

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 1-SB-10-C **Related File Number:** 1-B-10-UR
Application Filed: 11/24/2009 **Date of Revision:**
Applicant: SOUTHLAND ENGINEERING

PROPERTY INFORMATION

General Location: Northwest side of McCloud Rd., west of Ventura Dr.
Other Parcel Info.:
Tax ID Number: 28 210.01, 210.02, 211 & 212 **Jurisdiction:** County
Size of Tract: 19.5 acres
Accessibility: Access is via McCloud Rd., a minor collector street with a 19' pavement width within a 30' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / RA (Low Density Residential)
South: Residences / RA (Low Density Residential) & A (Agricultural)
East: Residences / A (Agricultural)
West: Residences / A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 2.67 du/ac
Sector Plan: North 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)
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: McCloud Road

No. of Lots Proposed: 52 **No. of Lots Approved:** 52

Variances Requested: 1. Horizontal curve variance on Road A at STA 3+51, from 250' to 220'.
2. Horizontal curve Variance on Road A at STA 9+89, from 250' to 100'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1 & 2 because the site's topography and features restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 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. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
4. Installation of sidewalks as shown on the approved concept plan subject to meeting ADA requirements. A 5' wide concrete sidewalk or an 8' wide asphalt pathway, subject to approval by the Knox County Department of Engineering and Public Works at design plan review, shall be installed from the internal sidewalks ending at McCloud Rd. along the entire McCloud Rd. frontage of Lots 1 and 2.
5. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour areas) identified on the plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes on the site.
8. The property line discrepancies designated on the concept plan as Tract 2 and the dark shaded area between the proposed subdivision and the Ledgerwood property (CLT #028-213) to the east.
9. Place a note on the final plat that all lots except Lot 2 shall have access only to the internal street system.
10. With the recording of the final plat for this subdivision, record a sight distance easement across Lots 47 and 53 in order to provide the needed sight distance for the curve in Roads A and B and across Lot 43 for the required sight distance along McCloud Rd.
11. 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 applicant is proposing to subdivide this 19.5 acre tract into 52 detached residential lots at a density of 2.67 du/ac. The property was rezoned to PR (Planned residential) at a density of up to 3 du/ac on April 16, 2007. Lot 1 of the subdivision was approved and recorded on October 8, 2009 for the existing residence on the property.

There are three sinkholes located on the property. The applicant has surveyed the upper limits of the closed contours for the sinkholes and Tennessee Department of Environment and Conservation Staff has indicated that they will except the surveyed limits of the sinkholes as depicted on the concept plan. A note will be required on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour areas) identified on the plat. Building construction within the

50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.

The traffic calming devices are to be approved by and installed in accordance with the Knox County Department of Engineering and Public Works. Sight distance easements will be required on the final plat for Lots 43, 47 and 53 in order to maintain the required sight distance.

Since the site is within the parent responsibility zone of Halls Elementary, Middle and High Schools, sidewalks meeting ADA requirements will be required within the subdivision. A 5' wide concrete sidewalk or an 8' wide asphalt pathway, subject to approval by the Knox County Department of Engineering and Public Works at design plan review, shall be installed from the internal sidewalks ending at McCloud Rd. along the entire McCloud Rd. frontage of Lots 1 and 2.

Action: Approved **Meeting Date:** 1/14/2010

- Details of Action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of Action: APPROVE variances 1 & 2 because the site's topography and features restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions:

Date of Approval: 1/14/2010 **Date of Denial:** **Postponements:**
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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: