



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 3-SE-19-C **AGENDA ITEM #:** 13
3-F-19-UR **AGENDA DATE:** 3/14/2019

▶ **SUBDIVISION:** ALPINE MEADOWS
▶ **APPLICANT/DEVELOPER:** TURNER HOMES, LLC
OWNER(S): Mike Turner / Turner Homes, LLC

TAX IDENTIFICATION: 57 B H 08502 [View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 7540 Long Shot Ln

▶ **LOCATION:** North end of Long Shot Ln., E/S I-75

SECTOR PLAN: North County

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

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 11.3 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Beaver Creek and vacant land - C-6 (General Commercial Park) / F-1 (Floodway)
South: Church - CA (General Business)
East: Residences - R-2 (General Residential)
West: I-75 - OS-1 (Open Space Preservation)

▶ **NUMBER OF LOTS:** 55

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:** None

STAFF RECOMMENDATION:

▶ **APPROVE** the concept plan subject to 9 conditions

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
3. Revising the horizontal curve in Road A to meet AASHTO standards, The revised plans are to be reviewed and approved by the Knoxville Department of Engineering.

4. Provide certification that 440' of sight distance is available in both directions along E. Beaver Creek Dr. at the Subdivision entrance as recommended in the Traffic Impact Letter submitted by Ajax Engineering.
5. Establishing sight distance easements along Road A as required for driveway sight distance subject to review and approval by the Knoxville Department of Engineering, Approved easements and driveway locations shall be identified on the final plat.
6. Revising the concept plan to include a sidewalk or walking trail connection along the north and west side of the subdivision as required in the original concept plan approval or provide an alternative layout that serves the residences along Road A subject to Planning staff approval.
7. Installation of sidewalks and walking trails as identified on the revised concept plan. The sidewalks and walking trails shall meet all applicable requirements of the Knoxville Department of Engineering.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
9. Submitting to Planning staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the development plan for up to 55 attached dwellings on individual lots, subject to 2 conditions.**

1. Provide a greenway easement along Beaver Creek if required by the Knoxville Greenways Coordinator.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a Use on Review.

COMMENTS:

In 2002, Alpine Meadow was originally approved to contain 222 lots. At this time approximately 139 lots have been developed and most of those have had dwellings constructed on them. The applicant is now proposing 55 additional units on the remaining property for a total of 194 lots for a reduction of 28 lots.

A Traffic Impact Study was required to be submitted with the concept and development plan when it was reviewed in 2002. A number of needed improvements were identified in that study. All of the recommended improvements are in place. A Traffic Impact Letter was submitted with this revised concept plan. While no additional road improvements are required it was recommended that some roadside vegetation be removed in order to establish at least 440' of sight distance in both directions along E. Beaver Creek Dr.

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 water and sewer utilities are in place to serve this site.
2. The proposed subdivision is consistent in use and density with other development in the area.

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

1. With the stated conditions, the proposed subdivision meets the standards for development within a RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision 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 since the subdivision has access on to E. Beaver Creek Dr., a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan and One Year Plan identify this property for medium density residential use. The RP-1 zoning approved for this site will allow a density up to 8 du/ac. With a proposed density of 4.87 du/ac, the proposed subdivision is consistent with the One Year Plan and Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

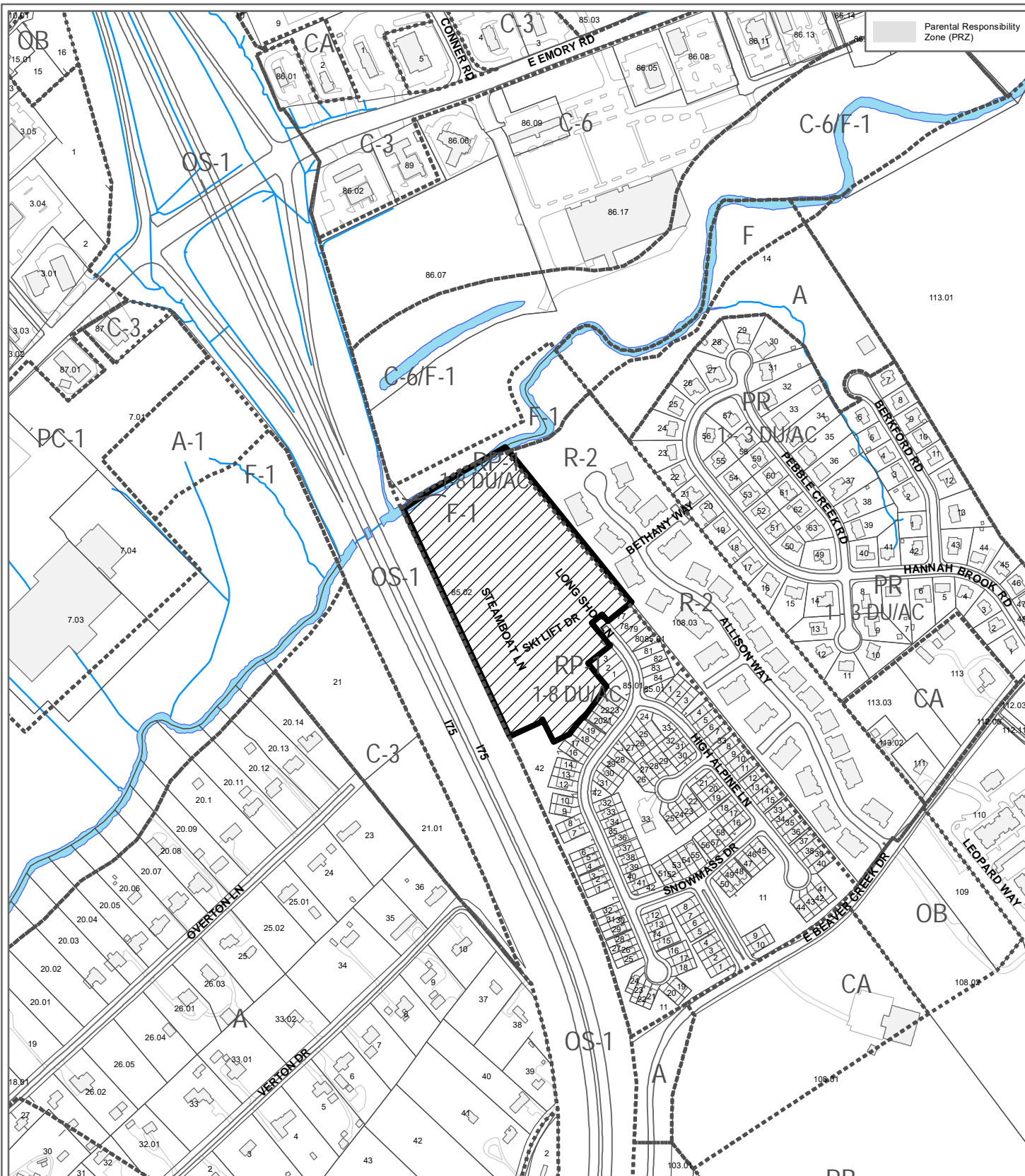
ESTIMATED STUDENT YIELD: 4 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Central High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

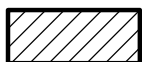
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



**3-SE-19-C / 3-F-19-UR
CONCEPT PLAN/USE ON REVIEW**

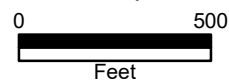
Petitioner: Turner Homes, LLC
Alpine Meadows

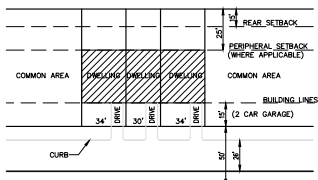


Attached residential subdivision in RP-1 (Planned Residential)

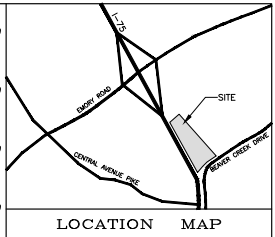
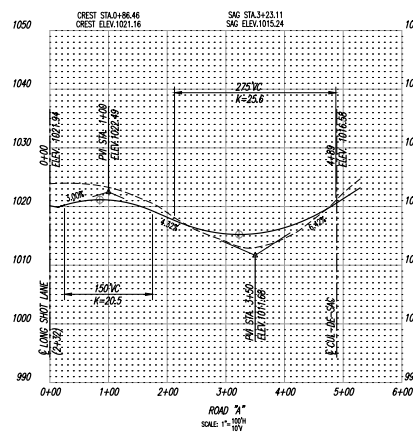
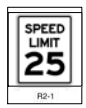
Map No: 57
Jurisdiction: City

Original Print Date: 2/19/2019
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



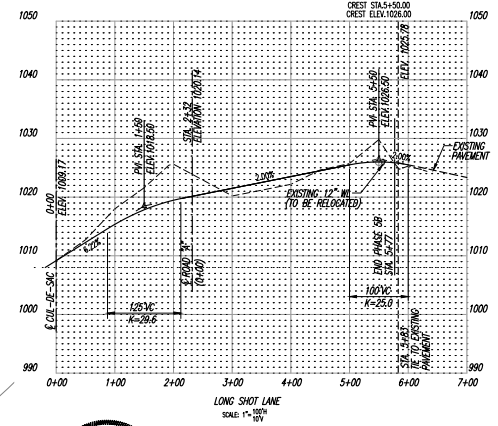


TYPICAL LOT LAYOUT



LOCATION MAP

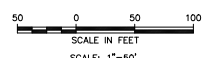
SITE DATA
 PHASE 1-5
 NUMBER OF LOTS: 137
 ACREAGE: 20.88 AC
 PHASE 6
 NUMBER OF LOTS: 55
 ACREAGE: 11.30
 TOTAL BUILDOUT:
 NUMBER OF LOTS: 192
 ACREAGE: 32.18



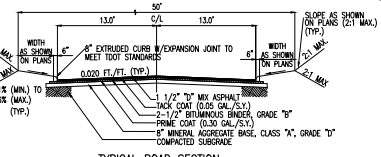
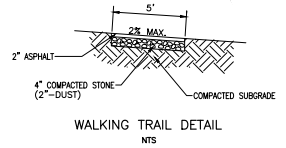
DESIGNER OF CONCEPT PLAN BY REGISTERED ENGINEER:
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE REGISTERED UNDER THE NAME OF DAVID B. HARBISON, LICENSE NUMBER 00001322 AND THAT I AM THE REGISTERED PROFESSIONAL ENGINEER OF RECORD FOR THIS PROJECT. I AM NOT PROVIDING ANY PROFESSIONAL ENGINEERING SERVICES TO ANY OTHER PARTY AND I AM NOT PROVIDING ANY PROFESSIONAL ENGINEERING SERVICES TO ANY OTHER PARTY.
 PROFESSIONAL ENGINEER
 TENNESSEE LICENSE NO. _____ DATE _____

OWNER:
 TURNER HOMES, LLC
 11543 KINSTON PIKE
 KNOXVILLE, TN 37934
 PHONE: (865)777-1700

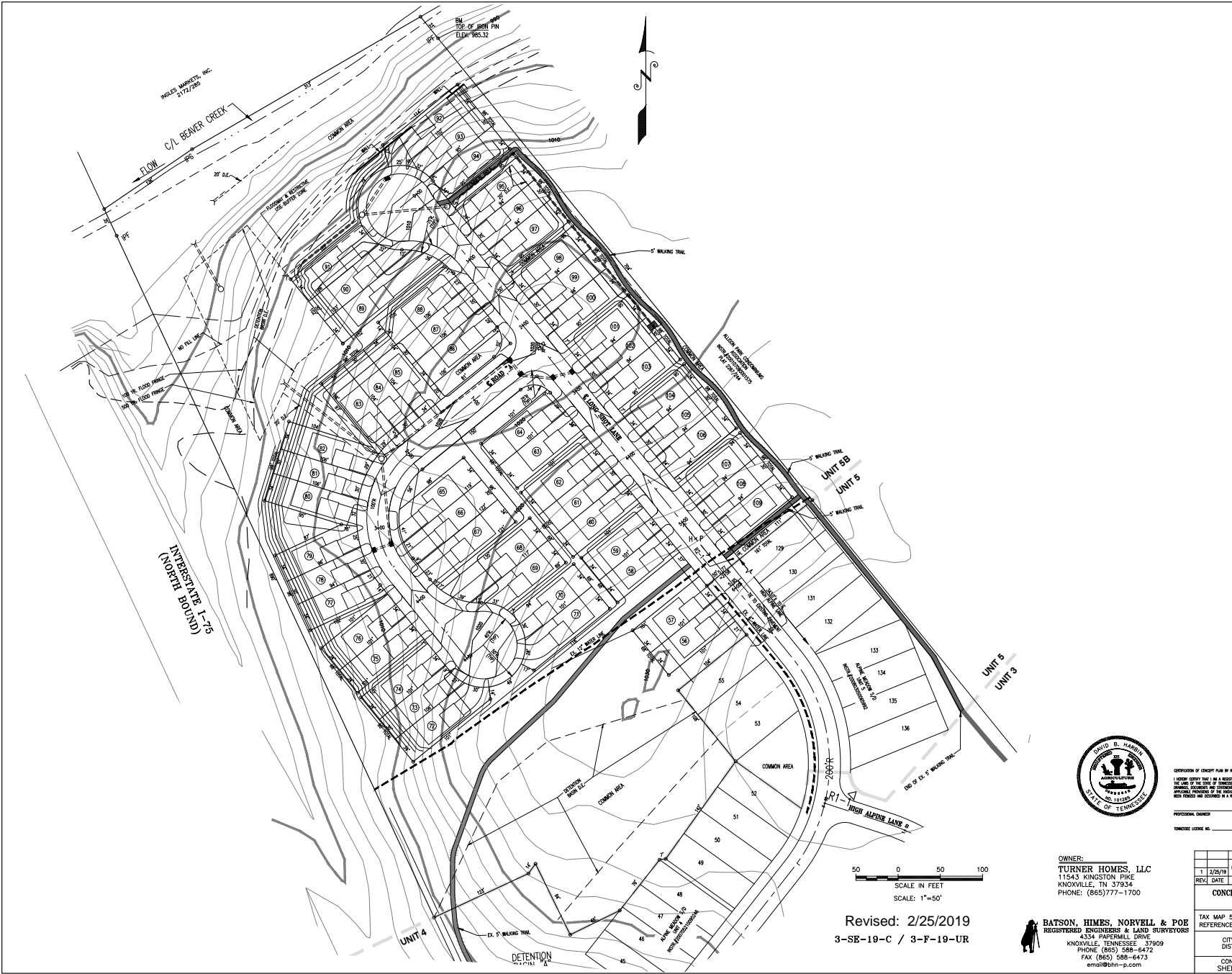
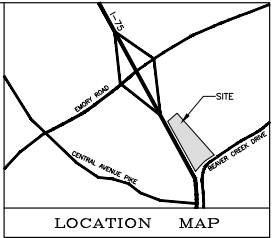
BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (865) 388-6472
 FAX (865) 388-6473
 email@bhn-p.com



Revised: 2/25/2019
 3-SE-19-C / 3-P-19-UR



NOV 13 2019	RECORD FOR HARRISBURG-INDEX COUNTY PLANNING		
REV. DATE	REVISION DESCRIPTION		
CONCEPT, DEVELOPMENT PLANS & ROAD PROFILES FOR UNIT-6, ALPINE MEADOW S/D			
TAX MAP 97 BH, PARCEL 85.02	SCALE: DRAWN BY	1"=50'	DATE: 01/24/19
REFERENCE DEED: INSTR. #201707070001322	CITY BLOCK 39884, 39TH WARD, CITY OF KNOXVILLE DISTRICT 6, KNOX COUNTY, TN		
CONTOUR INTERVAL = 2'			DRAWING NUMBER: 23768-6-C1
SHEET 1 OF 2 SHEETS			DATE: 01/24/19



CONCEPT OF CONCEPT PLAN BY REGISTERED ENGINEER.
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE ARCHITECTURE UNDER THE NAME OF DAVID B. HARBISON, LICENSE NUMBER 00011322. I HAVE REVIEWED THIS PLAN AND CONFORMS WITH THE PROFESSIONAL REQUIREMENTS OF THE REGISTERED PROFESSIONAL ARCHITECTURE ACT AS HAS BEEN ENFORCED AND ENFORCED BY A COURT OF LAW WITH THE ARCHITECTURE BOARD OF TENNESSEE.
 PROFESSIONAL ENGINEER _____
 TENNESSEE LICENSE NO. _____ DATE _____

50 0 50 100
 SCALE IN FEET
 SCALE: 1"=50'

Revised: 2/25/2019
 3-SE-19-C / 3-F-19-UR

OWNER:
 TURNER HOMES, LLC
 11543 KINGSTON PIKE
 KNOXVILLE, TN 37934
 PHONE: (865)777-1700

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (865) 588-6472
 FAX (865) 588-6473
 email@bhn-p.com

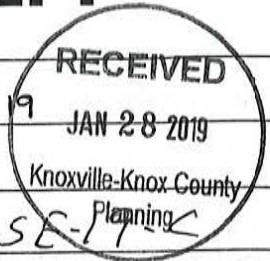
REV#	DATE	REVISION DESCRIPTION	SCALE	DRAWN BY
1	2/25/19	REVISED FOR HARRISBURG-INDEX COUNTY PLANNING	1"=50'	
CONCEPT, DEVELOPMENT PLANS AND ROAD PROFILES FOR UNIT-6, ALPINE MEADOW S/D				
TAX MAP 97 BH, PARCEL 85.02		REFERENCE DEED: INSTR.#201707070001322	CITY BLOCK 39984, 39TH WARD, CITY OF KNOXVILLE	DISTRICT 6, KNOX COUNTY, TN
CONTOUR INTERVAL = 2'			SHEET 2 OF 2 SHEETS	
DRAWING NUMBER 23758-6-C2			DATE 01/24/19	

SUBDIVISION - CONCEPT

Name of Applicant: TURNER HOMES, LLC

Date Filed: 1/28/19

Meeting Date: 3/14/19



Application Accepted by: Thomas Brubaker

Fee Amount: \$2150⁰⁰ File Number: Subdivision - Concept 3-5E-17-K

Fee Amount: — Related File Number: Development Plan 3-F-19-UR

PROPERTY INFORMATION

Subdivision Name: ALPINE MEADOW

Unit/Phase Number: 6 North end of Long

General Location: SOUTH OF E EMORY RD, Shot Ln.
EAST OF INTERSTATE I-75 NB

Tract Size: 11.30 No. of Lots: 55

Zoning District: RP-1

Existing Land Use: Ag For Vac

Planning Sector: NORTH COUNTY

Growth Policy Plan Designation: URBAN GROWTH

Census Tract: 62.07

Traffic Zone: 247

Parcel ID Number(s): 57 BH 85.02

Jurisdiction: City Council 5th District

County Commission 7th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: MIKE TURNER

Company: TURNER HOMES, LLC

Address: 11543 KINGSTON PIKE

City: KNOXVILLE State: TN Zip: 37934

Telephone: (865) 777-1700

Fax: _____

E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: DAVID HARBIN

Company: BATSON, HIMES, NORVELL & POE

Address: 4334 PAPERMILL DRIVE

City: KNOXVILLE State: TN Zip: 37909

Telephone: (865) 588-6472

Fax: _____

E-mail: harbin@bhn-p.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer HPVD

Water HPVD

Electricity KVB

Gas KVB

Telephone FRONTIER COMMUNICATIONS

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)

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 DRIVE

City: KNOXVILLE State: TN Zip: 37909

Telephone: (865) 588-6472

Fax: _____

E-mail: harbin@bhn-p.com

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: DAVID HARBIN

Address: 4334 PAPERMILL DRIVE

City: KNOXVILLE State: TN Zip: 37909

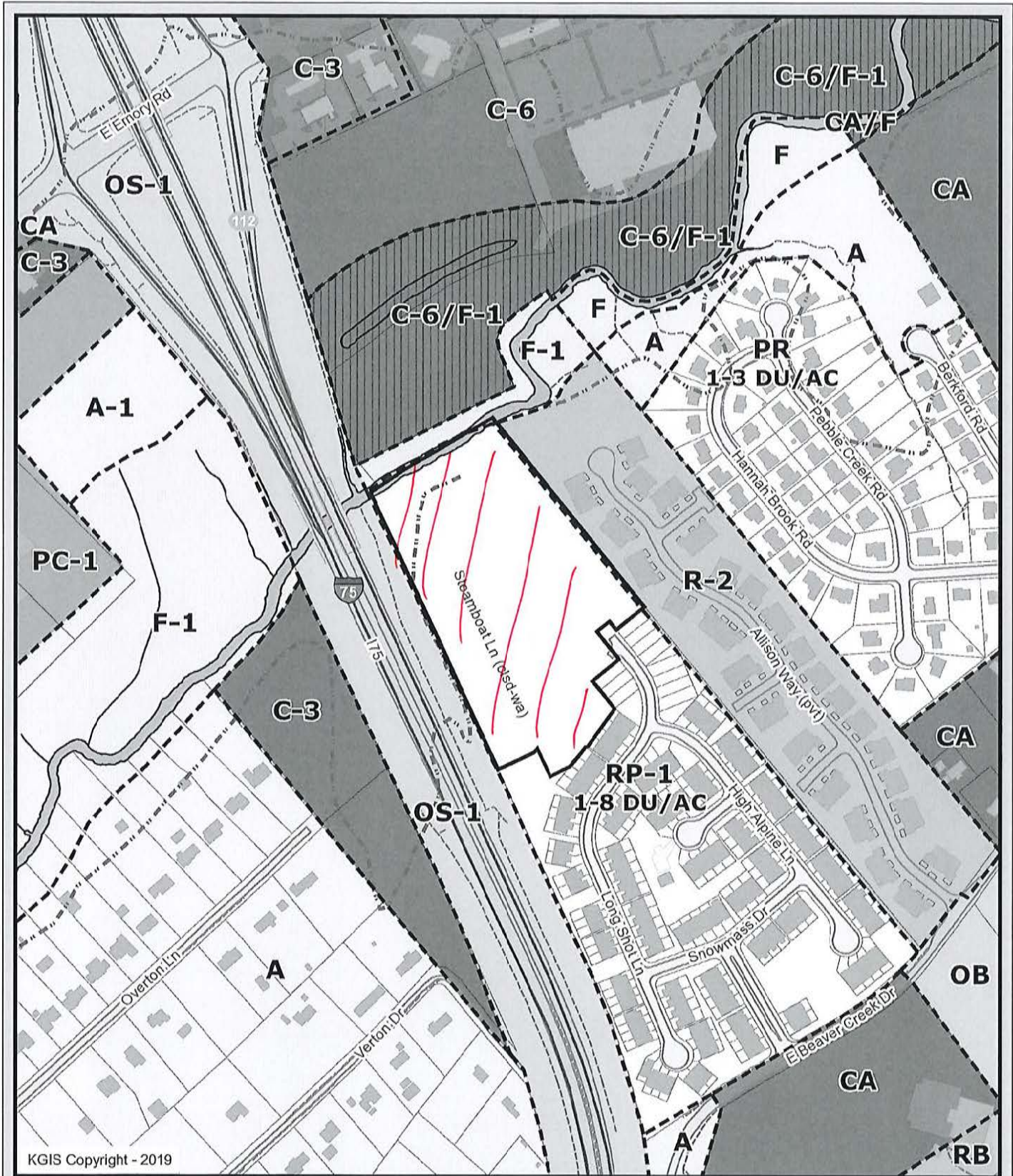
Telephone: (865) 588-6472

Signature: *David Harbin*

Fax: _____

Date: 1/28/19

E-mail: harbin@bhn-p.com

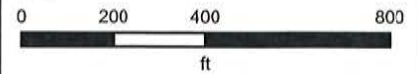


KGIS Copyright - 2019

Letter Portrait



Printed: 1/28/2019 at 2:44:03 PM



Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

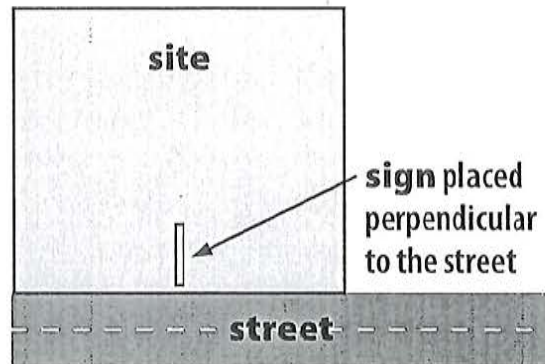
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

February 27, 2019 and March 15, 2019
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Kathy Patterson

Printed Name: KAITLY PATTERSON

Phone: 805-588-6472 Email: kpatterson@bhn-p.com

Date: 1/28/19

MPC File Number: 3-SE-19-C / 3-F-19-UR