



Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

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

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. 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.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. 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.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkhole.
7. 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.
8. 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 for the crossing and any alteration.
9. 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.
10. Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance in both directions along Yarnell Rd.
11. Placing a note on the final plat that all lots will have access only to the internal street system.
12. Prior to recording the final plat, record a line of sight easement across Lots 50 and 56 in order to provide the needed sight distance for the curves in Diamond Ln. The line of sight easement shall be shown on the final plat.
13. Meeting all requirements of the approved Use-on-Review development plan.
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.

**Comments:** 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 applicant did not have this parcel under contract when the rezoning application for the larger tract was processed.

The flood study that has been prepared for this segment of Hickory Creek identifies a flood zone with a "no-fill" zone crossing the property. Prior to obtaining a Design Plan approval, the applicant will have to submit detailed plans for the creek crossing, revise the flood study to show that the proposed design of the creek crossing will comply with the Knox County Storm Water Ordinance, and obtain approval from the Tennessee Department of Environment and Conservation (TDEC).

There is a small sinkhole located on the site in the area of Lots 7 and 8. Lots 6 - 9 will have to be reconfigured to allow for a 50' building setback from the top of the sinkhole (closed contour area). An option would be to have a geotechnical study conducted that would identify that building within the 50' sinkhole buffer can be permitted. An engineered footing is required for any structures within the 50' sinkhole buffer.

The Knox County Parks Plan identifies a proposed greenway along Hickory Creek. The proposed greenway would tie into a passive park also proposed for the area. Staff is recommending a condition that the applicant work with the Knox County Greenways and Parks Coordinator to establish the width and location for a greenway easement along Hickory Creek.

**MPC Action:**

Approved

**MPC Meeting Date:** 1/9/2003

**Details of MPC action:**

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**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.

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**Date of MPC Approval:**

1/9/2003

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**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:**