

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 1-SA-16-C **Related File Number:** 1-E-16-UR
Application Filed: 11/30/2015 **Date of Revision:**
Applicant: RUFUS H. SMITH

PROPERTY INFORMATION

General Location: Southeast side of Lovell Rd., southeast of Thompson Rd.
Other Parcel Info.:
Tax ID Number: 104 126,128, 152, 152.01 **OTHER:** 104 - 152.02 & 153 **Jurisdiction:** County
Size of Tract: 38.08 acres
Accessibility: Access is via Lovell Rd., a minor arterial street with a pavement width of 19' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 2 detached dwellings and vacant land
Surrounding Land Use: Properties to the north, east and south of this site are zoned PR (Planned Residential), RA (Low Density Residential) and A (Agricultural). have been developed with a mixture of attached and detached residential dwellings. BP (Business and Technology) zoning is in place to the west of this site in the vicinity of the Pellissippi Parkway.
Proposed Use: Detached dwellings **Density:** 3.31 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) / TO (Technology Overlay) & PR (Planned Residential) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Hidden View Farms (formerly Hidden Valley Farms)

No. of Lots Proposed: 126 No. of Lots Approved: 0

Variations Requested:

1. Horizontal curve variance from 250' to 150' at sta 4+50 of Road E
2. Horizontal curve variance from 250' to 125' at sta 10+30 of Road E
3. Vertical curve variance from 194.25' to 114' at sta 0+70 of Road A
4. Vertical curve variance from 310.25' to 295' at sta 2+10 of Road B
5. Vertical curve variance from 173.5' to 110' at sta 7+98 of Road C
6. Reduction of required intersection spacing from 400' to 265' between Thompson Rd. and the proposed Hidden View Farms subdivision entrance road

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE variances 1-6 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Installation of a right turn deceleration lane into the development as required by Tenn. Dept. Of Transportation (TDOT)
5. Obtaining a street connection permit from TDOT
6. Place a note on the final plat that all lots except lot #123 will have access only to the internal street system only.
7. Prior to final plat approval, record a line of sight easement across Lot 118 in order to provide the needed sight distance for the curve in Road E
8. Prior to certification of the final plat for the subdivision, establish a property owners association that will be responsible for maintenance of the storm drainage system and any other commonly held assets
9. 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.

Comments: The plan was postponed at last month's meeting in order to address the issue of sight distance at the proposed subdivision entrance. Since that time the applicant has relocated the entrance. The new location will have sight distance in excess of the standard required for the current speed limit. The Tenn. Dept. of Transportation is planning to improve this section of Lovell Rd. They have stated that upon completion of the improvements, the speed limit on this section of Lovell Rd. will be raised to 40 MPH. Based on the preliminary road profiles for the improved Lovell Rd., the sight distance at the new entrance will exceed the 400 feet required with a 40 MPH speed limit.

The traffic impact study that was prepared for this development, recommends that a right turn decel lane be provided as part of this project. At present there is no real timetable as to when the improvements to Lovell Rd. will be constructed. As a result, TDOT will most likely require that the decel lane be constructed at this time.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are available to serve the development.
2. Future improvements to Lovell Rd. are being planned.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES

1. With the recommended conditions, the proposed subdivision will meet the requirements of the Knox County Zoning Ordinance.
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 traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site.
2. The site is located within the Planned Growth area on the City of Knoxville in the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 3/10/2016

- Details of Action:**
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Summary of Action: APPROVE variances 1-6 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard. APPROVE the Concept Plan subject to 9 conditions

Date of Approval: 3/10/2016 **Date of Denial:** **Postponements:** 1/14/2016-2/11/2016

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**