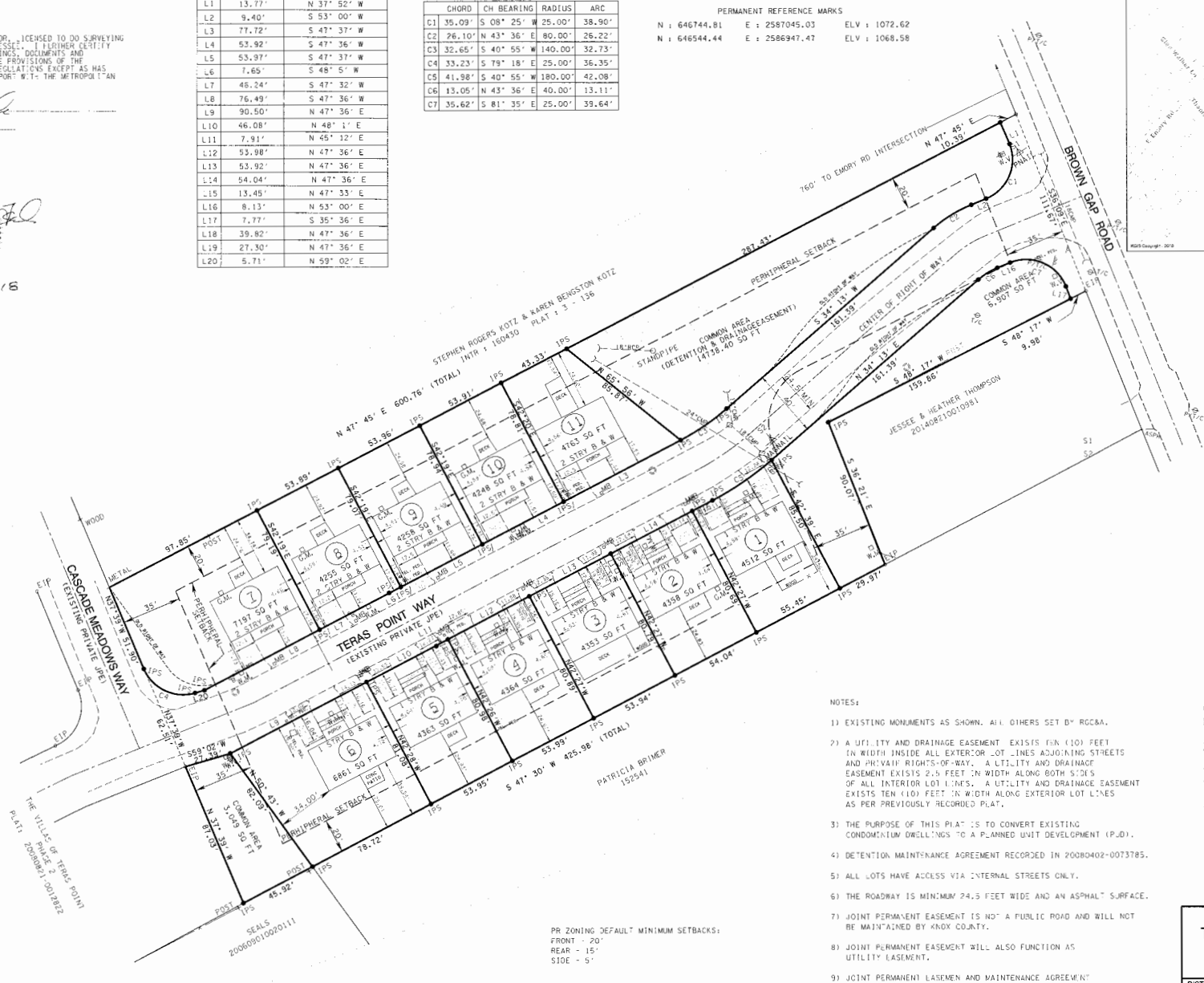
PERMANENT REFERENCE MARKS
 N : 646744.81 E : 2587045.03 ELV : 1072.62
 N : 646544.44 E : 2586947.47 ELV : 1068.58



LOCATION MAP NOT TO SCALE

LEGEND

- TIP EXISTING IRON PIN 1/2"
- IPS IRON PIN SET IN ROAD W/ CAP
- UNMARKERED POINT
- GAS VALVE
- WATER VALVE
- MANHOLE
- LIGHT POLE
- SPRING
- SIGN
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- POWER/TELEPHONE
- DIRT W/RE
- CONTROL POINT/ BLANCH MARK
- GAS VALVE
- WATER VALVE



- NOTES:
- EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RCGAA.
 - A UTILITY AND DRAINAGE EASEMENT EXISTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT EXISTS 2.5 FEET IN WIDTH ALONG BOTH SIDES OF ALL INTERIOR LOT LINES. A UTILITY AND DRAINAGE EASEMENT EXISTS TEN (10) FEET IN WIDTH ALONG EXTERIOR LOT LINES AS PER PREVIOUSLY RECORDED PLAT.
 - THE PURPOSE OF THIS PLAT IS TO CONVERT EXISTING CONDOMINIUM DWELLINGS TO A PLANNED UNIT DEVELOPMENT (P.U.D.).
 - DETENTION MAINTENANCE AGREEMENT RECORDED IN 20080402-0073785.
 - ALL LOTS HAVE ACCESS VIA INTERNAL STREETS ONLY.
 - THE ROADWAY IS MINIMUM 24.5 FEET WIDE AND AN ASPHALT SURFACE.
 - JOINT PERMANENT EASEMENT IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY KNOX COUNTY.
 - JOINT PERMANENT EASEMENT WILL ALSO FUNCTION AS UTILITY EASEMENT.
 - JOINT PERMANENT EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN 20080817-0010589.
 - THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NONCONFORMING STATUS OF THE EXISTING STRUCTURES.

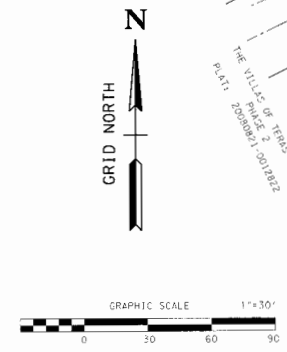
CLT: 29
 PARCEL: 68
 ZONING: PR
 TOTAL AREA: 2.40 AC
 TOTAL JPE AREA: 0.58 AC
 TOTAL LOTS: 11
 DEED REFERENCE: 20080821-0012822
 PLAT REFERENCE: 20060329-0081206

Revised: 5/23/2018
 MPC FILE NO. 6-SA-18-C / 6-M-18-UR

CONCEPT PLAN THE VILLAS OF TERAS POINT PHASE 1 RESUBDIVISION		
DIST NO. SIX KNOX CO., TN	SCALE 1"=50'	DRAWN BY BJE
SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P.		
DATE 4-8-18	REVISED 5-23-18	PROJECT NUMBER 18016

PREPARED FOR: WALKER ENTERPRISES
 5721 BROWN GAP RD
 KNOXVILLE TN, 37918
 (865)680-8971

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES
 7523 TAGGART LN
 KNOXVILLE TN, 37938
 (865)947-5996





Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

SUBDIVISION - CONCEPT

Name of Applicant: Walker Enterprises
Date Filed: 4/16/2018 Meeting Date: 6/14/2018
Application Accepted by: M. Payne
Fee Amount: 1830.00 File Number: Subdivision - Concept 6-5A-18-C
Fee Amount: 74 Related File Number: Development Plan 6-M-18-UR



PROPERTY INFORMATION

Subdivision Name: VILLAS AT TERRA'S POINT

Unit/Phase Number: 1

General Location: East side of Brown Gap Road along Terras Point Way

Tract Size: 2.28 Acres No. of Lots: 11

Zoning District: PR

Existing Land Use: Residential

Planning Sector: North County

Growth Policy Plan Designation: Planned Growth

Census Tract: 62.03

Traffic Zone: 191

Parcel ID Number(s): 029 068

Jurisdiction: City Council _____ District
 County Commission 6th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Keith Walker

Company: Walker Enterprises

Address: 5721 Brown Gap Road

City: Knoxville State: TN Zip: 37918

Telephone: (865) 680-8971

Fax: (865) 689-0563

E-mail: gkwalk@comcast.net

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Garrett M. Tucker, PE, LS

Company: Robert G. Campbell & Associates, LP

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: gtucker@rgc-a.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer HPUD

Water HPUD

Electricity KUB

Gas KUB

Telephone BELL SOUTH

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: Garrett M. Tucker

Company: Robert Campbell & Associates

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: _____

Fax: _____

E-mail: _____

TRAFFIC IMPACT STUDY REQUIRED

No Yes

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. _____
Justify variance by indicating hardship: _____

2. _____
Justify variance by indicating hardship: _____

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: Keith Walker

Address: Walker Enterprises
5721 Brown Gap Road

City: Knoxville State: TN Zip: 37918

Telephone: (865) 680-8971

Fax: (865) 689-0563

Signature: *Keith Walker*

Date: 4-9-18

E-mail: gkwalk@comcast.net