

**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

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**File Number:** 1-SC-07-C                      **Related File Number:** 1-G-07-UR  
**Application Filed:** 12/4/2006              **Date of Revision:**  
**Applicant:** SPRADLIN PLACE DEVELOPMENT, LLC.

**PROPERTY INFORMATION**

**General Location:** Southeast side of Maloneyville Rd., southeast of Stair Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 30 080.13 - 080.15    **OTHER:** PART OF 080.09, 080.10 &    **Jurisdiction:** County  
**Size of Tract:** 46.39 acres  
**Accessibility:** Access is via Maloneyville Rd., a collector street with a pavement width of 18' within a 40' right-of-way and existing local streets within the previously developed portion of Christian Springs Subdivision.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Partially developed subdivision  
**Surrounding Land Use:** North: Residences and vacant land / A (Agricultural)  
South: Residences / PR (Planned Residential)  
East: Residences and vacant land / A (Agricultural)  
West: Residences / PR (Planned Residential) & A (Agricultural)  
**Proposed Use:** Detached residential subdivision                      **Density:** 2.32  
**Sector Plan:** Northeast County              **Sector Plan Designation:**  
**Growth Policy Plan:** Rural 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: Christian Springs

No. of Lots Proposed: 108      No. of Lots Approved: 0

Variations Requested: 1. Horizontal curve radius from 250' to 100' at sta 11+50 of Rd. "A"  
2. Horizontal curve radius from 250' to 125' at sta 0+50 of Christian Springs Dr.  
3. Horizontal curve radius from 250' to 175' at sta 6+50 of Christian Springs Dr.  
4. Variance of sight distance from 400' to 380' from beyond entrance road to Maloneyville Road (Added at 3/8/2007 MPC meeting. See Condition No. 5)

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

APPROVE the Concept Plan subject to 12 conditions

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.  
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).  
3. Provision of 75' transition radii in each cul-de-sac and 25' corner property and pavement radii.  
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC).  
5. Prior to final plat approval, the applicant's surveyor must certify 400' of sight distance in each direction at the Maloneyville Rd. Entrance to this development.  
6. Provide on the final plat a sight distance easement across lots that abut Maloneyville Rd. as may be required by the Knox County Dept. of Engineering and Public Works  
7. Improve Maloneyville Rd. per the requirements of the Knox County Dept. of Engineering and Public Works to improve the sight distance at the intersection of Road D  
9. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
10. Meeting all requirements of the approved use on review development plan.  
11. Approval of the rezoning of this site by the Knox County Commission at a density that will permit the number of lots proposed on this plan.  
12. 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.

Comments: The applicant is proposing a 108 lot addition to Christian Springs Subdivision on Maloneyville Rd off of Tazewell Pk. Christian Springs Subdivision was originally approved in 2001. Approximately 100 lots have been developed and have final plat approval. The existing developed portion of the subdivision uses Stair Dr. for access out of the development. This plan proposes an access from the subdivision directly to Maloneyville Rd. At the time staff reviewed the previous plan, we noted concerns regarding the sight distance at the proposed Maloneyville Rd. entrance. It was discussed at that time that as part of developing this entrance to the subdivision, the applicant may be required to lower Maloneyville Rd. in order to obtain the necessary sight distance at the entrance. If this is necessary, any proposed work in the right-of-way of Maloneyville Road would have to be done with the approval and under the supervision of the Knox County Dept. of Engineering and Public Works.

The site is traversed by three streams and has a high water table. The staff has requested the applicant seek expert advice regarding the development of this site considering the soil moisture characteristics of this site. The Knox County Engineer Dept. has advised the applicant that a specialist in hydro science will have to identify a suitable building site for each lot in the high water table area as part of the design plan. If a suitable building site can not be found on each lot, those unsuitable lots will be lost.

Due to the number of lots proposed in this subdivision, staff requested that land be devoted to common

open space and recreation. The developer is showing the area around an existing pond on the site be reserved for common use. The plan shows that area and one other area is being set aside for common use by the residents.

#### 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 available to serve this site.
2. The proposed detached residential subdivision at a density of 2.32 du/ac, is consistent in use and density (up to 2.5 du/ac) with the recommended zoning.
3. With the addition of the property fronting on Maloneyville Rd., a second access will be provided to this development that will contain more than 150 lots when completed.
4. Any school age children living in this development are presently zoned to attend Gibbs Elementary, Holston, Middle and Gibbs High Schools.

#### 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 the PR (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. With direct access to a collector street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan has been recommended for amendment to show this site for low density residential uses and stream protection area. The recommended PR zoning for the site would allow a density up to 2.5 du/ac. At a proposed density of 2.32 du/ac, the proposed subdivision is consistent with the recommended Sector Plan and zoning designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:**

Approved as Modified

**MPC Meeting Date:** 3/8/2007

**Details of MPC action:**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Provision of 75' transition radii in each cul-de-sac and 25' corner property and pavement radii.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC).
5. Prior to final plat approval, the applicant's surveyor must state in writing that every effort has been made to obtain the 400' of sight distance in each direction at the Maloneyville Rd. entrance to this development. (Revised by MPC 3/8/2007)
6. Provide on the final plat a sight distance easement across lots that abut Maloneyville Rd. as may be required by the Knox County Dept. of Engineering and Public Works
7. Improve Maloneyville Rd. per the requirements of the Knox County Dept. of Engineering and Public Works to improve the sight distance at the intersection of Road D
9. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
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12. 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.

**Summary of MPC action:**

APPROVE variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard. Variance 4 subject to Cond. 5.

APPROVE the Concept Plan subject to 12 conditions

**Date of MPC Approval:**

3/8/2007

**Date of Denial:**

**Postponements:** 1/11/2007-3/8/2007

**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:**