

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

### CONCEPT PLAN

**File Number:** 1-SC-18-C **Related File Number:** 1-F-18-UR  
**Application Filed:** 12/4/2017 **Date of Revision:**  
**Applicant:** MJM DEVELOPMENT, INC.

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

#### PROPERTY INFORMATION

**General Location:** Northwest terminus of Poplar Grove Ln., northwest of Boulder Point Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 55 042 **Jurisdiction:** County  
**Size of Tract:** 20.495 acres  
**Accessibility:** Access is via Poplar Grove Ln., a local street with a 26' pavement width within a 50' right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Mobile home park - RB (General Residential)  
South: Residences - A (Agricultural)  
East: Residences (Boulder Point) - PR (Planned Residential)  
West: Residence and vacant land - Anderson County  
**Proposed Use:** Detached Residential Subdivision **Density:** 2.98 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:** 0 Stanley Rd  
**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:** Boulder Point, Future Phases  
**No. of Lots Proposed:** 61      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Street grade variance on Poplar Grove Ln., from STA 19+25 to STA 23+50, from 12% to 15%.  
**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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 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 (Ord 91-1-102).
3. The closed contour/sinkhole and the 50' setback around the feature shall be shown on the final 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 during the design plan stage of the subdivision review for approval. 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.
4. Obtaining any off-site drainage easements that may be required by the Knox County Department of Engineering and Public Works for the proposed stormwater system.
5. Implementation of any recommended improvements identified in the Transportation Impact Study prepared by Ajax Engineering, dated December 21, 2017 as revised and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. Any required improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. 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 develop this 20.495 acre tract into 61 detached residential lots at a density of 2.98 du/ac. The Planning Commission recommended approval of the rezoning of the property to PR (Planned Residential) at a density of up to 3 du/ac on November 9, 2017. The Knox County Commission approved the rezoning on December 18, 2017.

The proposed subdivision will be an extension of Boulder Pointe Subdivision, an existing subdivision with 75 lots that has access off of Stanley Rd. at a point approximately 400' off of Clinton Highway. The majority of the proposed lots will have a standard lot width of 70'. The 35' peripheral setback that exists in the first phase of the subdivision will also be provided in this new phase of the subdivision.

With a proposed total of 136 detached residential lots, a Traffic Impact Study was required. The Traffic Impact Study prepared by Ajax Engineering identified that at full build-out, the studied intersection would operate at acceptable levels.

**Action:** Approved

**Meeting Date:** 1/11/2018

**Details of Action:**

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 (Ord 91-1-102).
3. The closed contour/sinkhole and the 50' setback around the feature shall be shown on the final

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 during the design plan stage of the subdivision review for approval. 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.

4. Obtaining any off-site drainage easements that may be required by the Knox County Department of Engineering and Public Works for the proposed stormwater system.

5. Implementation of any recommended improvements identified in the Transportation Impact Study prepared by Ajax Engineering, dated December 21, 2017 as revised and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. Any required improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.

6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

7. 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.

**Summary of Action:**

APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.  
APPROVE the Concept Plan subject to 7 conditions:

**Date of Approval:**

1/11/2018

**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:**

**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:**