# **CASE SUMMARY**

#### APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	1-SD-03-C	Related File Number:	1-F-03-UR
Application Filed:	12/9/2002	Date of Revision:	
Applicant:	EAGLE BEND REALTY		
Owner:	EAGLE BEND REALTY		

#### PROPERTY INFORMATION

General Location:	South side of Yarnell Rd., east of Carmichael Rd.		
Other Parcel Info.:			
Tax ID Number:	117 103 & OTHER: MAP 118, PARCEL 25.06	Jurisdiction:	County
Size of Tract:	20 acres		
Accessibility:	Access is via Yarnell Rd., a major collector street with a 19' pav	ement width wit	hin a 50' right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use:	Two single-family resid	dences	
Surrounding Land Use:	North: Residences / A (Agricultural) / / TO (Technology Overlay) South: Residences / A (Agricultural) / / TO (Technology Overlay) East: Residences / A (Agricultural) / / TO (Technology Overlay) West: Residences and vacant land / A (Agricultural)		
Proposed Use:	Detached single-family	y subdivision	Density: 2.8 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) and PR / TO Pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

#### PLAN INFORMATION (where applicable)

#### **Current Plan Category:**

KNOXVILLE·KNOX COUNTY

METROPOLITAN P L A N N I N G

COMMISSION

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

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## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Franklin Creek	
Surveyor:	Sullivan	
No. of Lots Proposed:	56 No. of Lots Approved: 0	
Variances Requested:	<ol> <li>Horizontal curve variance on Diamond Ln. at station 2+00, from 250' to 125'.</li> <li>Horizontal curve variance on Diamond Ln. at station 7+50, from 250' to 125'.</li> <li>Intersection grade variance on Planters Ln. at Yarnell Rd., from 1% to 3%.</li> </ol>	

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 1-3 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 14 conditions		
Staff Recomm. (Full):	<ol> <li>Connection to sanitary sever and meeting any other relevant requirements of the Knox County Health Department.</li> <li>Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).</li> <li>Conducting compaction testing in all fill areas associated with street construction and building sites per the requirements of the Knox County Department of Engineering and Public Works.</li> <li>Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.</li> <li>Place a note on the final plat that all structures will have to be located at least 50' from the top of the sinkhole (closed contour area) on this site (this will require a change in the lot configuration for Lots 6 - 9) unless a geotechnical study states that building within the 50' sinkhole buffer can be permitted. An engineered footing is required for any structures within the 50' sinkhole buffer.</li> <li>Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkhole.</li> <li>Identifying the floodway, no-fill, 100 and 500 year flood fringe boundaries and the required minimum floor elevations (MFE) for all applicable lots on the final plat.</li> <li>Prior to obtaining Design Plan approval, submitting detailed plans for the creek crossing, revising the flood study to show that the proposed design of the creek crossing will comply with the Knox County Storm Water Ordinance, and obtaining approval from the Tennessee Department of Environment and Conservation.</li> <li>Prior to obtaining Design Plan approval, submitting a detailed grading plan for the street and lots on the southeast side of Hickory Creek in order to determine that all lots are accessible and contain an adequate building site.</li> <li>Prior to obtaining Design Plan approval, submitting a detailed grading plan for the street sys</li></ol>		
Comments:	<ul> <li>14. 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.</li> <li>The applicant is proposing to subdivide this 20 acre tract into 56 detached single-family lots at a density of 2.8 du/ac. This property was rezoned to PR (Planned Residential) / TO (Technology Overlay) by Knox County Commission on December 16, 2002 at a density of 1 - 4 du/ac. Parcel 25.06, which is presently zoned A (Agricultural) / TO, is before the Planning Commission at this meeting for consideration of a rezoning to PR / TO with a requested density of 1 - 4 du/ac (1-C-03-RZ). The provide the present structure the present structure to the present structure to the present structure of the</li></ul>		
	applicant did not have this parcel under contract when the rezoning application for the larger tract was processed.		

	"no-fill" zone crossing submit detailed plans the creek crossing wil the Tennessee Departme There is a small sinkh reconfigured to allow option would be to ha sinkhole buffer can be sinkhole buffer.	the property. Prior to obtaining a Desig for the creek crossing, revise the flood I comply with the Knox County Storm W ent of Environment and Conservation (T hole located on the site in the area of Lo for a 50' building setback from the top of ve a geotechnical study conducted that a permitted. An engineered footing is re	ts 7 and 8. Lots 6 - 9 will have to be f the sinkhole (closed contour area). An would identify that building within the 50' quired for any structures within the 50'
	greenway would tie in that the applicant wor		along Hickory Creek. The proposed area. Staff is recommending a condition Parks Coordinator to establish the width
MPC Action:	Approved		MPC Meeting Date: 1/9/2003
Details of MPC action:	1. Connection to san Health Department.	itary sewer and meeting any other relev	ant requirements of the Knox County
	<ol> <li>Provision of street System within Knox C</li> <li>Conducting compared</li> </ol>	names which are consistent with the Un County (County Ord. 91-1-102). action testing in all fill areas associated v of the Knox County Department of Engi	with street construction and building sites
		ble requirements of the Knox County D	
	<ol> <li>5. Place a note on th sinkhole (closed control 9) unless a geotechnic engineered footing is</li> <li>6. Meeting all applicat Department of Enviro</li> </ol>	our area) on this site (this will require a cal study states that building within the required for any structures within the 50 able requirements and obtaining all requirements and conservation for any alteration	ired permits from the Tennessee on to the sinkhole.
		dway, no-fill, 100 and 500 year flood frir ) for all applicable lots on the final plat.	nge boundaries and the required minimum
	8. Prior to obtaining I flood study to show th Storm Water Ordinan	Design Plan approval, submitting detaile the proposed design of the creek cro	ed plans for the creek crossing, revising the ssing will comply with the Knox County onessee Department of Environment and
	9. Prior to obtaining I the southeast side of	Design Plan approval, submitting a deta Hickory Creek in order to determine tha	iled grading plan for the street and lots on tall lots are accessible and contain an
	both directions along	ne final plat by the applicant's surveyor t Yarnell Rd.	hat there is 400 feet of sight distance in
	<ol> <li>Prior to recording provide the needed si shown on the final pla</li> <li>Meeting all require</li> <li>A final plat applic</li> </ol>	ght distance for the curves in Diamond it. ements of the approved Use-on-Reviev ation based on this concept plan will no	ement across Lots 50 and 56 in order to Ln. The line of sight easement shall be v development plan. t be accepted for review by the MPC until
	•	plan approval has been submitted to th	
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.		
		pt plan subject to 14 conditions	
Date of MPC Approval:	1/9/2003	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:
	LEGISLAT	IVE ACTION AND DISPOSI	ΓΙΟΝ
Legislative Body:			

# 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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: